

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1027 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: ONDERSTEPSPOORT EXTENSION 56:**

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 the 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 8 September 2021 to 7 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 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: 7 October 2021.

**ANNEXURE:** Name of township: Onderstepoort Extension 56. 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 a Freight Terminal, Railway Purposes, Customs- and Excise Control, Empty Container Storage Facilities, Maintenance Facilities, Administration & Truck Parking Bays, Access Roads and Access Control, Commercial as well as Ancillary and Subserving Uses to the primary uses. The intension of the applicant in this matter is to develop the property for the uses as applied for. Description, Locality and Extent of property on which township is to be established: A Part of the Remainder of Portion 92 of the Farm de Onderstepoort 300JR, GPS Co-ordinates 25°36'59.92"S and 28°12'40.77"E, 82.63 hectares in extent: Reference: CPD 9/2/4/2-5772 (Item No 32476).

**ALGEMENE KENNISGEWING 1027 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 56:**

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, 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 vanaf 8 September 2021 tot 7 Oktober 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: 7 Oktober 2021.

**BYLAE:** Naam van dorp: Onderstepoort Uitbreiding 56. 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 'n Vrag Terminaal, Spoorweg Doeleindes, Doeane- en Aksynsbeheer, Leë Houer Stoor Fasiliteite, Onderhouds Fasiliteite, Administrasie en Vragmotor Parkerings, Toegangs Paaie en Toegangs Beheer, Kommersieël, Aanvullende en Ondersteunende gebruike tot die Primêre gebruike. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendom te ontwikkel vir die gebruike soos aangevra. Beskrywing, Ligging en Grootte van eiendom waarop die dorp gestig gaan word: 'n Gedeelte van die Resterende Gedeelte van Gedeelte 92 van die Plaas de Onderstepoort 300JR, GPS Ko-ordinate 25°36'59.92"S en 28°12'40.77"E synde 82,63 hektaar groot. Verwysing: CPD 9/2/4/2-5772 (Item No 32476).



**GENERAL NOTICE 1028 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF AN APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 16(12)(a)(iii) OF THE TSHWANE LAND USE MANAGEMENT BYLAW, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Holding 6, Monrick, 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 subdivision of the above-mentioned property in terms of Section 16(12)(a)(iii) of the Tshwane Land Use Management Bylaw, 2016. The property is situated at Number 139 Tyman Road, Monrick Agricultural Holdings. The intention of this application is to subdivide the above mentioned property into two Full Title portions which will be known as Portion 1 of Holding 6 (1,0100 ha) and the Remainder of Holding 6 (1,1350 ha) Monrick. 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 8 September 2021 to 7 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 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](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 MRKH/0432/6: ITEM NO. 32300.

8-15

**ALGEMENE KENNISGEWING 1028 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM ONDERVERDELING INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR-VERORDENING, 2016**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Hoewe 6, Monrick, geleë te Nommer 139 Tyman Weg, Monrick Landbou Hoewe, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs-verordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom ingevolge Artikel 16(12)(a)(iii) van die Stad van Tshwane se Grondgebruikbestuurs-verordening, 2016, ten opsigte van die bogenoemde eiendom. Die doel van die aansoek is om die eiendom te onderverdeel in twee Voltitel gedeeltes wat bekend sal staan as Gedeelte 1 van Hoewe 6 (1,0100 ha) en die Restant van Hoewe 6 (1,1350 ha), Monrick Landbou Hoewes. 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, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 8 September 2021 tot 7 Oktober 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](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: E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verw.: CPD MRKH/0432/6: ITEM NO. 32300.

8-15

**GENERAL NOTICE 1029 OF 2021****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016 FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owner of Erf 626, Sinoville, located at Number 227 Anastasia Street, 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 Removal of Restrictive Conditions B(f) on page 4, C(a) on pages 4 and 5, C(c) on page 5, and C(d) on pages 5 and 6 of Title Deed Number T975/1976 in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intension of the Registered Owner in this matter is to inter alia 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, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@Tshwane.gov.za](mailto:CityP_Registration@Tshwane.gov.za) from 8 September 2021 to 7 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 advertisement in the Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and/or comments: 7 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: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911. E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). City of Tshwane Reference: CPD/0640/00626 (Item 33152).

8-15

**ALGEMENE KENNISGEWING 1029 VAN 2021****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 2016 VIR DIE VERWYDERING VAN BEPERKENDE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaar van Erf 626, Sinoville, geleë te Nommer 227 Anastasia Straat, Sinoville, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Voorwaardes B(f) op bladsy 4, C(a) op bladsye 4 en 5, C(c) op bladsy 5, en C(d) op bladsye 5 en 6 of Titel Akte Nommer T975/1976 ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Die voorneme van die Geregistreerde Eienaar in hierdie aangeleentheid is om onder meer goedkeuring te verkry vir bouplanne. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 8 September 2021 tot en met 7 Oktober 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Kamer LG004, Isivuno-huis, Lilian Ngoyistraat 143, Pretoria. Sluitingsdatum vir enige besware en/of kommentaar: 7 Oktober 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911. E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verwysing: CPD/0640/00626 (Item 33152).

8-15



**GENERAL NOTICE 1030 OF 2021****NOTICE OF A JOINT PERMISSION APPLICATION IN TERMS OF CLAUSES 14(10) AND 15 OF THE TSHWANE TOWN PLANNING SCHEME, 2008, REVISED 2014, FOR PERMISSION FOR AN ADDITIONAL DWELLING HOUSE AND A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) 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 973, Queenswood, located at Number 1256, Woodlands Drive, Queenswood, hereby give notice in terms of Section 16(1)(f), that we have applied to the City of Tshwane Metropolitan Municipality for Permission for an Additional Dwelling Unit in terms of Clauses 14 and 15 of the Tshwane Townplanning Scheme, 2008, (Revised 2014), read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, and for the Removal of Restrictive Conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, for the Removal of Restrictive Title Deed Conditions 2 and 6 on Page 3, 7 and 11 on Page 4, 13,14 and 15 on Page 5 as contained in the Title Deed T72532/2020. The intension of the Registered Owner in this matter is to inter alia obtain permission for an Additional Dwelling House. 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 8 September 2021 to 7 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 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/568/973 Item no. 33927 (Removal Application) and Item No. 33835 (Permission Application).

**ALGEMENE KENNISGEWING 1030 VAN 2021****KENNISGEWING VAN 'N GESAMENTLIKE TOESTEMMINGS GEBRUIKS AANSOEK IN TERME VAN KLOUSULE 14(10) EN 15 VAN DIE TSHWANE DORPSBEPLANNINGS SKEMA, 2008, (HERSIEN 2014), VIR PERMISSIE VIR 'N ADDISIONELE WOONHUIS EN 'N OPHEFFING VAN BEPERKENDE VOORWAARDES AANSOEK IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van Erf 973, Queenwood, geleë te Nommer 1256 Woodlands Laan, Queenswood, gee hiermee ingevolge Artikel 16(1)(f) kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir permissie vir 'n Addisionele Woonhuis in terme van Klousules 14 en 15 van die Tshwane Dorpsbeplannings Skema, 2008, (Hersien 2014) en Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet 2016, en vir die opheffing van Beperkende Voorwaardes 2 en 6 op Bladsy 3, 7 en 11 op Bladsy 4, 13, 14 en 15 op Bladsy 5 soos vervat in die titelakte T72532/2020. Die bedoeling van die Geregistreerde Eienaar in hierdie aangeleentheid is onder meer om permissie te verkry vir 'n Addisionele Woonhuis. 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 8 September 2021 tot 7 Oktober 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 Gazette, Beeld- en Citizen koerante. 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. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). COT Verw.: CPD/568/973 Item no. 33927 (Opheffings aansoek) en Item No. 33835 (Permissie aansoek).

**GENERAL NOTICE 1031 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REZONING IN TERMS OF SECTIONS 16(1) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of **Portion 166 (a portion of Portion 71) of the Farm Donkerhoek Number 365, Registration Division, J.R., Gauteng Province**, give notice terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above.

**The property is situated at:** Donkerhoek, East of Pretoria (South of the N4 & East of the R964); access via Rhenosterfontein Road (D1342) .

**The rezoning is:** from "Undetermined" to Part abcdefa - 'Special' for agriculture, farm stall, one dwelling-house and/or fuel depot, Part ABbaA and fedcCDf and EFGHE remain "Undetermined"

**The intension of the applicant in this matter is to:** utilise a portion of the property (the northern part and directly adjacent to Rhenosterfontein Road), for a fuel depot and agricultural purposes. The south and north western portions of the property will maintain its current zoning ("Undetermined") and remain agricultural in nature.

Should any interested or affected party wish to view or obtain a copy of the land development application:

- It can be viewed at the Office of the Municipality as indicated in the Advertisement; or
- a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19 by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); or
- a copy can be requested from the applicant at the address indicated in the advertisement.

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

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

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

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to **CityP\_Registration@tshwane.gov.za** from **08 September 2021 until 06 October 2021**.

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

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

**Closing date for any objections and/or comments:** 06 October 2021

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

**Telephone no:** 012 346 7890

**Dates on which notice will be published:** 08 September 2021 and 15 September 2021

**Reference:** Rezoning **Item no:** 34083

**ALGEMENE KENNISGEWING 1031 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent, van die eienaar van Gedeelte 166 ('n Gedeelte van Gedeelte 71) van die Plaas Donkerhoek nommer 365, Registrasie Afdeling, J.R., Gauteng Provinsie, gee hiermee kennis in terme van artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruiksbestuurs Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Donkerhoek, oos van Pretoria( Suid van die N4-pad en oos van die R64); toegang via Rhenosterfonteinweg (D1342).

**Die hersonering sal wees:** vanaf "Onbepaald" tot Deel 'abcdefa' - 'Spesiaal' vir landbou, plaasstal, een woonhuis-en / of brandstofdepot, Deel ABbaA en fedcCDf en EFGHE bly "Onbepaald"

**Die doel van die eienaar/applikant in die geval is:** gebruik 'n gedeelte van die eiendom (die noordelike deel en direk aangrensend aan Rhenosterfonteinweg) vir 'n brandstofdepot en landboudoeleindes. Die suidelike en noordwestelike gedeeltes van die eiendom sal die huidige sonering ("Onbepaald") behou en landbouagtig bly.

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

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

-'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19 deur sodanige eksemplaar deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of

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

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

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie.

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

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **08 September tot en met 06 Oktober 2021**.

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

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

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 06 Oktober 2021

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

**Datums wat die kennisgewing geplaas sal word:** 08 September 2021 and 15 September 2021

**Telefoon no:** 012 346 7890

**Verwysing:** hersonering **Item no:** 34083

## GENERAL NOTICE 1034 OF 2021

## CITY OF TSHWANE METROPOLITAN MUNICIPALITY

## NOTICE OF AN 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, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 1/548, 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 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 74A Pretorius Avenue, Lyttelton Manor X1. The application is for the removal of the following conditions: (c) on page 2, (f), (g), (g)(i), (g)(ii), (g)(iii) and (h) on page 3, (i), (j), (k), (l)(i), (l)(ii), (l)(iii) and (m)(ii) on page 4, and (m)(iv) and (n) on page 5 in Deed of Transfer No. T38921/2013. The intension of the applicant in this matter is to remove the 2,44m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s as well as all the existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 8 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 6 October 2021 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 6 October 2021. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 8 September 2021 and 15 September 2021 respectively. **Reference: CPD LYTX1/0387/548/1 Item No: 33939.**

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: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za



**ALGEMENE KENNISGEWING 1034 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 1/548, Lyttelton Manor X1, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Pretoriuslaan 74A, Lyttelton Manor X1. Die aansoek is vir die opheffing van die volgende voorwaardes: (c) op bladsy 2, (f), (g), (g)(i), (g)(ii), (g)(iii) en (h) op bladsy 3, (i), (j), (k), (l)(i), (l)(ii), (l)(iii) en (m)(ii) op bladsy 4, en (m)(iv) en (n) op bladsy 5 in Titellakte Nr. T38921/2013. Die applikant is van voorneme om die 2,44m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde)- sowel as al die reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf 8 September 2021 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 6 Oktober 2021 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 6 Oktober 2021. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 8 September 2021 en 15 September 2021 respektiewelik. **Verwysing: CPD LYTX1/0387/548/1 Item Nr: 33939.**

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 aantas 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 van aanvrager:** Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: [sl.townplanning@vodamail.co.za](mailto:sl.townplanning@vodamail.co.za)

**GENERAL NOTICE 1035 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 97, Lynnwood, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for; 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 97, Lynnwood. The property is situated at 389 Diana Road, Lynnwood. The rezoning is from "Residential 1" with a minimum erf size of 1250m<sup>2</sup> to "Residential 3" with a density of 70 dwelling units per hectare to allow a housing development of 23 units 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; 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: A(b), A(c), A(d), A(e), A(f), A(g), B(a), B(b), B(c), B(c)(i), B(c)(ii), B(c)(iii), B(d) and B(e) in deed of transfer T45659/2021. The intension of the applicant in this matter is to free/rid the property of title conditions that are restrictive with regards to the proposed rezoning, and future development of the application site. 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 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 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: 6 October 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: 8 and 15 September 2021. Reference: (Rezoning) CPD 9/2/4/2- 6176T Item No: 34245, (Removal) CPD LYN/0376/97 Item No: 34246

**ALGEMENE KENNISGEWING 1035 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 97, Lynnwood, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir: 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 97, Lynnwood. Die eiendom is geleë te Diana Weg 389, Lynnwood. Die hersonering is vanaf "Residensieël 1" met 'n minimum erf grootte van 1250m<sup>2</sup> na "Residensieël 3" met 'n digtheid van 70 eenhede per hektaar onderhewig aan seker voorwaardes om 'n ontwikkeling van 23 eenhede moontlik te maak. Die doel van die aansoek is om die nodige grondgebruiksregte te verkry om 23 residentieele eenhede te bou; 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; A(b), A(c), A(d), A(e), A(f), A(g), B(a), B(b), B(c), B(c)(i), B(c)(ii), B(c)(iii), B(d) en B(e) in titleakte T45659/2021. Die voorneme van die aansoeker in hierdie saak is om titelvoorwaardes te kansleer wat beperkend is ten opsigte van die voorgestelde hersonering, en toekomstige ontwikkeling van die aansoekterrein. 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 8 September 2021 tot 6 Oktober 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 geïmpakteerde 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 geïmpakteerde 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 geïmpakteerde 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 geïmpakteerde 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: 6 Oktober 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: 8 en 15 September 2021. Verwysing: (Hersonering) CPD 9/2/4/2- 6176T Item No: 34245, (Opheffing) CPD LYN/0376/97 Item No: 34246

**GENERAL NOTICE 1036 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED  
IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016,  
READ WITH SCHEDULE 23 THERETO**

We, Origin Town and Regional Planning (Pty) Ltd, being the authorized agent of Erven 826 and 827 Waterkloof hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the respective Title Deeds of the above mentioned properties, in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The properties are situated at number 333 Edward Street and number 241 Crown Avenue, Waterkloof, respectively.

The application is for the removal of conditions A(a) and B in Title Deed T80585/2016 pertaining to Erf 826 Waterkloof as well as for the removal of condition (f) in Title Deed T86198/1995 pertaining to Erf 827 Waterkloof.

The intention of the applicant in this matter is to remove conditions of title which deals with a servitude used for gardening purposes as well as other title conditions that might restrict the proposed subdivision and simultaneous consolidation.

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 **8 September 2021** until **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 through the following contact details: *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 to the Municipality to *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 **8 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: **6 October 2021**.

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

Date on which the application will be published: **8 September 2021** and **15 September 2021**.

Removal of Restrictive Conditions Item No. 34276

**ALGEMENE KENNISGEWING 1036 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN  
DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR  
BYWET, 2016, GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die magtigde applikant van Erwe 826 en 827 Waterkloof, 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 opheffing van sekere voorwaardes in die onderskeie titelaktes van die eiendom soos hierbo beskryf, in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Die eiendomme is onderskeidelik geleë te nommer 333 Edward Straat en nommer 241 Crown Laan, Waterkloof.

Die aansoek is vir die opheffing van voorwaardes A(a) en B in Titelakte T80585/2016 met betrekking tot Erf 826 Waterkloof asook vir die opheffing van voorwaarde (f) in Titelakte T86198/1995 met betrekking Erf 827 Waterkloof.

Die doel van die aansoek is om sekere titel voorwaardes te verwyder wat handel met 'n serwituut wat gebruik word vir tuin doeleindes asook ander titel voorwaardes wat moontlik beperkend mag wees in terme van die voorgestelde onderverdeling en gelyktydige konsolidasie.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **8 September 2021** tot **6 Oktober 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 grondgebruik aansoek 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 **8 September 2021** soos publiseer 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): **6 Oktober 2021**.

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

Datum van publikasie van die kennisgewing: **8 September 2021** en **15 September 2021**.

Titelopheffing Item No. 34276



**GENERAL NOTICE 1038 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN 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, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 1582, Valhalla, 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 26/28 Klibbe Road, Valhalla. The application is for the removal of the following conditions: A.(e) on page 3, A.(h), A.(i), A.(j), A.(k), A.(m), A.(n)(i), A.(n)(ii), A.(n)(iii) and A.(o)(i) on page 4, and A.(o)(ii), A.(o)(iii) and A.(p) on page 5 in Deed of Transfer No. T75390/2003. The intension of the applicant in this matter is to remove the 6,10m street building line and the 3,05m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s as well as all the existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 8 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 6 October 2021 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 6 October 2021. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 8 September 2021 and 15 September 2021 respectively. **Reference: CPD VAL/0688/01582 Item No: 33881.**

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: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: [sl.townplanning@vodamail.co.za](mailto:sl.townplanning@vodamail.co.za)

**ALGEMENE KENNISGEWING 1038 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 1582, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Klibbeweg 26/28, Valhalla. Die aansoek is vir die opheffing van die volgende voorwaardes: A.(e) op bladsy 3, A.(h), A.(i), A.(j), A.(k), A.(m), A.(n)(i), A.(n)(ii), A.(n)(iii) en A.(o)(i) op bladsy 4, en A.(o)(ii), A.(o)(iii) en A.(p) op bladsy 5 in Titellakte Nr. T75390/2003. Die applikant is van voorneme om die 6,10m straatboulyn en die 3,05m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde)- sowel as al die reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za, ingedien of gerig word vanaf 8 September 2021 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 6 Oktober 2021 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 6 Oktober 2021. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 8 September 2021 en 15 September 2021 respektiewelik. **Verwysing: CPD VAL/0688/01582 Item Nr: 33881.**

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 aantas 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 van aanvrager:** Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: [sl.townplanning@vodamail.co.za](mailto:sl.townplanning@vodamail.co.za)

**GENERAL NOTICE 1039 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN 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, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 462, 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 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 236 Pretorius Avenue, Lyttelton Manor X1. The application is for the removal of the following conditions: (d) on page 3, (g), (h), (i), (j)(i), (j)(ii) and (j)(iii) on page 4, and (n)(i) and (n)(ii) on page 5 in Deed of Transfer No. T76810/2009. The intension of the applicant in this matter is to remove the 9,45m street building line and the 2,44m side and rear building lines, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s, all existing as-built (not approved) building/s and/or structure/s, as well as all newly proposed (still to be build) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 8 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 6 October 2021 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Star newspapers. Address of Municipal offices: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 6 October 2021. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 8 September 2021 and 15 September 2021 respectively. **Reference: CPD LYTX1/0387/462 Item No: 33791.**

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: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za

**ALGEMENE KENNISGEWING 1039 VAN 2021****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN  
TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 462, Lyttelton Manor X1, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Pretoriuslaan 236, Lyttelton Manor X1. Die aansoek is vir die opheffing van die volgende voorwaardes: (d) op bladsy 3, (g), (h), (i), (j)(i), (j)(ii) en (j)(iii) op bladsy 4, en (n)(i) en (n)(ii) op bladsy 5 in Titellakte Nr. T76810/2009. Die applikant is van voorneme om die 9,45m straatboulyn en die 2,44m sy en agterste boulyne, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde) gebou/e en/of struktuur/ure, alle reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure, sowel as alle nuut voorgestelde (wat nog gebou moet word) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubesker Kantoor.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf 8 September 2021 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 6 Oktober 2021 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 6 Oktober 2021. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 8 September 2021 en 15 September 2021 respektiewelik. **Verwysing: CPD LYTX1/0387/462 Item Nr: 33791.**

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 aantas 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 ooreweging van die aansoek te verbied nie.

**Adres van aanvrager:** Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: [sl.townplanning@vodamail.co.za](mailto:sl.townplanning@vodamail.co.za)

**GENERAL NOTICE 1042 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 – PROPOSED KOSMOSDAL EXTENSION 106 TOWNSHIP**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of a **Part (by way of Figure ABCDEFGHJKLMA of the Township Layout Plan) of the Remaining Extent of Portion 251 (a portion of Portion 2) of the Farm Olievenhoutbosch 389-JR**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the establishment of a **township to be known as Kosmosdal Extension 106** in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereunder.

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 **8 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 **6 October 2021** (not less than 28 days after the date of first publication of the notice).

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

**Address of Municipal offices:** Room E10, Cnr Basden and Rabie Streets, Centurion Municipal Office.

**Closing date of any objection(s) and/or comment(s):** 6 October 2021

**Address of authorised agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T508

**Date on which notice will be published:** 8 September 2021 and 15 September 2021

**ANNEXURE**

**Name of township:** Proposed Kosmosdal Extension 106 Township.

**Full name of applicant:** UrbanSmart Planning Studio Pty Ltd.

**Number of erven, proposed zoning and development control measures:**

- (1) The output of this application will be the creation of a township over a Part (by way of Figure ABCDEFGHJKLMA of the Township Layout Plan) of the Remaining Extent of Portion 251 (a portion of Portion 2) of the Farm Olievenhoutbosch 389-JR, which will comprise out of twenty (20) erven.
- (2) **Proposed Erven 1 to 15: "Residential 1"**, with a density of one dwelling-house per erf; a coverage of 50%, provided that the second storey be restricted to 50% of the total floor area of the ground storey and provided that the coverage of buildings shall not exceed 60% if the height is restricted to 1 storey; a not-applicable Floor Area Ratio; a height of two (2) storeys (10 meters); and further subject to certain amended building and development controls and general conditions.
- (3) **Proposed Erf 16: "Private Open Space"**, with a not-applicable density; a not-applicable coverage; a not-applicable Floor Area Ratio; a not-applicable height; and further subject to certain amended building and development controls and general conditions.
- (4) **Proposed Erven 17 to 20: "Special", for Street or Public Street**, with a not-applicable density; a not-applicable coverage; a not-applicable Floor Area Ratio; a not-applicable height; and further subject to certain amended building and development controls and general conditions.



**The intension of the owner of the property (ies) in this matter is:** the establishment of a township comprising of fifteen (15) "Residential 1" zoned erven; one (1) erf zoned "Private Open Space"; and four (4) erven zoned "Special", for Street or Public Street. The proposed township will make provision for fifteen (15) 'Residential 1' erven, complimented with the necessary park / open space for township establishment purposes and public street erven to be notarial tied with some of the road erven in Kosmosdal Extension 79 and 78. The proposed township essentially represents the northward expansion of the Blue Valley Golf and Country Estate, and forms part of the envisioned middle- and higher-income component of the development area.

**Locality and description of property(ies) on which the township is to be established:** The site is situated towards the very south of the Tshwane Municipal area, near its boundary with the City of Johannesburg and are located between Samrand Avenue and Olifantsfontein Road. Locally the site is situated is located adjacent to the northern boundary of Erf 5897 Kosmosdal Extension 79 Township and Erf 5885 Kosmosdal Extension 78 Township which forms the northern boundary of the Blue Valley Golf and Country Estate.

**The proposed township is situated on:** a Part (by way of Figure ABCDEFGHJKLMA of the Township Layout Plan) of the Remaining Extent of Portion 251 (a portion of Portion 2) of the Farm Olievenhoutbosch 389-JR.

**Ref no:** CPD/9/2/4/2/5977T

**Item No:** 33385

**ALGEMENE KENNISGEWING 1042 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE KOSMOSDAL UITBREIDING 106 DORPSGEBIED**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van 'n **Gedeelte (via figuur ABCDEFGHJKLMA op die dorpsuitlegplan) van die restant van Gedeelte 251 ('n gedeelte van Gedeelte 2) van die plaas Olievenhoutbosch 389-JR**, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir die stigting van 'n **dorp wat bekend sal staan as Kosmosdal Uitbreiding 106** in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, verwys in die bylae hier onder.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **8 September 2021** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) tot **6 Oktober 2021** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) of direk van die applikant by [nadia@urbansmart.co.za](mailto:nadia@urbansmart.co.za) / [info@urbansmart.co.za](mailto:info@urbansmart.co.za), vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

**Adres van Munisipale Kantore:** Kamer E10, Hoek van Basden- en Rabie strate, Centurion Munisipale Kantore  
**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 6 Oktober 2021

**Adres van agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T508

**Dag waarop die kennisgewing sal verskyn:** 8 September 2021 en 15 September 2021

**BYLAE**

**Naam van dorp:** Voorgestelde Kosmosdal Uitbreiding 106 Dorpsgebied.

**Volle naam van applikant:** UrbanSmart Planning Studio Pty Ltd.

**Aantal erwe, voorgestelde sonering en beheermaatreëls:**

(1) Die uitkoms van hierdie aansoek is die stigting van 'n dorp op 'n Gedeelte (via figuur ABCDEFGHJKLMA op die dorpsuitlegplan) van die restant van Gedeelte 251 ('n gedeelte van Gedeelte 2) van die plaas Olievenhoutbosch 389-JR, wat sal bestaan uit twintig (20) erwe.

(2) **Voorgestelde Erwe 1 tot 15: "Residensieel 1"**, met 'n digtheid van een woonhuis per erf; 'n dekking van 50%, met dien verstande dat die tweede verdieping beperk is tot 50% van die totale vloeroppervlakte van die grondverdieping en met dien verstande dat die dekking van geboue nie meer as 60% mag wees as die hoogte beperk is tot een (1) verdieping nie; 'n nie-toepaslike vloeroppervlakte; 'n hoogte van twee (2) verdiepings (10 meter); en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

(3) **Voorgestelde Erf 16: "Spesiaal", vir Privaat Oop Ruimte**, met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike VOV; 'n nie-toepaslike hoogte; en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

(4) **Voorgestelde Erwe 17 tot 20: "Spesiaal", vir Straat of Publieke Straat**, met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike VOV; 'n nie-toepaslike hoogte; en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

**Die voorneme van die eienaar van die eiendom (me) is:** die stigting van 'n dorp bestaande uit vyftien (15) "Residensieel 1" gesoneerde erwe; een (1) erf gesoneer as "Privaat Oop Ruimte"; en drie (3) erwe (1) gesoneer as "Spesiaal" vir Straat of Publieke Straat. Die voorgestelde dorp sal voorsiening maak vir vyftien (15) 'Residensieel 1' erwe, aangevul met die nodige park / oop ruimte vir dorpstigtingsdoeleindes en openbare straaterwe om notarieel gekoppel te word aan sommige van die erwe in Kosmosdal Uitbreidings 79 en 78. Die voorgestelde dorp verteenwoordig in wese die noordwaartse uitbreiding van die Blue Valley Golf and Country Estate, en vorm deel van die beoogde middel- en hoërinkomste-komponent van die ontwikkelingsgebied.

**Ligging en beskrywing van eiendom (me) waarop die dorp gestig gaan word:** die eiendom is geleë suid van die Tshwane Munisipale gebied, naby die grens met die Stad van Johannesburg en is geleë tussen Samrandlaan en Olifantsfonteinweg. Plaaslik is die eiendom geleë aangrensend aan die noordelike grens van Erf 5897 Kosmosdal Uitbreiding 79 en Erf 5885 Kosmosdal Uitbreiding 78, wat die noordelike grens vorm van die Blue Valley Golf and Country Estate.

**Die voorgestelde dorp is gelee:** op 'n Gedeelte (via figuur ABCDEFGHJKLMA op die dorpsuitlegplan) van die restant van Gedeelte 251 ('n gedeelte van Gedeelte 2) van die plaas Olievenhoutbosch 389-JR.

**Ref no:** CPD/9/2/4/2/5977T

**Item No:** 33385

**GENERAL NOTICE 1043 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) AND (ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) EKURHULENI AMENDMENT SCHEME K2319 RE-ADVERTISEMENT**

We, Terraplan Gauteng Pty Ltd, being the authorised agent of the owner of Erf 871, Kempton Park Extension 2 hereby give notice in terms of Section 56(1)(b)(i) and (ii) of the Town Planning and Townships Ordinance, 1986 read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that we have applied to the City of Ekurhuleni, Kempton Park Customer Care Centre for the amendment of the town-planning scheme known as Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the property described above, situated at 90 Kerk Street, Kempton Park Extension 2 from "Residential 1" to "Residential 1" with the inclusion of 16 en-suite guestrooms, subject to certain restrictive conditions. The application was submitted in November 2014.

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, 5<sup>th</sup> Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for the period of 28 days from 08/09/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at P O Box 13, Kempton Park, 1620, within a period of 28 days from 08/09/2021.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: jhb@terraplan.co.za, Our ref: HS3145

8-15

**ALGEMENE KENNISGEWING 1043 VAN 2021****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) EN (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) GELEES TESAME MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR (WET 16 VAN 2013) EKURHULENI WYSIGINGSKEMA K2319 HER-ADVERTENSIE**

Ons, Terraplan Gauteng Edms Bpk, synde die gemagtigde agent van die eienaar van Erf 871 Kempton Park Uitbreiding 2, gee hiermee ingevolge Artikel 56(1)(b)(i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (Wet 16 van 2013) kennis dat ons by die Stad Ekurhuleni, Kempton Park Diensleweringssentrum aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van die eiendom hierbo beskryf, geleë te Kerkstraat 90, Kempton Park Uitbreiding 2, vanaf "Residensieël 1" na "Residensieël 1" met die uitsluiting van 16 en-suite gastekamers. Die aansoek is in November 2014 ingedien.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Departement Stedelike Beplanning, 5de Vloer, Burgersentrum, h/v CR Swarttrylaan en Pretoriaweg, Kempton Park en by die kantore van Terraplan Gayteng Edms Bpk vir 'n tydperk van 28 dae vanaf 08/09/2021.

Besware teen of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 08/09/2021 skriftelik by of tot die Area Bestuurder by bovermelde adres of by Posbus 13 Kempton Park, 1620 ingedien of gerig word.

Adres van agent: Terraplan Gauteng Edms Bpk, Posbus 1903, Kempton Park, 1620, 1ste Vloer Forumgebou, Thistleweg 6, Kempton Park, 1619, Tel: 011 394-1418/9, Faks: 011 975 3716, E-Pos: jhb@terraplan.co.za, Ons verwysing: HS3145

8-15

**GENERAL NOTICE 1044 OF 2021****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 CLOVERDENE EXTENSION 56**

I, Willem Johannes Stefanus (Stefan) Roets, 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/we have applied to the City of Ekurhuleni for the establishment of a township, referred to in the Annexure hereto.

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, Treasury Building, 6th Floor, Room 601, c/o Tom Jones and Elston Avenue, Benoni for a period of 28 days from 08/09/2021.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be lodged with, or made in writing to: Area Manager, City Planning Department, Private Bag X014, Benoni, 1620 from 08/09/2021 until 07/10/2021.

Address of Municipal offices: Department City Planning, Treasury Building, 6th Floor, Room 601, c/o Tom Jones and Elston Avenue, Benoni.

Closing date for any objections and/or comments: 07/10/2021

Address of applicant: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park. Tel No: 011 394 1418, Fax No: 011 975 3716, E-Mail: jhb@terraplan.co.za, Our ref DP1025

Dates on which notice will be published: 08/09/2021 and 15/09/2021

**ANNEXURE**

Name of township: Holding 36 Van Ryn Small Holdings (proposed Cloverdene Extension 56)

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of CKPP Projects and Construction Pty Ltd

The township will comprise of 88 erven, and will be zoned as follow:

Erven 1 – 87, Zoning “Residential 1”, Coverage 55%, Floor area ratio N/A, Height 2 storeys, Density 1 dwelling house per erf. Erf 88, Zoning “Roads” for a private road.

The property is located at 29 Third Road, Van Ryn Small Holdings.

Simultaneously an application is also made in terms of Section 124 of the City of Ekurhuleni Spatial Planning and Land Use Management By-Law, 2019 for the excision of the Holding 36 Van Ryn Small Holdings from the Agricultural Holdings Register in terms of the Agricultural Holdings (Transvaal) Registration Act No. 22 of 1919.



**GENERAL NOTICE 1047 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, François du Plooy, being the authorised agent of the owner of the Erf 77 Meadowbrook Extension 2 Township, 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 Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Agency) for the Removal of certain restrictive Title Conditions contained in Title Deed T15580/1999, the property described above situated at 3 Stevan Road, Meadowbrook Township.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 45 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 2, Edenvale Customer Care Agency, Corner Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale for the period of 28 days from **8 September 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 25, Edenvale 1610, within a period of 28 days from **8 September 2021 up to 6 October 2021**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013.

E-mail: [francois@fdpass.co.za](mailto:francois@fdpass.co.za)

**GENERAL NOTICE 1048 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, François du Plooy, being the authorised agent of the owner of the Erf 77 Meadowbrook Extension 2 Township, 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 Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Agency) for the Removal of certain restrictive Title Conditions contained in Title Deed T15580/1999, the property described above situated at 3 Stevan Road, Meadowbrook Township.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 45 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 2, Edenvale Customer Care Agency, Corner Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale for the period of 28 days from **8 September 2021**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 25, Edenvale 1610, within a period of 28 days from **8 September 2021 up to 6 October 2021**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 646-2013.

E-mail: [francois@fdpass.co.za](mailto:francois@fdpass.co.za)

**GENERAL NOTICE 1057 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, SJA – Town and Regional Planners, being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality, Brakpan Customer Care Centre, for the removal of certain conditions contained in the Title Deed No T15643/2021 of **ERF 19830 TSAKANE EXTENSION 8** which property is situated at the south-western corner of the intersection of Tsakane and Mashimim Streets, Tsakane, 1548.

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, E-Block, Room E212, Brakpan Civic Centre, corner Elliott Road and Escombe Avenue, Brakpan for a period of 28 days from 8 September 2021. An electronic copy of the application can also be requested from the Authorised Agent.

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, E-Block, Room E212, Brakpan Civic Centre, corner Elliott Road and Escombe Avenue, Brakpan or P.O. Box 15, Brakpan, 1540, within a period of 28 days from 8 September 2021.

Address of agent: SJA – Town and Regional Planners, 19 Orange Road, Orchards, 2192 Box 3281, Houghton, 2041. Tel No.: 011 728 0042, Email: [kevin@sja.co.za](mailto:kevin@sja.co.za)

8-15

**ALGEMENE KENNISGEWING 1057 VAN 2021****KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 50 VAN DIE BYWET OP RUIMTELIKE BEPLANNING-EN GRONDGEBRUIKSBESTUUR, 2019 VAN DIE STAD VAN EKURHULENI METROPOLITAANSE MUNISIPALITEIT**

Ons, SJA – Stad en Streek Beplanners, synde die gemagtigde agent van die eienaar, gee hiermee ingevolge Artikel 10 van die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Bywet op Ruimtelike Beplanning- en Grondgebruiksbestuur, 2019, kennis dat ons by die Stad van Ekurhuleni Metropolitaanse Munisipaliteit, Brakpan-Diensleweringssentrum, aansoek gedoen het om die opheffing van sekere voorwaardes wat vervat is in Titelaktenommer Title Deed No T15643/2021 van **ERF 19830 TSAKANE EXTENSION 8** geleë te die suid westelike hoek van die kruising van Tsakane en Mashimim Strate Tsakane, 1548.

Verdere besonderhede van hierdie aansoek lê ter insae in die kantoor van die Bestuurder : Stedelike Beplanning Departement, Brakpan-Diensleweringssentrum, E-Blok, Kamer E212, Burgerlike Sentrum, hoek van Elliotstweg en Escombelaan, Brakpan, vir 'n tydperk van 28 dae vanaf 8 September 2021. Elektroniese afskrifte van die aansoek kan ook by die gemagtigde agent aangevra word.

Enige persoon wat besware wil opper teen of verhoë wil rig in verband met die aansoek, moet binne 'n tydperk van 28 dae vanaf 8 September 2021 skriftelik en in duplikaat, by die Bestuurder : Stedelike Beplanning Departement, Brakpan-Diensleweringssentrum, E-Blok, Kamer E212, Burgerlike Sentrum, hoek van Elliotstweg en Escombelaan, Brakpan, of Posbus 15, Brakpan, 1540, gerig word.

Adres van Agent : SJA – Streek Beplanners, Orangeweg 19, Orchards, 2192 of Posbus 3281, Houghton, 2041, Tel (011) 728-0042, Epos : [kevin@sja.co.za](mailto:kevin@sja.co.za)

8-15

**GENERAL NOTICE 1058 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 8 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 1059 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of The Remaining Extent of Erf 1006, Pretoria-North, 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 Number 222, Emily Hobhouse Avenue, Pretoria North. The rezoning is from "Residential 1" to "Residential 4" at a density of 95 Dwelling Units per hectare with a maximum of 12 units, Coverage of 40%, an F.A.R of 0.4 and a Height of 3 storeys. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with 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 15 September 2021 to 14 October 2021. Closing date for any objections and/or comments: 14 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 advertisement in the Gauteng Provincial Gazette, Die Beeld and The Citizen newspapers. Address of Municipal Offices: Akasia Municipal Complex, 485 Heinrich Ave, 1st floor, Room F12, Karenpark. 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 – 6011 T: Item no. 33498.

15-22

**ALGEMENE KENNISGEWING 1059 VAN 2021****STAD VAN TSHWANE: 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 Resterende Gedeelte van Erf 1006, Pretoria-Noord, geleë te Nommer 222, Emily Hobhouse Laan, Pretoria Noord, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, 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 1" na "Residensieël 4" met 'n digtheid van 95 eenhede per hektaar met 'n maksimum van 12 eenhede, 'n Dekking van 40%, 'n V.R.V van 0.4 en 'n Hoogte van 3 verdiepinge. 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, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 15 September 2021 tot 14 Oktober 2021. Sluitingsdatum vir enige besware: 14 Oktober 2021. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant, Die Beeld en The Citizen. Adres van Munisipale kantore: Akasia Munisipale Kompleks, 485 Heinrichlaan, 1ste vloer, Kamer F12, Karenpark. 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 aanseker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: CPD 9/2/4/2 – 6011 T: Item no. 33498.

15-22

**GENERAL NOTICE 1060 OF 2021****NOTICE OF A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 1106, Wierdapark, located at Number 323 Du Toit Street, Wierdapark, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management by-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the Removal of Restrictive Title Deed Conditions A(f) on Page 2, A(j) on Page 3 and A(k) on Page 3 of Title Deed Number T37088/2019 in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-laws, 2016. 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 15 September 2021 to 14 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 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. Closing date for any objections and/or comments: 14 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: P.O. Box 34, Die Wilgers, 0041. Telephone No: 074 582 8820/012 342 7911. E-mail: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). City of Tshwane Reference: CPD/0762/01106 (Item 31959.)

15-22



**ALGEMENE KENNISGEWING 1060 VAN 2021****KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars van Erf 1106, Wierdapark, geleë te Nommer 323 Du Toit Straat, Wierdapark, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes A(f) op Bladsy 2, A(j) op Bladsy 3, en A(k) op Bladsy 3 van Titel Akte T37088/2019, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywette, 2016. 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 persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 15 September 2021 tot en met 14 Oktober 2021. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 14 Oktober 2021. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van applikant: Posbus 34, Die Wilgers, 0041. Telefoon No: 074 582 8820/012 342 7911. E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verwysing: CPD/0762/01106 (Item 31959).

15-22

**GENERAL NOTICE 1061 OF 2021****NOTICE OF A JOINT PERMISSION APPLICATION IN TERMS OF CLAUSES 14(10) AND 15 OF THE TSHWANE TOWN PLANNING SCHEME, 2008, REVISED 2014, FOR PERMISSION FOR AN ADDITIONAL DWELLING HOUSE AND A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) 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 44 Lynnwood Manor, situated at Number 13 Barnstable Road, Lynnwood Manor, hereby give notice in terms of Section 16(1)(f), that we have applied to the City of Tshwane Metropolitan Municipality for Permission for an Additional Dwelling Unit in terms of Clauses 14 and 15 of the Tshwane Townplanning Scheme, 2008, (Revised 2014), read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, and for the Removal of Restrictive Conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, for the Removal of Restrictive Title Deed Conditions 2.A.(f) on Page 3, 2.B.(a) on Page 3, 2.B(c) on Page 4 and 2.B.(d) on Page 4 as contained in the Title Deed T18612/2017 and 2.A(f) on Page 3, 2.B(a) on Page 3, 2.B(c) on Page 3 and 2.B(d) on Page 4 as contained in the Title Deed T77893/2019. The intension of the Registered Owners in this matter is to inter alia obtain permission for an Additional Dwelling House. 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 15 September 2021 to 14 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 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. No Item no. received from COT for Removal Application and Item No. 34049 (Permission Application).

**ALGEMENE KENNISGEWING 1061 VAN 2021****KENNISGEWING VAN 'N GESAMENTLIKE TOESTEMMINGS GEBRUIKS AANSOEK IN TERME VAN KLOUSULE 14(10) EN 15 VAN DIE TSHWANE DORPSBEPLANNINGS SKEMA, 2008, (HERSIEN 2014), VIR PERMISSIE VIR 'N ADDISIONELE WOONHUIS EN 'N OPHEFFING VAN BEPERKENDE VOORWAARDES AANSOEK IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van Erf 44, Lynnwood Manor, geleë te Nommer 13 Barnstable Weg, Lynnwood Manor, gee hiermee ingevolge Artikel 16(1)(f) kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir permissie vir 'n Addisionele Woonhuis in terme van Klousules 14 en 15 van die Tshwane Dorpsbeplannings Skema, 2008, (Hersien 2014) en Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet 2016, en vir die opheffing van Beperkende Voorwaardes 2.A.(f) op Bladsy 3, 2.B.(a) op Bladsy 3, 2.B.(c) op Bladsy 4 en 2.B.(d) op Bladsy 4 soos vervat in die titelakte T18612/2017 en 2.A.(f) op Bladsy 3, 2.B.(a) op Bladsy 3, 2.B.(c) op Bladsy 3 en 2.B.(d) op Bladsy 4 soos vervat in die titelakte T77893/2019. Die bedoeling van die Geregistreerde Eienaars in hierdie aangeleentheid is onder meer om permissie te verkry vir 'n Addisionele Woonhuis. 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 15 September 2021 tot 14 Oktober 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 Gazette, Beeld- en Citizen koerante. 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. Adres van aansoeker: Posbus 34, Die Wilgers, 0041. Tel. no: 0745828820: E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). COT Verw.: Geen Item no. ontvang van Stad Tshwane vir Opheffings aansoek en Item No. 34049 (Permissie aansoek).

**GENERAL NOTICE 1062 OF 2021*****The Midvaal Local Municipality Spatial Planning and Land Use Management By-Law*****NOTICE IN TERMS OF SECTION 38(2)(A) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Portion 132 (of 26) of the Farm Elandsfontein 334 IQ hereby give notice in terms of section 38(2)(a) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of section 38 of the mentioned by law on 15 July 2021 to the Midvaal Local Municipality for the change of land use rights also known as re-zoning of the property(ies) described above, situated at Portion 132 Road D766, Elandsfontein 334 IQ farm portions from "Rural Residential" to "Industrial 1" in terms of the Midvaal Land Use Scheme, 2017. The owner intends to use the subject property for a distribution centre, bakery, canteen, commercial purposes, office, storage, warehouse, and wholesale trade purposes as an expansion of the neighbouring bakery on the adjacent land.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the date on which the notice appeared, with or made in writing to municipality at: The Office of the Executive Director: Development and Planning, Municipal Offices, Mitchell Street, Meyerton or P. O. Box 9, Meyerton, 1960, Tel: (016) 360 7400.

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 / Citizen newspaper. Closing date for any objections: 14 October 2021

Address of applicant: Vaalplan Town & Regional Planners, H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: [vaalplan3@telkomsa.net](mailto:vaalplan3@telkomsa.net), website: [www.vaalplan.co.za](http://www.vaalplan.co.za)  
Date on which notice is published: 15 September 2021

**GENERAL NOTICE 1063 OF 2021*****The Midvaal Local Municipality Spatial Planning and Land Use Management By-Law*****NOTICE IN TERMS OF SECTION 38(2)(A) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Holding 84, Tedderfield Agricultural Holdings hereby give notice in terms of section 38(2)(a) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of sections 38 and 84 of the mentioned by law on 7 July 2021 to the Midvaal Local Municipality for the excision of the holding as an agricultural holding by removal of all restrictive title conditions in relevant title deed (T41260/2021) and simultaneous change of land use rights also known as re-zoning of the property(ies) described above, situated at nr. 84 Montgomery Road, Tedderfield AH from "Agriculture" to "Industrial 1" in terms of the Midvaal Land Use Scheme, 2017. The owner intends to use the property for commercial and light industrial purposes.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the date on which the notice appeared, with or made in writing to municipality at: The Office of the Executive Director: Development and Planning, Municipal Offices, Mitchell Street, Meyerton or P. O. Box 9, Meyerton, 1960, Tel: (016) 360 7400.

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 / Citizen newspaper. Closing date for any objections: 14 October 2021

Address of applicant: Vaalplan Town & Regional Planners, H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: [vaalplan3@telkomsa.net](mailto:vaalplan3@telkomsa.net), website: [www.vaalplan.co.za](http://www.vaalplan.co.za)  
Date on which notice is published: 15 September 2021

**GENERAL NOTICE 1064 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Portion 1 of Erf 412, Lynnwood, 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 456C Lovers Walk, Lynnwood. The rezoning is from "Residential 1" with a minimum erf size of 1 250m<sup>2</sup> to "Residential 1" with a minimum erf size of 1 000m<sup>2</sup>. 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 15 September 2021 to 14 October 2021. Closing date for any objections and/or comments: 14 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 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 – 6115 T: Item no. 33960.

15-22

**ALGEMENE KENNISGEWING 1064 VAN 2021****KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Gedeelte 1 van Erf 412, Lynnwood, geleë te Nommer 456C Lovers Walk, Lynnwood, 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 1" met 'n minimum erf grootte van 1250m<sup>2</sup> na "Residensieël 1" met 'n minimum erf grootte van 1000m<sup>2</sup>. 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 15 September 2021 tot 14 Oktober 2021. Sluitingsdatum vir enige besware: 14 Oktober 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 – 6115 T: Item nommer 33960.

15-22



**GENERAL NOTICE 1065 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 421 Paradiso, 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 "Private Open Space" to "Special" for private open space, including a club house and associated offices for the estate as well as a Sport & Recreational Club/tennis courts 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: 421 Via Firenze, Paradiso, Pretoria. The advertisement for the rezoning is **FROM 15 September 2021 TO 13 October 2021**. The intention of the applicant in this matter is to: Rezone the property from "Private Open Space" to "Special" for private open space, including a club house and associated offices for the estate as well as a Sport & Recreational Club/tennis courts. 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: **15 September 2021** and **22 September 2021**. Closing date for any objections and/or comments: **13 October 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

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 **15 September 2021**. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: CPD/9/2/4/2-6159T

Item No: 34121

15-22



**ALGEMENE KENNISGEWING 1065 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 421 Paradiso, 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 "Privaat Oop Ruimte" to "Spesiaal" vir privaat oop ruimte, insluitend 'n klubhuis en verwante kantore vir die landgoed, asook 'n sport- en ontspanningsklub / tennisbane" 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 Via Firenze 421, Paradiso, Pretoria. Hersonerings advertensie is **VAN 15 September 2021 TOT 13 Oktober 2021**. Die voorneme van die applikant is om die eiendom te hersoneer van "Privaat Oop Ruimte" to "Spesiaal" vir privaat oop ruimte, insluitend 'n klubhuis en verwante kantore vir die landgoed, asook 'n sport- en ontspanningsklub / tennisbane" 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: **15 September 2021 en 22 September 2021**. Sluitingsdatum vir enige besware/ kommentare: **13 Oktober 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 telefoon nommer: 0823381551

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 kantoor ure 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 **15 September 2021**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: CPD/9/2/4/2-6159T

Item No: 34121

15-22

**GENERAL NOTICE 1066 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION**

<b>Erf No</b>	:	PORTION 1 OF ERF 97
<b>Township</b>	:	MELROSE
<b>Street Address</b>	:	19A JAMESON AVENUE

**APPLICATION TYPE: REZONING**

From **"Residential 1"** 1 dwelling per erf to **"Residential 3"** 9 dwelling units plus 9 domestic quarters and 1 caretaker unit, permitting 19 units to be developed on site, subject to conditions.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 15 September 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 15 September 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 15 September 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, [Thomask@joburg.org.za](mailto:Thomask@joburg.org.za) or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **13 October 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

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

Tel No (w)	:	011 440 5303	Fax No:	086 570 6767
Cell	:	0828946786	E-mail address:	<a href="mailto:zaidc@mweb.co.za">zaidc@mweb.co.za</a>

**DATE: 15 September 2021**

**GENERAL NOTICE 1067 OF 2021****NOTICE OF APPLICATION IN TERMS OF SECTIONS 20 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Notice is hereby given, in terms of Sections 20 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for the removal of restrictive conditions 1(a) –(m) from Title Deed T26717/2019 and the relaxation of street building lines.

**Site description:**

**PORTION 1 OF ERF 19 RIEPEN PARK (located at 23 Fife Avenue, Riepen Park)**

**Application type:**

Removal of restrictive conditions and relaxation of street building lines.

**Application purpose:**

The purpose of this application is the removal of redundant conditions and the street building line condition and the relaxation of street building lines.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

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 or 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 reference number for the removal of restrictive conditions application is 20/13/1401/2021.** A desk will be placed there for interested parties to inspect the application, only by arrangement and on request. **The agent being Breda Lombard Town Planners 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 **15 SEPTEMBER 2021**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **13 OCTOBER 2021**.

**Authorised Agent:**

Breda Lombard Town Planners.

**Postal Address:**

P O Box 413710, Craighall, 2024.

**Street Address:**

38 Bompas Road, Dunkeld, 2196.

**Tel No. :**

(011) 327 3310

**E-mail address:**

[breda@bredalombard.co.za](mailto:breda@bredalombard.co.za)

**GENERAL NOTICE 1068 OF 2021****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
NOTICE OF A REMOVAL OF RESTRICTION APPLICATION IN TERMS OF SECTION 41 OF THE CITY OF  
JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Gavin Ashley Edwards, of GE Town Planning Consultancy CC, being the authorised agent of the owner of Erf 4417 Johannesburg, hereby give notice in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I have applied to the City of Johannesburg Metropolitan Municipality for the removal of restrictive conditions of title, contained in the Deed of Transfer in respect of the above-mentioned property, bounded by Catherine Avenue to the east, Pretoria Street to the south and Banket Street to the west, which property's physical address is 104 Banket Street, in the township of Johannesburg. The effect of the application will permit the removal of a conditions of title, which restrict/prohibit the existing and future development on Erf 4417 Johannesburg.

The above application will be open for inspection from 08:00 to 15:30 at the offices of GE Town Planning Consultancy, located at 06 Porsche Avenue, Wierda Park, Centurion, for a period of twenty-eight (28) days from 15 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 placed on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). The application reference number is 20/01/2695/2021.

Any objection(s) to or representation(s) in respect of the application must be lodged with or made in writing to both the owner/agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), within a period of twenty-eight (28) days from 15 September 2021 and by no later than 13 October 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.

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

**GENERAL NOTICE 1069 OF 2021****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

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

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-law, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for the removal of restrictive title conditions.

**SITE DESCRIPTION:** Portion 73 of the farm Witpoort, 406-JR (situated at 73 Mimosa Road, Witpoort 406-JR, 1684).

**APPLICATION TYPE:** Application for the removal of restrictive title conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-law, 2016.

**APPLICATION PURPOSE:** The purpose of the application is to remove restrictive title conditions: 1.; 1(a); 1.(a)(i); 1.(a)(ii); 1(a)(iii); 1(b) from Deed of Transfer T155400/2000 in respect of the application site. The purpose is to remove title conditions that are obsolete and restrictive with regards to the proposed township establishment, Summerset Extension 63, which is for 273 dwelling houses and dwelling units and various Private Open Spaces, a clubhouse inclusive of a restaurant and gymnasium for the use by the residents and guests and Proposed Roads and Widenings.

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 the period of 28 days from 15 September 2021:

- The agent/applicant will be responsible for providing the public / any interested party, on request, free of charge, with a copy of such documents. Please make contact with Bradley Peens of Leogem Property Projects (Pty) Ltd. either telephonically on 0118051722/0833576657 or via email [bradley@leogemprop.com](mailto:bradley@leogemprop.com) to request information.
- The application documents will/may be placed on the City's e-platform for access by the public / interested parties to inspect via the City's website [www.joburg.org.za](http://www.joburg.org.za)

Any objection or representation with regard to the application must be submitted to **BOTH** the authorised agent and the Registration Section of the Department of Development Planning at Thuso House, 61 Jorissen Street, Braamfontein, 2001, 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 no later than 14 October 2021. The CoJ reference number for the application is 20/13/2596/2021. 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: Bradley Charles Peens and or Lindie de Swardt of Leogem Property Projects (Pty) Ltd. P.O. Box 2734, Halfway House, 1685. Address: 51 Richards Drive, Halfway House, Midrand. Tel: (011) 805 1722. Cell: 083 357 6657. Fax: (011) 315 4044. Email: [Bradley@leogemprop.com](mailto:Bradley@leogemprop.com).  
Date of publication: 15 September 2021.

**GENERAL NOTICE 1070 OF 2021****NOTICE OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

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

Notice is hereby given in terms of Section 26 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 establishment of a township on Portion 73 of the Farm Witpoort, 406-JR and Holding 103, Blue Hills Agricultural Holdings, to be known as Summerset Extension 63, as well as to obtain the consent to have Holding 103, Blue Hills A.H. excised.

**SITE DESCRIPTION:** Portion 73 of the farm Witpoort, 406-JR (situated at 73 Mimosa Road, Witpoort 406-JR, Midrand, 1684), and Holding 103, Blue Hills Agricultural Holdings (situated at 51 Poplar Road, Blue Hills A.H., Midrand, 1685).

**APPLICATION TYPE:** Township Establishment in terms of Section 26 of the City of Johannesburg Municipal Planning By-law, 2016.

**APPLICATION PURPOSE:** To enable the development of a full-title residential development to be known as Summerset Extension 63 which is proposed to consist of a maximum of 273 dwelling houses and dwelling-units. The development includes various Private Open Spaces, including a clubhouse inclusive of a restaurant and gymnasium for the use of the residents and guests. Proposed New Roads and Road Widening are included. The township will have 288 erven zoned as follows:

- Erven 1 to 273, "Residential 1" for dwelling houses and dwelling units, subject to certain proposed conditions.
- Erven 274 to 287, "Private Open Space". Erf 282 to also include a clubhouse inclusive of restaurant and gymnasium, subject to certain proposed conditions.
- Erf 288, "Proposed New Roads and widening".

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 the period of 28 days from 15 September 2021:

- The agent/applicant will be responsible for providing the public / any interested party, on request, free of charge, with a copy of such documents. Please make contact with Bradley Peens of Leogem Property Projects (Pty) Ltd. either telephonically on 0118051722/0833576657 or via email [bradley@leogemprop.com](mailto:bradley@leogemprop.com) to request information.
- The application documents will/may be placed on the City's e-platform for access by the public / interested parties to inspect via the City's website [www.joburg.org.za](http://www.joburg.org.za)

Any objection or representation with regard to the application must be submitted to **BOTH** the authorised agent and the registration section of the Department of Development Planning at Thuso House, 61 Jorissen Street, Braamfontein, 2001, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) and [Bradley@leogemprop.com](mailto:Bradley@leogemprop.com) by no later than 14 October 2021. The CoJ reference number for the application is 20-07-3456. 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: Bradley Charles Peens and/or Lindie de Swardt of Leogem Property Projects (Pty) Ltd.; P.O. Box 2734, Halfway House, 1685; Tel: (011) 805 1722; Fax: (011) 315 4044; Cell: 0833576657; Email: [bradley@leogemprop.com](mailto:bradley@leogemprop.com) and/or [lindie@leogemprop.com](mailto:lindie@leogemprop.com)

Date of publication: 15 September 2021.



**GENERAL NOTICE 1071 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 Benjamin Jakobus Potgieter of Craft Homes PTY LTD, being the authorised agent of the owner of **Erf 1045 Tijger Vallei Extension 62** 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 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 1045 Charles Duncan Street, The Ridge, Tijger Vallei, Pretoria

The rezoning is from "Special" for Private Open Space to "Private Open Space" including a club house and sport and recreation ground, a tuck shop (Not exceeding 50m<sup>2</sup>) and ancillary uses, subject to certain conditions.

The intension of the applicant in this matter is to develop a club house with a small tuck shop and sporting facilities on the site for the use by residents of "The Ridge" residential estate. This will include braai facilities, ablutions, a small kitchen and storeroom as part of the club house. A swimming pool will also form part of the 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 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 15 September 2021, until 13 October 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 15 September 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, at 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 Lillian Ngoyi Street, Pretoria, Municipal offices.  
Closing date for any objections and/or comments: 13 October 2021.

Physical address of applicant: 52 Grosvenor Road, Bryanston, 2191.  
Postal address of the applicant: Postnet Suite 266, Private Bag x51, Bryanston, 2021.  
Telephone No: 011 510 9792      Cell: 082 559 3709      E-Mail: [kobus.potgieter@crafthomes.co.za](mailto:kobus.potgieter@crafthomes.co.za)

Dates on which notice will be published: 15 September 2021 and 22 September 2021.

**Reference:** CPD 9/2/4/2-6108T      Item No 33946

**ALGEMENE KENNISGEWING 1071 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIK BESTUUR VERORDENING (BYWET), 2016**

Ek, Benjamin Jakobus Potgieter van Craft Homes (Edms) Bpk, synde die gemagtigde agent van die eienaar(s) van **Erf 1045 Tijger Vallei Uitbreiding 62**, gee hiermee kennis in terme van artikel 16(1)(f) en Skedule 13 van die Stad van Tshwane Grondgebruiksbestuurs Verordening (Bywet), 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Verordening (Bywet), 2016 van die eiendom soos hierbo beskryf.

Die eiendom is geleë te Charles Duncanstraat 1045, The Ridge, Tijger Vallei, Pretoria.

Die hersonering sal wees vanaf "Spesiaal" vir Privaat Oopruimte NA "Privaat Oopruimte" insluitende 'n klubhuis, sport en ontspannings area, 'n snoepwinkel (nie groter as 50m<sup>2</sup> nie), en aanverwante gebruike, onderworpe aan sekere voorwaardes.

Die intensie van die eienaar/applikant is die ontwikkeling van 'n klubhuis met 'n snoepwinkel en sport en ontspanningsfasiliteite vir die gebruik deur inwoners van "The Ridge" resideniele landgoed. Die fasiliteite sal braai fasiliteite, ablusie geriewe, 'n klein kombuis en stoorkamer insluit as deel van die klubhuis. 'n Swembad sal ook deel vorm van die ontwikkeling.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za vanaf 15 September 2021 tot en met 13 Oktober 2021. 'n Afskrif van die beswaar(e) en kommentaar(e) sal moet ook aan die gemagtigde agent gestuur word by die onderstaande e-pos adres.

Indien enige geïntereseerde of geaffekteerde party die aansoek wil inspekteer of 'n afskrif wil aanvra, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakinsligting te gebruik: newlanduseapplications@tshwane.gov.za. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïntereseerde of geaffekteerde party 'n e-pos adres of ander manier verskaf sodat die aansoek elektronies aan hulle gestuur kan word. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 15 September 2021 ontvang word deur die gemagtigde agent by onderstaande e-pos.

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

Adres van munisipale kantore: LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria, Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 13 Oktober 2021.

Fisiese adres van agent: Abcon House, Fairway Kantoorpark, Grosvenorweg 52, Bryanston, 2191.

Posadres van agent: Suite 266, Privaatsak x51, Bryanston, 2021.

Telefoon no: 011 510 9792 Fax : 011 510 9990, Sel : 082 559 3709, E-pos: [kobus.potgieter@crafthomes.co.za](mailto:kobus.potgieter@crafthomes.co.za).

Datums wat die kennisgewing geplaas sal word: 15 September 2021 en 22 September 2021.

Verwysing: CPD 9/2/4/2-6108T

Item no: 33946

**GENERAL NOTICE 1072 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, Saskia Cole, of Koplan Intuthuko Planning and Development Pty Ltd (t/a KiPD), being the authorised agent of the owner of **ERF 713 WATERKLOOF GLEN EXTENSION 4** hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at **429 LEA STREET, WATERKLOOF GLEN**. The rezoning is from "Residential 1" allowing for dwelling units only to **"RESIDENTIAL 1" ALLOWING FOR DWELLING UNITS AND A CHILDREN'S HOME**. The intension of the applicant in this matter is to obtain the land use rights to operate a home which serves as a residential safe haven for babies and children in need.

Should an 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). A copy of the submitted application is also available on [www.kipd.co.za/downloads](http://www.kipd.co.za/downloads). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality 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 copies, 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 also be inspected during normal office hours at Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, the Beeld and Citizen newspapers.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without 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 15 September 2021, until 14 October 2021.

**CLOSING DATE FOR ANY OBJECTIONS AND/OR COMMENTS : 14 OCTOBER 2021**

KiPD Pty Ltd Address : 47 Third Street, Linden, 2195. Telephone : 082 574 9318 / 084

Dates on which notice will be published : **15 SEPTEMBER 2021 AND 22 SEPTEMBER 2021**

**REFERENCE : CPD 9/2/4/2-6148T (ITEM NO : 34078)**

**ALGEMENE KENNISGEWING 1072 VAN 2021****STAD VAN THWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONEERING IN TERMS VAN ARTIKEL 16(1) VAN DIE STAD VAN  
TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ek, Saskia Cole van Koplan Intuthuko Planning and Development Pty Ltd (t/a KiPD), synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van **ERF 713 WATERKLOOF GLEN UITBREIDING 4**, gee hiermee ingevolge artikel 16 (1) (f) van die Stad Tshwane Grondgebruikbestuurverordening, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (hersien 2014), deur die hersonering ingevolge artikel 16 (1) van die Stad Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te **LEA STRAAT 429, WATERKLOOF GLEN**. Die hersonering is van 'Residensieel 1', wat slegs wooneenhede moontlik maak tot '**RESIDENSIEEL 1, VIR WOONEENHEDE EN 'N KINDERHUIS**'. Die bedoeling van die aansoek is om die grondgebruiksregte te verkry om 'n huis te bedryf wat dien as 'n veilige hawe vir babas en kinders in nood.

As 'n belanghebbende of geaffekteerde party 'n afskrif van die aansoek om grondontwikkeling wil sien of bekom; kan 'n afskrif van die munisipaliteit aangevra word deur middel van die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). 'n Afskrif van die ingediende aansoek is ook beskikbaar op [www.kipd.co.za/downloads](http://www.kipd.co.za/downloads). Vir die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n e-posadres of 'n ander manier aan die munisipaliteit moet verskaf om die kopie elektronies te verstrek. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag afskrifte wees, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim van die verkryging van 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie.

Volledige besonderhede en planne (indien enige) kan ook gedurende normale kantoorure by kamer E10, Basden- en Rabiestraat, Centurion Munisipale kantore besigtig word vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Provinsiale Koerant, die Beeld en Citizen koerante.

Enige besware en/of kommentaar insluitend die gronde vir sodanige besware en/of kommentaar met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar indien het nie,, moet vanaf 15 September 2021 tot 14 Oktober 2021 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) ingedien word,

**SLUITINGSDATUM VIR ENIGE BESWARE EN/OF KOMMENTAAR: 14 OKTOBER 2021**

KiPD Edms Bpk      Adres: Third Street 47, Linden, 2195. Telefoon: 082 574 9318 / 084 440 5957

Datums waarop kennisgewing gepubliseer sal word: **15 SEPTEMBER 2021 EN 22 SEPTEMBER 2021**

**VERWYSING: CPD 9/2/4/2-6148T (ITEM NO: 34078)**

**GENERAL NOTICE 1073 OF 2021**  
**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 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 establishment of a township.

**SITE DESCRIPTION:** Portion 152 (a Portion of portion 2) Waterval 5IR

**STREET ADDRESS:** 1 Berger Road, Vorna Valley, Midrand, 1686

**APPLICATION TYPE:** Township establishment (proposed township Vorna Valley x 109). Reference number: 20-07-3323

**APPLICATION PURPOSES:**

The township will comprise of one erf to be zoned "Residential 3" including a gatehouse, with a density of 300 units on the erf, coverage 50%, FAR 1.1 and a height of 4 storeys, and three Erven zoned "Private Open Space" including a club house, swimming pool and ancillary uses with a coverage of 10%, FAR 0.1 and height 2 storeys.

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

Any objection or representation with regard to the application must be submitted to both the agent, at the address below, and the Registration Section of the Department of Development Planning, posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than 13 October 2021.

**AUTHORISED AGENT**

Full name: Benjamin Jakobus Potgieter

Postal Address: Suite 266, Private Bag x51, Bryanston, 2021.

Residential Address: 52 Grosvenor Road, Bryanston, 2191

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

Cell: 082 559 3709

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

DATE: 15 September 2021

**GENERAL NOTICE 1074 OF 2021**

**NOTICE OF APPLICATIONS FOR THE REZONING AND REMOVAL OF RESTRICTIONS APPLICATION IN  
TERMS OF SECTIONS 48 AND 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd 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 we have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of Title Deed Conditions a, b, c, d, e, f, g, h, i, j and k contained in the Title Deed T29909/2019 of Erf 1410 Rynfield which property is situated at 27 Struben Street, Rynfield.

Simultaneously, we are applying for the City of Ekurhuleni for the rezoning of the property from "Residential 1" to "Residential 3" at a density of 22 units / ha (total of 6 dwelling units).

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, Benoni Customer Care Centre, Treasury Building, 6th Floor, Room 601, c/o Tom Jones Street and Elston Avenue, Benoni and at the office of Terraplan Gauteng Pty Ltd for the period of 28 days from 15/09/2021.

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 15/09/2021.

Address of agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za), Our ref: HS3172

**GENERAL NOTICE 1075 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND FOR THE REMOVAL OF RESTRICTIVE CONDITION FROM THE TITLE DEED IN TERMS OF SECTION 16(2), BOTH READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of Erf 1263, Wierdapark X 1, 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 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 mentioned property in terms of Section 16(1) read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016 and for the removal of a restrictive condition contained in the Title Deed of this property in terms of Section 16(2) read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016 and read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at no. 1242, Willem Botha Street, Wierdapark X 1.

The application for Rezoning is from "Residential 1" to "Business 4", including a beauty / health spa and a place of refreshment (coffee shop), as stipulated in the application. The application for Removal of Restrictive Title Conditions is for the removal of condition no. A(i) from the Deed of Transfer no. T 40465/2021.

The intension of the applicant in this matter is to acquire land use rights for offices and one dwelling unit, including a beauty / health spa and ancillary and subservient place of refreshment for a coffee shop, to be operated from the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 15 September 2021, until 13 October 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, Citizen and Beeld newspapers.

Address of Municipal offices: Registration office Room E10, cnr Basden- and Rabie Streets, Centurion.

Should any interested or affected party wish to view or obtain a copy of the land development application, 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 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: 13 October 2021

Dates on which notice will be published: 15 & 22 September 2021

Address of agent: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen  
P O Box 72729, Lynnwood Ridge, 0040

Tel: (012) 993 5848, E-Mail: anna-marie.potgieter@plankonsult.co.za

Ref. no. Rezoning - CPD/9/2/4/2-6190T (ITEM: 34319) & Removal – CPD/WDP/0762/1263 (ITEM: 34170)



**ALGEMENE KENNISGEWING 1075 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAVSOEK INGEVOLGE ARTIKEL 16(1) EN VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDE UIT DIE TITELAKTE INGEVOLGE ARTIKEL 16(2), BEIDE SAAMGELEES MET ARTIKEL 15(6) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van Erf 1263, Wierdapark X 1 gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 & Skedule 23 van die Stad Tshwane Grondgebruikbestuur 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 gemelde eiendom in terme van Artikel 16(1) saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 en vir die opheffing van 'n beperkende voorwaarde vervat in die Titelakte van die eiendom in terme van Artikel 16(2) saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 en saamgelees met die Gauteng Wet op Opheffing van Beperkings 1996 (Wet 3 van 1996). Die eiendom is geleë te Willem Bothastraat nr. 1242, Wierdapark X 1.

Die aansoek om Hersonering is van "Residensieel 1" na "Besigheid 4", insluitende 'n skoonheid / gesondheid spa en verversingsplek (koffiewinkel), soos uiteengesit in die aansoek. Die aansoek om Opheffing van Beperkende Titelvoorwaardes is vir die verwydering van titelvoorwaarde nr. A(i) uit die Akte van Transport nr. T 40465/2021.

Die intensie van die applikant in hierdie geval is om grondgebruikregte te bekom vir kantore en een woonhuis, insluitende 'n skoonheid / gesondheid spa en aanverwante en ondergeskikte verversingsplek vir 'n koffiewinkel, wat op die eiendom bedryf kan word.

Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za gerig en ingedien word vanaf 15 September 2021 tot 13 Oktober 2021.

Besonderhede van die aansoek met planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, vir 'n periode van 28 dae vanaf die eerste dag van publikasie van die kennisgewing in the Provinsiale Koerant, Citizen en Beeld koerante. Adres van Munisipale kantore: Registrasiekantoor Kamer E10, hv Basden- en Rabiestrade, Centurion.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelaarsaansoek 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, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat aan die Munisipaliteit gestuur is na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelaarsaansoek te besigtig of 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.

Sluitingsdatum vir enige besware en/of vertoë: 13 Oktober 2021

Datums waarop kennisgewing geplaas sal word: 15 & 22 September 2021

Adres van agent: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen  
Posbus 72729, Lynnwood Rif, 0040

Tel: (012) 993 5848, E-pos: anna-marie.potgieter@plankonsult.co.za

Verw.nr. Hersonering - CPD/9/2/4/2-6190T (ITEM: 34319) & Titelopheffing - CPD/WDP/0762/1263 (ITEM: 34178)

**GENERAL NOTICE 1076 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION**

<b>Erf No</b>	:	1197
<b>Township</b>	:	HOUGHTON ESTATE
<b>Street Address</b>	:	7 CENTRAL STREET & FIRST AVENUE

**APPLICATION TYPE: REZONING**

From **"Residential 1"** 11 dwelling per Hectare to **"Residential 3"** 92 dwelling units per Hectare, permitting 18 units to be developed on site, subject to conditions.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 15 September 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 15 September 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 15 September 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, [Thomask@joburg.org.za](mailto:Thomask@joburg.org.za) or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **13 October 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

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

Tel No (w) : 011 440 5303

Cell : 0828946786

Fax No: 086 570 6767

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

**DATE: 15 September 2021**

**GENERAL NOTICE 1077 OF 2021****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 & 41 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

**SITE DESCRIPTION**

**Erf No** : 1818  
**Township** : HOUGHTON ESTATE  
**Street Address** : 25 ELEVENTH AVENUE

**APPLICATION TYPE: REZONING**

From "**Residential 1**" 1 dwelling per 1500sqm to "**Residential 3**" 12 dwelling units plus 12 domestic quarters, permitting 24 units to be developed on site, subject to conditions.

**APPLICATION TYPE: REMOVAL OF RESTRICTION**

The removal of Clause (a), (c), (d) of Title Deed T37534/2020, subject to condition in respect of Erf 1818 Houghton Estate.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 15 September 2021. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 15 September 2021 and, on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 15 September 2021. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, Thomask@joburg.org.za or Lee-Anne McKenzie, 011 4076246 [Lee-Annem@joburg.org.za](mailto:Lee-Annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by not later than **13 October 2021**.

**AUTHORISED AGENT**

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)

Postal Address: PO Box 2910 Houghton Code: 2041

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

Tel No (w) : 011 440 5303

Fax No: 086 570 6767

Cell : 0828946786

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

**DATE: 15 September 2021**

**GENERAL NOTICE 1078 OF 2021****NOTICE OF APPLICATIONS FOR THE REZONING AND REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTIONS 48 AND 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd 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 we have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of Title Deed Conditions a, b, c, d, e, f, g, h, i, j and k contained in the Title Deed T29900/2019 of Erf 1410 Rynfield which property is situated at 27 Struben Street, Rynfield.

Simultaneously, we are applying for the City of Ekurhuleni for the rezoning of the property from "Residential 1" to "Residential 3" at a density of 22 units / ha (total of 6 dwelling units).

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, Benoni Customer Care Centre, Treasury Building, 6th Floor, Room 601, c/o Tom Jones Street and Elston Avenue, Benoni and at the office of Terraplan Gauteng Pty Ltd for the period of 28 days from 15/09/2021.

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 15/09/2021.

Address of agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za), Our ref: HS3172

15-22

**GENERAL NOTICE 1079 OF 2021****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/We, Willem Johannes Stefanus (Stefan) Roets/Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of the erven mentioned below 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, Edenvale Customer Care Centre for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described below:

**1. EKURHULENI AMENDMENT SCHEME E0500**

Erf 462 Bedfordview Extension 111, situated at 9 Iris Road, Bedfordview from "Business 2" including a restaurant, shops, four residential units and offices to "Business 2" with the inclusion of a Hotel subject to a height of 13 storeys, coverage of 75%, floor area ratio of 1.65 and a density of 41 dwelling units or hotel rooms. (Our ref: HS3137)

**2. EKURHULENI AMENDMENT SCHEME E0497**

Portion 2 of Erf 18 Edenvale, situated at 104 Second Avenue, Edenvale, from "Residential 1" to "Residential 3" excluding residential buildings, subject to certain restrictive measures (density of 60 units per hectare (maximum of 6 units), height of 2 storeys, coverage of 50% and floor area of 0,8). (Our ref: HS 3158)

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, c/o van Riebeeck and Hendrik Potgieter Avenue, Edenvale and at the office of Terraplan Gauteng Pty Ltd for a period of 28 days from 15/09/2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or PO Box 25, Edenvale, 1610 within a period of 28 days from 15/09/2021.

Address of the authorised agent:

Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3715. E-Mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za)

15-22

**GENERAL NOTICE 1080 OF 2021**

NOTICE IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, read with the City of Johannesburg Land Use Scheme, 2018, that I, Tinie Bezuidenhout of Tinie Bezuidenhout and Associates, the undersigned, intend to apply to the City of Johannesburg for the establishment of a township.

**SITE DESCRIPTION:**

Erf/Erven (stand) No(s):	Portion 492 of the Farm Zevenfontein 407-JR
Township (Suburb) Name:	Proposed Fourways Extension 65
Street Address:	The site is situated on the western side of William Nicol Drive, north of its intersection with Pieter Wenning Road in the Fourways area

**APPLICATION PURPOSES:**

The application seeks to establish a township comprising two erven zoned "Special" for the purposes of residential buildings and related uses including conferences, restaurants, retail, car hire, travel agency, retirement apartments and units, frail care centre including assisted living units and related uses, subject to conditions.

The above application in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016 (City of Johannesburg Land Use Scheme, 2018) 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 15 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 13 October 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 : 15 September 2021

**GENERAL NOTICE 1081 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 15 September 2021 to 19 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 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: [herman@planassociates.co.za](mailto:herman@planassociates.co.za) / [jaco@planassociates.co.za](mailto:jaco@planassociates.co.za), Reference: Item 33224

Closing date of objections: 19 October 2021

Dates on which the notice will be published: 15 September and 22 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 1081 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 15 September 2021 tot 19 Oktober 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: 19 Oktober 2021

Datums waarop kennisgewings gepubliseer word: 15 September 2021 en 22 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 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

**GENERAL NOTICE 1082 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
Parktown, Johannesburg	Rockridge Road Residents Association	76	Rockridge Road near its intersection with Eton Road	24hour automated manned boom and gate with unlimited pedestrian access. Remotes, tags, intercoms or biometric access systems shall not be used at this closure as this may give rise to unfair discrimination. Only the security guard may have a remote to operate the boom.
			Rockridge Road near its intersection with Winchester Road before the Knockando Halls Residence entrance	Locked palisade gate capable of being opened immediately in the case of an emergency. Gate to be opened during Pikitup days. A separate pedestrian gate with unlimited access.

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.**

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 760 OF 2021

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

I, A ROLFE, being the applicant on behalf of the owner of Erf 87, Lynnwood Manor, Registration Division J.R., Province Gauteng hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above- mentioned property. The property is situated at 40 Dorking street, Lynnwood Manor. The application is for the removal of the following conditions: condition A(f), condition B(d) and condition B(f) in Title deed T25171/04. The intension of the applicant in this matter is to approve building plans at Tshwane Council.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 8 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 6 October 2021

Should any interested or affected party wish to view or obtain a copy of the land development application:

- It can be viewed at the Office of the Municipality as indicated in the Advertisement;
- a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za);
- a copy can be requested from the applicant at the address indicated in the advertisement

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Business Day and Beeld newspapers. **Address of Municipal Offices:** City Planning, Development and Regional Services, LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria

**Address of Applicant:** 326 Glenwood str, Cell No: 065 844 2029, [alicia.rolfe@icloud.com](mailto:alicia.rolfe@icloud.com)

**Dates on which notice will be published:** 8 and 15 September 2021

**Closing dates for any objections and/or comments:** 6 October 2021

**Ref:** CPD/0388/00087

**Item Nr:** 33842

**PROVINSIALE KENNISGEWING 760 VAN 2021****STAD VAN TSHWANE METROPOLITAN MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR DIE VERWYDERING / WYSIGING / OPGEHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, A ROLFE, synde die aansoeker namens die eienaar van Erf 87, Lynnwood Manor Dorpsgebied, Registrasie Afdeling J.R., Provinsie Gauteng gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verwydering van seker voorwaardes vervat in die Titelakte in terme of artikel 16(2) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te 40 Dorking Straat, Lynnwood Manor.

Die aansoek is vir die verwydering van die volgende voorwaardes in kondisie A(f), kondisie B(d) en kondisie B(f) in Titelakte T25171/04. Die intensies van die applikant in hierdie saak is om bouplanne goed te keur te Tshwane Stadsraad.

Enige besware en/of kommentare, insluitende die gronde vir sulke besware en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat 'n beswaar en/of kommentaar geloots het nie, moet geloots word by, of skriftelik gemaak word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en aan LG004, Isivuno House, 143 Lilian Ngoyi Straat Munisipale kantore of Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 8 September 2021 (die eerste publikasie van die kennisgewing soos uiteengesit in artikel 16(1)(f) van die By-wet wat verwys na bogenoemde), tot 6 Oktober 2021.

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

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

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

**Adres van Munisipale Kantore:** Stadsbeplanning, Ontwikkeling en Streeksdienste, LG004, Isivuno House, 143 Lilian Ngoyi Straat Munisipale kantore

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

**Datums waarop kennisgewing sal verskyn:** 8ste en 15de September 2021

Sluitingsdatum vir enige besware en/of kommentare: 6 Oktober 2021

**Verw:** CPD/0388/00087

**Item Nr:** 33842

**PROVINCIAL NOTICE 761 OF 2021****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Noksa 23 Development Planners, being the applicant of Portion 6 of Erf 1197, Rant En Dal Township hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2017, that we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, by the rezoning in terms of Mogale City Land Use Scheme, of the property as described above. The property is situated at: 8 Duiker Street, Rant-En-Dal Township.

The rezoning is from "Residential 3" to "Residential 1". The intention of the applicant in this matter is to: Decrease the density on the site to develop the site with a dwelling unit under Residential 1.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: First Floor, Furniture City Building, Corner of Human and Monument Street, Krugersdorp or P.O. Box 94, Krugersdorp, 1740 from 8<sup>th</sup> September 2021 until 6<sup>th</sup> October 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/Citizen newspaper. Address of Municipal offices: First Floor, Furniture City Building, Corner of Human and Monument Street, Krugersdorp or P.O. Box 94, Krugersdorp, 1740

Closing date for any objections and/or comments: 6<sup>th</sup> October 2021.

Address of applicant: P.O. Box 94, Krugersdorp, 1740 & 30 Viljeon Street, Krugersdorp, 1739; Telephone No: 0838142599

Dates on which notice will be published: 8<sup>th</sup> and 15<sup>th</sup> September 2021.

**PROVINCIAL NOTICE 762 OF 2021****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.**

NOTICE IS HEREBY GIVEN TO ALL WHOM IT MAY CONCERN, THAT IN TERMS OF TERMS OF SECTION 16(2) 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, (FULL NAME) MS TLOU MAPETLA, DIRECTOR AT MTT COUNCIL CONSULTANT PTY HAVE APPLIED TO THE CITY OF TSHWANE MUNICIPALITY FOR CONSENT USE APPLICATION FOR A PLACE OF CHILD CARE ON ERF **646 SOSHANGUVE X**.

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) **\*AKASIA: AKASIA MUNICIPAL COMPLEX, 485 HEINRICH AVENUE, (ENTRANCE DALE STREET), KARENPARK. PO BOX 58393, KARENPARK, 0118** [CITYP\\_REGISTRATION@TSHWANE.GOV.ZA](mailto:CITYP_REGISTRATION@TSHWANE.GOV.ZA) WITHIN 28 DAYS OF THE PUBLICATION OF THE ADVERTISEMENT IN THE PROVINCIAL GAZETTE, PLACARD NOTICES **08 SEPTEMBER 2021**.

SHOULD ANY INTERESTED OR AFFECTED PARTY WISH TO VIEW OR OBTAIN A COPY OF LAND DEVELOPMENT APPLICATION, A COPY CAN BE REQUESTED FROM MUNICIPALITY, and 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

FULL PARTICULARS AND PLANS (IF ANY) MAY BE INSPECTED DURING NORMAL OFFICE HOURS AT THE ABOVEMENTIONED OFFICE, FOR A PERIOD OF 28 DAYS AFTER THE PUBLICATION OF THE ADVERTISEMENT IN THE PROVINCIAL GAZETTE. CLOSING DATE FOR ANY OBJECTIONS: **06 OCTOBER 2021**.

**APPLICANT STREET ADDRESS AND POSTAL ADDRESS**

428 EMILLY HOBHOUSE STREET

PRETORIA NORTH, 0182

TELEPHONE NUMBER: 0814563358

MTTCOUNCILCONSULTANT@GMAIL.COM

REFERENCE NUMBER: CPD 0314/00646/- ITEM 33754

**PROVINCIAL NOTICE 763 OF 2021****NOTICE OF APPLICATIONS FOR REZONING AND CONSOLIDATION IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of Erf 890 and 891 Alberton, which properties are situated at Corner Tenth Avenue and Gerrit Maritz Road, Alberton, 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 (Alberton Care Centre) for the:

- i) amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the properties from "Residential 3 & Educational" to "Residential 3", subject to certain conditions and:
- ii) for the consolidation of the two properties

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, Alberton Civic Centre, 11<sup>th</sup> Floor, Alwyn Taljaard Street, Alberton, for a period of 28 days from 8 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, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Alberton Civic Centre, 11<sup>th</sup> Floor, Alwyn Taljaard Street, Alberton or, P O Box 4, Alberton, 1450, within a period of 28 days from 8 September 2021. Address of the authorised agent: 5 Saint Francis Road, Hurlyvale, Edenvale. ([noelBB@mweb.co.za](mailto:noelBB@mweb.co.za))



## PROVINCIAL NOTICE 764 OF 2021

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

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owner of **THE REMAINDER OF ERF 372, PORTION 1 AND THE REMAINDER OF ERF 354, ERF 373 AND THE REMAINDER OF ERF 355 PRETORIA NORTH** hereby gives notice in terms 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 in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **THE REMAINDER OF ERF 372, PORTION 1 AND THE REMAINDER OF ERF 354 PRETORIA NORTH** from "Residential 1" and "Business 3", respectively to "Business 3" subject to conditions contained in an Amendment Scheme document and **ERF 373 AND THE REMAINDER OF ERF 355 PRETORIA NORTH** from "Industrial 1" to "Industrial 1" subject to conditions contained in an Amendment Scheme document.

A separate application for the consolidation of all the above-mentioned properties was submitted. The proposed rezoning will allow for a "split-zoning" on the consolidated site assembly.

The properties are situated on 386 Jan van Riebeeck Street, 429 President Steyn Street, 425 President Steyn Street, 383 Koos de la Rey Street, and 419 President Steyn Street, respectively in Pretoria North. The intention of the applicant in this matter is to consolidate the properties and expand the existing development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and or comment(s), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Group Head: Economic Development and Spatial Planning, at Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1<sup>st</sup> Floor, Room F12, Karenpark, Akasia or CityP\_Registration@tshwane.gov.za to reach the Municipality from 8 September 2021 until 6 October 2021. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be obtained from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, for a period of 28 days from 8 September 2021. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically, when requesting a copy of the application. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 8 September 2021. Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; Fax: 012 804 2877 and E-mail: viljoen@metroplan.net/ ben@metroplan.net. Notices will be placed on-site for 14 days from: 8 September 2021. Closing date for objection(s) and or comment(s): 6 October 2021.

Reference:

CPD 9/2/4/2- 6160T

Item Number: 34 149

8-15

## PROVINSIALE KENNISGEWING 764 VAN 2021

**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **DIE RESTANT VAN ERF 372, GEDEELTE 1 EN DIE RESTANT VAN ERF 354, ERF 373 EN DIE RESTANT VAN ERF 355 PRETORIA NOORD** gee hiermee kennis in terme van Artikel 16 (1) (f) van die Stad van Tshwane Grondgebruiskbestuur By-wet, 2016 dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit 'n aansoek ingedien het ingevolge die bepalings van Artikel 16 (1) van die Stad van Tshwane Grondgebruiskbestuur By-wet, 2016 vir wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) deur die hersonering van **DIE RESTANT VAN ERF 372, EN GEDEELTE 1 EN DIE RESTANT VAN ERF 354 PRETORIA NOORD** vanaf "Residensieël 1" en "Besigheid 3" onderskeidelik, na "Besigheid 3" onderhewig aan voorwaardes soos vervat in 'n wysigingskema dokument en **ERF 373 EN DIE RESTANT VAN ERF 355 PRETORIA NOORD** vanaf "Industrieel 1" na "Industrieel 1" onderhewig aan voorwaardes soos vervat in 'n wysigingskema dokument.

'n Aparte aansoek vir die konsolidasie van al die bogenoemde eiendomme is ook ingedien. Die voorgestelde hersonering sal voorsiening maak vir 'n "gesplete sonering" op die gekonsolideerde terrein.

Die eiendomme is geleë in Jan van Riebeeckstraat 386, President Steynstraat 429, President Steynstraat 425, Koos de la Reystraat 383 en President Steynstraat 419, in Pretoria -Noord. Die bedoeling van die aansoeker in hierdie aangeleentheid is om die eiendomme te konsolideer en die bestaande ontwikkeling op die gekonsolideerde eiendom uit te brei.

Enige besware (s) en/of kommentaar (s), insluitend die gronde vir sodanige besware (s) en/of kommentaar (s) en die persoon (s) se regte en hoe hul belange deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die besware (s) en/of kommentaar (s) indien, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die besware (s) en/of kommentaar (s) indien nie, moet ingedien of skriftelik gemaak word aan die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by Akasia Munisipale kantoor kompleks, 485 Heinrichlaan (Ingang in Dalestraat), 1ste verdieping, kamer F12, Karenpark, Akasia, of CityP\_Registration@tshwane.gov.za om die Munisipaliteit te bereik van 8 September 2021 tot 6 Oktober 2021. 'n Afskrif van die besware (s) en/of kommentaar (s) moet ook by die gemagtigde agent by die onderstaande e-posadres ingedien word.

As 'n belanghebbende of geaffekteerde party 'n afskrif van die aansoek om grondontwikkeling wil besigtig of bekom, kan 'n afskrif by die Munisipaliteit verkry word deur die afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za, vir 'n tydperk van 28 dae vanaf 8 September 2021. Elke belanghebbende of geaffekteerde party moet 'n e-posadres of 'n ander manier verskaf om 'n afskrif van die aansoek elektronies te verskaf, wanneer hy 'n afskrif van die aansoek versoek. 'n Afskrif en/of besonderhede van die aansoek sal ook elektronies deur die gemagtigde agent beskikbaar gestel word na ontvangs van 'n e-posversoek aan die onderstaande e-posadres vir 'n tydperk van 28 dae vanaf 8 September 2021. Gemagtigde agent: Metroplan; Posadres: Posbus 916, Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel: 012 804 2522; Faks: 012 804 2877 en e-pos: viljoen@metroplan.net/ ben@metroplan.net. Kennisgewings sal vir 14 dae op die terrein geplaas word vanaf: 8 September 2021. Sluitingsdatum vir besware en of kommentare: 6 Oktober 2021.

Verwysing:  
CPD 9/2/4/2- 6160T

Item Number: 34 149  
8-15

**PROVINCIAL NOTICE 765 OF 2021****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTION AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee 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 (Edenvale Customer Care Centre) for the removal of certain conditions contained in the Title Deed T 23773/2018 of Erf 713 Hurlyvale Extension 1 which property is situated at 48 Saint Anne Road Hurlyvale and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property, from "Business 3" to "Residential 4" at a density of 150 units per hectare to allow 67 dwelling units.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 8 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, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 8 September 2021. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. Cell Number: 083 255 6583. Email: [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za).

## PROVINCIAL NOTICE 767 OF 2021

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

I Steyn Swanepoel, being the applicant and authorised agent of the registered owner of **Portion 159 of the farm Honingnestkrans 269-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 subdivision of the mentioned property as described below. The purpose of this application is to subdivide the portion into four full title portions, all in excess of 5 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 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 8 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 6 October 2021 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Dssconsulting as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za and/or Dssconsulting@mweb.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. 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: City of Tshwane Metropolitan Municipality Pretoria; LG004, Isivuno house, 143 Lilian Ngoyi Street Municipal Offices. Closing date for any objections and/or comments: 6 October 2021. Address of applicant (Physical as well as postal address): 362 Oberon Avenue, Faerie Glen, Pretoria, and P.O. Box 724, Elarduspark, 0153; Tel: 081 896 6413; Email: dssconsulting@mweb.co.za; Reference: Q-BonHon. Dates on which notice will be published: 8 September and 15 September 2021.

**Number and area of proposed portions:****PROPOSED PORTIONS**

Property Description	Area
Proposed Portion 1	± 5.7 ha
Proposed Portion 2	± 5.4 ha
Proposed Portion 3	± 5.8 ha
Proposed Portion 4	± 5.8 ha
<b>Total Area of Portion 159 of the farm Honingnestkrans 296-JR</b>	<b>22.7, ha</b>

COUNCIL REFERENCE: CPD/0851/00269/159 (Item Number: 34145).

8-15

## PROVINSIALE KENNISGEWING 767 VAN 2021

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VIR DIE AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBEESTUUR BY-WET, 2016

Ek, Steyn Swanepoel, synde die gemagtigde agent van die geregistreerde eienaar van **Gedeelte 159 van die plaas Honingnestkrans 269-JR** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom soos hieronder beskryf. Die doel van hierdie aansoek is om die gedeelte te onderverdeel in vier voltitelgedeeltes wat meer as 5 hektaar is. Enige besware en/of kommentare wat duidelik die gronde van die besware en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 8 September 2021 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za tot 6 Oktober 2021 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za en/of dssconsulting@mweb.co.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afkrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afkrif sal wees wat ingedien was by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduceer 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 proses of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit; Pretoria Kantore, LG004, Isivuno house, 143 Lilian Ngoyi Straat Munisipaliteit Kantore. Sluitingsdatum vir enige besware en/of kommentaar: 6 Oktober 2021. Adres van agent: 362 Oberon Avenue, Faerie Glen, Pretoria en, Posbus 724, Elarduspark, 0153; Tel: 081 896 6413; Epos: dssconsulting@mweb.co.za. Verwysing: Q-BonHon. Datums waarop die advertensie geplaas word: 8 September en 15 September 2021. Nommer en oppervlakte van voorgestelde gedeeltes:

**VOORGESTELDE GEDEELTES**

Eiendomsbeskrywing	Area
Voorgestelde Gedeelte 1	± 5.7 ha
Voorgestelde Gedeelte 2	± 5.4 ha
Voorgestelde Gedeelte 3	± 5.8 ha
Voorgestelde Gedeelte 4	± 5.8 ha
<b>Totale oppervlakte van Gedeelte 159 van die plaas Honingnestkrans 269-JR</b>	<b>22.7, ha</b>

Verwysing (Stadsraad): CPD/0851/00269/159 (Item Number: 34145).

8-15

**PROVINCIAL NOTICE 769 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)**

We, **Noksa 23 Town Planners**, applicant of **Remainder of Portion 1 of Erf 271 Pretoria Gardens Township** 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 **Boarding House with 11 bedrooms**.

The property is situated at: **470 Schurmanns Street Pretoria Gardens Township**

The current zoning of the property is: **Residential 4**

The intention of the applicant in this matter is to: **Operate a Boarding House with 11 bedrooms**.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **08 September 2021** until **05 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.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

Address of Municipal offices: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street. Closing date for any objections and/or comments: **05 October 2021**. Address of applicant: 30 Viljoen Street, Krugersdorp, 1739 & P.O Box 3345, Kenmare, 1745

Telephone No: **073 543 8630**

Email: [info@noksa.co.za](mailto:info@noksa.co.za)

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

**Reference:** CDP/0544/0271/1/R **Item No:** 33822

## PROVINSIALE KENNISGEWING 769 VAN 2021

## STAD VAN TSHWANE METROPOLITAN GEMEENTE

KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE ARTIKEL 16  
VAN DIE TSHWANE STADSBEPLANNINGSKEMA, 2008 (HERSIENING 2014)

Ons, **Noksa 23 Stadsbeplanners**, aansoeker van Restant van **Gedeelte 1 van Erf 271 Pretoria Gardens Township**, gee hiermee kennisgewing ingevolge Klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (hersien 2014), dat ons by die Stad Tshwane aansoek gedoen het Metropolitaanse munisipaliteit vir toestemming vir 'n **Losieshuis met 11 slaapkamers**.

Die eiendom is geleë op: **470 Schurmanns Street Pretoria Gardens Township**

Die huidige sonering van die eiendom is: **Residensieel 4**

Die bedoeling van die aplikant in hierdie aangeleentheid is om: **'n Losieshuis met 11 slaapkamers te bedryf**.

Enige besware (s) en/of kommentaar (s), insluitend die gronde vir sodanige besware (s) en/of kommentaar (s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie ) en/of kommentaar (s), moet vanaf **08 September 2021** by die Groep: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) ingedien word tot **05 Oktober 2021**. Volledige besonderhede en planne (indien enige) kan gedurende normale kantoorure by die munisipale kantore besigtig word, soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Provinsiale Koerant.

As 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of bekom, kan 'n afskrif van die munisipaliteit aangevra word deur die afskrif deur die volgende kontakbesonderhede aan te vra: **[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za)**. Boonop kan die aansoeker by die indiening van die aansoek of 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, vergesel van die elektroniese afskrif, of op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat gepubliseer of gestuur word aan enige belanghebbende en geaffekteerde party, die afskrif is wat by die munisipaliteit by **[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za)** ingedien word.

Vir die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n e-posadres of 'n ander manier aan die munisipaliteit en die aansoeker moet verskaf om die kopie elektronies te verstrek. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die intellektuele eiendomsreg van die aansoeker inbreuk maak nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim van 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party nie beskou as 'n rede om die verwerking en oorweging te verbied nie van die aansoek.

Adres van Munisipale kantore: Registrasiekantoor, LG004, Isivuno -huis, Lilian Ngoyistraat 143. Sluitingsdatum vir enige besware en/of kommentaar: **05 Oktober 2021**. Adres van aansoeker: Viljoenstraat 30, Krugersdorp, 1739 & Posbus 3345, Kenmare, 1745

Telefoonnommer: **073 543 8630**

Epos: **[info@noksa.co.za](mailto:info@noksa.co.za)**

Datums waarop kennisgewing gepubliseer sal word: **08 September 2021**

**Verwysing:** CDP/0544/0271/1/R **ArtikeInr:** 33822



**PROVINCIAL NOTICE 770 OF 2021****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Noksa 23 Development Planners, being the applicant of **Portion 6 of Erf 1197, Rant En Dal Township** hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2017, that we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, by the rezoning in terms of Mogale City Land Use Scheme, of the property as described above. The property is situated at: **8 Duiker Street, Rant-En-Dal Township**.

The rezoning is from **"Residential 3" to "Residential 1"**. The intention of the applicant in this matter is to: **Decrease the density on the site to develop the site with a dwelling unit under Residential 1.**

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: First Floor, Furniture City Building, Corner of Human and Monument Street, Krugersdorp or P.O. Box 94, Krugersdorp, 1740 from **8<sup>th</sup> September 2021** until **6<sup>th</sup> October 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/Citizen newspaper. Address of Municipal offices: First Floor, Furniture City Building, Corner of Human and Monument Street, Krugersdorp or P.O. Box 94, Krugersdorp, 1740

Closing date for any objections and/or comments: **6<sup>th</sup> October 2021**.

Address of applicant: P.O. Box 94, Krugersdorp, 1740 & 30 Viljeon Street, Krugersdorp, 1739; Telephone No: 0838142599

Dates on which notice will be published: **8<sup>th</sup> and 15<sup>th</sup> September 2021**.

8-15

**PROVINCIAL NOTICE 774 OF 2021****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

We, Planit Planning Solutions CC. being authorized agent of the owner, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) for the for the removal of certain conditions contained in the Title Deed T20713/2021 of remaining extent of Erf 1697 Rynfield Township which property is situated at 86 Miles Sharp Street, Rynfield, Benoni.

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, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 8 September 2021.

Objection 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, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014, Benoni, 1500, within a period of 28 days from 8 September 2021.

Address of authorised agent: Planit Planning Solutions CC., P.O. Box 12381, BENORYN, 1504

8-15

**PROVINCIAL NOTICE 783 OF 20213  
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 8<sup>th</sup> September 2021 until 15<sup>th</sup> 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 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: 8<sup>th</sup> and 15<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 783 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 8<sup>th</sup> September 2021 until 15<sup>th</sup> October 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: 8<sup>th</sup> and 15<sup>th</sup> September 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 784 OF 20213****NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTION AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee 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 (Edenvale Customer Care Centre) for the removal of certain conditions contained in the Title Deed T 22668/2017 of Erf 164 Dunvegan which property is situated at 76 First Avenue, Dunvegan and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property, from "Residential 1" to "Business 3" for offices only.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 8 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, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 8 September 2021. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. [noelbb@mweb.co.za](mailto:noelbb@mweb.co.za)

**PROVINCIAL NOTICE 791 OF 20213****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

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

**APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

**SITE DESCRIPTION:**

Erf: 323  
Township: Johannesburg-North  
Street address: 267 Market Street

**APPLICATION TYPE:**

Application to rezone the property from "Residential 1" to "Business 2"

**APPLICATION PURPOSES:**

The purpose of the application is to obtain land-use rights to use the property for business purposes and a place of instruction.

The above application will be open for inspection only by arrangement and on request during office hours of the Department of Development Planning at Thuso House, 61 Jorisson Street, Braamfontein.

Any objections 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 13 October 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: BON Urban Planning & Desin (Pty) Ltd  
Postal Address: 682 Madisane Street, Thokoza Extension 2, 1426  
Cell: 083 319 4972  
E-mail address: [bonplanning@outlook.com](mailto:bonplanning@outlook.com)  
Date: 15 September 2021

**PROVINCIAL NOTICE 792 OF 20213**

NOTICE IN TERMS SECTION 26 & 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 26 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that we, the undersigned, intend to apply to the City of Johannesburg for a Township Establishment and Removal of Restrictive Conditions.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): RE/28

Township (Suburb) Name: Drieziek-386-IQ

Street Address: Situated along 8<sup>th</sup> Avenue on the Farm Drieziek 368-IQ Code: 1805

APPLICATION TYPE:

Township Establishment and removal of restrictive conditions for the property described above, situated along 8<sup>th</sup> Avenue on the Farm Drieziek 368-IQ.

APPLICATION PURPOSES:

The purpose of the application is to establish a township (to be known as Drizek Ext 12) with the intention to operate a Public Garage which burned down few years ago, on the site as outlined on the proposed township layout plan, with an extent of 3031.43 m<sup>2</sup> and to remove restrictive title conditions A and B (i)(ii)(iii)(iv) from the Title Deed T2958/91.

The above application will be open for inspection during from 8:00 to 15:30 at Registration Counter, Department Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objections 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 PO 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), by no later than 13 October 2021.

AUTHORISED AGENT:

Full name: Noksa 23 Town Planners (Dumisani Bosoga), Postal Address and Residential: PO Box 3345, Kenmare, Krugersdorp, 1745, Tel: +2711 074 5369 Fax No: +2786 547 9854 Cell: +2762 585 8729, Email Address: info@noksa.co.za

Date: 15 September 2021



## PROVINCIAL NOTICE 793 OF 20213

**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, 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 of Erf 469, Arcadia**, 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), for 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: 324 Orient Street, Arcadia.

The rezoning is FROM **“RESIDENTIAL 1”** TO **“SPECIAL”** for the Purpose of Student Housing Establishment.

The intention of the application in this matter is to obtain the necessary use-rights on the mentioned property for the establishment of a maximum of 72 habitable bedrooms for the purposes of student housing establishment.

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: **15 September 2021** and **22 September 2021**.

Closing date for any objections and/or comments: **13 October 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: [angela.mahopo@phemo.co.za](mailto:angela.mahopo@phemo.co.za)
- Postal Address/Physical Address of offices of applicant: 69 Breyten Street, 76 Wierda Village, Rooihuiskraal Noord, Centurion, 0157
- Contact Telephone Number: 0713419110

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.

The costs of any hard copies of the application will be for the account of the party requesting same.

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/9/2/4/2-5271T

Item No. 30465

15-22

**PROVINSIALE KENNISGEWING 793 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, 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 Erf 469 Arcadia** 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 324 Orient Straat, Arcadia.

Die hersonering is VAN **“RESIDENSIËLE 1”** NA **“SPESIAAL”** vir studentebehuising.

Die voorneme van die aansoek in hierdie verband is om die nodige gebruiksregte op die genoemde eiendom te verkry vir die oprigting van 'n maksimum van 72 bewoonbare slaapkamers vir studentebehuising.

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: **15 September 2021** en **22 September 2021**.  
Sluitingsdatum vir enige besware/ kommentare: **13 Oktober 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
- Posadres/ Fisiese adres van die kantoor van die applikant: 69 Breyten Straat, 76 Wierda Village, Rooihuiskraal Noord, Centurion, 0157
- Kontak telefoonnommer: 0713419110

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.

Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

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/9/2/4/2-5271T

Item Nr. 30465

15-22

## PROVINCIAL NOTICE 794 OF 20213

## 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 38, Lynnwood Glen 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 700m<sup>2</sup> to "Residential 1" with a minimum erf size of 1 dwelling per 500m<sup>2</sup>. The property is situated at 38 Idol Road. The intension of the owner in this matter is the subdivision of the property into three full title erven and the development of two new dwelling houses on the proposed Portion 1 and Portion 2.
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. (c), (f), (g), B. (a), (b), (c)(c.i)(c.ii) and C in the Title Deed T53648/2019.

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 in order 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](mailto:CityP_Registration@tshwane.gov.za) from the 15<sup>th</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 13<sup>th</sup> of October 2021 (not more than 28 days after the date of first publication of the notice). *Closing date for any objections and/or comments: 13 October 2021. Dates on which notice will be published: 15 September 2021 & 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

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 Ixex 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). **Rezoning Reference:** CPD/9/2/4/2-6177T & Item No: 34248. **Removal Reference:** CPD LWG/0384/38 & Item No: 34249

**PROVINSIALE KENNISGEWING 794 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 GRONDGEBRUIKSBESTUURS BYWET, 2016**

Ek, Stephanus Johannes Marthinus Swanepoel, van die Firma Acropolis Planning Consultants CC, synde die gemagtigde agent van die eienaar van Erf 38, Lynnwood Glen, 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 700m<sup>2</sup> na "Residensieel 1" met 'n minimum erf grootte van 1 woonhuis per 500m<sup>2</sup>. Die eiendom is geleë te Idol Straat 38. Die intensie van die eienaar is om die erf in drie voltitel erwe te onderverdeel en die ontwikkeling van twee nuwe woonhuise op die voorgestelde Gedeelte 1 en Gedeelte 2.
2. Die opheffing van sekere voorwaardes in die titelakte ingevolge Artikel 16(2) van die Stad Tshwane Grond Gebruiksbestuurs Bywet, 2016 van die eiendom beskryf hierbo. Die aansoek is vir die opheffing van voorwaardes A. (c), (f), (g), B. (a), (b), (c)(c.i)(c.ii) en C in Titelakte T53648/2019.

Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titelakte rakende die straatboulyn, voorgekrewe grondgebruik, die aard van geboue asook die voorgeskrewe boumateriaal 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, 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 vanaf 15 September 2021 (Datum van eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die verordening) tot 13 Oktober 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 15 September 2021 (die datum van die eerste publikasie van hierdie kennisgewing). Sluitingsdatum vir besware en/of kommentare: 13 Oktober 2021. Datum waarop kennisgewing sal verskyn: 15 September 2021 & 22 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 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. '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. **Hersonering Verwysing:** CPD/9/2/4-6177T en **Item No:** 34248. **Opheffing Verwysing:** CPD LWG/0384/38 en **Item No:** 34249



**PROVINCIAL NOTICE 795 OF 20213****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF  
SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
PROPOSED TOWNSHIP : GERMISTON EXT 51**

We, Khare Inc Town and Regional Planners, 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-Laws, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality – Germiston Customer Care Area, for the establishment of a township in terms of Section 38 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Laws, 2019, 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/body submitting the objection(s) and/or comment(s), shall be lodged or made in writing to : The Area Manager, City Planning Department, Germiston Customer Care Area, P O Box 145, Germiston, 1400 from 15 September 2021 until 13 October 2021.

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

**Address of Municipal offices :** Ekurhuleni Metropolitan Municipality, City Planning Department, Germiston Customer Care Area, 175 Meyer Street, 1<sup>st</sup> Floor, United House, cnr Meyer and Library Street, Germiston CBD

**Closing date for objections and/or comments :** 13 October 2021

**Name and address of applicant :** Khare Inc, 53 Conrad Street, Florida North, 1709 or P O Box 431, Florida Hills, 1716, Tel : 011 472-5665, Cell : 082 555 3866 (Nita Conradie), Email : [nita@khare.co.za](mailto:nita@khare.co.za)

**Dates on which notice will be published :** 15 & 21 September 2021

**ANNEXURE**

**Name of township :** GERMISTON EXT 51

**Full name of applicant :** Khare Inc. Town and Regional Planners

**Number of erven, proposed zoning and development control measures:**

Erf 1 : Private Road

Erf 2 : Public Services for a Private Crematorium (Coverage 40%, FAR : 0,4)

Erf 3 : Public Services for a Private Cemetery including i.e. wall of remembrance, administrative building, florist, chapel, associated storage etc. (Coverage 3%, FAR : 0,03)

**Description of land on which township is to be established :** Portion of RE of Portion 222 of the Farm Driefontein 87 IR (Proposed Portion 274 (Portion of Portion 22) of the Farm Driefontein No 87 IR

**Locality of proposed township :** The site is located north and adjacent to Keswick Road, south of the R29 Main Reef Road, east of Johann Rissik Road in the Driefontein 87 IR area. The site is furthermore located south and adjacent to the Proposed PWV 14 (GRP01/1/3PLY) Road. The site falls within the jurisdiction of Ekurhuleni Metropolitan Municipality – Germiston.

Our ref : T2101KC-advert/NC

## PROVINCIAL NOTICE 796 OF 20213



**GAUTENG PROVINCE**  
ROADS AND TRANSPORT  
REPUBLIC OF SOUTH AFRICA

**PROPOSED ACCEPTANCE OF THE AMENDED PRELIMINARY DESIGN OF A SECTION OF PROVINCIAL ROAD K106.**

The Member of the Executive Council for Roads and Transport of Gauteng Province ("MEC") hereby gives notice that a preliminary design of the route of a provincial road/railway line has been prepared in terms of section 8 (4) (a) of the Gauteng Transport Infrastructure Act, 2001, (Act 8 of 2000) the ("Act") and, if applicable, an environmental report in terms of section 8 (4) (b) thereof.

Notice is also given that the MEC intends to take a decision on the draft preliminary design.

The following is a broad description of the route:

***Amendment of the preliminary design of K106 between km 1,700 and km 2,600, Modder B Road, Rynsoord Road and Service Road no 2.***

The preliminary design and environmental report (if applicable) may be inspected at the following address during office hours from 8:00 to 16:00 on weekdays:

Department of Roads and Transport  
1215 Nico Smit street  
Koedoespoort

Interested and affected parties are invited to submit written comments on the preliminary design and environmental report (if applicable) within 21 days after the date of this notice by hand or by post for attention: Director: Design: Department of Roads and Transport, Private Bag X83, Marshalltown, 2107, or 45 Commissioner street, Life Centre, 27<sup>th</sup> floor, Room 7, Marshalltown, 2000 or email [petro.janjetich@gauteng.gov.za](mailto:petro.janjetich@gauteng.gov.za) or by fax 086 720 3893.

Notice is also given that the regulatory measures contemplated in section 9 of the Act will take effect on publication of the acceptance of the preliminary design. These measures appear from that section, which is quoted below for convenience:

***"Regulatory measures in respect of accepted preliminary designs***

- 9 (1) *As from the publication of the notice in respect of the acceptance of the preliminary design as contemplated in section 8(7), and despite the provisions of any law to the contrary-*

- (a) *no application for the establishment of a township, for subdivision of land, for any change of land use in terms of any law or town planning scheme or from any authorisation contemplated in the ECA or NEMA may be granted –*
    - (i) *in respect of an area within the road or rail reserve boundaries of the preliminary design, provided that the MEC may on written application by the applicant relax the provision of this subsection in respect of an access road on such conditions as the MEC may deem fit, including –*
      - (aa) *a condition that the access road be substituted by another road or street serving the same function as the access road;*
      - (bb) *a condition for amending the preliminary design requiring the applicant to pay all or any of the cost incurred by the MEC in the process, in which case section 38 applies;*
    - (ii) *on the basis of future access to the provincial road to which the said preliminary design relates, except on the basis of access provided for in the said preliminary design or amendment thereof on application in terms of subsection (9) of section 8 or otherwise.*
  - (b) *sections 46, 48 and 49 apply, with the necessary changes, to a building restriction area which exists in respect of the road and rail reserve boundaries, as shown in the preliminary design, inasmuch as these sections are applicable to building restriction areas, but section 6 (4), (5) and (9) and sections 48(7) and (8), do not apply; and.*
  - (c) *no application for a change in land use in respect of a portion of land adjacent to the road reserve boundary of a preliminary design in an urban area may be granted without the written comments of the MEC first having been obtained and considered in accordance with the applicable planning procedure by the authority empowered to grant changes in land use, which must duly consider such comments, and section 7(6), (7) and (8) applies in such a case, with the necessary changes.*
2. *After the publication of the notice contemplated in section 8(7) and despite any law to the contrary, no service provider may after commencement of this section, lay, construct, alter or add to any pipeline, electricity line or cable, telephone line or cable or any other structure on, over or under the area within the road or rail reserve boundaries as shown in the preliminary design or may construct, alter or add to any structure or any nature whatsoever on, over or under such area, except-*
- (a) *in terms of the written permission of the MEC has been obtained and in terms of such conditions as the MEC may determine; or*
  - (b) *in terms of an existing registered servitude.*

**Reference: 12/1/1/2/3/1-K106**

**PROVINCIAL NOTICE 797 OF 20213****NOTICE IN TERMS OF CLAUSES 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 (H)**

I, W. Louw, being the authorized agent, hereby gives notice in terms of clauses 38 and 62 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Municipal Council for the removal of certain conditions in the Title Deed of Erf 497, Vanderbijlpark S.E.1 Township which are situated at 6 Leyds Street, Vanderbijlpark and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 from "Residential 1" with a density of one dwelling per erf to "Residential 1" with a density of one dwelling per 500m<sup>2</sup> for purposes of a second dwelling.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Manager: Land Use Management, 1 Floor, Old Trust Bank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark, for 28 days from 15 September 2021. An electronic copy can be obtained from the applicant.

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 room 206, Old Trustbank building, Corner Eric Louw and Klasie Havenga streets, Vanderbijlpark, or by registered mail to P.O.Box 3, Vanderbijlpark, 1900 or faxed (not available), or via e-mail to [erikavdw@emfuleni.gov.za](mailto:erikavdw@emfuleni.gov.za) within a period of 28 days from 15 September 2021.

Address of authorized agent: Mr. W. Louw, 1 Schubert Street, Vanderbijlpark, 1911.

Tel / Fax: 0833848784 / 0865463812 e-mail: [willemlouwvaal@gmail.com](mailto:willemlouwvaal@gmail.com)

**PROVINSIALE KENNISGEWING 797 VAN 2021****KENNISGEWING IN TERME VAN KLOUSULES 38 AND 62 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR BYWET, 2018 (H)**

Ek, W. Louw, synde die gevolmagtigde agent, gee hiermee kennis ingevolge klousules 38 en 62 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Bywet, 2018 dat ek van voornemens is om by die Emfuleni Munisipale Raad aansoek te doen vir die opheffing van sekere beperkende voorwaardes soos beskryf word in die titelakte van erf 497, Vanderbijlpark, S.E.1 geleë te Leydsstraat 6, Vanderbijlpark, en die gelyktydige wysiging van die Vanderbijlpark

Dorpsbeplanningskema, 1987 deur die hersonering van bogenoemde eiendom vanaf "Residensieël 1" met een woonhuis per erf na "Residensieël 1" met een woonhuis per 500m<sup>2</sup> vir doeleindes van 'n tweede woonhuis op die erf.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Bestuurder: Ontwikkelingsbeplanning van die Emfuleni Munisipale Raad, 1 ste vloer, Ou Trustbankgebou, hoek van President Kruger en Eric Louwstrate, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 15 September 2021. 'n Elektroniese kopie kan aangevra word by die applikant.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 15 September 2021 per geregistreerde pos (Posbus 3, Vanderbijlpark, 1900), faksimile (nie beskikbaar), per hand (kamer 206, Ou Trustbankgebou, hv Eric Louw en Pres. Krugerstrate, Vanderbijlpark) of per e-pos ([erikavdw@emfuleni.gov.za](mailto:erikavdw@emfuleni.gov.za)) gerig word.

Adres van die gevolmagtigde agent: Mnr. W. Louw, Schubertstraat 1, Vanderbijlpark, 1911.

Tel/Faks 0833848784 / 0865463812 ; e-pos: [willemlouwvaal@gmail.com](mailto:willemlouwvaal@gmail.com)

**PROVINCIAL NOTICE 798 OF 20213****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, Cornelius Nguafack being the owner of the property, intend to apply to the City of Johannesburg for and amendment of the land use scheme.

SITE DESCRIPTION: ERF 50 SOUTHDALE

STREET ADDRESS: 90 NELSON ROAD, SOUTHDALE, 2091

The purpose of the application is to amend the City of Johannesburg Land Use Scheme, 2018, to remove restrictive conditions of title, namely Conditions (a), (1) (i)(ii)(iii)(iv)(v), (2)(i)(ii), 2 (b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(j)(i)(ii), 2(k), 2(l) and DEFINITIONS from Deed of Transfer No. T000035971/2019 and to rezone of Erf 50 Southdale from "Residential 1" to "Business 1 " to allow for a hardware and, subject to certain conditions.

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Any objection or representation with regard to the application must be submitted to 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 15 September 2021. OWNER: Cornelius Nguafack. 90 Nelson Road, Southdale , 2091. Tel: 073 354 4686. Date of Publication: 13 October 2021.

**PROVINCIAL NOTICE 799 OF 20213****GAUTENG GAMBLING ACT, 1995****APPLICATION FOR CONSENT TO HOLD AN INTEREST CONTEMPLATED IN  
SECTION 38 OF THE ACT**

**Notice is hereby given** that Elias Phatudi Maponya, intends submitting an application to the Gauteng Gambling Board for consent to hold a financial interest as contemplated in section 38 of the Gauteng Gambling Act, 1995, as amended, in VBETSA Gauteng (Pty) Ltd, a licensed bookmaker in Gauteng.

The application will be open to public inspection at the offices of the Board from 24 September 2021.

Attention is directed to the provisions of section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the lodging of written representations in respect of the application.

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from 24 September 2021.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the Board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application

**PROVINCIAL NOTICE 800 OF 20213**  
**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**CORRECTION NOTICE: RAVENSKLIP EXTENSION 8**

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 an error occurred in the Conditions of Establishment in respect of Ravensklip Extension 8 Township established under Local Authority Notice 995 dated 10 June 2015 and is hereby corrected as follows:

1. By the amendment of paragraph 1(e) to read as follows:

“The township owner shall, in terms of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay the local authority a lump sum endowment of R160 200.00 (VAT included) to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township.

Such endowment is payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.”

Dr. Imogen Mashazi

City Manager

2nd Floor, Head Office Building,

Cnr Cross & Roses Streets,

Germiston



## PROVINCIAL NOTICE 801 OF 20213

**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, **Sindiswa Grace Sibiyi (nee Gcanga)**, being the owner / applicant of **erf 151 Karenpark, 35 Vuurdoring street** 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 Place of Childcare**.

The property is situated at: **35 Vuurdoring street, erf 151 Karenpark**.

The current zoning of the property is **Residential 1**.

The intension of the applicant in this matter is to: Apply for a **Place of Childcare** to accommodate about **80 Children**.

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 **15<sup>th</sup> September 2021** until **06<sup>th</sup> 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 newspaper.

Address of Municipal offices: **Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street), 1<sup>st</sup> floor, Room F8, Karenpark, Akasia Municipal Offices**.

Closing date for any objections and/or comments: **06<sup>th</sup> October 2021**

Address of applicant: **35 Vuurdoring street, Karenpark, AKASIA, 0182**.

Telephone No: **076 415 5409**

Dates on which notice will be published: **15<sup>th</sup> September 2021**

Reference: **CPD/0080/151**

Item No: **33790**

## PROVINSIALE KENNISGEWING 801 VAN 2021

**STAD VAN TSHWANE METROPOLITAN MUNICIPALITY  
KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK INGEVOLGE ARTIKEL 16 VAN DIE  
TSHWANE STADSBEPLANNINGSKEMA, 2008 (HERSIENING 2014)**

Ek, **Sindiswa Grace Sibiyi (geb. Gcanga)**, synde die eienaar / applikant van **erf 151 Karenpark, Vuurdoringstraat 35**, gee hiermee kennisgewing ingevolge Klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (hersien 2014), waarop ek aansoek gedoen het die Stad Tshwane Metropolitaanse Munisipaliteit vir toestemmingsgebruik vir **Plek vir Kindersorg**.

Die eiendom is geleë op: **Vuurdoringstraat 35, erf 151 Karenpark**. Die huidige sonering van die eiendom is **Residensieel 1**.

Die bedoeling van die aansoeker in hierdie aangeleentheid is om: Aansoek te doen vir 'n **plek vir kindersorg** vir ongeveer **80 kinders**.

Enige besware (s) en/of kommentaar (s), insluitend die gronde vir sodanige besware (s) en/of kommentaar (s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar indien nie ) en/of kommentaar (s) 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) ingedien word by **15 September 2021** tot **06 Oktober 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 eerste publikasie van die kennisgewing in die Provinsiale Koerant.

Adres van Munisipale kantore: **Akasia Munisipale Kompleks, Heinrichlaan 485 (ingang Dalestraat), 1ste verdieping, Kamer F8, Karenpark, Akasia Munisipale Kantore**. Sluitingsdatum vir enige besware en/of kommentaar: **06 Oktober 2021**. Adres van aansoeker: **Vuurdoringstraat 35, Karenpark, AKASIA, 0182**.

Telefoonnommer: **076 415 5409**. Datums waarop kennisgewing gepubliseer sal word: **15 September 2021**.

Verwysing: **CPD/0080/151**

Artikelnr: **33790**

**PROVINCIAL NOTICE 802 OF 20213**

LESEDI LOCAL MUNICIPALITY

NOTICE IN TERMS OF SECTION 62(4) & (5) OF LESEDI LAND USE MANAGEMENT BYLAW, 2015, FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE .

It is hereby notified in terms of the provisions of Section 62 (4) & (5) of the Lesedi Land Use Management By-Law, 2015, that the Lesedi Local Municipality has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T24927/1972, with reference to the following property: Erf 1334 Heidelberg Extension 7 Township.

The following conditions and/or phrases are hereby removed: Conditions ( E ) . This removal will come into effect on the date of publication of this notice.

REF ROR 1334 X 7 LESEDI LOCAL MUNICIPALITY

**PROVINCIAL NOTICE 803 OF 20213**

LESEDI LOCAL MUNICIPALITY

NOTICE IN TERMS OF SECTION 62(4) & (5) OF LESEDI LAND USE MANAGEMENT BYLAW, 2015, FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE .

It is hereby notified in terms of the provisions of Section 62 (4) & (5) of the Lesedi Land Use Management By-Law, 2015, that the Lesedi Local Municipality has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T081598/2008, with reference to the following property: Erf 3318 Heidelberg Extension 16 Township.

The following conditions and/or phrases are hereby removed: Conditions 3, 4, 4.1,4.2,4.3 & 5 . This removal will come into effect on the date of publication of this notice.

REF ROR 3318 Heidelberg X 16 LESEDI LOCAL MUNICIPALITY

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 997 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)-(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 08/09/2021 until 06/10/2021

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: 06/10/2021  
Dates on which notice will be published: 08/09/2021 and 15/09/2021

Reference: CPD /0148/00104 Item No: 33231

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**PLAASLIKE OWERHEID KENNISGEWING 997 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 08/09/2021 tot 06/10/2021.

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: 06/10/2021  
Datums waarop kennisgewings gepubliseer word: 08/09/2021 en 15/09/2021

Verw. CPD/0148/00104 Item No: 33231

8-15

## LOCAL AUTHORITY NOTICE 999 OF 2021

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

We, APPLAN (Pty) Ltd, being the applicant and authorized agent of the registered owner of Portion 2 of Erf 754, Pretoria, hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (revised 2014), by the rezoning of the property described above, from "Residential 4" to "Special" for purposes of a Place of Refreshment and/or one Dwelling-unit and/or a Shop, in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The subject property is situated at Number 349 Minnaar Street, Pretoria. The intention of the applicant in this matter is to formalize the existing Place of Refreshment and Shop currently operated from the subject property.

Any objections 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 **8 September 2021**, the first date of the publication of the notice as set out in Section 16(1)(f) of the By-Law referred to above, until **6 October 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 **8 September 2021**, the date of first publication of the notice in the Provincial Gazette, Beeld and The Star newspapers.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected 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: General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room LG004, Lower Ground Floor, Isivuno House, 143 Lilian Ngoyi Street Municipal Offices, Pretoria. Closing date for any objections and/or comments: **6 October 2021**

Address of authorised agent: APPLAN (Pty) Ltd, 1008 Marinus Avenue, Eldoraigne, Postnet Suite 442, Private Bag X4, Wierda Park, 0149. Cell: 082 480 4595. Email: [antonie@applan.co.za](mailto:antonie@applan.co.za)

Date of first publication: **8 September 2021**

Date of second publication: **15 September 2021**

Reference Number: CPD 9/2/4/2-5810T (Item No: 32714)

## PLAASLIKE OWERHEID KENNISGEWING 999 VAN 2021

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN HERSONERINGSAAVSOEK IN TERME VAN ARTIKEL 16(1)  
VAN DIE STAD TSHWANE GRONDGEVRIKBESTUUR BYWET, 2016**

Ons, APPLAN (Edms) Bpk, synde die applikant en gemagtigde agent van die geregistreeerde eienaar van Gedeelte 2 van Erf 754, Pretoria, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) in werking deur die hersonering van die eiendom hierbo beskryf vanaf "Residensieël 4" na "Spesiaal" vir doeleindes van 'n Verversingsplek en/of een Wooneenheid en/of 'n Winkel, in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Die eiendom is geleë te Minnaarstraat Nommer 349, Pretoria. Die intensie van die applikant is om die huidige Verversingsplek en Winkel te formaliseer wat tans vanaf die eiendom bedryf word.

Enige besware en/of kommentare wat duidelik die redes vir die besware en/of kommentare en die persoon of liggaam se regte uiteensit en aandui hoe hul belange deur die aansoek geaffekteer gaan word, asook die persoon of liggaam se volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam kan korrespondeer nie, moet ingedien word, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning Afdeling Grongebruiksregte, ingedien of gerig word na Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf **8 September 2021**, die datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016 tot **6 Oktober 2021**, nie later as 28 dae na die datum van die eerste publikasie van die kennisgewing. Volle besonderhede en planne, indien enige, van die aansoek sal gedurende gewone kantoorure besigtig kan word by die Munisipalekantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **8 September 2021**, die datum van die eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en The Star koerante.

Indien enige belangstellende of affekteerde party die grondgebruiksaaVsoek wil bestudeer of 'n kopie daarvan wil bekom, kan dit aangevra word vanaf die Munisipaliteit deur die volgende kontak besonderhede: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Daarby mag die applikant met die indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer, met die brief dat die aansoek volledig is van die Munisipaliteit, wat die aansoek vergesel, op hul webtuiste, indien enige. Die applikant sal verseker dat die kopie wat gepubliseer word of aangestuur is na enige belangstellende of affekteerde party dieselfde kopie is wat ingedien is by die Munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes om 'n kopie van die aansoek te bekom, moet daarop gelet word dat die belangstellende of affekteerde party die Munisipaliteit en die applikant van 'n eposadres voorsien of ander maniere hoe die kopie elektronies voorsien kan word. Geen gedeelte van die dokumente wat deur die Munisipaliteit of applikant voorsien word mag gekopieer, weergegee of in enige vorm gepubliseer of gebruik word op enige manier wat die intellektuele eiendomsreg van die applikant oortree nie. Indien enige belangstellende of affekteerde party nie enige stappe neem om die aansoek te bestudeer of 'n kopie daarvan te bekom nie, sal dit nie as gronde gesien word om te keer dat die aansoek geproseseer of oorweeg word nie.

Adres van Munisipalekantore: Algemene Bestuurder: Stedelike Beplannings Afdeling, Stad Tshwane Metropolitaanse Munisipaliteit, Kamer LG004, Laer Grondvloer, Isivunogebou, 143 Lilian Ngoyistraat Munisipalekantore, Pretoria.

Sluitingsdatum vir enige besware en/of kommentare: **6 Oktober 2021**.

Adres van gemagtigde agent: APPLAN (Pty) Ltd, Marinusweg 1008, Eldoraigne, Centurion. Postnet Suite 442, Privaatsak x 4, Wierdapark, 0149. Selfoon 082 480 4595. Epos: [antonie@applan.co.za](mailto:antonie@applan.co.za).

Datum van eerste publikasie: **8 September 2021**

Datum van tweede publikasie: **15 September 2021**

Verwysing: CPD 9/2/4/2-5810T (Item No: 32714)

**LOCAL AUTHORITY NOTICE 1039 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)-(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 08/09/2021 until 06/10/2021

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: 06/10/2021

Dates on which notice will be published: 08/09/2021 and 15/09/2021

Reference: CPD /0148/00104      Item No: 33231



**PLAASLIKE OWERHEID KENNISGEWING 1039 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 verhoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of verhoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / verhoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 08/09/2021 tot 06/10/2021.

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 verhoë: 06/10/2021

Datums waarop kennisgewings gepubliseer word: 08/09/2021 en 15/09/2021

Verw. CPD/0148/00104 Item No: 33231

**LOCAL AUTHORITY NOTICE 1044 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5453T**

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 **5453T**, being the rezoning of the Remainder of Erf 364, Rietfontein, from "Residential 1", to "Residential 2", Dwelling-units, with a density of 25 dwelling-units per hectare (maximum of 3 (three) dwelling-units on the property), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5453T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5453T (Item 31143))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 SEPTEMBER 2021  
(Notice 310/2021)

**LOCAL AUTHORITY NOTICE 1045 OF 2021**  
**LESEDI LOCAL MUNICIPALITY**

We, Mahange Town Planning Projects hereby lodge a Proclamation notice in terms of Section 62 (4 and 5) of the Lesedi Spatial Planning and Land Use Management Bylaw of 2015 (Previously -Section 6 (8) of the Gauteng Removal of Restrictions Act (Act 3 Of 1996), that the Lesedi Local Municipality have approved the Removal of Restrictive Title Deed Application in terms of Section 61 (4) of the Bylaw. Conditions C(1),(2)(a) and(3) are hereby proclaimed to be removed from the Title Deed of ERF 3550 HEIDELBERG EXTENSION 16 TOWNSHIP (T50912/1993) and all future title deed of the abovementioned erf.

The copy of the approved Removal of Restriction Application and Letter of Approval is filed with the Executive Manager, Local Economic Development and Planning Department, Civic Centre Building, No. 1 HF Verwoed Street, Heidelberg. The document can also be requested via email at [lloyd@lesedi.gov.za](mailto:lloyd@lesedi.gov.za) and open for inspection during normal office hours at the above address.

**MP TOWWN PLANNING Projects**  
**Mr. Linda Ngobeni; 072 544 4234**

**LOCAL AUTHORITY NOTICE 1046 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 2 Windsor Glen**

The removal of Conditions A.(a) to (g), B.(a) to (c) and C. from Deed of Transfer T46692/2020.

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.63/2021

**LOCAL AUTHORITY NOTICE 1047 OF 2021****AMENDMENT SCHEME 07-18783**

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 169 Kyalami Park from "Special" to "Special" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 07-18783.

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 07-18783 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 45/2021

**LOCAL AUTHORITY NOTICE 1048 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEEDS  
IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of property namely Portion 2 of Erf 469, Valhalla, 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 of the property. The property is situated at 53 Klibbe Road, Valhalla.

The application is for the removal of the following Conditions: a) to l) in Deed of Transfer T6612/2021.

The intension of the applicant in this matter is to remove constrictive conditions to allow 4 dwelling-units to be established on the erf. An application to rezone the erf runs parallel with the application advertised herewith.

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: **15 September 2021** (first date) and **22 September 2021** (second date).  
Closing date for any objections and/or comments: **13 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**. 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.

Address of Municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion.

Reference: CPD/0688/00469/2 Item No. 34266

**PLAASLIKE OWERHEID KENNISGEWING 1048 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL  
AKTES IN TERME VAN ARTIKEL 16(2) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW,  
2016**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Gedeelte 2 van Erf 469, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van sekere beperkings omskryf in die Titellakte in terme van Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die bogenoemde eiendom.

Die aansoek is vir die opheffing van die volgende Beperkings: a) tot l) in Titellakte T6612/2021.

Die voorneme van die applikant is om sekere beperkende voorwaardes op te hef om toe te laat dat 4 wooneenhede op die erf ontwikkel kan word. 'n Aansoek vir die hersonering van die erf is gelyktydig met die aansoek wat hiermee geadverteer word ingedien.

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: **15 September 2021** (eerste datum) en **22 September 2021** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **13 Oktober 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 applikant, 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: Kamer E10, h/v Basden en Rabie Strate, Centurion.

Verwysing: CPD/0688/00469/2 Item Nr. 34266

**LOCAL AUTHORITY NOTICE 1049 OF 2021**  
**AMENDMENT SCHEME 20-05-0811**

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 Erven 167 to 170 Tres Jolie Extension 4 from "Special" to "Special" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-0811.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-05-0811 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 60/2021



**LOCAL AUTHORITY NOTICE 1050 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, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of property namely Portion 2 of Erf 469, Valhalla, 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 53 Klibbe Road, Valhalla.

The rezoning is **from** "Residential 1" with a density of one dwelling per 700m<sup>2</sup> **to** "Residential 2" with a density of 25 units per hectare.

The intension of the applicant in this matter is to rezone the property to allow 4 dwelling-units to be established on the erf. An application to remove restrictive conditions from the Title Deed runs parallel with the application advertised herewith.

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: **15 September 2021** (first date) and **22 September 2021** (second date).  
Closing date for any objections and/or comments: **13 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**. 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.

Address of Municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion.

Reference: CPD 9/2/4/2-6179T Item No. 34265

**PLAASLIKE OWERHEID KENNISGEWING 1050 VAN 2021****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE  
LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Gedeelte 2 van Erf 469, Valhalla, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 53 Klubbeweg, Valhalla.

Die hersonering is **van** "Residensieël 1" met 'n digtheid van 1 woonhuis per 700m<sup>2</sup> **na** "Residensieël 2" met 'n digtheid van 25 eenhede per hektaar.

Die voorneme van die applikant is om die erf te hersoneer om toe te laat dat 4 wooneenhede op die erf ontwikkel kan word. 'n Aansoek om beperkende voorwaardes in die Titellakte op te hef is gelyktydig met die aansoek wat hiermee geadverteer word ingedien.

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: **15 September 2021** (eerste datum) en **22 September 2021** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **13 Oktober 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 applikant, 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: Kamer E10, h/v Basden en Rabie Strate, Centurion.

Verwysing: CPD 9/2/4/2-6179T Item Nr. 34265

**LOCAL AUTHORITY NOTICE 1051 OF 2021****CITY OF TSHWANE****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 Tshwane has approved the application for the removal and amendment of certain conditions contained in Title Deed T98270/16, with reference to the following property: Erf 460, Lynnwood.

The following conditions and/or phrases are hereby removed: Conditions I(b), I(f), I(g), II(a), II(c), II(c)(i), II(c)(ii), II(c)(iii), II(d), V(a) and V(b).

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

**AND/AS WELL AS**

that the City of Tshwane has approved the application for the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning of Erf 460, Lynnwood, from "Residential 1", with a minimum erf size of 1 250m<sup>2</sup>, to "Residential 2", Dwelling units, Table B, Column 4, with a density of 25 dwelling units per hectare (maximum of 10 (ten) dwelling-units), subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Head of Department: Department of Economic Development, Gauteng Provincial Government and the Group Head: Economic Development and Spatial Planning, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **3674T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3674T (Item 24816))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 SEPTEMBER 2021

(Notice 313/2021)

**LOCAL AUTHORITY NOTICE 1052 OF 2021****AMENDMENT SCHEME 20/02/0416  
AND 20/13/2086/2019**

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 623 Bryanston:

- (1) The removal of Condition (a) to (r) and definitions (i) and (ii) from Deed of Transfer T21215/2015;
- (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 20/02/0416, 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, 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. 143 /2021

**LOCAL AUTHORITY NOTICE 1053 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 T63975/2016, with reference to the following property: Erf 1145, Waterkloof Ridge Extension 2.

The following conditions and/or phrases are hereby removed: Conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(h), 1.(k), 2.(a), 2.(b), 2.(b)(i), 2.(b)(ii), 2.(c), 3., 4.(i) and 4.(ii).

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

(CPD WKRx2/0744/1145 (Item 33761))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 SEPTEMBER 2021  
(Notice 619/2021)

**LOCAL AUTHORITY NOTICE 1054 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 T39744/2016, with reference to the following property: Erf 567, Murrayfield.

The following conditions and/or phrases are hereby removed: Conditions 1(b), 1(c), 1(d), 1(e), 1(f), 1(h), 1(j), 1(k), 2(a), 2(b), 2(b)(i), 2(b)(ii), 2(c) and 3(a).

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

(CPD MRFx1/0484/567 (Item 32151))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 SEPTEMBER 2021  
(Notice 617/2021)

**LOCAL AUTHORITY NOTICE 1055 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 T61493/2018, with reference to the following property: Erf 983, Lyttelton Manor Extension 1.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (g)(i), (g)(ii), (g)(iii), (h), (i), (j), (k), (l)(i), (l)(ii), (l)(iii), (m)(i), (m)(ii), (m)(iii), (m)(iv), (n), (o), (o)(i) and (o)(ii).

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

(CPD LYTx1/0387/983 (Item 33473))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 SEPTEMBER 2021  
(Notice 616/2021)

**LOCAL AUTHORITY NOTICE 1056 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 T156162/2005 and T18177/2013, with reference to the following properties: Erven 530 and 539, Erasmuskloof Extension 2.

The following conditions and/or phrases are hereby removed:

Erf 530 – Title Deed T156162/2005: Conditions A. and C.; and  
Erf 539 – Title Deed T18177/2013: Condition B.

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

(CPD EMFx2/0221/530 (Item 29094))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 SEPTEMBER 2021  
(Notice 615/2021)

**LOCAL AUTHORITY NOTICE 1057 OF 2021****AMENDMENT SCHEME 20-02-0787**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 22 of Erf 1105 Morningside Extension 32 from "Residential 3" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-0787.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-02-0787 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.61/2021



**LOCAL AUTHORITY NOTICE 1058 OF 2021**  
**AMENDMENT SCHEME 01-18030**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of Erf 60 Booyens from "Residential 4" to "Special" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18030.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 01-18030 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.49/2021

**LOCAL AUTHORITY NOTICE 1059 OF 2021**  
**LESEDI LOCAL MUNICIPALITY**

We, Mahange Town Planning Projects hereby lodge a Proclamation notice in terms of Section 62 (4 and 5) of the Lesedi Spatial Planning and Land Use Management Bylaw of 2015 (Previously -Section 6 (8) of the Gauteng Removal of Restrictions Act (Act 3 Of 1996), that the Lesedi Local Municipality have approved the Removal of Restrictive Title Deed Application in terms of Section 61 (4) of the Bylaw. Conditions C(1),(2)(a) and(3) are hereby proclaimed to be removed from the Title Deed of ERF 3550 HEIDELBERG EXTENSION 16 TOWNSHIP (T50912/1993) and all future title deed of the abovementioned erf.

The copy of the approved Removal of Restriction Application and Letter of Approval is filed with the Executive Manager, Local Economic Development and Planning Department, Civic Centre Building, No. 1 HF Verwoed Street, Heidelberg. The document can also be requested via email at [lloyd@lesedi.gov.za](mailto:lloyd@lesedi.gov.za) and open for inspection during normal office hours at the above address.

**MP TOWWN PLANNING Projects**  
**Mr. Linda Ngobeni; 072 544 4234**

**LOCAL AUTHORITY NOTICE 1060 OF 2021****AMENDMENT SCHEME 01-16894 & REMOVAL OF RESTRICTIVE TITLE CONDITIONS  
20/13/3314/2019**

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 816 Forest Town:

- (1) The removal of Conditions (a) and (c) from Deed of Transfer T12569/2017;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-16894, 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. /2021

**LOCAL AUTHORITY NOTICE 1061 OF 2021****AMENDMENT SCHEME 20-01-0390**

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 Erven 1094, 1095 and 1097 Highlands North from "Residential 1" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0390.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-0390 will come into operation on date of publication hereof.

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

**LOCAL AUTHORITY NOTICE 1062 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 the Remaining Extent of **Erf 103 Melrose North Extension 1**.

The removal of all Condition 3.1 from Deed of Transfer T3230/2019.

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.48/2021

**LOCAL AUTHORITY NOTICE 1063 OF 2021****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING APPLICATIONS IN TERMS OF SECTIONS 66 AND 45 OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Manna Development Consultancy (Pty) Ltd being the authorised agent / applicant of the Remainder of Portion 198 of the Farm Hekpoort 504 JQ hereby give notice in terms of sections 66 (6) and 45(2)(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 removal of restrictive conditions in the Deed of Transfer T 45555/1999 and the amendment of the Krugersdorp Town Planning Scheme known as Amendment Scheme 1947.

The property is located on the right-hand side of R563 (Hekpoort-Krugersdorp Road), approximately 800m north from the R96/R563 T junction.

The application aims to achieve i) the removal of conditions 2 (a) to (b) in Title Deed T45555/1999 and ii) the rezoning of the property from "Agricultural" to "Agricultural" with an Annexure to include "Commercial use" with a floor area of 5100m<sup>2</sup>, a "Second dwelling unit" and historical approved land use rights.

The intent of the applicant in this matter is to obtain land use rights to regularise the existing land use of the facility.

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 15 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 *Gauteng Provincial Gazette* and Citizen newspaper. Closing date for any objections and/or comments is 13 October 2021.

Address of Municipal offices: First Floor, Furn City Building, cnr Monument and Human Streets Krugersdorp.

Address and contact details of applicant: P.O. Box 2882, Noordheuwel, 1756, Cell: 072 188 4504, email martin@mannadc.co.za. Reference: Rem\_198\_504\_JQ  
Dates: 15 & 22 September 2021

**LOCAL AUTHORITY NOTICE 1064 OF 2021****CITY OF EKURHULENI (BENONI CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with SPLUMA, 2013 the City of Ekurhuleni, Benoni Customer Care Area hereby declares MAYFIELD EXTENSION 48 Township to be an approved Township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY LYONSFIELD PROPRIETARY LIMITED (REGISTRATION NUMBER 2018/619365/07) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 423 (A PORTION OF PORTION 51) OF THE FARM PUTFONTEIN 26 I.R., HAS BEEN GRANTED.

**A. CONDITIONS OF ESTABLISHMENT**

- (1) **NAME**  
The name of the township shall be MAYFIELD EXTENSION 48.
- (2) **DESIGN**  
The township shall consist of erven and streets as indicated on General Plan S.G. No.1467/2017.
- (3) **EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to existing title conditions and servitudes, if any,
  - (a) but excluding the following servitudes, which do not affect the township due to its locality:
    - A. The remainder of portion 51 (a portion of portion 15) of the farm PUTFONTEIN 26, Registration Division IR, Gauteng 13.0814 hectares in extent is By virtue of Notarial Deed of Servitude K7029/2015S is subject to a Servitude for municipal purposes, with ancillary rights 2,00 (two) metres wide, the centre line of the servitude being indicated by the line ABCDE on Diagram SG No 11004/2000, as will more fully appear from the said notarial deed with diagram annexed.
- (4) **STORMWATER DRAINAGE AND STREET CONSTRUCTION:**
  - (a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
  - (b) The township owner shall, when required to do so by the City Engineer, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the City Engineer under the supervision of the appointed professional engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
  - (c) The township owner shall be responsible for the maintenance for the streets and stormwater drainage system to the satisfaction of the City Engineer until the street and stormwater drainage system have been constructed as set out in Sub-clause (b) above.
  - (d) Should the township owner failed to comply with the Local Authority provision of (a), (b) and (c) hereof they shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Local Authority may determine, fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Local Authority.

(6) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owners. The township owners shall consult the Local Authority before any existing municipal service(s) need to be replaced or removed.

(7) ENDOWMENT

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority for the provision of land for parks (public open space).

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(9) SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(10) PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense 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 required by the local authority to do so.

(12) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

(13) LAND FOR MUNICIPAL PURPOSES

The following erven must be transferred to the Local Authority:  
Erf 12323 as "Municipal" and Erf 12372 as "Public Open Space"

B. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1. ALL ERVEN

- (a) The erf is subject to a servitude 2 metres 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 and 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 structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (d) Except with the written consent of the Local Authority and subject to such conditions as it may impose, neither the owner nor any other person shall:
  - (i) save and except to prepare the erf for building purposes, excavate any material there from;
  - (ii) sink any wells or boreholes thereon or abstract any subterranean water there from; or
  - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of a like nature.
- (e) The siting of buildings, including outbuildings, on the erf and entrances to and exists from the erf, to a public street system, shall be to the satisfaction of the Local Authority.
- (f) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (g) No materials or goods of any nature, whatsoever, shall be dumped or placed within the building restriction area along any street and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access road: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the Local Authority, subject to such conditions as may be determined by it.
- (h) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority, as and when required by it.
- (i) If the erf is to be fenced, such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.

## 2. ERF 12324

- (a) The erf is subject to a building restriction servitude, 31.5 metres wide, in favour of the local authority as indicated on the General Plan.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069 Germiston 1400, Notice CD 78/2021

### LOCAL AUTHORITY NOTICE NOTICE OF APPROVAL CITY OF EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME B0443

The City of Ekurhuleni, Benoni Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of MAYFIELD EXTENSION 48 Township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Civic Centre, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme B0443 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, Civic Centre, Cross Street, Germiston, Notice No. CD 78/2021



**LOCAL AUTHORITY NOTICE 1065 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares POMONA EXTENSION 104 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY COBO KONTRAKTEURS EIENDOMS BEPERK (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 590 (A PORTION OF PORTION 26) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

**A. CONDITIONS OF ESTABLISHMENT**

- (1) **NAME**  
The name of the township shall be Pomona Extension 104.
- (2) **DESIGN**  
The township shall consist of erven and streets as indicated on General Plan, S.G. No. 605/2014.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to existing conditions and servitude's, if any, but excluding condition 1 from the Deed of Transfer T000005365/2012 which will not be passed on to the owners of erven in the township.
- (4) **PRECAUTIONARY MEASURES**  
The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**  
Access to the township shall be obtained from Second Road.
- (6) **ENGINEERING SERVICES**
  - (i) The applicant shall be responsible for the installation and provision of internal engineering services.
  - (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street lights).
- (7) **DEMOLITION OF BUILDINGS AND STRUCTURES**  
The township owner shall at his own expense 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 required by the local authority to do so.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**  
The township owner shall arrange for the drainage of the township to fit in with the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

## (9) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

## (10) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 3614 and 3615 in the township to be consolidated.

## B. CONDITIONS OF TITLE

All erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

## (1) ALL ERVEN

- i) The 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.
- ii) No building or other structures 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.
- iii) 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 course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP029.2021 [15/3/7/P2 X 104]

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0002  
(PREVIOUSLY KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2261)

The City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of POMONA EXTENSION 104 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre, 5<sup>th</sup> Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0002 (previously known as Kempton Park Amendment Scheme 2261) and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP029.2021 [15/3/7/P2 X 104]

**LOCAL AUTHORITY NOTICE 1066 OF 2021****MIDVAAL LOCAL MUNICIPALITY****PORTION 1 OF ERF 325 THE DE DEUR ESTATES LIMITED TOWNSHIP**

It is hereby notified in terms of the provisions of Section 39 (4) of the Midvaal Local Municipality Land Use Management By-Law, that the Midvaal Local Municipality has approved the rezoning application for the amendment of the Midvaal Land Use Scheme, 2017, for Portion 1 of Erf 325 The de Deur Estates Limited Township from "Residential 1" to "Business 2" with an annexure for a Drive-Thru-Restaurant and a filling station. This amendment is known as MLUS53 and shall come into operation on the date of publication of this notice.

The Land Use Scheme, scheme clauses and Annexures of this amendment scheme are filed with the Executive Director: Development and Planning, Midvaal Local Municipality, and are open to inspection during normal office hours.

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

**LOCAL AUTHORITY NOTICE 1067 OF 2021****ERF 227 FRANKLIN ROOSEVELT PARK**

**APPLICABLE SCHEME:** CITY OF JOHANNESBURG LAND USE SCHEME, 2018.

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, Inkanyiso Planning Developments (Pty) Ltd, intend to apply to the City of Johannesburg for an amendment to the land use scheme. **SITE DESCRIPTION:** Erf/Portion: 227 **Suburb Name:** Franklin Roosevelt Park **Code:** 2195 **APPLICATION TYPE:** Rezoning from "Business 4" to "Business 4", including a dwelling unit, subject to conditions. **APPLICATION PURPOSES:** to increase the floor area ratio from 300m<sup>2</sup> (0,3) to 0,41 and include a dwelling unit on the land use.

The above application will be open for inspection from 8:00 to 15:30 at the City's Metro Link, 158 Civic Boulevard, Braamfontein, which has been identified as the public point of entry for Development Planning walk in services. Alternatively, the application will also be available on the City's e- platform for access by the public to inspect for a period of 28 days from **15 September 2021**. A copy of the application documents can also be provided via email, upon request to the authorized agent (contact details below).

Any objection or representation with regard to the application must be submitted to both agent and the Registration Section of the Development Planning at the above address, or posted to: P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than **13 October 2021**.

**AUTHORISED AGENT:** Inkanyiso Planning Developments (Pty) Ltd. Postal Address: 1896 Mpane Street, Orlando East, 1804, (t) +27 11 935 1847, (c) +27 78 574 3228, (e) [mzinyanesp@gmail.com](mailto:mzinyanesp@gmail.com)

**LOCAL AUTHORITY NOTICE 1068 OF 2021****FOURWAYS EXTENSION 64**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Fourways Extension 64** 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 FRIESLAND INVESTMENTS (PROPRIETARY) LIMITED, REGISTRATION NUMBER 2003/019499/07 (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 660 (A PORTION OF PORTION 101) OF THE FARM ZEVENFONTEIN 407, REGISTRATION DIVISION J.R., GAUTENG PROVINCE, HAS BEEN APPROVED.**

**1. CONDITIONS OF ESTABLISHMENT.****(1) NAME**

The name of the township is Fourways Extension 64.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 3846/2019.

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

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

**(4) ELECTRICITY**

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

**(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not been commenced with before 23 May 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.

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

(a) Should the development of the township not been completed before 4 April 2028 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township, **No 03-18277/3**. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 4 April 2018.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 21 February 2023 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(8) ACCESS

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

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 03-18288/3.

(9) 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.

(10) 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.

(11) 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.

(12) 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.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

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

(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.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

**3. CONDITIONS OF TITLE.**

**A. Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.**

(1) **ALL ERVEN**

(a) The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the 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 to that the same purposes can be achieved by other more effective means.

The NHBRC coding for foundations is classified as S.

(2) **ALL ERVEN**

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

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

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

**B. Conditions of Title imposed by the Department of Roads and Transport (Gauteng Provincial Government) in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended.**

(1) **ERVEN 2638 - 2640**

(a) The registered owner of the erven shall maintain, to the satisfaction of the Department of Roads and Transport (Gauteng Provincial Government), the physical barrier erected along the erven boundary abutting Road P71 (William Nichol Drive) and Road K56.



(b) Except for the physical barrier referred to in clause (a) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected neither shall anything be constructed or laid under or below the surface of the erven within a distance less than 16m from the boundary of the erf abutting Road P71 (William Nichol Drive) and Road K56 neither shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the Department of Roads and Transport (Gauteng Provincial Government).

- 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 in addition to the provisions of the Peri Urban Areas Town Planning Scheme, 1975, declares that it has approved an amendment scheme being an amendment of the Peri Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township of **Fourways Extension 64**. 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 03-18277.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. 039/2021**

**LOCAL AUTHORITY NOTICE 1069 OF 2021****MIDVAAL LOCAL MUNICIPALITY****PORTIONS 1 AND 3 OF ERF 346 HIGHBURY TOWNSHIP**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given that, the Randvaal Town Planning Scheme 1994, read together with Spatial Planning and Land Use Management Act, Act 16 of 2013 be amended by the rezoning of Portions 1 and 3 of Erf 346 Highbury Township from "Residential 1" to "Industrial 1" with an annexure for commercial purposes only, which amendment scheme will be known as Randvaal Amendment Scheme WS246, as indicated on the relevant Map 3 and Scheme Clauses as approved and which lie for inspection during office hours, at the offices of the Executive Director: Development and Planning, Midvaal Local Municipality, Mitchell Street, Meyerton.

**MR SOLLY MOSIDI**  
**ACTING MUNICIPAL MANAGER**  
Midvaal Local Municipality  
Date: (of publication)

**PLAASLIKE OWERHEID KENNISGEWING 1069 VAN 2021****MIDVAAL PLAASLIKE MUNISIPALITEIT****GEDEELTES 1 EN 3 VAN ERF 346 HIGHBURY DORPSGEBIED**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat, die Randvaal Dorpsbeplanningskema 1994, saamgelees met die Spatial Planning and Land Use Management Act, Act 16 of 2013 gewysig word deur die hersonering van Gedeeltes 1 en 3 van Erf 346 Highbury Dorpsgedied vanaf "Residensieel 1" na "Nywerheid 1" met 'n bylae slegs vir kommersiele doeleindes, welke wysigingskema bekend sal staan as Randvaal Wysigingskema WS246, soos aangedui op die goedgekeurde Kaart 3 en Skema Klousules wat ter insae lê gedurende kantoorure, by die kantoor van die Uitvoerende Direkteur: Ontwikkeling en Beplanning, Munisipale Kantore, Mitchellstraat, Meyerton.

**MNR SOLLY MOSIDI**  
**WAARNEMENDE MUNISIPALE BESTUURDER**  
Midvaal Plaaslike Munisipaliteit  
Datum: (van publikasie)

**LOCAL AUTHORITY NOTICE 1070 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 T34145/2020, with reference to the following property: Portion 220 of the farm Tweefontein 372JR.

The following conditions and/or phrases are hereby removed: Conditions A.(a) and A.(b).

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

(CPD 372-JR/0610/220 (Item 33863))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

8 SEPTEMBER 2021  
(Notice 613/2021)

**LOCAL AUTHORITY NOTICE 1071 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 T180672/2004, T806/2005 and T56292/2006, with reference to the following properties: Erven 26, 26 and 27, Deerness.

The following conditions and/or phrases are hereby removed:

Erf 25 – Title Deed T180672/2004: Conditions (a), (b), B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(j), B(k), B(l)(1), B(l)(2)(i)(ii);

Erf 26 – Title Deed T806/2005: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l) and (m)(i)(ii); and

Erf 27 – Title Deed T56292/2006: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m) and (n)(i)(ii).

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

(CPD DRN/0148/25 (Item 32335))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

8 SEPTEMBER 2021  
(Notice 611/2021)