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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 934 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 TO BE KNOWN AS MAMELODI EXTENSION 37.**

We, *Plan Associates Town and Regional Planners Inc.*, being the authorized agent/applicant of the owner of Portion 25 and 26 of the Farm Pienaarspoort 339 JR, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the Mamelodi Extension 37 township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Strategic Executive Offices: City Planning and Development, PO Box 3242, Pretoria, 001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 25 August 2021 to 23 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 Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal Offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Address of applicant: Plan Associates Town and Regional Planners Inc., PO Box 14732, Hatfield 0028 339 Hilda Street, Hatfield, Telephone No: 012 342 8701, Email: [info@planassociates.co.za](mailto:info@planassociates.co.za) / [jaco@planassociates.co.za](mailto:jaco@planassociates.co.za), Reference: Item 33224

Closing date of objections: 23 September 2021

Dates on which the notice will be published: 25 August 2021 and 1 September 2021

**ANNEXURE**

Name of Township: Mamelodi Extension 37.

Name of applicant: Plan Associates Town and Regional Planners Incorporated (Registration No. 2012/06641/21)

Number of erven, proposed zoning and development controls:

- 352 "Residential 1" zoned erven;
- 5 "Public Open Space" zoned erven.

The intension of the applicant/owner in this matter is to: To formalize and develop a sustainable integrated development and to provide housing opportunities in the region.

Locality of the properties on which the township is to be established: The property is situated on Portions 25 and 26 of the Farm Pienaarspoort 339JR.

Description of the property on which the township is to be established: Portions 25 and 26 of the Farm Pienaarspoort 339JR, approximately 16.7 ha in extent, under the jurisdiction of the City of Tshwane Metropolitan Municipality

Reference: CPD9/2/4/2-5937T

Item number: 33224

**ALGEMENE KENNISGEWING 934 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR-BY-WET, 2016 WAT BEKEND GAAN STAAN AS MAMELODI UITBREIDING 37**

Ons *Plan Medewerkers Stads- en Streekbeplanners Ingelyf*, synde die applicant/gemagtige agent van die eienaar van Gedeeltes 25 en 26 van die Plaas Pienaarspoort 339 JR gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs-BY-wet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die totstandkoming van die dorp Mamelodi Uitbreiding 37 in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 soos beskryf in die onderstaande bylaag.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n verduideliking 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, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet gedurende gewone kantoorure ingedien word of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stads beplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za vanaf 25 Augustus 2021 tot 23 September 2021.

Volledige besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n typerk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Adres van Munisipale kantore: Stads beplanning, Grondgebruiksreg Afdeling, Kamer LG004, Isivuno House, Lillian Ngoyi Straat, Pretoria

Naam en adres van applikant: Plan Medewerkers Stads- en Streekbeplanners Ing., Posbus 14732, Hatfield 0028, 339 Hilda Straat, Hatfield, Telefoon No: 012 342 8701, Epos: [herman@planassociates.co.za](mailto:herman@planassociates.co.za) / [info@planassociates.co.za](mailto:info@planassociates.co.za) Verwysing: Item 33224.

Die sluitingsdatum vir enige besware en/or kommentare: 23 September 2021

Datums waarop kennisgewings gepubliseer word: 25 Augustus 2021 en 1 September 2021.

**BYLAAG**

Naam van dorp: Mamelodi Uitbreiding 37

Naam van gemagtige agent: Plan Medewerkers Stads- en Streekbeplanners Ingelyf (Registrasie Nr. 2012/06641/21)

Aantal erwe, voorgestelde sonering en voorgestelde ontwikkeling kontroles:

- 352 "Residensieel 1" gesoneerde erwe;
- 5 "Openbare Oopruimte" gesoneerde erwe.

Die voorneme van die applicant/eienaar in hierdie saak is om: Om 'n geformaliseerde and volhoubare, geïntegreerde ontwikkeling te skep met behuisings geleenthede vir die streek.

Ligging van die eiendomme waarop die dorp gestig word: Die eiendom is geleë op Gedeeltes 25 en 26 op die Plaas Pienaarspoort 339 JR.

Beskrywing van die eiendomme waarop die dorp gestig word: 'Gedeeltes 25 en 26 op die Plaas Pienaarspoort 339 JR, ongeveer 16.7 hektaar in omtrek, onder die jurisdiksie van die Stad van Tshwane Metropolitaanse Munisipaliteit

Verwysing: CPD9/2/4/2-5937T

Item nommer: 33224

25-01

**GENERAL NOTICE 936 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR REZONING AND REMOVAL OF A RESTRICTIVE CONDITION IN TERMS OF RESPECTIVELY SECTION 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Karl Jansen van Rensburg, being the authorized agent of the owner of the Remainder of Erf 561, Portion 1 of Erf 561 and Remainder of Erf 565 Hatfield 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:

1. 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 rezoning in respect of:
  - a. Remainder of Erf 561 is from "Special" for art studio, place of refreshment (tea garden/coffee bar), showroom for interior decorating, a cooking school and/or one dwelling-house to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
  - b. Portion 1 of Erf 561 is from "Residential 1" to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
  - c. Remainder of Erf 565 is from "Special" for offices, a place of refreshment, showroom for interior decorating, a cooking school and/or one dwelling-house to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
2. the removal of certain conditions contained in Title Deeds in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the properties described above. The removal in respect of:
  - a. Remainder of Erf 561, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34479/2017.
  - b. Portion 1 of Erf 561, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34478/2017.
  - c. Remainder of Erf 565, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34480/2017

The properties are situated on the northeastern corner of Jan Shoba Street (the former Duncan Street) and Prospect Street.

The intension of the applicant in this matter is to offer shoppers a student-orientated dining and shopping experience inclusive of offices.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an 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 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 25 August 2021 to 21 September 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.

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) 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 right 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, Town-Planning Office, cnr Basden and Rabie Streets, Centurion Municipal Office and/or Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria and/or Akasia Municipal Complex: 485 Heinrich Avenue, (Entrance Dale Street), 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia.

**Closing date for any objections and/or comments:** 21 September 2021.

**Address of applicant:** No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand, 0050; PO Box 317, Wapadrand, 0050; **E-mail:** [karl@lts.co.za](mailto:karl@lts.co.za) **Cell phone:** 083 399 7172

**Date on which notice will be published:** 25 August and 1 September 2021

Reference Rezoning: **CPD/9/2/4/2-6090T** Item No.: **33868**

Reference Removal of Restrictive Conditions: **CPD/0272/00561/R** Item No.: **33867**

**ALGEMENE KENNISGEWING 936 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK OM HERSONERING EN VERWYDERING VAN 'N BEPERKENDE TITEL VOORWAARDE RESPEKTIEWELIK IN TERME VAN ARTIKEL 16(1) EN 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Karl Jansen van Rensburg, synde die gemagtigde agent van die eienaar van die Restant van Erf 561, Gedeelte 1 van Erf 561 en Restant van Erf 565, Hatfield, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 en Artikel 33(1) en 41(2) (a) van die Ruimtelike Beplannings Grondgebruiksbestuur Wet (Wet 16 van 2013) (SPLUMA) kennis, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. Wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendomme hierbo beskryf. Die hersonering ten aansien van:
  - a. Restant van Erf 561 van "Spesiaal" vir "art studio, place of refreshment (tea garden/coffee bar), showroom for interior decorating, a cooking school and/or one dwelling-house" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
  - b. Gedeelte 1 van Erf 561 van "Residential 1" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
  - c. Restant van Erf 565 van "Spesiaal" vir "offices, a place of refreshment, showroom for interior decorating, a cooking school and/or one dwelling-house" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
2. Die opheffing van sekere voorwaardes in titelaktes in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendomme hierbo beskryf. Die opheffing ten aansien van:
  - a. Restant van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34479/2017.
  - b. Gedeelte 1 van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34478/2017.
  - c. Restant van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34480/2017.

Die eiendomme is geleë op die noordoostelike hoek van Jan Shobastraat (voorheen Duncanstraat) en Prospectstraat.

Die intensie van die applikant is die daarstel van 'n student georiënteerde uiteet en inkoppie ervaring asook kantore.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), 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: The Group Head: Economic Development and Spatial Planning. Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 25 August 2021 tot 21 September 2021.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 25 Augustus 2021. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, 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 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 rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van Munisipale kantore:** Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: LG004, Isivuno House, Lilly Ngoyistraat 143, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia.  
**Laaste datum vir besware/kommentare:** 21 September 2021.

**Adres van Applikant:** Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand, 0050; Posbus 317, Wapadrand, 0050; **E-pos:** [karl@lts.co.za](mailto:karl@lts.co.za); **Sellulêre foon:** 083 399 7172

**Datum wat kennisgewing geplaas sal word:** 25 Augustus en 1 September 2021

Verwysing hersonering: **CPD/9/2/4/2-6090T**

Item No.: **33868**

Verwysing opheffing van voorwaardes in titelaktes: **CPD/0272/00561/E**

Item No. **33867**

**GENERAL NOTICE 938 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR REZONING AND REMOVAL OF A RESTRICTIVE CONDITION IN TERMS OF RESPECTIVELY SECTION 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Karl Jansen van Rensburg, being the authorized agent of the owner of the Remainder of Erf 561, Portion 1 of Erf 561 and Remainder of Erf 565 Hatfield 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:

1. 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 rezoning in respect of:
  - a. Remainder of Erf 561 is from "Special" for art studio, place of refreshment (tea garden/coffee bar), showroom for interior decorating, a cooking school and/or one dwelling-house to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
  - b. Portion 1 of Erf 561 is from "Residential 1" to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
  - c. Remainder of Erf 565 is from "Special" for offices, a place of refreshment, showroom for interior decorating, a cooking school and/or one dwelling-house to "Special" for Business Building, Shop, Place of Refreshment and Retail Industry.
2. the removal of certain conditions contained in Title Deeds in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the properties described above. The removal in respect of:
  - a. Remainder of Erf 561, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34479/2017.
  - b. Portion 1 of Erf 561, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34478/2017.
  - c. Remainder of Erf 565, the condition that "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in Title Deed T34480/2017

The properties are situated on the northeastern corner of Jan Shoba Street (the former Duncan Street) and Prospect Street.

The intension of the applicant in this matter is to offer shoppers a student-orientated dining and shopping experience inclusive of offices.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an 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 to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 25 August 2021 to 21 September 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.

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) 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 right 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, Town-Planning Office, cnr Basden and Rabie Streets, Centurion Municipal Office and/or Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria and/or Akasia Municipal Complex: 485 Heinrich Avenue, (Entrance Dale Street), 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia.

**Closing date for any objections and/or comments:** 21 September 2021.

**Address of applicant:** No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand, 0050; PO Box 317, Wapadrand, 0050; **E-mail:** [karl@lts.co.za](mailto:karl@lts.co.za) **Cell phone:** 083 399 7172

**Date on which notice will be published:** 25 August and 1 September 2021

Reference Rezoning: **CPD/9/2/4/2-6090T** Item No.: **33868**

Reference Removal of Restrictive Conditions: **CPD/0272/00561/R** Item No.: **33867**

**ALGEMENE KENNISGEWING 938 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK OM HERSONERING EN VERWYDERING VAN 'N BEPERKENDE TITEL VOORWAARDE RESPEKTIEWELIK IN TERME VAN ARTIKEL 16(1) EN 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Karl Jansen van Rensburg, synde die gemagtigde agent van die eienaar van die Restant van Erf 561, Gedeelte 1 van Erf 561 en Restant van Erf 565, Hatfield, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 en Artikel 33(1) en 41(2) (a) van die Ruimtelike Beplannings Grondgebruiksbestuur Wet (Wet 16 van 2013) (SPLUMA) kennis, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. Wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendomme hierbo beskryf. Die hersonering ten aansien van:
  - a. Restant van Erf 561 van "Spesiaal" vir "art studio, place of refreshment (tea garden/coffee bar), showroom for interior decorating, a cooking school and/or one dwelling-house" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
  - b. Gedeelte 1 van Erf 561 van "Residential 1" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
  - c. Restant van Erf 565 van "Spesiaal" vir "offices, a place of refreshment, showroom for interior decorating, a cooking school and/or one dwelling-house" tot "Spesiaal" vir "Business Building, Shop, Place of Refreshment and Retail Industry".
2. Die opheffing van sekere voorwaardes in titelaktes in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendomme hierbo beskryf. Die opheffing ten aansien van:
  - a. Restant van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34479/2017.
  - b. Gedeelte 1 van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34478/2017.
  - c. Restant van Erf 561, die voorwaarde dat "no trade or business in, wine, spirits, beer or other spirituous liquors shall be carried on, on said property" in titelakte T34480/2017.

Die eiendomme is geleë op die noordoostelike hoek van Jan Shobastraat (voorheen Duncanstraat) en Prospectstraat.

Die intensie van die applikant is die daarstel van 'n student georiënteerde uiteet en inkoppie ervaring asook kantore.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, moet volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), 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: The Group Head: Economic Development and Spatial Planning. Posbus 3242, Pretoria, 0001 of gestuur word na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 25 August 2021 tot 21 September 2021.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 25 Augustus 2021. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast. As '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 rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van Munisipale kantore:** Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: LG004, Isivuno House, Lilly Ngoyistraat 143, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia. **Laaste datum vir besware/kommentare:** 21 September 2021.

**Adres van Applikant:** Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand, 0050; Posbus 317, Wapadrand, 0050; **E-pos:** [karl@lts.co.za](mailto:karl@lts.co.za); **Sellulêre foon:** 083 399 7172

**Datum wat kennisgewing geplaas sal word:** 25 Augustus en 1 September 2021

Verwysing hersonering: CPD/9/2/4/2-6090T

Item No.: 33868

Verwysing opheffing van voorwaardes in titelaktes: CPD/0272/00561/E

Item No. 33867

**GENERAL NOTICE 940 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16  
OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Erf 1319 Waterkloof, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014) read with Section 16(3) 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 a Consent Use for an "Guest-House".

**The property is situated at:** 280 Milner Street Waterkloof, Pretoria

**The current zoning of the property is:** "Residential 1"

**The intension of the applicant in this matter is to:** The intension of the owner is not to change or introduce a new land use on the property but to convert the existing dwelling house for the use of a guest-house with seven (7) bedrooms for guests and conference room/facility for the exclusive use of the guests.

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 **25 August 2021 until 22 September 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.

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

**Closing date for any objections and/or comments:** 22 September 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

**Date (s) on which notice will be published:** 25 August 2021

**Reference:** CPD WKF/0716/1319 **Item no:** 26120

**ALGEMENE KENNISGEWING 940 VAN 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16  
OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Erf 1319 Waterkloof, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014) read with Section 16(3) 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 a Consent Use for an "Guest-House".

**The property is situated at:** 280 Milner Street Waterkloof, Pretoria

**The current zoning of the property is:** "Residential 1"

**The intension of the applicant in this matter is to:** The intension of the owner is not to change or introduce a new land use on the property but to convert the existing dwelling house for the use of a guest-house with seven (7) bedrooms for guests and conference room/facility for the exclusive use of the guests.

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 **25 August 2021 until 22 September 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.

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

**Closing date for any objections and/or comments:** 22 September 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

**Date (s) on which notice will be published:** 25 August 2021

**Reference:** CPD WKF/0716/1319

**Item no:** 26120

**GENERAL NOTICE 941 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, Matthys Johannes Loubser, of Citiplan Town and Regional Planners, being the applicant for Erf 1231 Waterkloof Ridge X2, hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane's Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive conditions 1.(a), (b), (d), (e), (f), (g), (h), (i), (k), (l), 2.(a), (b), (c), 3, 4.(a), (b), (c) and Definitions contained in title deed with number T45804/2019 of the above-mentioned property. The property is situated at 350 Bontbok Avenue, Waterkloof Ridge X2. The intension of the applicant in this matter is to erect a covered patio that will encroach the 7,62 m building line on the erf.

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 25 August until 22 September 2021.

Address of Municipal offices: Registration Office, Room E10, c/o Basden and Rabie Streets, Centurion.

Closing date for objection(s) and/or comment(s): 22 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: 25 August and 1 September 2021.

**Reference:** CPD/WKR/0744/1231 Item No. 34179

25-01

**ALGEMENE KENNISGEWING 941 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'n AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING 2016**

Ek, Matthys Johannes Loubser, synde die applikant van Erf 1231 Waterkloofrif X2, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes 1.(a), (b), (d), (e), (f), (g), (h), (i), (k), (l), 2.(a), (b), (c), 3, 4.(a), (b), (c) en Definisies soos vervat in titelakte met nommer T45804/2019 van die bovermelde eiendom. Die eiendom is geleë te Bontboklaan 350, Waterkloofrif X2. Die bedoeling van die applikant in hierdie geval is om 'n bedekte patio wat die 7,62 m boulyn sal oorskry, op die erf op te rig.

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 25 Augustus tot en met 25 September 2021.

Adres van Munisipale kantore: Registrasiekantoor, Kamer E10, h/v Basden- en Rabiestrade, Centurion.

Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 25 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), Selfoonnommer: 0824145321.

Datums waarop kennisgewing gepubliseer sal word: 25 Augustus en 1 September 2021.

**Verwysing:** CPD/WKR/0744/1231 Item No. 34179

**GENERAL NOTICE 943 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF AN APPLICATION FOR COUNCIL PERMISSION IN TERMS OF CLAUSE 15, READ WITH SCHEDULE 25 OF THE CITY OF TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) FOR A BOARDING HOUSE:**

We, Bertus van Tonder Town Planning Consulting (PTY) LTD., being the applicant for the owners of Erf 66 Menlopark, hereby give notice that we have applied to the City of Tshwane Metropolitan Municipality for council permission in terms of Clause 15 and Schedule 25 of the Tshwane Town Planning Scheme 2008 (revised 2014), read with Section 16(3) of the City of Tshwane Land Use Management Bylaw, 2016 to obtain permission of the municipality for a Boarding House with 9 Single Bedrooms, with Ancillary and Subservient land uses. The current zoning of the property is Residential 1. Any objection and/or comment, 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 25 August 2021 to 22 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 on the site. Address of municipal offices: registration office, Room E10, corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 22 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). 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. Tel. No: 0745828820, email: bertus@bvtplan.co.za. City of Tshwane reference: CPD MPD/0416/66 (Item No: 33039).

25-01

**ALGEMENE KENNISGEWING 943 VAN 2021****KENNISGEWING VAN 'N AANSOEK VIR STADSRAAD TOESTEMMING INGEVOLGE KLOUSULE 15, SAAM GELEES MET SKEDULE 25 VAN DIE STAD TSHWANE DORPSBEPLANNINGS SKEMA, 2008 (HERSIEN IN 2014) VIR 'N LOSIESHUIS:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk., synde die aansoeker te wees namens die eienaars van Erf 66, Menlopark, gee hiermee kennis dat ons aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit om toestemming van die raad te verkry ingevolge Artikel 15 en Bylae 25 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014), saamgelees met Artikel 16(3) van die Stad Tshwane se verordening op grondgebruikbestuur, 2016, om toestemming van die munisipaliteit te verkry vir 'n Losieshuis met 9 Enkel Slaapkamers, asook Aanverwante en Ondergeskikte regte. Die huidige sonering van die eiendom is Residensieel 1. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder 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](mailto:cityp_registration@tshwane.gov.za) vanaf 25 Augustus 2021 tot 22 September 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 op die terrein. Adres van munisipale kantore: registrasie kantoor, Kamer E10, hoek van Basden- en Rabie strate, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 22 September 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers 0041. Tel. No: 0745828820, epos: bertus@bvtplan.co.za. City of Tshwane verwysing: CPD MPD/0416/66 (Item No: 33039).

25-01

**GENERAL NOTICE 944 OF 2021****NOTICE OF A JOINT REZONING AND A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTIONS 16(1) AND 16(2) RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 405 and Erf 406, Sinoville, located respectively at Number 164 and Number 166, Sefako Makgatho Drive, Sinoville, 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 Erven 405 and 406 Sinoville, from "Residential 1" to Special for Offices, Motor Vehicle Salesroom, Shops and Ancillary and Subservient land uses" in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, and the simultaneous Removal of Restrictive Title Deed Conditions in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-Law, 2016, for the removal of Restrictive Title Deed Conditions, A.1.(f) on Page 3, A.2.(a) on Page 3, A.2.(c) on Page 4, A.2.(d) on Page 4 and A.3. on Page 4 of Title Deed T12077/2021. The purpose of the said Rezoning application is to obtain the Land Use Rights as applied for. 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 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: 25 August 2021 and 1 September 2021. Closing date for any objections and/or comments: 22 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 Provincial Gazette, Beeld and Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820; E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). COT Ref.: CPD 9/2/4/2-6089 T: Item no. 33862 (Rezoning) & CPD SIN/0640/405: Item no. 33856 (Removal).

25-01

**ALGEMENE KENNISGEWING 944 VAN 2021****KENNISGEWING VAN 'N GESAMENTLIKE HERSONERING EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES AANSOEK INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 405 en Erf 406, Sinoville, geleë respektiewelik te Nommer 164 en 166, Sefako Makgatho Rylaan, Sinoville, gee hiermee kennis ingevolge Artikel 16(1)(f) van die stad van Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erwe 405 and 406 Sinoville vanaf Residensieël 1 na "Spesiaal vir Kantore, Motor Verkope, Winkels en Aanvullende en Ondergeskikte gebruike" ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, asook die gelyktydige verwydering van Beperkende Titelakte Voorwaardes A.1.(f) op Bladsy 3, A.2.(a) op Bladsy 3, A.2.(c) op Bladsy 4, A.2.(d) op Bladsy 4 en A.3. op Bladsy 4 van Titel Akte T12077/2021. Die doel van die hersonerings aansoek is om die grondgebruiks regte te verkry soos wat daar aansoek gedoen word voor. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede 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: 25 Augustus 2021 en 1 September 2021. Sluitingsdatum vir enige besware/kommentare: 22 September 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, Beeld en Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2-6089 T: Item no. 33862 (Hersonering) & CPD SIN/0640/405: Item no. 33856 (Opheffing).

25-01

**GENERAL NOTICE 948 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 Erf 4171, Eldoraigne Extension 46, 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 241 Piet Hugo Street, Eldoraigne Extension 46. The rezoning is from "Residential 2" at a density of 15 units per hectare to "Residential 2" at a density of 17 units per hectare with a maximum of 22 units. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the 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 from 25 August 2021 to 22 September 2021. Closing date for any objections and/or comments: 22 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 Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Registration Office, 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. 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 applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: bertus@bvtplan.co.za. COT Ref.: CPD 9/2/4/2 – 5864 T: Item no. 32807.

25-01

**ALGEMENE KENNISGEWING 948 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 Erf 4171, Eldoraigne Uitbreiding 46, geleë te Nommer 241 Piet Hugo Straat, Eldoraigne Uitbreiding 46, 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 "Residensieël 2" met 'n digtheid van 15 eenhede per hektaar na "Residensieël 2" met 'n digtheid van 17 eenhede per hektaar met 'n maksimum van 22 eenhede. 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 25 Augustus 2021 tot 22 September 2021. Sluitingsdatum vir enige besware: 22 September 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: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. 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– 5864 T: Item Nommer: 32807.

25-01

**GENERAL NOTICE 949 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 38 AND SECTION 50 OF THE EMFULENI PLANNING BY-LAW, 2018**

We, Phumaf Holdings, being the authorised agent of the owner of erf 5085 Evaton West Extension 4, hereby give notice in terms of Section 38 and Section 50 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), that we have applied to Emfuleni Local Municipality for the simultaneous subdivision and rezoning of the above mentioned property, into 45 erven and amending the zoning from "Community Facility" to "Residential 4" and also permit Social Hall and Private Open Space. With the purpose of Developing the new erven into Affordable Housing with the aim of releasing government owned land to approved beneficiaries under the Rapid Land Release Programme.

Particulars of the application will lie for inspection during normal office hours, 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 at the Land Use Management Department, Emfuleni Local Municipality, First Floor, Old Trust Bank Building, corner President Kruger Street and Eric Louw Street, Vandebijlpark, for period of 28 days from 25 August 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Land Use Management Department, at the above address within a period of 28 days from 25 August 2021.

Address of authorised agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, Email: Bramathunya@phumaf.com, Advertisement date: 25 August 2021.

25-01

**GENERAL NOTICE 950 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR A CONSENT USE APPLICATION IN TERMS OF SECTION 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) AND FOR THE REMOVAL OF RESTRICTIVE CONDITIONS FROM THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

I Matthys Johannes Loubser being the applicant of Erf 99 Wierdapark hereby gives notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied for consent use in terms of clause 16 of the Tshwane Town-planning Scheme, 2008 (revised 2014) and for the removal of restrictive conditions 1.A.(a), (b), (c), (d), (e), (f), (g), (h), B.(a), (b) (c), (d), 2.(a), (b), (c), and 3 in title deed with number T69076/2019 on the property described above, to the City of Tshwane Metropolitan Municipality.

The property is situated on the corner of Springbok Road and Friederiche Street in Wierdapark. The current zoning of the property is "Residential 1". The intention of the applicant in this matter is to use the property for a place of child care (crèche) with a roof of corrugated iron and a Wendy house. 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 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 from 25 August until 22 September 2021. Address of Municipal offices: Room E10, c/o Basden and Rabie Streets Centurion Municipal Offices. Closing date for objection(s) and/or comment(s): 22 September 2021

Address of applicant: PO Box 11199. Wierda Park South 0057 or 150 Goshawk Street, Rooihuiskraal North 0157  
Cell phone number: 0824145321

Dates on which notice will be published: 25 August and 1 September 2021

**Reference:** Consent use: CPD/WDP/0762/99 Item No 31719

Removal of restrictions: CPD/WDP/0762/99 Item No 33721

25-01

**ALGEMENE KENNISGEWING 950 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'n TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN ARTIKEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) EN VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING 2016**

Ek, Matthys Johannes Loubser, synde die applikant van Erf 99 Wierdapark, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek aansoek gedoen het vir toestemmingsgebruik in terme van klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersen 2014), en vir die opheffing van beperkende titelvoorwaardes 1.A.(a), (b), (c), (d), (e), (f), (g), (h), B.(a), (b) (c), (d), 2.(a), (b), (c), en 3 in titelakte met nommer T69076/2019 op die eiendom hierbo beskryf by die Stad van Tshwane Metropolitaanse Munisipaliteit. Die eiendom is geleë op die hoek van Springbok- en Friederiche Strate Wierdapark. Die huidige sonering van die eiendom is "Residensieël 1". Die bedoeling van die applikant in hierdie saak is om die eiendom hierbo beskryf te gebruik vir 'n kleuterskool met 'n sinkdak en 'n Wendy huis. 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 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 vanaf 25 Augustus tot en met 22 September 2021. Adres van Munisipale kantore: Kamer E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore. Sluitingsdatum vir beswaar(e) en/of kommentaar (e): 22 September 2021 Adres van aansoeker: Posbus 11199. Wierda Park Suid 0057 of 150 Goshawkstraat, Rooihuiskraal Noord 0157. Selfoonnummer: 0824145321 Datums waarop kennisgewings gepubliseer sal word: 25 Augustus en 1 September 2021 **Verwysing:** Toestemmingsgebruik: CPD/WDP/0762/99, Item Nr 31719; Opheffing van beperkings: CPD/WDP/0762/99; Item Nr 33721

25-01

**GENERAL NOTICE 951 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 38 AND SECTION 50 OF THE EMFULENI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Phumaf Holdings, being the authorised agent of the owner of Remaining Extent of Erf 14540 Evaton West Extension 7, hereby give notice in terms of Section 38 and Section 50 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), that we have applied to Emfuleni Local Municipality for the simultaneous subdivision and rezoning of the above mentioned property, into 29 erven and amending the zoning from "Public Open Space" to "Residential 1" and "Residential 4" and "Special" with permitted land uses". With the purpose of developing the new erven into Affordable Housing with the aim of releasing government owned land to approved beneficiaries under the Rapid Land Release Programme.

Particulars of the application will lie for inspection during normal office hours, 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 at the Land Use Management Department, Emfuleni Local Municipality, First Floor, Old Trust Bank Building, corner President Kruger Street and Eric Louw Street, Vandebijlpark, for period of 28 days from 25 August 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Land Use Management Department, at the above address within a period of 28 days from 25 August 2021.

Address of authorised agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, Email: Bramathunya@phumaf.com, Advertisement date: 25 August 2021.

25-01

**GENERAL NOTICE 952 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, Phumaf Holdings, intend to apply to the City of Johannesburg Metropolitan Municipality for the amendment of the City of Johannesburg Land Use Scheme, 2018, by simultaneously consolidating and rezoning of Erven 1674 to 1683, Eldorado Park from "Residential 1" to "Residential 3", subject to certain proposed conditions.

**Site Description:**

Erf/Erven (stand) No(s): Erven 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682 and 1683

Township (Suburb) Name: Eldorado Park

Street Address: 115, 113, 111, 109, 107, 105, 103, 101, 99 and 97 Silver Street, Eldorado Park

Application Type: Application for Simultaneously Consolidating and Amendment of the Land Use Scheme (Rezoning) in terms of the provisions of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016

The purpose of the application is to rectify the current zoning and consolidate the ten erven of the existing flats and providing sectional title to the existing residence of Silver Street Flats. Hence the need for a consent to acquire the correct rights to consolidate and rezone the properties. The current zoning the properties is "Residential 1" as per the zoning certificate which permits all land use rights but does not accommodate for sectional title needs as some of the buildings lie on two properties or erven.

The above application will be open for inspection from 08:00 to 15:00 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

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 facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 1 October 2021.

Authorised Agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, [Bramathunya@phumaf.com](mailto:Bramathunya@phumaf.com), Advertisement date: 25 August 2021.

**GENERAL NOTICE 953 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: WILLOW PARK MANOR EXTENSION 95:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016, as referred to in the Annexure below. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the 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 25 August 2021 to 22 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 Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Closing date for any objections and/or comments: 22 September 2021.

**ANNEXURE:** Name of township: Willow Park Manor Extension 95. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 2 Erven: "Residential 2" on the Proposed Erf 1, Willow Park Manor Extension 95, and "Special" for a Bakery, Distribution Centre, Wholesale and Retail Trade, Storage, Offices, Cafeteria and a Caretaker's Flat, Telecommunication Masts, as well as Ancillary and Subservient Uses to the Primary Land Uses, on the proposed Erf 2, Willow Park Manor Extension 95, both erven subject to a Coverage of 60%, a Height of 13 meters and an F.A.R of 0.2. The intension of the applicant in this matter is to develop the property for the uses as applied for and said property is 2,1416 ha in extent. Description and Locality of property on which township is to be established: Portion 781 (a Portion of Portion 1) of the Farm The Willows 340JR (Previously known as Holding 23 Willow Park Agricultural Holdings), located at 80 Havelock Street, Willow Park Agricultural Holdings.: Reference: CPD 9/2/4/2-5943 T (Item No 33242).

**ALGEMENE KENNISGEWING 953 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER VERORDENING, 2016: WILLOW PARK MANOR UITBREIDING 95:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant van die geregistreerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016 soos verwys na in die Bylae hieronder. 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 25 Augustus 2021 tot 22 September 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/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Sluitingsdatum vir besware en/of kommentare: 22 September 2021.

**BYLAE:** Naam van dorp: Willow Park Manor Uitbreiding 95. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms.) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 2 Erwe: "Residensieël 2" op die Voorgestelde Erf 1, Willow Park Manor Uitbreiding 95, en "Spesiaal" vir 'n Bakkery, Verspreidingsentrum, Groot- en Kleinhandel, Stoorplek, Kantore, Kafeteria en 'n Opsigters Woonstel, Telekommunikasie Maste asook Aanvullende en Ondergeskikte gebruike tot die Primêre Grond Gebruike, op die voorgestelde Erf 2, Willow Park Manor Uitbreiding 95, en beide erwe is onderhewig aan 'n Dekking van 60%, 'n Hoogte van 13 meter en 'n V.R.V. van 0.2. Die intensie van die eienaar is om die eiendom te ontwikkel vir die gebruike waarvoor aansoek gedoen word en genoemde eiendom is 2,1416 ha in grootte. Beskrywing en ligging van die eiendom waarop die Dorp gestig gaan word: Gedeelte 781 ('n Gedeelte van Gedeelte 1) van die Plaas Die Wilgers 340JR (Voorheen bekend as Hoewe 23 Willow Park Landbou Hoewes), geleë te 80 Havelock Straat, Willow Park Landbou Hoewes: Verwysing: CPD 9/2/4/2-5943 T (Item No 33242).

25-01

**GENERAL NOTICE 954 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 38 AND SECTION 50 OF THE EMFULENI SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Phumaf Holdings, being the authorised agent of the owner of Erf 13690 Evaton West Extension 7, hereby give notice in terms of Section 38 and Section 50 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), that we have applied to Emfuleni Local Municipality for the simultaneous subdivision and rezoning of the above mentioned property, into 38 erven and amending the zoning from "Public Open Space" to "Residential 1" and "Residential 4" and "Public Open Space" with permitted land uses". With the purpose of developing the new erven into Affordable Housing with the aim of releasing government owned land to approved beneficiaries under the Rapid Land Release Programme.

Particulars of the application will lie for inspection during normal office hours, 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 at the Land Use Management Department, Emfuleni Local Municipality, First Floor, Old Trust Bank Building, corner President Kruger Street and Eric Louw Street, Vandebijlpark, for period of 28 days from 25 August 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Land Use Management Department, at the above address within a period of 28 days from 25 August 2021.

Address of authorised agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Email: Bramathunya@phumaf.com, Advertisement date: 25 August 2021.

25-01

**GENERAL NOTICE 955 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 38 AND SECTION 50 OF THE EMFULENI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Phumaf Holdings, being the authorised agent of the owner of erf 13665 Evaton West Extension 7, hereby give notice in terms of Section 38 and Section 50 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), that we have applied to Emfuleni Local Municipality for the simultaneous subdivision and rezoning of the above mentioned property, into 40 erven and amending the zoning from “Community Facility” to “Residential 1” and “Residential 4” “Community Facility” and “Private Open Space”. With the purpose of Developing the new erven into Affordable Housing with the aim of releasing government owned land to approved beneficiaries under the Rapid Land Release Programme.

Particulars of the application will lie for inspection during normal office hours, 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 at the Land Use Management Department, Emfuleni Local Municipality, First Floor, Old Trust Bank Building, corner President Kruger Street and Eric Louw Street, Vandebijlpark, for period of 28 days from 25 August 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Land Use Management Department, at the above address within a period of 28 days from 25 August 2021.

Address of authorised agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, Email: Bramathunya@phumaf.com, Advertisement date: 25 August 2021.

25-01

**GENERAL NOTICE 956 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 Erf 808, Lotus Gardens, 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 41 Aroma Crescent, Lotus Gardens. The rezoning is from "Special" to "Special" for a Public Garage, a Place of Refreshment, Shops and/or a Caretakers Dwelling, with 60% coverage, 0.6 FAR and a Height of 2 storeys. 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 25 August 2021 to 22 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 Provincial Gazette, die Beeld and the Citizen newspapers. Address of municipal offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 22 September 2021 address of applicant: P.O. BOX 34, die Wilgers, 0041. Telephone no: 074 582 8820: e-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Cot ref.: CPD 9/2/4/2 – 5773 T: Item No. 32490.

25-01

**ALGEMENE KENNISGEWING 956 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 Erf 808, Lotus Gardens, geleë te Nommer 41 Aroma Singel, Lotus Gardens, 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" na "Spesiaal" vir 'n Publieke Vulstasie, 'n Plek van Verfrissing, Winkels en/of 'n Opsigters Woning, met 'n dekking van 60%, 'n VRV van 0,6 en 'n Hoogte van 2 verdiepings. 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](mailto:cityp_registration@tshwane.gov.za) vanaf 25 Augustus 2021 tot met 22 September 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die gautengse provinsiale koerant, die beeld en the citizen. Adres van munisipale kantore: Kamer LG004, Isivuno-Huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Sluitingsdatum vir besware en/of kommentare: 22 September 2021. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. No: 0745828820: e-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane verw.: CPD 9/2/4/2-5773 T: Item Nommer: 32490.

25-01

**GENERAL NOTICE 957 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, Phumaf Holdings, intend to apply to the City of Johannesburg Metropolitan Municipality for the amendment of the City of Johannesburg Land Use Scheme, 2018, by amending the current "Institution" to "Residential 4" with with secondary use: "Convenience Shop", "Community Facility", "Private Open Space" the aim of providing sufficient affordable housing accommodation.

Site Description:

Erf/Erven (stand) No(s): Erf 4793

Township (Suburb) Name: Eldorado Park Extension 4

Street Address: 24 Balfour Street, Eldorado Park Extension 4

Application Type: Application for the Amendment of the City of Johannesburg Land Use Scheme, 2018 in terms of the provisions of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

The purpose of the application is to amend the current zoning of "Institution" to "Residential 4" with the aim of providing sufficient affordable housing accommodation that will yield 1129 units for the land to be released to approved beneficiaries under the Rapid Land Release Programme for a medium density low-cost residential development.

The above application will be open for inspection from 08:00 to 15:00 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

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 facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 1 October 2021.

Authorised Agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, [Bramathunya@phumaf.com](mailto:Bramathunya@phumaf.com), Advertisement date: 25 August 2021.

25-01

**GENERAL NOTICE 958 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, Phumaf Holdings, intend to apply to the City of Johannesburg Metropolitan Municipality for the amendment of the City of Johannesburg Land Use Scheme, 2018, by simultaneously subdividing and rezoning of Erf 6459, Eldorado Park Extension 6 from "Educational" to "Residential 4", "Special", "Institutional" and "Public Open Space", subject to certain proposed conditions.

**Site Description:**

Erf/Erven (stand) No(s): Erf 6459

Township (Suburb) Name: Eldorado Park Extension 6

Street Address: 30 Cavendish Avenue, Eldorado Park Extension 6

Application Type: Application for Simultaneously Subdividing and Amendment of the Land Use Scheme (Rezoning) in terms of the provisions of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016

The purpose of the application is to simultaneously rezone and subdivide the erf into 6 portions, with the aim of developing the new erven into a more suitable and habitable zoning that will yield 564 units (with a convenience store), Community Health Centre and Public Open Space for the land to be released to approved beneficiaries under the Rapid Land Release Programme and the units will be medium to high density Social Housing units and low-cost high density residential units.

The above application will be open for inspection from 08:00 to 15:00 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

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 facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 1 October 2021.

Authorised Agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, [Bramathunya@phumaf.com](mailto:Bramathunya@phumaf.com), Advertisement date: 25 August 2021.

**GENERAL NOTICE 959 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: PORTION 148 (A PORTION OF PORTION 168) OF THE FARM HARTEBEESTFONTEIN 324JR, TO BE KNOWN AS MONTANA TUINE EXTENSION 77:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016, referred to in the Annexure below. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the 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 25 August 2021 to 22 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 Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820; E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Closing date for any objections and/or comments: 22 September 2021. **ANNEXURE:** Name of Township: Montana Tuine X 77. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 2 Erven: Erf 1 will be zoned "Special" for Security Purposes, Access Control, Access Purposes, Private Road, Administrative Purposes, Engineering and Municipal Services and a Refuse collection point", subject to a Coverage of 10%, a Height of 6 meters and an F.A.R of 0.1 and Erf 2 will be Zoned "Special for Light Industrial, High Technology Offices, a Caretaker's Dwelling, Staff Quarters, Telecommunication Masts as well as Ancillary and Subserving Uses to the Primary Uses", subject to a Coverage of 60%, a Height of 13 meters and an F.A.R of 0.4. The intension of the applicant in this matter is to develop the property for the uses as applied for, and said property is 1, 2280 ha in extent. Description and Locality of property on which township is to be established: Portion 148 (a Portion of Portion 168) of the Farm Hartebeestfontein 324JR, to be known as Montana Tuine Extension 77, located at 24 Crow Avenue, Hartebeestfontein/Montana Tuine area: Reference: CPD 9/2/4/2-5895 T (Item No 33045).

25-01

**ALGEMENE KENNISGEWING 959 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER VERORDENING, 2016: GEDEELTE 148 ('N GEDEELTE VAN GEDEELTE 168) VAN DIE PLAAS HARTEBEESTFONTEIN 324JR: SAL BEKEND STAAN AS MONTANA TUINE UITBREIDING 77:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregisteerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016 soos verwys na in die Bylae hieronder. 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 25 Augustus 2021 tot en met 22 September 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/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Sluitingsdatum vir besware en/of kommentare: 22 September 2021.

**BYLAE:** Naam van dorp: Montana Tuine X 77. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms.) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 2 Erwe: Erf 1 word gesoneer "Spesiaal vir Sekuriteits Doelindes, Toegangs Beheer, Toegangs Doelindes, 'n Privaat Pad, Administratiewe Doelindes, Ingenieurs-en-Munisipale Dienste en 'n Vullis Versamelings punt, onderworpe aan 'n Dekking van 10%, 'n Hoogte van 6 meter en 'n VRV van 0,1. Erf 2 word gesoneer as "Spesiaal" vir Ligte Nywerhede, Hoë-tegnologiese kantore, 'n Opsigters Eenheid, Personeel Kwartiere, Telekommunikasie maste sowel as Aanvullende en Ondergesikte gebruike tot die Primêre gebruik, met 'n Dekking van 60%, 'n Hoogte van 13 meter en 'n VRV van 0.4. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel vir die gebruike soos aangevra, en die eiendom is 1, 2280 ha groot. Beskrywing en ligging van eiendom waarop die dorp gestig gaan word: Gedeelte 148 ('n gedeelte van Gedeelte 168) van die plaas Hartebeestfontein 324JR, bekend te staan as Montana Tuine Uitbreiding 77, geleë te 24 Crow Laan, Hartebeestfontein/Montana Tuine area: Verwysing: CPD 9/2/4/2-5895 T (Item No 33045).

**GENERAL NOTICE 970 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, Jurgens Moolman -Town Design Development Pty Ltd, being the authorized agent of the owners of Portion 1 of Erf 411, Erasmus 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), 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 from "Residential 1" to "Business 1". The property is situated at 51 General Louis Botha Street, Bronkhorstspuit.

The intension of the rezoning application in this matter is to acquire the land use rights in order to use the Existing Building on the above mentioned property for the purpose of Office 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 from 25th August 2021 until 25th 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 a 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 the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land 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 notice in the Provincial Gazette, Beeld and Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria Closing date for any objections and/or comments: 25th September 2021

Address of applicant: 31 Gemsbok street, BHS, 1020 or Postnet Suite 81, Private Bag x10578, 1020

Telephone No: 0845253061 Email: jurgensmoolman@gmail.com

Dates on which notice will be published: 25th August 2021

Reference: CPD 9/2/4/2-6136T , Item No: 34062

25-01

**ALGEMENE KENNISGEWING 970 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDSGEBRUIKBESTUURVERORDENING, 2016**

Ek, Jurgens Moolman - Town Design Development Pty Ltd, synde die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 411, Erasmus Dorpsgebied, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Stad Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in gevolge van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, van die bogenoemde eiendom. Die hersonering is vanaf "Residential 1" na "Besigheids 1" vir die gebruik van 'n Kantoor. Die eiendom is gelee by 51 Generaal Louis Botha Straat, Bronkhorstspuit. 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 vanaf 25 Augustus 2021 tot 25 September 2021. "As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by newlanduseapplications@tshwane.gov.za 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 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 '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. Sluitings datum vir Besware en Kommentaar: 25 September 2021

Naam en Adres van aansoeker: Town Design Development Pty Ltd, 31 Gembok straat of Postnet Suite 81, Private Bag x10578, 1020. Telefoon Nr: 0845253061 Epos: jurgensmoolman@gmail.com

Datum waarop kennisgewing gepubliseer word: 25 Augustus 2021

Verwysings Nr: CPD 9/2/4/2-6136T Item Nr: 34062

25-01

**GENERAL NOTICE 971 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION IN TERMS OF 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Erf 944 Garsfontein, Extension 4, Pretoria hereby give notice in terms of Section 16(1) 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 amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) from "Residential 1" to "Business 3" 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: 778 Jacqueline Drive, Garsfontein, Extension 4, Pretoria. The advertisement for the rezoning is FROM **25 August 2021 TO 22 September 2021**. The intention of the applicant in this matter is to: Rezone the property from "Residential 1" to "Business 3". 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](mailto:CityP_Registration@tshwane.gov.za) within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Dates on which notice will be published: **25 August 2021** and **1 September 2021**. Closing date for any objections and/or comments: **22 September 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](mailto:newlanduseapplications@tshwane.gov.za), alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party :

- E-mail address: [info@teropo.co.za](mailto:info@teropo.co.za)
- Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040
- Physical Address of offices of applicant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081
- Contact Telephone Number: 0823381551 / 087-808-7925

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 between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely **25 August 2021**. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD9/2/4/2-5867T

Item No: 32973

25-01

**ALGEMENE KENNISGEWING 971 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N HERSONERINGS  
AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR  
BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Erf 944 Garsfontein, Uitbreiding 4, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Residensieel 1" na "Besigheid 3" in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in Jacqueline Straat 778, Garsfontein, Uitbreiding 4, Pretoria. Hersonerings advertensie is VAN **25 Augustus 2021 TOT 22 September 2021**. Die voorneme van die applikant is om die eiendom te hersoneer van "Residentieel 1" na "Besigheid 3". 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: **25 Augustus 2021 en 1 September 2021**. Sluitingsdatum vir enige besware/ kommentare: **22 September 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: info@teropo.co.za
- Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040
- Fisiese adres van die kantoor van die applikant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081
- Kontak telefoonnommer: 0823381551 / 087-808-7925

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 voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik **25 Augustus 2021**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD 9/2/4/2-5867T

Item No: 32973

25-01

**GENERAL NOTICE 972 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION IN TERMS OF 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Portion 25 of Erf 581 Equestria Extension 110, Pretoria hereby give notice in terms of Section 16(1) 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 amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) from "Residential 2 with a coverage of 40%" to "Residential 2 with a coverage of 50%" 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: 25 Lavender Lane Country Place, Equestria Extension 110, Pretoria. The advertisement for the rezoning is **FROM 25 August 2021 TO 22 September 2021**. The intention of the applicant in this matter is to: Rezone the property from "Residential 2 with a coverage of 40%" to "Residential 2 with a coverage of 50%". 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: **25 August 2021** and **1 September 2021**. Closing date for any objections and/or comments: **22 September 2021**. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party :

- E-mail address: info@teropo.co.za
- Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040
- Physical Address of offices of applicant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081
- Contact Telephone Number: 0823381551 / 087-808-7925

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely **25 August 2021**. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/9/2/4/2-5927T

Item No: 33164

25-01

**ALGEMENE KENNISGEWING 972 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Gedeelte 25 van Erf 581 Equestria Uitbreiding 110, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Residensieel 2 met dekking van 40%" na "Residensieel 2 met 'n dekking van 50%" in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in Lavender Laan 25, Country Place, Equestria Uitbreiding 110, Pretoria. Hersonerings advertensie is **VAN 25 Augustus 2021 TOT 22 September 2021**. Die voorname van die applikant is om die eiendom te hersoneer van "Residentieel 2 met 'n dekking van 40%" na "Residensieel 2 met 'n dekking van 50%". Enige beswaar(e) en/of kommentaar(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: **25 Augustus 2021 en 1 September 2021**. Sluitingsdatum vir enige besware/ kommentare: 22 September 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: info@teropo.co.za
- Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040
- Fisiese adres van die kantoor van die applikant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081
- Kontak telefoonnommer: 0823381551 / 087-808-7925

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 voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik **22 September 2021**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/9/2/4/2-5927T

Item No: 33164

25-01

**GENERAL NOTICE 984 OF 2021****NOTICE IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We/I Zimbali Consultants, being the authorized agent of the owner of **Erf 24726 Etwatwa Extension 31 Township**, hereby give notice in terms of Section 48 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 Rezoning Application, in respect of the amendment of the Ekurhuleni Town Planning Scheme, 2014 of the property described above, from "Residential 2" to "Business 2" for a small retail shop.

Particulars of the application will lie for inspection during normal office hours at the Area Manager: City Planning Department, Corner Tom Jones and Elston Avenue, Treasury Building, 6th floor, Benoni. Any person or persons wishing to object to the approval of this application must lodge such objection, together with the grounds thereof in writing to the area Manager: City Planning Department, at the above mentioned address or at Private Bag X014, Benoni 1500, within a period of 28 days from 1 September 2021.

Name of applicant: Zimbali Consultants (Pty) Ltd  
 Address: 44/4672 Roodekop. Germiston  
 Email and Tel: cnsimphiwe@gmail.com and 083 400 7585

**GENERAL NOTICE 985 OF 2021****NOTICE OF A JOINT REZONING AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTIONS 16(1) AND 16(2) RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 370, Sinoville, located at Number 139, Sefako Makgatho Drive, Sinoville, 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, and a simultaneous Removal of Restrictive Title Deed Conditions Application in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-Law, 2016, for the removal of Restrictive Title Deed Conditions, A.1.(f) on Page 2, A.2.(a) on Page 3, A.2.(c) on Page 3, A.2.(d) on Page 3 and A.3. on Page 4 of Title Deed T41862/2013. The purpose of the said Rezoning application is to obtain the following Land Use Rights, namely "Special for Offices, Shops and Ancillary and Subservient Uses". Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the persons or bodies submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001, or to [CityP\\_Registration@Tshwane.gov.za](mailto:CityP_Registration@Tshwane.gov.za) within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Dates on which notice will be published: 25 August 2021 and 1 September 2021. Closing date for any objections and/or comments: 22 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 Provincial Gazette, Beeld and Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820; E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). COT Ref.: CPD 9/2/4/2-5953 T: Item no. 33293 (Rezoning) & CPD/0640/00370: Item no. 33291 (Removal).

**ALGEMENE KENNISGEWING 985 VAN 2021****KENNISGEWING VAN 'N GESAMENTLIKE HERSONERING EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES AANSOEK INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees namens die geregistreerde eienaar van Erf 370, Sinoville, geleë te Nommer 139 Sefako Makgatho Rylaan, Sinoville gee hiermee kennis ingevolge Artikel 16(1)(f) van die stad van Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurs-bywet, 2016, asook 'n gelyktydige verwydering van Beperkende Titelakte Voorwaardes A.1.(f) op Bladsy 2, A.2.(a) op Bladsy 3, A.2.(c) op Bladsy 3, A.2.(d) op Bladsy 3 en A.3. op Bladsy 4 van Titel Akte T41862/2013. Die doel van die hersonerings aansoek is om die volgende Grondbestuursverordeninge te kry, naamlik "Spesiaal vir Kantore, Winkels en Aanvullende en Ondergeskikte gebruike". 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: 25 Augustus 2021 en 1 September 2021. Sluitingsdatum vir enige besware/kommentare: 22 September 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, Beeld en Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2-5953 T: Item no. 33293 (Hersonering) & CPD/0640/00370: Item no. 33291 (Opheffing).

**GENERAL NOTICE 986 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: ONDERSTEPSPOORT EXTENSION 57:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016, referred to in the Annexure below. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the 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 25 August 2021 to 22 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 Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820: E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Closing date for any objections and/or comments: 22 September 2021. **ANNEXURE:** Name of township: Onderstepoort Extension 57. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 2 Erven: Erf 1 and Erf 2 will be Zoned "Special for Panel Beaters, Scrap Yard, Administration Offices, a Caretaker Dwelling as well as Ancillary and Subservient Uses to the Primary Uses", subject to a Coverage of 60%, a Height of 13 meters and an F.A.R of 0.35. The intension of the applicant in this matter is to develop the property for the uses as applied for, and said property is 3.0554 ha in extent. Description and Locality of property on which township is to be established: Portion 93 (A Portion of Portion 16) of the Farm De Onderstepoort 300JR, located at 1673, Lavender Road, Onderstepoort: Reference: CPD 9/2/4/2-6032 T (Item No 33590).

**ALGEMENE KENNISGEWING 986 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEHEER VERORDENING, 2016: ONDERSTEPSPOORT UITBREIDING 57:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 2016 soos verwys na in die Bylae hieronder. 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 25 Augustus 2021 tot 22 September 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/The Citizen. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtpplan.co.za. Sluitingsdatum vir besware en/of kommentare: 22 September 2021.

**BYLAE:** Naam van dorp: Onderstepoort Uitbreiding 57. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms.) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 2 Erwe: Erf 1 en Erf 2 word gesoneer as "Spesiaal vir Paneelkloppers, 'n Skrootwerf, Administratiewe Kantore, 'n Opsigters Wooneenheid sowel as Aanverwante en Ondergeskikte gebruike ten opsigte van die Primêre gebruik, onderhewig aan 'n Dekking van 60%, 'n Hoogte van 13 meter en 'n VRV van 0.35. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel vir die gebruike soos aangevra, en die eiendom is 3.0554 ha groot. Beskrywing en ligging van eiendom waarop die dorp gestig gaan word: Gedeelte 93 ('n gedeelte van Gedeelte 16) van die plaas De Onderstepoort 300JR, geleë te 1673, Lavenderweg, Onderstepoort: Verwysing: CPD 9/2/4/2-6032 T (Item No 33590).

**GENERAL NOTICE 987 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014), READ WITH CLAUSE 16(3) OF THE CITY OF TSHWANE LAND USE BY-LAWS 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant for the owners of The Remainder of Erf 260, Wolmer, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with Section 16(3) of the Tshwane Land Use Management By-law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for Consent Use for a Boarding House with 17 Single Bedrooms, with Ancillary and Subservient land uses. The current zoning of the property is Residential 1. Any objection and/or comment, 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 01 September 2021 to 30 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 on the site. Address of municipal offices: Akasia Municipal Complex, 485 Heinrich Ave, 1st floor, Room F12, Karenpark. Closing date for any objections and/or comments: 30 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). 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. Tel. No: 0745828820, email: bertus@bvtplan.co.za. City of Tshwane reference: CPD/0780/260 (Item No: 33584).

**ALGEMENE KENNISGEWING 987 VAN 2021****KENNISGEWING VAN AANSOEK OM RAADSVERGUNNING IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008, (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die aansoeker te wees namens die eienaars van die Resterende Gedelte van Erf 260, Wolmer, gee hiermee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008, (hersen 2014), saamgelees met Artikel 16(3) van die Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemming vir 'n Losieshuis met 17 Enkel Slaapkamers, asook Aanverwante en Ondergeskikte regte. Die huidige sonering van die eiendom is Residensieel 1. 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](mailto:cityp_registration@tshwane.gov.za) vanaf 01 September 2021 tot 30 September 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 op die terrein. Adres van munisipale kantore: Akasia Munisipale Kompleks, 485 Heinrichlaan, 1ste vloer, Kamer F12, Karenpark. Sluitingsdatum vir enige besware en/of kommentare: 30 September 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. No: 0745828820, epos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane verwysing: CPD/0780/260 (Item No: 33584).

**GENERAL NOTICE 988 OF 2021****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWNPLANNING SCHEME, 2008, (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS 2016) APPLICATION:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Portion 1 of Erf 324, Erasmus, hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with Section 16(3) of the Tshwane Land Use Management By-law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for Consent Use for a Place of Childcare. The property is situated at Number 4 North Street, Erasmus. The current zoning of the property is Residential 1. The intension of the applicant in this matter is to provide a Place of Childcare. 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 01 September 2021 to 30 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 Provincial Gazette. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 30 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). 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. 373 Queens Crescent, Lynnwood. Telephone No: 074 582 8820/012 342 7911, E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). COT Ref.: CPD/1121/00324 (Item No. 32825).

**ALGEMENE KENNISGEWING 988 VAN 2021****KENNISGEWING VAN 'N TOESTEMMING GEBRUIKSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGS SKEMA, 2008, (HERSIEN 2014), SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van Gedeelte 1 van Erf 324, Erasmus, gee hiermee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014), saamgelees met Artikel 16(3) van die Tshwane Grondgebruikbestuurs-verordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemming vir 'n Plek van Kindersorg. Die eiendom is geleë te Nommer 4 North Straat, Erasmus. Die huidige sonering van die eiendom is Residensieël 1. Die applikant se bedoeling in hierdie aangeleentheid is om 'n Plek van Kindersorg te voorsien. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die beswaarmaker nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 01 September 2021 tot 30 September 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sluitings datum vir enige besware: 30 September 2021: Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. 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 applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911. E-pos: bertus@bvtplan.co.za. Stad Tshwane Verwysing: CPD/1121/00324 (Item No. 32825).

**GENERAL NOTICE 989 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****RYNFELD X 153 TOWNSHIP**

I, Leon Andre Bezuidenhout, 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: The Area Manager, City Planning Department, Ekurhuleni Metropolitan Municipality, Benoni Customer Care Centre, Private Bag X 014, BENONI, 1500 from **1 September 2021, being the first date of the publication of the notice set out in section 10 of the By-law referred to above, until 29 September 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 (Gauteng), Beeld and Citizen newspapers.

Address of Municipal offices: Benoni Customer Care Centre, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni.

**Closing date for any objections and/or comments: 29 September 2021.**

Address of applicant : 78 Third Street, Northmead, Benoni, 1501; PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 0729261081; E-mail: weltown@absamail.co.za Our ref : TE 946/18 B

Dates on which notice will be published: 1 September 2021 and 8 September 2021.

**ANNEXURE**

Name of township: Rynfield Extension 153 township

Full name of applicant: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP)

Number of erven, proposed zoning and development control measures:

<b>Zoning</b>	<b>Number of erven</b>	<b>Height</b>	<b>Only for</b>
Residential 1	1	2 Storeys	Dwelling houses
Residential 3	10	2 Storeys	Dwelling units
Residential 3	1	2 Storeys	80 Units/ha = ± 110 units in total
Private Road	1	-	Access
Municipal	2	-	Sub-station and refuse area
All development controls as required by the Ekurhuleni Town Planning Scheme, 2014			

The intension of the applicant in this matter is for the establishment of ten dwelling units on Holding 169, Rynfield Agricultural Holdings together with the existing dwelling house; and townhouses at a density of 80 units per hectare on Holding 166, Rynfield Agricultural Holdings,

Locality and description of properties on which township is to be established: Holdings 166 and 169. Rynfield Agricultural Holdings Section 2.

The proposed township is situated on: 1. Holding 166 – President Brand Road, Rynfield Agricultural Holdings, Benoni; and 2. Holding 169 – cnr of President Boshoff Road and President Kruger Road, Rynfield Agricultural Holdings, Benoni.

**GENERAL NOTICE 990 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 TO BE KNOWN AS MAMELODI EXTENSION 37.**

We, *Plan Associates Town and Regional Planners Inc.*, being the authorized agent/applicant of the owner of Portion 25 and 26 of the Farm Pienaarspoort 339 JR, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the Mamelodi Extension 37 township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Strategic Executive Offices: City Planning and Development, PO Box 3242, Pretoria, 001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 25 August 2021 to 23 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 Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal Offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Address of applicant: Plan Associates Town and Regional Planners Inc., PO Box 14732, Hatfield 0028 339 Hilda Street, Hatfield, Telephone No: 012 342 8701, Email: [info@planassociates.co.za](mailto:info@planassociates.co.za) / [jaco@planassociates.co.za](mailto:jaco@planassociates.co.za), Reference: Item 33224

Closing date of objections: 23 September 2021

Dates on which the notice will be published: 25 August 2021 and 1 September 2021

**ANNEXURE**

Name of Township: Mamelodi Extension 37.

Name of applicant: Plan Associates Town and Regional Planners Incorporated (Registration No. 2012/06641/21)

Number of erven, proposed zoning and development controls:

- 352 "Residential 1" zoned erven;
- 5 "Public Open Space" zoned erven.

The intension of the applicant/owner in this matter is to: To formalize and develop a sustainable integrated development and to provide housing opportunities in the region.

Locality of the properties on which the township is to be established: The property is situated on Portions 25 and 26 of the Farm Pienaarspoort 339JR.

Description of the property on which the township is to be established: Portions 25 and 26 of the Farm Pienaarspoort 339JR, approximately 16.7 ha in extent, under the jurisdiction of the City of Tshwane Metropolitan Municipality

Reference: CPD9/2/4/2-5937T

Item number: 33224

## ALGEMENE KENNISGEWING 990 VAN 2021

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

**KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR-BY-WET, 2016 WAT BEKEND GAAN STAAN AS MAMELODI UITBREIDING 37**

Ons *Plan Medewerkers Stads- en Streekbeplanners Ingelyf*, synde die applicant/gemagtige agent van die eienaar van Gedeeltes 25 en 26 van die Plaas Pienaarspoort 339 JR gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs-By-wet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die totstandkoming van die dorp Mamelodi Uitbreiding 37 in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 soos beskryf in die onderstaande bylaag.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n verduideliking 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, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet gedurende gewone kantoorure ingedien word of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stads beplanning en ontwikkeling, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 25 Augustus 2021 tot 23 September 2021.

Volledige besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Adres van Munisipale kantore: Stads beplanning, Grondgebruiksreg Afdeling, Kamer LG004, Isivuno House, Lillian Ngoyi Straat, Pretoria

Naam en adres van applikant: Plan Medewerkers Stads- en Streekbeplanners Ing., Posbus 14732, Hatfield 0028, 339 Hilda Straat, Hatfield, Telefoon No: 012 342 8701, Epos: [herman@planassociates.co.za](mailto:herman@planassociates.co.za) / [info@planassociates.co.za](mailto:info@planassociates.co.za) Verwysing: Item 33224.

Die sluitingsdatum vir enige besware en/or kommentare: 23 September 2021

Datums waarop kennisgewings gepubliseer word: 25 Augustus 2021 en 1 September 2021.

**BYLAAG**

Naam van dorp: Mamelodi Uitbreiding 37

Naam van gemagtige agent: Plan Medewerkers Stads- en Streekbeplanners Ingelyf (Registrasie Nr. 2012/06641/21)

Aantal erwe, voorgestelde sonering en voorgestelde ontwikkeling kontroles:

- 352 "Residensieel 1" gesoneerde erwe;
- 5 "Openbare Oopruimte" gesoneerde erwe.

Die voorneme van die applicant/eienaar in hierdie saak is om: Om 'n geformaliseerde and volhoubare, geïntegreerde ontwikkeling te skep met behuisings geleenthede vir die streek.

Ligging van die eiendom waarop die dorp gestig word: Die eiendom is geleë op Gedeeltes 25 en 26 op die Plaas Pienaarspoort 339 JR.

Beskrywing van die eiendom waarop die dorp gestig word: 'Gedeeltes 25 en 26 op die Plaas Pienaarspoort 339 JR, ongeveer 16.7 hektaar in omtrek, onder die jurisdiksie van die Stad van Tshwane Metropolitaanse Munisipaliteit

Verwysing: CPD9/2/4/2-5937T

Item nommer: 33224

**GENERAL NOTICE 991 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**

I/We, Willem Georg Groenewald of Landmark Planning CC, the applicant in my capacity as the authorised agent of the owner of the property namely Erf 1548, Lyttelton Manor Extension 3, 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 property as described above. The property is situated at 209 Emerald Avenue, Lyttelton Manor Extension 3.

The application is for the removal of the following Conditions A.(c), A.(f), B.(a), B.(b), B.(b)(i), B.(b)(ii), B.(d) and B.(e) contained in Deed of Transfer No. T89903/2008. The intention of the applicant in this matter is to free/rid the property of outdated title conditions and the conditions pertaining to building-lines/restriction areas, i.e. B.(d) as these conditions are restrictive with regard to the future development of the application site and will hamper the approval of Building Plans by Tshwane's Building Control Division.

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, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 01 September 2021 until 29 September 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](mailto:newlanduseapplications@tshwane.gov.za), alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: [info@land-mark.co.za](mailto:info@land-mark.co.za)
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](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 Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices and the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 01 September 2021. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: CPD/LYT/0387/1548 (Item No. 34176).

**ALGEMENE KENNISGEWING 991 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES VERVAT IN DIE AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek/Ons, Willem Georg Groenewald van Landmark Planning BK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 1548, Lyttelton Manor Uitbreiding 3, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes in die Titellakte in terme van Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Emeraldlaan 209, Lyttelton Manor Uitbreiding 3.

Die aansoek is vir die opheffing van die volgende Titellovoorwaardes A.(c), A.(f), B.(a), B.(b), B.(b)(i), B.(b)(ii), B.(d) en B.(e) in Akte van Transport Nr. T89903/2008. Die voorneme van die applikant is om verouderde titellovoorwaardes te verwyder sowel as titellovoorwaardes wat verband hou met boulyne, d.i., B.(d) aangesien hierdie voorwaardes beperkend is tot die toekomstige ontwikkeling van die aansoekperseel en die goedkeuring van Bouplanne deur Tshwane se Boubeheerafdeling.

Enige beswaar(e) en/of kommentaar(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 vanaf 01 September 2021 tot 29 September 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: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za 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 gekopieer, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by Kamer E10, hoek van Basden en Rabiestraat, Centurion Munisipale kantore en by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 01 September 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: CPD/LYT/0387/1548 (Item Nr. 34176).

**GENERAL NOTICE 992 OF 2021****NOTICE OF APPLICATION FOR REZONING, REMOVAL OF RESTRICTIONS AND CONSOLIDATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Ciska Bezuidenhout, being the authorised agent of the owners of Erf 1003 and Erf 1004, Randhart, Extension 1, which properties are situated at 3 Elisabeth Eybers Street and 21 Joyce Street, Randhart, Extension 1, hereby give notice in terms of Section 10 read with Section 68 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 following:

- i) the rezoning of the above-mentioned properties from "Residential 1" to "Private Open Space" including a restaurant, dwelling unit and gardening services;
- ii) the removal of the restrictive title conditions in Title Deed T14149/1989 and Title Deed T25958/2021;
- iii) the consolidation of Erf 1003 and Erf 1004, Randhart, Extension 1.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, and at the offices of the authorised agent, for a period of 28 days from 1 September 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, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, or P.O. Box 4, Alberton, 1450, within a period of 28 days from 1 September 2021.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939

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**GENERAL NOTICE 993 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, Leon Andre Bezuidenhout, being the 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 Customer Care Centre) for the removal of conditions (d), (e), (f), (h), (i) and (j) contained in the Title Deed T 17355/2021 applicable to Erf 1245, Rynfield Township, which property is situated at 158 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 2" (Restaurant).

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 1 September 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 1 September 2021, being the date of the first publication of this notice.

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 1052/21

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**GENERAL NOTICE 994 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF THE PROVISIONS 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 Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of the Portion 1 of Erf 666, Sunnyside hereby give notice in terms of Section 16(1)(f) and Schedule 13 of the city of Tshwane Land use Management By-law, 2016, that I have applied to the city of Tshwane Metropolitan Municipality for a Consent Use for a Boarding House in terms of the provisions of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the property as described above. The property is situated at 146, Company Street, Sunnyside. The purpose of the application is to establish a Boarding House on the application site with 11 bedrooms. The developmental controls are: coverage: 50%, Height: 2 Storeys and FAR: 0.32.

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 1 September 2021, until 22 September 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. 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 1 September 2021) until 29 September 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 29 September 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-013-21. Dates of publication: 1 September 2021; reference: Item no.: 34160.

**ALGEMENE KENNISGEWING 994 VAN 2021****STAD TSHWANE METROPOLITAANSE GEMEENTE  
KENNISGEWING VAN AANSOEK OM TOESTEMMING INGEVOLGE DIE BEPALINGE VAN KLOUSULE 16 VAN DIE TSHWANE  
DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE**

Ek Nobuhle Sibeko, 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Portion 1 of Erf 666, Sunnyside, gee hiermee kennis ingevolge Artikel 16 (1) (f) en Bylae 13 van die stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om toestemming te gebruik vir 'n losieshuis ingevolge die bepalings van Klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014) saamgelees met Afdeling 16 (3) van die eiendom soos hierbo beskryf. Die eiendom is geleë te Companystraat 146, Sunnyside. Die doel van die aansoek is om 'n losieshuis op die aansoekerterrein met 11 slaapkamers te vestig. Die ontwikkelingskontroles is: dekking: 50%, Hoogte: 2 verdiepings en FAR: 0.32.

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 (s) 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 1 September 2021 tot 29 September 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. 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 1 September) tot 29 September 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 doeinde 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 29 September 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-013-21 Datums van publikasie: 1 September 2021; verwysing: Item no.: 34160.

**GENERAL NOTICE 995 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

I, Divan Steyn Swanepoel, being the authorised agent of the owner of Portion 48 of the farm Klipeiland 524-JR, hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a **"Place of Public Worship"**. The purpose of this application is to attain the necessary rights for a church auditorium with 1000 seats on the property, subject to certain conditions. The property is situated to the East of the R513 Road, and North of the R25 Road and South of the N4-Highway in Bronkhorstpruit. The current zoning of the property is: "Undetermined".

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 **1 September 2021**, until **29 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. Address of Municipal offices: The Strategic Executive Director: City of Tshwane Metropolitan Municipality; LG004, Isivuno House, (143) Lilian Ngoyi (Van der Walt) Street, Pretoria, 0001. Closing date for any objections and/or comments: **29 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). 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: 362 Oberon Avenue, P.O. Box 724, Elarduspark, Pretoria, 0153; Email: Dssconsulting@mweb.co.za; Ref:Q-Pumla. Date on which notice will be published: **29 September 2021**. Reference (Council): Item No: 34146.

**ALGEMENE KENNISGEWING 995 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR 'N TOESTEMMINGSGEBRUIKAANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ek Divan Steyn Swanepoel, synde die gemagtigde agent van die eienaar van Gedeelte 48 van die plaas Klipeiland 524-JR gee hiermee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n toestemmingsgebruik vir 'n "Plek van openbare aanbidding". Die doel van hierdie aansoek is om die nodige regte te verkry vir 'n kerkouditorium met 1000 sitplekke op die eiendom, onder sekere voorwaardes. Die Die eiendom is geleë ten ooste van die R513-pad, en noord van die R25-pad en suid van die N4-snelweg in Bronkhorstpruit. Die huidige sonering van die erf is: "Onbepaald".

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 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 **1 September 2021** tot **29 September 2021**. Volledige besonderhede en planne (indien daar is) kan gedurende gewone kantoorure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing in die Provinsiale Koerant. Adres van Munisipale Kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste: Stad van Tshwane Metropolitaanse Munisipaliteit; LG004, Isivuno House, (143) Lilian Ngoyi (Van der Walt) Straat, Pretoria, 0001.. Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): **29 September 2021**.

Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie.

Adres van agent: 362 Oberon Avenue, P.O. Box 724, Elarduspark, Pretoria, 0153; Email: Dssconsulting@mweb.co.za; Ref:Q-Pumla. Datum(s) waarop kennisgewing sal verskyn: **29 August 2021**. Verwysing (Stadsraad): Item No: 34146.

**GENERAL NOTICE 996 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996****REMAINING EXTENT FOR ERF 33 ORIEL AND PORTION 1 OF ERF 33 ORIEL TOWNSHIP****NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996)**

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Ekurhuleni Metropolitan Municipality has approved the application for the removal and amendment of certain conditions contained in Title Deed **Number T 17183/2016** and **Title Deed Number T28945/2018**, with reference to the following properties: Remaining Extent of Erf 33 Oriel Township and Portion 1 of Erf 33 Oriel Township

The following conditions and/or phrases are hereby removed:

- (i) Conditions (e), (g), (h), (i) (i) and (ii), (j) and (k) from the Deed of Transfer Number **T17183/2016**
- (ii) Conditions (3), (6), (7) and (10) from the Deed of Transfer Number **T28945/2018**

This removal will come into effect on the date of publication of this notice.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Edenvale CCC, Edenvale Civic Centre.

**Dr Imogen Mashazi**, City Manager  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Cross & Roses Streets,  
Germiston

01 September 2021

**GENERAL NOTICE 997 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS IN TERMS OF SECTION 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

**APPLICABLE SCHEME:** The City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Sections 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for the Removal of Restrictive and Obsolete Conditions from Deed of Transfer T9750/1980 in order to allow the property to be develop the within the provisions of the Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:**

Erf /Erven (stand) No(s) : **Erf 1320**  
Township (Suburb) Name : **Bryanston**  
Street Address : **19 Kent Road, Bryanston** Code: 2191

**APPLICATION TYPE:** Application in terms of Section 41 for the Removal of Restrictive and obsolete conditions of title in the deed of transfer T9750/1980.

**APPLICATION PURPOSES:** The intention is to apply for the Removal of Restrictive and Obsolete Conditions from the Deed of Transfer T9750/1980 to the City of Johannesburg to allow the aforesaid.

The above 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.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), and [admin@rbtps.co.za](mailto:admin@rbtps.co.za), by not later than **28 September 2021**.

**AUTHORISED AGENT:** M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: [admin@rbtps.co.za](mailto:admin@rbtps.co.za). **Date: 01 September 2021.**

**GENERAL NOTICE 998 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REZONING APPLICATION IN TERMS OF SECTION 16(1) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Michael Vincent Van Blommestein (Van Blommestein & Associates Town Planners)**, being the applicant on behalf of the owner of Portion 1 of Erf 824, Brooklyn, 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 169 Nicolson Street. The rezoning is from "Residential 2" subject to a density of 20 dwelling units per hectare to "**Residential 3**" subject to a density of 37 dwelling units per hectare and the definitions and conditions contained in the proposed Annexure T. The intention of the applicant in this matter is to erect eight (8) dwelling units on the property. 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: LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria 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, 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. Closing date for any objections and/or comments: **29 September 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: 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 **1 September 2021 until 29 September 2021**.

Address of applicant: **Street Address:** 590 Sibelius Street, Lukasrand 0027; **Postal Address:** P O Box 17341 Groenkloof 0027; **Telephone:** 012 343 4547/ 012 343 5061, **Fax:** 086 578 6913, **e-mail:** [vba@mweb.co.za](mailto:vba@mweb.co.za)  
Dates on which notice will be published: 1 September 2021 and 8 September 2021 **Reference:** CPD 9/2/4/2-6156T **Item No** 34120

## ALGEMENE KENNISGEWING 998 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT - KENNISGEWING VAN DIE AANSOEK OM  
HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016**

Ek, **Michael Vincent van Blommestein (Van Blommestein & Associates Stadsbeplanners)**, synde die aansoeker namens die eienaar van Gedeelte 1 van Erf 824, Brooklyn, gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë op Nicolsonstraat 169. Die hersonering is vanaf "Residensieel 2" onderworpe aan 'n digtheid van 20 wooneenhede per hektaar tot "Residensieel 3" onderworpe aan 'n digtheid van 37 wooneenhede per hektaar en die definisies en voorwaardes vervat in die voorgestelde Bylae T. Die bedoeling van die aansoeker in hierdie aangeleentheid is om agt (8) wooneenhede op die eiendom op te rig. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure ter insae 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. Adres van Munisipale kantore: Kamer LG004 Isivuno House, 143 Lilian Ngoyistraat, Pretoria Munisipale Kantore. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die aansoeker kan by die indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur 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 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 wyse wat die applikant se intellektuele eiendomsreg inbreuk maak nie. As '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 te verbied van die aansoek nie.

Sluitingsdatum vir enige besware en/ of kommentaar: **29 September 2021**

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/ of kommentaar indien, sal gedurende gewone kantoorure ingedien word by, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) van **1 September 2021 tot 29 September 2021**.

Adres van applikant: **Straatadres:** Sibeliussstraat 590, Lukasrand 0027; **Posadres:** Posbus 17341 Groenkloof 0027; **Telefoon:** 012 343 4547/012 343 5061, **Faks:** 086 578 6913, **e-pos:** [vba@mweb.co.za](mailto:vba@mweb.co.za) Datums waarop kennisgewing gepubliseer moet word: 1 September 2021 en 8 September 2021 Verwysing: CPD 9/2/4/2-6156T  
**Item No 34120**

## GENERAL NOTICE 999 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, **Michael Vincent Van Blommestein of Van Blommestein & Associates**, being the applicant on behalf of the owner of Erf 172, Erasmia 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 526 Helena Street. The application is for the removal of Conditions No. 3(f), 4(a), 4(c)(i), 4(c)(ii), 4(c)(iii) and 4(d) in Deed of Transfer T25018/2020. The intention of the applicant in this matter is to remove outdated and restrictive title deed conditions. This is necessary, so that the standard provisions, including the relaxation clause pertaining to the street building line in the Tshwane Town Planning Scheme, 2008 (revised in 2014), can be applied. 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 **1 September 2021 until 29 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. Address of Municipal offices: Room E10, cnr Basden and 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, 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. Closing date for any objections and/or comments: **29 September 2021**. Address of applicant: **Street Address:** 590 Sibellius Street, Lukasrand 0027; **Postal Address:** P O Box 17341 Groenkloof 0027; **Telephone:** 012 343 4547/ 012 343 5061, **Fax:** 012 343 5062, **e-mail:** vba@mweb.co.za. Dates on which notice will be published: 1 September 2021 and 8 September 2021 **Reference:** CPD/ERA/0216/172 **Item No** 34144

1-8

## ALGEMENE KENNISGEWING 999 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK VIR DIE OPHEFFING VAN 'N BEPERKENDE VOORWAARDE  
IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016**

Ek, **Michael Vincent van Blommestein van Van Blommestein & Associates**, synde die aansoeker namens die eienaar van Erf 172, Erasmia, gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes in die titelakte in terme van Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë op Helenastraat 526. Die aansoek is vir die opheffing van Voorwaardes No. 3(f), 4(a), 4(c)(i), 4(c)(ii), 4(c)(iii) en 4(d) in Deed of Transfer T25018/2020. Die bedoeling van die aansoeker in hierdie saak is om die verouderde en beperkende titel voorwaardes te verwyder. Standaard bepalings van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), ingesluit die bepalings ten aansien van die verslapping van die boulyne, kan toegepas word. Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/ of kommentaar indien, sal gedurende gewone kantoorure ingedien word by, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP\_Registrasie@tshwane.gov.za van **1 September 2021 tot 29 September 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure ter insae 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. Adres van Munisipale kantore: Kamer10, hv Basden en Rabiestrade, As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Die aansoeker kan by die indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat saam met die Munisipaliteit aan 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 wyse wat die applikant se intellektuele eiendomsreg inbreuk maak nie. As '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 te verbied van die aansoek nie. Centurion Munisipale Kantore. Sluitingsdatum vir enige besware en / of kommentaar: **29 September 2021**. Adres van applikant: **Straatadres:** Sibelliusstraat 590, Lukasrand 0027; **Posadres:** Posbus 17341 Groenkloof 0027; **Telefoon:** 012 343 4547/012 343 5061, **Faks:** 012 343 5062, **e-pos:** vba@mweb.co.za

Datums waarop kennisgewing gepubliseer moet word: 1 September 2021 en 8 September 2021 Verwysing: CPD/ERS/0216/172 **Item No** 34144

1-8

**GENERAL NOTICE 1000 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 owner of Erf 16, Vanderbijl Park South East No 6, situated at 211 Louis Trichardt Boulevard, 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 Vanderbijlpark Town Planning Scheme, 1987, by the rezoning of the property from "Residential 1" to "Residential 1" with an Annexure for offices and a beauty salon.

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, Vanderbijlpark. 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, Vanderbijlpark, 1900, as well as to Welwyn Town and Regional Planners, P.O. Box 6436, Vanderbijlpark, 1900. Tel: (016) 933 9293. Fax: 0864 767933. E-mail: [welwyn2@telehost.co.za](mailto:welwyn2@telehost.co.za). Date of first placement: 1 September 2021.

**ALGEMENE KENNISGEWING 1000 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 16, Vanderbijl Park South East No 6, geleë te Louis Trichardt Boulevard 211, 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 Vanderbijlpark Dorpsbeplanningskema, 1987, deur die hersonering van die eiendom vanaf "Residensieel 1" na "Residensieel 1" met 'n Bylae vir kantore en skooheidssalon.

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, Vanderbijlpark. Enige beswaar, kommentaar of versoë 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, Vanderbijlpark, 1900, asook Welwyn Stads- en Streekbeplanners, Posbus 6436, Vanderbijlpark, 1900. Tel: (016) 933 9293. Faks: 0864 767933. E-pos: [welwyn2@telehost.co.za](mailto:welwyn2@telehost.co.za). Datum van eerste plasing: 1 September 2021.

**GENERAL NOTICE 1001 OF 2021****AMENDMENT OF LAND USE SCHEME (REZONING)****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of the provisions of Section 21 of the City of Johannesburg: Municipal By-Law, 2016 that we, the under-mentioned, have applied to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION:**

**Erf Number:** Erf 34  
**Township Name:** Abbotsford  
**Street Address:** 19 First Street

**APPLICATION TYPE:**

Amendment of Land Use Scheme (Rezoning)

**APPLICATION PURPOSES:**

The application is for the rezoning of the property from "Residential 1" to "Residential 3" subject to conditions including a density of 61 dwelling units per hectare and a height restriction of 2 storeys. It is the intention to develop eighteen double storey dwelling units on the property.

**Due to the Covid-19 Pandemic, the following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for a period of 28 days from 01 September 2021:**

- The owner/authorised agent will be responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the owner/authorised agent either telephonically on 083 625 9303 or via e-mail at [ama.dirk@mweb.co.za](mailto:ama.dirk@mweb.co.za) and/or [ama125@mweb.co.za](mailto:ama125@mweb.co.za) to request the relevant documents.
- Alternatively, members of the public/interested parties will also have the opportunity to inspect the application 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" the application with **Registration No. 20-01-3443**.

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 send to (011) 339 4000, or an email send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 29 September 2021.

**OWNER/AUTHORISED AGENT**

**Full name:** Attwell Malherbe Associates  
**Postal Address:** P.O. Box 98960, Sloane Park, 2152  
**Cell No:** 083 625 9303  
**Email Address:** [ama.dirk@mweb.co.za](mailto:ama.dirk@mweb.co.za)  
**DATE:** **01 September 2021**

## GENERAL NOTICE 1002 OF 2021

**MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION IN TERMS OF SECTION 66 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2018**

I, **ROSS KLETTE** from the firm, **BREDA LOMBARD TOWN PLANNERS**, being the authorised agent of the owner, hereby gives notice, in terms of Section 66 of the Mogale City Spatial Planning and Land Use Management Bylaw, 2018 read in conjunction with the Spatial Planning and Land Use Management Act, 2013, (Act 16 of 2013), that I have applied to the Mogale City Local Municipality for the removal of title conditions registered against the Title Deed of **HOLDING 26 CHANCLIFF AGRICULTURAL HOLDINGS**, which property is situated at **26 CLIFFORD ROAD, CHANCLIFF AGRICULTURAL HOLDINGS**.

**The purpose of this application is the removal of redundant conditions and the street building line condition from Title Deed T 45019/2021.**

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot respond with the person or body submitting the objections and/or comments, shall be lodged with or made in writing to the Municipal Manager at P O Box 94, Krugersdorp, 1740, or email [pauline.mokale@mogalecity.gov.za](mailto:pauline.mokale@mogalecity.gov.za), Tel No.: 011 951-2004 with a copy to the applicant (details below)

**From : 1 SEPTEMBER 2021**  
**Until : 29 SEPTEMBER 2021**

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Municipal Offices as well as the office of the applicant between 9h00 – 15h00 Monday – Friday as set out below, for a period of 28 (twenty-eight days from **1 SEPTEMBER 2021**.

**Address of the Municipal offices:** Development Planning, First Floor, Furniture City Building, Cnr of Human Street and Monument Street, Krugersdorp.

**Closing date for any objections and/or comments: 29 SEPTEMBER 2021**

**The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy of the application.**

**ADDRESS OF APPLICANT**  
**BREDA LOMBARD TOWN PLANNERS**  
**P O BOX 413710 CRAIGHALL 2024**  
**TEL: (011) 327-3310**  
**e-mail: [breda@bredalombard.co.za](mailto:breda@bredalombard.co.za)**

**Date of first publication : 1 SEPTEMBER 2021**  
**Date of second publication : 8 SEPTEMBER 2021**

**GENERAL NOTICE 1003 OF 2021****CITY OF JOHANNESBURG**

**NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF**  
**Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.**  
 (Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
 Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
**HAS CONSIDERED AND APPROVED** the following Security Access Restriction and  
 Thereto authorised the Johannesburg Roads Agency to give effect to the said approval and  
 Further manage the process and resultant administrative processes of the approval.

Notice is given further that this provision interim approval should not be considered and/or construed and/or interpreted and/or deemed to be a final approval

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Strathavon, Johannesburg	Cherry Hill Residents Association	399	Eileen Crescent at its intersection of Morris Road	24hour automated manned boom. Remotes, tags, intercoms or biometric access systems shall not be at this closure as this may give rise to unfair discrimination.
			Jennifer Grove at its intersection with Helen Road	Locked palisade gate
			Jennifer Grove at its intersection with Helen Road	Pedestrian gate with limited hours of operation open between 06:00 – 20:00 daily, wheelchair friendly and self-closing.

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for four years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

Traffic Engineering Department  
 JRA (PTY) Ltd.  
 75 Helen Joseph Street  
 Johannesburg

or

Traffic Engineering Department  
 JRA (PTY) Ltd.  
 Braamfontein X70  
 Braamfontein 2107

Email: [cmoalusi@jra.org.za](mailto:cmoalusi@jra.org.za)  
[Chizam@joburg.org.za](mailto:Chizam@joburg.org.za)

**Comments must be received on or before one month after the first day of the appearance of this notice.**

**GENERAL NOTICE 1004 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, have applied to the City of Johannesburg for the removal of restrictive conditions of title.

**SITE DESCRIPTION:**                    **ERF 294 PARKVIEW**

**STREET ADDRESS:**                **NO 37 SELKIRK ROAD, PARKVIEW**

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

The purpose of the application will be to permit the removal of the restrictive condition specifically prohibiting the subdivision of the property, from the Deed of Transfer in order to permit the subdivision of the property into 2 portions. Other conditions will also be removed.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor, A Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or via the e-services platform of the City of Johannesburg, or as access to the Metropolitan Centre is limited due to Covid compliance, a copy of the application will be provided by the authorised agent, on request.

Any objections or representations with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address or to P.O. Box 30733, Braamfontein, 2017, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) and [beth@tplanning.co.za](mailto:beth@tplanning.co.za) or a facsimile send to (011) 339-4000 by no later than 29 September 2021.

**AUTHORISED AGENT:**            Beth Heydenrych Town Planning Consultant, P.O. Box 3544, Witkoppen, 2068  
No 40 Wessel Road, Rivonia  
Tel : 072 172 5589  
Email : [beth@tplanning.co.za](mailto:beth@tplanning.co.za)  
Date of Advertisement : 1 September 2021

## GENERAL NOTICE 1005 OF 2021

**NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND THE AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTIONS 41(4), 41(6) AND 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

## CITY OF JOHANNESBURG AMENDMENT SCHEME

I, **Hendrik Raven**, being the authorized agent of the owner of Portion 1 of **Erf 3566 Northcliff**, hereby give notice in terms of Sections 41(4) and 41(6) read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the removal of Conditions: **1(1.1), (1.2), (1.3), (1.4), (1.5), (1.6), (1.7), (1.8), (1.9), (1.10), (1.11), (1.12)** in their entirety from Deed of Transfer No. **T8481/2014**, pertaining to the subject property and simultaneous amendment of the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **18 Ethel Avenue, Northcliff**, from "**Residential 1**" to "**Residential 2**" permitting a density of 20 dwelling units per hectare, subject to certain conditions.

The nature and purpose of the application is to remove those conditions of title restricting the proposed development on the site and simultaneously amend the City of Johannesburg Land Use Scheme, 2018 in order to permit the development of 9 dwelling units on the site.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3<sup>rd</sup> Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **1 September 2021**. Copies of application documents are available from [www.joburg.org.za](http://www.joburg.org.za) and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections

**28 September 2021**

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

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

**GENERAL NOTICE 1006 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR CHANGE OF LAND USE RIGHTS (REZONING)**

We, Welwyn Town and Regional Planning No 1 CC, being the applicant of the owner of Erf 93, Highbury Township, Registration Division I.R., Gauteng Province, hereby give notice in terms of section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that we have applied to the Midvaal Local Municipality for the change of land use rights also known as rezoning of the property described above, located at 93 Rooibok Street, from "Institutional" to "Industrial 2".

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to the Municipality at the office of the Executive Director: Development & Planning, Ground floor, Municipal Offices, Mitchell Street, Meyerton.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette and Citizen newspaper. Closing date for any objections: 29 September 2021. Address of applicant: Welwyn Town and Regional Planners, 1 Mumford Street, Vanderbijlpark CW1, 1911 or P.O. Box 6436, Vanderbijlpark, 1900. Telephone No: 016 933 9293. Date on which notice will be published: 1 September 2021.

**GENERAL NOTICE 1007 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Tricia de Lange of LTS Africa Developments cc, being the applicant of Portion 164 of the farm Klipfontein 268-JR, to be known as Soshanguve South Extension 29, colloquially known as Changing Spot, hereby give notice in terms of Section 16(4) read with Schedule 6 of the City of Tshwane Land Use Management By-Law, 2016 read with Section 33(1) and 41(2)(a) of the Spatial Planning and Land Use Management Act, (Act 16 of 2013) (SPLUMA) that I have applied to the City of Tshwane Metropolitan Municipality for Township Establishment on the property described above. The property is situated on Doreen Street Soshanguve South Extension 29 between the extensions of Soshanguve South and the Rosslyn industrial area. The coordinates are: 25° 35'59.10"S; 28° 04'48.08"E.

The intension of the applicant in this matter is the establishment of a township with a total of 1 542 erven, comprising of 1531 residential erven and 11 related non-residential erven situated in the currently established informal settlement. The proposed township will be established on a portion of the Remainder of Portion 164 of the farm Klipfontein 268-JR, the Remainder being 118,1386 ha in extent. The portion on which the township will be formalised is approximately 59 ha in extent and this entire portion of 59 ha will constitute the formal township. Part of the Township Establishment application would be the subdivision of Portion 164 to create Small Scale Diagrams and the removal of restrictive conditions as appearing in the title deed T43144/2016 of the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an 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 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 **01 September 2021 to 29 September 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 on 01 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) 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 right 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, Town-Planning Office, cnr Basden and Rabie Streets, Centurion Municipal Office and/or Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria and/or Akasia Municipal Complex: 485 Heinrich Avenue, (Entrance Dale Street), 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia.

**Closing date for any objections and/or comments:** 29 September 2021.

**Address of applicant:** Oppidraai Complex, 72 Watent Crescent, Wapadrand, 0050; PO Box 317, Wapadrand, 0050

**E-mail:** [tricia@lts.co.za](mailto:tricia@lts.co.za) **Cell phone:** 083 267 2359

**Dates on which notice will be published:** 01 and 08 September 2021

**Description of property:** Portion 164 of the farm Klipfontein 268-JR, to be known as Soshanguve South Extension 29, colloquially known as Changing Spot.

Reference: **CPD/9/2/4/2 – 5848T Item No.: 32879**

## ALGEMENE KENNISGEWING 1007 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Tricia de Lange van LTS Africa Developments cc, synde die gemagtige agent van Gedeelte 164 van die plaas Klipfontein 268-JR, wat bekend sal staan as Soshanguve Suid Uitbreiding 29, plaaslik bekend as Changing Spot, gee hiermee kennis in terme van Artikel 16(4) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 en Artikel 33(1) en 41(2)(a) van die Ruimtelike Beplanning en Grondgebruiksbestuurswet (Wet 16 van 2013) (SPLUMA), dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n aansoek om Dorpstigting op die bogenoemde eiendom. Die eiendom is geleë te Doreenstraat Soshanguve Suid Uitbreiding 29 tussen die uitbreidings van Soshanguve Suid en die Rosslyn industriële area. Die koördinate is: 25° 35'59.10"S; 28° 04'48.08"E.

Die intensie van die applikant is die stig van 'n dorp met 'n somtotaal van 1 542 erwe, waarvan 1531 residensiële erwe is en 11 verbandhoudende nie-residensiële erwe op die plek waar die huidige informele nedersetting reeds geleë is. Die voorgestelde dorp sal gestig word op 'n gedeelte van die Restant van Gedeelte 164, synde 118,1386ha groot, van die plaas Klipfontein 268-JR. Die grootte van die hele voorgestelde dorp is omtrend 59 ha. Die aansoek sluit in die onderverdeling van Gedeelte 164 vir die kleinskaalkaarte van die dorp en die verwydering van beperkende voorwaardes in die titelakte van die eiendom T43144/2016.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), 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 **01 September 2021 tot 29 September 2021**.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Gazette op 01 September 2021.

**Sluitings datum vir besware en/of kommentare:** 29 September 2021.

As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, 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 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 rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

**Adres van Munisipale kantore:** Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: LG004, Isivuno House, Lilly Ngoyistraat 143, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia.

**Laaste datum vir besware/kommentare:** 29 September 2021.

**Adres van Applikant:** Oppidraai Kompleks, Watentsingel 72, Wapadrand, 0050; Posbus 317, Wapadrand, 0050

**E-pos:** [tricia@lts.co.za](mailto:tricia@lts.co.za); **Sellulêre foon:** 083 267 2359

**Datums wat kennisgewing geplaas sal word:** 01 en 08 September 2021

**Beskrywing van eiendom:** Gedeelte 164 van die plaas Klipfontein 268-JR, wat bekend sal staan as Soshanguve Suid Uitbreiding 29, plaaslik bekend as Changing Spot.

**Verwysing:** CPD/9/2/4/2 – 5848T **Item No.:** 32879

**GENERAL NOTICE 1008 OF 2021****City of Johannesburg Land Use Scheme, 2018**

Notice is hereby given in terms of Sections 21 of the City of Johannesburg, Municipal Planning By-Law, 2016, that I, Craig Pretorius of Urban Terrain, being the authorised agent of the owner, have applied to the City of Johannesburg for an amendment to the land use scheme.

**Site description:**

Remainder of Erf 298 Bramley (53 Kelvin Road)

**Application type:**

Application in terms of Sections 21 of the City of Johannesburg – Municipal Planning By-Law, 2016 to amend the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the abovementioned property from “Residential 1” to “Residential 1”, including offices, subject to certain conditions.

**Application purposes:**

The purpose of the application is to permit a dwelling house and/or offices on the site.

The above application in terms of the City of Johannesburg Land Use Scheme, 2018 can be provided for inspection by arrangement and on request (contact Thomas Kganyago - 011 407-6143 or Pearl Matlala - 011 407-6156) at the Department of Development Planning, Metro-Link Centre, 158 Civic Boulevard, Braamfontein or on the Department of Development Planning’s Land Use e-platform or by requesting it from Urban Terrain(authorised agent) as per the contact details below.

Any objections or representations with regard to the application must be submitted to both the authorised agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011)339 4000, or an e-mail sent to wilsonma@joburg.org.za and objectionsplanning@joburg.org.za (use both) by not later than 29 September 2021.

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

Authorised Agent: Craig Pretorius (Urban Terrain), PO Box 413704 Craighall 2024, Cell: 082 337 5901, e-mail: [crog76@gmail.com](mailto:crog76@gmail.com).

**GENERAL NOTICE 1009 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**

I, Willem Georg Groenewald (ID No. 700404 5221 087) of Landmark Planning CC (Reg. No. 2009/101412/23), the applicant in my capacity as the authorised agent of the owner of the property namely Erf 1318, Sinoville, 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 property as described above. The property is situated at 260 Knysna Avenue, Sinoville.

The application is for the removal of the following Conditions B.(a), B.(b), B.(c), B.(f), C.(a), C.(c)(i), C.(c)(ii) and C.(d) contained in Deed of Transfer No. T35605/2019. The intention of the applicant in this matter is to free/rid the property of outdated title conditions and the conditions pertaining to building-lines/restriction areas, i.e. C.(d) as these conditions are restrictive with regard to the future development of the application site and will hamper the approval of Building Plans by Tshwane's Building Control Division.

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, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 01 September 2021 until 29 September 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](mailto:newlanduseapplications@tshwane.gov.za), alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: [info@land-mark.co.za](mailto:info@land-mark.co.za)
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](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 Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria Municipal Offices and the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 01 September 2021. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: CPD/0640/01318 (Item No. 34159).

**ALGEMENE KENNISGEWING 1009 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES VERVAT IN DIE AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Willem Georg Groenewald (ID Nr. 700404 5221 087) van Landmark Planning BK (Reg Nr. 2009/101412/23), synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 1318, Sinoville, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titelakte in terme van Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Knysnalaan 260, Sinoville.

Die aansoek is vir die opheffing van die volgende Titelvoorwaardes B.(a), B.(b), B.(c), B.(f), C.(a), C.(c)(i), C.(c)(ii) en C.(d) in Akte van Transport Nr. T35605/2019. Die voorneme van die applikant is om verouderde titelvoorwaardes te verwyder sowel as titelvoorwaardes wat verband hou met boulyne, d.i., C.(d) aangesien hierdie voorwaardes beperkend is tot die toekomstige ontwikkeling van die aansoekperseel en die goedkeuring van Bouplanne deur Tshwane se Boubeheerafdeling.

Enige beswaar(e) en/of kommentaar(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 vanaf 01 September 2021 tot 29 September 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: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za 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 gekopieer, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by Kamer LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria Munisipale kantore en by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 01 September 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: CPD/0640/01318 (Item Nr. 34159).

**GENERAL NOTICE 1010 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****EKURHULENI AMENDMENT SCHEME G0449**

I, Carl Buhr being authorized agent of the owner of Erf 236 Tedstoneville township hereby give notice in terms of Section 10 read with Section 48 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 9 Swaan Street, Tedstoneville, Germiston from “Residential 1” to “Residential 3”.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Germiston Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, United House, 175 Meyer Street, Germiston, for a period of 28 days from 01 September 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, First Floor, United House, 175 Meyer Street, Germiston, or P O Box 145, Germiston, 1400 within a period of 28 days from 01 September 2021.

Address of the authorized agent: P O Box 8398, Edenglen, 1613.

**GENERAL NOTICE 1011 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 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 1426, Valhalla**, hereby give notice in terms of 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 Removal of Conditions in Deed of Transfer T70565/2017. The subject property is situated at 2 Hugo Road, Valhalla. The intention of the applicant in this matter is to apply to Remove TWO restrictive conditions – namely, (n) and (o) 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: **1 September 2021**. The closing date for objections and/or comments: **29 September 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 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 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 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/VAL/0688/1426**

**[Item No: 34208]**

## ALGEMENE KENNISGEWING 1011 VAN 2021

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

**KENNISGEWING VIR 'N OPHEFFING VAN BEPERKENDE VOORWAARDESAANSOEK INGEVOLGE ARTIKEL 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 1426, Valhalla**, 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 die Opheffing van Beperkende Voorwaardes in Akte T70565/2017. Hierdie eiendom is geleë te Hugoweg 2, Valhalla. Die doel van hierdie aansoek is vir die opheffing van TWEE beperkende voorwaardes – naamlik, (n) en (o) in die bogenoemde Akte.

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 **1 September 2021**. Sluitingsdatum vir enige besware/kommentare: **29 September 2021**.

Indien enige belanghebbende en geaffekteerde party 'n afskrif wil bekyk, kan hulle dit in Kamer E10, h/v Basden- en Rabiestraate, Centurion 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 kopieë binne 3 dae van die aanvraag aan die belanghebbende 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 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:** CPD/VAL/0688/1426

**[Item No: 34208]**

**GENERAL NOTICE 1012 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE FOR A CONSENT USE APPLICATION IN TERMS CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) FOR APPROVAL**

I, Petrus Shilubane of Petrus Shilubane Properties (Pty) Ltd, being the applicant, hereby give notice in terms of Clause 16(2) and Clause 16(3) of the Tshwane Town Planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent Use application in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014) referred to in the Annexure hereto.

Any objection and/or comment, including the grounds for such objection and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comment, shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za or Should any interested or affected party wish to view or obtain a copy of the Consent Use 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; or a copy can be requested from the applicant at the address indicated in the advertisement from 1 September 2021 until 14 September 2021. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 14 days from the date of first publication of the advertisement in the Provincial Gazette.

Closing date for any objections and/or comments: 14 September 2021

Address of applicant: No. 6 Indigo, Winchester Hills, 2019

Telephone no: Cell: +27 87 821 3766

Email: info@shilubane.com

Date on which notice will be published: 1 September 2021

**ANNEXURE**

The consent use application is on Portion 41 of Erf 688 Soshanguve M. The erf is currently zoned Residential 1. The intention of the applicant in this matter is to develop the property with a commune that will provide accommodation to students.

Reference: CPD/0213/00688/41

Item No: 33970

**ALGEMENE KENNISGEWING 1012 VAN 2021****STAD VAN TSHWANE METROPOLITAN GEMEENTE****KENNISGEWING VIR 'N TOESTEMMINGSGEBRUIK AANSOEK IN BETREKKINGS KLOUSE 16 VAN DIE TSHWANE STADSBEPLANNINGSKEMA, 2008 (HERSIENING 2014) VIR GOEDKEURING**

Ek, Petrus Shilubane van Petrus Shilubane Properties (Edm) Bpk, synde die applikant, gee hiermee ingevolge Klousule 16 (2) en Klousule 16 (3) van die Tshwane Stadsbeplanningskema, 2008 (Hersiene 2014) kennis dat ek aansoek gedoen by die Stad Tshwane Metropolitaanse Munisipaliteit vir 'n toestemmingsgebruik -aansoek ingevolge Klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (hersen 2014) waarna in die Bylae hierby verwys word.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar indien nie, moet ingedien of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP\_Registration@tshwane.gov.za of as 'n belanghebbende of geaffekteerde party 'n afskrif van die aansoek om toestemming vir gebruik wil sien of bekom: by die kantoor van die munisipaliteit besigtig word 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 sien gedurende die tydperk waarin die aansoek ter insae lê nie, by die onderskeie munisipale kantoor omdat die munisipale kantoor gesluit is vir COVID-19, deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za; of 'n afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie van 1 September 2021 tot 14 September 2021 aangedui word. Volledige gegewens en planne kan gedurende normale kantoorure by die munisipale kantore, soos hieronder uiteengesit, vir 'n tydperk van 14 nagegaan word dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Koerant.

Sluitingsdatum vir enige besware en/of kommentaar: 14 September 2021

Adres van applikant: No. 6 Indigo, Winchester Hills, 2019

Telefoonnommer: Selfoon: +27 87 821 3766

E-pos: info@shilubane.com

Datum waarop kennisgewing gepubliseer sal word: 01 September 2021

**BYLAAG**

Die toestemmingsgebruikaansoek is op Gedeelte 41 van Erf 688 Soshanguve M. Die erf is tans gesoneer Residensieel 1. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel met 'n gemeente wat studente akkomodeer.

Verwysing: CPD/0213/00688/41

Artikelnr: 33970

**GENERAL NOTICE 1013 OF 2021****NOTICE OF APPLICATIONS FOR AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, & REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE**

Applicable Scheme: City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, have applied to the City of Johannesburg for the amendment to the City of Johannesburg Land Use Scheme, 2018, and the removal of certain restrictive conditions of title related to the properties described hereunder.

Site Description: Erven 537, 538 and 2908, situated at 175 Blairgowrie Drive, 40 Neeron Road and 177 Blairgowrie Drive, Blairgowrie respectively.

Application Type:

1. The removal of restrictive conditions of title relating to Erven 537, 538 & 2908 Blairgowrie (CoJ Registration number 20/13/2389/2021)
2. The rezoning of:  
Erf 537 Blairgowrie from "Parking" to "Special" to allow for warehousing, limited to 310m<sup>2</sup> of floor area, with shared access and parking from Blairgowrie Drive and a notarial tie with Erven 538 & 2908 (CoJ Registration number 20-04-3409);  
Erf 538 Blairgowrie from "Residential 1" to "Special" to allow for warehousing, limited to 520m<sup>2</sup> of floor area, with shared access and parking from Blairgowrie Drive and a notarial tie with Erven 537 & 2908;  
Erf 2908 Blairgowrie from "Special" for offices to "Special" for offices including storage with no increase to the approved floor area, but some adjustments to the zoning controls, plus shared access and parking from Blairgowrie Drive and a notarial tie with Erven 537 & 538.

Application Purpose:

The intention is to retain the existing building on Erf 2908, and to redevelop Erven 538 & 538 with warehouses, and to allow for shared access and parking for the 3 properties, from Blairgowrie Road.

Should you wish to view the application, please contact the agent VBH Town Planning (details provided below) and we will email a copy of the application. Alternatively, the application can be viewed at our offices at the address indicated below. Any objection or representation with regard to the application must be emailed to both the agent at [susie@vbhplan.com](mailto:susie@vbhplan.com) and Development Planning, City of Joburg at [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), or delivered to Room 8100, 8<sup>th</sup> floor, A block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or posted to PO Box 30733, Braamfontein 2017, or a facsimile sent to 011 339 4000, by not later than 29 September 2021.

Authorised Agent: VBH Town Planning; Postal Address: P O Box 3645 Halfway House, 1685  
Physical Address: Thandanani Office Park, Invicta Road, Halfway Gardens, Midrand  
Tel No (w): 011 315 9908; Cell: 082 552 8144; Email address: [susie@vbhplan.com](mailto:susie@vbhplan.com)  
Date: 1 September 2021

**GENERAL NOTICE 1014 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTION 38(2)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR CHANGE OF LAND USE RIGHTS (REZONING)**

We, Welwyn Town and Regional Planning No 1 CC, being the applicant of the owner of Erf 93, Highbury Township, Registration Division I.R., Gauteng Province, hereby give notice in terms of section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that we have applied to the Midvaal Local Municipality for the change of land use rights also known as rezoning of the property described above, located at 93 Rooibok Street, from "Institutional" to "Industrial 2".

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to the Municipality at the office of the Executive Director: Development & Planning, Ground floor, Municipal Offices, Mitchell Street, Meyerton.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette and Citizen newspaper. Closing date for any objections: 25<sup>th</sup> of August 2021. Address of applicant: Welwyn Town and Regional Planners, 1 Mumford Street, Vanderbijlpark CW1, 1911 or P.O. Box 6436, Vanderbijlpark, 1900. Telephone No: 016 933 9293. Date on which notice will be published: 22<sup>nd</sup> of September 2021.

**GENERAL NOTICE 1015 OF 2021****CITY OF JOHANNESBURG**

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF  
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.  
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND APPROVED the following Security Access Restriction and  
Thereby authorised the Johannesburg Roads Agency to give effect to the said approval and  
Further manage the process and resultant administrative processes of the approval.

Notice is given further that this provision interim approval should not be considered and/or construed and/or interpreted and/or deemed to be a final approval

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Edenberg, Rivonia, Johannesburg	8 <sup>th</sup> Avenue Residents Association	115	8 <sup>th</sup> Avenue at intersection with Stiglingh Road	24hour automated manned boom. Remotes, tags, intercoms or biometric access systems shall not be at this closure as this may give rise to unfair discrimination.  Pedestrian gate with limited hours of operation locked between 22:00 – 04:00 daily, wheelchair friendly and self-closing.

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

Traffic Engineering Department  
JRA (PTY) Ltd.  
75 Helen Joseph Street  
Johannesburg

or

Traffic Engineering Department  
JRA (PTY) Ltd.  
Braamfontein X70  
Braamfontein 2107

Email: [cmoalusi@jra.org.za](mailto:cmoalusi@jra.org.za)  
[Chizam@joburg.org.za](mailto:Chizam@joburg.org.za)

**Comments must be received on or before one month after the first day of the appearance of this notice.**



a world class African city

City of Johannesburg  
Johannesburg Roads Agency (Pty) Ltd

[www.jra.org.za](http://www.jra.org.za)



**GENERAL NOTICE 1016 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4)  
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Beyers Brink of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owner of the property namely Holding 8 Christiaansville Agricultural Holdings, Registration Division JR, 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 said municipality for the establishment of a township in terms of Section 16(4) of the said By-law, as 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 (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](mailto:cityp_registration@tshwane.gov.za) within 28 days from the date of first publication of this notice in the Provincial Gazette, being 1 September, 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices situated at LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, for a period of 28 days from the date of first publication of this notice. A copy of the land development application, may be requested from the municipality, by using the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), alternatively by requesting an identical copy of the land development application through the following contact details:

The Practice Group

- E-mail address: [beyers@practicegroup.co.za](mailto:beyers@practicegroup.co.za)
- Postal address: po box 35895, Menlo Park, 0102
- Physical address of offices of applicant: cnr of Brooklyn Road and First Street, Menlo Park, Pretoria
- contact telephone number: 012 362 1741

**Annexure**

Name of Township: Montana Extension 208

Full name of applicant: Beyers Brink of the Practice Group (Pty) Ltd acting for Ronald Henry Vorster and Patricia Vorster

Number of erven, proposed zoning and development control measures: Total of 2 erven to be zoned as follows:

Erf 1: "Institutional"

Floor Area Ratio: 0,4 (resulting in 6 003.67 m<sup>2</sup> of permissible gross floor area)

Height: 2 storeys

Erf 2: "Municipal"

Floor Area Ratio: not specified

Height: not specified

The purpose of the application is to develop on the property a Mental Healthcare Facility and associated uses. Description of land on which township is to be established: Holding 8 of Christiaansville Agricultural Holdings, Registration Division JR, Province of Gauteng.

The proposed township is situated in what is generally described as the Montana area, to the south-west of and abutting the Wington Crossing Shopping Centre. Access is taken from Klippan Street along the northern boundary.

Reference: CPD 9/2/4/2-6083 T

Item no: 33840

**ALGEMENE KENNISGEWING 1016 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OM DORPSTIGTING IN TERME ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ek, Beyers Brink van the Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Hoewe 8 Christiaansville Landbouhoewes, Registrasie Afdeling JR, Provinsie van Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by gemelde Munisipaliteit aansoek doen vir die stigting van 'n dorp in terme van Artikel 16(4) van gemelde Verordening, soos in die bylae hierby uiteengesit.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van 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 Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [cityp\\_registration@Tshwane.gov.za](mailto:cityp_registration@Tshwane.gov.za) binne 28 dae vanaf 1 September 2021, die datum van eerste verskyning van hierdie kennisgewing in die Provinsiale koerant.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die kantore van die Munisipaliteit besigtig word in LG004, Isivuno Huis, Lilian Ngoyi Straat, Pretoria, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, mag 'n afskrif van die munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@Tshwane.gov.za](mailto:newlanduseapplications@Tshwane.gov.za). Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede te gebruik

The Practice Group

- Epos adres: [beyers@practicegroup.co.za](mailto:beyers@practicegroup.co.za)
- Posadres: Po Box 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: h/v Brooklyn Weg en Eerste straat, Menlo Park, Pretoria
- Kontak telefoonnommer: 012 362 1741

**Bylae**

Naam van dorp: Montana Uitbreiding 208

Volle naam van aansoeker: Beyers Brink van the Practice Group (Edms) Bpk namens Ronald Henry Vorster en Patricia Vorster

Aantal erwe, voorgestelde sonering en beheer-maatreëls: 'n Totaal van 2 erwe, wat as volg soneer sal word:

Erf 1: "Inrigting"

Vloeroppervlakteverhouding: 0,4 (wat 6 003.67 m<sup>2</sup> toelaatbare bruto vloeroppervlakte toelaat)

Hoogte: 2 verdiepings

Erf 2: "Munisipaal"

Vloeroppervlakteverhouding: nie bevestig nie

Hoogte: nie bevestig nie

Die doel van die aansoek is om die onderwerpeindom te gebruik vir 'n Geestesgesondheidsfasiliteit (Inrigting).

Beskrywing van grond waarop dorp gestig staan te word:

Hoewe 8 Christiaansville Landbouhoewes, Registrasie Afdeling JR, Provinsie van Gauteng.

Ligging van voorgestelde dorp:

Die voorgestelde dorp is geleë in wat normaalweg as die Montana gebied beskryf word, suidwes van en direk naasliggend aan Wington Crossing Winkelsentrum. Toegang word vanaf Klippan Straat ten noorde van die eiendom verkry.

Verwysing: CPD 9/2/4-6083 T Item nr: 33840

**GENERAL NOTICE 1017 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 AND A REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

I/We, **Linzelle Terblanche of Thandiwe Townplanners**, being the authorised agent of the owner of **Erf 691 Laudium** hereby gives notice in terms of Clause 16 of the City of Tshwane Town Planning Scheme, 2008, read in conjunction with Section 16(3) and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016 and Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality, - Administrative Unit: Centurion for the Consent Use for a Home Undertaking and the Removal of Restrictive Title Conditions B(a), (c), (e) in Title Deed T8137/2019. The intension of the owner is to utilize the property for an internet café and spaza shop. The property described above, situated at 215 Thirteenth Avenue, Laudium. The property is zoned "**Residential 1**" in terms of City of Tshwane Town Planning Scheme, 2008.

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 **1 September 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 **29 September 2021** (*not less than 28 days after the date of first publication of the notice*). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality accompanying the electronic copy on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to **newlanduseapplications@tshwane.gov.za**.

*For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land use development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Times newspapers.*

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

Closing date for any objections and/or comments: **29 September 2021**

Address of applicant: Wapadrand Ave 833, Wapadrand, PO Box 885 Wapadrand, 0050, Email: **thandiweplanners@gmail.com**. Cell: 082 333 7568

Dates on which notice will be published: **1 September 2021 and 8 September 2021**

Reference: CPD/LDM/0348/691 Item no: 34085 and CPD/LDM/0348/691 Item no: 34223

## ALGEMENE KENNISGEWING 1017 VAN 2021

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

**KENNISGEWING VIR DIE TOESTEMMINGSGEBRUIKAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE DORPSBEPLANNINGSKEMA, 2008 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDERING, 2016.**

Ek, **Linzelle Terblanche van Thandiwe Stads-en-Streekbeplanners**, synde die applikant van **Erf 691 Laudium**, gee hiermee in terme van Klousule 16 van die Stad van Tshwane Dorpsbeplanningskema, 2008, saamgelees met Artikel 16(3) en Skedule 23 van die Stad van Tshwane Grondgebruikbestuurverordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die Toestemmingsgebruik vir 'n Tuisonderneming, en in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016 vir die Opheffing van Beperkende Voorwaardes B(a), (c), (e) in Titelakte T8137/2019. Die intensie van die kliënt is om 'n internet kafee en spaza winkel te vestig op die eiendom Die eiendom is geleë te 215 Thirteenth Avenue, Laudium. Die eiendom is tans gesoneer "**Residensieël 1**" in terme van die Stad van Tshwane Dorpsbeplanningskema, 2008.

Enige beswaar(e) en/ of kommentare, insluitend die grond van sulke beswaar(e) en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentare ingedien het kan kommunikeer nie, moet ingedien word of skriftelik gerig word aan Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, en Ontwikkeling by Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **1 September 2021** (eerste datum van kennisgewing soos uiteengesit in Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbeheerverordening, 2016) tot **29 September 2021** (nie minder as 28 dae na die eerste datum van publikasie van kennisgewing). As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za)**. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif gepubliseer is, of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselde afskrif as wat ingedien is by die Munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of aansoeker voorsien is mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte 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 of geaffekteerde party om 'n aansoek te bekom nia as redes beskou om die verwerking en oorweging te verhoed nie. Volledige besonderhede en planne (as daar beskikbaar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van kennisgewing in die Provinsiale Gazette/The Times/ Die Beeld koerante.

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

Sluitingsdatum vir enige beswaar(e) en of kommentaar(e): **29 September 2021**

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

Epos: [thandiweplanners@gmail.com](mailto:thandiweplanners@gmail.com), Sel no: 082 333 7568

Publikasiedatums van kennisgewing: **1 September 2021 en 8 September 2021**

Verwysing: CPD/LDM/0348/691, Item no: 34085 en CPD/LDM/0348/691 Item no: 34223

**GENERAL NOTICE 1018 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**

I, Ryno Louis Erasmus (ID No. 971017 5037 08 9) of Landmark Planning CC (Reg. No. 2009/101412/23), the applicant in my capacity as the authorised agent of the owner of the property namely Erf 544, Lynnwood Glen, 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 property as described above. The property is situated at 92 Alcade Road, Lynnwood Glen.

The application is for the removal of the following Conditions 1.e), D.i) and D.ii) contained in Deed of Transfer No. T21118/2021. The intention of the applicant in this matter is to free/rid the property of outdated title conditions and the conditions pertaining to building-lines/restriction areas, i.e. 1.e) as this condition is restrictive with regard to the future development of the application site and will hamper the approval of Building Plans by Tshwane's Building Control Division.

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, P.O. 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 The Citizen newspapers.

Dates on which notice will be published: 01 September 2021 and 08 September 2021

Closing date for any objections and/or comments: 29 September 2021

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: info@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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

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

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 01 September 2021. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: CPD/LWG/0384/544 (Item No. 33944).

**ALGEMENE KENNISGEWING 1018 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES VERVAT IN DIE AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Ryno Louis Erasmus (ID Nr. 971017 5037 08 9) van Landmark Planning BK (Reg Nr. 2009/101412/23), synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 544, Lynnwood Glen, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte in terme van Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Alcadeweg 92, Lynnwood Glen.

Die aansoek is vir die opheffing van die volgende Titelvoorwaardes 1.e), D.i) en D.ii) in Akte van Transport Nr. T21118/2021. Die voorneme van die applikant is om verouderde titelvoorwaardes te verwyder sowel as titelvoorwaardes wat verband hou met boulyne, d.i., 1.e) aangesien hierdie voorwaarde beperkend is tot die toekomstige ontwikkeling van die aansoekperseel en die goedkeuring van Bouplanne deur Tshwane se Boubeheerafdeling.

Enige beswaar(e) en/of kommentaar(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 The Citizen koerante.

Datums waarop kennisgewing gepubliseer word: 01 September 2021 en 08 September 2021

Sluitingsdatum vir enige besware/kommentare: 29 September 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: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za 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 gekopieer, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 01 September 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: CPD/LWG/0384/544 (Item No. 33944).

**GENERAL NOTICE 1019 OF 2021****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG  
MUNICIPAL PLANNING BY-LAW, 2016.**

I, Gerda Schoeman, of Urban Ideas Development Planners (Pty) Ltd, being the authorised agent of the owners of Erf 2519 Northcliff Extension 17, hereby give notice in terms of Section 21(2) 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), that I have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the Land Use Scheme in operation, known as the Johannesburg Land Use Scheme, 2018, by the rezoning of the property described above, situated to the west of Fourteenth Avenue, which property's physical address is 59 Fourteenth Avenue, in the township of Northcliff Extension 17, from "RESIDENTIAL 1", permitting a single dwelling house to "BUSINESS 4", subject to certain conditions.

The above application, made in terms of the 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, for a period of twenty-eight (28) days from 1 September 2021.

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 [benp@joburg.org.za](mailto:benp@joburg.org.za) or [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), within a period of twenty-eight (28) days from 1 September 2021 and by no later than 29 September 2021.

Address of Authorised Agent: Urban Ideas Development Planners (Pty) Ltd, C/o Gerda Schoeman, Unit 1, Montrose Avenue, Northgate, 2021, Cell No.: 082 807 9698 and Email: [gerda.schoeman55@gmail.com](mailto:gerda.schoeman55@gmail.com)

**COUNCIL REFERENCE NR: 20-01-3423**

**GENERAL NOTICE 1020 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, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION:**

Erven 147 and 148 Glenadrienne

**STREET ADDRESS:**

45 and 47 Minerva Avenue, Glenadrienne

**APPLICATION TYPE:**

Amendment of the City of Johannesburg Land Use Scheme, 2018

**APPLICATION PURPOSE:**

To rezone the site from "Special", subject to conditions, to "Special", permitting offices, retail, showrooms, places of refreshment, places of instruction, a gymnasium, residential dwelling units and residential buildings, subject to conditions, in order to permit a mixed use development on the site.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 1 September 2021. Copies of the application documents may be requested to be emailed or hand delivered to interested parties by contacting the applicant on 011 467-1004 or [tiniebez@iafrica.com](mailto:tiniebez@iafrica.com).

Interested parties will also have the opportunity to inspect the application during office hours at the City's Metro Link, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001, only by arrangement and on request. To request this option, please make contact directly with the Registration Counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application documents.

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 P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to both the applicant and [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) by not later than 29 September 2021.

**Address of authorised agent :**

Tinie Bezuidenhout and Associates, P O Box 98558, Sloane Park, 2152,  
4 Sanda Close, Morningside  
Tel No. (011) 467-1004, Cell 083 253-9812,  
email [tiniebez@iafrica.com](mailto:tiniebez@iafrica.com)

Date of publication : 1 September 2021

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 78 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE FOR A CONSENT USE APPLICATION IN TERMS OF SECTION 16 OF THE CITY OF TSHWANE TOWN  
PLANNING SCHEME, 2008 (REVISED 2014)**

I RIA HEYMAN (*full name*) being the applicant of Portion 96 (-/17) of the Farm Bronkhorstspuit 475-JR Township Registration Division J.R., Province Gauteng hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014) that I have applied to the City of Tshwane Metropolitan Municipality for a consent use for the purposes of Retirement Center.

The property is situated at 28 Philip Road, Lewzene Estate AH.

The current zoning of the property is Use zone 19: Undetermined for the use of agricultural, one dwelling-house and farm stall subject to Schedule 10 and with the consent of the City Council, for purposes of Municipal Transitional Settlement subject to Schedule 27 and Uses not in columns 3 and 5 in terms of the Tshwane Town Scheme, 2008 (Revised 2014).

The intension of the applicant in this matter is to: Use the buildings as a Retirement Centre.

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, to Pretoria: Room LG004, Registration Office, Isivuno House, 143 Lilian Ngoyi Street, Pretoria;

PO Box 3242, Pretoria, 0001 **or** [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 01 September 2021 (*the first date of the publication of the notice set out in section 16(3)(v) of the Tshwane Town Planning Scheme, 2008 (revised 2014) until 30 September 2021 not less than 28 days after the date of first publication of the notice*).

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

Address of Municipal Offices: Pretoria: Room LG004, Registration Office, Isivuno House, 143 Lilian Ngoyi Street, Pretoria

Closing date for any objections and/or comments: 30 September 2021

Address of applicant (*Physical as well as postal address*): 5889 Karie Road, Kameeldrift West (313JR) or

PO Box 48228, HERCULES, 0030. Telephone No: (012)3764135 OR 0835934514

Dates on which notice will be published: 01 September 2021

Reference: CPD/0510/96 Item No: 31407

**PROKLAMASIE KENNISGEWING 78 VAN 2021****STAD VAN TSHWANE METROPOLITAN MUNISIPALITEIT  
KENNISGEWING VIR 'N TOESTEMMINGSGEBRUIKAANSOEK IN TERME VAN ARTIKEL 16 VAN DIE STAD  
VAN TSHWANE DORPSBEPLANNING SKEMA, 2008 (GEWYSIG 2014)**

Ek, RIA HEYMAN is die applikant vir eiendom te Gedeelte 96(-/17) van die Plaas Bronkhorstspuit 475-JR Dorpsgebied Registrasie Sektie J.R., Provinsie Gauteng gee hiermee kennis in terme van klousule 16 van die Stad van Tshwane Dorpsbeplanning Skema, 2008 (gewysig 2014) dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir 'n toestemmingsgebruik vir die doeleindes van 'n Aftree-oord.

Die eiendom is geleë te 28 Philipweg, Lewzene Estate LH.

Die huidige sonering van die eiendom is vir Gebruiksone 19: Onbepaald vir die gebruik van landbou, een woonhuis en 'n plaasstal onderworpe aan Skedule 10 en met die toestemming van die Stadsraad, vir die doeleindes van Munisipale Oorgangsnedersetting onderworpe aan Skedule 27 en Gebruike nie in kolom 3 en 5 soos in terme van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig 2014).

Die intensie van die applikant in hierdie saak is om: die huidige geboue aan te wend vir 'n Aftree-oord.

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 Pretoria: Kamer LG004, Registrasie Kantoor, Isivuno House, 143 Lilian Ngoyi Straat, Pretoria; Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za vanaf 01 September 2021 (*die eerste datum van publikasie van die kennisgewing soos uiteengesit in artikel 16(3)(v) van die Tshwane Dorpsbeplanning Skema 2008, (gewysig 2014), tot 30 September 2021 (nie minder as 28 dae na die datum van eerste publikasie van die kennisgewing).*

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.

Adres van Munisipale Kantore: Pretoria: Kamer LG004, Registrasie Kantoor, Isivuno House, 143 Lilian Ngoyi Straat, Pretoria

Sluitingsdatum vir enige besware en/of kommentare: 30 September 2021

Adres van die applikant (*Fisiese sowel as posadres*): 5889 Karieweg, Kameeldrift West (313JR) of Posbus 48228, HERCULES, 0030. Telefoon No: (012)3764135 Of 0835934514

Datum waarop kennisgewing gepubliseer sal word: 01 September 2021

Verwysing: CPD/0510/96 Item No: 31407

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 691 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****HAMMANSKRAAL PTN 9 AND 10**

We **Arengo 6 (Pty) Ltd** being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto,

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 25<sup>th</sup> August 2021 until 22<sup>nd</sup> 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 Provincial Gazette.

Address of Municipal offices: **Housing and Human Settlement Department | Tshwane House | 1st Floor | Block B | 320 Madiba Street | Pretoria**

Address of applicant (*Physical address*): **Arengo 6 (Pty) Ltd**  
**3<sup>rd</sup> Floor, Sage Center**  
**10 Fraser Street**  
**Johannesburg**  
**2000**

Telephone No: **T 011 834 4913 | Fax 086 710 2712 | C 081 035 4975**

Dates on which notice will be published: 11<sup>th</sup> and 18<sup>th</sup> August 2021

**ANNEXURE**

Name of township: **HAMMANSKRAAL PTN 9 & 10**

Full name of applicant: **Arengo 6 (Pty) Ltd**

Number of erven, proposed zoning and development control measures:  
**INFORMATION IS CONTAINED ON THE SUBMITTED DRAFT TOWNSHIP LAYOUT**

The intension of the applicant in this matter is to: (*indicate the proposed development*)  
**MIXED USE HUMAN SETTLEMENT DEVELOPMENT**

The proposed township is situated : **On portions 9 and 10 of the farm Hammanskraal 112 JR, Province of Gauteng**

## PROVINSIALE KENNISGEWING 691 VAN 2021

## STAD TSHWANE METROPOLITAANSE GEMEENTE

KENNISGEWING VAN AANSOEK OM DIE STIGTING VAN DORP INGEVOLGE  
ARTIKEL 16 (4) VAN DIE STAD TSHWANE VERORDENING OM GRONDGEBRUIK, 2016

## HAMMANSKRAAL PTN 9 AD 10

Ons **Arengo 6 (Pty) Ltd.**, Synde die aansoeker, gee hiermee ingevolge artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die stigting van die dorp ingevolge artikel 16 (4) van die Stad Tshwane Verordening op Grondgebruikbestuur, soos in die Bylae hierby genoem,

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](mailto:CityP.Registration@tshwane.gov.za) vanaf 25th August 2021 until 01st 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 die eerste publikasie van die advertensie in die Provinsiale Koerant.

Adres van Munisipale kantore: Departement Behuising en Menslike Nedersetting Tshwane House | 1ste verdieping | Blok B | Madibastraat 320 | Pretoria

Adres van aansoeker (Fisiese adres): **Arengo 6 (Pty) Ltd.**  
3de verdieping, Salie Sentrum  
Fraserstraat 10  
Johannesburg  
2000

Telefoonnommer: T 011 834 4913 | Faks 086 710 2712 | C 081 035 4975

Datums waarop kennisgewing gepubliseer sal word: 11<sup>th</sup> and 18<sup>th</sup> August 2021

BYLAE

Naam van dorp: HAMMANSKRAAL PTN 9 & 10

Voile naam van aansoeker: **Arengo 6 (Pty) Ltd.**

Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls:  
**INLIGTING BEVIND VIR DIE INGEDIENE KONSEP DORPS UITLEG**

Die aansoeker se bedoeling is om: (die voorgestelde ontwikkeling aan te dui)  
**GEMENGDE GEBRUIK MENSLIKE ONTWIKKELING**

Die voorgestelde dorp is geleë: op gedeeltes 9 en 10 van die plaas Hammanskraal 112 JR, Provinsie Gauteng

**PROVINCIAL NOTICE 700 OF 2021**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A COUNCIL CONSENT APPLICATION IN TERMS OF CLAUSE 16 OF THE  
TSHWANE TOWN PLANNING SCHEME READ WITH SECTION 16(3) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND APPLICATION FOR 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, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of Erf 8, Clubview 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:

- 1) Council Consent 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 on the property as described above. The property is situated at 81 Aberdeen Avenue, Clubview. The Council Consent will be to add "Place of Public Worship" to the current zoning of "Residential 1". The intension of the applicant in this matter is to develop buildings for a church or other religious purposes and may include ancillary social and recreational purposes and one dwelling unit on the same property, but shall not include a funeral parlour, wall of remembrance or cemetery".
- 2) The removal of restrictive conditions g and i(i) and i(iii) in Title deed T 28360/2017 on Erf 8, Clubview in terms of section 16(2) to the City of Tshwane Land Use Management By-law, 2016. The intension of the applicant is to develop a church on the property and use the property to its full extent without any restrictive 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 other 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 25 August 2021 until 22 September 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

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 or 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, Registration Office, Room E10, Basden and Rabie Streets , Centurion, Pretoria.

Closing date of objections and or comments: 22 September 2021.

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 6430006 Email: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za)

Dates on which notices will be published: 25 August 2021 and 1 September 2021.

Council Consent application: CPD CLV /0109/8 (Item no: 32509)

Removal of Restrictions: CPD (Item no: 32 266)

25-01

**PROVINSIALE KENNISGEWING 700 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR RAADSTOESTEMMING AANSOEK IN TERME VAN KLOUSULE 16 VAN  
DIE TSHWANE DORPSBEPLANNINGSKEMA SAAMGELEES MET ARTIKLE 16(3) VAN DIE  
STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016 EN DIE AANSOEK OM  
OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN  
ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van Erf 8, Clubview, 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:

- 1) Raadstoestemming in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saamgelees met Artikel 16(3) van die Tshwane Grondgebruik Bestuur-By wet. om op die eiendom soos bo aangetoon. Die eiendom is gelee te Aberdeenlaan 81, Clubview. Die Raadstoestemming is om 'n "Plek van Godsdiensoefening" by die bestaande regte van "Residensiële 1" te voeg. Die applikant beoog om 'n gebou vir 'n kerk en ander religieuse doeleindes op te rig en mag insluit aanwante ontspanning geriewe en een wooneenheid op dieselfde eiendom, uitgesluit 'n begrafnis onderneming, gedenkmuur of begraafplaas.
- 2) Opheffing van beperkende voorwaarde g en i(i) and i(iii) in Titel Akte T 28360/2017 in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016. Die applikant beoog om die beperkende voorwaarde op te hef om die erf tot die optimum te benut sonder enige beperkings.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of 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 aan [City\\_Registration@tshwane.gov.za](mailto:City_Registration@tshwane.gov.za) ingedien of gerig word, vanaf 25 August 2021 tot 22 September 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, Pretoria News en Beeld 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)

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die 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).

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 e-pos 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, gereproduseer word of in enige vorm gepubliseer 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 die belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as reders beskou om die verwerking en oorweging te verbied nie."

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 22 September 2021

Adres van gemagtigde agent: Hugo Erasmus Property Development cc,  
Posbus 7441, Centurion, 0046 of 4 Konglomoraatlaan, Zwartkop X8, Centurion  
Telefoon nommer: (012) 643-0006  
Selfoon nommer: 082 456 8744  
E-pos: hugoerasmus@midrand-estates.co.za

Datums waarop kennisgewing gepubliseer word: 25 August 2021 en 1 September 2021

Raadstoestemming en Afwyking: CPD 411-JR /0352/2/R (Item no 32496)  
Opheffing van beperkings – CPD/0352/00002 (Item no: 32492)

25-01

**PROVINCIAL NOTICE 701 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A COUNCIL CONSENT APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME AND APPLICATION FOR DEPARTURE FROM THE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK IN TERMS OF SECTION 7 AND APPLICATION FOR REMOVAL AND AMENDMENT 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, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of the Remainder of Portion 2 of the farm Lekkerhoekie 411, Registration Division JR, 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:

- 1) Council Consent 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 of the property as described above. The property is situated on the Remainder of Portion 2 of the farm Lekkerhoekie 411 JR. The Council Consent will be to add "Recreation Resort" to the current zoning of "Agricultural". The intension of the applicant in this matter is to develop a Recreation Resort for day visitors that include: swimming pools, water slides, "braai" facilities, self catering units, a camping site, cultural and musical events, a Place of Refreshments, conference centre or social hall, wedding chapel, staff accommodation, natural areas and ancillary and subservient uses".
- 2) The departure from the Municipal Spatial Development Framework in terms of section 7 to the City of Tshwane Land Use Management By-law, 2016. The intension of the applicant is to depart from the earmarked uses in terms of the Municipal Spatial Development framework of "Industrial 1" to the development of a "Recreation Resort".
- 3) The amendment of restrictive conditions A in title deed T16/87346 in terms of section 16(2) to the City of Tshwane Land Use Management By-law, 2016. The intension of the applicant is to acquire a new alignment for an electrical servitude.

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, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 25 August 2021 until 22 September 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

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 or 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, Registration Office, Room E10, Basden and Rabie Streets , Centurion, Pretoria.

Closing date of objections and or comments: 22 September 2021.

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 6430006 Email: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za)

Dates on which notices will be published: 25 August 2021 and 1 September 2021.

Council Consent and Departure application: CPD 411-JR /0352/2/R (Item no 32496)

Removal of Restrictions: CPD /0352/00002 (Item no: 32492)

25-01

**PROVINSIALE KENNISGEWING 701 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR RAADSTOESTEMMING AANSOEK IN TERME VAN KLOUSULE 16 VAN  
DIE TSHWANE DORPSBEPLANNINGSKEMA EN AANSOEK VIR AFWYKING VAN DIE  
MUNISIPALE RUIMTELIKE ONTWIKKELINGSRAAMWERK IN TERME VAN ARTIKEL 7 EN  
AANSOEK OM OPHEFFING EN WYSIGING VAN BEPERKENDE VOORWAARDES IN DIE  
TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE  
GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van die Restant van Gedeelte 2 van die plaas Lekkerhoekie 411, Registrasie Afdeling JR, Gauteng Provinsie, 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:

- 1) Raadstoestemming in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saamgelees met Artikel 16(3) van die Tshwane Grondgebruik Bestuur-By wet. op die eiendom soos bo aangetoon. Die eiendom is gelee te Restant van Gedeelte 2 van die plaas Lekkerhoekie 411 JR. Die Raadstoestemming is om 'n "Ontspanningsoord" by die bestaande regte van "Landbou" te voeg. Die applikant beoog om 'n Ontspanningsoord vir vir dagbesoekers te ontwikkel wat insluit: swembadens, glybane, braai fasiliteite, selfsorg eenhede, kampeer terrein, kultuur en musiek optredes, Plek van Verversing , konferensie sentrum, ontspanning saal, trou koppel, en werkers behuising op te rig, insluitend natuurlike areas en gebruike aanverwant en ondergeskik aan die hoofgebruik op die eiendom te ontwikkel.
- 2) Afwyking van die Munisipale Ruimtelike Ontwikkelings Raamwerk in terme van Artikel 7 van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016. Die applikant beoog om van die ge-oormerkte "Nywerheid 1" ontwikkeling in terme van die Munisipale Ruimtelike Ontwikkelingsraamwerk af te wyk, met die ontwikkeling van 'n "Ontspanningsoord".
- 3) Wysiging van beperkende voorwaarde A in titelakte T 16/87346 in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016. Die applikant beoog om die beperkende voorwaarde te wysig om 'n nuwe belyning van 'n elektriese serwituut te bewerkstellig.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Ditekteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [City\\_Registration@tshwane.gov.za](mailto:City_Registration@tshwane.gov.za) ingedien of gerig word, vanaf 25 August 2021 tot 22 September 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 , Pretoria News en Beeld 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)

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die 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).

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 e-pos 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, gereproduseer 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 reders beskou om die verwerking en oorweging te verbied nie."

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 22 September 2021

Adres van gemagtigde agent: Hugo Erasmus Property Development cc,  
Posbus 7441, Centurion, 0046 of 4 Konglomoraatlaan, Zwartkop X8, Centurion  
Telefoon nommer: (012) 643-0006  
Selfoon nommer: 082 456 8744  
E-pos: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za)

Datums waarop kennisgewing gepubliseer word: 25 August 2021 en 1 September 2021

Raadstoestemming en Afwyking: CPD 411-JR /0352/2/R (Item no 32496)  
Opheffing van beperkings – CPD/0352/00002 (Item no: 32492)

**PROVINCIAL NOTICE 703 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR DIVISION OF FARM LAND IN TERMS OF SECTION  
16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW,**

I, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of Remainder of Portion 48 (a portion of portion 1) of the farm Swartkop 383 JR, 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:

Application for division of farmland in terms of Section 16(12)(a)(iii) of the of the City of Tshwane Land Use Management By-law, 2016 on the property as described above. The property is situated at 13 Louisa Road, Raslouw Agricultural Holdings (Swartkop 383 JR). The intension of the applicant in this matter is to divide the farmland into two portions namely Portion A that will be 3375 m<sup>2</sup> in extent and Portion B that will be 7326 m<sup>2</sup> in extend. Portion A will accommodate a current development of 8 units and Portion B will then be developed with 5 units on the property that has already development rights for "Residential 2 with a density of 13 units per hectare".

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, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 25 August 2021 until 22 September 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy van 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 or 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 of 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, Registration Office, Room E10, Basden and Rabie Streets , Centurion, Pretoria.

Closing date of objections and or comments: 22 September 2021.

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 6430006 Email: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za)

Dates on which notices will be published: 25 August 2021 and 1 September 2021.

Division of Farm Land: CPD 383-JR /0844/48/R (Item no: 32796)

25-01

**PROVINSIALE KENNISGEWING 703 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR VERDELING VAN PLAASGROND IN TERME VAN ARTIKEL  
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016.**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van Restant van Gedeelte 48 ('n gedeelte van gedeelte 1) van die plaas Swartkop 383 JR, 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:

Verdeling van Plaasgrond in terme van Artikel 16(12)(a)(iii) van die Tshwane Grondgebruik Bestuur-By wet op die eiendom soos bo aangetoon. Die eiendom is gelee te Louisaweg 13, Raslouw Landbouhoewes (Swarthkop 383 JR). Die applikant beoog om die plaas te verdeel in Gedeelte A met 'n grootte van 3375 m<sup>2</sup> en Gedeelte B met 'n grootte van 7326 m<sup>2</sup>. Gedeelte A sal 8 bestaande wooneenhede akkommodeer en Gedeelte B sal die potensiaal he vir die ontwikkeling van 5 eenhede. Die eiendom beskik reeds oor ontwikkelingsregte vir "Residensieel 2 met 'n digtheid van 13 eenhede per hektaar".

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Ditekteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan City\_Registration@tshwane.gov.za ingedien of gerig word, vanaf 25 August 2021 tot 22 September 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, Pretoria News en Beeld 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

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker 'n e-pos 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, gereproduseer 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 reders beskou om die verwerking en oorweging te verbied nie."

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 22 September 2021

Adres van gemagtigde agent: Hugo Erasmus Property Development cc,  
Posbus 7441, Centurion, 0046 of 4 Konglomoraatlaan, Zwartkop X8, Centurion  
Telefoon nommer: (012) 643-0006  
Selfoon nommer: 082 456 8744  
E-pos: hugoerasmus@midrand-estates.co.za

Datums waarop kennisgewing gepubliseer word: 25 August 2021 en 1 September 2021

Verdeling van plaasgrond: CPD 383/10844/48/R –JR (Item no 32796)

25-01

**PROVINCIAL NOTICE 704 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR DIVISION OF FARM LAND IN TERMS OF SECTION  
16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW,**

I, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of Erf 468, Lyttelton Manor x1, 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:

Application for Removal of Restrictions in the title deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 on the property as described above. The property is situated at 226 Pretorius Avenue, Lyttelton Manor x1. The application will be for the removal of restrictive conditions (c), (g), i(i), and j(i) in title deed T 16/0269. The intention of the applicant in this matter is to remove restrictive conditions to maximize the development potential on the property for the development of 8 dwelling units, on the property that is 1983 m<sup>2</sup> in extent.

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, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 25 August 2021 until 22 September 2021.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

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 or 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, Registration Office, Room E10, Basden and Rabie Streets, Centurion, Pretoria.

Closing date of objections and or comments: 22 September 2021.

Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 6430006 Email: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za)

Dates on which notices will be published: 25 August 2021 and 1 September 2021.

Removal of Restrictions reference: CPD (Item no: 32 189)

25-01

**PROVINSIALE KENNISGEWING 704 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR OPHEFFING VAN BEPERKINGS IN DIE TITELAKTE IN TERME VAN  
ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016.**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development, die applikant van Erf 468, Lyttelton Manor x1, 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:

Opheffing van beperking in die titelakte in terme van Artikel 16(2) van die Tshwane Grondgebruik Bestuur-By wet op die eiendom soos bo aangetoon. Die eiendom is geleë te Pretoriuslaan 226, Lyttelton Manor x1. Die aansoek handel oor die verwydering van beperkende voorwaardes (c), (g), i(i) en j(i) in titel akte T 16/0269. Die applikant beoog om die beperkende voorwaardes uit die titelakte te verwyder sodat die eiendom tot die optimum benut kan word vir die ontwikkeling van 8 wooneenhede op die eiendom wat 1983 m<sup>2</sup> groot is.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Ditekteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [City\\_Registration@tshwane.gov.za](mailto:City_Registration@tshwane.gov.za) ingedien of gerig word, vanaf 25 August 2021 tot 22 September 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, Pretoria News en Beeld 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)

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die 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).

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 e-pos 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, gereproduseer word of in enige vorm gepubliseer 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 die belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as reders beskou om die verwerking en oorweging te verbied nie.

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 22 September 2021

Adres van gemagtigde agent: Hugo Erasmus Property Development cc,  
Posbus 7441, Centurion, 0046 of 4 Konglomoraatlaan, Zwartkop X8, Centurion  
Telefoon nommer: (012) 643-0006  
Selfoon nommer: 082 456 8744  
E-pos: hugoerasmus@midrand-estates.co.za

Datums waarop kennisgewing gepubliseer word: 25 August 2021 en 1 September 2021

Verdeling van plaasgrond: CPD (Item no: 32 189)

25-01

## PROVINCIAL NOTICE 705 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, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 2, Bronberrick 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 of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 282 Tipperary Road. The rezoning is from "Residential 1" with a minimum erf size of 1 dwelling house per Erf to "Special" for offices including an ancillary and subservient distribution centre measuring  $\pm 50\text{m}^2$ , but excluding a Transport depot, medical consulting rooms and a Veterinary Clinic. The intension of the owner in this matter is to use the existing dwelling for offices, including an ancillary and subservient distribution centre measuring  $\pm 50\text{m}^2$ . 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 and from the 25<sup>th</sup> of August 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 22<sup>nd</sup> of September 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 25 August 2021 and 1 September 2021. Closing date for any objections and/or comments: 22 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. **Reference:** CPD/9/2/4/2-6165T and **Item No** 34174.

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."

**Address of Applicant: Physical:** 62B Ixex 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)

25-01

## PROVINSIALE KENNISGEWING 705 VAN 2021

### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS VERORDENING, 2016

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Erf 2, Bronberrick, 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 wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is geleë te Tipperary Straat No 282. Die hersonering is vanaf "Residensieel 1" met 'n minimum erf grootte van 1 woonhuis per Erf na "Spesiaal" vir kantore, insluitende 'n aanverwante en ondergeskikte verspreidingsentrum van  $\pm 50\text{m}^2$ , uitsluitende 'n Vervoer Depot, Mediese gebruike en 'n Veearts. Die intensie van die eienaar is om die bestaande woonhuis vir kantore en 'n verspreidingsentrum van  $\pm 50\text{m}^2$  te gebruik. Enige beswaar en/of kommentaar, insluitende 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 asook vanaf 25 Augustus 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 22 September 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le 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 25 Augustus 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 25 Augustus 2021 en 1 September 2021. Sluitings datum vir beswaar en/of kommentare: 22 September 2021. Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion. **Verwysing:** CPD/9/2/4/2-6165T en **Item No:** 34174.

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 vermeldde 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. **Adres of aansoeker:** 62B Ixex 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).

25-01

## PROVINCIAL NOTICE 706 OF 2021

## CITY OF TSHWANE METROPOLITAN MUNICIPALITY

## NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) 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 196, Menlo 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

1. The amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 from "Residential 1" with a minimum erf size of 1 dwelling per 1 000m<sup>2</sup> to "Residential 3" at a density of 200 dwelling units per hectare. The property is situated at 44 Eight Street. The intension of the owner in this matter is the development of 43 dwelling units on the property.
2. 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 pertaining to the property as described above. The application is for the removal of conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (m) and (n) in in Title Deed T46184/1988.

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 and the building materials to be used in construction to realise the intended 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 from the 25<sup>th</sup> of August 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 22<sup>nd</sup> of September 2021 (*not more than 28 days after the date of first publication of the notice*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 22 September 2021. Dates on which notice will be published: 25 August 2021 & 1 September 2021. **Rezoning Reference: CPD/9/2/4/2-6001T & Item No 33471 and Removal Reference: CPD MNP/0416/196 & Item No 33472.**

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."

**Address of Applicant:** 62B Ibex Street, Buffalo Creek. The Wilds. Pretoria. 0081. **Postal:** Postnet Suite 547. Private Bag X 18, Lynnwood Ridge. 0040. Cell No: 082 8044844. Email: [fanus@acropolisplanning.co.za](mailto:fanus@acropolisplanning.co.za)

## PROVINSIALE KENNISGEWING 706 VAN 2021

## STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

**KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) ASOOK 'N AANSOEK OM VERWYDERING VAN BEPERKENDE TITELKVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtige agent van die eienaar van Erf 196, Menlo Park, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurs By-Wet 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur

1. Die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Bywet, 2016 vanaf "Residensieel 1" met n minimum erf grootte van 1 woonhuis per 1 000m<sup>2</sup> na "Residensieel 3" teen 'n digtheid van 200 wooneenhede per hektaar. Die eiendom is gelee te Agste Straat No 44. Die intensie van die eienaar is om 43 wooneenhede op die eiendom te ontwikkel.
3. Die opheffing van sekere voorwaardes in die titelakte ingevolge Artikel 16(2) van die Stad Tshwane Grond Gebruiksbestuurs By-Wet, 2016 van die eiendom beskryf hierbo. Die aansoek is vir die opheffing van voorwaardes (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (m) and (n) in in Titelakte T46184/1988.

Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titelakte rakende die straatboulyn, voorgekrewe grondgebruike, die aard en aantal toegelate geboue asook die voorgeskrewe boumateriale in die konstruksie van geboue asook die verwydering van alle ander oorbodige en irrelevante voorwaardes in die titelakte ten einde die ontwikkeling te realiseer. 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 vanaf die 25ste Augustus 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot die 22ste September 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le 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 25 Augustus 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion.

Sluitings datum vir besware en/of kommentare: 22 September 2021. Datum waarop kennisgewing sal verskyn: 25 Augustus 2021 & 1 September 2021. **Hersonering Verwysing:** CPD/9/2/4/2-6001T & **Item No** 33471 en **Opheffing Verwysing:** CPD MNP/0416/196 & **Item No** 33472

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 vermeldde 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. **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. Epos: [fanus@acropolisplanning.co.za](mailto:fanus@acropolisplanning.co.za)

## PROVINCIAL NOTICE 707 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, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Portion 20 of Erf 479, Equestria Ext 94 and Portion 75 of Erf 479, Equestria Ext 94 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 of the properties as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The properties are situated at No 20 & No 75 Willow Brooke Place respectively. The rezoning is from "Residential 2" at a density of 25 dwelling units per hectare and coverage of 50% to "Residential 2" at a density of 25 dwelling units per hectare and coverage of 70%. The intension of the owners in these matters is to extend the existing dwellings up to a coverage of 70%. 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 and from the 25<sup>th</sup> of August 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 22<sup>nd</sup> of September 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 25 August 2021 and 1 September 2021. Closing date for any objections and/or comments: 22 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. Address of Municipal offices: Pretoria Office: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria. **Reference:** Ptn 20 of Erf 479, Equestria X 94: CPD/9/2/4/2- 6135T and **Item No:** 34055 and **Reference:** Ptn 75 of Erf 479, Equestria X 94: CPD/9/2/4/2- 6134T and **Item No:** 34054

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." **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)

25-01

## PROVINSIALE KENNISGEWING 707 VAN 2021

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE  
GRONDGEBRUIKSBESTUURS VERORDENING, 2016

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Gedeelte 20 van Erf 479, Equestria X 94 en Gedeelte 75 van Erf 479, Equestria X 94, 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 wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die hersonering van die eiendomme soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendomme is onderskeidelik gelee te No 20 en No 75, Willow Brooke Place. Die hersonering is vanaf "Residensieel 2" teen 'n digtheid van 25 wooneenhede per hektaar met 'n dekking van 50% na "Residensieel 2" teen 'n digtheid van 25 wooneenhede per hektaar en 'n dekking van 70%. Die intensie van die eienaars is om die bestaande wonings te vergroot tot 'n dekking van 70%. Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, waaronder 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 25 Augustus 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 22 September 2021 (nie meer as 28 dae na die datum van die eerste publikasie van hierdie kennisgewing). Volledige besonderhede en planne (indien beskikbaar) le te 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 25 Augustus 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 25 Augustus 2021 en 1 September 2021. Sluitings datum vir besware en/of kommentare: 22 September 2021. Adres van Munisipale kantore: Pretoria kantore: LG004, Isivuno House, 143 Lilly Ngoyi Street, Pretoria **Verwysing:** Ged 20 van Erf 479, Equestria X 94: CPD/9/2/4/2- 6135T and **Item No:** 34055 en **Verwysing:** Ged 75 van Erf 479, Equestria X 94: CPD/9/2/4/2- 6134T and **Item No:** 34054

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. **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)

25-01

## PROVINCIAL NOTICE 708 OF 2021

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12) (a)  
(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Angela Mahopo of PHEMO Town Planning and Property Development Consultancy, the applicant in my capacity as the authorised agent of the owner of property the Remainder Portion of Portion 36 of the farm Tweefontein 541-JR, 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 **subdivision of land** in terms of section 16(12) (a) (iii) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: 75 Kilomanjaro Street, Bronkhorstspuit, 1020.

The intention of the application in this matter is to subdivide the property into Five **(5)** portions.

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: **25 August** and **01 September 2021**.

Closing date for any objections and/or comments: **22 September 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: [angela.mahopo@phemo.co.za](mailto:angela.mahopo@phemo.co.za). Postal Address of applicant: 69 Breyten Street, 76 Wierda Village, Rooihuiskraal Noord, Centurion, 0157. Contact Telephone Number: 0713419110.**

Reference: CPD/541-JR/0594/36/R

Item No. 33925

25-01

## PROVINSIALE KENNISGEWING 708 VAN 2021

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN 'N AANSOEK OM ONDERVENDELLING VAN GROND IN TERME VAN**  
**ARTIKEL 16 (12) (a) (iii) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUUR-**  
**VERORDENING, 2016**

Ek, Angela Mahopo van PHEMO Town Planning and Property Development Consultancy, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom die Res van Gedeelte 36 van di plaas Tweefontein 541 -JR, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die **onderverdeling van grond** ingevolge Artikel 16(12) (a) (iii) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 75 Kilomanjaro Straat, Bronkhorstspuit, 1020.

Die aansoek se bedoeling met hierdie saak is die onderverdeling van die eiendom in Vyf **(5)** gedeeltes.

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: **25 Augustus en 01 September 2021.**

Sluitingsdatum vir enige besware/ kommentare: **22 September 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: [angela.mahopo@phemo.co.za](mailto:angela.mahopo@phemo.co.za). Posadres van die applikant: 69 Breyten Straat, 76 Wierda Village, Rooihuiskraal Noord, Centurion, 0157. Kontak telefoonnommer: 0713419110**

Verwysing: CPD/541-JR/0594/36/R

Item No. 33925

25-01

**PROVINCIAL NOTICE 710 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF (1) AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) AND (2) 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 on behalf of Erf 3003 Soshanguve-M X.01, 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 (1) the removal of Conditions B(i), (ii) and (iii) contained in the title deed in terms of Section 16(2); and (2) 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 Number 6582 Freedom Square, Soshanguve-M X.1. The application is for the removal of Conditions B(i), (ii) and (iii) contained in the title deed of Title Deed number: T6905/2021. The rezoning is from "Residential 1" to "Special" for blocks of tenements. The intention of the applicant in this matter is to acquire land use rights for purposes of blocks of tenements. 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: Group Head: Economic Development and Spatial Planning, PO Box 58393, Karenpark, 0118 or to CityP\_Registration@tshwane.gov.za from 25 August 2021 until 23 September 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 and Newspapers. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street) 1st Floor, Room F12, 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. 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: 23 September 2021. Address of applicant: P.O. Box 36052, Menlo Park, 0102, 0118. Tel no: 012 753 3159, Email: info@tnservices.co.za. Dates of notice publication: 25 August 2021 and 01 September 2021. Item no: 33871 and Item no: 33872.

25-01

**PROVINSIALE KENNISGEWING 710 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN (1) DIE AANSOEK VIR DIE OPHEFFING VAN 'N BEPERKENDE VOORWAARDE IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) EN (2) DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ons, TN General Services Pty Ltd, synde die aansoeker namens die eienaar van Erf 3003 Soshanguve-M X.01, gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir (1) die opheffing van Voorwaardes B(i), (ii) and (iii) in die titelakte in terme van Artikel 16(2); en (2) die wysiging van die Tshwane-dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Nommer 6582 Freedom Square, Soshanguve-M X.1. Die aansoek is vir die opheffing van Voorwaardes B(i), (ii) and (iii) vervat in die titelakte van titelakte nommer: T6905/2021. Die hersonering is vanaf "Residensiële 1" na "Spesiale" vir blokke van wonings. Die eienaar se bedoeling is om die eiendom vir blokke van wonings te gebruik. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder 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 58393, Karenpark, 0118 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 25 Augustus 2021 tot 23 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: Akasia Munisipale Kompleks, Heinrichlaan 485, (Ingang Dale Straat) 1ste vloer, Kamer F12, Karenpark, Akasia. 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](mailto: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, gereproduseer 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: 23 September 2021. Adres van applikant: P.O. Box 36052, Menlo Park, 0102. Telefoon: 012 753 3159, E-pos: [info@tnservices.co.za](mailto:info@tnservices.co.za). Datum van publikasie van kennisgewing: 25 Augustus 2021 en 01 September 2021. Item no: 33871 and Item no: 33872.

**PROVINCIAL NOTICE 721 OF 2021****City of Johannesburg Land Use Scheme, 2018**

**NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 OF THE CITY JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, THAT WE, THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:**

**APPLICATION REFERENCE:** 20-01-3454

**APPLICATION TYPE:** AMENDMENT OF LAND USE SCHEME

**APPLICATION PURPOSES:** AMENDMENT OF LAND USE SCHEME (REZONING) FROM "RESIDENTIAL 1" TO "BUSINESS 1": for the purpose of light commercial activity, retail and offices (as prescribed by the Nodal Review Policy 2020 for a "General Urban Zone")

**SITE DESCRIPTION**

**ERF (STAND) NO:** 537 and 539

**TOWNSHIP (SUBURB) NAME:** GREENSIDE

**STREET ADDRESS:** 23 AND 25 GLENEAGLES ROAD

**CODE:** 2195

THE ABOVE APPLICATION WILL BE OPEN FOR INSPECTION FROM 08H00 TO 15H30 AT THE CITY'S THUSO HOUSE CUSTOMER SERVICE CENTRE, SITUATED AT 61 JORISSEN STREET, BRAAMFONTEIN WHICH HAS BEEN IDENTIFIED AS A TEMPORARY PUBLIC POINT OF ENTRY FOR DEVELOPMENT PLANNING WALK-IN SERVICES. A DESK WILL BE PLACED THERE FOR INTERESTED PARTIES TO INSPECT THE APPLICATION, ONLY BY ARRANGEMENT AND ON REQUEST. NODE TOWN PLANNING AND DESIGN CAN ALSO PROVIDE ANY INTERESTED PARTY, ON REQUEST, WITH AN ELECTRONIC COPY. THE APPLICATION WILL ALSO BE AVAILABLE ON THE CITY'S E-PLATFORM FOR ACCESS BY THE PUBLIC TO INSPECT, FOR A PERIOD OF 28 (TWENTY-EIGHT) DAYS FROM **1 SEPTEMBER 2021**.

OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO NODE TOWN PLANNING AND DESIGN (AUTHORISED 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** NO LATER THAN **29 SEPTEMBER 2021** (28 days from the date on which the application notice was first displayed)

ANY OBJECTIONS 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.

**AUTHORISED AGENT:** NODE TOWN PLANNING AND DESIGN (SAFFIYYA DAYA | ATIYYAH SALOOJEE)

**POSTAL ADDRESS:** P.O. BOX 3933 VANDERBIJLPARK, 1911

**TEL. NO:** +27 82 908 7386

**Email:** info@nodetownplanning.co.za

**DATE:** 1 SEPTEMBER 2021

## PROVINCIAL NOTICE 722 OF 2021

## NOTICE OF APPLICATION TO DIVIDE LAND

I, Osvaldo Da Cruz Gonçalves, hereby give notice, in terms of Section 38(2) of the Midvaal Local Municipality Spatial Planning & Land Use Management By-law, that an application to consolidate and re-subdivide the land described hereunder has been lodged with the Midvaal Local Municipality.

Further particulars of the application are open for inspection at the office of the Executive Director: Development & Planning Department Reception located at 25 Mitchell Street Meyerton, for a period of 28 days from 1 September 2021.

Any person who wishes to object to the granting of the application or who wishes to make representations in this regard shall submit his/her objections or representations in writing and in duplicate to the above official at the above address or to PO Box 9 Meyerton 1960 within 28 days of the date of publication of this notice.

*Date of publication:* 1 September 2021

*Description of Land:* Portions 66 & 67 Farm  
Bronkhorstfontein 329-IQ

*Number and area of proposed portions:*

2 portions: Ptn 66 = 9.2060 ha; Ptn 67 = 8.5411 ha.

*Applicant:* Ozzie Gonsalves Town Planning  
PO Box 1332 Glenvista 2058  
Cell: 082 677 7790  
ozziegonsalves@yahoo.com

**PROVINCIAL NOTICE 723 OF 2021**

We, Urbansignal (Pty) Ltd, being the authorized agent of Erf 28 Erasmuskloof Extension 3 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 property described above. The property is located west and adjacent to Lois Avenue at number 461 Lois Avenue, within the Erasmuskloof area. The application for rezoning of Erf 28 Erasmuskloof Extension 3 from Business 4, to Business 4 is for Offices and / or two dwelling units, including Retail Industry, for gunsmiths and a firearm dealer, which may include gunsmithing and firearm dealer for retail purposes and which may also include, general upkeep, servicing and assembly of firearms. The Administrative functioning of the Retail industry, 6 – 13 personnel. with the current Business 4 land use rights. The intention of this application is to obtain appropriate land use rights from the City of Tshwane Metropolitan Municipality in order to accommodate the above-mentioned land use rights, in addition to the existing Business 4 land use rights. 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 at Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) for a period of 28 days from 1 September 2021 until 29 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 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 1 September 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: 29 September 2021. Address of applicant: Urbansignal Pty Ltd, 50 Elandslaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, Tel: 012 346 0911, email: [dian@urbansignal.co.za](mailto:dian@urbansignal.co.za) .Date on which the application will be published: 1 September 2021 and 8 September 2021. Rezoning Ref: Item Number 34173 CPD 9/2/4/206164.

**PROVINSIALE KENNISGEWING 723 VAN 2021**

Ons, Urbansignal (Edms) Bpk, synde die magtigde applikant van Erf 28 Erasmuskloof Uitbreiding 3, 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 2014), deur die hersonering in terme van Artikel 16 (1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë wes en aanliggend tot Lois Rylaan, Nr 461 Lois Rylaan in die Erasmuskloof area. Die aansoek om hersonering van Erf 28 Erasmuskloof Uitbreiding 3 is vanaf Besigheid 4 na Besigheid 4 vir Kantore en / of twee wooneenhede, insluitend kleinhandelbedryf vir wapensmede en vuurwapen handelaar, wat die kleinhandelbedryf van wapenspede en vuurwapen handelaar mag insluit en wat ook die algemene onderhoud, diens en montering van vuurwapens mag behels. Die administratiewe funksie van die kleinhandelbedryf, 6 – 13 personeel, tesame met die bestaande Besigheid 4 grondgebruiksregte. Die doel van hierdie aansoek is om toepaslike grondgebruiksregte van die Stad Tshwane Metropolitaanse Munisipaliteit om die bovermelde grondgebruiksregte te akkomodeer, ter uitbreiding van die huidige Besigheid 4 grondgebruiksregte. 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, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word by Kamer E10, h / v Basden en Rabie Straat, Centurion Munisipale Kantoor, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 1 September 2021 tot 29 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 1 September 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): 29 September 2021. Adres van gemagtigde agent: Urbansignal Pty Ltd, 50 Elandslaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, tel: 012 346 0911, email: [dian@urbansignal.co.za](mailto:dian@urbansignal.co.za). Datum van publikasie van die kennisgewing: 1 September 2021 en 8 September 2021. Hersonering Verwysing: Item Nommer 34173 CPD 9/2/4/206164.

**PROVINCIAL NOTICE 724 OF 2021**

We, Urbansignal (Pty) Ltd, being the authorized agent of Erf 577 Constantiapark 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 property described above. The property is located south and adjacent to Mendelssohn Street at number 477 Mendelssohn Street, within the Constantiapark area. The application for rezoning of Erf 577 Constantiapark from Business 4, to Business 4 is for additional Height, Floor Area Ratio (FAR) and to include a Place of Refreshment with the current Business 4 land use rights, allowing for an FAR of 0.52 and three storeys limited to 10.195m. The intention of this application is to obtain appropriate land use rights from the City of Tshwane Metropolitan Municipality in order to accommodate the above-mentioned land use rights, in addition to the existing Business 4 land use rights. 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 at Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) for a period of 28 days from 1 September 2021 until 29 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 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 1 September 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: 29 September 2021. Address of applicant: Urbansignal Pty Ltd, 50 Elandsplaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, Tel: 012 346 0911, email: [cf@urbansignal.co.za](mailto:cf@urbansignal.co.za) Date on which the application will be published: 1 September 2021 and 8 September 2021. Rezoning Ref: Item Number 34172, CPD 9/2/4/2-6163T.

**PROVINSIALE KENNISGEWING 724 VAN 2021**

Ons, Urbansignal (Edms) Bpk, synde die magtigde applikant van Erf 577 Constantiapark, 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 2014), deur die hersonering in terme van Artikel 16 (1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë suid en aanliggend tot Mendelssohn Straat, nommer 477 Mendelssohn Straat in die Constantiapark area. Die aansoek om hersonering van Erf 577 Constantiapark is vanaf Besigheid 4 na Besigheid 4 om voorsiening te maak vir addisionele Hoogte, Vloer Oppervlakte Verhouding (VOV), insluitend 'n Plek van Verversing met die huidige Besigheid 4 grondgebruiksregte, om toe te laat vir 'n VOV van 0.52 en 3 verdieppings beperk tot 10.195m. Die doel van hierdie aansoek is om toepaslike grondgebruiksregte van die Stad Tshwane Metropolitaanse Munisipaliteit om die bovermelde grondgebruiksregte te akkomodeer, ter uitbreiding van die huidige Besigheid 4 grondgebruiksregte. 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, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word by Kamer E10, h / v Basden en Rabie Straat, Centurion Munisipale Kantoor, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 1 September 2021 tot 29 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 1 September 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): 29 September 2021. Adres van gemagtigde agent: Urbansignal Pty Ltd, 50 Elandslaagte Rd, Maroelana 0081, P.O. Box 35881, Menlo Park 0102, tel: 012 346 0911, email: [cf@urbansignal.co.za](mailto:cf@urbansignal.co.za). Datum van publikasie van die kennisgewing: 1 September 2021 en 8 September 2021. Hersonering Verwysing: Item Nommer 34172, CPD 9/2/4/2-6163T.

## PROVINCIAL NOTICE 725 OF 2021

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SECTION 15(6) OF THE CITY  
OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, ACE Environmental Solutions (Pty) Ltd, being the authorized agent of the owner of Erf 1226, Sunnyside Township, hereby give notice in terms for amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in terms of Section 16(1) of the City of Tshwane Land Use Management By-laws, 2016 read with Section 15(6). The intension of the applicant in this matter is to rezone the application property from "Special" for the purposes of an automatic telephone exchange to "Special" for Telecommunication Centre, Telecommunication mast and Telecommunication services and to increase the height for the mast to 45meters. The property is situated at 314h Steve Biko Road.

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 Land Use Right Division, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 01 September 2021 (*the first date of the publication of the notice*), until 29 September 2021 (*not less than 28 days after the date of first 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 below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. Address of Municipal offices: The Strategic Executive Director, City Planning and Land-Use Rights Division, Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 29 September 2021

Name and Address of applicant: ACE Environmental Solutions (Pty) Ltd

1 Larch Nook, Centurion, 0157 Postnet Suite 207, Private Bag X32, Highveld, 0169

Telephone No: (012) 663 5200 Fax No: 086 522 1359

Email: [Ruben@ace-env.co.za](mailto:Ruben@ace-env.co.za)

Dates on which notice will be published: 01 September 2021 and 08 September 2021

**Rezoning Reference:** CPD 9/2/4/2-6103T (Item no: 33920)

**Our Ref.:** Gyro\_01039 Sunnyside PTA

**PROVINSIALE KENNISGEWING 725 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUUR-VERORDENING, 2016, SAAM GELEES IN  
OOREENSTEMMING MET ARTIKEL 15(6) VAN DIE STAD VAN TSHWANE  
GRONDGEBRUIKSBESTUUR-VERORDENING, 2016**

Ons, ACE Environmental Solutions (Edms) Bpk, synde die gemagtigde agent van die eienaar van Erf 1226, Dorp Sunnyside, gee hiermee kennis vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordeninge, 2016 saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruiksbestuurverordeninge, 2016. Die applikant is van voorneme om die huidige sonering wat tans "Spesiaal" vir die doeleindes van 'n outomatiese telefoonsentrale na 'Spesiaal' vir telekommunikasiesentrums, telekommunikasie-mas en telekommunikasiedienste en om die hoogte van die mas tot 45 meter te verhoog. Die eiendom is geleë te 314h Steve Biko Straat.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling Pretoria: Posbus 3242, Pretoria, 0001 of by LG004, Isivuno Huis, 143 Lilian Ngoyi Straat of by CityP\_Registration@tshwane.gov.za vanaf 25 Augustus 2021 (die datum van eerste publikasie van die kennisgewing) tot 22 September 2021.

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

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

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

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder 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, Die Uitvoerende Direkteur, Stadsbeplanning en Grondgebruikregte Afdeling, Kamer LG004, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria.

Sluitingsdatum vir besware en kommentaar: 22 September 2021

Naam en adres van aansoeker: Ace Environmental Solutions (Edms) Bpk

1 Larch Nook, Centurion, 0157

Postnet Suite 207, Privaatsak X32, Highveld, 0169

Tel: (012) 663 5200

Faks: 086 522 1359

E-pos: Ruben@ace-env.co.za

Datum waarop kennisgewing gepubliseer word: 25 Augustus 2021 and 01 September 2021

**Hersoneering Verwysing:** CPD 9/2/4/2-6103T (Item no: 33920)

**Ons verwysing:** Gyro\_01039 Sunnyside PTA

## PROVINCIAL NOTICE 726 OF 2021

**NOTICE OF APPLICATIONS FOR REZONING AND REMOVAL OF RESTRICTIONS IN TERMS OF  
SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
AMENDMENT SCHEME K0720**

I, Hermann Joachim Scholtz of The Town Planner and Company being the authorized agent of the owners of Erven 4932, 4933 and 4934 Birch Acres Extension 32, which the properties are situated at 28, 30, 32 Umunga Street Birch Acres, 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 (Kempton Park Customer Care Centre) for the:

- i) for the *amendment of the Ekurhuleni Town Planning Scheme, 2014*, by the rezoning of the property from "Residential 1" to "Community Facility", subject to certain conditions and
- ii) 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, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, corner CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 1st September 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, corner CR Swart and Pretoria Roads, Kempton Park or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 1st September 2021.

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

**PROVINCIAL NOTICE 727 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN  
TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
AMENDMENT SCHEME K0706**

I, Hermann Joachim Scholtz of the Town Planner and Company being the authorized agent of the owner of Erf 488 Kempton Park Extension 2 Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 5 Pascoe Avenue from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 1st September 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 1st September 2021.

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

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**PROVINCIAL NOTICE 728 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN  
TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
AMENDMENT SCHEME K0707**

I, Hermann Joachim Scholtz of the Town Planner and Company being the authorized agent of the owner of Erf 594 Kempton Park Extension 2 Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 51 Commissioner Street from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 1st September 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Kempton Park Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or at P.O. Box 13, Kempton Park, 1620, within a period of 28 days from 1st September 2021.

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

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**PROVINCIAL NOTICE 729 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

Notice is hereby given to all whom it may concern, that in terms of section 16(1) and as required in terms of Schedule 3 to the City of Tshwane Land use Management By-law, 2016 that I, (full name) Mr. Masemola Joseph Molawa, Director at Thabo Town Planners, have applied to the City of Tshwane Municipality for rezoning of Portion 14 of Erf 126 Mayville from Residential 1 to Business 2 (Vehicle sales Mart).

Any objection, with the grounds therefore, shall be lodged with or made in writing to: the strategic executive director: city planning and development (at the relevant office) **LG 004 , Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0001/ cityp\_registration@tshwane.gov.za/** within 28 days of the publication of the advertisement in the Provincial gazette, viz **08 and 15 September 2021**. Full particulars and plans (if any) may be inspected during normal office hours at the above mentioned office, for a period of 28 days after the publication of the advertisement in the provincial gazette. Closing date for any objections: **05 October 2021**.

**Applicant street address and Postal address**

82 Dieffenbachia Street,  
Karen Park,  
0182

**Telephone number:** 067 018 2164 / 073 245 6795

**Council Reference number:** 34212

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**PROVINSIALE KENNISGEWING 729 VAN 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

Hiermee word kennis gegee aan almal wat dit aangaan, ingevolge klousule 16 van die Tshwanestadsbeplanningskema, 2008 (Hersien 2014), gelees saam met Artikel 16 (3) van die Stad Tshwane Verordening op Grondgebruiksbestuur, 2016 dat ek, (volle naam) mnr. Masemola Joseph Molawa, direkteur van die stadsbeplanners van Thabo, by die Stad Tshwane Munisipaliteit om die hersonering van Portion 14 of Erf 126 Mayville from Residential 1 to Business 2 (Vehicle sales Mart).

Enige beswaar, met die redes daarvoor, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling (by die betrokke kantoor): **LG 004 , Isivuno House, 143 Lilian Ngoyi Street, Pretoria, 0001/ cityp\_registration@tshwane.gov.za** binne 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant, naamlik **08 and 15 September 2021**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. Sluitingsdatum vir enige besware: **05 October 2021**.

**AANSOEKER STRAAT ADRES EN POSADRES**

82 Dieffenbachia Street  
Karen park  
0182

**TELEFOON:** 067 018 2164 / 073 245 6795

**Council reference number :34212**

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**PROVINCIAL NOTICE 730 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 797 Van Dyk Park 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 40 Kershout Street, Van Dyk Park from "Residential 1" to "Community Facility".

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 Trichardt's Road and Commissioner Street, Boksburg for a period of 28 days from 1 September 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 1 September 2021.

Address of the authorised agent: Lakeside Place | 269 Trichardt's Road | Parkdene | Boksburg | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 6161 | Dunswart | Boksburg | 1460 | [info@thetownplannerandcompany.co.za](mailto:info@thetownplannerandcompany.co.za) | [www.thetownplannerandcompany.co.za](http://www.thetownplannerandcompany.co.za)

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**PROVINCIAL NOTICE 731 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
AMENDMENT SCHEME B0728**

I, Hermann Joachim Scholtz of the Town Planner and Company being the authorized agent of the owner of Portion 26 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 (Benoni Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 26 Rooikat Street on the corner of Rooikat Street and Zesfontein Road, Zesfontein from "Agriculture" to "Industrial 2".

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, 6<sup>th</sup> Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from the 1st of September 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, 6<sup>th</sup> 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 the 1st of September 2021.

Address of the authorised agent: Hermann J Scholtz | 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)

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CONTINUES ON PAGE 130 OF BOOK 2

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

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**PRETORIA**  
1 SEPTEMBER 2021  
1 SEPTEMBER 2021

**No: 295**

**PART 2 OF 2**

**PROVINCIAL NOTICE 732 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 6879 Benoni 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 the property described above, situated at 114 Sapphire Street, Farrarmere, Benoni, 1501 from "Residential 1" to "Business 2".

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 1<sup>st</sup> September 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 1<sup>st</sup> September 2021.

Address of the authorised agent: HJ Scholtz | 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 733 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 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 231, 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 24 George Road. The application is for the removal of conditions 4. (d), (e), (g), (h), (i), (j), 5. (a), (b), (c)(c.i)(c.ii), (d) and (e) in Title Deed T90914/1993. The intention of the applicant in this matter is to remove the restrictive conditions in the Title Deed regarding the building lines, prescribed land uses, nature and number of buildings, the allowable and prescribed building materials to be used in construction etc. as well as the removal of all the other 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 1<sup>st</sup> of September 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 29<sup>th</sup> of September 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 1 September 2021 and 8 September 2021. Closing date for any objections and/or comments: 29 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. Address of Municipal offices: Centurion Office: Room E10, corner 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/0205/231 and **Item No:** 34142. **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)

**PROVINSIALE KENNISGEWING 733 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 gemagtigde agent van die eienaar van Erf 231, 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 geleë te George Straat No 24. Die aansoek is vir die opheffing van voorwaardes 4. (d), (e), (g), (h), (i), (j), 5. (a), (b), (c)(c.i)(c.ii), (d) en (e) in die Titelakte T90914/1993. Die intensie van die eienaar is die verwydering van beperkende voorwaardes mbt voorgeskrewe grondgebruike, boulyne, voorgeskrewe boumateriale, ligging, aard en aantal toegelate wooneenhede wat op die erf ontwikkel mag word asook die verwydering van alle ander oorbodige en irrelevant 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, waaronder 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 1 September 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 29 September 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie).

Volledige besonderhede en planne (Indien beskikbaar) le 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 1 September 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 1 September 2021 en 8 September 2021. Sluitings datum vir besware en/of kommentare: 29 September 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/0205/231 en Item No: 34142. **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 734 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, Stephanus Johannes Marthinus Swanepoel of the Firm Acropolis Planning Consultants CC, being the applicant of Erf 407, Florauna Extension 1 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 of the property as described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 181 Tolbos Road. The rezoning is from "Residential 1" with a minimum erf size of 1 dwelling house per 1 000m<sup>2</sup> to "Special" for a "Retirement Centre", including a "Day Care Centre for the Aged". The intension of the owner in this matter is the development of a Retirement Centre, including a "Day Care Centre for the Aged." 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 and from the 1<sup>st</sup> of September 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 29<sup>th</sup> of September 2021 (not more than 28 days after the date of first publication of the notice). Dates on which notice will be published: 1 September 2021 and 8 September 2021. Closing date for any objections and/or comments: 29 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. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia. **Reference:** CPD/9/2/4/2-6086T and **Item No:** 33850.

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. **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)

## PROVINSIALE KENNISGEWING 734 VAN 2021

## STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) 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 407, Florauna Uitbreiding 1, 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 wysiging van die Tshwane Dorpsbeplanningskema 2008 (Hersien 2014), deur die hersonering van die eiendom soos beskryf hierbo in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurs Verordening, 2016. Die eiendom is gelee te Tolbos Straat No 181. Die hersonering is vanaf "Residensieel 1" met 'n minimum erf grootte van 1 woonhuis per 1 000m<sup>2</sup> na "Spesiaal" vir 'n Aftree sentrum / oord, insluitend 'n "Dagsorg Sentrum vir Bejaardes". Die intensie van die eienaar is die ontwikkeling van 'n aftreesentrum / oord, insluitend a dagsorg sentrum vir bejaardes. 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 vanaf 1 September 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 29 September 2021 (nie meer as 28 dae na die datum van die eerste plasing van die kennisgewing nie). Volledige besonderhede en planne (Indien beskikbaar) le 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 1 September 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Datum waarop kennisgewing sal verskyn: 1 September 2021 en 8 September 2021. Sluitings datum vir besware en/of kommentare: 29 September 2021. Adres van Munisipale kantore: Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. **Verwysing:** CPD/9/2/4/2-6086T en **Item No** 33850.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek 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 aansoek 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. **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 735 OF 2021

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

I, Amanda Petronella Jacobs, being the applicant of Holding 39, Lyttelton Agricultural Holdings, 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 244 End Street, Clubview. The rezoning is from Agricultural to Special for a Place of Instruction, subject to an Annexure T. The intension of the applicant in this matter is to develop a training facility offering pharmacy courses on the property.

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.

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, 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 1 until 30 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. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 30 September 2021. Address of applicant: PO Box 8302, Centurion 0046; Tel: 0822924280. Email: [amandajacobs@telkomsa.net](mailto:amandajacobs@telkomsa.net) Dates on which notice will be published: 1 and 8 September 2021. Reference: CPD 9/2/4/2-6153T Item No 34111.

**PROVINSIALE KENNISGEWING 735 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1)  
VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016**

Ek, Amanda Petronella Jacobs, synde die aansoeker van Hoewe 39, Lyttelton Landbouhoewes gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuurverordeninge, 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 ingevolge Artikel 16(1) van die van die Stad Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Endstraat 244, Clubview. Die hersonering is vanaf Landbou na Spesiaal vir 'n Plek van Onderrig, onderworpe aan 'n Bylae T. Die bedoeling van die aansoeker in hierdie saak is om 'n opleidingsfasiliteit wat aptekers-kursusse aanbied op die eiendom te ontwikkel.

As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die Munisipaliteit aangevra word, deur dit by die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die aansoeker kan na indiening van die aansoek 'n afskrif elektronies deurstuur óf die aansoek op hul webwerf, indien enige, publiseer, met die bevestiging van volledigheid deur die Munisipaliteit by die elektroniese eksemplaar insluit. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat aan die Munisipaliteit [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 aan die Munisipaliteit en die aan-soeker 'n eposadres of ander maniere moet verskaf om sodanige afskrif elektronies te bekom. 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 wyse wat die applikant se intellektuele eiendomsreg inbreuk maak 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 verhoed nie.

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) van 1 tot 30 September 2021. Volledige besonderhede en planne (as daar is) is gedurende gewone kantoorure ter insae 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. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabiestrade, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 30 September 2021. Adres van applikant: Hippolaan 346, Zwartkop x7; [Tel:0822924280](tel:0822924280). Email: [amandajacobs@telkomsa.net](mailto:amandajacobs@telkomsa.net) Datums waarop kennisgewing gepubliseer word: 1 en 8 September 2021 Verwysing: CPD9/2/4/2-6153T Item No 34111.

**PROVINCIAL NOTICE 736 OF 2021****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, the undersigned, intend to apply to the City of Johannesburg for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 105 Rossmore from "partly Institutional, Height Zone A (H:0) (two storeys), subject to certain conditions and partly Residential 3 with a density of 100 dwelling units per hectare, Height Zone A (H:0) (two storeys) subject to certain conditions" to "Residential 3, Height Zone A (H:0) (two storeys), subject to amended conditions.

**SITE DESCRIPTION:**

Erf: 105  
Township: Rossmore  
Street Address: 18 Chiselhurst Drive, Rossmore Code 2092

**APPLICATION TYPE**

Rezoning

**APPLICATION PURPOSES:**

The purpose of the application is to enable the site to be developed for student accommodation.

The above application, made in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection during office hours at the City's Metro Link, situated at the Metropolitan Centre, 156 Civic Boulevard, Braamfontein which has been identified as the public point of entry for Development Planning walk-in service. A desk will be placed where the public/interested parties could inspect the application, only by arrangement and on request. To request this option, please make contact directly with the Registration Counter, Department: Development Planning, on 011 407 6292 during office hours to arrange to view the application documents.

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 the Executive Director, Department Development Planning, P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to both the applicant and [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) by not later than 28 September 2021.

**OWNER/AUTHORISED AGENT:**

Full Name : KATHY KAY CONSULTANTS cc  
Postal Address : P O Box 4186, Rivonia Code 2121  
E-mail: [kathykay7@outlook.com](mailto:kathykay7@outlook.com)  
1 September 2021

Cell : 082 559 3742

**PROVINCIAL NOTICE 737 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-  
PLANNING SCHEME, 2008 (REVISED 2014)**

I, Herman Slabbert (Exemplar Consulting) being the authorized agent of the owner of the Remainder of Portion 83 of the Farm Swartkop 383 JR hereby give notice 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, that I have applied to the City of Tshwane Metropolitan Municipality for Consent for a Lodge on the property. The property is situated at Number 19, Louisa Road, Celtisdal, Centurion, opposite the Raslouw Lifestyle Centre. The current zoning of the property is agricultural. The intension of the applicant in this matter is to develop a Lodge with 15 guestrooms on the property. Any objection and/or comments including the grounds therefore with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comments, shall be lodged with or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 8 September 2021 until 6 October 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 the Municipal Offices: Room F8 c/o Basden Avenue and Rabie Street, Centurion, Lyttelton. Closing date for any objections and/or comments: 6 October 2021. Should any interested or affected party wish to view or obtain a copy of the land development application a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant (physical / postal address): 5, Eldo Estates, Beatrix Ave, Raslouw, Centurion / P.O. Box 44, Wierda Park, 0149. Telephone No: 083 229 5344.

Date on which the notice will be published: 8 September 2021.

**Reference:** CPD 383 – JR/0844/83/R Item No 34275

**PROVINSIALE KENNISGEWING 737 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM TOESTEMMING GEBRUIK INGEVOLGE KLOUSULE 16 VAN DIE  
TSHWANE DORPSBEPLANNING SKEMA, 2008 (HERSIEN 2014)**

Ek, Herman Slabbert (Exemplar Consulting) is die gemagtigde agent van die eienaar van die Restant van Gedeelte 83 van die Plaas Swartkop 383 JR, gee hiermee kennis dat ek in terme van Klousule 16 van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014), saamgelees met Klousule 16(3) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir toestemming vir 'n Lodge op die genoemde eiendom. Die eiendom is geleë by Nommer 19, Louisa Straat, Celtisdal, Centurion oorkant die Raslouw Lifestyle Sentrum. Die huidige sonering van die eiendom is Landbou. Die voorneme van die applikant in die saak is om 'n Lodge met 15 gastekamers op die eiendom te ontwikkel. Enige beswaar en/of verhoë met die gronde daarvoor met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar of verhoë ingedien het nie, moet skriftelik ingedien of gestuur word aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 8 September 2021 tot 6 Oktober 2021. Volle besonderhede en Planne (indien enige) kan besigtig word gedurende gewone kantoor ure by die Munisipale kantore hieronder genoem, vir 'n tydperk van 28 dae vanaf datum van eerste plasing van die kennisgewing in die Provinsiale Koerant. Adres van die Munisipale Kantore: Kamer F8 h/v Basdenlaan en Rabiestraat, Centurion, Lyttelton. Sluitings datum vir besware of kommentare: 6 Oktober 2021. Indien 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 die applikant (fisiese / posadres): 5, Eldo Estates, Beatrix Laan, Raslouw, Centurion / P.O. Box 44, Wierda Park, 0149. Telefoon No: 083 229 5344.

Datum waarop die kennisgewing gepubliseer word: 8 September 2021.

**Verwysing:** CPD 383 – JR/0844/83/R Item No 34275

**PROVINCIAL NOTICE 738 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987 IN RESPECT OF ERF 367 VANDERBIJLPARK SOUTH EAST NO 2.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 367 Vanderbijl Park South East No 2, situated on 74 Danie Theron Street, Vanderbijlpark SE 2, hereby give notice that I have applied to the Emfuleni Local Municipality for the amendment of the Vanderbijlpark Town Planning Scheme, 1987, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 367 Vanderbijl Park South East No 2 from "Residential 1" to "Residential 3" with a density of 1 dwelling unit per 400m<sup>2</sup>, with a coverage of 50%, height of 2 storeys, F.A.R. of 1.0 and building lines of 2 metres from all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 738 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA, 1987 TEN OPSIGTE VAN ERF 367 VANDERBIJLPARK SOUTH EAST NO 2.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 367 Vanderbijl Park South East No 2, geleë te Danie Theronstraat 74, Vanderbijlpark SE 2, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 367 Vanderbijl Park South East No 2 vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 1 wooneenheid per 400m<sup>2</sup>, met 'n dekking van 50%, hoogte van 2 verdiepings, V.O.V. van 1.0 en boulyne van 2 meter vanaf alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 1 September 2021

**PROVINCIAL NOTICE 739 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987 AND THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 432 VANDERBIJL PARK SOUTH WEST 5 EXTENSION 1.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 432 Vanderbijl Park South West 5 Extension 1, situated on 140 Beethoven Street, Vanderbijlpark SW 5 Ext 1, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 432 Vanderbijl Park South West 5 Extension 1 and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 432 Vanderbijl Park South West 5 Extension 1 from "Residential 1" to "Special" for offices with a coverage of 40%, height of 2 storeys, F.A.R. of 0.80 and building lines of 2m from all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 739 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA, 1987 EN DIE GELYKTYDIGE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 432 VANDERBIJL PARK SOUTH WEST 5 UITBREIDING 1.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 432 Vanderbijl Park South West 5 Uitbreiding 1, geleë te 140 Beethovenstraat, Vanderbijlpark SW 5 Uitbreiding 1, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titelakte van Erf 432 Vanderbijl Park South West 5 Uitbreiding 1 en die gelyktydige wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 432 Vanderbijl Park South West 5, Uitbreiding 1 vanaf "Residensieel 1" na "Spesiaal" vir kantore met 'n dekking van 40%, hoogte van 2 verdiepings, V.O.V. van 0.80 en boulyne van 2m vanaf alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021, skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

## PROVINCIAL NOTICE 740 OF 2021

**MALCAN ARCHITECTS AND TOWN PLANNERS (PTY) LTD**

Reg No: 2016/531884/07

**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, Malcan Architects and Town Planners (Reg No: 2016/531884/07) being authorized agent of the owner of Erf/Erven/Portion(S)/Holding(S) Erf 15973 Tsakane Extension 5 Township. (suburb/farm/agricultural holding) 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/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 at Sam Ntuli Street (street address) from "Residential 2" to "Residential 3" for the purposes of a boarding house, maximum of 9 rooms.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Brakpan Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, E-Block, Room E212, Brakpan Civic Centre, cnr Elliot Rd and Escombe Avenue, Brakpan (PHYSICAL ADDRESS), for a period of 28 days from 01 September 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, Brakpan Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, E-Block, Room E212, Brakpan Civic Centre, cnr Elliot Rd and Escombe Avenue, Brakpan (PHYSICAL ADDRESS) or PO Box 15 BRAKPAN (POSTAL ADDRESS), 1540 (CODE), within a period of 28 days from 01 September 2021.

Address of the authorised agent: 2922 Ebony Park Extension 6, Mokabi Street, MIDRAND, 1685.

**PROVINCIAL NOTICE 741 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF HOLDING 32 DREAMLAND AGRICULTURAL HOLDINGS.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Holding 32 Dreamland Agricultural Holdings, situated on 32 De Deur Road, Dreamland AH, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deeds of Holding 32 Dreamland Agricultural Holdings and the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Holding 32 Dreamland Agricultural Holdings from "Agricultural" to "Residential 3" with a density of 1 dwelling unit per 400m<sup>2</sup>, height of 2 storeys, coverage of 50%, F.A.R. of 1.0 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 741 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN HOEWES 32 DREAMLAND LANDBOUHOEWES.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Hoewes 32 Dreamland Landbouhoewes, geleë te De Deurweg 32, Dreamland AH, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellaktes van Hoewe 32 Dreamland Landbouhoewes en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonerig van Hoewe 32 Dreamland Landbouhoewes vanaf "Landbou" na "Residensieel 3" met 'n digtheid van 1 woonhuis per 400m<sup>2</sup>, hoogte van 2 verdiepings, dekking van 50%, V.O.V. van 1.0 en boulyne van 0m op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 742 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 257 PEACEHAVEN.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 257 Peacehaven, situated on 4 Connaught Avenue, Peacehaven, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 257 Peacehaven and the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 257 Peacehaven from "Residential 1" to "Residential 1" with an annexure that the property may also be used for a 10 room Guest House, with a coverage of 50%, height of 2 storeys, F.A.R. of 1.0 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 742 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 257 PEACEHAVEN.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 257 Peacehaven, geleë te Connaughtlaan 4, Peacehaven, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellakte van Erf 257 Peacehaven en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 257 Peacehaven vanaf "Residensieel 1" na "Residensieel 1" met 'n bylae dat die eiendom ook gebruik mag word vir 'n 10 kamer Gastehuis, met 'n dekking van 50%, hoogte van 2 verdiepings, V.O.V. van 1.0 en boulyne van 0 meter op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 SEPTEMBER 2021. Besware teen of vertoeë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 743 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF ERF 468 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 468 Bedworth Park, situated on 35 Evadne Avenue, Bedworthpark, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 468 Bedworth Park from "Residential 1" to "Residential 4" for student housing, with building lines of 2 metres from the rear boundary and 0 metres on all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and at the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 743 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN ERF 468 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 468 Bedworth Park, geleë te Evadnelaan 35, Bedworthpark, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 468 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met boulyne van 2 meter vanaf die agterste grens en 0 meter op alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 744 OF 2021****NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 1253 VEREENIGING EXTENSION 2.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 1253 Vereeniging Extension 2, situated on 16 Berkowitz Street, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 1253 Vereeniging Extension 2 and the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 1253 Vereeniging Extension 2 from "Residential 1" to "Residential 4" for student housing, with a coverage of 50%, height of 1 storey, F.A.R. of 0.50 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 744 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 1253 VEREENIGING UITBREIDING 2.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 1253 Vereeniging Uitbreiding 2, geleë te Berkowitzstraat 16, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellakte van Erf 1253 Vereeniging Uitbreiding 2 en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 1253 Vereeniging Uitbreiding 2 vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met 'n dekking van 50%, hoogte van 1 verdieping, V.O.V. van 0.5 en boulyne van 0 meter op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of vertoeë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 745 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) AND 53 OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SUBDIVISION OF LAND IN RESPECT OF PORTION 21 (A PORTION OF PORTION 13) OF THE FARM RIETSPRUIT 583 I.Q.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 21 (A Portion of Portion 13) of the farm Rietspruit 583 I.Q., situated on Plot 21 (Little Egypt), Potchefstroom Road, Rietspruit, West of Vanderbijlpark, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the subdivision of Portion 21 (A Portion of Portion 13) of the farm Rietspruit 583 I.Q. in terms of Section 53 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, into 2 (two) portions as per the proposed subdivision diagram: Proposed Portion A of Portion 21 (A Portion of Portion 13) of the farm Rietspruit 583 I.Q. (5,3934Ha) and Proposed Portion B of Portion 21 (A Portion of Portion 13) of the farm Rietspruit 583 I.Q. (3,1719Ha).

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za  
DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 745 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 53 VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE ONDERVERDELING VAN GROND TEN OPSIGTE VAN GEDEELTE 21 ('N GEDEELTE VAN GEDEELTE 13) VAN DIE PLAAS RIETSPRUIT 583 I.Q.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeelte 21 ('n Gedeelte van Gedeelte 13) van die plaas Rietspruit 583 I.Q., geleë te Plot 21 (Little Egypt), Potchefstroom Weg, Rietspruit, Wes van Vanderbijlpark, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die onderverdeling van Gedeelte 21 ('n Gedeelte van Gedeelte 13) van die plaas Rietspruit 583 I.Q. ingevolge Artikel 53 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, in 2 (twee) gedeeltes volgens die voorgestelde onderverdelingsdiagram: Voorgestelde Gedeelte A van Gedeelte 21 ('n Gedeelte van Gedeelte 13) van die plaas Rietspruit 583 I.Q. (5,3934Ha) en Voorgestelde Gedeelte B van Gedeelte 21 ('n Gedeelte van Gedeelte 13) van die plaas Rietspruit 583 I.Q. (3,1719Ha).

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za  
DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 746 OF 2021**

NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF ANNEXURE F OF THE BLACK COMMUNITIES DEVELOPMENT ACT, 1984 (ACT 4 OF 1984) AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 13812 SEBOKENG UNIT 11.

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 13812 Sebokeng Unit 11, situated on 13812 Kgotsu Street, Sebokeng Unit 11, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 13812 Sebokeng Unit 11 and the simultaneous amendment of Annexure F of the Black Communities Development Act, 1984 (Act 4 of 1984) in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 13812 Sebokeng Unit 11 from "Residential" to "Business" for a place of refreshment, with building lines of 0 metres on all boundaries and coverage of 100%.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 746 VAN 2021**

KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN BYLAE F VAN DIE WET OP DIE ONTWIKKELING VAN SWART GEMEENSAPPE, 1984 (WET 4 VAN 1984) EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 13812 SEBOKENG UNIT 11.

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 13812 Sebokeng Unit 11, geleë te Kgotsustraart 13812, Sebokeng Unit 11, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellakte van Erf 13812 Sebokeng Unit 11 en die gelyktydige wysiging van Bylae F van die Wet op die Ontwikkeling van Swart Gemeenskappe, 1984 (Wet 4 van 1984), ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Erf 13812 Sebokeng Unit 11 vanaf "Residensieel" na "Besigheid" vir 'n vereversingsplek, met boulyne van 0 meter op alle grense en dekking van 100%.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 747 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 AND THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF HOLDING 3 HARMONIESRUS AGRICULTURAL HOLDINGS.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Holding 3 Harmoniesrus Agricultural Holdings, situated on 3 Cronje Road, Harmoniesrus Agricultural Holdings, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Holding 3 Harmoniesrus Agricultural Holdings and the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Holding 3 Harmoniesrus Agricultural Holdings from "Agricultural" to "Agricultural" with an annexure that the property may also be used for a workshop limited to 1500m<sup>2</sup> and building lines of 5m from the street boundary and 2m from all other boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street and the offices of the agent hereunder, Vanderbijlpark, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 747 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 EN DIE GELYKTYDIGE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN HOEWE 3 HARMONIESRUS LANDBOUHOEWES.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Hoewe 3 Harmoniesrus Landbouhoewes, geleë te 3 Cronje Road, Harmoniesrus Landbouhoewes, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellakte van Hoewe 3 Harmoniesrus Landbouhoewes en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van 3 Harmoniesrus Landbouhoewes vanaf "Landbou" na "Landbou" met 'n bylaag dat die eiendom ook gebruik mag word vir 'werkwinkel beperk tot 1500m<sup>2</sup> en boulyne van 5m vanaf die straatgrens en 2m vanaf alle ander grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 748 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF PORTION 224 OF THE FARM LEEUWKUIL 596 I.Q.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 224 of the farm Leeuwkuil 596 I.Q., situated on 1 Barrage Road, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Portion 224 of the farm Leeuwkuil 596 I.Q. and the simultaneous amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Portion 224 of the farm Leeuwkuil 596 I.Q. from "Agricultural" to "Business 1" excluding a filling station, with a coverage of 70%, height of 1 storey, F.A.R. of 0.70 and building lines of 0m on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATE OF FIRST PUBLICATION: 1 September 2021

**PROVINSIALE KENNISGEWING 748 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN GEDEELTE 224 VAN DIE PLAAS LEEUWKUIL 596 I.Q..**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeelte 224 van die plaas Leeuwkuil 596 I.Q., geleë te Barrageweg 1, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordenninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titelakte van Gedeelte 224 van die plaas Leeuwkuil 596 I.Q. en die gelyktydige wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Gedeelte 224 van die plaas Leeuwkuil 596 I.Q. vanaf "Landbou" na "Besigheid 1" met die uitsluiting van 'n vulstasie, met 'n dekking van 70%, hoogte van 1 verdieping, V.O.V. van 0.7 en boulyne van 0 meter op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: DATUM VAN EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 749 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF PORTIONS 43 AND 44 OF ERF 425 POWERVILLE PARK TOWNSHIP.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portions 43 and 44 of Erf 425 Powerville Park Township, situated on 43 & 44 Kagiso Street, Powerville Park, Vereeniging, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Portions 43 and 44 of Erf 425 Powerville Park Township from "Residential 1" to "Special" for a 10-room Guesthouse and ancillary conference facilities, with building lines of 1 metre from all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark or the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 01693855533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 749 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN GEDEELTES 43 EN 44 VAN ERF 425 POWERVILLE PARK DORPSGEBIED.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeeltes 43 en 44 van Erf 425 Powerville Park Dorpsgebied, geleë te Kagisostraat 43 & 44, Powerville Park, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Gedeeltes 43 en 44 van Erf 425 Powerville Park Dorpsgebied vanaf "Residensieel 1" na "Spesiaal" vir 'n 10 kamer gastehuis met aanverwante konferensie fasiliteite, met boulyne van 1 meter van alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark of die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021, skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 01693855533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 750 OF 2021**

**NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME, 1992, IN RESPECT OF PORTION 22 OF ERF 1412 BEDWORTH PARK EXTENSION 7.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Portion 22 of Erf 1412 Bedworth Park Extension 7, situated on 3 Cetus Street, Bedworthpark Extension 7, Vereeniging, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Vereeniging Town Planning Scheme, 1992, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Portion 22 of Erf 1412 Bedworth Park Extension 7 from "Residential 1" to "Residential 4" for student housing with building lines of 0 metre on all boundaries.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder, for 28 days from 1 September 2021. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from 1 September 2021.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINSIALE KENNISGEWING 750 VAN 2021**

**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULeni MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING DORPSBEPLANNINGSKEMA, 1992, TEN OPSIGTE VAN GEDEELTE 22 VAN ERF 1412 BEDWORTH PARK UITBREIDING 7.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Gedeelte 22 van Erf 1412 Bedworth Park Uitbreiding 7, geleë te Cetusstraat 3, Bedworthpark Uitbreiding 7, Vereeniging, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Vereeniging Dorpsbeplanningskema, 1992, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur, 2018, deur die hersonering van Gedeelte 22 van Erf 1412 Bedworth Park Uitbreiding 7 vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising met boulyne van 0 meter op alle grense.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf 1 September 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za: EERSTE PUBLIKASIE: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 751 OF 2021****NOTICE IN TERMS OF SECTION 38.(2)(a) AND 51.(1)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016, FOR THE SUBDIVISION OF AN ERF IN AN APPROVED TOWNSHIP AND THE SIMULTANEOUS CHANGE OF LAND USE RIGHTS.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the applicant of Portion 1 of Erf 38 The De Deur Estates Limited Township, Registration Division IQ, Province of Gauteng, situated at 38A Polly Road, De Deur, hereby give notice in terms of Section 38.(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for the subdivision of Portion 1 of Erf 38 The De Deur Estates Limited Township into 3 portions as per the proposed subdivision diagram: proposed Remainder of Portion 1 of Erf 38 The De Deur Estates Limited Township (1,0296Ha), proposed Portion 2 of Erf 38 The De Deur Estates Limited Township (0,9867Ha) and proposed Portion 3 of Erf 38 The De Deur Estates Limited Township and the simultaneous amendment of the Midvaal Land Use Scheme, 2017, for a change of land use rights also known as rezoning of the proposed Portion 2 of Erf 38 The De Deur Estates Limited Township, from "Residential 1" to "Industrial 1" for a Filling Station; and the proposed Portion 3 of Erf 38 The De Deur Estates Limited Township, from "Residential 1" to "Business 1" for ATM, Bakery, Drive-Thru-Restaurant, Internet Café, Motor Sales Market, Place of Refreshments, Shops and Supermarket.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Midvaal Local Municipality at: PO Box 9, Meyerton, 1960 or 25 Mitchell Street, Meyerton.

Full particulars and plans may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Vaalweekblad newspaper; Closing date for any objections: 29 September 2021.

Address of applicant: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911  
Telephone No: 0834465872, Email: christo@paceplan.co.za

FIRST PUBLICATION: 1 SEPTEMBER 2021

**PROVINCIAL NOTICE 752 OF 2021**  
**MIDVAAL LOCAL MUNICIPALITY**  
**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF**  
**SECTION 44 OF THE MIDVAAL LAND USE MANAGEMENT BY LAW, 2016 TO BE KNOWN AS**  
**MEYERTON EXTENSION 11**

I, Edgar Taute of Hunter Theron Incorporated, being the authorized agent/applicant of the owner of a Part of Portion 81 of the Farm Rietfontein 364 I.R. hereby give notice in terms of Section 44(3)(a) of the Midvaal Land Use Management By Law, 2016, that we have applied to the Midvaal Municipality for the establishment of a township to be known as Meyerton Extension 11, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds of 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: Town Planning, Midvaal Municipality, P.O. Box 9, MEYERTON, 1960, or lodged and the Municipality as per address below from 1 September 2021 until 29 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 Provincial Gazette or The Star newspapers. Kindly note that a full identical copy of the application may be requested from the applicant via the e-mail address provided below.

Address of Municipal Offices: Town Planning, Civic Centre Building, Mitchell Street, Meyerton 1961

- Address of applicant: Hunter Theron Inc., 53 Conrad Street, Florida North, 1709
- Email address: [eddie@huntertheron.co.za](mailto:eddie@huntertheron.co.za)
- Postal address: PO Box 489, Florida Hills, 1716
- Contact telephone number: (011) 472 1613

Dates on which notice will be published: 1 September 2021 and 8 September 2021

Closing date for objections: 29 September 2021

**ANNEXURE**

Name of township: **MEYERTON EXTENSION 11**

Full name of applicant: Edgar Taute of Hunter Theron Incorporated acting on behalf of the registered owner Meyerton Ridge (Pty) Ltd.

Number of erven, proposed zoning and development control measures: 1 Erf to be zoned "Residential 3" at a density of 42 du/ha, 1 Erf to be zoned "Transport" Public Use in terms of the Midvaal Land Use Management by Law, 2016 measuring approximately 5.5002ha in extent.

It is the intension of the applicant to develop the proposed township for medium density residential dwelling units (total of 220 units in the township).

Locality of property on which township is to be established: The site, on which the proposed township is to be established, is located to the east of Sybrand van Niekerk Park and south of the Meyerton CBD which is located within the Midvaal Local Municipality.

Description of the property on which the township is to be situated: Part of Portion 81 of the Farm Rietfontein 364 I.R.

Council Reference: WA2021/04/122

**PROVINCIAL NOTICE 753 OF 2021****MIDVAAL LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 44 OF THE MIDVAAL LAND USE MANAGEMENT BY LAW, 2016 TO BE KNOWN AS MEYERTON EXTENSION 10**

I, Edgar Taute of Hunter Theron Incorporated, being the authorized agent/applicant of the owner of a Part of Portion 81 of the Farm Rietfontein 364 I.R. hereby give notice in terms of Section 44(3)(a) of the Midvaal Land Use Management By Law, 2016, that we have applied to the Midvaal Municipality for the establishment of a township to be known as Meyerton Extension 10, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds of 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: Town Planning, Midvaal Municipality, P.O. Box 9, MEYERTON, 1960, or lodged and the Municipality as per address below from 1 September 2021 until 29 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 Provincial Gazette or The Star newspapers. Kindly note that a full identical copy of the application may be requested from the applicant via the e-mail address provided below.

Address of Municipal Offices: Town Planning, Civic Centre Building, Mitchell Street, Meyerton 1961

- Address of applicant: Hunter Theron Inc., 53 Conrad Street, Florida North, 1709
- Email address: [eddie@huntertheron.co.za](mailto:eddie@huntertheron.co.za)
- Postal address: PO Box 489, Florida Hills, 1716
- Contact telephone number: (011) 472 1613

Dates on which notice will be published: 1 September 2021 and 8 September 2021

Closing date for objections: 29 September 2021

**ANNEXURE**

Name of township: **MEYERTON EXTENSION 10**

Full name of applicant: Edgar Taute of Hunter Theron Incorporated acting on behalf of the registered owner Meyerton Ridge (Pty) Ltd.

Number of erven, proposed zoning and development control measures: 2 Erven to be zoned "Residential 3" at a density of 40 du/ha, 1 Erf to be zoned "Private Open Space" and 1 Erf to be zoned "Transport" for Public Use in terms of the Midvaal Land Use Management by Law, 2016 measuring approximately 8.1350ha in extent.

It is the intension of the applicant to develop the proposed township for medium density residential dwelling units (total of 118 units in the township).

Locality of property on which township is to be established: The site, on which the proposed township is to be established, is located to the east of Sybrand van Niekerk Park and south of the Meyerton CBD which is located within the Midvaal Local Municipality.

Description of the property on which the township is to be situated: Part of Portion 81 of the Farm Rietfontein 364 I.R.

Council Reference: WA2021/04/120

**PROVINCIAL NOTICE 754 OF 2021**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

**SITE DESCRIPTION**

Erven: 1226 & 1227  
Township: Berea  
Street Address: 11 Johnston Street and 56 Louis Botha Road  
Code: 2192

**APPLICATION TYPE:** Removal of restrictive conditions from the title deed.

The above 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.

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than 01 September 2021 (state date – 28 day from date on which the application notice was published).

Full name: **Windy Mkwanazi** Postal Address: **Lorentzville** Code: **2094** Residential Address 7 Mkwanazi Street  
Tel No(w) **N/A** Fax No: **N/A** Cell: **0720495641** Email address: [windy.mkwanazi@gmail.com](mailto:windy.mkwanazi@gmail.com)

29 September 2021

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Notice is hereby given, in terms of Section 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

**SITE DESCRIPTION**

Erven: 304, 305 & 306  
Township: Lorentzville  
Street Address: 17, 19 & 21 Natal Street  
Code: 2094

**APPLICATION TYPE:** Removal of restrictive conditions from the title deed.

**APPLICATION PURPOSES:** For the simultaneous removal of restrictive conditions of title and the rezoning of the abovementioned erf from "Residential 4" to "Residential 4" including a car wash on site, subject to conditions.

The above 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.

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than 1 September 2021 (state date – 28 day from date on which the application notice was published).

Full name: **Windy Mkwanazi** Postal Address: **Lorentzville** Code: **2094** Residential Address 7 Mkwanazi Street  
Tel No(w) **N/A** Fax No: **N/A** Cell: **0720495641** Email address: [windy.mkwanazi@gmail.com](mailto:windy.mkwanazi@gmail.com)

29 September 2021

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

**SITE DESCRIPTION**

Erven: Remaining Extent of Erf 156  
Township: BRAMLEY  
Street Address: 79 Forest Road  
Code: 2090

**APPLICATION TYPE: REZONING APPLICATION****APPLICATION PURPOSES: REZONE THE SITE FROM "RESIDENTIAL 1" TO "BUSINESS 1" PERMITTING SHOPS FOR 100 SQUARE METER AND RESIDENTIAL BUILDING FOR GUEST HOUSE WITH FIFTEEN ROOMS, SUBJECT TO CONDITIONS**

The above 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.

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 send to (011) 339 4000, or an email send to objectionsplanning@joburg.org.za, by not later than **01 September 2021**(state date – 28 day from date on which the application notice was published).

Samuel Olufemi, P.O Box 93095, Yeoville, 2143, 0616713259 Olu1111@yahoo.com

29 September 2021

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Notice is hereby given, in terms of Section 21 & 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

**SITE DESCRIPTION**

Erven: 106 & 2559  
Township: MAYFAIR  
Street Address: 103, 105 & 107 Eleventh Avenue  
Code: 2092

**APPLICATION TYPE: SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE****APPLICATION PURPOSES: REZONE THE SITE FROM "RESIDENTIAL 4" TO "BUSINESS 1" SUBJECT TO CONDITIONS**

The above 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.

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 send to (011) 339 4000, or an email send to objectionsplanning@joburg.org.za, by not later than **1 September 2021**(state date – 28 day from date on which the application notice was published).

Samuel Olufemi, P.O Box 93095, Yeoville, 2143, 0616713259 Olu1111@yahoo.com

29 September 2021

**PROVINCIAL NOTICE 755 OF 2021**  
**CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**  
**ERF 52 BRAMELY NORTH EXTENSION 1**

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, have applied to apply to the City of Johannesburg for:

APPLICATION TYPE:

The removal of conditions contained in the title deed of the said property

APPLICATION PURPOSES:

To permit *inter alia* the relaxation of the building line applicable to the property to facilitate the existing structures on the site

SITE DESCRIPTION:

Erf: 52  
Township name: Bramley North Extension 1  
Address: 1 Rahle Avenue, Bramley North X1, 2090

Copies of the application documents may be requested to be e-mailed to interested parties by contacting the applicant on 083 650 3321 or [willie@dcandb.co.za](mailto:willie@dcandb.co.za).

Interested parties will have the opportunity to inspect the application during office hours at Thuso House, 61 Jorissen Street, Braamfontein which has been identified as the public point of entry for Development Planning walk-in service. A desk will be placed where the public / interested parties could inspect the application, only by arrangement and on request. To request this option, please make contact directly with the Registration Counter, Department: Development Planning on 011 – 407 6202 during office hours to arrange to view the application documents.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department Development Planning at the address above, or posted to the Executive Director: Department Development Planning, P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to both the applicant and [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za) by not later than **30 September 2021**.

**Willem Buitendag**  
**P.O. Box 752398,**  
**Gardenvue, 2047**

**083 650 3321 (C)**  
**086 266 1476 (F)**  
**[willie@dcandb.co.za](mailto:willie@dcandb.co.za)**

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 882 OF 2021****CITY OF TSHWANE LAND USE MANAGEMENT BY LAW 2016. NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE TSHWANE LAND USE MANAGEMENT BY- LAW, 2016**

I, Mark Leonard Dawson, being the authorised agent of the owner, 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 subdivision of the property described below. The intention of the applicant is to subdivide the Remaining extent of portion 34(a portion of portion 24) of the Farm Boschkop No. 369-JR into 2 portions for residential purposes.

Any objection(s) and 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 PO 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 25 August 2021 to 22 September 2021.

Full particulars and plans if any, may be inspected during normal office hours at the Municipal office as set out above, 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: 25 August and 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). Or [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) or the agents email address below. Closing date for objections and comments, 22 September 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.

Number and area of proposed portions: Proposed portion A is 4.1773 Ha. Proposed Remainder is 4.1282 Ha.

Address of Agent: 309 Virginia Street, Faerie Glen Extension 1 or PO Box 745 Faerie Glen 0043.

Cellular No. 0832542975. Email: [surplanmark@telkomsa.net](mailto:surplanmark@telkomsa.net). Council Ref: CPD/0818/34/R (Item No. 31497)

25-01

**PLAASLIKE OWERHEID KENNISGEWING 882 VAN 2021****STAD VAN TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016 KENNISGEWING VAN N AANSOEK VIR DIE ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-2016.**

Ek, Mark Leonard Dawson, synde die gemagtigde agent van die eienaar, gee hiermee ingevolge Artikel 16(1)(f) van die Tshwane Grondgebruiksbestuur By-Wet 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom beskryf hieronder. Die intensie van die aansoeker is om die Resterende gedeelte van Gedeelte 34(n gedeelte van gedeelte 24) van die plaas Boschkop No. 369-JR, te verdeel in 2 gedeeltes vir woon doeleindes.

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 25 Augustus tot 22 September 2021. Datums waarop die kennisgewing gepubliseer word is 25 Augustus en 1 September 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 grondontwikkelings aansoek 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) of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) of die agents se epos hieronder. Sluitingsdatum van besware: 22 September 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, gereproduseer word, of in enige vorm gepubliseer 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 grondontwikkelings aansoek 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.

Nommer en grootte van gedeeltes: Voorgestelde gedeelte A is 4,1773 Hektaar. Voorgestelde Restant is 4.1282 Hektaar.

Adres van gemagtigde agent: Virginiastraat 309, Faerie Glen Uitbr 1, Pretoria. of Posbus, 745 Faerie Glen, 0043. Sell Nommer 0832542975. Epos: [surplanmark@telkomsa.net](mailto:surplanmark@telkomsa.net). Tshwane Verwysing: CPD/0818/34/R( Item No. 31497)

25-01

**LOCAL AUTHORITY NOTICE 883 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**

I, Petru Wooldridge, the applicant in my capacity as authorized agent of the owner of property namely **Erf 1079, Waverley Pretoria**, 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 of the property as described above. The property is situated at 1343, Dunwoodie Street, Waverley. The rezoning is from Residential 1 to Residential 2 with a density of 25 dwelling-units per hectare. The height will be 2 storeys, Coverage 40% and Floor area ratio of 0,6.

The intention of the applicant in this matter is to develop 6 dwelling-units on the property. The application can be viewed at the Municipal office, Room LG004, Isivuno House, 143 Lilian Ngoyi Street. 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: 25 August and 1 September 2021. Closing date for any objections and/or comments: 22 September 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: **petruw@mweb.co.za**
- Postal Address: P O Box 66211, Woodhill, 0076
- Physical Address of office of applicant: 30 Wanderers Crescent, Woodhill, Pretoria
- Contact telephone number: 0832354390

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

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

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

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 15h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 25 August 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD9/2/4/2-5678T (Item No. 32022)

**PLAASLIKE OWERHEID KENNISGEWING 883 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Petru Wooldridge, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van **Erf 1079, Waverley**, Pretoria gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Dunwoodiestraat 1343, Waverley, Pretoria. Die hersonering is van Residensieel 1 na Residensieel 2 met 'n digtheid van 25 wooneenhede per hektaar met 'n hoogte van 2 verdiepings, dekking 40% en vloerruimteverhouding van 0,6.

Die voorneme van die applikant is om 6 wooneenhede op die eiendom te ontwikkel. Die aansoek kan besigtig word by die Munisipale kantoor, Kamer LG004, Isivuno House, Lilian Ngoyi Straat 143. 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: 25 Augustus en 1 September 2021. Sluitingsdatum vir enige besware/ kommentare: 22 September 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. Dit sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: [petruw@mweb.co.za](mailto:petruw@mweb.co.za)
- Posadres: Posbus 66211, Woodhill, Pretoria
- Fisiese adres van die kantoor van die applikant: Wanderers Crescent 30, Woodhill, Pretoria
- Kontak telefoonnommer: 0832354390

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, dieselfde afskrif is as wat aan die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is.

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

Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 15h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 25 Augustus 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: : CPD9/2/4/2-5678T (Item No. 32022)

**LOCAL AUTHORITY NOTICE 885 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL / AMENDMENT / SUSPENSION 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, Elize Castelyn Town Planners, being the applicant of property Erf104, Deerness, situated at 213, 18<sup>th</sup> Avenue, Deerness, 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 conditions in T 44110/2019: Conditions B(b)-(k) and (l)(ii), in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016.

The intension of the applicant in this matter is to make provision that the building plans can be approved for a second dwelling. In addition, obsolete and conditions duplicated in the Tshwane Town Planning Scheme, 2008 (Revised 2014) would also be removed.

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 25 Augustus 2021 until 22 September 2021

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, The Strategic Executive Director: City Planning and Development: Registration Office Pretoria, Lower Ground 004, Isivuno House, Lillian Ngoyi Straat 143, Pretoria 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 of the notice in the Provincial Gazette.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102 Tel. No: 012 3468772 / 083 305 5487

Closing date for any objections and/or comments: 22 September 2021

Dates on which notice will be published: 25 August 2021 and 1 September 2021

Reference: CPD /0148/00104 Item No: 33231

25-01

**PLAASLIKE OWERHEID KENNISGEWING 885 VAN 2021****STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM DIE OPHEFFING / WYSIGING / OPSKORTING VAN BEPERKENDE VOORWAARDES IN DIE AKTE VAN TRANSPORT IN TERME VAN AFDELING 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir die eiendom, Erf 104 Deerness, geleë te 213, 18<sup>de</sup> Laan, Deerness, 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 opheffing van Voorwaardes in T 44110/2019 Voorwaardes (b)-(k) en (l)(ii), in terme van afdeling 16(2) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die bedoeling in hierdie aangeleentheid is om dit moontlik te maak dat die bouplanne goedgekeur kan word vir 'n tweede wooneenheid. Bykomend word verouderde en voorwaardes wat gedupliseer word in die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) ook verwyder.

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 25 Augustus 2021 tot 22 September 2021.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore besigtig word. Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling: Registrasiekantoor Pretoria, Laer Grond 004, Isivuno-huis, Lillian Ngoyi Straat 143, Pretoria, of indien 'n 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 nader [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 eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant.

Adres of aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102 Tel. No: 012 346 8772 / 083 305 5487

Sluitingsdatum vir besware en / of vertoë: 22 September 2021

Datums waarop kennisgewings gepubliseer word: 25 Augustus 2021 en 1 September 2021

Verw. CPD/0148/00104 Item No: 3323

25-01

**LOCAL AUTHORITY NOTICE 928 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTIONS 16(1) AND 16(2) RESPECTIVELY 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 56, Erasmia, 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; 1. The amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014), by rezoning in terms of Section 16(1), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of Erf 56, Erasmia. The property is situated at 489 Barbara Coetzer Street, Erasmia. The rezoning is from "Residential 1" with a minimum erf size of 500m<sup>2</sup> to "Residential 3" with a density of 50 dwelling units per hectare to allow 7 dwelling units on the erf subjected to certain conditions. The intension of the application in this matter is to acquire the necessary land-use rights for a new housing development of 7 dwelling units; and 2. 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: 3(2)(c), 3(2)(d), 3(2)(e), 3(2)(f), 3(2)(g), 3(2)(i), 3(2)(k), 4(a), 4(b), 4(c)(i), 4(c)(ii), 4(c)(iii), 4(d) and 4(e) in deed of transfer T9451/1991. The intension of the applicant in this matter is to rid the property of title conditions that are restrictive with regards to the proposed rezoning, and the approval of building plans. Any objection and comments, including the grounds for such objections and comments with full contact details, without which the municipality cannot correspond with the person or body submitting the objections and 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 25 August until 22 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 this notice in the Provincial Gazette, 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. Centurion Municipal Offices: Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for objections and comments: 22 September 2021. Address of applicant: 111 Antelope Street, Pretorius Park X18. 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: 25 August and 1 September 2021. Reference: Item No: 34202 (Rezoning), Item No: 34203 (Removal)

25-01

**PLAASLIKE OWERHEID KENNISGEWING 928 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN GELYKTYDIGE  
HERSONERING EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE  
INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK 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 56, Erasmia, 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: 1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Tshwane Grondgebruikbestuur Verordening, 2016 van Erf 56, Erasmia. Die eiendom is geleë te Barbara Coetzer Straat 489, Erasmia. Die hersonering is vanaf "Residensieël 1" met 'n minimum erf grootte van 500m<sup>2</sup> na "Residensieël 3" met 'n digtheid van 50 eenhede per hektaar onderhewig aan seker voorwaardes om 7 wooneenhede toe te laat. Die doel van die aansoek is om die nodige grondgebruiksregte te verkry vir 'n nuwe ontwikkeling met 7 wooneenhede; en 2. 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: 3(2)(c), 3(2)(d), 3(2)(e), 3(2)(f), 3(2)(g), 3(2)(i), 3(2)(k), 4(a), 4(b), 4(c)(i), 4(c)(ii), 4(c)(iii), 4(d) en 4(e) in titleakte T9451/1991. Die voorneme van die aansoeker in hierdie saak is om titelvoorwaardes te kanselleer wat beperkend is ten opsigte van die voorgestelde hersonering, en die goedkeur van bouplanne. Enige beswaar en kommentaar, insluitend die gronde vir die beswaar en kommentaar met volledige kontak besonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en 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 25 Augustus tot 22 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, Citizen en Beeld koerante. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Addisioneel, kan 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 geaffekteerde 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 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. Centurion Munisipale kantore, Kamer E10, Hoek van Basden- en Rabiestrade, Centurion. Sluitingsdatum vir besware en kommentaar: 22 September 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: 25 Augustus en 1 September 2021. Verwysing: Item No: 34202 (Hersonering), Item No: 34203 (Opheffing)

**LOCAL AUTHORITY NOTICE 929 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd, being the authorised agent on behalf of the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 25/08/2021 until 22/09/2021.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Beeld / Pretoria News 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) or alternatively request a copy from the applicant at [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za).

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

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

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

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

Address of Municipal offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Closing date for any objections: 22/09/2021

Address of applicant: 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park or P.O. Box 1903, Kempton Park, 1620, Telephone No: (011) 394-1418/9

Dates on which notice will be published: 25/08/2021 and 01/09/2021

**ANNEXURE**

Name of township: Atteridgeville Extension 47

Full name of applicant: Terraplan Gauteng Pty Ltd

Number of erven, proposed zoning and development control measures:

One erf zoned "Industrial 1" (Business Building, Parking Garage, Parking Site and Shop will not be subject to Schedule 10), subject to a height of 6 storeys, coverage of 75%, F.A.R. of 0.8.

One erf zoned "Public Open Space", subject to a height of 1 storey, F.A.R. of 0.1 and coverage of 10%.

The intention of the applicant in this matter is to develop an industrial development on the site.

Description of land on which township is to be established: Remainder of Portion 294 of the farm Pretoria Town and Townlands 351 J.R.

Locality of proposed township: The proposed township is situated on the corner of Maunde Street and umKhombe Street, Atteridgeville.

25-01

**PLAASLIKE OWERHEID KENNISGEWING 929 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4) VAN DIE STAD  
VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Willem Johannes Stefanus (Stefan) Roets van Terraplan Gauteng Edms Bpk, synde die gemagtige agent namens die applikant, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordeninge, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordeninge 2016 soos genoem in die Bylae hiertoe.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) lewer kan korrespondeer nie, sal ingedien of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 25/08/2021 tot en met 22/09/2021.

Volle besonderhede en planne van die aansoek lê ter insae gedurende gewone kantoor ure by die Munisipale kantore soos vermeld hier onder, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Koerant / Beeld/ Pretoria News koerante.

Indien enige geïnteresseerde of geïmpakteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit by die volgende adres, [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), alternatiewelik kan 'n kopie aangevra word by die applikant by [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za).

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïmpakteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang.

Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geïmpakteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïmpakteerde party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Adres van Munisipale kantore: Stedelike Beplanning, Afdeling Grondgebruiksregte, Kamer LG004, Isivuno Huis, Lillian Ngoyi Straat 143, Pretoria.

Sluitingsdatum van enige besware: 22/09/2021

Adres van applikant: 1<sup>ste</sup> Vloer, Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620, Telefoon Nr: (011) 394-1418/9

Datum wanneer die kennisgewing gepubliseer sal word: 25/08/2021 en 01/09/2021

**BYLAE**

Naam van dorp: Atteridgeville Uitbreiding 47

Volle name van applikant: Terraplan Gauteng Edms Bpk

Aantal erwe, voorgestelde sonering en ontwikkelings beheer beperkings:

Een erf soneer as "Nywerheid 1" (Besigheidsgebou, Parkade, Parkeerperseel en Winkel sal nie onderworpe aan Skedule 10 wees nie), onderworpe aan 'n hoogte van 6 verdiepings, dekking van 75%, V.O.V. van 0.8.

Een erf soneer as "Openbare Oop Ruimte", onderworpe aan 'n hoogte van 1 verdieping, V.O.V. van 0.1, dekking van 10%.

Die intensie van die applikant in die aangeleentheid is om 'n Nywerheid ontwikkeling te ontwikkel.

Beskrywing van die grond waarop die dorp gestig word: Restant van Gedeelte 294 van die Plaas Pretoria Town and Townlands 351 J.R.

Ligging van die voorgestelde dorp: Die voorgestelde dorp is geleë op die hoek van Maunde Straat en umKhombe Straat, Atteridgeville.

25-01

**LOCAL AUTHORITY NOTICE 936 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 16(2) OF****THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Petru Wooldridge, the applicant in my capacity as authorized agent of the owner of property namely **Erf 340, Moregloed**, hereby give notice in terms of section 16(2) 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 restrictive conditions in the title deed of the above mentioned property. The property is situated at 1189, Mahonie Street, Moregloed.

The application is for the removal of conditions (a) to (n), (q) and Definitions (i) and (ii) in Title Deed T26567/2020

The intention of the applicant in this matter is to remove the street- and roads building lines, and all the other conditions in the title deed which are controlled by the Tshwane Town-planning Scheme, 2008 (Revised 2014) and Building regulations as well as irrelevant title conditions in order to get building plan approval for the existing and proposed buildings and structures on the property.

The application can be viewed at Room LG004, Isivuno House, 143 Lilian Ngoyi Street, during normal office hours.

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: 25 August and 1 September 2021.

Closing date for any objections and/or comments: 22 September 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: **petruw@mweb.co.za**
- Postal Address: P O Box 66211, Woodhill, 0076
- Physical Address of offices of applicant: 30 Wanderers Crescent, Woodhill, Pretoria
- Contact Telephone Number: 0832354390

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

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

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

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

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 15h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 25 August 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/0456/00340 Item No. 32922

**PLAASLIKE OWERHEID KENNISGEWING 936 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT**

KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23

Ek, Petru Wooldridge, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik **Erf 340, Moregloed**, gee hiermee ingevolge Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte van bogemelde eiendom ingevolge Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Mahoniestraat 1189, Moregloed. Die aansoek is vir die opheffing van voorwaardes (a) tot (n), (q) en Definisies (i) and (ii) in Titelakte T26567/2020. Die voorneme van die applikant is om die straatboulyne en al die ander voorwaardes in die titelakte wat ook deur die Tshwane Dorpsbeplaningsckema, 2008 (Hersien 2014) en Nasionale Bouregulasies beheer word, asook die irrelevante titelvoorwaardes te verwyder ten einde goedkeuring te kan verkry vir die bestaande en toekomstige geboue en strukture op die eiendom.

Die aansoek kan gedurende gewone kantoorure besigtig word by Kamer LG004, Isivuno House, Lilian Ngoyistraat 143.

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: 25 Augustus en 1 September 2021.

Sluitingsdatum vir enige besware/ kommentare: 22 September 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: petruw@mweb.co.za
- Posadres: Posbus 66211, Woodhill, Pretoria
- Fisiese adres van die kantoor van die applikant: Wanderers Crescent 30, Woodhill, Pretoria
- Kontak telefoonnommer: 0832354390

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** voorgelê is.

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

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

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

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 15h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae. vanaf die datum van eerste verskyning van die kennisgewing naamlik 25 Augustus 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/0456/00340 Item No. 32922

**LOCAL AUTHORITY NOTICE 940 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING IN TERMS OF  
SECTION 56 (1) (b) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986  
(ORDINANCE 15 OF 1986)****EKURHULENI METROPOLITAN MUNICIPALITY**

We, as owners of Erf 87 Oriel Township hereby give notice in terms of section 56 (1) (b) (i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with SPLUMA that We have applied to the Ekurhuleni Municipality (Edenvale), for the amendment of Ekurhuleni Town Planning Scheme 2014 by the rezoning of the described above, Erf 87 Oriel Township situated at No. 2 Rose Road Bedfordview from "Residential 1" to "Residential 3"

Particulars of this application will lie for inspection during normal office hours at the office of the said local authority at the office of the Area Manager: City Planning Department (Edenvale Customer Care Centre), 2<sup>nd</sup> Floor, Civic Centre, Room 248, Edenvale for the period of 28 days (twenty-eight days) from 01 September 2021.

Objections to or representation in respect of the application must lodged with or made in writing to the Area Manager: City Planning Department, at the above address or at Private Bag X 25, Edenvale, 1610, within a period of 28 days from 01 September 2021.

Address of the applicant: Ali Ghuman, 22 Julius Werner. Road, 11 Sunhill Villas 0832944040

**NOTICE OF APPLICATION FOR AMENDMENT OF CITY OF EKURHULENI IN TERMS OF  
SECTION 48 SPLUMA BY LAW, 2019****EKURHULENI METROPOLITAN MUNICIPALITY**

We, as the agent of Portion 2 of Erf 115 Senderwood of Ext 1 hereby give notice in terms of Section 48(1) SPLUMA by-law, 2019 that We have applied to the Ekurhuleni Municipality (Edenvale), for the amendment of Ekurhuleni Town Planning Scheme 2014 by the rezoning of the described above, Portion 2 of Erf 115 Senderwood Ext 1 situated at No. 28 Civin Drive in Senderwood from "Residential 1" to "Business 3"

Particulars of this application will lie for inspection during normal office hours at the office of the said local authority at the office of the Area Manager: City Planning Department (Edenvale Customer Care Centre), 2<sup>nd</sup> Floor, Civic Centre, Room 248, Edenvale for the period of 28 days (twenty-eight days) from 01 September 2021.

Objections to or representation in respect of the application must lodged with or made in writing to the Area Manager: City Planning Department, at the above address or at Private Bag X 25, Edenvale, 1610, within a period of 28 days from 01 September 2021.

Address of the applicant: 34 Webber Road, Germiston, 1449.

**PLAASLIKE OWERHEID KENNISGEWING 940 VAN 2021****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDINNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDINNANSIE 15 VAN 1986)****EKURHULENI METROPOLITANSE MUNISIPALITEIT**

Ons die eienaar van Erf 87 Oriel Township gee hiermee ingevolge Artikel 56 (1) (b) (i) van die Ordinnanse op Dorpsbeplanning en Dorpe, 1986, lees met SPLUMA kennis dat ek by die Ekurhuleni Metropolitaanse Munisipaliteit (Edenvale), aansoek gedoen het om die Wysiging van die Ekurhuleni dorpsbeplanningskema 2014, bekend as die Dorpsbeplanningskema, deur die herosenering van die eiendom hierbo beskryf, Erf 87 Oriel Township geleë is te 2 Rose Road vanaf "Residensiaal 1" tot "Residensiaal 3" Bedfordview,"

Besonder van die aansoek leter insa die gedurende gewone kantoorure by die bogenoemde Plaaslike Owerheid se kantoor van die Area bestuurder: Staatsbeplanning Departement (Edenvale Customer Care Centre), 2<sup>nd</sup> floor, Edenvale Civic centre, Room 248, Edenvale for the period of 28 days (twenty-eight days) vir 'n tydperk vanaf 01 September 2021.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 (aght en twintig) dae vanaf 01 September 2021, skriftelik en in duplikaat by the Area Bestuurder: Staatsbeplanning Departement by die bogenoemde adres of by Privaatsak X 25, Edenvale, 1610 ingedien og gerig word.

Adres van eienaar: Ali Ghuman, 22 Julius Werhner Road, 11 Sunhill Villas 0832944040

**LOCAL AUTHORITY NOTICE 941 OF 2021****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF THE PROPOSED PERMANENT CLOSURE OF A PUBLIC ROAD AND SIMULTANEOUS LAND DEVELOPMENT APPLICATIONS IN TERMS OF SECTIONS 45, 58, 70 AND 93 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Manna Development Consultancy (Pty) Ltd being the authorised applicant of Holding(s) 91, 1/92, R/92, 93 to 98, 1/99, R/99, 100 to 102, 108, 109 and 111 Oaktree Agricultural Holdings give notice in terms of Section(s) 45(2)(a), 58(2) and 70 (3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for (a) Consolidation of two portions of Holding 99, (b) the amendment of the Krugersdorp Town Planning Scheme, 1980 (Rezoning), (c) Excision from the Agricultural Holdings Register; and (d) Permanent closure of a public place / street – part of Victor Road.

The properties are situated in the north-western quadrant of the T junction of the N14 Ventersdorp Road and the R563 Hekpoort Road.

The Rezoning is from “Agricultural” to “Agricultural” with an Annexure indicating the respective development parameters in support of the existing uses.

The simultaneous land development applications intend to obtain the necessary land use rights and associated town planning controls in support of the existing use and to allow for extension of similar facilities and the closure of part of Victor Road as fully indicated in 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: Manager- Economic Services, First Floor Furn City Building cnr Human and Monument Streets, Krugersdorp, from 1 September 2021.

Full particulars of the application may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 1 September 2021.

Address of Municipal offices: First Floor, Furn City Building, cnr Monument and Human Streets Krugersdorp or P.O. Box 94, Krugersdorp, 1740.

Closing date for any objections and/or comments: 29 September 2021

Address and contact details of applicant: P.O. Box 2882, Noordheuwel, 1756, Cell: 072 188 4504, email [maartin@mannadc.co.za](mailto:maartin@mannadc.co.za). Reference: LVG\_Oaktree

**LOCAL AUTHORITY NOTICE 942 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 T23775/2009, with reference to the following property: Erf 50, Ashlea Gardens.

The following conditions and/or phrases are hereby removed: Conditions (g), (j), (k), (m), (n) and (o).

This removal will come into effect on the date of publication of this notice.

(CPD ASG/0024/50 (Item 32152))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 609/2021)

**LOCAL AUTHORITY NOTICE 943 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 5864T**

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 **5864T**, being the rezoning of Erven 5448 to 5450, Kosmosdal Extension 88, from "Industrial 2", to "Industrial 2", Table B, Column 3, 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 **5864T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5864T (Item 32960))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 303/2021)

**LOCAL AUTHORITY NOTICE 944 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5267T**

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 **5267T**, being the rezoning of Erf 688, Capital Park, from "Residential 1", to "Special", Boarding House, Guest House, Backpackers, Lodge, Dwelling-house and 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 **5267T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5267T (Item 30446))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 301/2021)

**LOCAL AUTHORITY NOTICE 945 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5268T**

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 **5268T**, being the rezoning of Erf 687, Capital Park, from "Residential 1", to "Special", Boarding House, Guest House, Backpackers, Lodge, Dwelling-house and 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 **5268T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5268T (Item 30448))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 302/2021)

**LOCAL AUTHORITY NOTICE 946 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4877T**

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 **4877T**, being the rezoning of Erf 702, Capital Park, from "Residential 1", to "Special", Boarding House, Guest House, Backpackers, Dwelling-house and one (1) additional Dwelling house, with one (1) Caretaker's Flat plus 12 habitable rooms with a total of 13, 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 **4877T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4877T (Item 29106))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 300/2021)

**LOCAL AUTHORITY NOTICE 947 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4875T**

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 **4875T**, being the rezoning of Erf 1149, Capital Park, from "Residential 1", to "Special", Student Accommodation, with one (1) Caretaker's Flat plus 11 habitable rooms with a total of 12, 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 **4875T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4875T (Item 29101))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 299/2021)

**LOCAL AUTHORITY NOTICE 948 OF 2021****CITY OF TSHWANE****PERI-URBAN AMENDMENT SCHEME 717PU**

It is hereby notified in terms of the provisions of section 57(1)(a) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that the City of Tshwane has approved the application for the amendment of the Peri-Urban Areas Town-planning Scheme, 1975, being the rezoning of Parts ABCDEFGHJKLMNPQRA and STUVWYZa1b1c1S of the Remainder of Portion 26 (a portion of Portion 6) of the farm Tiegerpoort 371JR, approximately 8.2 hectare, from "Undetermined", to "Special", Industrial 2 (Industrial Use and/or Commercial purpose) and one Dwelling House, subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Head of the Department: Department of Economic Development, Gauteng Provincial Government and the Executive Director: City Planning and Development, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 654PU and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-717PU (Item 27313))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 298/2021)

**LOCAL AUTHORITY NOTICE 949 OF 2021****NOTICE OF APPLICATION FOR REZONING & REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS IN TERMS OF SECTION 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

**APPLICABLE SCHEME:** The City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for the Rezoning and Removal of Restrictive and Obsolete Conditions.

**SITE DESCRIPTION:**

Erf /Erven (stand) No(s) : Erf 4566  
Township (Suburb) Name : Bryanston  
Street Address : 17 Dover Road, Bryanston Code: 2191

**APPLICATION TYPE:** Application in terms of Section 21 and 41 for the Removal of Restrictive and obsolete conditions of title in the deed of transfer T32006/2021.

**APPLICATION PURPOSES:** The intention is to apply for the rezoning of the property from "Residential 1" to "Residential 2" in order to permit 10 dwelling houses on site and for the Removal of restrictive and obsolete conditions in order to allow the property to be developed within the provisions of the Johannesburg Land Use Scheme, 2018, subject to conditions.

The above 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.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), and [admin@rbtps.co.za](mailto:admin@rbtps.co.za), by not later than **28 September 2021**.

**AUTHORISED AGENT:** M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: [admin@rbtps.co.za](mailto:admin@rbtps.co.za). Date: 01 September 2021.

**LOCAL AUTHORITY NOTICE 950 OF 2021****NOTICE OF APPLICATION FOR REZONING & REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS IN TERMS OF SECTION 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

**APPLICABLE SCHEME:** The City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I / we, the undersigned, intend to apply to the City of Johannesburg for the Rezoning and Removal of Restrictive and Obsolete Conditions.

**SITE DESCRIPTION:**

Erf /Erven (stand) No(s) : Erf 4566  
Township (Suburb) Name : Bryanston  
Street Address : 17 Dover Road, Bryanston Code: 2191

**APPLICATION TYPE:** Application in terms of Section 21 and 41 for the Removal of Restrictive and obsolete conditions of title in the deed of transfer T32006/2021.

**APPLICATION PURPOSES:** The intention is to apply for the rezoning of the property from "Residential 1" to "Residential 2" in order to permit 10 dwelling houses on site and for the Removal of restrictive and obsolete conditions in order to allow the property to be developed within the provisions of the Johannesburg Land Use Scheme, 2018, subject to conditions.

The above 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.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), and [admin@rbtps.co.za](mailto:admin@rbtps.co.za), by not later than **28 September 2021**.

**AUTHORISED AGENT:** M. Brits of Rinus Brits Town Planning Solutions, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195) Tel: 011 888 2232, Cell: 082 456 4229, email: [admin@rbtps.co.za](mailto:admin@rbtps.co.za). **Date: 01 September 2021.**

**LOCAL AUTHORITY NOTICE 951 OF 2021****CITY OF TSHWANE****RECTIFICATION NOTICE****NOTICE IN TERMS OF SECTION 23(2) OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY LAND USE MANAGEMENT BY-LAW****TSHWANE AMENDMENT SCHEME 4897TT**

It is hereby notified in terms of the provisions of Section 23(2) of the City of Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 824 of 2021 in the Gauteng Provincial Gazette No 264, dated 11 August 2021, with regard to Portion 1 of Erf 3418, Pretoria, is hereby rectified **WITHDRAWN**.

(CPD 9/2/4/2-4897T (Item 29168))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 296/2021)

**LOCAL AUTHORITY NOTICE 952 OF 2021****LOCAL AUTHORITY NOTICE OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 18 Rembrandt Ridge.

The removal of Conditions B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(j)(i) and (ii) on page 2 and 3 of Deed of Transfer T085376/2008 in respect of Erf 18 Rembrandt Ridge.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 6/2021

**LOCAL AUTHORITY NOTICE 953 OF 2021****AMENDMENT SCHEME 20-04-2541**

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 Portion 3 of Erf 29 Kensington B from "Residential 1" to "Residential 1" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-04-2541.

The Land Use 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. Land Use Scheme 20-04-2541 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 4/2021

**LOCAL AUTHORITY NOTICE 954 OF 2021****AMENDMENT SCHEME 04-17681**

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 Remaining Extent and Portion 1 of Erf 806 Ferndale from "Special" to "Residential 3" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 04-17681.

The Land Use 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. Land Use Scheme 04-17681 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 5/2021

**LOCAL AUTHORITY NOTICE 955 OF 2021****MOGALE CITY LOCAL MUNICIPAL NOTICE  
KRUGERSDORP AMENDMENT SCHEME 1553**

Notice is hereby given in terms of Section 57(1) of the Town Planning and Townships Ordinance, 1986 that the Mogale City Local Municipality has approved the amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of Portion 53 of the farm Delarey 164 IQ, from "Agricultural" to "Agricultural" with an annexure for a gliding club with subservient and related uses.

The Map 3s and Scheme Clauses in respect of the amendment scheme are filed with the Manager: Development Planning, Mogale City Local Municipality, corner of Human and Monument Streets, Krugersdorp for inspection at all reasonable times.

The amendment scheme known as Krugersdorp Amendment Scheme 1553 will come into operation on the date of publication of the notice.

**MP RAEDANI**  
Municipal Manager, PO Box 94, Krugersdorp

**LOCAL AUTHORITY NOTICE 956 OF 2021****CITY OF TSHWANE****RECTIFICATION NOTICE****NOTICE IN TERMS OF SECTION 23(2) OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY LAND USE MANAGEMENT BY-LAW****TSHWANE AMENDMENT SCHEME 4061T**

It is hereby notified in terms of the provisions of Section 23(2) of the City of Tshwane Land Use Management By-Law, 2016, that Local Authority Notice 813 of 2021 in the Gauteng Provincial Gazette, No 260 dated 4 August 2021, with regard to Bronberg Extension 30, be rectified as follows:

Substitute the expression:

“This amendment is known as Tshwane Amendment Scheme **5286T** and shall come into operation on the date of publication of the notice.”

with the expression:

“This amendment is known as Tshwane Amendment Scheme **4061T** and shall come into operation on the date of publication of the notice.”

(CPD 9/2/4/2-4061T (Item 26271))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 131/2021)

**LOCAL AUTHORITY NOTICE 957 OF 2021****AMENDMENT SCHEMES 01-19282**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning Remaining Extent of Erf 727 Forest Town from “Residential 1” to “Business 4”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-19282 and will come into operation on 01 September 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 206/2021

**LOCAL AUTHORITY NOTICE 958 OF 2021****ERF 2045 Bryanston  
REF NO.: 20/13/3601/2020**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 112 Brixton:

The removal of Conditions 1. And 2. from Deed of Transfer T19274/2017. This notice will come into operation on 01 September 2021 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 41/2021

**LOCAL AUTHORITY NOTICE 959 OF 2021****ERF 318 DISCOVERY REF NO.: 20/13/2295/2020**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 318 Discovery:

The removal of Condition (e), f), g), h), i), j), k), l), m), and n) from Deed of Transfer T36284/2003. This notice will come into operation on 01 September 2021 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 65 2021

**LOCAL AUTHORITY NOTICE 960 OF 2021****AMENDMENT SCHEMES 01-17636**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning Portion 1 of Erf 92 and the Remaining Extent of Erf 93 Rosebank from "Business 4" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-17636 and will come into operation on 01 September 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 32/2021

**LOCAL AUTHORITY NOTICE 961 OF 2021****AMENDMENT SCHEMES 20-02-3106**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme 2018, by the rezoning Erf 323 Eastgate Extension 12 from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3106 and will come into operation on 01 September 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 19/2021

**LOCAL AUTHORITY NOTICE 962 OF 2021****CORRECTION NOTICE/ /VERBETERINGSKENNISGEWING  
PORTION 1 OF/GEDEELTE 1 VAN ERF 673 AND/EN ERF 672 PARKTOWN**

A. The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 639 dated 10 May 2017, in respect of Portion 1 of Erf 673 and Erf 672 Parktown be amended as follows:

**1. THE ENGLISH NOTICE:**

By the inclusion of the phrase : "The amendment of Condition 1. In Deed of Transfer T36363/1990 to read as follows : 'The said lots are sold for residential purposes only'"

**2. DIE AFRIKAANSE KENNISGEWING:**

Deur die invoeging van die stelling : "Die wysiging van Voorwaarde 1. In Akte van Transport T36363/1990 om as volg te lees : "The said lots are sold for residential purposes only"

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration / Adjunk Direkteur : Regsadministrasie**

**City of Johannesburg Metropolitan Municipality / Stad van Johannesburg Metropolitaanse Munisipaliteit**

Notice No.186/2017C

**LOCAL AUTHORITY NOTICE 963 OF 2021****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 I/we, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme (Rezoning).

**SITE DESCRIPTION:**

Erf/Erven (Stand) No(s): Part of Erven 4201 and Erf 4539  
Township (Suburb) Name: Riverside View Ext 35 and Riverside View Ext 67  
Street Address: 13 & 15 Lanner Drive, Riverside View, 2191

**APPLICATION TYPE:**

Amendment of the Land Use Scheme (Rezoning) in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

**APPLICATION PURPOSES:**

The application is for rezoning of part of Erf 4201 Riverside View Extension 35 (proposed Remainder) and part of Erf 4539 Riverside View Extension 67 (proposed Remainder) **from** "Business 1" for shops, business buildings, offices, professional room, place of amusement, social hall, funeral parlour and residential building, except on the ground floor **to** "Residential 4" for dwelling units and residential buildings with Height: 4 storeys; Coverage: 60% FAR: 1,2; Parking: 0,4 bays per unit in terms of the City of Johannesburg Land Use Scheme, 2018 for the use as 507 flats.

The above application will be open for inspection from 08:00 to 15:30 at the Metro Link, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. A copy of the application can also be downloaded from:

<https://www.joburg.org.za/departments/Pages/Development%20Planning%202020/Advertised%20Land%20Use%20Applications/Advertised-Land-Use-Applications.aspx>

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 not later than 29 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.

**AUTHORISED AGENT**

Full name: Nomfundo Sibanyoni, Postal Address: 17 Eaton Avenue, Bryanston, Johannesburg, 2191, Residential Address: 17 Eaton Avenue, Bryanston, Johannesburg, 2191, Cell: 072 539 4121, Email Address: [nomfundo@zuzile.co.za](mailto:nomfundo@zuzile.co.za)

**DATE:** 1 September 2021

**LOCAL AUTHORITY NOTICE 964 OF 2021**

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

**ERF 294 CINDERELLA TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the Removal of Restrictive Title conditions (f), (i), (j), (k), (l), (m), (n), (o), (p) and (q) from Deed of Transfer T. 28737/2001.

The abovementioned approval shall come into operation on the date of publication of this notice.

City Manager: Dr Imogen Mashazi – Civic Centre – Cross Street – Germiston – 1401.

Reference No: 15/4/3/15/18/294

**LOCAL AUTHORITY NOTICE 965 OF 2021****DOUGLASDALE EXTENSION 173**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Douglasdale Extension 173** 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 THE TRUSTEES FOR THE TIME BEING OF NEW LIFE TRUST (REGISTRATION NUMBER IT2254/2008) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 153 OF THE FARM DOUGLASDALE 195 IQ, HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.****(1) NAME**

The name of the township is **Douglasdale Extension 173**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan 533/2017.

**(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 ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed before 30 August 2021, 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).

**(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)**

Should the development of the township not been completed before 19 July 2022 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(6) SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED**

The township owner shall erect a security wall/palisade fence on the road reserve boundary of National Road N1/20 to the satisfaction of the South African National Roads Agency Limited.

**(7) ACCESS**

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

(b) No access to or egress from the township shall be permitted via the line of no access as indicated on the approved layout plan of the township No. 02-11839/1/7584/4.

**(8) 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 roads and all stormwater running off or being diverted from the roads shall be received and disposed of.

**(9) 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.

**(10) 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.

**(11) 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.

**(12) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN**

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

**(13) 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.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

**A. Excluding the following which only affects Erf 2572 due to its locality:**

- I. The former Remaining Extent of Portion 6 of the farm Douglasdale 195, measuring 6,5916 hectares (of which property registered hereunder forms a portion of) is subject to the following servitudes:
  - (a) By Notarial Deed No K2936/1984S dated 5 January 1984, the within mentioned property is subject to a right of way servitude for road widening purposes in perpetuity 8 (eight) metres wide along the Douglas Drive boundary in favour of the City Council of Sandton as indicated by the figure A, w, x, G, A on Diagram S.G. No. 532/2017, as will more fully appear from reference to the said Notarial Deed, , as set out in Certificate of Registered Title (about to be registered).
  - (b) Subject to a right of way servitude indicated by the figure y, z, G, y on the annexed Diagram S.G. No. 532/2017, in favour of the General Public, as will more fully appear from Notarial Deed No. K713/1958S dated the 9<sup>th</sup> of June 1958 and registered on the 8<sup>th</sup> of July 1958, as set out in Certificate of Registered Title (about to be registered).

### 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

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 Geo-technical 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. The NHBRC classification for foundations is C/P (fill and ground water) and located in Soil Zone II.

##### (2) ALL ERVEN

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

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

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

##### (3) ERF 2572

The erf is subject to an electrical substation servitude in favour of the local authority, as indicated on the General Plan.

#### B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.

##### (1) ERF 2572

The erf is subject to a right of way servitude in favour of the general public as indicated on the General Plan.

#### C. Conditions of Title imposed by the South African National Roads Agency Limited in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

##### (1) ERVEN 2572 AND 2573

The registered owner of each erf shall maintain, to the satisfaction of the South African National Roads Agency Limited, the security wall erected along the erf boundary abutting National Road N1/20 (Western Bypass Highway).

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Sandton Planning Scheme, 1980, comprising the same land as included in the township of **Douglasdale Extension 173**. 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 02-11839.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
**Notice No. T004/2021**

**LOCAL AUTHORITY NOTICE 966 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO  
ZWARTKOPPIES EXTENSION 58**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning being the authorized applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (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, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **1 September 2021** (first date) and **8 September 2021** (second date).

Closing date for any objections and/or comments: **29 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**. 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 or 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 Extension 12
- 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.

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.

**ANNEXURE**

Name of township: **ZWARTKOPPIES EXTENSION 58**

Full name of applicant: SMR Town & Environmental Planning on behalf of Snowy Owl Properties 90 Proprietary Limited.

Number of erven, proposed zoning and development control measures: 466 Erven: "Residential 1" at a density of 1 dwelling/erf (461 erven); "Municipal" (1 erf); "Special" for private street (1 erf); "Special" for access control (1 erf); "Private Open Space" (1 erf) and Existing Streets.

The intension of the applicant in this matter is to develop an access controlled residential township of a maximum of 461 dwelling units.

Locality and description of property on which township is to be established: The proposed township will be established on a part of the Remaining Extent of Portion 2 of the farm Zwartkoppies 364-JR and will measure  $\pm$  20,8664 hectares in extent. The proposed township will be situated directly east of Zwartkoppies Extension 52 and access to the township will be obtained from the extension of Alwyn Road.

Reference: CPD 9/2/4/2-\_\_\_\_T Item No. 34224

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**PLAASLIKE OWERHEID KENNISGEWING 966 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR DIE STIGTING VAN 'N DORP IN TERME VAN ARTIKEL 16(4) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23 ZWARTKOPPIES UITBREIDING 58**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die gemagtigde applikant gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Land Use Management By-law, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Land Use Management By-law, 2016 soos verwys in die bylae wat volg.

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: **1 September 2021** (eerste datum) en **8 September 2021** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **29 September 2021**

Indien 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**
- 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 Uitbreiding 12.
- 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** voorgelê is.

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

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

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

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die kantore van die Munisipaliteit, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing.

Adres van die Munisipale kantore: LG004, Isivuno Huis, Lilian Ngoyi Straat 143.

**BYLAE**

Naam van voorgestelde dorp: **ZWARTKOPPIES UITBREIDING 58**

Volle name van applikant: SMR Town & Environmental Planning namens Snowy Owl Properties 90 Eiendoms Beperk.

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 466 Erwe: "Residensieël 1" met 'n digtheid van 1 woonhuis/erf (461 erwe); "Munisipaal" (1 erf); "Spesiaal" vir privaatstraat (1 erf); "Spesiaal" vir toegangsbeheer (1 erf); "Privaat Oop Ruimte" (2 erven) and Bestaande strate.

Die doelwit van die applikant in hierdie geval is om 'n toegangsbeheerde residensiële dorp te stig met 'n maksimum van 461 wooneenhede.

Ligging en beskrywing van die eiendom waarop dorp gestig word: Die dorp word gestig op 'n deel van die Resterende Gedeelte van Gedeelte 2 van die plaas Zwartkoppies 364-JR en gaan ±20,8664 hektaar groot wees. Die voorgestelde dorp sal geleë wees direk oos van Zwartkoppies Uitbreiding 52 en toegang na die dorp sal verkry word van die verlening van Alwynstraat.

Verwysing: CPD 9/2/4/2-\_\_\_\_T Item Nr. 34224

**LOCAL AUTHORITY NOTICE 967 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 T6502/2020, with reference to the following property: Erf 1498, Lyttelton Manor.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i)(i), (i)(ii), (i)(iii), (j)(i), (j)(ii), (j)(iii), (j)(iv), (k), (l)(i) and (l)(ii).

This removal will come into effect on the date of publication of this notice.

(CPD LYT/0387/1498 (Item 33102))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 608/2021)

**LOCAL AUTHORITY NOTICE 968 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 T59458/2020, with reference to the following property: Erf 304, Lyttelton Manor.

The following conditions and/or phrases are hereby removed: Condition (a).

This removal will come into effect on the date of publication of this notice.

(CPD LYT/0387/304 (Item 33056))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021  
(Notice 607/2021)

**LOCAL AUTHORITY NOTICE 969 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 T2204/1979, with reference to the following property: Erf 1355, Sinoville.

The following conditions and/or phrases are hereby removed: Condition C(l).

This removal will come into effect on the date of publication of this notice.

(CPD SIN/0640/1355 (Item 32615))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021

(Notice 606/2021)

**LOCAL AUTHORITY NOTICE 970 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 T71387/2008, with reference to the following property: Erf 1021, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions A, C(a), C(b), C(c), C(d), C(e), C(f), C(g), C(h), D(a), D(b), D(c), D. (c)i, D. (c)ii, D(d), D(e), E(a), E(b) and E(c).

This removal will come into effect on the date of publication of this notice.

(CPD SIN/0640/1021 (Item 31898))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021

(Notice 605/2021)

**LOCAL AUTHORITY NOTICE 971 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 T70327/2017 and T70328/2017, with reference to the following properties: The Remainder of Erf 390 and Erf 410, Colbyn.

The following conditions and/or phrases are hereby removed:

Title Deed T70328/2017 – Erf 410: Conditions 1.A. (a)-(d), B. i and ii (p3), C.2. (a-c) and 2.2 i), ii) and iii); and 50% of the Remainder of Erf 390; and

Title Deed T70327/2017 – 50% of the Remainder of Erf 390/R : Conditions 2. i), ii) and iii).

This removal will come into effect on the date of publication of this notice.

(CPD COL/0112/390/R (Item 32561))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021

(Notice 604/2021)

**LOCAL AUTHORITY NOTICE 972 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 T39468/2020, with reference to the following property: Erf 275, Annlin.

The following conditions and/or phrases are hereby removed: Conditions 2(a), 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(i), 2(j), 2(k) (i) (ii), 2(l), 2(m) and (i) (ii).

This removal will come into effect on the date of publication of this notice.

(CPD ALN/0008/275 (Item 33312))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

1 SEPTEMBER 2021

(Notice 603/2021)

**LOCAL AUTHORITY NOTICE 973 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

**Applicable Town Planning Scheme:** - The City of Johannesburg Land Use Scheme, 2018.

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg Metropolitan Municipality for an amendment to The City of Johannesburg Land Use Scheme, 2018.

**Site Description:** - Erven 1323 and 1656 Sagewood Extension 6 (The property is located on the South Western side of Summit Road (R562) and runs from east to west)

**Application Type:** - Amendment of The City of Johannesburg Land Use Scheme, 2018, to permit the rezoning from **Special for shops, gymnasium auto bank teller machine creche and restaurants** to **Public Garage and shops** (subject to conditions)

**Application purpose:** - The purpose of the application is to develop a filling station, a drive through restaurant, full convenience store, quick serving restaurant and shops.

The above-mentioned 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.

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 addresses, or posted to P.O. Box 30733, Braamfontein, 2017, or by facsimile send (011) 339 4000, or an email send to [LandUseApplications@joburg.org.za](mailto:LandUseApplications@joburg.org.za), by not later 29 September 2021.

**Authorised Agent:** - Victor and Partners I.C.O. Lance Julius/ Danie Erasmus

**Postal Address:** - P.O. Box 21727, Helderkruijn, 1733

**Tel. No.:** - 073 776 4951/ 011 831 0000

**E-mail Address:** - [lancejulius54@gmail.com](mailto:lancejulius54@gmail.com)/ [danie@victorandpartners.co.za](mailto:danie@victorandpartners.co.za)

**LOCAL AUTHORITY NOTICE 974 OF 2021**  
**AMENDMENT SCHEME 02-18028**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 655 Parkmore from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-18028.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 02-18028 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 083/2021

**LOCAL AUTHORITY NOTICE 975 OF 2021**  
**AMENDMENT SCHEME 02-17989**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 654 Parkmore from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-17989.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 02-17989 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 084/2021

**LOCAL AUTHORITY NOTICE 976 OF 2021****LOCAL AUTHORITY NOTICE 362 OF 2020**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 126 Kyalami Agricultural Holdings Extension 1:**

The removal of Conditions 1(b), (c) (i) (ii) and (d) (i) (ii) (iii) (iv) (v) from Deed of Transfer T 78643/2018.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 362/2020

**LOCAL AUTHORITY NOTICE 977 OF 2021****AMENDMENT SCHEME 02-18022**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 755 Parkmore from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-18022.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 02-18022 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 085/2021

**LOCAL AUTHORITY NOTICE 978 OF 2021****AMENDMENT SCHEME 20-01-0744**

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 Portion 3 of Erf 257 Linden from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0744, 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.111/2021

**LOCAL AUTHORITY NOTICE 979 OF 2021****PROPOSED FOURWAYS EXTENSION 63 TOWNSHIP  
COUNCIL REFERENCE NUMBER 20-03-3133****CITY OF JOHANNESBURG LAND USE SCHEME, 2018****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Geza Douglas Nagy, the undersigned; intend to apply to the City of Johannesburg for the establishment of a township.

**SITE DESCRIPTION:**

Farm Portion No(s): Part part of the Remaining Extent of Portion 213 of the farm Zevenfontein 407, Registration Division J.R., The Province of Gauteng.  
Township (Suburb) Name: Fourways.  
Street Address: The Site's has no specific street address, it is specifically situated to the south and west of Dainfern Ridge and Fourways Extension 39 Townships and west of Fourways Extension 15 Township. Holdings 20, 21 and 22 of Kengies Agricultural Holdings form the southern boundary.  
Code: 2191.

**APPLICATION TYPE:**

The establishment of a township to be known as Fourways Extension 63 township.

**APPLICATION PURPOSES:**

The purpose of the application is to establish a residential township (for 20 dwelling units) on the application property (to be known as Fourways Extension 63), comprising 22 erven as follows:

**Proposed Erven 1 to 20:**

Use Zone: "Residential 1"  
Primary Rights: Dwelling house  
Height: Two Storeys.  
Coverage: 60%  
F.A.R or floor area: 0.8  
Density provisions: One dwelling per erf

**Proposed Erf 21:**

Use Zone: "Special"  
Primary Rights: For private vehicular, pedestrian access and security control.  
Consent uses: As per Scheme.  
Uses not permitted: As per Scheme.  
Height: Two Storeys.  
Coverage: 10%

**Proposed Erf 22:**

Use Zone: "Special"  
Use Zone: Private Open Space  
Height: Two (2) storeys  
Coverage: 10%  
F.A.R (or F.S.R): 0.2  
Parking: As per Scheme

The above application will be open for inspection from 08:00 to 15:30 at the offices of Boston Associates, located at 4A Homestead Road, Rivonia, for a period of twenty-eight (28) days from 1 September 2021. A copy of the application documents can be provided via email, upon request to the authorised agent (contact details below). The application will also be available on the City's e-platform for access by the public to inspect at the following link: <https://drive.google.com/drive/u/3/folders/10K2IQ8M7-yl2r3Z4m-0oMR7Y8kkV7Lvt>

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 send to (011) 339 4000, or an e-mail send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than 29 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.

**AUTHORISED AGENT**

Full name:	Geza Douglas Nagy
Postal Address:	PO Box 2887, Rivonia, 2128
Residential Address:	4A Homestead Road, Rivonia
Tel No (w)	011 803 8437
Fax No:	086 5793 057 / 011 803 7807
Cell:	083 6000 025
E-mail address:	<a href="mailto:boston@pixie.co.za">boston@pixie.co.za</a>
Date of publication:	1 September 2021

Reference: 3897

**LOCAL AUTHORITY NOTICE 980 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT ACT BY-LAW 2019****ETOPS NO: G 0416****ERF 1 HOMESTEAD AND ERF 63 ACTIVIA PARK**

It is hereby notified in terms of the provisions of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act By-law of 2019, that the City of Ekurhuleni Metropolitan Municipality has approved the simultaneous removal of restrictive title conditions (f), (i), (j), (k), (l)(i), (l)(ii), (l)(iii), (m), (n), (o) and (p) from Deed of Transfer T. 1140/2005 in respect of Erf 1 Homestead Township and the removal of restrictive title conditions (6) and (7) from Deed of Transfer T. 34893/2011 in respect of Erf 63 Activia Park Township and the simultaneous amendment of the Ekurhuleni Town Planning Scheme of 2014 by the Rezoning of Erf 1 Homestead Township from "Residential 1" to "Residential 3" and Erf 63 Activia Park Township from "Roads" to "Residential 3" with a density of 60 dwelling units per hectare for the erection of 6 Dwelling Units subject to conditions.

The abovementioned approval shall come into operation on the date of publication of this notice.

City Manager: Dr Imogen Mashazi – Civic Centre – Cross Street – Germiston – 1401.

**LOCAL AUTHORITY NOTICE 981 OF 2021****NOTICE OF APPLICATION FOR REZONING IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 AND THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

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

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

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

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

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

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**PLAASLIKE OWERHEID KENNISGEWING 981 VAN 2021**

Ekurhuleni Wysigingskema G0335

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

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

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

Besonderhede van die aansoeke lê ter insae gedurende gewone kantoorure by die kantoor van Die Area Bestuurde: Stedelike Ontwikkeling, United House gebou, Eerste Vlak, Meyerstraat 175, Germiston, vir 'n tydperk van 28 dae vanaf 1 September 2021.

Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 1 September 2021 skriftelik by of tot die Area Bestuurde: Stedelike Ontwikkeling by United House gebou, Eerste Vlak, Meyerstraat 175, Germiston of by Posbus 145, Germiston, 1400, ingedien of gerig word.

Adres van agent: Deon van Zyl Stadsbeplanners, Posbus 12415, Aston Manor, 1630

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**LOCAL AUTHORITY NOTICE 982 OF 2021****AMENDMENT SCHEME 20-02-0773 &  
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/4393/2019**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 606 Bryanston:

- (1) The removal of Conditions (a) to (t) in Deed of Transfer T0149296/2000;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf 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 20-02-0773, which will come into operation on date of publication hereof

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 82/2021

**LOCAL AUTHORITY NOTICE 983 OF 2021****AMENDMENT SCHEME 20-02-2725 &  
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/2040/2020**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 1756 Bryanston:

- (1) The removal of Conditions (i), (ii) and (a) to (r) inclusive in Deed of Transfer T27978/2017;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf 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 20-02-2725, which will come into operation on date of publication hereof

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 99/2021

**LOCAL AUTHORITY NOTICE 984 OF 2021****THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****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, Geza Douglas Nagy, being the authorised agent of the owner of Erf 1169 Bardene Extension 54 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 42 View Point Road from "Industrial 2" inter alia with a FAR of 0.05 to "Industrial 2" excluding builders yards, wholesale trade, laboratories and computer centres with a FAR of 0.2.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, Trichardts Road, Boksburg, for a period of 28 days from 1 September 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, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the abovementioned address or P.O. Box 215 Boksburg, 1460, within a period of 28 days from 1 September 2021 (on or before 29 September 2021).

Address of the authorised agent: Boston Associates, P. O. Box 2887, Rivonia, 2128 – Tel (083) 6000 025 – [boston@pixie.co.za](mailto:boston@pixie.co.za)

Date of First Publication: 1 September 2021.

1-8

**LOCAL AUTHORITY NOTICE 985 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****CORRECTION NOTICE: DAWN PARK EXTENSION 50 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 whereas an error occurred in the Conditions of Establishment and in the Notice of Declaration of Dawn Park Extension 50 as an Approved Township, established under Local Authority Notice 843 dated 11 August 2021, it is hereby corrected as follows:

1. By the amendment of Condition 2.2 in the promulgation notice by the substitution of reference to Erf 6744 by reference to Erf 6742.

Dr Imogen Mashazi  
City Manager  
Civic Centre, Cross Street, Germiston  
Ref: 15/3/3/20/50  
JAB/12357/bh

**LOCAL AUTHORITY NOTICE 986 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY - NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO – MONTANA EXTENSION 212**

I/We, Willem Georg Groenewald (ID No. 700404 5221 08 7) of Landmark Planning CC (Reg. No. 2009/101412/23), being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 1 September 2021 until 29 September 2021.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: info@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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

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

Full particulars and plans (if any) may be inspected during normal office hours at Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria Municipal Offices or the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 1 September 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

**ANNEXURE**

Name of township: Montana Extension 212

Full name of applicant: Willem Georg Groenewald of Landmark Planning CC

Number of erven, proposed zoning and development control measures: Erven 1 and 2: zoned, "Residential 3" including Block of Flats with a density of 85 units per hectare, height restriction of 3 storeys (15m), Floor Area Ratio of 0,8 and Coverage of 60%, subject to certain proposed conditions. The intension of the property owner is to develop a secure residential development on the application site.

Locality and description of property(ies) on which township is to be established: Portion 1 of Holding 35, Montana Agricultural Holdings, Gauteng is located at 409 Dr van der Merwe Road, Montana.  
Reference: ITEM 34153

**PLAASLIKE OWERHEID KENNISGEWING 986 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT - KENNISGEWING VAN AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 SAAMGELEES MET SKEDULE 23 – MONTANA UITBREIDING 212**

Ek/ons, Willem Georg Groenewald (ID Nr. 700404 5221 08 7) van Landmark Planning BK. (Reg. Nr. 2009/101412/23), synde die applikant, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek geloods het vir Dorpstigting ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016 soos in die Bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za vanaf 1 September 2021 tot 29 September 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: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by Kamer LG004, Isivuno House, Lilian Ngoyistraat 143, Pretoria Munisipale Kantore en by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 1 September 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

**BYLAE**

Naam van dorp: Montana Uitbreiding 212

Volle naam van applikant: Willem Georg Groenewald van Landmark Planning BK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: Erwe 1 en 2: gesoneer "Residensieël 3" insluitend woonstelle met 'n digtheid van 85 eenhede per hektaar, 'n hoogtebeperking van 3 verdiepings (15m), Vloerruimteverhouding van 0,8 en Dekking van 60%, onderworpe aan sekere voorgestelde voorwaardes. Die voorneme van die grondeienaar is om 'n residensieële sekuriteits-kompleks te ontwikkel op die perseel.

Beskrywing en ligging van grond waarop dorp gestig staan te word: Gedeelte 1 van Hoewe 35, Montana Landbouhoewes, Gauteng is geleë te Dr van der Merweweg 409, Montana. Verwysing: ITEM 34153

**LOCAL AUTHORITY NOTICE 987 OF 2021****CORRECTION NOTICE****ERVEN 1780 AND 1782 HIGHLANDS NORTH EXTENSION**

A. It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law 2016 that Local Authority Notice 221 of 2018 which appeared on the 07<sup>th</sup> February 2018, with regards to Erven 1780 and 1782 Highlands North Extension, contained the incorrect township name and any reference to "Highlands North" shall be replaced by:

"Highlands North Extension"

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 070/2021

**LOCAL AUTHORITY NOTICE 988 OF 2021**

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Portion 1 of erf 284 Saxonwold**:

- a) The removal of conditions (2) and (6) from Deed of Transfer T47186/2019

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No 528/2019

**LOCAL AUTHORITY NOTICE 989 OF 2021****AEROTON EXTENSION 40**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Aeroton Extension 40 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 URAAN INVESTMENTS PROPRIETARY LIMITED, REGISTRATION NUMBER 2020/771145/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 195 (A PORTION OF PORTION 161) OF THE FARM DIEPKLOOF 319 IQ, GAUTENG PROVINCE HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.****(1) NAME**

The name of the township is Aeroton extension 40

**(2) DESIGN**

The township consists of erven as indicated on General Plan SG No.2104/2017

**(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 ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed before 19 November 2022 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 19 November 2012.

(5) ACCESS

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

(b) Access to or egress from erven 982 and 983 shall only be permitted via the servitude of right of way to be registered over erven 995 and 996 Aeroton extension 50

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(7) REFUSE REMOVAL

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

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(10) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

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

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause (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.

(11) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

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

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

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

**A Excluding the following servitude which only affects Erf 983**

- (a) The former Portion 161 (a Portion of Portion 2) of the farm Diepkloof 319, Registration Division IQ, Province of Gauteng, measuring 36,8964 hectares (a portion whereof is hereby transferred) is subject to:
- (b) By virtue of Notarial Deed of Servitude K4360/2015S dated 08 May 2015 the owner of the within mentioned property hereby gives and grants to the Council a servitude in perpetuity for sewer purposes, 6,30 (six comma three zero) metres wide as indicated by the figures ab on Diagram SG No. 2099/2017 annexed hereto, as will more fully appear from reference to the aforesaid Notarial Deed.

**B. Excluding the following which do not affect the township due to the location thereof and shall not be made applicable to the individual erven in the township:**

- (a) The former Remaining Extent of Portion 2 of the farm VIERFONTEIN 321, Registration Division I.Q., Transvaal, EXTENT 698,5256 (SIX HUNDRED AND NINETY EIGHT comma FIVE TWO FIVE SIX) hectares whereof the property held hereunder forms a portion is subject to the following condition:

By Notarial Deed K1077/1963S the within mentioned property is subject to a servitude for sewerage purposes in favour of Erf No 3 Baragwanath Extension No 1, Johannesburg, measuring 10,9003 (TEN comma NINE NOUGHT NOUGHT THREE) hectares, as will more fully appear from the said Notarial Deed.

- (b) The former Remaining Extent of Portion 2 of the farm VIERFONTEIN 321, Registration Division I.Q., Transvaal, EXTENT 568,9330 (FIVE HUNDRED AND SIXTY EIGHT comma NINE THREE THREE NOUGHT) hectares whereof the property held hereunder forms a portion is subject to the following conditions:

By Notarial Deed K2424/1987S, the within mentioned property is subject to perpetual right of way in favour of the City Council of Johannesburg measuring 7 808 (SEVEN THOUSAND EIGHT HUNDRED AND EIGHT) square metres as represented by the figure A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R. on Diagram S.G. No. 5359/86 as will more fully appear from reference to the said Notarial Deed.

By Notarial Deed K77/1987S the within mentioned property is subject to a perpetual servitude in favour of the Rand Water Board to convey and transmit water over the portion of the property measuring 7 203 square metres represented by the figure ABCDEF on Diagram S.G. No. A8779/1984 as will more fully appear from reference to the said Notarial Deed.

- (c) The former Remaining Extent of Portion 2 of the farm VIERFONTEIN 321, Registration Division I.Q., Transvaal, extent 414,7718 (four hundred and fourteen comma seven seven one eight) hectares whereof the property held hereunder forms a portion is subject to the following condition:

By Notarial Deed K2490/1993S the within mentioned property is subject to a servitude of a perpetual right of way in favour of the City Council of Johannesburg, measuring 2 (two) metres wide, the centre line whereof is indicated by the line abcdef on Diagram S.G. No. 1370/2003 annexed thereto, as will more fully set out in the said Notarial Deed.

- (d) The former Remaining Extent of Portion 161 (a Portion of Portion 2) of the Farm Diepkloof 319, Registration Division IQ, Province of Gauteng, measuring 20,6710 hectares (a portion whereof is hereby transferred) is subject to:

By virtue of Notarial Deed of Servitude K6394/2018S dated 19 October 2018 the within mentioned property is subject to a servitude for water purposes in perpetuity as indicated by the figures A B C D E F G H J K L M N P Q R S T U V W X Y Z A1 A on diagram 3788/2016 measuring 1692 (one thousand six hundred and ninety two) square metres in extent and a water pipeline servitude indicated by the figures ABCA and A1 B1 C1 D1 A1 on Diagram SG Number 3789/2016 measuring 260 (two hundred and sixty) square metres in extent and 65 (sixty five) square metres in extent in favour of the City of Johannesburg Metropolitan

Municipality as will more fully appear from reference to the said Notarial Deed,

- (e) The former Portion 161 (a Portion of Portion 2) of the farm Diepkloof 319, Registration Division IQ, Province of Gauteng, measuring 36,8964 hectares (a portion whereof is hereby transferred) is subject to:

By virtue of Notarial Deed of Servitude K4358/2018S dated 11 May 2015, the owner of the within mentioned hereby gives and grants to the Council a servitude in perpetuity for stormwater purposes, 1 579 (one thousand five hundred and seventy nine) square metres, indicated by the figure ABCDEFGHJKLMA on diagram SG No. 4173/2014 as will more fully appear from the said Notarial Deed.

By virtue of Notarial Deed of Servitude K4359/2015 dated 08 May 2015 the owner of the within property hereby gives and grants to the Council a servitude in perpetuity for sewer purposes, 1 593 (one thousand five hundred and ninety three) square metres, indicated by figure ABCDEFGHJKA on Diagram SG No. 4174/2014 as will more fully appear from the Notarial Deed.

- (f) The former Remaining Extent of Portion 161 (a Portion of Portion 2) of the Farm Diepkloof 319, Registration Division IQ, Province of Gauteng, measuring 30,3102 hectares (a portion whereof is hereby transferred) is subject to:

By virtue of Notarial Deed of Servitude K764/2017S dated 30 January 2017 the within mentioned property is subject to a praedial servitude of right of way and use in perpetuity for general services and incidental purposes 7 489 (seven thousand four hundred and eighty nine) square metres in extent in favour of the Remaining Extent of Portion 2 of the farm Diepkloof No. 319, Registration Division I.Q, measuring 333,7495 hectares as indicated by the figure ABCDEFGHJKLMNPA on diagram SG No. 5498/2014, as will more fully appear from reference to the said Notarial Deed.

- (g) The former Remaining Extent of Portion 2 of the said farm Diepkloof measuring 410,7718 hectares (whereof the property hereby transferred forms a portion) is by virtue of Notarial Deed of Servitude K1211/2003S subject to a perpetual servitude of right of way and access for the purposes of advertising, including the erection of advertising signs and boards in favour of iProp Limited, 20 metres wide as depicted by the figure lettered ABCDEFGHJ on Diagram SG No. 2770/2002 and as depicted by figure lettered ABCDEFGHJKL on diagram SG No. 2769/2002 annexed thereto, as will more fully appear from the said notarial deed.

**C. Including the following servitudes which affects all the erven in the township**

The former Remaining Extent of Portion 2 of the said farm Diepkloof, measuring 414,7718 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed of Servitude K1937/1999S subject to the right and servitude of exclusive use in perpetuity in general terms with the exact location to be determined in favour of Crown Consolidated Recoveries Limited, as will more fully appear from the said notarial deed.

**4. CONDITIONS OF TITLE.**

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

**(1) ALL ERVEN**

(a) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must indicate the measures to be taken, in accordance with the recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C1-C2/R (locally)/P (fill)/W (locally), Soil Zone III.

(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) ALL ERVEN

(a) The erven 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 erven to 1000 kVA and should the registered owners of the erven 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/s to the local authority.

**B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.**

No erf in the township shall be transferred unless the following conditions and/or servitudes have been registered:

(1) ALL ERVEN

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer become and remain a member of Diepkloof Market Property Owners Association (RF) NPC Registration number 2015/014972/08 incorporated for the purpose of the community scheme ("the Association") and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.

(2) ERVEN 982 AND 983

The erven are entitled to a servitude of right of way over Erven 995 and 996 Aeroton extension 50 for access purposes.

**B.** The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Johannesburg town Planning Scheme, 1979, comprising the same land as included in the township of Aeroton Extension 40. 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 01-15801.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T038/2021**  
**01 September 2021**

**LOCAL AUTHORITY NOTICE 990 OF 2021**

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 2798 Northcliff Extension 9**:

- a) The removal of conditions 1,2,3,4,5,6,7,8,9,10,11,13,14,15,16,17,19(i) and 19(ii) from Deed of Transfer T29833/2009

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

Notice No 157/2019

**LOCAL AUTHORITY NOTICE 991 OF 2021**

Notice is hereby given in terms of section 42. (4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Remaining extent of portion 367 of Erf 711, Remainder of portion 63 of Erf 711 and Portion 294 of Erf 711 Craighall Park**:

- a) The removal of condition A.(a), B.(a), and B.(c) and C(a)-(c) from Deed of Transfer T7514/2014
- b) The removal of condition (a) - (d) from Deed of Transfer T61652/2013
- c) The removal of condition A.(a) - (c) and C(a)-(b) from Deed of Transfer T94947/2012
- d) The removal of condition A.(a) - (c) and C(a)-(b) from Deed of Transfer T62928/2017.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

**LOCAL AUTHORITY NOTICE 992 OF 2021****SANDRINGHAM EXTENSION 7**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Sandringham Extension 7** 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 BRENTHURST RETIREMENT PROPRIETARY LIMITED REGISTRATION NUMBER 2017/188392/07 (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 169 (A PORTION OF PORTION 7) OF THE FARM RIETFontein NO. 61-IR, GAUTENG PROVINCE, HAS BEEN APPROVED.**

1. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township is Sandringham Extension 7

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 354/2020.

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

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

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 4 October 2023 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 been completed before 10 March 2022 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

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

(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.

(9) 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.

(10) 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.

(11) 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.

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

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause (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) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 610 and 611, 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 excluding:-

**A. The following which do not affect the township due to its locality:**

- (a) A servitude of right of way over and the right to use the portion of the aforesaid property, indicated by the figures A B C D E F G H J K L M P Q R S T U V A on Diagram S.G. No. A3723/1961, for sewer purposes in favour of the City Council of Johannesburg as will more fully appear in Notarial Deed of Servitude No. K217/1962S.
- (b) A servitude of right of way, indicated by the figures A B C D E F G H on Diagram S.G. No. A5199/1939, in favour of the City Council of Johannesburg as will more fully appear in Notarial Deed of Servitude No. K6/1941 S.

**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 City of Johannesburg Municipal Planning By-law, 2016.**

(1) ALL ERVEN

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

(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) ALL ERVEN

(a) The erven 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 township too 400kVA and should the registered owners of the erven 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/s 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 Johannesburg Town Planning Scheme, 1979, declares that it has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Sandringham Extension 7**. 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 01-17524.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. 036/2021**

**LOCAL AUTHORITY NOTICE 993 OF 2021****SANDRINGHAM EXTENSION 6**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Sandringham Extension 6** 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 THE ROYAL JHB PROPERTY DEVELOPMENTS PROPRIETARY LIMITED REGISTRATION NNUMBER 2018/567331/07 (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 168 (A PORTION OF PORTION 58) OF THE FARM RIETFONTEIN NO. 61-IR, GAUTENG PROVINCE, HAS BEEN APPROVED.**

1. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township is Sandringham Extension 6

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No 353/2020.

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

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

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 4 October 2023 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 been completed before 9 March 2022 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

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

(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.

**(7) 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.

**(8) 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.

**(9) 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.

**(10) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN**

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

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause (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.

**(11) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES**

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

**(12) CONSOLIDATION OF ERVEN**

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 608 and 609, 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 excluding:-

**A. The following which do not affect the township due to its locality:**

- (a) A servitude of right of way to use a portion of the aforesaid property, indicated by the figures m n o p on Diagram S.G. No. A7368/1955, in extent 180 square feet, for the purposes of constructing and maintaining a Transformer Substation for the supply of electricity in favour of the City Council of Johannesburg as will more fully appear in Notarial Deed of Servitude No. K671/1956S.
- (b) A servitude for stormwater drainage, indicated by the figures A B C D E F G on Diagram S.G. No. A5158/1955, in extent 3536 square feet in favour of the City Council of Johannesburg, as will more fully appear from Notarial Deed of Servitude K11/1957S.
- (c) A perpetual servitude of right of way over and the right to use portion of the aforesaid property, indicated by the figures A B C D E F G H A 'B 'C 'D 'E 'F 'G "H 'J 'K 'L 'M 'N 'O 'P 'Q 'R 'S 'T 'U 'V 'W 'X 'Y' J K L M N X W O P Q R S T U V on Diagram S.G. No. A3734/1961, for sewer purposes in favour of the City Council of Johannesburg as will more fully appear in Notarial Deed of Servitude No.K217/1962S.

- (d) A perpetual servitude, measuring 70(seventy) square metres, over a portion of the aforesaid property represented by the figures A B C D on Diagram S.G. No. A5493/1990, to provide a load centre, as will more fully appear in Notarial Deed of Servitude No.K2022/1995S.
- (e) The aforesaid property is also subject to the following servitudes in favour of Erf 533 Sandringham Extension 2 Township, Registration Division I.R., Province of Gauteng:-
  - (i) A servitude measuring 331 square metres represented by the figures A B C D E F on Diagram S.G. 4006/2001;
  - (ii) A servitude for the purposes of disposing of stormwater as may be agreed upon between the registered owners of the servient and dominant tenements as will more fully appear from Notarial Deed of Servitude K4887/2001S.

And the property is entitled to a servitude area measuring 71 square metres, over Erf 533 Sandringham Extension 2 Township, Registration Division I.R., Province of Gauteng indicated by the letters A B C D E on Diagram S.G. A4010/2001S, as will fully appear in Notarial Deed of Servitude No. K4887/2001S.

- (f) A servitude of right of way, indicated by the figures A B C D E F G H on Diagram S.G. No. A5199/1939, in favour of the City Council of Johannesburg as will more fully appear in Notarial Deed of Servitude No. K6/1941 S.

**B. The following condition which only affects Erf 608 in the township due to its locality:**

- (a) A servitude of right of way to use a portion of the aforesaid property, indicated by the figures a b d e a on Diagram S.G. No. A2885/2019, in extent 180 square feet, for the purpose of constructing and maintaining a Transformer Substation for the supply of electricity in favour of the City Council of Johannesburg as will more fully appear in Notarial Deed of Servitude No. K1278/1958S.

**C. Including the following Entitlement which will not be made applicable to the individual erven in the township:**

- (a) The property is entitled to a servitude area measuring 71 square metres, over Erf 533 Sandringham Extension2 Township, Registration Division I.R., Province of Gauteng indicated by the letters A B C D E on Diagram S.G. A 4010/2001 S, as will more fully appear in Notarial Deed of Servitude No. K4887/2001 S.

**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 City of Johannesburg Municipal Planning By-law, 2016.**

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

(a) The erven 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 township too 800kVA and should the registered owners of the erven 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/s 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 Johannesburg Town Planning Scheme, 1979, declares that it has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Sandringham Extension 6**. 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 01-17489.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. 035/2021**