

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

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

**Vol: 27**

**PRETORIA**  
4 AUGUST 2021  
4 AUGUSTUS 2021

**No: 259**

**PART 1 OF 2**

## Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>			
790	City of Tshwane Land Use Management By-Law, 2016: Erf 17, Faerie Glen .....	259	5
790	Stad Tshwane Wet op Grondgebruikbestuur, 2016: Erf 17, Faerie Glen .....	259	5
792	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 1191, Dorandia Extension 16.....	259	6
792	Stad Tshwane se Grondgebruikbestuursbywet, 2016: Restant van Erf 1191, Dorandia-uitbreiding 16.....	259	7
794	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 228, Lynnwood Township.....	259	8
794	Stad van Tshwane Grondgebruikbestuur Bywette, 2016: Gedeelte 1 van Erf 228, Lynnwood Dorpsgebied....	259	9
794	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 228, Lynnwood Township.....	259	10
794	Stad van Tshwane Grondgebruikbestuur Bywette, 2016: Gedeelte 1 van Erf 228, Lynnwood Dorpsgebied....	259	11
795	Lesedi Local Municipality Spatial Planning and Land Use Management By-law, 2015: Portion 18 of the Farm Nooitgedacht 294-IR.....	259	12
795	Lesedi Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruik Bestuur Bywette, 2015: Gedeelte 18 van die plaas Nooitgedacht 294-IR .....	259	13
796	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 413, Menlo Park Township.....	259	14
796	Stad Tshwane Grondgebruikbestuursbywet, 2016: Resterende Gedeelte van Erf 413, Menlo Park Dorpsgebied .....	259	14
798	City of Tshwane Land Use Management By-Law, 2016: Portion 176 (a portion of Portion 97) of the Farm Donkerhoek Number 365 .....	259	15
798	Stad van Tshwane Grondgebruikbestuur Bywette, 2016: Gedeelte 176 ('n gedeelte van Gedeelte 97) van die Plaas Donkerhoek Nommer 365 .....	259	16
799	Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (SPLUMA) By-law, 2019: Erf 148, New Era Township .....	259	17
803	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 3199, Brackenhurst Extension 2 Township .....	259	17
804	City of Tshwane Land Use Management By-Law, 2016: Erf 1428, Waterkloof Ridge Extension 2.....	259	18
804	Stad van Tshwane Grondgebruikbestuur Bywette, 2016: Erf 1428, Waterkloofrif Uitbr. 2.....	259	19
805	City of Tshwane Land Use Management By-Law, 2016: Erf 1, Alphenpark.....	259	20
805	Stad van Tshwane Grondgebruikbestuursbywet, 2016: Erf 1, Alphenpark.....	259	20
806	City of Tshwane Land Use Management By-Law, 2016: Proposed Karen Park Extension 59 .....	259	21
807	City of Tshwane Land Use Management By-Law, 2016: Erf 1205, Capital Park .....	259	22
807	Stad van Tshwane Grondgebruikbestuur Bywette, 2016: Erf 1205, Capital Park .....	259	23
809	City of Tshwane Land Use Management By-Law, 2016: Erf 215, Lynwood .....	259	24
809	Stad van Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 215, Lynwood.....	259	25
817	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Portion 177 of the Farm Driefontein 85 IR .....	259	26
823	City of Tshwane Land Use Management By-law, 2016: Erf 354, Muckleneuk .....	259	27
823	Stad Tshwane se Grondgebruiksbestuurverordening, 2016: Erf 354, Muckleneuk .....	259	28
824	City of Tshwane Land Use Management By-law, 2016: Erf 509, Menlo Park .....	259	29
824	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 509, Menlo Park .....	259	30
825	City of Tshwane Land Use Management By-Law, 2016: Erf 633, Waterkloof and Portion 1 of Erf 734, Waterkloof Ridge .....	259	31
825	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 633, Waterkloof asook Gedeelte 1 van Erf 734, Waterkloof Rif .....	259	32
826	City of Tshwane Land Use Management By-Law, 2016: Erf 12, Alphenpark .....	259	33
826	Stad Tshwane Grondgebruikbestuur By-wet, 2016: Erf 12, Alphenpark .....	259	34
827	City of Tshwane Land Use Management By-Law, 2016: Erven 57, 58 and 59, Hazelwood .....	259	35
827	Stad Tshwane Grondgebruikbestuur By-wet, 2016: Erwe 57, 58 en 59, Hazelwood.....	259	36
828	City of Johannesburg Municipal Planning By-Law, 2016: Portion 1 of Erf 888, Ferndale .....	259	37
829	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Various properties .....	259	38
830	City of Tshwane Land Use Management By-law, 2016: Erf 140, Lynnwood Ridge .....	259	39
830	City of Tshwane Land Use Management By-law, 2016: Erf 140, Lynnwood Ridge .....	259	39
831	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Norton Park Extension 57.....	259	40
832	Gauteng removal of Restrictions Act, 1996: Holding 11, Putfontein Agricultural Holdings.....	259	41
832	Gauteng Wet op die Opheffing van die Beperkings Wet, 1996: Holding 11, Putfontein-landbouhoewes.....	259	41
833	City of Tshwane Land Use Management By-law, 2016: Erf 1583, Waterkloof Ridge Extension 2.....	259	42
833	City of Tshwane Land Use Management By-law, 2016: Erf 1583, Waterkloof Ridge Extension 2.....	259	43

834	City of Johannesburg Municipal Planning By-Law, 2016: Portions 102 and 103, of the Farm Witpoort 406-JR	259	44
835	City of Johannesburg Municipal Planning By-Law, 2016: Erf 71, Melrose Estater.....	259	45
836	City of Tshwane Land Use Management Bylaw (2016): Erf 1382, Pretoria North.....	259	46
836	Stad Tshwane Grondgebruiksbestuurs Bywet (2016): Erf 1382, Pretoria-Noord.....	259	46
837	City of Johannesburg Municipal Planning By-Law, 2016: Portion 7 of Erf 1215, Sunninghill Extension 76 .....	259	47
838	City of Johannesburg Municipal Planning By-Law, 2016: Erven 116, 117, 118, Remainder of Portion 1 of 119 and 120, Melrose .....	259	48
839	City of Tshwane Land Use Management By-Law, 2016: Erf 617, Rayton .....	259	49
839	Stad Tshwane Grondgebruikbestuursverordening, 2016: Erf 617, Rayton .....	259	50
840	City of Johannesburg Municipal Planning By-law, 2016: Erf 1893, Parkhurst.....	259	51
841	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 8790, Windmill Park Extension 21 .....	259	52
842	City of Tshwane Land Use Management By-law, 2016: Proposed Karen Park Extension 59.....	259	53
843	Rand West City Local Municipality By-Law, 2017: erf 4010, Westonaria X10.....	259	54
844	Town-planning and Townships Ordinance (15/1986): Westonaria Borwa X3.....	259	55
845	City of Johannesburg Land Use Scheme, 2018: Portion 1 of Erf 1265, Ormonde .....	259	59
846	City of Tshwane Land Use Management By-law, 2016: Portion 31 of the Farm Haakdoornboom 267, Registration Division JR, Province of Gauteng.....	259	60
846	Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016: Gedeelte 31 van die plaas Haakdoornboom 267, Registrasieafdeling JR, Gauteng-provinsie.....	259	61
847	City of Johannesburg Municipal Planning By Law, 2016: Erf 572, Robertsham Township .....	259	62
848	City of Tshwane Land Use Management By-law, 2016: Portion 1 of Erf 425, Riamarpark Township.....	259	63
848	Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016: Gedeelte 1 van Erf 425, Riamarpark-dorp .....	259	64
849	City of Tshwane Land Use Management By-law, 2016: Erf 363, Capital Park.....	259	65
849	Stad van Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 363, Capital Park.....	259	65
850	Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018: Erf 304, Vanderbijl Park South East 4 .....	259	66
850	Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuurs Verordeninge, 2018: Erf 304, Vanderbijl Park South East 4.....	259	66
851	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Remaining Extent of Portion 341 (a portion of Portion 63) of the Farm Zesfontein 27 IR .....	259	67
852	Town-planning and Townships Ordinance (15/1986): Watervalspruit X47 and Watervalspruit X48 .....	259	68
852	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Watervalspruit X47 en Watervalspruit X48.....	259	68

**PROCLAMATIONS • PROKLAMASIES**

76	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning Remaining Extent of Erven 11, 13, 15, 39, 41 and 43, Fairland .....	259	69
77	Town-planning and Townships Ordinance (15/1986): Rezoning of Portion 401, Vlakfontein 30-IR.....	259	70

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

605	Tshwane Town Planning Scheme, 2008 (revised 2014): Remainder of Erf 70, Rietfontein .....	259	71
605	Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014): Restant van Erf 70, Rietfontein .....	259	72
607	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 289, Ravensklip Extension 8 Township (previously known as Erven 286 & 287, Ravensklip Extension 8 Township) .....	259	73
608	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 1121, Waverley .....	259	74
608	Stad Tshwane Grondgebruiksbestuurs By-wet, 2016: Restant van Erf 1121, Waverley.....	259	75
609	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent of Erf 439, Arcadia and Portion 1 of Erf 440, Arcadia.....	259	76
609	Stad van Tshwane Grondgebruikbestuurskema Verordening, 2016: Restant van Erf 439, Arcadia en Gedeelte 1 van Erf 440, Arcadia .....	259	77
610	Town-Planning and Townships Ordinance, 1986: Erf 56, Boksborg North .....	259	78
610	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Erf 56, Boksborg Noord .....	259	78
611	Town-planning and Townships Ordinance, 1986: Holding 1-504 Bredell AH Extension 1 .....	259	79
611	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Hoewe 1-504, Bredell AH Uitbreiding 1 .....	259	79
612	City of Tshwane Land Use Management By-Law, 2016: Erf 161, Waterkloof Glen .....	259	80
612	Stad van Tshwane Grondgebruik Bestuur By-wet, 2016: Erf 161, Waterkloof Glen Dorpsgebied.....	259	81
613	Town-planning and Townships Ordinance, 1986: Erven 873, 878 en 920, Kempton Park Extension 2 .....	259	82
613	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Erf 873, 878 en 920, Kempton Park Uitbreiding 2.....	259	82
614	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 1265, Rynfield.....	259	83
615	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erven 4555 and 4557, Northmead Extension 3.....	259	84
617	City of Tshwane Land Use Management By-Law, 2016: Erf 85, Eldoraigne.....	259	85
617	Stad Tshwane Grondgebruiksbestuurs Verordening, 2016: Erf 85, Eldoraigne .....	259	86
618	City of Tshwane Land Use Management By-Law, 2016: Erf 721, Queenswood Township .....	259	87
618	Stad Tshwane Grondgebruiksbestuur By-wet, 2016: Erf 721, Queenswood .....	259	88
632	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 430, Lampton.....	259	89
633	City of Tshwane Land Use Management By-law, 2016: Portion 816 of the Farm Grootfontein 394 JR.....	259	90
633	Stad Tshwane se Grondgebruikbestuursbywet, 2016: Gedeelte 816 van die plaas Grootfontein 394 JR.....	259	91
634	Midvaal Land Use Scheme, 2017: Portion 45 of Erf 185, Meyerton Farms Township .....	259	92

635	City of Johannesburg Municipal Planning By-Law, 2016: Erf 367, Fourways .....	259	92
636	Midvaal Local Municipality Spatial Planning and Land Use Management By-Law: Erf 175, Kliprivier Township	259	93
637	Midvaal Local Municipality Spatial Planning and Land Use Management By-Law: Portion 71 (a portion of Portion 7) of the Farm Sterkfontein 424, Registration Division IR, Province of Gauteng .....	259	94
638	Tshwane Town Planning Scheme, 2008 (revised 2014): Erf 542, Proclamation Hill.....	259	95
638	Tshwane-dorpsbeplanning Skema, 2008 (hersien 2014): Erf 542, Proklamasie Heuwel.....	259	96
639	Tshwane Town-planning Scheme, 2008 (Revised 2014): Portion 28 of Erf 2099, Villieria Township .....	259	97
639	Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014): Gedeelte 28 van Erf 2099, dorp Villieria.....	259	98
640	City of Tshwane Land Use Management By-law, 2016: Erf 2019, Valhalla .....	259	99
640	Stad van Tshwane Grond Gebruiks Bestuur By-wet, 2016: Erf 2019, Valhalla.....	259	100
641	City of Tshwane Land Use Management By-law 2016: Erf 50, Waterkloof Park.....	259	101
641	Stad van Tshwane Grondgebruikbestuur Bywet, 2016: Erf 50, Waterkloof Park .....	259	102
642	City of Tshwane Land Use Management By-law, 2016: Erf 1250, Heuweloord Extension 2 .....	259	103
642	Stad van Tshwane Grondgebruiksbestuur Bywet, 2016: Erf 1250, Heuweloord-uitbreiding 2 .....	259	103
643	Tshwane Town Planning Scheme, 2008 (Revised 2014): Portion 2 of Erf 216, Jan Niemandpark Township ...	259	104
643	Tshwane Town Planning Scheme, 2008 (Hersiene 2014): Portion 2 of Erf 216, Jan Niemandpark Township.259		104
644	City of Tshwane Land Use Management By-law, 2016: Erf 1605, Silverton .....	259	105
644	Stad van Tshwane Verordening op Grondgebruikbestuur By-Wet, 2016: Erf 1605, Silverton .....	259	106
645	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erven 1818 & 1819, Bedfordview Extension 351 .....	259	107
646	Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017: Erf 111, Helikon Park .....	259	107
647	Midvaal Local Municipality Spatial Planning and Land Use Management By-Law: Erf 726, Henley on Klip Township .....	259	108

#### LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

753	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent of Erf 508m, Menlo Park Township	259	109
753	Stad Tshwane Grondgebruikbestuursverordening, 2016: Resting Extent of Erf 508, Menlo Park Township....	259	109
767	City of Tshwane Land Use Management By-Law, 2016: The Remainder of Portion 116 (a portion of Portion 63) of the Farm Hartebeestfontein No. 324-JR .....	259	110
767	Stad van Tshwane Grondgebruiks Bestuur By-Wet, 2016: Restant van Gedeelte 116 ('n gedeelte van Gedeelte 63) van die plaas Hartebeestfontein No. 324-JR.....	259	110
768	City of Tshwane Land Use Management By-Law, 2016: Remaining Extent of Portion 2 of the farm Zwartkoppies 364-JR.....	259	111
768	City of Tshwane Land Use Management By-Law, 2016: Restant van Gedeelte 2 van die plaas Zwartkoppies 364-JR .....	259	113
770	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Vosloorus Extension 52.....	259	115
789	City of Tshwane Land Use Management By-Law, 2016: Erf 8068 to 8078 and 8086 to 8095, Ga-Rankuwa Unit 15 Township .....	259	116
789	Verordening van die Stad Tshwane Grondgebruiksbestuur, 2016: Erf 8068 na 8078 en 8086 na 8095, Ga-Rankuwa Unit 15 .....	259	117
796	Gauteng: Rationalization of Local Government Affairs Act (10/1998): City of Ekurhuleni Metropolitan Municipality Property Rates By-Law.....	259	118
797	City of Johannesburg Metropolitan Municipality: Correction Notice: Tres Jolie Extension 30.....	259	121
798	City of Tshwane Land Use Management By-Law, 2016: Erf 212, Lynnwood Glen.....	259	130
799	City of Tshwane Land Use Management By-Law, 2016: Erf 48, Alphenpark .....	259	130
800	City of Tshwane Land Use Management By-Law, 2016: Erf 305, Waterkloof Ridge .....	259	131
801	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erf 451, Garsfontein.....	259	131
802	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Erven 746 and 747, Queenswood.....	259	132
803	City of Tshwane Land Use Management By-Law, 2016: Rezoning of Portion 1 of Erf 1252, Arcadia .....	259	132
804	City of Tshwane Land Use Management By-Law, 2016: Erven 518, 519 and 520, Die Hoewes Extension 125	259	133
804	Stad Tshwane Grondgebruiksbestuurverordening, 2016: Eerwe 518, 519 en 520, Die Hoewes-uitbreiding 125	259	134
805	City of Tshwane Land Use Management By-law, 2016: Erf 671, Faerie Glen X1 .....	259	135
805	Stad van Tshwane Grondgebruikbestuur By-wet, 2016: Erf 671, Faerie Glen X1 .....	259	135
806	City of Tshwane Land Use Management By-law, 2016: Erf 671, Faerie Glen X1 .....	259	136
806	Stad van Tshwane Grondgebruik Bestuur By-wet, 2016: Erf 671, Faerie Glen X1 .....	259	136
807	City of Tshwane Land Use Management By-law, 2016: Erf 671, Faerie Glen X1 .....	259	137
808	City of Johannesburg Municipal Planning By-Law, 2016: Hyde Park Extension 136.....	259	138
809	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 3492, Glen Marais Extension 143 .....	259	141
809	Stad van Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondbestuur By-Wet, 2019: erf 3492, Glen Marais-uitbreiding 143 .....	259	141
810	City of Tshwane Land Use Management By-law, 2016: Erf 671, Faerie Glen X1.....	259	142
810	Stad van Tshwane Grondgebruik Bestuur Bywet, 2016: Erf 671, Faerie Glen-uitbreiding 1.....	259	142
811	City of Johannesburg Municipal Planning By-Law, 2016: Rezoning of Erf 76, Woodmead .....	259	143
812	Town-planning and Townships Ordinance (15/1986): Correction Notice: Norton Park Extension 11 Township	259	143

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 790 OF 2021****NOTICE IN TERMS OF SECTION 16(1)(f) FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Desiree Vorster being the applicant of the following properties: Erf 17 Faerie Glen, situated at 350 Vista Drive and Erf 486 Clubview Extension 2, situated at 7 Wag-n-bietjie Avenue, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above- mentioned properties. The application is for the removal of the following conditions: Erf 486 Clubview Extension 2 -Title Deed T68125/20 Condition A (f) and B (d) Erf 17 Faerie Glen- Title Deed T4129/08 Condition C (f), D (c) and G (a).The intension of the application is to remove building line restrictions and the use of certain materials in order to approve building plans. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including email address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing within 28 Days of first placement to: the Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from **28 July 2021** until the closing date **25 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 at the following contact details:

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

Address of Municipal offices: 143 Lilian Ngoyi Street Isivuno House LG 004

Address of applicant: D. Vorster P.O.Box 1285 Garsfontein 0042 61 Nyala Road Buffelsdrift

Cell number of applicant: 082 4655 487 email: desdesigns@vodamail.co.za

Closing date for any objections: **25 August 2021**

Dates on which notice will be published: **28 July 2021** and **4 August 2021**

**Erf 17 Faerie Glen -Reference: CPD FRG/0226/17 Item 33945**

**Erf 486 Clubview Extension 2-Reference: CPD /CLV/0109/486 Item 33942**

28-04

**ALGEMENE KENNISGEWING 790 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 16(1)(f) VIR DIE OPHEFFING VAN 'N BEPERKENDE VOORWAARDE IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE WET OP GRONDGEBRUIKBESTUUR, 2016**

I Desiree Vorster die aansoeker van die volgende eiendom: Erf 17 Faerie Glen, geleë te Vista-rylaan 350 en Erf 486 Clubview Uitbreiding 2, geleë op Wag-n-bietjie Laan, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuurs Bywet., 2016 dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van sekere voorwaardes in die Titelakte ingevolge artikel 16(2) van die Stad Tshwane Wet op Grondgebruikbestuur, 2016 van bogenoemde eiendom. Die aansoek is vir die verwydering van die volgende voorwaardes: Erf 486 Clubview Uitbreiding 2 -Titelakte T68125/20 Voorwaarde A (f) en B (d) Erf 17 Faerie Glen- Titelakte T4129/08 Voorwaarde C (f), D (c) en G(a) Die doel van die aansoeker is om boulynbeperkings en die gebruik van sekere materiale te verwyder vir bouplan goedkeuring. Enige beswaar(s) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, insluitend e-posadres, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s), moet binne 28 Dae na eerste plasing skriftelik by of tot die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of tot CityP\_Registration@tshwane.gov.za ingedien word voor die sluitingsdatum 25 Augustus 2021. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die volgende kontakbesonderhede van die Munisipaliteit aangevra word:

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

Adres van Munisipale kantore: Lilian Ngoyistraat Isivuno House LG 004

Adres van aansoeker: D. Vorster Posbus 1285 Garsfontein 0042 61 Nyala Road Buffelsdrift

Selnommer van aansoeker: 082 4655 487 e-pos: desdesigns@vodamail.co.za

Sluitingsdatum vir enige besware: 25 Augustus 2021

Datums waarop kennisgewing gepubliseer sal word: 28 Julie 2021 en 4 Augustus 2021

**Erf 17 Faerie Glen -Verwysing: CPD FRG/0226/17 Item 33945**

**Erf 486 Clubview Uitbreiding 2-Verwysing: CPD /CLV/0109/486 Item 33942**

28-04

**GENERAL NOTICE 792 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 the Remainder of Erf 1191, Dorandia Extension 16, 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 754 Bokmakierie Street, Dorandia Extension 16. The rezoning is from "Special" for Shops, Business Buildings, a Place of Instruction, Places of Refreshment and Restricted Industries to "Special" for Shops, Business Buildings, a Place of Instruction, Places of Refreshment, a Restaurant (including a Take-Away and a Drive Through Restaurant), Restricted Industries and a Place of Amusement. 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) from 28 July 2021 to 25 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: Akasia Municipal Complex, 485 Heinrich Avenue, 1st Floor, Room F8, Karenpark, Akasia. 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@bvtpplan.co.za](mailto:bertus@bvtpplan.co.za). COT Ref.: CPD 9/2/4/2 – 5894 T: Item no. 33042.

28-04

**ALGEMENE KENNISGEWING 792 VAN 2021****KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van die Restant van Erf 1191, Dorandia Uitbreiding 16, geleë te Nommer 754 Bokmakierie Straat, Dorandia Uitbreiding 16, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, kennis dat ons by die Stad van 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 vanaf "Spesiaal" vir Winkels, Besigheids Geboue, 'n Plek van Onderrig, Plekke van Verversing en Beperkte Industrieë na "Spesiaal" vir Winkels, 'n Plek van Onderrig, Plekke van Verversing, 'n Restaurant (ingesluit 'n Wegneem-Ete en 'n Deur-Ry Restaurant), Beperkte Industrieë en 'n Plek van Vermaak. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 28 Julie 2021 tot 25 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: Akasia Munisipale Kompleks, 485 Heinrichlaan, 1ste Vloer, Kamer F8, Karenpark, Akasia. 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 9/2/4/2-5894 T: Item Nommer: 33042.

28-04

**GENERAL NOTICE 794 OF 2021**

794

CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: PORTION 1 OF ERF 228, LYNNWOOD TOWNSHIP

259

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING IN TERMS OF  
SECTIONS 16(2) AND 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Portion 1 of Erf 228 Lynnwood Township, Registration Division JR, the Province of Gauteng, 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 removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 and 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:** 363 Struben Kop Street, Lynnwood

**The application is:** to remove restrictive title conditions Condition 1.; 11.a.; b.; c.; d.; e.; f.; g.; III (a); (b); (c); (c)(i); (c)(ii); (c)(iii); (d); (e); V(i); (ii); VI(a) and (b) from Title Deed T17753/2010.

**The rezoning is:** from "Residential 1" to "Residential 2" with a density of 15 dwelling units per hectare (or a max. of 3 dwelling units on the erf).

**The intension of the applicant in this matter is to:** remove restrictive title conditions and develop a total of 3 dwelling units on the property.

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 **28 July 2021 until 25 August 2021**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice 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, cnr of Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 25 August 2021

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

**Telephone no:** 012 346 7890

**Dates on which notice will be published:** 28 July 2021 and 4 August 2021

**Reference:** CPD LYN/0376/228/1  
CPD 9/2/4/2- 6123T

**Item no:** 34001 (removal)  
34000 (rezoning)

28-04



**ALGEMENE KENNISGEWING 794 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES EN HERSONERING  
INGEVOLGE ARTIKEL 16(2) EN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR  
BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 228 Lynnwood, Dorpsgebied, Registrasie Afdeling JR, die Provinsie van Gauteng gee hiermee kennis in terme van artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes in die Titellakte ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, tesame die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Struben Kop Straat 363, Lynnwood

**Die aansoek is:** vir die opheffing van beperkende voorwaardes 1.; 11.a.; b.; c.; d.; e.; f.; g.; III (a); (b); (c); (c)(i); (c)(ii); (c)(iii); (d); (e); V(i); (ii); VI(a) en (b) in Titellakte T17753/2010.

**Die hersonering sal wees:** vanaf "Residensieël 1" na "Residensieël 2" met 'n digtheid van 15 eenhede per hektaar (of a maks. van 3 wooneenhede op die erf).

**Die intensie van die eienaar/applikant in die geval is:** om die beperkende voorwaardes op te hef en 'n totaal van 3 wooneenhede op die eiendom te ontwikkel.

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 besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **28 Julie 2021 tot en met 25 Augustus 2021**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant Provinsiale Koerant / Beeld / Daily Sun.

**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):** 25 Augustus 2021

**Adres van agent:** DLC Stadsplan (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081

**Datums wat die kennisgewing geplaas sal word:** 28 Julie 2021 en 4 Augustus 2021

**Telefoon no:** 012 346 7890

**Verwysing:** CPD LYN/0376/228/1  
CPD 9/2/4/2- 6123T

**Item no:** 34001 (removal)  
34000 (rezoning)

**GENERAL NOTICE 794 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING IN TERMS OF  
SECTIONS 16(2) AND 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Portion 1 of Erf 228 Lynnwood Township, Registration Division JR, the Province of Gauteng, 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 removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 and 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:** 363 Struben Kop Street, Lynnwood

**The application is:** to remove restrictive title conditions Condition 1.; 11.a.; b.; c.; d.; e.; f.; g.; III (a); (b); (c); (c)(i); (c)(ii); (c)(iii); (d); (e); V(i); (ii); VI(a) and (b) from Title Deed T17753/2010.

**The rezoning is:** from "Residential 1" to "Residential 2" with a density of 15 dwelling units per hectare (or a max. of 3 dwelling units on the erf).

**The intension of the applicant in this matter is to:** remove restrictive title conditions and develop a total of 3 dwelling units on the property.

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 **28 July 2021 until 25 August 2021**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice 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, cnr of Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date for any objections and/or comments:** 25 August 2021

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

**Telephone no:** 012 346 7890

**Dates on which notice will be published:** 28 July 2021 and 4 August 2021

**Reference:** CPD LYN/0376/228/1  
CPD 9/2/4/2- 6123T

**Item no:** 34001 (removal)  
34000 (rezoning)

**ALGEMENE KENNISGEWING 794 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES EN HERSONERING  
INGEVOLGE ARTIKEL 16(2) EN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR  
BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 228 Lynnwood, Dorpgebied, Registrasie Afdeling JR, die Provinsie van Gauteng gee hiermee kennis in terme van artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes in die Titellakte ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, tesame die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Struben Kop Straat 363, Lynnwood

**Die aansoek is:** vir die opheffing van beperkende voorwaardes 1.; 11.a.; b.; c.; d.; e.; f.; g.; III (a); (b); (c); (c)(i); (c)(ii); (c)(iii); (d); (e); V(i); (ii); VI(a) en (b) in Titellakte T17753/2010

**Die hersonering sal wees:** vanaf "Residensieël 1" na "Residensieël 2" met 'n digtheid van 15 eenhede per hektaar (of a maks. van 3 wooneenhede op die erf).

**Die intensie van die eienaar/applikant in die geval is:** om die beperkende voorwaardes op te hef en 'n totaal van 3 wooneenhede op die eiendom te ontwikkel.

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 besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **28 Julie 2021 tot en met 25 Augustus 2021**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant Provinsiale Koerant / Beeld / Daily Sun.

**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):** 25 Augustus 2021

**Adres van agent:** DLC Stadsplan (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081

**Datums wat die kennisgewing geplaas sal word:** 28 Julie 2021 en 4 Augustus 2021

**Telefoon no:** 012 346 7890

**Verwysing:** CPD LYN/0376/228/1  
CPD 9/2/4/2- 6123T

**Item no:** 34001 (removal)  
34000 (rezoning)

**GENERAL NOTICE 795 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 43 OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015, IN SUPPORT OF AN APPLICATION FOR TOWNSHIP ESTABLISHMENT ON PORTION 18 OF THE FARM NOOITGEDACHT 294-IR**

We, DLC Town Plan, hereby give notice in terms of Section 43(3) of the Lesedi Local Municipality Spatial Planning and Land Use Management By-Law, 2015 that an application to establish the township referred to in the Annexure hereto has been submitted on the 2<sup>nd</sup> of July 2021. Particulars of the application will lie for inspection during normal office hours at the office of the Executive Manager: Development Planning, 1 HF Verwoerd Street (c/o HF Verwoerd and Louw Street), Civic Centre Building, Heidelberg, for a period of 28 days from **28 July 2021**. Objections to, or representations in respect of the application must be lodged with or made in writing in duplicate with the said authorised Local Authority at the Municipal Manager; PO Box 201, Heidelberg, 1438, or at the address specified above within 28-days from **28 July 2021**.

Date of First Publication: **28 July 2021**  
 Date of Second Publication: **4 August 2021**  
 Closing date for any objections: **25 August 2021 (date inclusive)**

**ANNEXURE**

- Name of Township** : Impumelelo Extension 5
- Full name of Applicant** : DLC TOWN PLAN (Pty) Ltd
- Number of Erven in Proposed Township** : 1935 erven
- Residential 1 1686 erven
  - Residential 2 7 erven (density of 80 dwelling units per hectare)
  - Business 2 7 erven
  - Community Facilities 1 erf
  - Institutional 17 erven
  - Special 200 erven
  - Public Open Space 17 erven
- Description of Land on which Township is to be established** : Portion 18 of the farm Nooitgedacht 294 –IR, Gauteng
- Locality of proposed Township** : The property is situated within the jurisdiction of the Lesedi Local Municipality within close proximity to Devon and adjacent to Impumelelo Ext 4. The site of application is located along the R548 (P36-2) to Delmas (and Devon).
- Reference** : Impumelelo Ext 5 [D0210]

**APPLICANT DETAILS:**

**Name:** DLC Town Plan (Pty) Ltd **Address of applicant:** 61 Thomas Edison Street, Menlo Park, 0081

**Postal Address:** P.O. Box 35921, Menlo Park, 0102 **Telephone No:** 012 346 7890

**E-mail:** [ndt@dlcgroup.co.za](mailto:ndt@dlcgroup.co.za)

28-04

**ALGEMENE KENNISGEWING 795 VAN 2021****KENNISGEWING VAN AANSOEK IN TERME VAN ARTIKEL 43 VAN DIE LESEDI PLAASLIKE MUNISIPALITEIT  
RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUUR BYWETTE, 2015, OM STIGTING VAN DORP OP  
GEDEELTE 18 VAN DIE PLAAS NOOITGEDACHT 294-IR**

Ons, DLC Stadsbeplanning (Edms) Bpk, gee hiermee ingevolge Artikel 43(3) van die Lesedi Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruik Bestuur Bywette, 2015, kennis dat 'n aansoek om die dorp in die Bylae hierby genoem, op die 2de Julie 2021 ingedien is. Besonderhede van die aansoek sal gedurende gewone kantoorure by die kantoor van die Area Bestuurder, Ontwikkelings Beplanning, HF Verwoerd Straat 1 (h/v HF Verwoerd en Louw Straat), Heidelberg, vir 'n tydperk van 28 dae vanaf **28 Julie 2021** ter insae lê. Besware teen, of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **28 Julie 2021** skriftelik in tweevoud by die Area Bestuurder, Ontwikkelings Beplanning by bovermelde adres ingedien, of gepos word aan Area Bestuurder, Ontwikkelingsbeplanning: Posbus 201, Heidelberg, 1438.

Datum van eerste publikasie: **28 Julie 2021**  
 Datum van tweede publikasie: **4 Augustus 2021**  
 Sluitingsdatum vir besware: **25 Augustus 2021 (dag ingesluit)**

**BYLAE**

**Naam van Dorp** : Impumelelo Uitbreiding 5  
**Volle naam van aansoeker** : DLC TOWN PLAN (Pty) Ltd  
**Aantal erwe in voorgestelde Dorp** : 1935 erven  
 • Residensieël 1 1686 erwe  
 • Residensieël 2 7 erwe (digtheid van 80 eenhede per hektaar)  
 • Besigheid 2 7 erwe  
 • Gemeenskap Fasiliteite 1 erf  
 • Institusioneel 17 erwe  
 • Spesiaal 200 erwe  
 • Publieke Oopruimte 17 erwe

**Beskrywing van grond waarop dorp gestig gaan word** : Gedeelte 18 van die plaas Nooitgedacht 294-IR, Gauteng.  
**Ligging van voorgestelde dorp** : Die grond is geleë in die jurisdiksie van die Lesedi Plaaslike Munisipaliteit, in die nabyheid van Devon en aangrensend aan Impumelelo Ext 4. Die grond is geleë langs die R548 (P36-2) na Delmas (en Devon).

**Verwysing** : Impumelelo Ext 5 [D0210]

**APPLIKANT INLIGTING**

**Naam:** DLC Stadsbeplanning (Edms) Bpk

**Posadres:** Posbus 35921, Menlo Park, 0102

**E-mail:** ndt@dlcgroup.co.za

**Adres van applikant:** Thomas Edison Straatt 61, Menlo Park, 0081

**Telefoon no:** 012 346 7890

28-04

**GENERAL NOTICE 796 OF 2021****NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996) AS WELL AS 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**

I, Mark Maimane of the firm Caleb and Associates Development Consultants, being the authorised agent of the owner of the Remainder of Erf 413 Menlo Park Township, Registration Division J.R., Province of Gauteng, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied for the removal of restrictive condition (b) in title deed T165365/06 of the above property in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 read with the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996) and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013. The intention of the applicant is to establish a 10-bedroom guest-house on the property as defined by the Tshwane Town-Planning Scheme, 2008 as amended in 2014.

Notice of an application is also given in terms of Section 16(3) of the City of Tshwane Land Use Management By-law, 2016 and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 and in accordance with clause 16 of the Tshwane Town-Planning Scheme, 2008 as amended in 2014, that I have applied to the City of Tshwane Metropolitan Municipality for a consent use for a 10-bedroom guest-house on the above property as defined by the Tshwane Town-Planning Scheme, 2008 as amended in 2014. The property is situated at number 31, thirteenth Street, Menlo Park, Pretoria. The current zoning of the property is "Residential 1".

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 28 July 2021 to 25 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 this notice.

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

Closing date for any objections and/or comments: 25 August 2021.

Address of Applicant: PostNet Suit 196, Private Bag X21, Bryanston, 2021. Cell No.: 0780287281; Email: [mark@cadc.co.za](mailto:mark@cadc.co.za)

Dates on which notice will be published: 28 July 2021 and 4 August 2021.

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

**Consent Use Reference: CPD MNP/0416/413/R (Item 33266)**

28-04

**ALGEMENE KENNISGEWING 796 VAN 2021****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016 ASOOK VIR TOESTEMMINGSGEBRUIKSAANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNING SKEMA, 2008 (HERSIEN 2014), SAAMGELEES MET KLOUSULE 16(3) VAN STAD TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016**

Ek, Mark Maimane van die firma Caleb and Associates Development Consultants, synde die gemagtigde agent van die einaar van Resterende Gedeelte van Erf 413 Menlo Park Dorpsgebied, Registrasie-Afdeling J.R., Provinsie van Gauteng gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende voorwaardes vervat in die titelakte, ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuursbywet, 2016, saamgelees met die bepalings van die Gauteng Opheffing van Beperkings Wet, 1996 (Wet 3 of 1996) en ander tersaaklike artikels van die Ruimtelike Beplanning en Grondgebruiksbestuur Wet, 2013 (Wet 16 van 2013), van bogenoemde eiendom. Die aansoek is vir die opheffing van Voorwaarde (b) in die geregistreerde titelakte T165365/06 van die eiendom vir die stigting van 'n gastehuis (10kamers) soos gedefinieer deur die Tshwane Dorpsbeplanningskema, 2008 soos gewysig in 2014.

Aansoek is ook gedoen ingevolge artikel 16(3) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 saamgelees met al die toepaslike beplanings van die Wet op Ruimtelike Beplanning en Grondgebruiksbeheer van 2013, en volgens klosule 16 van die Tshwane Dorpsbeplanningskema, 2008 soos gewysig in 2014, kennis dat ek by die Stad Tshwane aansoek gedoen vir 'n gastehuis (10kamers) soos gedefinieer deur die Tshwane Dorpsbeplanningskema, 2008 soos gewysig in 2014, welke eiendom geleë is te thirteenthstraat 31, Menlo Park, Pretoria. Die huidige sonering van die eiendom is "Residensieel 1".

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar of beswaar ingedien het kan kommunikeer nie, moet binne 'n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stads beplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za vanaf 28 Julie 2021 tot 25 Augustus 2021. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing.

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

Sluitingsdatum vir enige besware: 25 Augustus 2021.

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

Datums waarop kennisgewing gepubliseer moet word: 28 Julie 2021 en 4 Augustus 2021

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

**Toestemmingsgebruik Verwysing: CPD MNP/0416/413/R (Item 33266)**

28-04

**GENERAL NOTICE 798 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REZONING IN TERMS OF SECTIONS 16(1) OF THE CITY OF TSHWANE  
LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of **Portion176 (a portion of Portion 97) of the Farm Donkerhoek Number 365, Registration Division, J.R., Gauteng Province**, give notice terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by 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:** Donkerhoek, East of Pretoria (South of the N4 & East of the R964).

**The rezoning is:** from "Undetermined" to Part ABGHJA 'Special' for agricultural and/or the manufacturing & retail trade of trailers & Part HCDJH "Undetermined".

**The intension of the applicant in this matter is to:** utilise a portion of the property(the northern part and directly adjacent to Rhenosterfontein Road), to manufacture and trade (vehicle) trailers and agricultural purposes. The south western portion of the property will maintain its current zoning ("Undertermined") and remain agricultural in nature.

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 **28 July 2021 until 25 August 2021**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 29 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Daily Sun newspaper.

**Address of municipal offices:** The Strategic Executive Director: City Planning, Development and Regional Services: Isivuno House, 143 Lilian Ngoyi Street Municipal Offices; LG004, Pretoria.

**Closing date for any objections and/or comments:** 25 August 2021

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

**Telephone no:** 012 346 7890

**Dates on which notice will be published:** 28 July 2021 and 04 August 2021

**Reference:** CPD/9/2/4/2-5949T

**Item no:** 33272

**ALGEMENE KENNISGEWING 798 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE  
GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent, van die eienaar van Gedeelte 176 ('n Gedeelte van Gedeelte 97) van die Plaas Donkerhoek nommer 365, Registrasie Afdeling, J.R., Gauteng Provinsie, gee hiermee kennis in terme van artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruiksbestuurs Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Donkerhoek, oos van Pretoria (Suid van die N4-pad en oos van die R64).

**Die hersonering sal wees:** vanaf "Onbepaald" tot Deel ABGHJA 'Spesiaal' vir landbou- en / of die vervaardiging en kleinhandel van sleepwaens & Deel HCDJH "Onbepaald"

**Die doel van die eienaar/applikant in die geval is:** 'n gedeelte van die eiendom (die noordelike deel en direk aangrensend aan Rhenosterfonteinweg) te benut, om sleepwaens te vervaardig en mee te handel; en landboudoeleindes. Die suid westelike gedeelte sal landbou bly ("onbepaald").

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 besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na **CityP\_Registration@tshwane.gov.za** vanaf **28 Julie 2021 tot en met 25 Augustus 2021**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 29 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant Provinsiale Koerant / Beeld / Daily Sun.

**Adres van munisipale kantore:** Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste: Isivuno Huis, Lilian Ngoyi Straat Nommer 143, Munisipale Kantore; LG004, Pretoria.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 25 Augustus 2021

**Adres van agent:** DLC Stadsplanning (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081

**Datums wat die kennisgewing geplaas sal word:** 28 Julie 2021 en 04 Augustus 2021

**Telefoon no:** 012 346 7890

**Verwysing:** CPD/9/2/4/2-5949T      **Item no:** 33272



**GENERAL NOTICE 799 OF 2021****NOTICE IN TERMS OF SECTION 10 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUMA) BY-LAW 2019 OF APPLICATION FOR AMENDMENT OF EKURHULENI TOWN PLANNING SCHEME 2014 IN TERMS OF SECTION 68 OF EKURHULENI SPLUMA BY-LAW 2019  
AMENDMENT SCHEME NO. S0110**

We, Ibalazwe Planning, being the authorised agents of the owner of **Erf 148 New Era Township**, hereby give notice in terms of Section 10, of the application lodged in terms of Section 68 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law 2019 to Ekurhuleni Metropolitan Municipality (Springs Customer Care), for the amendment of Ekurhuleni Town Planning Scheme 2014 (**amendment scheme no. S0110**), for simultaneous removal of condition A. contained in Title Deed T13713/2020 and rezoning of the property from "Industrial 1" to "Business 2" for business purposes, shops, restaurants, medical consulting rooms, including filling stations.

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Springs Customer Care), 4<sup>th</sup> floor, Civic Centre, at 24 2<sup>nd</sup> Avenue, Springs Old, Springs, 1560 for a period of 28 days from 28 July 2021.

Objections or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address within a period of 28 days from 28 July 2021.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: [sifiso@ibalazwe.co.za](mailto:sifiso@ibalazwe.co.za) or [info@ibalazwe.co.za](mailto:info@ibalazwe.co.za), (Ref: - Erf 148 New Era).

28-04

**GENERAL NOTICE 803 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, François du Plooy, being the authorised agent of the owner of Erf 3199 Brackenhurst Extension 2 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 15 Nasturtium Street, Brackenhurst Extension 2 Township for the Community Facility (Church) to permit offices in which to undertake data capturing (not exceeding 14m<sup>2</sup>).

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **28 July 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days **from 28 July 2021 up to 25 August 2021**.

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

28-04

## GENERAL NOTICE 804 OF 2021

## CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**NOTICE OF A REZONING AND REMOVAL OF RESTRICTIONS APPLICATIONS IN TERMS OF SECTIONS 16(1) AND 16(2) AS READ WITH SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, *Gibbs Planning & Development*, being the applicant (acting as the authorised agent of the owner) of **Erf 1428, Waterkloof Ridge Extension 2**, hereby give notice in terms of Sections 16(1) and 16(2) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for Rezoning from **Residential 1 to Residential 2** and Removal of Conditions in Deed of Transfer T8827/1972. The subject property is situated at 510 Ridgeview Road, Waterkloof Ridge Ext. 2. The intention of the applicant in this matter is to rezone to develop 8 new dwelling units with a coverage of 39%, an FAR equalling 0,72 and a height of 2 storeys. Application is made to Remove 3 restrictive conditions – namely, 2(l), 3(b) and 4 from the above Deed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with the full contact details (cell number and/or email address), without which the municipality **and/or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001; or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days from the date of first publication of the notice in the Provincial Gazette, namely: **28 July 2021**. The closing date for objections and/or comments: **26 August 2021**.

Should any interested and affected party wish to view a copy they may do so at Room E10, cnr Basden and Rabie Streets, Centurion or obtain a copy of the land development applications. A copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), or alternatively by requesting an identical copy of the land development applications through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: [planning@gibbsplanningdev.co.za](mailto:planning@gibbsplanningdev.co.za)
- Postal Address: PO Box 74228, Lynnwood Ridge, 0040
- Contact Telephone Number: 083 679-2004

In addition, the applicant may upon submission of the applications either forward a copy electronically or publish the applications, 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 applications, 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 applications, 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 applications.

Reference: CPD9/2/4/2 – 6100T  
Reference: CPD/WKR/0744/1428

[Item No: 33911]  
[Item No: 33916]

28-04

**ALGEMENE KENNISGEWING 804 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR 'N HERSONERINGS- EN OPHEFFING VAN BEPERKENDE VOORWAARDESAANSOEK INGEVOLGE ARTIKELS 16(1) EN 16(2) SAAMGELEES MET SKEDULE 23 VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Gibbs Planning & Development, synde die applikant (wat optree as die gemagtigde agent van die eienaar) van **Erf 1428, Waterkloofrif Uitbr. 2**, in ons hoedanigheid, gee hiermee, ingevolge Artikels 16(1) van die Stad Tshwane se Grondgebruiksbestuurverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir hersonering vanaf **Residensiëel 1 tot Residensiëel 2** en Opheffing van Beperkende Voorwaardes in Akte T8827/1972. Hierdie eiendom is geleë te Ridgeviewweg 510, Waterkloofrif. Die doel van hierdie aansoek is hersonering om 8 nuwe wooneenheid met 'n dekking van 39%, 'n VRV gelykstaande aan 0,72 en 'n hoogte van 2 verdiepings, te ontwikkel. Aansoek is ook vir die opheffing van 3 beperkende voorwaardes – naamlik, 2(l), 3(b) en 4 in die bogenoemde Akte, geloods.

Enige beswaar en/of kommentaar insluitend die redes vir die beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede (selfoonnommer en/of epos adres), waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtebeplanning, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, naamlik **28 Julie 2021**. Sluitingsdatum vir enige besware/kommentare: **26 Augustus 2021**.

Indien enige belanghebbende en geaffekteerde party 'n afskrif wil bekyk, kan hulle dit in Kamer E10, cnr Basden- en Rabiestraate, Centurion doen of afskrifte van hierdie grondontwikkelingsaansoeke, van die munisipaliteit versoek deur die volgende besonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik kan identiese afskrifte van hierdie ontwikkelingsaansoeke volgens die applikant se kontakbesonderhede versoek word, wat kopieë binne 3 dae van die aanvraag aan die belanhebbende of geaffekteerde party gegee sal word:

- Epos adres: [planning@gibbsplanningdev.co.za](mailto:planning@gibbsplanningdev.co.za)
- Posadres: Posbus 74228, Lynnwood Ridge, 0040
- Kontak telefoonnommer: 083 679 2004

Daarbenewens kan die aansoeker by indiening van die aansoeke óf 'n afskrif elektronies deurstuur óf die aansoeke op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) voorgelê is.

Ten einde 'n afskrif van die aansoeke te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

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

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

**Verwysing: CPD9/2/4/2 – 6100T [Item No: 33911]**  
**Verwysing: CPD/WKR/0744/1428 [Item No: 33916]**

**GENERAL NOTICE 805 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND-USE MANAGEMENT BYLAW, 2016**

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

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

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details which without the Municipality cannot communicate with the person or entity submitting the objection(s) and / or comment(s), have to be delivered or submitted in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 28 July 2021 to 25 August 2021.

**Closing date for any objection(s) and / or comment(s):** 25 August 2021

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

**Dates when notice is published:** 28 July 2021 and 4 August 2021 (Gauteng Provincial Gazette, Beeld and Citizen)

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

**Item:** 33319

28-04

**ALGEMENE KENNISGEWING 805 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURSBYWET, 2016**

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

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

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) indien nie, moet gelewer of skriftelik gerig word aan: die Groephoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of tot [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 28 Julie 2021 tot 25 Augustus 2021.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 25 Augustus 2021

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

**Datums wanneer kennisgewing gepubliseer word:** 28 Julie 2021 en 4 Augustus 2021(Gauteng Provinsiale Koerant, Beeld en Citizen)

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

**Item:** 33319

28-04

**GENERAL NOTICE 806 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 KAREN PARK EXTENSION 59.**

I/We, MAMPHELE DEVELOPMENT PLANNERS CC, being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Full particulars of the application may be inspected during normal office hours at the Municipal Office of the Strategic Executive Director ("SED") for City Planning, Room F14, Akasia Municipal Complex, No. 485 Heinrich Avenue, Karen Park, P.O Box 58393, Karen Park, 0182, for a period of 28 days from 28 July 2021.

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 at the above-mentioned address or at P.O Box 58393, Karen Park, 0182, or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days from 28 July 2021.

Address of applicant: *Mamphela Development Planners CC.*

P.O. Box 5558, The Reeds, 0158: e-Mail address: [mdp1@mamphele.co.za](mailto:mdp1@mamphele.co.za),

Telephone No: 012 460 6678

Dates on which notice will be published:

First Publication: **28/July/2021**

Second Publication: **04/August/2021**

**ANNEXURE**

Name of township: KAREN PARK EXTENSION 59

Full name of applicant: MAMPHELE DEVELOPMENT PLANNERS CC;

Number of erven, proposed zoning and development control measures:

2 (TWO) ERVEN, TO BE ZONED AS "RESIDENTIAL 3",

Proposed Erf 1: 4 STOREYS, COVERAGE=23%, F.A.R =0.95,

Proposed Erf 2: 4 STOREYS, COVERAGE=13%, F.A.R =0.52,

The intension of the applicant in this matter is to: ESTABLISH A TOWNSHIP FOR RESIDENTIAL PURPOSES IN ORDER TO ACCOMMODATE A TOTAL OF 250 UNITS;

Locality and description of property on which township is to be established:

Remaining Extent of Portion 450 of the Farm Hartebeesthoek 303 - J.R, Gauteng Province.

Locality: No 6725 Doreg Venue, **Karen Park (opposite Wonder Park Shopping Centre, Akasia)**

Reference: CPD 9/2/4/2 – 5965T, Item No: 33335)

28-04

**GENERAL NOTICE 807 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016**

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of the Erf 1205, Capital Park, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: no. 124 Malherbe Street, Capital Park. The rezoning of the mentioned erf is from "Residential 1" with a minimum erf size of 700 m<sup>2</sup> to "Residential 3" with a density of 100 dwelling units per hectare (permitting a maximum of 8 units) subject to certain proposed conditions. The purpose of the application is to acquire the necessary land-use rights in order to utilise and develop the property for housing purposes, comprising of 8 dwelling/units.

Any objection(s) and/or comments(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: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 28 July 2021, until 25 August 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Lindtitz 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. (first date of publication of the notice 28 July 2021) until 25 August 2021. 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 the first publication of the notice in the Provincial Gazette. Address of municipal offices: Isivuno House, LG004, 143 Lilian Ngoyi Street, Tshwane. Closing date for any objections and/or comments is 25 August 2021.

Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref. LIN-024-21. Date of publication: 28 July and 4 August 2021; reference: Item no.: 33994.

28-04

**ALGEMENE KENNISGEWING 807 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) IN TERME VAN DIE STAD VAN TSHWANE  
GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek Nobuhle Sibeko 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van die Erf 1205, Capital Park, gee hiermee kennis ingevolge Artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16 (1) van die Stad Tshwane Grondgebruikbestuur-deur-wet, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë op: nr. Malherbestraat 124, Capital Park. Die hersonering van die genoemde erf is vanaf "Residensieel 1" met 'n minimum erfgrootte van 700 m<sup>2</sup> na "Residensieel 3" met 'n digtheid van 100 wooneenhede per hektaar (wat maksimum 8 eenhede toelaat) onderworpe aan sekere voorgestelde voorwaardes. Die doel van die aansoek is om die nodige grondgebruiksregte te bekom om die eiendom vir behuisingsdoeleindes te benut en te ontwikkel, bestaande uit 8 woonstelle / eenhede.

Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (s) indien (nie) en / of kommentaar (s) ingedien of skriftelik gerig word aan: Stadsbeplanning en -ontwikkeling, PO Box 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 28 Julie 2021 tot 25 Augustus 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word. Soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant, Beeld- en Citizen-koerante. Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. (eerste datum van publikasie van die kennisgewing 28 Julie 2021) tot 25 Augustus 2021. Daarbenewens kan die aansoeker na 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 afskrif. of op hul webwerf, indien enige. Die aansoeker sal toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende of geaffekteerde party gepubliseer word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker 'n e-posadres of ander manier moet verskaf om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die aansoeker nie. Indien 'n belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging te verbied nie van die aansoek. 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 die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Isivuno House, LG004, Lilian Ngoyistraat 143, Tshwane. Sluitingsdatum vir besware en / of kommentaar is 25 Augustus 2021.

Adres van agent: Nobuhle Sibeko, 'n lid van Lindtitz Stadsbeplanners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw. LIN-024-21. Datum van publikasie: 28 Julie and 25 Augustus 2021; verwysing: artikelnr.: 33994.

**GENERAL NOTICE 809 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REMOVAL OF RESTRICTIVE TITLE CONDITIONS OF TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Magnus Herman Adolf Wessels from NewPlan Town Planning (PTY) LTD, being the applicant in my capacity as the authorized agent acting for the owner of Erf 215, Lynnwood, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The application is for the removal of the following conditions: Conditions 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 2(a), 2(b), 2(c), 2(c)(i), 2(c)(ii), 2(c)(iii), 2(d) and 2(e) in Deed of Transfer T56711/2020. The intension of the applicant in this matter is to free/rid the property of title conditions that are restrictive with regards to the approval of building plans, and future development of the application site. The property is situated at 374 Struben Kop Street, Lynnwood with a current zoning of Residential 1 which will remain unchanged. Any objections or comments, including the grounds for such objections or comments with full contact details, without which the municipality cannot correspond with the person or body submitting the objections or comments, shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 28 July 2021 until 25 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 this notice in the Provincial Gazette, The Citizen and Beeld. Should any interested or affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](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 on the 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 the purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the municipality, or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of Municipal Offices: Room E10, Cnr Basden and Rabie Streets, Centurion. Closing date for any objections or comments: 25 August 2021. Physical Address of Applicant: 111 Antelope Street, Pretorius Park X18. Postal Address of Applicant: Po Box 40224, Moreleta Ridge, 0044. Telephone No: 0838226712 Email: [info@newplan.co.za](mailto:info@newplan.co.za). Dates on which notice will be published: 28 July 2021 & 4 August 2021. Reference: CPD LYN/0376/215 Item No: 34020

28-04



**ALGEMENE KENNISGEWING 809 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKELS 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Magnus Herman Adolf Wessels van NewPlan Town Planning (EDMS) BPK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Erf 215, Lynnwood, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening 2016 dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van beperkende titelvoorwaardes vervat in die Titelakte in terme van Artikel 16(2), saamgelees met Artikel 15(6), van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016. Die aansoek is vir die verwydering van die volgende voorwaardes; Voorwaardes I(b), I(c), I(d), I(e), I(f), I(g), 2(a), 2(b), 2(c), 2(c)(i), 2(c)(ii), 2(c)(iii), 2(d) and 2(e) in Deed of Transfer T56711/2020. Die voorneme van die aansoeker in hierdie saak is om titelvoorwaardes te kanselleer wat beperkend is ten opsigte van die goedkeur van bouplanne, en toekomstige ontwikkeling van die aansoekterrein. Die eiendom is geleë te Struben Kop Straat 374, Lynnwood met 'n huidige soneering van Residensiël 1 wat onveranderd gaan bly. Enige beswaar of kommentaar, insluitend die gronde vir die beswaar of kommentaar met volledige kontak besonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar of kommentaar gelewer het nie, 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 of gerig word vanaf 28 Julie 2021 tot 25 Augustus 2021. Volledige besonderhede en planne, indien enige mag gedurende gewone kantoorure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette, The Citizen en Beeld koerante. Sou enige belanghebbende of geïnteresseerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, moet die applikant wanneer die aansoek ingedien word, 'n afskrif daarvan elektronies aanstuur of publiseer op hulle webtuiste, indien enige, tesame met die bevestiging van die munisipaliteit van volledigheid. Die applikant sal seker maak dat die afskrif wat gepubliseer of aangestuur word aan belanghebbende en geïnteresseerde party die afskrif is wat by die Munisipaliteit ingedien was by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïnteresseerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geïnteresseerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Die adres van munisipale kantore: Centurion Munisipale kantore, Kamer E10, Hoek van Basden- en Rabiestrade, Centurion. Sluitingsdatum vir enige besware of kommentaar: 25 Augustus 2021. Adres van gemagtigde applikant: 111 Antelope Straat, Pretorius Park X18 Posbus 40224, Moreleta Rif, 0044 Tel: 0838226712 Epos: [info@newplan.co.za](mailto:info@newplan.co.za). Datums waarop die kennisgewing geplaas word: 28 Julie & 4 Augustus 2021. Verwysing: CPD LYN/0376/215 Item No: 34020

28-04

**GENERAL NOTICE 817 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Willem Johannes Stefanus (Stefan) Roets, being the authorized agent of the owners hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in Title Deed T52334/1986 of Portion 177 of the farm Driefontein 85 IR which property is situated at 177 Dayan Road.

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

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, 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or PO Box 215, Boksburg, 1460 within a period of 28 days from 28/07/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394 1418/9, Fax: 011 975 3716, E-Mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za) (Our ref: HS3117)

28-04

**GENERAL NOTICE 823 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AS READ WITH SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, *Gibbs Planning & Development*, being the applicant (acting as the authorised agent of the owner) of **Erf 354, Muckleneuk**, hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for Rezoning from **Residential 1 to Residential 3**. The subject property is situated at 183 John Street, Muckleneuk. The intention of the applicant in this matter is to rezone to develop 20 new dwelling units with a coverage of 50%, an FAR equalling 0,8 and a height of 3 storeys.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with the full contact details (cell number and/or email address), without which the municipality **and/or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001; or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days from the date of first publication of the notice in the Provincial Gazette, namely: **4 August 2021**. The closing date for objections and/or comments: **2 September 2021**.

Should any interested and affected party wish to view a copy they may do so at LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria 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) or alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: [planning@gibbsplanningdev.co.za](mailto:planning@gibbsplanningdev.co.za)
- Postal Address: PO Box 74228, Lynnwood Ridge, 0040
- Contact Telephone Number: 083 679-2004

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.

**Reference: CPD9/2/4/2 – 6104T**

**[Item No: 33926]**

**ALGEMENE KENNISGEWING 823 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) SAAMGELEES MET SKEDULE 23 VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Gibbs Planning & Development, synde die applikant (wat optree as die gemagtigde agent van die eienaar) van **Erf 354, Muckleneuk**, in ons hoedanigheid, gee hiermee, ingevolge Artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuurverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir hersonering vanaf **Residensiëel 1 tot Residensiëel 3**. Hierdie eiendom is geleë te Johnstraat 183, Muckleneuk. Die doel van hierdie aansoek is hersonering om 20 nuwe wooneenhede met 'n dekking van 50%, 'n VRV van 0,8 en 'n hoogte van 3 verdiepings, te ontwikkel.

Enige beswaar en/of kommentaar insluitend die redes vir die beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede (selfoonnommer en/of epos adres), waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtebeplanning, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, naamlik **4 Augustus 2021**. Sluitingsdatum vir enige besware/kommentare: **2 September 2021**.

Sou enige belanghebbende of geaffekteerde party 'n afskrif wil bekyk, kan hulle dit by LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria, doen of 'n afskrif van hierdie grondontwikkelingsaansoek, van die munisipaliteit versoek deur die volgende besonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik kan 'n identiese afskrif van hierdie ontwikkelingsaansoek volgens die applikant se kontakbesonderhede versoek word, wat kopie binne 3 dae na die aanvraag aan die belanghebbende of geaffekteerde party gestuur sal word:

- Epos adres: [planning@gibbsplanningdev.co.za](mailto:planning@gibbsplanningdev.co.za)
- Posadres: Posbus 74228, Lynnwood Ridge, 0040
- Kontak telefoonnommer: 083 679 2004

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

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

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

**Verwysing: CPD9/2/4/2 – 6104**

**[Item No: 33926]**

**GENERAL NOTICE 824 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 AS WELL AS AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS  
OF TITLE IN TERMS OF SECTION 16(2) 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 509 Menlo Park 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 City of Tshwane Land Use Management By-law, 2016 as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at Number 28, Eighteenth Street, Menlo Park.

The rezoning is from "Residential 1" to "Residential 4" with a density of 80 dwelling units per hectare, subject to certain conditions.

Application is also made for the removal of Conditions a), b), c), d), e) and f) on page 2, Conditions g), h), j), k), m) and n) on page 3 of Title Deed T37184/2017 and T35336/2021.

The intension of the application is to rezone the subject property in order to obtain the necessary land use rights to accommodate multiple dwelling units on the property subject to certain conditions, as well as to remove conditions of title, which may restrict such development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the 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 4 August 2021 until 1 September 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, 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 4 August 2021, as published in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 1 September 2021.

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

Date on which the application will be published: 4 August 2021 and 11 August 2021.

Rezoning Item No: 34091

Removal Item No: 34093

**ALGEMENE KENNISGEWING 824 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) ASOOK VIR DIE  
OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE  
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads – en Streekbeplanning (Edms) Bpk, synde die applikant van Erf 509, Menlo Park, 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 Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, asook vir die opheffing van sekere beperkende voorwaardes in die tielakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te 28, Agtiende Straat.

Die hersonering is vanaf "Residensieel 1" na "Residensieel 4" met 'n digtheid van 80 wooneenhede per hektaar, onderhewig aan sekere voorwaardes.

Aansoek is ook gedoen vir die opheffing van Voorwaarde a), b), c), d), e) en f) op bladsy 2, Voorwaarde g), h), j), k), m) en n) op bladsy 3 van Titelakte T37184/2017 en T35336/2021.

Die intensie van die applikant is om die eiendom onder bespreking te hersoneer om sodoende toepaslike grondgebruiksregte te verkry om veelvuldige wooneenhede op die eiendom te akkommodeer wat onderhewig is aan sekere voorwaardes, asook om titelvoorwaardes wat die ontwikkeling mag beperk op te hef.

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, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus 2021 tot 1 September 2021.

Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [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 kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 4 Augustus 2021, soos gepubliseer in die Gauteng 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 Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 1 September 2021.

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

Datum van publikasie van die kennisgewing: 4 Augustus 2021 en 11 Augustus 2021.

Hersonering Item No: 34091

Opheffing Item No: 34093

**GENERAL NOTICE 825 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 AS WELL AS AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF  
TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH  
SCHEDULE 23 THERETO**

We Origin Town and Regional Planning (Pty) Ltd, being the authorized agent of Erf 633 Waterkloof and Portion 1 of Erf 734 Waterkloof Ridge 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 City of Tshwane Land Use Management By-Law, 2016, of the properties mentioned above as well as for the removal of certain restrictive conditions contained in the Title Deed of Erf 633 Waterkloof in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. Erf 633 Waterkloof is situated at number 193 Albert Street, Waterkloof and Portion 1 of Erf 734 Waterkloof Ridge is situated at number 17 Rigel Avenue North, Waterkloof Ridge.

The application for rezoning is from "Special" for purposes of a guest house (Erf 633 Waterkloof) and from "Residential 1" (Portion 1 of Erf 734 Waterkloof Ridge) to "Residential 4" subject to certain further conditions.

Application is also made for the removal of condition 1(a) from Title Deed T78346/2002 pertaining to Erf 633 Waterkloof.

The intention of the application for rezoning of the subject properties is to obtain the necessary land use rights to allow for the conversion of the existing structures on the properties for purposes of dwelling units, a guesthouse, and a Residential Building subject to certain conditions. The intention of the removal application is to remove certain conditions of title which may restrict the proposed development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the 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 **4 August 2021** until **1 September 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, 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. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted 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 application documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from **4 August 2021** as published in the Provincial Gazette, the Beeld newspaper and The Star newspaper.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices, Centurion. Closing date for any objections and/or comments: **1 September 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: **4 August 2021** and **11 August 2021**.

Rezoning Reference: CPD/9/2/4/2-6076T / Item No. 33799

Removal Reference: CPD WKF/0716/633 Item No. 33333

**ALGEMENE KENNISGEWING 825 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE  
GRONDGEBRUIKBESTUUR BYWET, 2016 ASOOK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET  
SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die magtigde applikant van Erf 633 Waterkloof asook Gedeelte 1 van Erf 734 Waterkloof Rif, 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 Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendomme hierbo genoem asook vir die opheffing van sekere beperkende voorwaardes in die titelakte van Erf 633 Waterkloof in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Erf 633 Waterkloof is geleë te nommer 193 Albert Straat, Waterkloof en Gedeelte 1 van Erf 734 Waterkloof Rif is geleë te nommer 17 Rigel Laan Noord, Waterkloof Rif.

Die aansoek vir hersonering is vanaf "Spesiaal" vir die doeleindes van 'n gastehuis (Erf 633 Waterkloof) en vanaf "Residensiële 1" (Gedeelte 1 van Erf 734 Waterkloof) na "Residensiële 4" onderworpe aan sekere verdere voorwaardes.

Aansoek is ook gedoen vir die opheffing van voorwaarde 1(a) uit Titel Akte T78346/2002 met betrekking tot Erf 633 Waterkloof.

Die intensie vir die aansoek om hersonering van die bogenoemde eiendomme is om die nodige grondgebruiksregte te bekom sodat die bestaande strukture op die eiendomme gebruik kan word vir doeleindes van wooneenhede, 'n gastehuis en 'n Residensiële Gebou onderworpe aan sekere voorwaardes. Die intensie van die opheffing aansoek is om sekere titelvoorwaardes te verwyder wat die voorgestelde ontwikkeling kan beperk.

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, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **4 Augustus 2021** tot **1 September 2021**.

Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [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. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die munisipaliteit gestuur is na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en/of te verkry nie, word die nalatigheid deur so 'n party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **4 Augustus 2021** soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore, Centurion. Sluitingsdatum vir enige beswaar(e): **1 September 2021**.

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

Datum van publikasie van die kennisgewing: **4 Augustus 2021** en **11 Augustus 2021**.

Hersonering Verwysing: CPD/9/2/4/2-6076T / Item No. 33799

Opheffing Verwysing: CPD WKF/0716/633 Item No. 33333



**GENERAL NOTICE 826 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 AS WELL AS AN APPLICATION FOR THE REMOVAL OF  
RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND  
USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We Origin Town and Regional Planning (Pty) Ltd, being the authorized agent of Erf 12 Alphenpark 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 City of Tshwane Land Use Management By-Law, 2016, as well as for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at number 16 Selati Road, Alphenpark.

The application for rezoning is from "Residential 1" to "Residential 3" in order to accommodate multiple dwelling units on the property, subject to certain conditions.

Application is also made for the removal of conditions A(e), A(f), B(a), B(b), B(c), B(c)(i), B(c)(ii), B(c)(iii), B(d), II, II(i) and II(ii) from Title Deed T27494/2018 pertaining to Erf 12 Alphenpark.

The intention of the application for the rezoning of the subject property is to obtain the necessary land use rights in order to accommodate multiple dwelling units on the property subject to certain conditions, as well as to remove certain conditions of title which may restrict the proposed development or are no longer relevant.

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 **4 August 2021** until **1 September 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 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. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from **4 August 2021** as published in the Provincial Gazette, the Beeld newspaper and The Star newspaper.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices, Centurion. Closing date for any objections and/or comments: **1 September 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: **4 August 2021** and **11 August 2021**.

Rezoning Ref: CPD/9/2/4/2-6051T / Item No. 33678

Removal of Restrictive Conditions Ref: CPD ALP/0004/12 Item No. 33676

**ALGEMENE KENNISGEWING 826 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 ASOOK VIR DIE OPHEFFING VAN BEPERKENDE  
TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE  
GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die magtigde applikant van Erf 12 Alphenpark, 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 Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 asook vir die opheffing van sekere beperkende voorwaardes in die titelakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë te nommer 16 Selati Straat, Alphenpark.

Die aansoek vir hersonering is vanaf "Residensieel 1" na "Residensieel 3" ten einde meervoudige wooneenhede op die eiendom te akkomodeer, onderworpe aan sekere verdere voorwaardes.

Aansoek is ook gedoen vir die opheffing van voorwaardes A(e), A(f), B(a), B(b), B(c), B(c)(i), B(c)(ii), B(c)(iii), B(d), II, II(i) en II(ii) van Titel Akte T27494/2018 van toepassing op Erf 12 Alphenpark.

Die intensie vir die aansoek om hersonering van die bogenoemde eiendomme is om die nodige grondgebruiksregte te bekom ten einde meervoudige wooneenhede op die eiendomme te akkomodeer, asook om sekere titelvoorwaardes te verwyder wat beperkend mag wees in terme van die voorgestelde ontwikkeling of wat nie meer relevant is nie.

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, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na *CityP\_Registration@tshwane.gov.za* vanaf **4 Augustus 2021** tot **1 September 2021**.

Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: *newlanduseapplications@tshwane.gov.za*. Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die munisipaliteit gestuur is na *newlanduseapplications@tshwane.gov.za*.

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

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

Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en/of te verkry nie, word die nalatigheid deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **4 Augustus 2021** soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore, Centurion. Sluitingsdatum vir enige beswaar(e): **1 September 2021**.

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

Datum van publikasie van die kennisgewing: **4 Augustus 2021** en **11 Augustus 2021**.

Hersonering Verwysing: CPD/9/2/4/2-6051T / Item No. 33678  
Titelopheffing Verwysing: CPD ALP/0004/12 Item No. 33676

**GENERAL NOTICE 827 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND  
USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We Origin Town and Regional Planning (Pty) Ltd, being the authorized agent of Erven 57, 58 and 59 Hazelwood 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 City of Tshwane Land Use Management By-Law, 2016, of the properties described above. The properties are respectively situated at number 32 Oaktree Avenue, 34 Oaktree Avenue and 36 Oaktree Avenue, Hazelwood.

The application for rezoning for Erven 57 and 58 Hazelwood is from "Residential 1", and Erf 59 Hazelwood from "Residential 2" to "Residential 4" in order to accommodate multiple dwelling units on the subject properties, subject to certain conditions.

The intention of this application is to obtain appropriate land use rights from the City of Tshwane Metropolitan Municipality in order to allow for the development of multiple dwelling units on the properties subject to certain conditions.

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 **4 August 2021** until **1 September 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. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted 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 application documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from **4 August 2021** as published in the Provincial Gazette, the Beeld newspaper and The Star newspaper.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices, Centurion. Closing date for any objections and/or comments: **1 September 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: **4 August 2021** and **11 August 2021**.

Rezoning Ref: CPD/9/2/4/2-6107T / Item No. 33932

**ALGEMENE KENNISGEWING 827 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die magtigde applikant van Erwe 57, 58 en 59 Hazelwood, 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 Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendomme soos hierbo beskryf. Die eiendomme is onderskeidelik geleë te nommer 32 Oaktree Straat, 34 Oaktree Straat en 36 Oaktree Straat, Hazelwood.

Die aansoek om hersonering van Erwe 57 en 58 Hazelwood is vanaf "Residensieel 1" en Erf 59 Hazelwood vanaf "Residensieel 2" na "Residensieel 4" ten einde meervoudige wooneenhede op die eiendom te akkommodeer, onderworpe aan sekere verdere voorwaardes.

Die doel van hierdie aansoek is om toepaslike grondgebruiksregte van die Stad Tshwane Metropolitaanse Munisipaliteit te verkry ten einde die ontwikkeling van meervoudige wooneenhede op die eiendomme toe te laat onderworpe aan sekere voorwaardes.

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, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **4 Augustus 2021** tot **1 September 2021**.

Indien enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: [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. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die munisipaliteit gestuur is na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en/of te verkry nie, word die nalatigheid deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie.

Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **4 Augustus 2021** soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Straat, Centurion Munisipale Kantore, Centurion. Sluitingsdatum vir enige beswaar(e): **1 September 2021**.

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

Datum van publikasie van die kennisgewing: **4 Augustus 2021** en **11 Augustus 2021**.

Hersonering Verwysing: CPD/9/2/4/2-6107T / Item No. 33932

**GENERAL NOTICE 828 OF 2021****NOTICE OF APPLICATION FOR THE PERMANENT CLOSURE AND ALIENATION OF TWO PORTIONS OF PUBLIC STREETS IN TERMS OF SECTION 45 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owner of Portion 1 of Erf 888 Ferndale, hereby give notice that we intend making application in terms of Section 45 of the City of Johannesburg Municipal Planning By-Law, 2016 for the permanent closure and alienation of a portion of two public streets.

**Site Description:** A portion of Vale Avenue (398m<sup>2</sup> of vacant land -26.091563, 27.990617) and a portion of Vine Avenue (543m<sup>2</sup> of cul-de-sac -26.091578, 27.991253) adjoining 316 Vine Avenue, being Portion 1 of Erf 888 Ferndale, to the west and east respectively.

**Application purpose:** The purpose of the application is to permanently close the said portions of Vale and Vine Avenues so that land can be transferred to the owner of Portion 1 of Erf 888 Ferndale for the purposes of a garden area and parking respectively.

Particulars of the application including maps and diagrams indicating the road portions to be closed will be made available for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or the agent will make a copy of the application available upon request, alternatively the City may upload a copy of the application to their e-platform.

Objections, comments or representations in respect of the relevant application must be submitted in writing to the City of Johannesburg, Executive Director: Development Planning either by hand at the above mentioned address; by registered mail to PO Box 30733, Braamfontein, 2017; by fax to 0113394000 or by email to objectionsplanning@joburg.org.za, robertth@joburg.org.za, wilsonma@joburg.org.za and guy@gbtp.co.za within a period of 28 days from **04 August 2021**.

Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: guy@gbtp.co.za

**GENERAL NOTICE 829 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/We, **UrbanSmart Planning Studio (Pty) Ltd**, being authorized agent of the owner of **proposed Portions 3 – 520 of Erf 6138 Clayville Extension 45**, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated on the corner of Thabana Ntlenyana Drive and Main Road (K111) within Clayville Extension 45.

**The Rezoning is in respect of proposed Portions 3 – 184 and 188 – 517 of Erf 6138 Clayville Extension 45**

**From:** “Use Zone 22: Special” with a Coverage as determined by the Municipality; a Height as determined by the Municipality; a non-applicable Density; a Floor Area Ratio (FAR) as per Scheme; and further subject to certain conditions **To:** “Use Zone 2: Residential 2” with a Coverage of sixty (60) percent; a Height of two (2) storeys; a Density of one (1) dwelling per erf; a non-applicable Floor Area Ratio (FAR); and further subject to certain amended building and development controls, and general conditions.

**And in respect of proposed Portions 185, 186, 518 and 519 of Erf 6138 Clayville Extension 45 From:**

“Use Zone 22: Special” with a Coverage as determined by the Municipality; a Height as determined by the Municipality; a non-applicable Density; a Floor Area Ratio (FAR) as per Scheme; and further subject to certain conditions **To:** “Use Zone 2: Public Open Space” with a Coverage to the satisfaction of the Municipality; a Height to the satisfaction of the Municipality; a non-applicable Density; a Floor Area Ratio (FAR) to the satisfaction of the Municipality; and further subject to certain amended building and development controls, and general conditions.

**And in respect of proposed Portions 187 and 520 of Erf 6138 Clayville Extension 45 From:**

“Use Zone 22: Special” with a Coverage as determined by the Municipality; a Height as determined by the Municipality; a non-applicable Density; a Floor Area Ratio (FAR) as per Scheme; and further subject to certain conditions **To:** “Use Zone 20: Roads” with a non-applicable Coverage; a non-applicable Height; a non-applicable Density; a non-applicable Floor Area Ratio (FAR); and further subject to certain amended building and development controls, and general conditions.

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, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre c/o CR Swart Drive and Pretoria Road, Kempton Park, for a period of 28 days from 4 August 2021. Full particulars and plans (if any) may also be requested from the authorised agent making use of contact details below.

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, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park or PO Box 13, Kempton Park, 1620, as well as to the authorised agent (contact details provided below), within a period of 28 days from 4 August 2021.

**Address of the 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 Email: [nadia@urbansmart.co.za](mailto:nadia@urbansmart.co.za) / [jonelle@urbansmart.co.za](mailto:jonelle@urbansmart.co.za) Ref: RS505.

**GENERAL NOTICE 830 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, READ  
WITH SCHEDULE 23 THERETO**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 140 LYNNWOOD RIDGE** hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the title deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at **97 JACOBSON DRIVE, LYNNWOOD RIDGE**. The application is for the removal of **CONDITIONS III(g), IV(a) and VII** in title deed **T 68223 / 2009**. The intention of the applicant in this matter is to allow the property owners to obtain building plan approval and to remove other redundant and irrelevant conditions in the title deed.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal and Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (including e-mail address), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **4 AUGUST 2021** until **3 SEPTEMBER 2021**.

**ADDRESS OF MUNICIPAL OFFICES:** Isivuno House, LG004, 143 Lilian Ngoyi Street, Pretoria.

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

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

Dates on which notice will be published: **4 & 11 AUGUST 2021**

**REFERENCE: (ITEM 34058)**

4-11

**ALGEMENE KENNISGEWING 830 VAN 2021**

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

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERF 140 LYNNWOOD RIDGE** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om opheffing van sekere voorwaardes in die titelakte ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te **JACOBSONRYLAAN 97, LYNNWOOD RIDGE**. Die aansoek is vir die opheffing van **VOORWAARDES III(g), IV(a) en VII in titelakte T 68223 / 2009**. Die applikant se bedoeling met hierdie saak is om die eiendom seienaars in staat te stel om die bouplangoedkeuring te verkry en om ander oortollige en irrelevante voorwaardes in die titelakte te verwyder.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaaie (Beeld & The Star).

Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek. Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede (insluitend e-pos adres), waar sonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf **4 AUGUSTUS 2021 tot 3 SEPTEMBER 2021**.

**ADRES VAN MUNISIPALE KANTORE:** Isivuno House, LG004, 143 Lilian Ngoyistraat, Pretoria.

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

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

Datums waarop kennisgewing gepubliseer word: **4 & 11 AUGUSTUS 2021**

**VERWYSING: (ITEM 34058)**

4-11

**GENERAL NOTICE 831 OF 2021**

**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP/EXTENSION OF BOUNDARIES IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
NORTON PARK EXTENSION 57**

We **Ibalazwe Planning**, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto,

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6<sup>th</sup> floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 04 August 2021.

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: to the Area Manager: City Planning Department at the above address or Private Bag X 014, Benoni, 1500, within a period of 28 days from 04 August 2021.

**ANNEXURE**

Name of township: Norton Park Extension 57

The township consists of the following erven:

Zoning	No of Erven
Residential 3	2
Total	2

The intention of the application is to obtain rights to develop dwelling units on application property. The proposed Norton Park Extension 57 Township will be located on portion 426 (A portion of portion 18) of farm Vlakfontein 30 – IR. The aforementioned farm portions is situated at 426 Krige Street.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: [sifiso@ibalazwe.co.za](mailto:sifiso@ibalazwe.co.za) or [info@ibalazwe.co.za](mailto:info@ibalazwe.co.za) , (Ref: Norton Park Ext 57).



**GENERAL NOTICE 832 OF 2021****NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) FOR SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND AMENDMENT OF EKURHULENI TOWN PLANNING SCHEME 2014  
AMENDMENT SCHEME NO.: B0376**

We, Ibalazwe Planning, being the authorized agents of the owners of Holding 11 Putfontein Agricultural Holdings, hereby give notice in terms of Section 5(5) of the Gauteng removal of Restrictions Act, 1996, read together with the Spatial Planning and Land Use Management Act, 2013, that we have lodged an application for removal of restrictive conditions (a); (c)(i)(ii); (d)(i)(ii)(iii)(iv); (e) & (g) contained in the Title Deed no. T00360/2015 and simultaneous rezoning of the property from "Agricultural" to "Industrial 1" for industries including bitumen.

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6<sup>th</sup> floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 04 August 2021.

Objections or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or Private Bag X 014, Benoni, 1500, within a period of 28 days from 04 August 2021.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: [sifiso@ibalazwe.co.za](mailto:sifiso@ibalazwe.co.za) or [info@ibalazwe.co.za](mailto:info@ibalazwe.co.za), (Ref: - Erf Holding 11 Putfontein AH).

4-11

**ALGEMENE KENNISGEWING 832 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 5 (5) VAN DIE GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996 (WET 3 VAN 1996) LEES SAAM MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2013 (WET 16 VAN 2013) VIR GELYKTIGE OPHEFFING VAN BEPERKING TITELAKTE VOORWAARDES EN WYSIGING VAN EKURHULENI DORPSBEPLANNINGSKEMA 2014  
WYSIGINGSKEMA NR.: B0376**

Ons, Ibalazwe Planning, is die gemagtigde agente van die eienaars van Holding 11 Putfontein Landbouhoewes, en gee hiermee kennis ingevolge Artikel 5 (5) van die Gautengse Wet op die opheffing van die Beperkings wet, 1996, gelees saam met die Ruimtelike Beplanning en Grondgebruik bestuur. Wet, 2013, dat ons 'n aansoek ingedien het vir die opheffing van beperkende voorwaardes (a); (c) (i) (ii); (d) (i) (ii) (iii) (iv); (e) & (g) vervat in die Akte nr. T00360 / 2015 en gelyktydige hersonering van die eiendom vanaf "Landbou" na "Industrieel 1" vir nywerhede insluitend bitumen.

Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van die Areabestuurder: Stadsbeplannings afdeling (Benoni Customer Care), 6de verdieping, Burgersentrum, op die hoek van Elston laan en Tom Jones straat, Benoni, vir 'n tydperk van 28 dae vanaf 04 Augustus 2021.

Besware of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 04 Augustus 2021.

Skriftelik by of tot die Area Bestuurder: Stedelike Beplanning by bovermelde adres of Privaatsak X 014, Benoni, 1500, ingedien of gerig word.

Aansoeker: Ibalazwe Planning, Posbus 1427, Northriding, 2162, Tel: (078) 225 3141, e-pos: [sifiso@ibalazwe.co.za](mailto:sifiso@ibalazwe.co.za) of [info@ibalazwe.co.za](mailto:info@ibalazwe.co.za), (Verw: - Erf Holding 11 Putfontein AH).

4-11

**GENERAL NOTICE 833 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE  
TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the applicant of Erf 1583 Waterkloof Ridge Extension 2, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above- mentioned property. The property is situated at 181 Neptune Street, Waterkloof Ridge Extension 2

The application is for the removal of conditions 1.(b), 1.(d), 1.(e), 1.(F), 1.(g),1.(h), 1.(k), 3.(a),3.(b), 3.(b)(i), 3.(b)(ii), 3.(b)(iii), 3.(c) and 4 in Title Deed T76590/2012.

The intension of the applicant in this matter is to legalize and existing building (entertainment area) on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P O Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 4 August 2021 to 1 September 2021.

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

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

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

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

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

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

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

Closing date for any objections and/or comments: 1 September 2021

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, Unit 4 Ireland Gardens, Ireland Street, Eldoraige, 0046, Telephone No: 082 789 7297, plandev@iafrica.com

Dates on which notice will be published: 4 and 11 August 2021.

**Reference:** CPD/0744/01583 (Item No 32489)

**ALGEMENE KENNISGEWING 833 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR OPHEFFING VAN TOTLE IN TERME VAN ARTIKELS  
16(1) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaar van Erf 1583 Waterkloof Ridge Extension 2, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van sekere beperkings omskryf in die Titellakte in terme van Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Neptunestraat 181, in Waterkloof Ridge Uitbreiding 2.

Die aansoek is vir die opheffing van Beperking 1.(b), 1.(d), 1.(e), 1.(F), 1.(g),1.(h), 1.(k), 3.(a),3.(b), 3.(b)(i), 3.(b)(ii), 3.(b)(iii), 3(c) and 4 in Titellakte T76590/2012.

Die intensie van die eienaar in hierdie aangeleentheid is om 'n betaande gebou (onthaal area) op die eiendom te wettig.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP\_Registration@tshwane.gov.za vanaf 4 Augustus 2021 tot 1 September 2021.

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

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

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

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

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

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

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

Sluitingsdatum vir enige besware en/of kommentare: 1 September 2021

Adres van die applikant: Plandev Town and Regional Planners, Posbus 7710, CENTURION, 0046, Eenheid 4 Ireland Gardens, Ireland Straat, Eldoriagne, Telefoon Nr: 082 789 7297, plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 4 en 11 Augustus 2021.

**Verwysingsnommer:** CPD/0744/0153 (Item No 32489)

**GENERAL NOTICE 834 OF 2021****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
NOTICE OF A REMOVAL OF RESTRICTIVE CONDITIONS OF LAND APPLICATION IN TERMS OF SECTION  
41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Gavin Ashley Edwards, of the firm GE Town Planning Consultancy CC, being the authorised agent of the owner of Portions 102 and 103 of the Farm Witpoort 406 - JR, hereby give notice in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) "SPLUMA", that I have applied to the City of Johannesburg Metropolitan Municipality in two separate applications as described below, for the removal of restrictive conditions of land, which farm portions are situated on the eastern side of Garden Road, north of Summerset Extension 21 Township, east of Summerset Extension 20 in the Noordwyk/Blue Hills/Sagewood Township areas. These areas are bordered by Olifantsfontein Road to the north, the N1 Motorway to the east, New Road to the south and the R55 to the west. No physical street addresses appear to have been allocated to the subject farm portions.

- A) The removal of restrictive conditions of title in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 and SPLUMA in respect of Portion 102 of the Farm Witpoort 406 – JR, contained in Deed of Transfer T19191/2005; and
- B) The removal of restrictive conditions of title in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 and SPLUMA in respect of Portion 103 of the Farm Witpoort 406 – JR contained in Deed of Transfer T19192/2005.

The effect of the two subject applications will be to permit the removal of a servitude for right of way (roadway) purposes in favour of the general public in the abovementioned title deeds pertaining to the subject farm portions and including the removal of all other superfluous title deed conditions in their entirety.

The abovementioned applications will be open for inspection from 08:00 to 15:30 at the offices of GE Town Planning Consultancy, located at 06 Porsche Avenue, Wierdapark Extension 5, Centurion, 0157, for a period of twenty-eight (28) days from 04 August 2021. A copy of the application documents can be provided via email, upon request to the authorised agent (contact details below).

Any objection(s) to or representation(s) in respect of the applications must be lodged with or made in writing to both the owner/agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), within a period of twenty-eight (28) days from 04 August 2021 and by no later than 01 September 2021.

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

Alternative address of owner: c/o GE Town Planning Consultancy CC, P.O. Box 787285, Sandton, 2146, Tel No.: (012) 653-4488, Cell No.: 082 553 3589 and email: [gavingetp@outlook.com](mailto:gavingetp@outlook.com)

**GENERAL NOTICE 835 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Application Type To rezone the property from "Residential 1", one dwelling per erf, to "Residential 2", 20 dwelling units per hectare (permitting 8 dwelling units on the property), subject to amended conditions.  
Purpose of the Application To permit a higher residential density on the property.

Site Description

**Erf 71 Melrose Estate**

Street Address

7 Venus Avenue, Melrose Estate, 2196

Particulars of the application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than 1 September 2021

AUTHORISED AGENT

SJA – Town and Regional Planners, P O Box 3281, Houghton, 2041  
19 Orange Road, Orchards, 2192

Tel (011) 728-0042, Cell : 082 448 4346, Email : [kevin@sja.co.za](mailto:kevin@sja.co.za)

Date of Advertisement : 4 August 2021

**GENERAL NOTICE 836 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE IN TERMS OF SECTION 16(1)(f) AND SCHEDULE 13 OF THE  
CITY OF TSHWANE LAND-USE MANAGEMENT BYLAW, 2016**

I, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23), being the applicant on Erf 1382 Pretoria North (located at 132 Erich Mayer Street, Pretoria North), gives herewith notice in terms of section 16(1)(f) and Schedule 13 of the City of Tshwane Land-use Management Bylaw (2016), that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme (2008)(revised 2014) for the rezoning of the property as described above from "Residential 1" to "Residential 3, limited to 25 dwelling units per hectare". The Coverage is limited to 45%, excluding covered parking; the FSR is limited to 0.55, excluding covered parking and the Height is limited to 2 storeys.

Full details of the Application and plans (if any) can be studied during normal office hours at the municipal offices for a period of 28 days from 4 August 2021. The address of the Akasia Municipal Office is: Akasia Municipal Complex, 485 Heinrich Road (entrance Dale Street), 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia. Because of Covid19, an electronic copy of the Application can also be requested from the Municipality at [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively from the Applicant at [amund@vodamail.co.za](mailto:amund@vodamail.co.za) / 072 184 9621.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details which without the Municipality cannot communicate with the person or entity submitting the objection(s) and / or comment(s), have to be delivered or submitted in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or send to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 4 August 2021 until 1 September 2021.

**Closing date for any objection(s) and / or comment(s):** 1 September 2021

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

**Dates when notice is published:** 4 August 2021 and 11 August 2021 (Gauteng Provincial Gazette, Beeld and Citizen)

**Reference:** CPD 9/2/4/2 – 5584T (Item no 31678)

4-11

**ALGEMENE KENNISGEWING 836 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING INGEVOLGE ARTIKEL 16(1)(f) EN SKEDULE 13 VAN DIE  
STAD TSHWANE GRONDGEBRUIKSBESTUURSBYWET, 2016**

Ek, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23), synde die applikant op Erf 1382 Pretoria-Noord (geleë te Erich Mayerstraat 132, Pretoria-Noord), gee hiermee kennis in terme van Artikel 16(1)(f) en Skedule 13 van die Stad Tshwane Grondgebruiksbestuursbywet (2016), dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningkema (2008)(gewysig 2014) vir die hersonering van die eiendom soos hierbo beskryf vanaf "Residensieel 1" na "Residensieel 3, beperk tot 25 wooneenhede per hektaar". Die Dekking is beperk tot 45%, uitgesluit onderdakparkering; die VRV is beperk tot 0.55, uitgesluit onderdakparkering en die Hoogte is beperk tot 2 verdiepings.

Volledige besonderhede van die Aansoek en planne (as daar is) kan gedurende gewone kantoorure by die munisipale kantore bestudeer word vir 'n periode van 28 dae vanaf 4 Augustus 2021. Die adres van die Akasia Munisipale kantoor is: Akasia Munisipale Kompleks, Heinrichstraat 485 (ingang in Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. Agv Covid19 kan 'n elektroniese kopie van die Aansoek van die Munisipaliteit versoek word by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatief van die Aansoeker by [amund@vodamail.co.za](mailto:amund@vodamail.co.za) / 072 184 9621.

Enige beswaar(e) en / of kommentaar(e), met inbegrip van die gronde vir sodanige beswaar(e) en / of kommentaar(e), met volledige kontakbesonderhede waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of entiteit wat die beswaar(e) en / of kommentaar(e) indien, moet skriftelik gestuur of afgelewer word by: Die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of stuur aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus 2021 tot 1 September 2021.

**Sluitingsdatum vir enige beswaar(e) en / of kommentaar(e):** 1 September 2021

**Adres van applikant:** Platinum Town and Regional Planners CC, Lindau Kompleks 4, Scottstraat 96, Schoemansville, Hartbeespoort; Posbus 1194, Hartbeespoort, 0216; 072 184 9621 of 083 226 1316

**Datums wanneer kennisgewing gepubliseer word:** 4 Augustus 2021 en 11 Augustus 2021 (Gauteng Provinsiale Koerant, Beeld en Citizen)

**Verwysing:** CPD 9/2/4/2 - 5584T (Item no 31678)

4-11

**GENERAL NOTICE 837 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

Type of application The removal of restrictive condition, namely Condition 5. in Deed of Transfer No. T81845/2017

The effect of the application To, inter alia, permit the removal of the 2-metre-wide servitude in favour of the Eastern Metropolitan Sub-Structure.

Site description **PORTION 7 OF ERF 1215 SUNNINGHILL EXTENSION 76.**

Street address **1 Tana Road, Sunninghill, 2157**

Particulars of the application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein and the Authorised Agent at the below mentioned address. An electronic copy of the application can also be requested from the Authorised Agent.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than 1 September 2021.

AUTHORISED AGENT SJA – Town and Regional Planners, Box 3281, Houghton, 2041  
19 Orange Road, Orchards, 2157, Tel (011) 728-0042, Cell: 082 448 4346, Email: [kevin@sja.co.za](mailto:kevin@sja.co.za), Date of Advertisement: 4 August 2021

**GENERAL NOTICE 838 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION:**

Erven 116, 117, 118, Remainder and Portion 1 of 119 and 120

Street Address: 50 & 52 Jameson Avenue, 172 & 174 Oxford Street and 29 and 31 Reform Avenue, Melrose, 2196.

**APPLICATION TYPE:**

Amendment of Land Use Scheme (rezoning) (Reference nr 20-01-3302)

**APPLICATION PURPOSES:**

To rezone the properties (to be consolidated) from "Residential 1", "Residential 3" and "Special" for offices, restaurants and specialised retail, TO "Residential 3" with a density of 220 units on the combined site, including Private Open Space and a clubhouse facility for residents only.

The application will be available for viewing on the City of Johannesburg's e-platform on [www.joburg.org.za](http://www.joburg.org.za). An electronic copy of the application can also be obtained free of any cost, on request, from the applicant at the contact details below.

Any objection or representation with regard to the application must be submitted to both the agent, at the address below, and the Registration Section of the Department of Development Planning, posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than 1 September 2021.

**AUTHORISED AGENT**

Full name: Benjamin Jakobus Potgieter

Postal Address: Suite 266, Private Bag 51, Bryanston, 2021.

Residential Address: 52 Grosvenor Road, Bryanston, 2021

Tel No (w): 011 510 9792 Fax No: 011 510 9990.

Cell: 082 559 3709

E-mail address: [kobus.potgieter@crafthomes.co.za](mailto:kobus.potgieter@crafthomes.co.za)

**DATE: 4 August 2021**



**GENERAL NOTICE 839 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, CHARLOTTE CATHARINA VAN DER MERWE, being the applicant on behalf of the owner of Erf 617 Rayton hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at No 32 South Street, Rayton. The rezoning is from "Residential 1" with a density of one dwelling-house per erf to "Residential 1" with a density of one dwelling house per 500m<sup>2</sup>. The intension of the applicant in this matter is to establish two dwelling units on the property.

Any objection(s) and/or comment(s) including the grounds for such objection(s) and /or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and /or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 4 August 2021 until 1 September 2021.

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

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](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 Municipal Offices:** City Planning, Development and Regional Services, Room LG004, Isivuno House, No 143 Lilian Ngoyi street, Pretoria.

Closing dates for any objections and/or comments: **1 September 2021.**

**Address of Applicant:** PO Box 35974, Menlo Park, Pretoria, 0102. Cell No: 072 444 685:

Date on which notices will be published: **4 August 2021 and 11 August 2021.**

**Reference: CPD 9/2/4/2 6111T**

**Item No: 33950**

**ALGEMENE KENNISGEWING 839 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, CHARLOTTE CATHARINA VAN DER MERWE, synde die aansoeker namens die eienaar van Erf 617 Rayton gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Southstraat 32, Rayton. Die hersonering is vanaf "Residensieel 1" met 'n digtheid van een woonhuis per erf na "Residensieel 1" met 'n digtheid van een woonhuis per 500m<sup>2</sup>. Die doel van die aansoek is om twee wooneenhede te vestig op bogemelde eiendom.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of CityP\_Registration@tshwane.gov.za, ingedien of gerig word binne 'n tydperk van 28 dae vanaf 4 Augustus 2021 tot 1 September 2021.

Volledige besonderhede en planne (indien enige) lê ter insae gedurende normale kantoorure by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant,

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit versoek word deur sodanige afskrif deur die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Daarbenewens kan die applikant by indiening van die aansoek 'n afskrif elektronies stuur of die aansoek publiseer, met 'n bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant moet verseker dat die afskrif gepubliseer of wat aangestuur word aan enige belanghebbende en geaffekteerde party die afskrif is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-posadres of ander wyse moet voorsien waardeur die gemelde kopie elektronies verskaf moet word.

Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die applikant nie.

Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en te verkry nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, nie as gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van Munisipale Kantore:** Stadsbeplanning, Ontwikkeling en Streeksdienste, Kamer LG004, Isivuno House, No 143 Lilian Ngoyi straat, Pretoria.

Sluitingsdatum vir enige besware en/of kommentare: **1 September 2021.**

**Adres van aansoeker:** Posbus 35974, Menlopark, Pretoria, 0102. Selnr 072 444 6850.

Datum waarop kennisgewings sal verskyn: **4 Augustus 2021 en 11 Augustus 2021.**

**Verwysing:** CPD 9/2/4/2 6111T

**Item No:** 33950

4-11

**GENERAL NOTICE 840 OF 2021****AMENDMENT OF LAND USE SCHEME (REZONING)****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipal Planning By-law, 2016, that we, the undermentioned, have applied to the City of Johannesburg for the amendment to the land use scheme in respect of the property.

**SITE DESCRIPTION**

Erf Number: 1893

Township Name: Parkhurst

Street Address: 79 Sixth Street, Parkhurst

**APPLICATION TYPE**

Amendment of Land Use Scheme (rezoning)

**APPLICATION PURPOSES:**

For the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning the abovementioned property from "Residential 1" to "Special" for an animal care centre (cat-hotel) and art gallery with associated and subservient uses.

The above application will be open for inspection during office hours at the City's Metro Link, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, by arrangement and request, from 4 August 2021. To request this option, contact the Registration Counter, Development Planning, on 011 407 6202 during office hours. Copies of the application documents may also be requested by contacting the applicant at the email address listed below.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted by registered mail to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 399 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 1 September 2021.

**AUTHORISED AGENT:**

Full Name: Synchronicity Development Planning  
Postal Address: PO Box 1422, Noordheuwel, 1756  
Contact number: 082 448 7368  
Email address: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)  
Fax number: 086 758 2024  
Date: 4 August 2021

**GENERAL NOTICE 841 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, Urbansignal / Mhlope Development being the authorised agent of the registered owner of **Erf 8790 Windmill Park Extension 21**, hereby give notice in terms of section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the **City of Ekurhuleni Metropolitan Municipality** for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of Erf 8790 Windmill Park Extension 21 from Community Facility to Business 2, subject to conditions.

The purpose of this application is to allow for the development of a shopping centre on Erf 8790 Windmill Park Extension 21 (the site). The Gross Leasable Area (GLA) / Floor Area Ration (FAR) of the proposed development will be amended from 0.25 to 0.35.

The site is located to the south of East Central Road, tucked between Dakar and Mombasa Street. The site directly abuts a private open space to the east and south of the site.

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 municipal manager at the address below, or at the Cnr. Trichardts Road and Commissioner Street, PO Box 215, Boksburg, within a period of 28 days of the notice being displayed.

The date of notification being **04 August 2021**, full details of the application can be viewed during normal office hours at the above-mentioned address.

Closing date for objections:

**08 September 2021**

Applicant: Urban Signal Pty Ltd  
Address: 50 Elandsplaagte Rd, Maroelalana, 0081  
Postal address: PO Box 35881, Menlo Park, 0102  
Tel: 012 346 0911,  
Email: [lourens@urbansignal.co.za](mailto:lourens@urbansignal.co.za)

Applicant: Mhlophe Development Consultants (Pty) Ltd  
Address: 40 Von Broemsen Road, Crystal Park, 1501  
Tel: (067) 065 3014  
Email: [elizabeth@mhlophedev.co.za](mailto:elizabeth@mhlophedev.co.za)

**GENERAL NOTICE 842 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 KAREN PARK EXTENSION 59.**

I/We, MAMPHELE DEVELOPMENT PLANNERS CC, being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Full particulars of the application may be inspected during normal office hours at the Municipal Office of the Strategic Executive Director ("SED") for City Planning, Room F14, Akasia Municipal Complex, No. 485 Heinrich Avenue, Karen Park, P.O Box 58393, Karen Park, 0182, for a period of 28 days from 04 August 2021.

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 at the above-mentioned address or at P.O Box 58393, Karen Park, 0182, or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within 28 days from 04 August 2021.

Address of applicant: *Mamphele Development Planners CC.*

P.O. Box 5558, The Reeds, 0158; e-Mail address: [mdp1@mamphele.co.za](mailto:mdp1@mamphele.co.za),  
Telephone No: 012 460 6678

Dates on which notice will be published:  
First Publication: **04/08/2021**  
Second Publication: **11/08/2021**

**ANNEXURE**

Name of township: KAREN PARK EXTENSION 59  
Full name of applicant: MAMPHELE DEVELOPMENT PLANNERS CC;

Number of erven, proposed zoning and development control measures:  
2 (TWO) ERVEN, TO BE ZONED AS "RESIDENTIAL 3",  
Proposed Erf 1: 4 STOREYS, COVERAGE=23%, F.A.R =0.95,  
Proposed Erf 2: 4 STOREYS, COVERAGE=13%, F.A.R =0.52,

The intension of the applicant in this matter is to: ESTABLISH A TOWNSHIP FOR RESIDENTIAL PURPOSES IN ORDER TO ACCOMMODATE A TOTAL OF 250 UNITS;

Locality and description of property on which township is to be established:

Remaining Extent of Portion 450 of the Farm Hartebeesthoek 303 - J.R, Gauteng Province.  
Locality: No 6725 Doreg Venue, **Karen Park (opposite Wonder Park Shopping Centre, Akasia)**  
Reference: CPD 9/2/4/2 – 5965T, Item No: 33335)

**GENERAL NOTICE 843 OF 2021****NOTICE OF A REZONING ON ERF 4010, WESTONARIA X10 (ALSO KNOWN AS ERVEN 3794-3796, WESTONARIA X10) AS WELL AS PART OF EDELWEISS STREET**

We, Velocity Town Planning & Project Management CC, being the authorized agent / applicant of the owner of Erf 4010, Westonaria X10 (also known as Erven 3794-3796, Westonaria X10), hereby gives notice in terms of Section 37 of the Rand West City Local Municipality By-Law, 2017, read together with provisions of the Spatial Planning and Land Use Management Act, 2013, that we have applied to the Rand West City Local Municipality for an amendment of the Westonaria Town-Planning Scheme, 1981. Simultaneously, we are applying for a partial street closure and rezoning of the undeveloped part of Edelweiss Street, Westonaria. The purpose of the application is to rezone the erven and street, from Residential 1 with a density of 1 dwelling / 400m<sup>2</sup> and Existing Public Roads, to Residential 1 with a density of 1 dwelling / 300m<sup>2</sup>, a Residential 3 erf (50u/ha) and Public Roads. The outcome will be 254 residential erven, 4 parks and internal roads. The site is situated between Edelweiss Street to the east and Neptune Street to the south.

Particulars of the application will lie for inspection during normal office hours at the office of the Town Planning Section, 33 Saturn Street, Westonaria for a period of 28 days from 4 August 2021. Objections to or representations, together with the grounds thereof and with full contact details, must be lodged in writing to the Manager: Town Planning, at the said address or at P.O Box 19, Westonaria, 1780 within a period of 28 days from 4 August 2021, and to the authorized agent address below. Details of authorized agent: Velocity Town Planning & Project Management CC, 207 Nixon Street, Nieuw Muckleneuk, 0081. Contact no: 083 409 1475. Email: [lydia.velocitytp@gmail.com](mailto:lydia.velocitytp@gmail.com).

**GENERAL NOTICE 844 OF 2021****RAND WEST CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that the Rand West City Local Municipality hereby declares the Township of Westonaria Borwa Extension 3 to be an approved township subject to the conditions as set out in the Schedule hereto:

**SCHEDULE**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE WESTONARIA SOUTH PROPERTY HOLDING (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 51 OF THE FARM PANVLAKTE 291-IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Westonaria Borwa X3.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3437/2017.

**1.3 ACCESS**

The township applicant shall at his own expense (if required), submit a geometric design layout plan of the ingress and egress points, and specifications for the construction of the accesses, to the Local Authority, for approval. The township applicant shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Local Authority.

**1.4 ACCEPTANCE AND DISPOSAL OF STOMRWATER**

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

**1.5 PRECAUTIONARY MEASURES**

The township owners shall with respect to the dolomite areas and at its own expense, make arrangements in order to ensure that –

- a) Water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen or to the satisfaction of the Town Engineer; and
- b) Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

**1.6 RESTRICTION OF THE DISPOSAL OF ERVEN**

The township applicant shall not offer for sale or alienate erven 5001, 5266 and 5383 within the period of six (6) months after the erven became registrable or approval/exemption has been granted by the Administrator, to any person or body other than the State unless the Department of Education has indicated in writing that the Department does not wish to acquire the erven.

**1.7 RESTRICTION ON THE SUBDIVISION OF ERVEN**

The layout plan of the township is in accordance with the provisions and requirements of the engineering geological report and no erf be subdivided without the written approval of the Council of Geoscience or their successors in title due to dolomite in the townships area.

**2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE**

**INSTALLATION AND PROVISION OF SERVICES**

The township applicant shall install and provide appropriate, affordable and upgradable internal and external services in or for the township

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

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

3.1 But excluding following conditions which only affects the following erven in the township only:

(a) The following condition which only affects Erf 5397 (PARK) in the township:

"By virtue of Notarial Deed of servitude K3207/1976S dated 9 November 1976 as amended by Notarial Deed of servitude K1657/1982S dated 23 June 1982, the right has been granted to Eskom, in perpetuity to convey electricity over the property, the centre line of the electric power line servitude with underground cable 30,48 meters wide, of which is represented by the lines ab, cd, ef and gh on General Plan S.G. No. 3437/2017 as will more fully appear from reference to the said Notarial Deeds.

3.2 The following servitudes which do not affect the township due to its locality:

By virtue of Notarial Deed of Servitude K2102/1988S dated 15 July 1988 the property hereby transferred is subject to the following servitude in favour of the Town Council of Westonaria:

- (a) A servitude of Right of Way as indicated by the figure Aabc on Diagram S.S. No. 1132/2004, and
- (a) A servitude of Right of Way as indicated by the figure aBCDEFGHJdefghjklb in Diagram S.S. No. 1132/2004, as will more fully appear from reference to the said Notarial Deed.

3.3 The following servitudes which do affect all the erven in the township, which will be made applicable to all the erven in the township:

- (a) Notarial Deed of Servitude K1154/1930S dated 26 March 1990, including ancillary rights, in favour of Eskom to convey electricity.
- (b) Notarial Deed of Servitude K1656/1982S dated 23 June 1982, including ancillary rights, in favour of Eskom to convey electricity.
- (c) Notarial Deed of Servitude K1658/1982S dated 23 June 1982, including ancillary rights, in favour of Eskom to convey electricity.
- (d) Notarial Deed of Servitude K2426/1983S dated 13 October 1983, including ancillary rights, in favour of Eskom to convey electricity.
- (e) Notarial Deed of Servitude K2427/1983S dated 13 October 1983, including ancillary rights, in favour of Eskom to convey electricity.
- (f) Notarial Deed of Servitude K3208/1976S dated 9 November 1976, including ancillary rights, in favour of Eskom to convey electricity.
- (g) Notarial Deed of Servitude K3613/1982S dated 28 December 1982, including ancillary rights, in favour of Eskom to convey electricity.
- (h) Notarial Deed of Servitude K748/1995S dated 14 February 1995, including ancillary rights, in favour of Eskom to convey electricity.
- (i) Notarial Deed of Servitude K836/1984S dated 1 March 1984, including ancillary rights, in favour of Eskom to convey electricity.

3.4 Including the following servitude which affects all erven in the township:

Notarial Deed of servitude K1247/2011 S by virtue of which the property shall not be transferred without the written consent of the Department of Local Government and Housing; Gauteng Province; which consent shall not be unreasonably withheld, as will more fully appear with reference to the aforesaid Notarial Deed of Servitude.



#### 4. CONDITIONS OF TITLE

##### 4.1 CONDITIONS IMPOSED BY THE MINISTER OF MINERAL AND ENERGY AFFAIRS

All erven shall be subject to the following condition:

As the erf forms part of land which is or may be undetermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accept all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock of cracking.

##### 4.2 CONDITIONS AS INDICATED, LAID DOWN BY RAND WEST CITY LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

All erven mentioned hereunder shall be subject to the conditions indicated:

###### a) ALL ERVEN

Due to dolomite in the township area, no erf be subdivided without the written approval of the council of Geoscience or their successors in title.

###### b) ALL ERVEN

- (i) The erf is subject to a servitude, 2 metres wide along any one boundary other than a street boundary in favour of the local authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (ii) No buildings or other structures may be erected within the aforesaid servitude area and not trees with large roots may be planted within the area of such servitude or within a distance of 1 metre thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials which may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (iv) The township is affected by dolomite and all conditions and precautions as outlined in the relevant geotechnical report/s must be adhered to.

#### 5. ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated:

##### i) ERVEN 4625, 5271 AND 5332

The erf is subject to a building restriction area, as depicted on the General Plan due to adverse dolomitic conditions.

No buildings or other structure shall be erected within the aforesaid building restriction area.

No French drain shall be permitted on the erf.

All pipes which carry water shall be watertight and shall be provided with watertight flexible couplings.

The entire surface of the erf shall be drained to the satisfaction of the local authority in order to prevent surface water from damming up, and water from roof gutters shall be discharged away from the foundations.

Neither the owner nor any person shall sink any wells or boreholes under the erf or extract any subterranean water there from.

- ii) **ERVEN 4686, 4687, 4724, 4725, 4746, 4747, 4776, 4777, 4940, 4941, 5001, 5002, 5149, 5150, 5170, 5171, 5230, 5231, 5338 AND 5359**

The erf is subject to a 2m x 3m electrical servitude, as depicted on the General Plan.

- iii) **ERVEN 4690, 4702, 4718, 4731, 4751, 4888, 4898, 4942, 4965, 5177, 5186 AND 5334**

The erven are subject to a 3m wide stormwater servitude, as depicted on the General Plan.

**MUNICIPAL MANAGER  
RAND WEST CITY LOCAL MUNICIPALITY**

**WESTONARIA TOWN PLANNING SCHEME, 1981: AMENDMENT SCHEME 263**

The Rand West City Local Municipality, hereby declares that it has approved an amendment scheme, being an amendment of the Westonaria Town Planning Scheme, 1981, comprising the same land as included in the township of Westonaria Borwa Extension 3, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Town Planning Section, Department of Infrastructure Services, Westonaria, 33 Saturn Street, Westonaria and are open for inspection at all reasonable times.

The date this scheme will come into operation is 4 August 2021.

This amendment is known as Westonaria Amendment Scheme 263.

**MUNICIPAL MANAGER  
RAND WEST CITY LOCAL MUNICIPALITY**

## GENERAL NOTICE 845 OF 2021

**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME  
IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL  
PLANNING BY-LAW, 2016**

We, Intellect Development Consultants, being the applicant, appointed by the owner of **Portion 1 of Erf 1265 Ormonde**, hereby give notice for the above mentioned that we have applied to the City of Johannesburg Municipality for the amendment of the City of Johannesburg Land Use Scheme 2018, for the rezoning of Portion 1 of Erf 1265 Ormonde from "Residential 1" to "Residential 3" in order to accommodate 3 residential dwelling units, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law 2016, read with the provisions of the Spatial Planning and Land Use Management Act 2013.

The address of the site is 24 Milkwood Road, Ormonde.

For a period of 28 days from 4 August 2021, the application will be open for inspection on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications"), or available for inspection at the Department of Development Planning's walk-in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary enquiry facility in Thuso House, 61 Jorissen Street, Braamfontein) from 08:00 to 15:30 on week days, or a copy of the application can be requested from the Applicants' agent as per the contact details below.

Objections to, or representations in respect of the application, must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or transmitted per facsimile to (011) 339-4000, or transmitted per e-mail to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), from the 4 August 2021.

Address of agent: Intellect Development Consultants, 4112 Kambule Street Orlando East;  
e-mail address: [angelinahdaracube@gmail.com](mailto:angelinahdaracube@gmail.com); cell: 073 812 1744.

**GENERAL NOTICE 846 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Gerrit Hendrik De Graaff of Developplan Town and Regional Planners Incorporated, being the applicant of Portion 31 of the farm Haakdoornboom 267, Registration Division J.R., Province of Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied 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 above mentioned By-law, of part a-b-c-d-a of the property as described above. The property is situated at: 6845 Koekoek Street, Haakdoornboom, Pretoria. The rezoning is **FROM:** "Undetermined" **TO** "Special" for a Transport Depot and ancillary and subservient uses with a Coverage of 15% and FSR of 0,15 subject to certain conditions. I have also applied in terms of section 16(2)(d) of the By-Law for consent in terms of Title Conditions A.1., A.2., B(a), B(b) and B(c) in Title Deed T99093/1997 that restricts the proposed rezoning. The existing buildings located on part a-b-c-d-a of the mentioned property is currently being used for a residence as well as a transport depot. It is the intension to legalize the land use.

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 4 August until 1 September 2021. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Gauteng Gazette / Die Beeld / The Star newspapers.

Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications: "Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](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 Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 0123460283.

Closing date for any objections and/or comments: 1/09/21. Dates on which notice will be published: 4 & 11/08/21.

Reference: CPD 9/2/4/2-6125T (Item 34006).

**ALGEMENE KENNISGEWING 846 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD  
TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stads-en Streekbeplanners Ingelyf, synde die applikant van Gedeelte 31 van die plaas Haakdoornboom 267, Registrasie Afdeling J.R., Gauteng Provinsie gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van deel a-b-c-d-a van die eiendom hierbo beskryf in terme van Artikel 16(1) van die bovermelde Verordening. Die eiendom is geleë te Koekoek Straat 6845, Haakdoornboom, Pretoria. Die hersonering is **VANAF**: "Onbepaald" **NA** "Spesiaal" vir 'n Transport Depot en aanverwante en ondergeskikte gebruike met 'n dekking van 15% en VRV van 0,15 onderworpe aan sekere voorwaardes Ek het ook aansoek gedoen in terme van Artikel 16(2)(d) van die Verordening vir toestemming in terme van Titel Voorwaardes A.1., A.2., B(a), B(b) and B(c) in Titel Akte T99093/1997 wat die voorgestelde hersonering beperk. Die bestaande geboue geleë op Deel a-b-c-d-a van die vermelde eiendom word huidiglik gebruik vir 'n woonhuis asook transport depot. Dit is die intensie om die grondgebruik te wettig.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus tot 1 September 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Gazette / The Star / Die Beeld koerante.

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

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

Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 0123460283.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 1/09/21. Publikasiedatums van kennisgewing: 4 & 11/08/21.

Verwysing: CPD 9/2/4/2-6125T (Item 34006).

**GENERAL NOTICE 847 OF 2021**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By Law, 2016 that we, the undersigned, intend to apply to the City of Johannesburg for The Removal of Restrictive Title Conditions.

**APPLICATION PURPOSE:**

The purpose of this application is to apply for the removal of restrictive title conditions on Erf 572 Robertsham Township in terms of Section 41 of City of Johannesburg Municipal Planning By-Law, 2016.

**SITE DESCRIPTION:**

**Erf No:** Erf 572

**Township Name:** Robertsham Township

**Street Address:** No.1 Ives Street, Robertsham, Johannesburg South, 2091

The above application, made in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A- Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the below address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than **01 September 2021**.

Any objection/s not motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016 may be deemed invalid and may be disregarded during the assessment of the application.

**AUTHORISED AGENT**

**Full name:** Emendo Pty Ltd

**Postal Address:** PO Box 5438, Meyersdal, 1447

**Residential Address:** 30 Rae Frankel Street, Brackenhurst, Alberton

**Tel No:** 011 867 1160 | **Fax No:** 086 563 5390

**Email address:** alberton@emendo.co.za

**DATE:** 04 AUGUST 2021

**GENERAL NOTICE 848 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**

I, Gerrit Hendrik de Graaff of Developlan Town Planners Incorporated, being the applicant of Portion 1 of Erf 425, Riamarpark Township, Registration Division J.R., Province of Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the above mentioned By-law of the above mentioned property. The property is situated at 1/425 Bronkhorstspuit Road, Bronkhorstspuit. The application is for the removal of the following conditions: (4.) G. 1.; (4.) G. 2.; (4.) G. 3. and (4.) G. 4. in Title Deed T28606/2002. It is the intension of the Bronkhorstspuit Golf Club together with Mr Joe Makwana (Makwana Hotels (Pty) Ltd) to do mainly a residential development on the western part of the erf that is currently vacant and not being used for the purposes of the golf course.

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 4 August 2021 until 1 September 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 Gazette / The Star and Die Beeld newspapers.

**Schedule 23: Extra-ordinary measure in line with the Disaster Management Act, 2002 for the public participation of land development applications:** "Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](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 Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Address of applicant: 54B Van Wouw St., Groenkloof 0181; / PO Box 1516, Groenkloof, 0027. Tel: 0123460283.

Closing date for any objections and/or comments: 01/09/21. Dates on which notice will be published: 4 & 11/08/21.

Reference: CPD/1124/425/1 (Item 34034).

## ALGEMENE KENNISGEWING 848 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stads-en Streekbeplanners Ingelyf, synde die applikant van Gedeelte 1 van Erf 425, Riamarpark Dorp, Registrasie Afdeling J.R., Gauteng Provinsie gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van sekere voorwaardes vervat in die Titel Akte in terme van artikel 16(2) van die bovermelde Verordening van die bovermelde eiendom. Die eiendom is geleë te Bronkhorstspuit Weg 1/425, Bronkhorstspuit. Die aansoek is vir die verwydering van die volgende voorwaardes (4.) G. 1.; (4.) G. 2.; (4.) G. 3. en (4.) G. 4. in Titel Akte T28606/2002. Dit is die intensie van die Bronkhorstspuit Golf Klub saam met Mnr Joe Makwana (Makwana Hotels (Pty) Ltd) om hoofssaklik 'n residensiele ontwikkeling te doen op die westelike deel van die erf wat tans vakant is en nie gebruik word vir die doeleindes van die golfbaan nie.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, moet ingedien of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus tot 1 September 2021. Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Gauteng Gazette, The Star en Die Beeld.

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

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

Adres van applikant: Van Wouw Str. 54B, Groenkloof 0181; / Posbus 1516, Groenkloof, 0027. Tel: 0123460283.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 01/09/21. Publikasiedatums van kennisgewing: 4 & 11/08/21.

Verwysing: CPD/1124/425/1 (Item 34034).



**GENERAL NOTICE 849 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Matthys Johannes Loubser being the applicant of Erf 363 Capital Park hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above.

The property is situated at the corner of Trouw- and Fifth Avenues in Capital Park.

The intention of the applicant in this matter is to rezone the property from "Residential 1" to "Residential 2" to provide for three dwelling-units.

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 newspaper. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, 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 4 August until 1 September 2021.

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

Closing date for objection(s) and/or comment(s): 1 September 2021.

Address of applicant: PO Box 11199, Wierda Park South 0057 or 150 Goshawk Street, Rooihuiskraal North 0157.

e-mail: [citiplan@vodamail.co.za](mailto:citiplan@vodamail.co.za)

Cell phone number: 0824145321.

Dates on which notice will be published: 4 August and 11 August 2021.

**Reference:** CPD/9/2/4/2 – 6113T

Item No 33957

4–11

**ALGEMENE KENNISGEWING 849 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERING AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Matthys Johannes Loubser, synde die applikant van Erf 363 Capital Park, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, kennis dat ek by die Stad van 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 Grondgebruiksbeheer Verordening, 2016 van die eiendom soos beskryf hierbo.

Die eiendom is geleë op die hoek van Trouw- en Vyfdelane in Capital Park.

Die bedoeling van die applikant in hierdie saak is om die eiendom te hersoneer van "Residensieël 1" na "Residensieël 2" om voorsiening te maak vir drie wooneenhede.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, Beeld en The Citizen koerant besigtig word.

Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek. Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie, moet ingedien word en skriftelik 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 4 Augustus tot en met 1 September 2021.

Adres van Munisipale kantore: Registrasiekantoor, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 1 September 2021.

Adres van aansoeker: Posbus 11199, Wierda Park Suid 0057 of 150 Goshawkstraat, Rooihuiskraal Noord 0157.

e-pos: [citiplan@vodamail.co.za](mailto:citiplan@vodamail.co.za), Selffoonnommer: 0824145321.

Datums waarop kennisgewing gepubliseer sal word: 4 Augustus en 11 Augustus 2021.

**Verwysing:** CPD/9/2/4/2 – 6113T

Item No 33957

4–11

**GENERAL NOTICE 850 OF 2021****NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018**

We, Welwyn Town & Regional Planning No 1 CC, authorized agent of the owners of Erf 304, Vanderbijl Park South East 4, situated at 23 Komatie River Street, hereby give notice in terms of Section 38(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that we have applied to the Emfuleni Local Municipality for the amendment of the Vanderbijl Park Town Planning Scheme, 1987, by the rezoning of the property from "Residential 1" (one dwelling per erf) to "Residential 1" (one dwelling per 400m<sup>2</sup>) in order to allow a second dwelling/granny flat.

Particulars of the application will lie open for inspection during normal office hours at the office of the Manager: Land Use Management, First Floor, Old Trustbank Building, corner of President Kruger and Eric Louw Streets, Vanderbijl Park. Any objection, comment or representation in this regard may be done, in writing, by registered post, by hand, by facsimile or by e-mail within 28 days from the date of first placement to both the Emfuleni Local Municipality, P.O. Box 3, Vanderbijl Park, 1900, as well as to Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijl Park, 1900. Tel: (016) 933 9293. Fax: 0864 767933. E-mail: [welwyn2@telehost.co.za](mailto:welwyn2@telehost.co.za). Date of first placement: 4 August 2021.

**ALGEMENE KENNISGEWING 850 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENINGE, 2018**

Ons, Welwyn Town & Regional Planning No 1 CC, gemagtigde agent van die eienaars van Erf 304, Vanderbijl Park South East 4, geleë te Komatierivierstraat 23, gee hiermee kennis in terme van Artikel 38 (2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuurs Verordeninge, 2018, dat ons aansoek gedoen het by die Emfuleni Plaaslike Munisipaliteit vir die wysiging van die Vanderbijl Park Dorpsbeplanningskema, 1987, deur die hersonering van die eiendom vanaf "Residensieel 1" (een woon huis per erf) na "Residensieel 1" (een woonhuis per 400m<sup>2</sup>) ten einde 'n tweede woning/bywoonstel toe te laat.

Besonderhede van hierdie aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trustbank Gebou, hoek van President Kruger- en Eric Louwstrate, Vanderbijl Park. Enige beswaar, kommentaar of verhoë in hierdie verband kan skriftelik, per geregistreerde pos, per hand, per faks of per e-pos binne 28 dae vanaf die datum van eerste plasing gerig word aan beide die Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijl Park, 1900, asook Welwyn Stads- en Streekbeplanners, Posbus 6436, Vanderbijl Park, 1900. Tel: (016) 933 9293. Faks: 0864 767933. E-pos: [welwyn2@telehost.co.za](mailto:welwyn2@telehost.co.za). Datum van eerste plasing: 4 Augustus 2021.

**GENERAL NOTICE 851 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Leon André Bezuidenhout, being authorized agent of the owner of Remaining Extent of Portion 341 (a portion of Portion 63) of the farm Zesfontein 27 IR, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 341 Birch Road, Benoni from "Agriculture" to "Industrial 2" for commercial purposes (distribution centre) and related, but subservient office/s.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 4 August 2021, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Customer Care Centre, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500, within a period of 28 days from 4 August 2021.

Address of the authorised agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 0729261081; E-mail: weltown@absamail.co.za Our ref : RZ 1013/19

**GENERAL NOTICE 852 OF 2021**

## SCHEDULE 11 (REGULATION 21)

## NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

The Ekurhuleni Metropolitan Municipality (Alberton Service Delivery Centre) hereby gives notice in terms of Section 69(6)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Act 2013, that an application in terms of Section 100 of the same Ordinance to amend the Conditions of Establishment for Watervalspruit x 47 and Watervalspruit x 48 townships has been received by it. Details of the application is annexed to this notice.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Development Department, Level 11, Civic Centre, Alberton, for a period of 28 days from 4 August 2021

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager City Development Department, at above address or at P.O. Box 4, Alberton, 1450, within a period of 28 days from 4 August 2021

**ANNEXURE**

**Name of township: Watervalspruit x 47 and Watervalspruit x 48**

**Full name of applicant:** Aeterno Town Planning (Pty) Ltd.

**Proposed amendment:** It is the intention of the applicant to increase the density of all 4 Res 4 erven in the township to 150 units per ha and to increase the height to 4 storeys

**Description of land on which township is to be established:** A part of the remaining extent of Portion 2 of the farm Rietspruit 152 IR

**Location of proposed township:** The proposed township is located in the southern part of the Ekurhuleni Metropolitan Area, to the north of Road K154, and adjacent east of Road K91

**Applicant details:** Aeterno Town Planning (Pty) Ltd, Tel: 012 348 5081, Fax: 086 219 2535, Email: [alex@aeternoplanning.com](mailto:alex@aeternoplanning.com) (444/445)

4-11

**ALGEMENE KENNISGEWING 852 VAN 2021**

## BYLAE 11 (REGULASIE 21)

## KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP

Die Ekurhuleni Metropolitaanse Munisipaliteit (Alberton Diensleweringentrum) gee hiermee ingevolge Artikel 69 (6) (a), van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met Seksie 2(2) en die relevante bepalings van die Ruimtelike Beplannings- en Grondgebruik Bestuurswet, 2013, kennis dat 'n aansoek ingevolge Artikel 100 van die Ordonnansie deur hom ontvang is om die Stigtingsvoorwaardes van Watervalspruit x 47 en Watervalspruit x 48 te wysig.

Besonderhede van die aansoek is vervat in die Bylae tot hierdie kennisgewing

Besonderhede van die aansoek lê ter insae gedurende kantoorure by die kantoor van die Area Bestuurder: Stedelike Ontwikkelingsdepartement, Vlak 11 Burgersentrum, Alberton, vir 'n tydperk van 28 dae van 4 Augustus 2021

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 4 Augustus 2021.. skriftelik by of tot die Area Bestuurder: Stedelike-ontwikkelingsdepartement, te bogenoemde adres of Posbus 4 Alberton, 1450, ingedien of gerig word.

**BYLAE**

**Naam van dorp: Watervalspruit x 47 en 48**

**Volle naam van aansoeker:** Aeterno Stadsbeplanners (Edms) Bpk.

**Voorgestelde wysiging:** Dit is die intensie van die applikant om die digtheid van die 4 Res 4 erwe in die dorpe te verhoog na 150 eenhede per ha en die hoogte te vermeerder na 4 verdiepings .

**Beskrywing van grond waarop dorp gestig staan te word:** 'n Deel van die restant van Gedeelte 2 van die plaas Rietspruit 152 IR

**Ligging van voorgestelde dorp:** Die voorgestelde dorp is geleë op die suidelike grens van die Ekurhuleni Metropolitaanse Raad, noord van pad K154 en aangrensend oos van pad K91

**Besonderhede van applikant:** Aeterno Stadsbeplanning (Edms) Bpk, Tel: 012 348 5081, Faks: 086 219 2535  
Epos: [alex@aeternoplanning.com](mailto:alex@aeternoplanning.com)

P444 /P445

4-11

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 76 OF 2021****AMENDMENT SCHEMES 05-18107**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Roodepoort Town Planning Scheme, 1987, by the rezoning Remaining Extent of Erven 11, 13, 15, 39, 41 and 43 Fairland from "Residential 1" to "Commercial", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 05-18107 and will come into operation on 04 August 2021 date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No 21/2021

**PROCLAMATION NOTICE 77 OF 2021****LOCAL AUTHORITY NOTICE CD71/2021  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI TOWN PLANNING SCHEME, 2014  
EKURHULENI AMENDMENT SCHEME NO. B0311**

It is hereby notified in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act 16 of 2013) that the City of Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Portion 401 Vlakfontein 30-IR from "Agricultural" to "Community Facility" for a Place of Education including ancillary uses.

A copy of this amendment scheme will lie for inspection at all reasonable times at the office of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: City Planning Department, Benoni Customer Care Area, as well as the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme known as the Ekurhuleni Amendment Scheme B0311 and this Scheme shall come into operation from date of publication of this notice.

**Dr I Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Head Office Building, corner Cross and Roses Streets, Germiston, Private Bag X1069, Germiston, 1400**

Notice No. CD71/2021

Date: 04/08/2021

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 605 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY - NOTICE OF AN APPLICATION FOR CONSENT IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16 OF THE CITY OF TSHWANE LAND USE MANGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (PTY) LTD, being the applicant on behalf of the owner of the Remainder of Erf 70 Rietfontein, 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 for consent-use for a Guest House with 9 guest rooms (18 guests) on the Remainder of Erf 70 Rietfontein. The property is situated at no 392 16th Avenue, Rietfontein.

The current zoning of the property is "Residential1" in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014). The intension of the applicant is to obtain land use rights to use the property as a guesthouse.

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: Grouphead, Economic Development & Spatial Planning, PO Box 3242, Pretoria, 0001 or to [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) from 28 July 2021 until 25 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 this notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of municipal offices: Registry Office, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 25 August 2021.

Address of applicant: Multiprof Property Intelligence (PTY) LTD, Unit 25, Garsfontein Office Park, 645 Jacqueline Drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. Tel: (012) 361 5095 / Cell: 082 556 0944 / E-Mail: [info@mpdp.co.za](mailto:info@mpdp.co.za)

Dates on which notice will be published: 28 July 2021 and 4 August 2021.

**Reference: CPD/580/0070/R**

**Item number: 33695**

**PROVINSIALE KENNISGEWING 605 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN N TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET SEKSIE 16 VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (PTY) LTD, die gemagtigde agent vir die eienaar van die Restant van Erf 70 Rietfontein, gee hiermee kennis ingevolge Klousule 16 van die Stad van Tshwane Dorpsbeplannings Skema (Hersien 2014) dat daar aansoek gedoen is by die Stad van Tshwane Metropolitaanse Munisipaliteit vir n 'Gastehuis' met 9 gastekamers (18 gaste) op die Restant van Erf 70 Rietfontein. Die eiendom is gelee op 16de Laan 392, Rietfontein,

Die huidige sonering van die eiendom is "Residensieel 1" in terme van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014). Die doel van die aansoek is om grondgebruiksregte te kry om die eiendom as 'n gastehuis te gebruik.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die munisipaliteit nie met die persoon of liggaam wat die beswaar en of kommentaar ingedien het, kan kommunikeer nie, moet binne n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing ingedien of gerig word aan: Die Groepheef : Ekonomiese Ontwikkeling & Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) vanaf 28 July 2021 until 25 August 2021.

Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die grondontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

Addisioneel kan die aansoeker met indiening van die aansoek n elektroniese afskrif aanstuur of die aansoek publiseer, met die bevestiging van volledigheid deur die munisipaliteit, begeleidende die elektroniese afskrif op die webblad. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en geaffekteerde party gegee word, die afskrif is wat by die munisipaliteit ingedien is na: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

Vir die doeleindes om n afskrif van die aansoek te kry, moet die party wat belangstel of geaffekteer word, die munisipaliteit en die aansoeker van n e-pos adres of enige ander wyse van kommunikasie voorsien om die elektroniese afskrif deur te stuur. Geen deel van die dokumente wat die munisipaliteit of die aansoeker verskaf, mag gekopieer word of in enige manier gepubliseer word of gebruik word in 'n manier wat sal oortree op die intellektuele eiendomsregte van die aansoeker.

As enige party wat belangstel of geaffekteer word, geen stappe volg om die aansoek te kry en te sien nie, sal die mislukking deur die geaffekteerde of belangstellende party nie die aansoek benadeel nie. Die rede sal nie beskou word as gronde waarop die verwerking en oorweging van die aansoek verbied kan word nie.

Adres van die Munisipale kantore: Registrasiekantoor, Kamer LG004, Isivuno House, 143 Lilian Ngoyi Straat, Pretoria.

Sluitingsdatum vir enige beswaar(e): 25 Augustus 2021.

Adres van gemagtigde agent: Eenheid 25, Garsfontein Kantoorpark, Jacquelinerylaan 645, Garsfontein, Pretoria 0081 / Posbus 1285, Garsfontein, 0042/ Tel: (012) 361 5095 / Cell: 082 556 0944 / E-Pos: [info@mpdp.co.za](mailto:info@mpdp.co.za)

Datums wanneer die advertensies gepubliseer word: 28 Julie 2021 en 4 August 2021.

**Verwysing: CPD/580/0070/R**

**Item nommer: 33695**



**PROVINCIAL NOTICE 607 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company, being authorized agent of the owner of Erf 289 Ravensklip Extension 8 Township (previously known as Erven 286 & 287 Ravensklip Extension 8 Township) hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 286 & 287 Natal Street, Ravensklip, Boksburg from "Residential 3" to "Residential 4".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, Boksburg CCC, 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg for a period of 28 days from 28 July, 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P.O. Box 215, BOKSBURG, 1460 within a period of 28 days from 28 July, 2021.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 PO Box 6161 | Dunswart | Boksburg | 1508 | [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za) | [www.thetownplannerandcompany.co.za](http://www.thetownplannerandcompany.co.za)

28-04

**PROVINCIAL NOTICE 608 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, Multiprof Property Intelligence (PTY) LTD, being the applicant on behalf of the owner of the Remainder of Erf 1121 Waverley, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the city of Tshwane Metropolitan Municipality for the Removal of certain conditions contained in the title deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at no. 1254 Collins Avenue, Waverley.

The application is for the removal of conditions applicable to the title deed on the Remainder of Erf 1121 Waverley, namely conditions: a, b, c, d, e, f, g, h, i, k on page 4 with sub-conditions k(i)(ii) and conditions k and l on page 5, in title deed T 044414/03.

The intension of the applicant is to apply to the Municipality to obtain approval of building plans by removing the conditions which are restrictive and conditions which are considered outdated and / or no longer relevant.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the group head: Economic Development and Spatial Planning, Po Box 3242, Pretoria, 0001 or to [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) from 28 July 2021 until 25 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 this notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

**Address of municipal offices:** Registry Office, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

**Closing date for any objections and/or comments:** 25 August 2021.

**Address of applicant:** Multiprof Property Intelligence (PTY) LTD, Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. Tel: (012) 361 5095 / Cell: 082 556 0944 / E-Mail: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Dates on which notice will be published:** 28 July 2021 and 4 August 2021.

**Reference:** CPD/0752/01121/R

**Item Number:** 32950

**PROVINSIALE KENNISGEWING 608 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (PTY) LTD, synde die aansoeker namens die eienaar van die Restant van Erf 1121 Waverley, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur By-Wet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte ingevolge Artikel 16(2) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die bogenoemde genoemde eiendom. Die eiendom is geleë op nr.1254 Collins Laan, Waverley.

Die aansoek is vir die verwydering van voorwaardes van toepassing op die titelakte van die Restant van Erf 1121 Waverley naamlik voorwaardes: a, b, c, d, e, f, g, h, i, k op bladsy 4 met subvoorwaardes k (i) (ii) en voorwaardes k en l op bladsy 5, in titelakte T 044414/03.

Die bedoeling van die aansoeker is om by die munisipaliteit aansoek te doen om goedkeuring van bouplanne te verkry deur die beperkende voorwaardes en voorwaardes wat as verouderd en / of nie meer relevant beskou word nie, te verwyder.

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na [City\\_registration@tshwane.gov.za](mailto:City_registration@tshwane.gov.za) vanaf 28 Julie 2021 tot 25 Augustus 2021.

Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die grond ontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

Addisioneel kan die aansoeker met indiening van die aansoek 'n elektroniese afskrif aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, begeleidende die elektroniese afskrif op die webblad, indien enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en geaffekteerde party gegee word, dieselfde afskrif is wat by die munisipaliteit ingedien word by [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

Vir die doeleinde om 'n afskrif van die aansoek te kry, moet die party wat belang stel of geaffekteer word, die munisipaliteit en die aansoeker van 'n e-pos adres of enige ander wyse van kommunikasie voorsien om die elektroniese afskrif deur te stuur. Geen deel van die dokumente wat die munisipaliteit of die aansoeker verskaf, mag gekopieer word of in enige manier gepubliseer word of gebruik word in 'n manier wat sal oortree op die intellektuele eiendomsregte van die aansoeker.

As enige party wat belang stel of geaffekteer word, geen stappe volg om die aansoek te kry en te sien nie, sal die mislukking deur die geaffekteerde of belangstellende party nie die aansoek benadeel nie. Die rede sal nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van munisipale kantore:** Registrasie Kantoor, Kamer LG004, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria.

**Sluitingsdatum vir enige kommentaar(e) en/of beswaar(e):** 25 Augustus 2021.

**Adres van gemagtigde agent:** Multiprof Property Intelligence (PTY) LTD, Eenheid 25, Garsfontein kantoorpark, Jacqueline Rylaan 645, Garsfontein / Posbus 1285, Garsfontein, 0042 / Tel: (012) 361 5095 / Sel: 082 556 0944 / E-Pos: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Datum van publikasie van die kennisgewing:** 28 Julie 2021 en 4 August 2021.

**Verwysing:** CPD/0752/01121/R

**Item Nommer:** 32950

**PROVINCIAL NOTICE 609 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 for the Remaining Extent of Erf 439, Arcadia and Portion 1 of Erf 440, Arcadia, 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 properties described above from "Special" for the purposes of offices for professional consultants and/or one dwelling-house to "Special", for a block of flats or living-units with a density of 173 units per hectare (a maximum of 44 units on the consolidated erf). The properties are situated at 785 and 787 Francis Baard Street, Arcadia. The intention of this application is to allow for the development of residential accommodation on the consolidated site. 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 **28 July 2021** until **25 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:** LG004, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices, Pretoria **Closing date for any objections and/or comments:** 25 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: TPH20372. **Dates on which notice will be published:** 28 July 2021 and 4 August 2021 **Reference nr:** CPD 9/2/4/2-6085T **Item nr:** 33846

28-04

**PROVINSIALE KENNISGEWING 609 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK-BESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van die Restant van Erf 439, Arcadia en Gedeelte 1 van Erf 440, Arcadia 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 beskryf vanaf "Spesiaal" vir die doeleindes van kantore vir professionele konsultante en / of een woonhuis tot "Spesiaal" vir 'n woonstelblok of wooneenhede met 'n digtheid van 173 eenhede per hektaar (maksimum 44 eenhede op die gekonsolideerde erf). Die eiendom is geleë te 785 en 787 Francis Baard Straat, Arcadia. Die doel van hierdie aansoek is om voorsiening te maak vir die ontwikkeling van residensiële akkommodasie op die gekonsolideerde perseel. '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 **28 Julie 2021** en **25 Augustus 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geinspekteer 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:** LG004, Isivuno Huis, 143 Lillian Ngoyi Straat, Munisipale Kantore, Pretoria. **Sluitingsdatum vir enige besware en/of kommentaar:** 25 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: TPH20372 **Datums waarop die advertensie geplaas word:** 28 Julie 2021 en 4 Augustus 2021 **Verwysing nr:** CPD 9/2/4/2-6085T **Item nr:** 33846

28-04

**PROVINCIAL NOTICE 610 OF 2021****EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE)  
AMENDMENT SCHEME**

I, Hermann Joachim Scholtz, of the Town Planner and Company, being the authorized agent of the owners of Erf 56 Boksburg North, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-Planning and Townships Ordinance, 1986 read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), that we have applied to the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated in 9a Sixth Street, Boksburg North, 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 Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), Department of City Planning, 3<sup>rd</sup> Floor, Boksburg Civic Centre, corner Trichardts Road and Commissioner Street, Boksburg, for the period of 28 days from 28 July 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P.O. Box 215, Boksburg, 1460, within a period of 28 days from 28 July 2021.

Address of agent: Hermann J Scholtz, P.O.Box 6161 | Dunswart | Boksburg | 1508  
Tel: 0828532885 | Email: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za).

28-04

**PROVINSIALE KENNISGEWING 610 VAN 2021**

Ek, Hermann Joachim Scholtz, van die Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 56 Boksburg Noord, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die Herzoning van die eiendom hierbo beskryf, geleë te 9a Sesde Straat, Boksburg Noord, van "Residensieel 1" na "Residensieel 3".

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Klientediens-Sentrum), Departement Stadsbeplanning, 3de Vloer, Boksburg, Burgersentrum, hoek van Trichardts Weg en Commissioner Straat, Benoni, vir 'n tydperk van 28 dae vanaf 28 Julie 2021. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2021 skriftelik by of tot die Area Bestuurder by bovermelde adres of by POS Bus 215, Boksburg, 1460 ingedien of gerig word.

Adres van agent: Hermann J Scholtz, Posbus 6161 | Dunswart | Boksburg | 1621 | Tel:  
0828532855 | E-pos: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za).

28-04

**PROVINCIAL NOTICE 611 OF 2021****EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE)****AMENDMENT SCHEME**

I, Hermann Joachim Scholtz, being the authorized agent of the owners of Holding 1-504 Bredell AH Extension 1, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-planning and Townships Ordinance, 1986, that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated in 1/504 Harvest Street, from "Agricultural" to "Special".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5<sup>th</sup> Floor, Room A 506/8, Civic Centre, corner CR Swart Drive and Pretoria Road, Kempton Park for the period of 28 days from 28 July 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 days from 28 July 2021.

Address of agent: **Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | E-mail: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za)**

28-04

**PROVINSIALE KENNISGEWING 611 VAN 2021****EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK KLIENTEDIENS-SENTRUM)****WYSIGINGSKEMA**

Ek, Hermann Joachim Scholtz, synde die gemagtigde agent van die eienaars van Hoewe 1-504 Bredell AH Uitbreiding 1, gee hiermee ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die hersonering van die eiendom hierbo beskryf, geleë Hoewe 1-504 Bredell AH Uitbreiding 1, Harvest Straat 1/504, van "Landbou" na "Spesiaal"

Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van die Area bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, kamer A 506/8, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, vir 'n tydperk van 28 dae vanaf 28 Julie 2021. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2021 skriftelik by of tot die area bestuurder by bovermelde adres of by POS bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: **Hermann J Scholtz, POS Box 7775 | Birchleigh | Kempton Park | 1621 | Tel: 0828532885 | E-pos: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za)**

28-04

**PROVINCIAL NOTICE 612 OF 2021****NOTICE OF AN APPLICATION FOR THE REMOVAL / AMENDMENT / SUSPENSION OF A RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, A ROLFE, being the applicant on behalf of the owner of Erf 161, Waterkloof Glen, Registration Division J.R., Province Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above- mentioned property. The property is situated at 414 Wendy Street, Waterkloof Glen. The application is for the removal of the following conditions: condition B(e), condition B(f) and condition C(c) in Title deed T160872/07. The intension of the applicant in this matter is to approve building plans at Tshwane Council.

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 Centurion: Room E10, Townplanning Office, cnr Basden and Rabie Streets, Centurion; PO Box 14013, Lyttelton, 0140 from 28 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 25 August 2021.

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;
- 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);
- a copy can be requested from the applicant at the address indicated in the advertisement

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

**Address of Municipal Offices:** City Planning, Development and Regional Services, Room E10, Townplanning Office, cnr Basden and Rabie Streets, Centurion

**Address of Applicant:** 326 Glenwood Street, 065 844 2029, [alicia.rolfe@icloud.com](mailto:alicia.rolfe@icloud.com)

**Dates on which notice will be published:** 28 July and 4 August 2021

**Closing dates for any objections and/or comments:** 25 August 2021

**Ref:** CPD WKG/0726/161

**Item Nr:** 33886

28-04



**PROVINSIALE KENNISGEWING 612 VAN 2021****STAD VAN TSHWANE METROPOLITAN MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR DIE VERWYDERING / WYSIGING / OPGEHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR****BY-WET, 2016**

Ek, A ROLFE, synde die aansoeker namens die eienaar van Erf 161, Waterkloof Glen Dorpsgebied, Registrasie Afdeling J.R., Provinsie Gauteng gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van seker voorwaardes vervat in die Titelakte in terme of artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 414 Wendy straat, Waterkloof Glen.

Die aansoek is vir die verwyding van die volgende voorwaardes in kondisie B(e), kondisie B(f) en kondisie C(c) in Titelakte T160872/07. Die intensies van die applikant in hierdie saak is om bouplanne goed te keur te Tshwane Stadsraad.

Enige besware en/of kommentare, insluitende die gronde vir sulke besware en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat 'n beswaar en/of kommentaar geloots het nie, moet geloots word by, of skriftelik gemaak word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan Centurion: Kamer E10, Stadsbeplanning kantoor, h/v Basden en Rabie-strate, Lyttelton, Centurion; Posbus 14013, Lyttelton, 0140 vanaf 28 Julie 2021 (die eerste publikasie van die kennisgewing soos uiteengesit in artikel 16(1)(f) van die By-wet wat verwys na bogenoemde), tot 25 Augustus 2021.

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

- dit kan by die kantoor van die Munisipaliteit besigtig word soos in die advertensie aangedui;
- 'n afskrif kan van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie in staat is om die aansoek gedurende die tydperk te besigtig wanneer die aansoek ter insae beskikbaar is nie, by die onderskeie Munisipale kantoor weens die Munisipale kantoor wat vir COVID-19 gesluit word deur die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za);
- 'n afskrif kan ook versoek word vanaf die aansoeker by die adres wat in die advertensie aangedui word

Volle besonderhede en planne (indien enige) mag geïnspekteur word gedurende normale kantoor ure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Gazette, The Business Day en Beeld koerante.

**Adres van Munisipale Kantore:** Stadsbeplanning, Ontwikkeling en Streeksdienste, Kamer E10, Stadsbeplanning kantoor, h/v Basden en Rabie-strate, Lyttelton, Centurion

**Adres van Aansoeker:** 326 Glenwood Str, 0658442029, [alicia.rolfe@icloud.com](mailto:alicia.rolfe@icloud.com)

**Datums waarop kennisgewing sal verskyn:** 28 Julie en 4 Augustus 2021.

Sluitingsdatum vir enige besware en/of kommentare: 25 Augustus 2021

**Verw: CPD WKG/0726/161**

**Item Nr: 33886**

28-04

**PROVINCIAL NOTICE 613 OF 2021****EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE)  
AMENDMENT SCHEME K0291**

I, Hermann Joachim Scholtz of the Town Planner and Company, being the authorized agent of the owners of Erven 873, 878 and 920 Kempton Park Extension 2, hereby give notice in terms of section 56 (1) (b) (i) and (ii) of the Town-planning and Townships Ordinance, 1986 read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA) that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties described above, situated in 94, 104 and 99 Kerk Street respectively, from "Residential 1" to "Residential 4".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Department of City Planning, 5<sup>th</sup> Floor Room A 506/8, Main Building, Kempton Park Civic Centre, Corner CR Swart and Pretoria Roads, Kempton Park, for the period of 28 days from 28 July 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 28 July 2021.

Address of agent: Hermann J Scholtz, P.O.Box 7775 | Birchleigh | Kempton Park | 1621  
Tel: 0828532885 | Email: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za)

28-04

**PROVINSIALE KENNISGEWING 613 VAN 2021****EKURHULENI METROPOLITAANSE MUNISIPALITEIT KEMPTON PARK KLIENTEDIENS-  
SENTRUM WYSIGINGSKEMA K0291**

Ek, Hermann Joachim Scholtz, van die Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 873, 878 en 920 Kempton Park Uitbreiding 2, gee hiermee kennis ingevolge artikel 56 (1) (b) (i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum) aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die Herzonering van die eiendom hierbo beskryf, geleë te 94, 104, en 99 Kerk Straat, onderskeidelik, van "Residensieel 1" na "Residensieel 4".

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Klientediens-Sentrum), Departement Stadsbeplanning, 5de Vloer, Kamer 506/8, Hoofgebou, Burgersentrum, hoek van CR Swart en Pretoria Weg, Kempton Park, vir 'n tydperk van 28 dae vanaf 28 Julie 2021. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2021 skriftelik by of tot die Area Bestuurder by bovermelde adres of by POS Bus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: Hermann J Scholtz, Posbus 7775 | Birchleigh | Kempton Park | 1621 | Tel:  
0828532855 | E-pos: [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za).

28-04

**PROVINCIAL NOTICE 614 OF 2021****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company, being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality ( Benoni CCC) for the removal of certain conditions contained in the Title Deed T 50502/2020 of Erf 1265 Rynfield which property is situated at 202 Pretoria Road, Rynfield, Benoni and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property from ""Residential 1"" to ""Business 3"", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, Benoni CCC, City Planning, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni for a period of 28 days from 28 July 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at Private Bag X014, BENONI, 1500 within a period of 28 days from 28 July 2021.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 14327 | Farrarmere | Benoni | 1518 info@thetownplannerandcompany.co.za | [www.thetownplannerandcompany.co.za](http://www.thetownplannerandcompany.co.za)

28-04

**PROVINCIAL NOTICE 615 OF 2021****NOTICE OF APPLICATIONS FOR THE SIMULTANEOUS AND COMBINED APPLICATIONS IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company, being authorized agent of the owner of Erven 4555 and 4557 Northmead Extension 3, which are situated at 44 and 46 Webb Street, respectively, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni) for the following applications:

- i) removal of conditions 8-10-11 contained in the Title Deed T7064/2020 and removal of conditions 9-11-12 contained in the Title Deed T14164/1991 of the properties;
- ii) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties from "Residential 1" to "Business 3", subject to certain conditions and/or
- iii) for the consolidation of the properties described above.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni for a period of 28 days from 28 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, Benoni Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or at Private Bag X014, Benoni, 1500, within a period of 28 days from 28 July 2021.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 14327 | Farrarmere | Benoni | 1518 [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za) | [www.thetownplannerandcompany.co.za](http://www.thetownplannerandcompany.co.za)

## PROVINCIAL NOTICE 617 OF 2021

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**NOTICE OF AN APPLICATION FOR THE REMOVAL OF CERTAIN RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 85, Eldoraigne hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the above-mentioned property. The property is situated at 16 Collin Road. The application is for the removal of conditions 3. (d), (e), (g), (h), (i), (j), 4. (a), (b), (c)(i)(ii), (d) and (e) in Title Deed T8450/2020. The intention of the applicant in this matter is to remove the restrictive conditions in the Title Deed regarding the building lines, prescribed land use, nature and number of buildings, the allowable and prescribed building materials to be used in construction etc. as well as the removal of all irrelevant and outdated conditions in the Title Deed in order to obtain building plan approval. 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 the 28<sup>th</sup> of 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 the 25<sup>th</sup> of August 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 28 July 2021 and 4 August 2021. Closing date for any objections and/or comments: 25 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion.

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. 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."

**Reference:** CPD/ELD/0205/85 and **Item No:** 33924. **Address of Applicant: Physical:** 62B IbeX Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Telephone No: 082 8044844. E-Mail: [fanus@acropolisplanning.co.za](mailto:fanus@acropolisplanning.co.za)

28-04

## PROVINSIALE KENNISGEWING 617 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITEL VOORWAARDE IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtige agent van die eienaar van Erf 85, Eldoraigne, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs Verordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende Titel voorwaardes vervat in die Titelakte van die eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is gelee te Collin Straat No 16. Die aansoek is vir die opheffing van voorwaardes 3. (d), (e), (g), (h), (i), (j), 4. (a), (b), (c)(i)(ii), (d) en (e) in die Titelakte T8450/2020. Die intensie van die eienaar is die verwydering van beperkende voorwaardes mbt voorgeskrewe grondgebruik, boulyne, voorgeskrewe boumateriale, ligging, aard en aantal toegelate wooneenhede wat op die erf ontwikkel mag word asook die verwydering van alle ander oorbodige en irrelevante voorwaardes in die Titelakte ten einde bouplan goedkeuring te kan verkry. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling. Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 28 Julie 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 25 Augustus 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie).

Volledige besonderhede en planne (Indien beskikbaar) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant naamlik 28 Julie 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 28 Julie 2021 en 4 Augustus 2021. Sluitings datum vir besware en/of kommentare: 25 Augustus 2021. Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is. Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die 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. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie. **Verwysing:** CPD/ELD/0205/85 en Item No: 33924. **Adres of aansoeker:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Posadres:** Postnet Suite 547. Privaat Sak X 18, Lynnwood Ridge. 0040. Sel no: 082 8044844. E-Pos: [fanus@acropolisplanning.co.za](mailto:fanus@acropolisplanning.co.za)

**PROVINCIAL NOTICE 618 OF 2021****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Shani-Lee Balie, being the authorised agent of the owners of Erf 721 Queenswood Township, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for: the amendment of the Tshwane Town Planning scheme, 2008 (revised 2014), to rezone the property situated at 1204 Fontana Road, Queenswood from "Residential 1" to "Special" for Offices, including but not restricted to medical consulting rooms.

Any objection(s) and/or comment(s), including grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot respond 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 28 July 2021 until 25 August 2021. Full particulars and plans may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the provincial gazette.

Address of municipal offices: Registry, Room LG004, Isivuno House, 143 Lillian Ngoyi Str, Pretoria.

Address of applicant: 129 Villagers Avenue, Eersterust.

Tel no: 071 132 4871. E-mail: [shani.coglin@gmail.com](mailto:shani.coglin@gmail.com)

Dates on which the notice will be published: 28 July & 4 August 2021.

**Ref no: CPD/9/2/4/2 - 3864T    Item no: 25472**

28-04

**PROVINSIALE KENNISGEWING 618 VAN 2021****KENNISGEWING VAN 'N HERSONERING AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Shani-Lee Balie, synde die gemagtigde agent van die eienaars van Erf 721 Queenswood gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane, 2016 dat ek by die stad Tshwane Metropolitaanse Municipaliteit aansoek gedoen het om: Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien, 2014), deur die hersoning ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuur by-wet, 2016, die erf gelee te 1204 Fontana weg te hersoneer van 'Residensieel' 1 na 'Spesiaal' vir Kantore insluitend maar nie beperk tot Mediese Spreekkamers nie.

Besware teen of vertoe ten opsigte van die aansoek en die gronde vir die besware en/of vertoe met volle kontak besonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar/vertoe ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning & Ontwikkeling, Posbus 3242, Pretoria, 0001 of [cityp\\_registrasie@tshwane.gov.za](mailto:cityp_registrasie@tshwane.gov.za) vanaf 28 Julie tot 25 Augustus 2021. Besonderhede van die aansoek en planne le ter insae gedurende gewone kantoor ure by die munisipaliteit soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie.

Adres van munisipale kantore: LG004, Isivuno gebou, Lillian Ngoyistraat 143, Pretoria.  
Besonderhede van aansoeker: Villagerslaan 129, Eersterust, Pretoria. Tel: 071 132 4871  
E-pos: [shani.coglin@gmail.com](mailto:shani.coglin@gmail.com) Datum van kennisgewings: 28 Julie en 4 Augustus 2021.  
Sluitingsdatum van besware of vertoe: 25 Augustus 2021

**Verwysing: CPD/9/2/4/2 - 3864T      Item nr: 25472**

28-04



**PROVINCIAL NOTICE 632 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Isidore Kalenga being authorized agent of the owner of Erf 430 Lampton suburb hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 23 Eight Avenue, Lampton from “n 4<sup>th</sup> July 2021” to “1<sup>st</sup> of August 2021”. Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President street, Germiston, 1401, for a period of 28 days from 4<sup>th</sup> 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, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 78C President street, Germiston, 1401 or 78C President street, Germiston, 1401, within a period of 28 days from 4<sup>th</sup> July 2021

Address of the authorised agent: Isidore Kalenga

**PROVINCIAL NOTICE 633 OF 2021**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

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

We, Torbious Solutions CC (2001/0080535/23), being the applicant of Portion 816 of the farm Grootfontein 394 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 removal of certain conditions contained in the title deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property. The property is situated at 816 Mary Street, Rietvlei View Country Estates. The application is for the removal of the following conditions X4 and X6 in title deed T18800/2003. The intension of the applicant in this matter is to: allow the construction and operation of a telecommunication mast and base station.

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 Room E10, Registry, Cnr Basden and Rabie Streets, Centurion. P O Box 14013, Lyttelton, 0140 or [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) until 02 September 2021 (*not less than 28 days after the date of first publication notice*).

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) and/or [pp@infraplan.co.za](mailto:pp@infraplan.co.za).

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

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

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

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

This notice shall be displayed from 04 August 2021 to 19 August 2021  
Closing date for objections: 02 September 2021

**Applicant details:**

Torbious Solutions CC	
PO Box 32017, Totiusdal, 0134	Tel: 012 804 1504/6 Fax: 012 804 7072 /086 690 0468
418 Rustic Rd, Silvertondale, 0184	E-mail: <a href="mailto:pp@infraplan.co.za">pp@infraplan.co.za</a> Site Number: 146712
	Council Ref: CPD 394-JR/0791/816 (Item No: 33991)

**PROVINSIALE KENNISGEWING 633 VAN 2021**  
**DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**KENNIS VAN AANSOEK OM VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES  
 UIT DIE TITELAKTE IN TERME VAN GEDEELTE 16(2) VAN DIE STAD TSHWANE SE  
 GRONDGEBRUIKBESTUURSWET, 2016**

Ons, Torbious Solutions CC (2001/0080535/23), die aansoeker van Gedeelte 816 van die plaas Grootfontein 394 JR gee hiermee kennis in terme van gedeelte 16(1)(f) van die Stad Tshwane se Grondgebruikbestuursbywet, 2016, dat ons aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die verwydering van beperkende titelvoorwaardes vervat in die titel akte in terme van gedeelte 16(2) van die Stad Tshwane se Grondgebruikbestuursbywet, 2016, op die bogenoemde eiendom. Die eiendom is geleë te 816 Mary Straat, Rietvlei View Country Estates. Die aansoek is om die verwydering van die volgende voorwaarde(s): X4 en X6 in titel akte T18800/2003. Die bedoeling van die aansoeker is om: die konstruksie en gebruik van 'n telekommunikasie mas en basis stasie.

Enige beswaar(e) en/of kommentare, met grondige redes daarvoor, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon/liggaam kan korrespondeer wat beswaar(e) / kommentare ingedien het nie, sal skriftelik ingedien word by Room E10, Registry, H/v Basden and Rabie Strate, Centurion. P O Box 14013, Lyttelton, 0140 of na [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za), tot en met 02 September 2021 (*nie minder nie as 28 dae vanaf die eerste publikasie-kennisgewing*).

Sou enige geïntereeseerde en geaffekteerde party die Grondgebruiksaansoek wou besigtig of 'n kopie verkry – kan 'n kopie daarvan by die volgende adres aangevra word: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) en/of by [pp@infraplan.co.za](mailto:pp@infraplan.co.za).

Die applikant kan ook tesame met indiening van die aansoek 'n kopie van die aansoek aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese aansoek vergesel, op hulle website te plaas. Die applikant sal verseker dat die kopie wat gepubliseer is dieselfde kopie is wat by die Munisipaliteit ingedien is.

Vir doeleindes om 'n kopie van die aansoek te verkry, moet dit genoem word dat die geïntereeseerde en geffekteerde party, die Munisipaliteit en die applikant van 'n epos adres moet voorsien of 'n ander wyse waardeur die aansoek elektronies ontvang sal kan word.

Geen gedeelte van die aansoek wat deur die Munisipaliteit of applikant voorsien word mag gekopieer of gedupliseer word in enige formaat of gebruik word op so 'n manier wat die intellektuele eiendomsreg van die applikant daardeur benadeel word nie.

Sou die geïntereeseerde en geaffekteerde party nie enige stappe neem om 'n kopie van die aansoek te besigtig of te verkry nie, sal dit nie as geldige gronde geag word om te verhoed dat die aansoek by die Stadsraad verder geprosesseer of oorweeg sal word nie.

Hierdie kennisgewing sal vertoon word: vanaf 04 Augustus 2021 tot en met 19 Augustus 2021  
 Sluitingsdatum vir besware: 02 September 2021

Adres van die applikant:

Torbious Solutions BK	
Posbus 32017, Totiusdal, 0134	Tel: 012 804 1504/6 Fax 012 804 7072 / 086 690 0468
418 Rusticweg, Silvertondale, 0184	Epos: <a href="mailto:pp@infraplan.co.za">pp@infraplan.co.za</a> Verwysingsnommer: 146712
Stadsraadverwysing: CPD 394-JR/0791/816 (Item No: 33991)	

**PROVINSIALE KENNISGEWING 634 VAN 2021****MIDVAAL LOCAL MUNICIPALITY****PORTION 45 OF ERF 185 MEYERTON FARMS TOWNSHIP**

It is hereby notified in terms of the provisions of Section 38 (8) of the Midvaal Local Municipality Land Use Management By-Law, that the Midvaal Local Municipality has approved the rezoning application for the amendment of the Midvaal Land Use Scheme, 2017, for Portion 45 of Erf 185 Meyerton Farms Township from "Residential 1" to "Business 1" with annexure for a supermarket including ATM machines and liquor enterprises. This amendment is known as MLUS32 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

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

**PROVINCIAL NOTICE 635 OF 2021**

**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016** Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Dean Charles Gibb being the authorised agent duly appointed by the property owner, intend to apply to the City of Johannesburg for an amendment to the Land Use Scheme. SITE DESCRIPTION: Erf 367 Fourways situated at number 106 Leslie Avenue, Fourways. APPLICATION TYPE: Rezoning from "Residential 1" to "Business 4" including a child care centre. APPLICATION PURPOSES: To allow the property to be used for offices and a child care centre. The above application will be open for inspection at Department of Development Planning's walk-in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary enquiry facility in Thuso House, 61 Jorissen Street, Braamfontein) from 08:00 to 15:30 on week days as well as available from the below mentioned authorised agent who will be responsible to provide any interested party, on request, with a copy of any information regarding the submitted application from date of publishing ie. 04 August 2021. Objections to, or representations in respect of the application, must be submitted in writing to the authorised agent and posted to P.O. Box 30733, Braamfontein, 2017, or transmitted per facsimile to (011) 339-4000, or transmitted per e-mail to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 01 September 2021. The authorised agent's details are: Dean Charles Gibb from Macropolis Urban Planning (Pty) Ltd, 2 Ferreira Street, Discovery, 1709. Tell: 011 672 1300, E-mail: [deangibb@macropolis.co.za](mailto:deangibb@macropolis.co.za)

**PROVINCIAL NOTICE 636 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW****MIDVAAL LAND USE SCHEME MLUS72**

We, Abakwa-Nyambi Town Planning, being the authorised agent of the owner of Erf 175 Kliprivier Township hereby give notice in terms of Section 38 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, that we have applied to the Midvaal Local Municipality for the amendment of the town planning scheme known as the Midvaal Land Use Scheme, by the rezoning of the property described above situated on Corner Andrew Murray Avenue & Danie Smal Street, from split zoning "Residential 1" and "Residential 2" to "Residential 1" with annexure M30.

Particulars of the application will lie for inspection during normal office hours at the offices of the Executive Director: Development Planning and Housing, Mitchell Street, Civic Centre, Meyerton, for a period of 28 days from **04<sup>th</sup> of August 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **04<sup>th</sup> of August 2021**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: bongani@abakwanyambi.co.za, Tel: 0711818576

**PROVINCIAL NOTICE 637 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38(1) OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW****MIDVAAL LAND USE SCHEME MLUS95**

We, Abakwa-Nyambi Town Planning, being the authorised agent of the owner of Portion 71 (A Portion of Portion 7 ) of the Farm Sterkfontein 424, Registration Division I.R., The Province of Gauteng hereby give notice in terms of Section 38(1) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, that we have applied to the Midvaal Local Municipality for the amendment of the town planning scheme known as the Midvaal Land Use Scheme, by the rezoning of the property described above situated on Sterkfontein 424 Registration Division I.R., from "Agriculture" to split zoning "Agriculture" and "Industrial 1" for filling station with annexe M51.

Particulars of the application will lie for inspection during normal office hours at the offices of the Executive Director: Development Planning and Housing, Mitchell Street, Civic Centre, Meyerton, for a period of 28 days from **04<sup>th</sup> of August 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **04<sup>th</sup> of August 2021**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: bongani@abakwanyambi.co.za, Tel: 0711818576

**PROVINCIAL NOTICE 638 OF 2021****NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **ERF 542 PROCLAMATION HILL** hereby gives notice in terms Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **ERF 542 PROCLAMATION HILL** in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Special" for a Motor Service Centre which means buildings and land designed or used for fuelling: motor workshops, workshops related to the vehicles and machinery mentioned hereafter: the lubrication, maintenance, repairing, washing and polishing, displaying, exchanging, leasing, purchasing, selling and storage of motor vehicles, agricultural implements, caravans, tractors, trailers and self-propelled machinery and vehicles, the selling of new spare parts, accessories, other motor related goods, promotional items, firewood, charcoal, fire-lighters and cool drinks, ancillary business buildings (restricted to offices for motor financing and motor insurance, motor related organisations and touring clubs such as the AA and auto-teller machines, a convenience store (250m<sup>2</sup>), a place of refreshment (40m<sup>2</sup>) and an ATM facility" as contained in an the amendment scheme number T679 to "Special" for a Motor Service Centre as described above, including a Place of Refreshment and Shops subject to an Annexure T.

The property is situated at 210 Mercantile Street in Proclamation Hill. The intention of the applicant is to add a Place of Refreshment and Shops to the existing development rights.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, at LG004, Isivunu House, 143 Lillian Ngoyi Street Municipal Offices, or P.O. Box 3242, Pretoria, 0001 or CityP\_Registration@tshwane.gov.za to reach the Municipality from 4 August 2021 until 1 September 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 4 August 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 4 August 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel:012804 2522; Fax:012804 2877 and E-mail: viljoen@metroplan.net and ben@metroplan.net. Notices will be placed on-site for 14 days from: 4 August 2021. Closing date for objection(s) and or comment(s): 1 September 2021.

**Reference:**

Municipal Reference.: CPD 9/2/4/2 – 6130T (Item no 34 040)

**PROVINSIALE KENNISGEWING 638 VAN 2021****KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 542 PROKLAMASIE HEUWEL** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die herosnering van 'n **ERF 542 PROKLAMASIE HEUWEL** vanaf "Spesiaal" vir 'n motordienssentrum wat beteken geboue en grond wat ontwerp of gebruik word vir hervulling: motorwerkswinkels, werksinkels wat verband hou met die voertuie en masjinerie wat hierna genoem word: die smeer, onderhoud, herstel, was en poleer, uitstal, uitruiling, verhuring, aankoop, verkoop en berging van motorvoertuie, landbou-werktuie, karavane, trekkers, sleepwaens en selfaangedrewe masjinerie en voertuie, die verkoop van nuwe onderdele, bykomstighede, ander motorverwante goedere, promosie-artikels, brandhout, houtskool, vuuraanstekers en koeldrank aanvullende kantore (beperk tot kantore vir motorfinansiering en motorversekering, motorverwante organisasies en toerklubs soos die AA en kitsbank masjien, 'n geriefswinkel (250 m<sup>2</sup>), 'n verversingsplek (40 m<sup>2</sup>) en 'n ATM-fasiliteit " soos vervat in die wysigingskema nommer T679 tot "Spesiaal" vir 'n motordienssentrum soos hierbo beskryf Verversingsplek Winkels, onderhewig aan 'n aanhangsel T.

Die eiendom is geleë in Mercantilestraat 210 in Proklamasie Heuwel. Die bedoeling van die aansoeker is om 'n verversingsplek en winkels by die bestaande ontwikkelingsregte voeg.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by LG004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria of Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za ingedien word om die Stadsraad te bereik vanaf 4 Augustus 2021 tot 1 September 2021. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Indien enige geïnteresseerde of geïmpakteerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: newlanduseapplications@tshwane.gov.za, vir 'n periode van 28 dae vanaf 4 Augustus 2021. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde of geïmpakteerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 4 Augustus 2021 ontvang word. Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012-804 2522; Faks:012-804 2877; en E-pos: viljoen@metroplan.net en ben@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf 4 Augustus 2021. Sluitingsdatum van die beswaar- en/of kommentaartydperk: 1 September 2021.

**Verwysing:**

Munisipale verwysing.: CPD 9/2/4/2 - 6130T (Item no 34040)



## PROVINCIAL NOTICE 639 OF 2021

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE CITY OF TSHWANE TOWN-  
PLANNING SCHEME, 2008 (REVISED 2014)**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner **Portion 28 of Erf 2099, Villieria Township** hereby give notice in terms of Clause 16(2) and 16(3) of the Tshwane Town-planning Scheme, 2008 (Revised 2014) 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 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 to obtain **consent for a guest house** on the above-mentioned property. The property is currently zoned "Residential 1". A total of 4 guest rooms will be provided. The property is situated on 298, 34<sup>th</sup> Avenue, Villieria.

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](mailto:CityP_Registration@tshwane.gov.za) from 4 August 2021 (*the date of the publication of the notice*), until 2 September 2021 (*not less than 28 days after the date of the publication of the notice*).

*"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."*

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, 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.

**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 E-mail: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Date on which notice will be published: 4 August 2021  
Closing date for any objections and/or comments: 2 September 2021  
**Reference:** CPD/700/2099/28 (Item No. 34042) **Our reference:** F3673

**PROVINSIALE KENNISGEWING 639 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE VERGUNNINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE  
TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 28 van Erf 2099, Dorp Villieria**, gee hiermee ingevolge Klousule 16(2) en 16(3) van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 om **toestemming te verkry vir 'n gastehuis** op bogenoemde eiendom. Die eiendom is tans gesoneer "Residensieel 1". 'n Totaal van 4 gaste kamers sal voorsien word. Die eiendom is geleë op 298, 34<sup>ste</sup> Laan, Villieria.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het, kan gedurende gewone kantoorure ingedien word by, 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](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus 2021 (*die eerste datum van publikasie van die kennisgewing*), tot 2 September 2021 (*nie minder nie as 28 dae na die datum van die publikasie van die 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](mailto: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](mailto:newlanduseapplications@tshwane.gov.za) voorgelê is.*

*Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 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 en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie."*

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](mailto:admin@sfplan.co.za)  
Datum waarop kennisgewing gepubliseer word: 4 Augustus 2021  
Sluitingsdatum vir besware en kommentaar: 2 September 2021  
**Verwysing:** CPD/700/2099/28 (Item No. 34042) **Ons verwysing:** F3673

**PROVINCIAL NOTICE 640 OF 2021****City of Tshwane Metropolitan Municipality****Notice of a Removal of Restrictive Title Conditions application made in Terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 for Erf 2019 Valhalla**

We, Urbansignal being the authorised agent of the registered owner of Erf 2019 Valhalla, hereby give notice in Terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (act 16 of 2013 – SPLUMA) that we have applied to the City of Tshwane Metropolitan Municipality for the Removal of Restrictive Title Conditions (n) as contained in the Deed of Transfer no. T147928/ 2001, located on the Cnr of Meteor Road and Olden Road, within the Valhalla 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 Executive Director: Economic Development and Spatial Planning at the Centurion Office E10, Town Planning Office, Cnr Basden and Rabie Streets, P.O. Box 14013, Lyttleton, 0140, [citypregistration@tshwane.gov.za](mailto:citypregistration@tshwane.gov.za) or any interested or affected party wish to view or obtain a copy of the permission application at the above-mentioned address, or 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) , or at Urbansignal PTY LTD, 50 Elandsplaagte Rd, Maroelana 0081, PO Box 35881, Menlo Park, 0102, tel: 012 346 0911, email: [bianca@urbansignal.co.za](mailto:bianca@urbansignal.co.za) within 28 days of the notice being displayed. The date of notification being 4 August 2021, full details of the application can be viewed during normal office hours at the above-mentioned address, council ref: CPD/VAL/0688/2019 (Item 33559). Please note that the closing date for any objections is 1 September 2021.

**PROVINSIALE KENNISGEWING 640 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR 'N VERWYDERING VAN BEPERKENDE VOORWAARDES AANSOEK IN TERME  
VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GROND GEBRUIKS BESTUUR BY-WET, 2016 EN  
DIE RELEVANTE BEPALINGS VAN DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKS BESTUUR  
WET, 2013 (WET 16 VAN 2013 - SPLUMA) OP ERF 2019 VALHALLA.**

Ons, Urbansignal, die gemagdigte agent van die geregistreerde eienaar van Erf 2019 Valhalla, gee hiermee, ingevolge Artikel 16(2) van die Stad van Tshwane Grond Gebruiks Bestuur By-wet, 2016 kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Stadsraad, vir die verwydering van beperkende voorwaarde (n), soos vervat in die Transportakte T147928/2001. Die eiendom is geleë op die hoek van Meteor Straat en Olden Straat in die Valhalla area. Enige beswaar / re en / of verhoë, insluitend die redes vir die beswaar / re en / of verhoë redes daarvoor, met volle kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar / re en / of verhoë rig nie, moet skriftelik geloots word aan die uitvoerende direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Kamer E10, h / v Basden en Rabie Strate, Posbus 14013, Lyttleton, 0140 of [CityPRegistration@tshwane.gov.za](mailto:CityPRegistration@tshwane.gov.za), of enige belanghebbende of geaffekteerde party wat die vergunnings aansoek wil besigtig of 'n kopie daarvan wil bekom kan dit by die bovermelde adres aanvra of by: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), of by Urbansignal PTY LTD, Elandslaagte Rd 50, Maroelana, 0081, Posbus 35881, Menlo Park, 0102, tel 012 346 0911, [bianca@urbansignal.co.za](mailto:bianca@urbansignal.co.za), binne 28 dae van die kennisgewing. Die datum van kennisgewing is 04 August 2021, volledige besonderhede van die aansoek kan tydens die normale kantoorure besigtig word by bogenoemde adresse, Stadsraad verwysing: CPD/VAL/0688/2019 (Item 33559). Let wel: die sluitingsdatum vir enige beswaare is 1 September 2021.

**PROVINCIAL NOTICE 641 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF POST-APPROVAL AMENDMENT OF APPROVED REZONING IN TERMS OF SECTION 16(19) READ WITH SECTION 16(1) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, J Paul van Wyk Pr Pln (or nominee) of J Paul van Wyk Urban Economists & Planners cc, being the applicant in my capacity as authorized agent acting for the owner of Erf 50, Waterkloof Park, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the post-approval amendment of the approved rezoning by amending Condition 8 of the not-yet-promulgated Amendment Scheme 5068T relating to the height-restriction on a certain part of the property (Part aFGHJefa) ("the site") to be zoned and developed for residential purposes, approved by the Municipal Planning Tribunal when deciding on the original rezoning application made in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 on 17 February 2021. Erf 50, Waterkloof Park is situated at 100 Dely Road, Waterkloof Park in the street block bounded by Dely Road (northeast), Matroosberg Road (southeast), Outeniqua Avenue (northwest) and Bending Lane (north). GPS Coordinates: 25° 47' 23,4" S and 28° 15' 47,5" E. The part of the property to which the amendment of the height-restriction is applicable is Part aFGHJefa shown on the Amendment Scheme Map of Amendment Scheme 5068T, bound by Dely and Matroosberg Road forming its north- and southeastern boundaries respectively. The purpose of the application is to amend the height-restriction from a maximum of three storeys (13m) to a maximum of 2-storeys (6,2 metres) in the area on site northeast of the abutting Erven 2/48, 3/48 and 4/48, Waterkloof Park for a distance of 60 metres from the northeastern boundary of the mentioned properties, denoted by figure klmJe on the draft Amendment Scheme Map accompanying the application; and a maximum of 5-storeys (15,5 metres) on the balance of the site denoted by figure klmHGFaf on the mentioned draft Amendment Scheme Map. Alternatively: a maximum of 2-storeys (6,2 metres) in the area on site northeast of the abutting Erven 2/48, 3/48 and 4/48, Waterkloof Park for a distance of 30 metres from the northeastern boundary of the mentioned properties, denoted by figure klmJe on the alternative draft Amendment Scheme Map accompanying the application; and a maximum of 4-storeys (12,4 metres) on the balance of the site denoted by figure klmHGFaf on the mentioned alternative draft Amendment Scheme Map. It is the intention of the land-owner to redistribute the height (and therefore bulk) of the development proposal that was approved for this part of the property to address the concerns of certain property owners raised in their original objections to the rezoning application. The proposal in essence entails a reduction in height of future buildings on site in close proximity to the adjacent Erven 2/48, 3/48 and 4/48, Waterkloof Park and an increase of height of buildings along Dely Road and Matroosberg Road, as indicated. Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s) with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and / or comment(s), shall be lodged with, or made in writing to the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 14013, Lyttelton, 0140 or to CityP\_Registration@tshwane.gov.za from 04 August until 01 September 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: Strategic Executive Director: Economic Development & Spatial Planning, Room E10, Registration, cnr Basden & Rabie Streets, Centurion Municipal Offices. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: newlanduseapplications@tshwane.gov.za, or from the applicant at airtaxi@mweb.co.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that may 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 to obtain a copy shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and / or comments: 01 September 2021. Address of applicant: Email: airtaxi@mweb.co.za. Fax: (086) 684-1263. Postal: P O Box 11522, Hatfield, 0028. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notice will be published: 04 and 11 August 2021. Reference: CPD9/2/4/2-5068T (Item No: 29763).

**PROVINSIALE KENNISGEWING 641 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN NA-GOEDKEURING WYSIGING VAN GOEDGEKEURDE HERSONERING INGEVOLGE ARTIKEL 16(19) SAAMGELEES MET ARTIKEL 16(1) VAN STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ek, J Paul van Wyk Pr Pln (of genomineerde) van J Paul van Wyk Stedelike Ekonomie & Beplanners bk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Erf 50, Waterkloof Park, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die na-goedkeuring wysiging van die goedgekeurde hersonering deur die wysiging van Voorwaarde 8 van die nog-nie-afgekondigde Wysigingskema 5068T van die oorspronklike hersoneringsaansoek wat ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 deur die Munisipale Beplanningstribunaal goedgekeur was op 17 Februarie 2021, met betrekking tot die hoogtebeperking op 'n sekere deel van die eiendom (gedeelte aFGHJefa) ("die terrein") om gesoneer en ontwikkel te word vir woondoeleindes. Erf 50, Waterkloof Park is geleë te Delyweg 100, Waterkloof Park in die straatblok wat deur Delyweg (noordoos), Matroosbergweg (suidoos), Outeniqualaan (noordwes) en Bendinglaan (noord) begrens word. GPS Koördinate: 25° 47' 23,4" S en 28° 15' 47,5" O. Die gedeelte van die eiendom waarop die wysiging van die hoogtebeperking van toepassing is, is gedeelte aFGHJefa getoon op die Wysigingskema-kaart van Wysigingskema 5068T, begrens deur Dely- en Matroosbergweg wat onderskeidelik die noord- en suidoostelike grense vorm. Die bedoeling van die aansoek is om die hoogtebeperking te verander van 'n maksimum van drie verdiepings (13 m) tot 'n maksimum van 2 verdiepings (6,2 m) in die gebied op die terrein noordoos van die aangrensende Erwe 2/48, 3/48 en 4/48, Waterkloof Park vir 'n afstand van 60 meter vanaf die noordoostelike grens van genoemde eiendom, aangedui deur figuur klmJe op die konsep Wysigingskema-kaart wat die aansoek vergesel; en 'n maksimum van 5 verdiepings (15,5 m) op die res van die terrein aangedui deur figuur klmHGFaf op die genoemde konsep Wysigingskema-kaart. Alternatiewelik: 'n maksimum van 2 verdiepings (6,2 m) in die gebied op die terrein noordoos van die aangrensende Erwe 2/48, 3/48 en 4/48, Waterkloof Park vir 'n afstand van 30 meter vanaf die noordoostelike grens van die genoemde eiendom, aangedui deur figuur klmJe op die alternatiewe konsep Wysigingskema-kaart wat die aansoek vergesel; en 'n maksimum van 4 verdiepings (12,4 m) op die res van die terrein aangedui deur figuur klmHGFaf op die genoemde alternatiewe konsep Wysigingskema-kaart. Die bedoeling van die grondeienaar is om die hoogte (en dus die massa) van die ontwikkelingsvoorstel wat vir hierdie deel van die eiendom goedgekeur was, te herkonfigureer om die besorgdhede van sekere eiendomseienaars in hul oorspronklike besware teen die hersoneringsaansoek aan te spreek. Die voorstel behels essensieel die vermindering in hoogte van toekomstige geboue op terrein in nabyheid van Erwe 2/48, 3/48 en 4/48, Waterkloof Park en 'n toename in hoogte vir geboue langs Dely-weg en Matroosbergweg, soos aangedui. Enige beswaar(-are) en / of kommentaar(-are), insluitend die gronde vir sodanige beswaar(-are) en / of kommentaar(-are) met volledige kontakbesonderhede waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(-are) en / of kommentaar(-are) indien nie, moet ingedien word by of skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 14013, Lyttelton, 0140 of by CityP\_Registration@tshwane.gov.za vanaf 04 Augustus tot 01 September 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Adres van Munisipale kantore: Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Kamer E10, Registrasie, h/v Basden & Rabiestraat, Centurion Munisipale Kantore. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za, of van die aansoeker by airtaxi@mweb.co.za. Die aansoeker sal toesien dat die eksemplaar wat aan enige belanghebbende of geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien was by newlanduseapplications@tshwane.gov.za. Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party 'n eposadres of ander manier aan die Munisipaliteit en die aansoeker moet verskaf om die kopie elektronies te voorsien. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of op enige manier gepubliseer of gebruik word wat inbreuk mag maak op die intellektuele regte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of bekom nie, word die versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te stuit nie. Sluitingsdatum vir enige besware en / of kommentare: 01 September 2021. Adres van aansoeker: E-pos: airtaxi@mweb.co.za. Faks: (086) 684-1263. Pos: P O Box 11522, Hatfield, 0028. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewing gepubliseer word: 04 en 11 Augustus 2021. Verwysing: CPD9/2/4/2-5068T (Item Nr: 29763).

**PROVINCIAL NOTICE 642 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, TN General Services Pty Ltd, being the applicant of Erf 1250 Heuweloord Extension 2, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at Number 1 Spekhout Avenue, Heuweloord Extension 2. The rezoning is from "Residential 1" to "Special" for medical consulting rooms, beauty salon and retail industry. The intension of the property owner is to utilise the property for medical consulting rooms, beauty salon and retail industry. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 04 August 2021 until 02 September 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 and Newspapers.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden- and Rabie Streets, Centurion. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za.

The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 02 September 2021. Dates of notice publication: 04 August 2021 and 11 August 2021.

Ref: CPD/9/2/4/2-6106T, Item no: 33930

4-11

**PROVINSIALE KENNISGEWING 642 VAN 2021**

## METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE

## KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016

Ons, TN General Services Pty Ltd, synde die applikant van Erf 1250 Heuweloord Uitbreiding 2 gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek geloods het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016. Die eiendom is geleë te Nommer 1 Spekhout laan, Heuweloord Uitbreiding 2. Die hersoneringsaansoek is vanaf "Residensiële 1" na "Spesiaal" vir mediese spreekkamers, skoonheidsalon en kleinhandelbedryf. Die eienaar se bedoeling is om die eiendom vir mediese spreekkamers, skoonheidsalon en kleinhandelbedryf te gebruik.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontakt besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za vanaf 04 Augustus 2021 tot 02 September 2021. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette en Koerante. Die adres van die Munisipale kantore: Centurion Munisipale kantore, Kamer E10, Hoek van Basden- and Rabiestrade, Centurion. Souenige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduceer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie.

Sluitingsdatum vir enige besware en/of kommentaar: 02 September 2021.

Adres van applikant: Post Suite Nommer 08, Privaatsak X6 Karenpark, 0118. Telefoon: 012 753 3159, E-pos: [info@tshwane.co.za](mailto:info@tshwane.co.za). Datum van publikasie van kennisgewing: 04 Augustus 2021 en 11 Augustus 2021.

Ref: CPD/9/2/4/2-6106T, Item no: 33930

4-11

**PROVINCIAL NOTICE 643 OF 2021****CITY OF TSHWANE****NOTIFICATION OF SUBMISSION OF LAND DEVELOPMENT APPLICATION BY AMENDING THE CURRENT REZONING OF PORTION 2 OF ERF 216 JAN NIEMANDPARK TOWNSHIP FROM RESIDENTIAL 1 TO RESIDENTIAL 4**

I, **Lutendo Calvin Tshikovhi** of **ANADEA Development Consultants** being the authorized agent of portion 2 of erf 216 Jan Niemandpark Township hereby give notice that I have lodged an application for amendment of Tshwane Town Planning Scheme, 2008 (Revised 2014) by rezoning of the said property from "Residential 1" to "Residential 4" for the purpose of formalizing an existing Residential buildings in terms of section 16(1) of the City of Tshwane Land Use Management by-law, 2016 read together with the provision of Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA).

The relevant plan(s), document(s) and information are available for inspection at **LG004, Isivuno House, 143 Lilian Ngoyi Street** Municipal Offices for a period of 30 days from the 4<sup>th</sup> August 2021, any objection or representation pertaining to the above land development applications must be submitted in writing to Strategic Executive Manager; **City planning and Development, P.O. Box 3242, Pretoria, 0001** or **CityP\_Registration@tshwane.gov.za** before the expiry of the 30 day period from the date of Publication.

**Address of the applicant: Lutendo Calvin Tshikovhi residing at Unit 2, kruger Office Park 100 marshall Str, Cnr Marshal & Paul Kruger Str Polokwane, 0699| Cell: 072 906 5651|Email: [lctshikovhi@gmail.com](mailto:lctshikovhi@gmail.com)**

4-11

**PROVINSIALE KENNISGEWING 643 VAN 2021****STAD TSHWANE****KENNISGEWING VAN INDIENING VAN GRONDONTWIKKELINGSAANSOEK DEUR DIE HUIDIGE HERSONERING VAN PORTION 2 OF ERF 216 JAN NIEMANDPARK TOWNSHIP VANAF RESIDENSIEEL 1 NA RESIDENSIEEL 4**

Ek, **Lutendo Calvin Tshikovhi** of **ANADEA Development Consultants** synde die gemagtigde agent van portion 2 of erf 216 Jan Niemandpark Township gee hiermee kennis dat ek 'n aansoek om wysiging van Tshwane Town Planning Scheme, 2008 (Hersiene 2014) Hersiene hersonering van geagte eiendom van "Residensieel 1" na "Residensieel 4" met die doel om 'n bestaande Residensieële geboue ingevolge artikel 16(1) van die City of Tshwane Land Use Management by-law, 2016 saamgelees met die voorsiening van Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 16 van 2013.

Die betrokke plan(e), dokument(e) en inligting is beskikbaar vir inspeksie by **LG004, Isivuno House, 143 Lilian Ngoyi Straat** Munisipale Kantore vir 'n tydperk van 30 dae vanaf 4 Augustus 2021 moet enige beswaar of vertoe met betrekking tot bogenoemde grondontwikkelingsaansoeke skriftelik aan strategiese uitvoerende bestuurder gerig word; Stadsbeplanning en Ontwikkeling, **P.O. Box 3242, Pretoria, 0001** of **[CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za)** voor die verstryking van die 30 dae tydperk vanaf die datum van Publikasie.

**Adres van die aansoeker: Lutendo Calvin Tshikovhi woonplek by Eenheid 2, Kruger Kantoorpark 100 marshall Str, Cnr Marshal & Paul Kruger Str Polokwane, 0699| Sel: 072 906 5651| E-pos: [lctshikovhi@gmail.com](mailto:lctshikovhi@gmail.com)**

4-11



**PROVINCIAL NOTICE 644 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **Erf 1605, Silverton**, situated at 621 Moreleta Street, Silverton, 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 of the City of Tshwane Land Use Management By-law, 2016 of the property as described above.

The rezoning is from "Special" to "Special" for the purpose of commercial use and industry restricted to the manufacturing, processing, and packaging of food products, with an increased coverage of 60% and a FSR of 0.5, subject to conditions contained in an Annexure T development schedule. The intention of the applicant in this matter is to extend the existing buildings towards the western boundary to provide additional space for the growth of the company.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, Isivuno House Municipal Office, LG004, 143 Lilian Ngoyi Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **4 August 2021** to **1 September 2021**. A copy of the objection(s) and/or comment(s) should also be forwarded to the authorised agent at the e-mail addresses below.

Full particulars of the application and plans (if any) will lie for inspection at the Municipal Office at the address above and at the offices of Metroplan at the address provided below for 28 days from 4 August 2021. Should any person wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality through [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively from the authorised agent at the email addresses below for a period of 28 days from **4 August 2021**. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically when requesting a copy of the application.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: (012) 804 2522; Fax: (012) 804 2877 and E-mail: [viljoen@metroplan.net](mailto:viljoen@metroplan.net) / [maurits@metroplan.net](mailto:maurits@metroplan.net).

Notices will be placed on-site for 14 days from: **4 August 2021**

Closing date for objection(s) and/or comment(s): **1 September 2021**

Dates on which notice will be published: **4 August 2021** and **11 August 2021**

Reference: **CPD 9/2/4/2-6132T**

Item No: **34050**

**PROVINSIALE KENNISGEWING 644 VAN 2021****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan"), synde die gemagtigde agent van die eienaar van **Erf 1605, Silverton**, geleë te Moreletastraat 621, Silverton, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Verordening op Grondgebruikbestuur By-Wet, 2016, kennis dat ons by die Stad van 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 Tshwane Verordening op Grondgebruikbestuur By-Wet, 2016, op die eiendom hierbo beskryf.

Die hersonering is vanaf "Spesiaal" na "Spesiaal" vir kommersiële gebruik en industrie, beperk tot die vervaardiging, verwerking en verpakking van voedselprodukte, met 'n verhoogde dekking van 60% en 'n VRV van 0,5, onderworpe aan die voorwaardes vervat in 'n Bylaag T. Die applikant se voorneme in hierdie aangeleentheid is om die bestaande geboue uit te brei na die westelike grens van die eiendom om ekstra spasie vir die groei van die maatskappy te skep.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) en 'n uiteensetting van die persoon(e) se regte en hoe hul belange deur die aansoek beïnvloed word, met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar(e) indien, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet skriftelik ingedien of gerig word aan die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by die Munisipale kantore van Isivuno House, LG004, Lilian Ngoyistraat 143, Pretoria of Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **4 Augustus 2021** tot **1 September 2021**. 'n Afskrif van die beswaar(e) en/of kommentaar(e) kan ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Volledige besonderhede van die aansoek en planne (indien daar is) lê ter insae by die Munisipale Kantore by die bostaande adres en by die kantore van Metroplan op die onderstaande adres vir 28 dae vanaf **4 Augustus 2021**. Indien enige geïnteresseerde of geïmpakteerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik van die gemagtigde agent by die onderstaande e-posadresse vir 'n tydperk van 28 dae vanaf **4 Augustus 2021**. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde of geïmpakteerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word.

Gemagtigde agent: Metroplan; Posadres: Posbus 916, Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel: (012) 804 2522; Faks: (012) 804 2877 en e-pos: [viljoen@metroplan.net](mailto:viljoen@metroplan.net) / [maurits@metroplan.net](mailto:maurits@metroplan.net).

Kennisgewing sal op die perseel geplaas word vir 14 dae vanaf: **4 Augustus 2021**

Sluitingsdatum vir besware en/of kommentare: **1 September 2021**

Datums waarop kennisgewing gepubliseer word: **4 Augustus 2021** en **11 Augustus 2021**

Verwysing: **CPD 9/2/4/2-6132T**

Item Nr: **34050**

**PROVINCIAL NOTICE 645 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of Erven 1818 & 1819 Bedfordview Extension 351 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at Corner Civin and Johnston Road, Bedfordview from "Business 3" to "Business 3" for offices, dwelling units (85 units per hectare, 293 total residential units), retirement village and ancillary uses.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 4 August 2021 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 4 August 2021.

Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za)

4-11

**PROVINCIAL NOTICE 646 OF 2021****NOTICE OF LAND USE APPLICATION**

Notice is hereby given in terms of the provisions of Chapter 6 of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017 that I, the undersigned intend to apply to Rand West City Local Municipality for:

The amendment to the Randfontein Town Planning Scheme, 1988 from "Residential 1" to "Residential 4" to convert the property into a student accommodation facility.

On Erf/Stand No: 111 Helikon Park

Situated at: 8 Moorhen Road which falls within: Residential 1 use zone.

Particulars of this application may be inspected between normal office hours (08h00 to 16h00) at the Municipal Offices, Randfontein.

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant within a period of 28 days from 04 August 2021.

**AUTHORISED AGENT:**

Clockworks Traders (Pty) Ltd,

PO Box 176, Naturena, 2064

Cell: 079 974 2139, Email: [clockworkstraders@gmail.com](mailto:clockworkstraders@gmail.com)

Date of advertisement: 04 August 2021

**PROVINCIAL NOTICE 647 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW****MIDVAAL LAND USE SCHEME MLUS89**

We, Abakwa-Nyambi Town Planning, being the authorised agent of the owner of Erf 726 Henley on Klip Township hereby give notice in terms of Section 38 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, that we have applied to the Midvaal Local Municipality for the amendment of the town planning scheme known as the Midvaal Land Use Scheme, the rezoning of the property described above situated on Sunbury Chase Street, from "Residential 1" to "Residential 2".

Particulars of the application will lie for inspection during normal office hours at the offices of the Executive Director: Development Planning and Housing, Mitchell Street, Civic Centre, Meyerton, for a period of 28 days from **04<sup>th</sup> of August 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **04<sup>th</sup> of August 2021**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: bongani@abakwanyambi.co.za, Tel: 0711818576

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 753 OF 2021****NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, OVER REMAINDER OF ERF 508 MENLO PARK.**

I **Mahlagalale Kgaogelo Kgoale** from **Mokone Town Planners and Property Consultants Pty** being the authorized agent of the owners of **Remaining Extent of Erf 508 Menlo Park Township** hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the Removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned property. The property is situated at Remaining Extent of Erf 508 Menlo Park Township.

The application is for the Removal of the Conditions **A to K** in Title Deed **T60011/2018**. The intension of the applicant in this matter is to remove condition A to K which unable the proposed Rezoning of the property from **Residential 2 to Business 4** for the purpose of "Offices, Place of Refreshment & Retail Industry, Medical Consulting Room & Veterinary Clinic".

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, Centurion, Cnr Basden and Rabie Streets, PO Box 14013, Lyttelton, 0140, or an e-mail send to **CityP\_Registration@tshwane.gov.za**. **Closing date for objections: 02 September 2021.**

Full particulars of the application will be open for inspection during normal working hours at the above mentioned office, for a period of 28 days from the 28 July 2021. **AUTHORISED AGENT DETAILS:** Mokone Town Planners and Property Consultants (Pty) Ltd; Address No. 404 Jacoliza Building, 11 Bourke Street, Sunnyside,0002; Tel No (w): 012 881 1803; Email Address: **info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com**

*Date of First publication: 28 July 2021 and Second publication: 04 August 2021. File Number: CPD MNP/0416/00508/R & Item 33048.*

28-04

**PLAASLIKE OWERHEID KENNISGEWING 753 VAN 2021****KENNISGEWING VAN 'N AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE VOORWAARDE IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDERING, 2016, OOR RESTANT VAN ERF 508 MENLO PARK.**

I **Mahlagalale Kgaogelo Kgoale** van **Mokone Town Planners en Property Consultants Pty Ltd** Edms is die gemagtigde agent van die eienaars van Resting Extent of Erf 508 Menlo Park Township gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverdryf, 2016 dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Metropolitaanse Munisipaliteit vir die Opheffing van sekere voorwaardes vervat in die Titelakte ingevolge artikel 16(2) van die Stad Tshwane Wet op Grondgebruikbestuur, 2016 van bogenoemde eiendom. Die eiendom is geleë by Resting Extent of Erf 508 Menlo Park Township.

Die aansoek is vir die verwydering van die voorwaardes A tot K in Titelakte **T60011/2018**. Die verskerping van die aansoeker in hierdie aangeleentheid is om voorwaarde **A aan K** te verwyder wat nie die voorgestelde hersonering van die eiendom van **Residensieel 2 na Besigheid 4** vir die doel van "Kantore, Plek van Verversing & Kleinhandelbedryf, Mediese Konsultasiekamer & Veeartsenykliniek" kan nie.

Enige beswaar(e) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Centurion, Cnr Basden- en Rabiestraat, Posbus 14013, Lyttelton, 0140, of 'n e-pos stuur aan **CityP\_Registration@tshwane.gov.za**". Sluitingsdatum vir besware: **02 September 2021.**

Volledige besonderhede van die aansoek sal gedurende normale werksure by bogenoemde kantoor vir 'n tydperk van 28 dae vanaf 28 Julie 2021 vir inspeksie wees. **GEMAGTIGDE AGENT BESONDERHEDE:** Mokone Stadsbeplanners en Eiendomskonsultante (Edms) Bpk; Adres Nr. 404 Jacoliza Gebou, Bourkestraat 11, Sunnyside,0002; Tel Nr (w): 012 881 1803; E-posadres: [info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com](mailto:info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com)

*Datum van Eerste publikasie: 28 Julie 2021 en Tweede publikasie: 04 Augustus 2021. Lêernommer: CPD MNP/0416/00508/R & Item 33048.*

28-04

**LOCAL AUTHORITY NOTICE 767 OF 2021****NOTICE IN TERMS OF SECTION 16(3) OF THE TSHWANE LAND USE MANAGEMENT BY LAW FOR COUNCIL CONSENT**

I, Mark Leonard Dawson, being the authorised agent of the owner of The Remainder of Portion 116( A Portion of Portion 63) of the Farm Hartebeestfontein No, 324-JR, situated at 418 Jan Baantjies Road Montana, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality Council for consent in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 ( amended in 2014), for a "Place of Instruction" with a maximum of 80 learners on the property at building A, as indicated on the site plan submitted with this 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 other comments, shall be lodged with or made in writing to the Strategic Executive Director, City Planning and Development, P O box 3242, Pretoria, 0001, or at Isivuno House, LG004, 143 Lilian Ngoyi Street Tshwane or [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) within a period of 28 days from 28 July 2021 to 25 August 2021.

Full particulars and plans if any, may be inspected during normal office hours at the Municipal office as set out below, for a period of 28 days from the date of the first publication of the advertisement in the Provincial gazette, Beeld and the Citizen newspapers. Dates of Notice publication: 28 July 2021 and 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). Closing date for objections and comments: 25 August 2021.

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 to by which to provide the said copy electronically.

No part of the documentation 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 Agent: 309 Virginia Street, Faerie Glen Extension 1 or PO Box 745 Faerie Glen 0043.

Telephone No. 0832542975. Email: [surplanmark@telkomsa.net](mailto:surplanmark@telkomsa.net). Council Ref: CPD 324-JR/0280/116/R ( Item No. 33940)

28-04

**PLAASLIKE OWERHEID KENNISGEWING 767 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 16(3) VAN DIE TSHWANE GRONDGEBRUIK BESTUUR BY WET VIR DIE VERKRYGING VAN RAADSTOESTEMMING.**

Ek, Mark Leonard Dawson, synde die gemagtigde agent van die eienaar van die Restant van Gedeelte 116 ( n gedeelte van gedeelte 63) van die plaas Hartebeestfontein Nr 324-JR gelee te Jan Baantjiesstraat 418, Montana, gee hiermee in terme van Artikel 16(1) (f) van die Stad Van Tshwane Grondgebruiks Bestuur By-Wet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit om Raadstoestemming in terme van klouzele 16 van die Tshwane Dorpsbeplanningskema 2008 ( gewysig 2014) om Raadstoestemming te verkry vir n "plek van Onderig" vir a maximum van 80 leerders, vanaf die gebou A, soos aangedui op die voorgestelde terrain plan ingedien met hierdie aansoek.

Enige beswaar en of kommentaar met vermelding van die redes vir die beswaar en of die kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling Posbus 3242, Pretoria, 0001, of by Isivuno House, LG004, Lilian Ngoyi Straat 143 Tshwane, of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) ingedien of gerig word, vanaf 28 Julie 2021 tot 25 Augustus 2021. Datums waarop die kennisgewing gepubliseer word is die 28 Julie en 4 Augustus 2021.

Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir die periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale koerant, Beeld, en Citizen koerant.

Indien enige belanghebbende of geaffekteerde party n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan n afskrif van die Munisipaliteit versoek word deur die volgende kontakbesonderhede: [Newlanduseapplications@tshwane.gov.za](mailto:Newlanduseapplications@tshwane.gov.za). Sluitingsdatum van besware: 25 Augustus 2021.

Ten einde n afskrif van die aansoek te bekom, moet daarop gelet word, dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker n epos of ander maniere moet verskaf om sodoende afskrif elektronies te verskaf.

Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduceer word, of in enige vorm gepubliseer word op n manier wat die applikant se intellektuele eiendomsregte aantas nie.

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

Adres van gemagtigde agent: Virginiastraat 309, Faerie Glen Uitbr 1, Pretoria. of Posbus, 745 Faerie Glen, 0043. Telefoon Nommer 0832542975. Epos: [surplanmark@telkomsa.net](mailto:surplanmark@telkomsa.net). Tshwane Verwysing: CPD 324-JR/0280/116/R ( Item No. 33940)

28-04

**LOCAL AUTHORITY NOTICE 768 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN AMENDMENT OF A LAND DEVELOPMENT APPLICATION PRIOR TO APPROVAL IN  
TERMS OF SECTION 16(18) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ  
WITH SCHEDULE 23 THERETO**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of property(ies) namely the Remaining Extent of Portion 2 of the farm Zwartkoppies 364-JR, Gauteng, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of a land development application prior to the approval thereof in terms of section 16(18) of the City of Tshwane Land Use Management By-law, 2016, being an application for township establishment to be known as **Zwartkoppies Extension 52**. The property is situated between Mamelodi and Nellmapius to the north and Silver Lakes, Hazeldean, the N4 and the Bronkhorstspuit Road (K22) to the south.

The intention of the applicant in this matter is to amend the proposed residential township to allow for an additional erf (to be zoned Municipal) along the northern boundary of the township to accommodate an electrical powerline as requested by the City of Tshwane Metropolitan Municipality.

The amendment is FROM a township consisting of the following:

Number of erven, proposed zoning and development control measures: 267 Erven: "Residential 1", with a density of 1 dwelling unit per erf and a minimum erf size of 225 m<sup>2</sup>; 1 Erf: "Private Open Space"; 1 Erf: "Special" for access control; 1 Erf: "Special" for private street and Existing Streets.

TO a township consisting of:

Number of erven, proposed zoning and development control measures: 265 Erven: "Residential 1", with a density of 1 dwelling unit per erf and a minimum erf size of 225 m<sup>2</sup>; 1 Erf: "Municipal"; 1 Erf: "Private Open Space"; 1 Erf: "Special" for access control; 1 Erf: "Special" for private street and Existing Streets.

The maximum number of dwelling units proposed for the township has been reduced from 267 units to 265 units.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za** within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: **28 July 2021** (first date) and **4 August 2021** (second date).

**Closing date for any objections and/or comments: 25 August 2021**

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: **newlanduseapplications@tshwane.gov.za**, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: smeissner@icon.co.za
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld
- Contact Telephone Number: 012 665 2330

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

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

electronically.

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

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

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

Reference: CPD9/2/4/2-5507 T

Item No.: 31315

28-04



**PLAASLIKE OWERHEID KENNISGEWING 768 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N WYSIGING VAN 'N GRONDGEBRUIKSAANSOEK VOOR GOEDKEURING IN  
TERME VAN ARTIKEL 16(18) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
SAAMGELEES MET SKEDULE 23**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik die Restant van Gedeelte 2 van die plaas Zwartkoppies 364-JR, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van 'n grondgebruiksaansoek ingevolge Artikel 16(18) van die City of Tshwane Land Use Management By-law, 2016 van die dorp wat bekend sal staan as **Zwartkoppies Uitbreiding 52**. Die voorgestelde dorp is geleë tussen Mamelodi en Nellmapius ten noorde daarvan en Silver Lakes, Hazeldean, die N4 en die Bronkhorstspuitpad (K22) ten suide van die grond.

Die voorneme van die applikant is om die voorgestelde residensiële dorp te wysig om 'n addisionele erf (wat Munisipaal gesoneer gaan word) langs die noordelike grens van die dorp te voorsien wat 'n elektriese kraglyn sal akkommodeer soos versoek deur die Tshwane Metropolitaanse Munisipaliteit.

Die wysiging is VAN 'n voorgestelde dorp wat uit die volgende bestaan:

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 267 Erwe: "Residensieël 1" met 'n digtheid van 1 woonhuis per erf en 'n minimum oppervlakte van 225 m<sup>2</sup>; 1 Erf: "Private Oop Ruimte"; 1 Erf: "Spesiaal" vir toegangsbeheer; 1 Erf: "Spesiaal" vir privaat straat en Bestaande strate.

TOT 'n dorp wat bestaan uit die volgende:

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 265 Erwe: "Residensieël 1" met 'n digtheid van 1 woonhuis per erf en 'n minimum oppervlakte van 225 m<sup>2</sup>; 1 Erf: "Munisipaal"; 1 Erf: "Private Oop Ruimte"; 1 Erf: "Spesiaal" vir toegangsbeheer; 1 Erf: "Spesiaal" vir privaat straat en Bestaande strate.

Die maksimum hoeveelheid wooneenhede voorgestel vir die dorp is verminder van 267 eenhede na 265 eenhede.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of **CityP\_Registration@tshwane.gov.za** binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **28 Julie 2021** (eerste datum) en **4 Augustus 2021** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **25 Augustus 2021**

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: **newlanduseapplications@tshwane.gov.za**. Alternatiewelik kan 'n identiese afskrif van die

grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: [smeissner@icon.co.za](mailto:smeissner@icon.co.za)
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld
- Kontak telefoonnommer: 012 665 2330

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

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

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

Adres van die Munisipale kantore: Kamer LG004, Isivunogebou, Lillian Ngoyistraat 143.

Verwysing: CPD9/2/4/2-5507 T

Item Nr.: 31315

28-04

**LOCAL AUTHORITY NOTICE 770 OF 2021****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****VOSLOORUS EXTENSION 52**

I Daniel P. van der Merwe being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto.

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: Area Manager: City Planning, Boksburg CCA, 3rd floor, Room 345, Civic Centre, Trichardts Road, Boksburg from 28 July 2021, until 25 August 2021.

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

Address of Municipal offices: 3rd floor, Room 345, Civic Centre, Trichardts Road, Boksburg, P.O. Box 215, Boksburg, 1460

Closing date for any objections and/or comments: 25 August 2021.

Address of applicant 129 Patricia Road, Sandown, 2196. PO Box 291803 Melville 2109.

Telephone No: 083 419 5755.

Dates on which notice will be published: 28 July 2021, 4 August 2021.

**ANNEXURE**

Name of township: Vosloorus Extension 52.

Full name of applicant: Urban Dynamics Gauteng Inc.

Number of erven, proposed zoning and development control measures: 16 erven zoned "Residential 4", Density 80du/ha, Height: 4 storeys, Coverage: 60%, 2 erven zoned "Business 2", Height: 2 storeys, Coverage: 40%, 1 erf zoned "Transportation", 3 erven zoned "Community Facility", 5 erven zoned "Public Open Space", 1 erf zoned "Private Open Space" and Roads.

The intension of the applicant in this matter is to: develop 1839 dwelling units and supportive business and community uses.

Locality and description of property on which township is to be established: Portion 63 (a portion of portion 7) of the Farm Vlakplaats No 138 IR.

The proposed township is situated between Brickfields Rd and Moagi Str and north of Igwalagwala Str and Vosloorus Ext 16.

28-04

**LOCAL AUTHORITY NOTICE 789 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Tshilidzi Timothy Mudzielwana and or Tshashu Consulting, being the applicant hereby give notice for in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by rezoning of erf 8068 to 8078 and 8086 to 8095 Ga-Rankuwa Unit 15 Township Registration Division JR, Gauteng Province from Industrial 1 to Residential 1 in terms Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at Ga-Rankuwa Unit 15 township along Lucas Mangope Road under Region 1. The application is for: erf 8068 to 8078 and 8086 to 8095 Ga-Rankuwa Unit 15 Township Registration Division JR, Gauteng Province from Industrial 1 to Residential 1 subject to conditions on Annexure T. The intension of the applicant in this matter is to obtain the rights for the development of dwelling units, on the properties after consolidation and subdivision of the properties.

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) or Should any interested or affected party wish to view or obtain a copy of the land development application: It can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); or a copy can be requested from the applicant at the address indicated in the advertisement from 28 July 2021 until 28 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 Daily Sun Newspapers

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

Closing date for any objections and/or comments: 28 August 2021

Address of applicant: Office 112, Domus Building, 57 Kasteel road, Lynwood Glen, Pretoria, 0081.  
P.O.BOX 5617, Polokwane, 0700

Telephone No: 0724266537

Dates on which notice will be published: 28 July 2021 and 04 August 2021

Reference: CPD 9/2/4/2-5947T (Item no: 33254)

28-04

**PLAASLIKE OWERHEID KENNISGEWING 789 VAN 2021**  
**STAD TSHWANE METROPOLITAANSE GEMEENTE**  
**KENNISGEWING VAN 'N HERSONERINGSTOEPASSING INGEVOLGE ARTIKEL 16 (1) VAN DIE**  
**VERORDENING VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR, 2016**

Ek, Tshilidzi Timothy Mudzielwana en of Tshashu Consulting, synde die aansoeker, gee hiermee kennis ingevolge artikel 16 (1) (f) van die Stad Tshwane-verordening op grondgebruikbestuur, 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van erf 8068 na 8078 en 8086 na 8095 Ga-Rankuwa Eenheid 15 Dorpsregistrasie Afdeling JR, Gauteng provinsie van Industrieel 1 na Residensieel 1 in bepaling Artikel 16 (1) van die Stad Tshwane Verordening op grondgebruikbestuur, 2016 van die eiendom soos hierbo beskryf. Die eiendom is gelee te Ga-Rankuwa Unit 15 langs Lucas Mangope Road onder Streek 1. Die aansoek is vir: erf 8068 tot 8078 en 8086 tot 8095 Ga-Rankuwa Unit 15 Dorpsregistrasie Afdeling JR, Gauteng provinsie vanaf Industrieel 1 tot Residensieel 1 onderhewig aan voorwaardes in Aanhangsel T. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die regte vir die ontwikkeling van wooneenhede op die eiendomme te verkry na konsolidasie en onderverdeling van die eiendomme.

Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (s) indien nie ) en / of kommentaar (s) ingedien of skriftelik by: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za of indien belangstel of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry: dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of 'n afskrif van die munisipaliteit aangevra kan word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan 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 afskrif aan te vra deur middel van die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za; of 'n afskrif kan van die aansoeker aangevra word vanaf 28 Julie 2021 tot 28 Augustus 2021 by die adres wat in die advertensie aangedui word.

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 die eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld en Daily Sun Newspapers.

Adres van munisipale kantore: LG004, Isivuno House, Lilian Ngoyistraat 143

Sluitingsdatum vir besware en / of kommentaar: 28 Augustus 2021

Adres van applikant: Kantoor 112, Domusgebou, Kasteelweg 57, Lynwood Glen, Pretoria, 0081.

Posbus 5617, Polokwane, 0700

Telefoonnommer: 0724266537

Datums waarop kennisgewing gepubliseer sal word: 28 Julie 2021 en 04 Augustus 2021

Verwysing: CPD 9/2/4 / 2-5947T (Artikelnr: 33254)

28-04

**LOCAL AUTHORITY NOTICE 796 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
PROPERTY RATES BY-LAW**

**NOTICE IS HEREBY GIVEN** in terms of the provisions of section 7 of the Gauteng: Rationalization of Local Government Affairs Act, 1998 (Act 10 of 1998), read with section 11, 12 & 13 of the Local Government: Municipal Act, 2000 (Act 32 of 2000) that the City of Ekurhuleni Metropolitan Municipality at meeting held on 26 May 2021 under item A-F (19-2021): resolved to pass the By-law for Property Rates by-law.

The said by-law comes into operation on the date of the publication in the Gauteng provincial Gazette.

Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, O.R. Tambo Precinct, Head office Building, Corner Cross and Rose Street, Private Bag X1069 Germiston, 1400.

04 August 2021

Notice No 15/2021

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**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****PROPERTY RATES BY-LAWS**

[COUNCIL RESOLUTION: A-F (19-2021): dated 26 May 2021]

[Date of Commencement: 04 August 2021]

## Table of Contents

1. Adoption and implementation of Rates Policy .....
2. Contents of Property Rates Policy .....
3. Enforcement of Property Rates Policy .....
4. Short title and commencement .....



# CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

## PROPERTY RATES BY-LAW

### By-law

To give effect to the implementation of the City of Ekurhuleni Metropolitan Municipality's Property Rates Policy and to provide for matters incidental thereto.

### Preamble

**WHEREAS** section 229 of the Constitution of the Republic of South Africa empowers municipalities to levy property rates, subject to national legislation;

**AND WHEREAS** section 6(1) of the Local Government : Municipal Property Rates Act, 2004 (No. 6 of 2004) as amended, requires a municipality to adopt By-laws to give effect to the implementation of its Rates Policy;

**AND WHEREAS** section 2 of the Local Government: Municipal Property Rates Act No. 6 of 2004, as amended, is the national legislation that empowers a municipality to levy a rate on property in its area;

**AND WHEREAS** section 6(2) of the Local Government: Municipal Property Rates Act, 2004 (No. 6 of 2004) as amended, provides that By-laws adopted in terms of section 6(1) may differentiate between different categories of properties; and different categories of owners of properties liable for the payment of rates.

BE IT THEREFORE ENACTED by the City of Ekurhuleni Metropolitan Municipality, as follows:-

### Definitions

In this By-law any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) shall bear the same meaning and unless the context indicates otherwise –

“**Act**” means the Local Government: Municipal Property Rates Act, 2004 (No.6 of 2004);

“**Council**” means the City of Ekurhuleni Metropolitan Municipality; and

“**rate**” or “**rates**” means a municipal rate on property as envisaged in section 229 of the Constitution of the Republic of South Africa.

## 1. Adoption and implementation of Rates Policy

- i. The Council shall adopt and implement a property rates policy consistent with the Act on the levying of rates on rateable property within the jurisdiction of the municipality; and
- ii. The Council shall not be entitled to levy rates other than in terms of its rates policy.

## 2. Contents of Property Rates Policy

The Council’s property rates policy shall, *inter alia*:

- i. Apply to all property rates levied by the Council pursuant to the adoption of its Annual Budget;
- ii. Comply with the requirements for:
  - (a) the adoption and contents of a Property Rates Policy specified in section 3 of the Act;
  - (b) the process of community participation specified in section 4 of the Act; and
  - (c) the annual review of a Property Rates Policy specified in section 5 of the Act.
- iii. Specify any further principles, criteria and implementation measures consistent with the Act for the levying of property rates which the Council may adopt; and
- iv. Include such further enforcement mechanisms, if any, as the Council may wish to impose.

## 3. Enforcement of Property Rates Policy

The Council’s Property Rates Policy shall be enforced through the Credit Control and Debt Collection By-law and Policy and any further enforcement mechanisms stipulated in the Act and the Council’s Property Rates Policy.

## 4. Short title and commencement

This By-law is the Property Rates By-law, and takes effect on 04 August 2021.





**LOCAL AUTHORITY NOTICE 797 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CREDIT CONTROL AND DEBT COLLECTION BY-LAW**

**NOTICE IS HEREBY GIVEN** in terms of the provisions of section 7 of the Gauteng: Rationalization of Local Government Affairs Act, 1998 (Act 10 of 1998), read with section 11, 12 & 13 of the Local Government: Municipal Act, 2000 (Act 32 of 2000) that the City of Ekurhuleni Metropolitan Municipality at meeting held on 26 May 2021 under item A-F (19-2021): resolved to pass the By-law for Credit Control and Debt collection by-law.

The said by-law comes into operation on the date of the publication in the Gauteng provincial Gazette.

Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, O.R. Tambo Precinct, Head office Building, Corner Cross and Rose Street, Private Bag X1069 Germiston, 1400.

04 August 2021

Notice No 14/2021

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****CREDIT CONTROL AND DEBT COLLECTION BY-LAW**

[COUNCIL RESOLUTION: A-F (19-2021): dated 26 May 2021]

[Date of Commencement: 04 August 2021]

## Table of Contents

1. Definitions .....	4
2. Credit control and debt collection policy adopted by the municipality .....	4
3. Objective of the By-law .....	4
4. Application of BYLAW.....	5
5. Provision of information .....	5
6. Offences.....	5
7. Penalty.....	6
8. Repeal of By-laws.....	7
9. Short title and commencement.....	7



## **CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

### **CREDIT CONTROL AND DEBT COLLECTION BY-LAW**

#### **By-law**

To give effect to the implementation of the City of Ekurhuleni Metropolitan Municipality's Credit Control and Debt Collection Policy, and to provide for matters incidental thereto.

#### **Preamble**

WHEREAS section 156(2) of the Constitution specifies that a municipality may make and administer by-laws for the effective administration of the matters it has the right to administer;

WHEREAS the City of Ekurhuleni Metropolitan Municipality has adopted a Credit Control and Debt Collection Policy on 30 November 2006;

AND WHEREAS section 98 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), requires a municipal council to adopt bylaws to give effect to the municipality's credit control and debt collection policy;

BE IT THEREFORE ENACTED by the Council of the Ekurhuleni Metropolitan Municipality, as follows:-

## 1. Definitions

In this By-Law any word or expression to which a meaning has been assigned in the Act, shall bear the same meaning in these bylaws, and unless the context indicates otherwise

“**Act**” means the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), as amended from time to time;

“**Council**” means the Council of the Ekurhuleni Metropolitan Municipality;

“**Credit Control and Debt Collection Policy**” means a Policy adopted by the Municipality for the purposes of credit control and debt collection of all monies due and payable to the municipality; and

“**rate**” or “**rates**” means a rate on property and or services as approved by council.

## 2. Credit control and debt collection policy adopted by the municipality

**This City has adopted a Credit control and debt collection policy (referred to as “the policy” herein), which policy comprehensively and in detail, deals with and regulates the matters as prescribed in Chapter 9 of the Municipal Systems Act 32 of 2000, therefore it is not necessary for this By-law to restate and repeat same. Therefore, and without repeating the contents of the policy, the contents of the policy are hereby incorporated into this by-law by reference and *mutatis mutandis* assigned the status of a By-law in as far as it is required for its implementation, enforcement and to be given effect to, as referred to in terms of the provisions of sections 12 and 13 of the Systems Act.**

## 3. Objective of the By-law

The objective of this bylaw is to —

- i. ensure that all monies due and payable to the Council are collected;
- ii. provide for customer management, credit control procedures and mechanisms and debt collection procedures and mechanisms;
- iii. provide for indigents in a way that is consistent with rates and tariff policies and any national policy on indigents;
- iv. provide for extension of time for payment of accounts;
- v. provide for charging of interest on arrears, where appropriate;
- vi. provide for termination of services or the restriction of the provision of services when payments are in the arrears;
- vii. provide for matters relating to unauthorized consumption of services, theft and damages.

#### 4. Application of BY LAW

This bylaw shall only apply to money due and payable to the Council and municipal entity in respect of which the municipality is the parent municipality for –

- a. Assessment rates and taxes levied on the property
- b. Fees, surcharges on fees, charges and tariffs in respect of municipal services, such as –
  - i. provision of water;
  - ii. refuse removal;
  - iii. sewerage;
  - iv. removal and purification of sewerage;
  - v. electricity consumption;
  - vi. municipal services provided through prepaid meters.
  - vii. all other related costs for services rendered in terms of the property
  - viii. interest which has accrued or will accrue in respect of money due and payable to the Council;
  - ix. collection charges in those cases where the Council is responsible for
    - (aa) the rendering of municipal accounts in respect of any one or more of the municipal services;
    - (bb) the recovery of amounts due and payable in respect thereof, irrespective whether the municipal services, or any of them, are provided by the Council itself or by a service utility with which it has concluded a service provider agreement to provide a service on the municipality's behalf

#### 5. Provision of information

A rate payer, owner, consumer, customer and debtor or person within the municipal area must provide the City with accurate information requested by the City that is reasonably required by the City for the implementation or enforcement of this by-law. No person shall make a false statement or furnish false information to the City or falsify a document issued in terms of this by-law.

#### 6. Offences

- (1) It is an offence for any person to:
- (a) unlawfully and intentionally or negligently interfere with any actions taken by the City in terms of this by-law;
  - (b) contravene or fail to comply with any provision of this by-law in as much as this by-law places an obligation or duty on such a person to comply with this by-law;
  - (c) contravene or fail to comply with a condition or prohibition imposed in terms of this by-law;
  - (d) contravene or fail to comply with any conditions imposed upon the granting of any application, consent, approval, concession, exemption, rebate or authority in terms of this by-law;
  - (e) fail to provide information or provide false or misleading information reasonably requested by the City;
  - (f) fail or refuse to give access required by the City in terms of the provision of this by-law;
  - (g) fail to comply with the terms of a notice served upon him/her in terms of this by-law;

- (h) fail or refuse to provide the City with a document or information that the City is entitled to in terms of this by-law;
  - (i) disclose any information relating to the financial or business affairs of any person which information was acquired in the performance of any function or exercise of any power in terms of this by-law;
  - (j) fail to comply with any lawful instruction given in terms of this by-law; or
  - (k) obstruct or hinder the City in the execution of the City's duties under this By-law.
- (2) Any alleged offence committed in terms of sub-section (1) above, may be enforced in terms of clause 7 below, and may be referred to the South African Police Services by the City for investigation with a view to possible prosecution.

## 7. Penalty

- (1) A person who contravenes or fail to comply with a provision of this by-law, or commit an offence as set out in this by-law shall be liable on conviction to a fine or imprisonment, or in the case of any continued offence to a further fine or imprisonment for every day during the continuance of such offence.
- (2) Fines may be imposed in terms of section 341 of the Criminal Procedure Act, wherein:
- (3) (a) a person receiving a notification, in writing, of an alleged contravention or non-compliance with this By-Law, at a specified place, date and time, or a period specified in the notification, which shall also set out the amount of fine which a court or a municipality trying such a person for the offence allegedly committed may impose, such person may within thirty (30) days (in case of a court), and seven (7) days (in case of a municipality), deliver or transmit the notification, together with the sum of money equal to the said amount in the notification as payment for the fine, to the magistrate of the district or area (in case of court) or to the municipality where the offence is alleged to have been committed;
- (b) such sum of money paid shall be deemed to be a fine imposed in respect of the offence in question; and
- (c) such person shall not be prosecuted for having committed the offence.
- (4) The Municipality may, in collaboration with national government in the spirit of co-operative governance, establish municipal courts whose core functions, among others, will be to prosecute offenders of –
  - (a) traffic regulations;
  - (b) infringements of the Municipality's by-laws, and National Building Regulations and Schemes; and
  - (c) contraventions of the national and provincial legislation that the Municipality is empowered to enforce.
- (5) Section 179 of the Constitution, read with the National Prosecuting Authority Act 32 of 1998, as amended, provide for a single national prosecuting authority in the Republic of South Africa. Section 112 of the Local Government: Municipal Systems Act provides:
  - (a) a staff member of the Municipality authorised in terms of section 22(8)(b) of the National Prosecuting Authority Act to conduct the prosecutions, may institute criminal proceedings and conduct the prosecutions in respect of a contravention of or failure to comply with a provision of –
    - (i) a By-Law or regulation of the Municipality;
    - (ii) other legislation administered by the Municipality; and
    - (iii) other legislation as the National Director of Public Prosecutions may determine in terms of section 22(8)(b) of the National Prosecuting Authority Act.
- (6) The Municipality may appoint a prosecutor to prosecute infringement of traffic violations and this By-Law.
- (7) The Magistrates Court shall have jurisdiction over all matters relating to contravention of and non-compliance with the provisions of this By-Law.

## 8. Repeal of By-laws

This By-law revokes all previous By-laws, decisions and/or ad hoc clauses within any other By-law, regarding the subject matter of this By-law.

## 9. Short title and commencement

This By-law is the Credit control and Debt Collection By-law, and takes effect on 04 August 2021.



CONTINUES ON PAGE 130 OF BOOK 2



***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

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

**Vol: 27**

**PRETORIA**  
4 AUGUST 2021  
4 AUGUSTUS 2021

**No: 259**

**PART 2 OF 2**

**LOCAL AUTHORITY NOTICE 798 OF 2021  
CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T11769/2016, with reference to the following property: Erf 212, Lynnwood Glen.

The following conditions and/or phrases are hereby removed: Conditions 2.A.(c), 2.A.(g), 2.C.(a), 2.C.(c), 2.C.(c)(i), 2.C.(c)(ii), 2.C.(e).

This removal will come into effect on the date of publication of this notice.

(CPD LWG/0384/212 (Item 30491))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

4 AUGUST 2021  
(Notice 594/2021)

**LOCAL AUTHORITY NOTICE 799 OF 2021  
CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T17/54906, with reference to the following property: Erf 48, Alphenpark.

The following conditions and/or phrases are hereby removed: Conditions B. (a), (c), (c)(i), (c)(ii), (c)(iii) and (d).

This removal will come into effect on the date of publication of this notice.

(CPD ALP/0004/48 (Item 33321))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

4 AUGUST 2021  
(Notice 594/2021)

**LOCAL AUTHORITY NOTICE 800 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T50086/14, with reference to the following property: Erf 305, Waterkloof Ridge.

The following conditions and/or phrases are hereby removed: Conditions 2, 5, 6.(i), 6.(ii), 6.(iii), 6.(iv), 10, 11 and 12.

This removal will come into effect on the date of publication of this notice.

(CPD WKR/0744/305 (Item 33279))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

4 AUGUST 2021  
(Notice 593/2021)

**LOCAL AUTHORITY NOTICE 801 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5515T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5515T**, being the rezoning of Erf 451, Garsfontein, from "Special" for the purposes of Offices, Hairdresser and Beauty Salon, including a dwelling unit of at least 40m<sup>2</sup>, to "Special", Offices, Hairdresser and Beauty Salon, Picture Framing including a dwelling unit of at least 40m<sup>2</sup>, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5515T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5515T (Item 31364))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

4 AUGUST 2021  
(Notice 290/2021)

**LOCAL AUTHORITY NOTICE 802 OF 2021**  
**TSHWANE AMENDMENT SCHEME 5582T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5582T**, being the rezoning of Erven 746 and 747, Queenswood, from "Residential 2", to "Residential 4", Dwelling-house and a Block of Flats, with a density of 54 dwelling units per hectare (restricted to a maximum of 17 dwelling units on the consolidated property), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5582T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5582T (Item 31669))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

4 AUGUST 2021  
(Notice 289/2021)

**LOCAL AUTHORITY NOTICE 803 OF 2021**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**TSHWANE AMENDMENT SCHEME 5778T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5778T**, being the rezoning of Portion 1 of Erf 1252, Arcadia, from "Special" for Offices, to "Special", Offices, Laboratories, ancillary and subservient Conference Centre, Cafeteria and a Caretaker's Flat, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5778T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5778T (Item 32546))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

4 AUGUST 2021  
(Notice 288/2021)

**LOCAL AUTHORITY NOTICE 804 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF**  
**THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Henning Lombaard**, being the applicant in my capacity as appointed agent for the owner of the properties **Erven 518, 519 and 520 Die Hoewes Extension 125**, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above.

The properties are located within the existing Die Hoewes Extension 125 Township. The properties are located at 192, 196 and 200 Basden Avenue, respectively.

The rezoning is from: **“Residential 1”**

**To: “Residential 3”** with a density of 80 units per Ha (limited to 38 units), height of 3 storeys, Floor Space Ratio of 0.95 and a coverage of 60%.

The intension of the applicant in this matter is to amend the approved land use rights for the erven from “Residential 1” to “Residential 3” to allow for the establishment of a higher residential development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the 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 **4 August 2021** until **1 September 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 Star newspapers.

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

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 must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically.

No part of the documentation 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 the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room 16, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: **1 September 2021**.

Address of applicant: 149 Cantonments Road, Lyttelton Manor Extension 3, 0157

Email: [henning.lombaard@gmail.com](mailto:henning.lombaard@gmail.com)

Tel: 0832851606

Dates on which notice will be published: 4 August 2021 and 11 August 2021.

**Reference:** CPD/9/2/4/2-6131T

**Item No:** 34043

**PLAASLIKE OWERHEID KENNISGEWING 804 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN  
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, Henning Lombaard, synde die applikant in my hoedanigheid as gemagtige agent van die eienaar van die eindomme naamlik **Erwe 518, 519 en 520 Die Hoewes Uitbreiding 125**, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplankema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, van die eindomme hierbo beskryf.

Die eiendom is geleë in die bestaande Die Hoewes Uitbreiding 125 dorp. Die eiendom is geleë by 192, 196 en 200 Basden laan onderskeidelik.

Die voorgestelde hersonering is vanaf: "**Residentieel 1**"

**NA: "Residentieel 3"** met n digtheid van 80 eenhede per hektaar (beperk tot 38 eenhede), hoogte van 3 verdiepings, Vloer Oppervlak Verhouding van 0.97 en n dekking van 60%

Die bedoeling van die aansoeker in hierdie aangeleentheid is om die goedgekeurde regte van die erwe the wysig vanaf "Residentieel 1" na "Residentieel 3" wat sal toelaat vir die oprigting van n hoër digtheid residensiele ontwikkeling.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **4 Augustus 2021** tot en met **1 September 2021**.

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

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie.

Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer 16, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): **1 September 2021**.

Adress van applikant: 149 Cantonments Straat, Lyttelton Manor Uitbreiding 3, 0157

Email: [henning.lombaard@gmail.com](mailto:henning.lombaard@gmail.com)

Tel: 083 285 1606

Datums van publikasie: 4 Augustus 2021 en 11 Augustus 2021.

**Verwysing:** CPD/9/2/4/2-6131T

**Item No:** 34043

**LOCAL AUTHORITY NOTICE 805 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, Elize Castelyn Town Planners, being the applicant for Erf 671, Faerie Glen x 1 situated at 337 Manitoba Drive, Faerie Glen x 1, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of Erf 671, Faerie Glen x 1 in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016.

The rezoning is from "Residential 1" with a density of 1 dwelling per 1 000 m<sup>2</sup> to "Residential 2" with a density of 1 unit / 588 m<sup>2</sup>. The intension is to subdivide the erf in two erven.

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 4 August 2021 until 1 September 2021.

Full particulars and plans may be inspected during normal office hours at the Municipal Offices, City Planning and Development, City Planning Registration, Room E 10, Centurion Office, corner of Basden and Rabie Streets, Centurion or should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or from the applicant at [ecstads@castelyn.com](mailto:ecstads@castelyn.com), for a period of 28 days from the date of first publication.

Address of applicant: 98, 10<sup>th</sup> Street, Menlo Park, Pretoria / PO Box 36262 Menlo Park, 0102. Tel: 012 346 8772 / 083 305 5487

Closing date for any objections and/or comments: 1 September 2021  
Dates on which notice will be published: 4 August 2021 and 11 August 2021

**Reference:** CPD 9/2/4/2-6118T                      Item No: 33975

4-11

**PLAASLIKE OWERHEID KENNISGEWING 805 VAN 2021****STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE  
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 671 Faerie Glen x 1, geleë te Manitoba Rylaan 337, Faerie Glen x 1, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 671 Faerie Glen x 1 in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die hersonering is van "Residensieel 1" met 'n digtheid van 1 woonhuis per 1 000 m<sup>2</sup> na "Residensieel 2" met 'n digtheid van 1 eenheid / 588 m<sup>2</sup>. Die bedoeling is om die erf onder te verdeel in twee erwe.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / vertoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus 2021 tot 1 September 2021.

Besonderhede van die aansoek en planne lê ter insae gedurende gewone kantoorure by die kantoor van: Die Munisipale Kantore, Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Stadsbeplanning Registrasie, Kamer E 10, Centurion Kantoor, hoek van Basden en Rabie Strate, Centurion of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of van die aansoeker by [ecstads@castelyn.com](mailto:ecstads@castelyn.com), vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie.

Adres van aansoeker: 10<sup>de</sup> Straat 98, Menlopark, Pretoria / Posbus 36262 Menlopark, 0102. Tel. No: 012 346 8772 / 083 305 5487

Sluitingsdatum vir besware en / of vertoë: 1 September 2021  
Datums waarop kennisgewings gepubliseer word: 4 Augustus 2021 en 11 Augustus 2021

**Verwysing:** CPD 9/2/4/2-6118T                      Item No: 33975

4-11

**LOCAL AUTHORITY NOTICE 806 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, Elize Castelyn Town Planners, being the applicant for Erf 671, Faerie Glen x 1 situated at 337 Manitoba Drive, Faerie Glen x 1, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of Erf 671, Faerie Glen x 1 in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016.

The rezoning is from "Residential 1" with a density of 1 dwelling per 1 000 m<sup>2</sup> to "Residential 2" with a density of 17 units per hectare (maximum 2 units). The intension is to subdivide the erf in two erven.

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 4 August 2021 until 1 September 2021.

Full particulars and plans may be inspected during normal office hours at the Municipal Offices, City Planning and Development, City Planning Registration, Room E 10, Centurion Office, corner of Basden and Rabie Streets, Centurion or should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or from the applicant at [ecstads@castelyn.com](mailto:ecstads@castelyn.com), for a period of 28 days from the date of first publication.

Address of applicant: 98, 10<sup>th</sup> Street, Menlo Park, Pretoria / PO Box 36262 Menlo Park, 0102. Tel: 012 346 8772 / 083 305 5487

Closing date for any objections and/or comments: 1 September 2021  
Dates on which notice will be published: 4 August 2021 and 11 August 2021

**Reference:** CPD 9/2/4/2-6118T                      Item No: 33975

**PLAASLIKE OWERHEID KENNISGEWING 806 VAN 2021**  
**STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE**  
**DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 671 Faerie Glen x 1, geleë te Manitoba Rylaan 337, Faerie Glen x 1, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 671 Faerie Glen x 1 in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die hersonering is van "Residensieel 1" met 'n digtheid van 1 woonhuis per 1 000 m<sup>2</sup> na "Residensieel 2" met 'n digtheid van 17 eenhede per hektaar (maximum 2 eenhede). Die bedoeling is om die erf onder te verdeel in twee erwe.

Besware teen of verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of verhoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus 2021 tot 1 September 2021.

Besonderhede van die aansoek en planne lê ter insae gedurende gewone kantoorure by die kantoor van: Die Munisipale Kantore, Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Stadsbeplanning Registrasie, Kamer E 10, Centurion Kantoor, hoek van Basden en Rabie Strate, Centurion of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of van die aansoeker by [ecstads@castelyn.com](mailto:ecstads@castelyn.com), vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie.

Adres van aansoeker: 10<sup>de</sup> Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102. Tel. No: 012 346 8772 / 083 305 5487

Sluitingsdatum vir besware en / of verhoë: 1 September 2021  
Datums waarop kennisgewings gepubliseer word: 4 Augustus 2021 en 11 Augustus 2021

**Verwysing:** CPD 9/2/4/2-6118T                      Item No: 33975



**LOCAL AUTHORITY NOTICE 807 OF 2021**  
**ERF 904 GREENSIDE EXTENSION**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

The removal of Conditions (a) to (n) from Deed of Transfer T21772/2020 in respect of Erf 904 Greenside Extension in terms of reference number 20/13/3706/2020.

The Application is filed with the Executive Director : Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> floor, Braamfontein, 2017 and is open for inspection at all reasonable times.

This notice will come into operation on date of publication.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 171/2021

**LOCAL AUTHORITY NOTICE 808 OF 2021****HYDE PARK EXTENSION 136**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Hyde Park Extension 136** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PADFROM PROPERTIES PROPRIETARY LIMITED NO 2001/005444/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 795 OF THE FARM ZANDFONTEIN 42, REGISTRATION DIVISION I.R, GAUTENG PROVINCE HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.****(1) NAME**

The name of the township is Hyde Park Extension 136

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 2897/2017.

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

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

**(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not be commenced with before 31 March 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not be completed before 12 August 2025 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

**(6) ACCESS**

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

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

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

(8) REFUSE REMOVAL

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

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(11) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erf 685 and Erf 686 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(12) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(14) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

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

(15) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 685 and 686, to the local authority for approval.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

### 3. CONDITIONS OF TITLE.

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

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geotechnical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(2) ALL ERVEN

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

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

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

(3) ERF 685

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 315 KVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the Sandton Town Planning Scheme, 1980, declares that it has approved an amendment scheme being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of **Hyde Park Extension 136**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 02-17841

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. 034/2021**

**LOCAL AUTHORITY NOTICE 809 OF 2021**

Ekurhuleni Amendment Scheme K0714

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

I, Gideon Johannes Jacobus van Zyl, being the authorised agent of the owner of Erf 3492, Glen Marais Extension 143, 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 Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre for the amendment of the town-planning scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of Erf 3492, Glen Marais Extension 143, situated at 33 Veld Street, (corner Monument Road and Veld Street) from "Residential 3", to "Residential 3" subject to certain amended restrictive conditions (Height 3 storeys, Coverage 50%, Density maximum of 49 dwelling units to be developed on the erf, Building lines: As per scheme for street boundaries and 3m on side boundaries).

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, 5th Level, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park for the period of 28 days from 04 August 2021.

Objections to or representations in respect of the applications 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 at 5th Level, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park or at P O Box 13, Kempton Park, 1620, within a period of 28 days from 04 August 2021.

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

**PLAASLIKE OWERHEID KENNISGEWING 809 VAN 2021**

Ekurhuleni Wysigingskema K0714

**KENNIS VAN AANSOEK OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA: AANSOEK IN TERME VAN ARTIKEL 48 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 3492, Glen Marais Uitbreiding 143, gee hiermee ingevolge Artikel 10, van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondbestuur By-Wet, 2019, kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit, Kempton Park Diensleweringssentrum aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van Erf 3492, Glen Marais Uitbreiding 143, geleë te Veldstraat 33, (H/v Monumentweg en Veldstraat), vanaf "Residensieel 3" na "Residensieel 3" onderhewig aan wysiging sekere beperkende voorwaardes (Hoogte 3 verdiepings, Dekking 50%, Digtheid 'n maksimum van 49 wooneenhede mag op die perseel ontwikkel word; Boulyne: Straat grens soos per skema en 3m op sygrense).

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van Die Area Bestuurder: Stadsbeplanning Departement, Kempton Park Kliëntedienssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, 5de Vlak, Burgersentrum, h/v C R Swartrylaan en Pretoriaweg, Kempton Park, vir 'n tydperk van 28 dae vanaf 04 Augustus 2021.

Besware of verhoë ten opsigte van die aansoeke moet binne 'n tydperk van 28 dae vanaf 04 Augustus 2021 skriftelik by of tot die Area Bestuurder: Stadsbeplanning Departement, Kempton Park Kliëntedienssentrum van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, 5de Vlak, Burgersentrum, h/v C R Swartrylaan en Pretoriaweg, Kempton Park of by Posbus 13, Kempton Park, 1620 ingedien of gerig word.

Adres van agent: Deon van Zyl Stadsbeplanners, Posbus 12415, Aston Manor, 1630

**LOCAL AUTHORITY NOTICE 810 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, Elize Castelyn Town Planners, being the applicant for Erf 671, Faerie Glen x 1 situated at 337 Manitoba Drive, Faerie Glen x 1, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of Erf 671, Faerie Glen x 1 in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016.

The rezoning is from "Residential 1" with a density of 1 dwelling per 1 000 m<sup>2</sup> to "Residential 2" with a density of 1 unit / 588 m<sup>2</sup>. The intension is to subdivide the erf in two erven.

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 4 August 2021 until 1 September 2021.

Full particulars and plans may be inspected during normal office hours at the Municipal Offices, City Planning and Development, City Planning Registration, Room E 10, Centurion Office, corner of Basden and Rabie Streets, Centurion or should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or from the applicant at [ecstads@castelyn.com](mailto:ecstads@castelyn.com), for a period of 28 days from the date of first publication.

Address of applicant: 98, 10<sup>th</sup> Street, Menlo Park, Pretoria / PO Box 36262 Menlo Park, 0102. Tel: 012 346 8772 / 083 305 5487

Closing date for any objections and/or comments: 1 September 2021  
Dates on which notice will be published: 4 August 2021 and 11 August 2021

**Reference:** CPD 9/2/4/2-6118T                      Item No: 33975

**PLAASLIKE OWERHEID KENNISGEWING 810 VAN 2021****STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE  
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 671 Faerie Glen x 1, geleë te Manitoba Rylaan 337, Faerie Glen x 1, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 671 Faerie Glen x 1 in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die hersonering is van "Residensieel 1" met 'n digtheid van 1 woonhuis per 1 000 m<sup>2</sup> na "Residensieel 2" met 'n digtheid van 1 eenheid / 588 m<sup>2</sup>. Die bedoeling is om die erf onder te verdeel in twee erwe.

Besware teen of verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of verhoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 4 Augustus 2021 tot 1 September 2021.

Besonderhede van die aansoek en planne lê ter insae gedurende gewone kantoorure by die kantoor van: Die Munisipale Kantore, Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Stadsbeplanning Registrasie, Kamer E 10, Centurion Kantoor, hoek van Basden en Rabie Strate, Centurion of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of van die aansoeker by [ecstads@castelyn.com](mailto:ecstads@castelyn.com), vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie.

Adres van aansoeker: 10<sup>de</sup> Straat 98, Menlopark, Pretoria / Posbus 36262 Menlopark, 0102. Tel. No: 012 346 8772 / 083 305 5487

Sluitingsdatum vir besware en / of verhoë: 1 September 2021  
Datums waarop kennisgewings gepubliseer word: 4 Augustus 2021 en 11 Augustus 2021

**Verwysing:** CPD 9/2/4/2-6118T                      Item No: 33975

**LOCAL AUTHORITY NOTICE 811 OF 2021****AMENDMENT SCHEME 20-02-0201**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 76 Woodmead from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme XXXX, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No.011/2021

**LOCAL AUTHORITY NOTICE 812 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****CORRECTION NOTICE: NORTON PARK EXTENSION 11 TOWNSHIP**

Notice is hereby given in terms of Section 80 of the Town Planning and Townships Ordinance, 15 of 1986, read with Section 95 of the said ordinance that errors occurred in the placement of the proclamation notice for Norton Park Extension 11 Township established under **Local Authority Notice 337 of 2019** dated **23 October 2019** and it is necessary to correct same as follows:

1. By the **deletion** in its entirety of the following paragraphs **A (14)** on page **6**:
  - (a) *Erven 366 and 367 to create 371 and Erven 368 and 369 shall be consolidated to create Erf 372.*
  - (b) *Erf 370 shall be Notarially tied with the consolidated erven 371 and 372.*

And the **substitution and replacement** therewith the following paragraphs:

- (a) *Erven 366 and 367 shall be consolidated to create Erf 371 and Erven 368 and 369 shall be consolidated to create Erf 372.*
- (b) *Erf 370 shall be Notarially tied with the consolidated Erf 372*

*Dr. Imogen Mashazi*

*City Manager*

*City of Ekurhuleni Metropolitan Municipality*

*Private Bag X1069 Germiston, 1400*

*Notice No CD52/2021*