

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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15 SEPTEMBER 2021  
15 SEPTEMBER 2021

**No: 346**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1006 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016: PROPOSED MABOPANE EXTENSION 13 TOWNSHIP**

I/We, CITEPLAN (Pty) Ltd, being the applicant, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/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 at the abovementioned address or at P O Box 58393, Karen Park, 0182, or to CityP\_Registration@tshwane.gov.za for 28 days from 8 September 2021 until 6 October 2021. Full particulars and plans (if any) may be requested as set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, 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 or applicant through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at info@citeplan.net

**Address of Municipal offices:** The Strategic Executive Director, City Planning and Development, Office LG004, Isivuno House, 143 Lilian Ngoyi Street, 0001.

**Address of applicant:** CITEPLAN (Pty) Ltd, 93 Silver Pine St, Malanshof, Randburg, 2194. P.O. Box 1624, Ferndale, 2194: e-Mail address: info@citeplan.net, Telephone No: 0824563173

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

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

**ANNEXURE**

Name of township: MABOPANE EXTENSION 13

Full name of applicant: CITEPLAN (Pty) Ltd

Number of erven, proposed zoning and development control measures:

- Approximately 3000 erven: "Residential 1", 2 storeys, coverage = 50%, F.A.R. = 1
- Approximately 6 erven: "Business 1", 2 storeys, coverage = 50%, F.A.R. = 1
- 1 erf: "Educational", 4 storeys, coverage = 50%, F.A.R. = 1.8
- 1 erf: "Municipal"
- 1 erf: "Cemetery"
- Approximately 5 erven: "Public Open Space"

The intention of the applicant in this matter is to establish an integrated mixed-use human settlement.

**Locality and description of property on which township is to be established:** a part of the Remaining Extent of Portion 12 (a Portion of Portion 5) of the farm Nooitgedacht 256 JR (Ga-Tsebe area).

**Reference:** CPD / MABX13, Item No: 33434)

8-15

**MOTSE MOGOLO WA MASEPALA WA TOROPO YA TSHWANE O DIRA KITISO YA KOPO  
YA GO THEGA TOROPO GO LALELA KAROLO (16) 4 YA TAOLO YA TSHEBEDISO YA  
MOBU WA TOROPO YA TSHWANE KA MOLAO, 2016:  
TLHAGISO YA TLALELETSO YA LEKEISHENE LA MABOPANE 13**

Nna/ Rona, CITEPLAN (Pty) Ltd, re le mokopi, re fana ka tsebiso ka go latela karolo ya 16 (1) (f) tsa toropo ya Tshwane taolo ya tshebediso ya mobu ka molao, 2016, gore nna / re tsentsa kopo go Toropo wa Masepala wa Toropo ya Tshwane ka go simolola toropo(lekeishene) ka go latela Karolo ya 16 (4) ya Molao wa Taolo ya Tshebediso ya Mobu wa Toropo ya Tshwane, 2016 o boletsweng ka tokomanetlaleletso sa mona. Ngongorego efe kgotsa efe le / kgotsa maikutlo, le go tsenyeletsa mabaka a kganetso / kgotsa maikutlo kgotsa letlhaloso ka botlalo, ntle le moo Masepala a ke keng a tsamaellana le motho kapa 'mele o fanang ka kganetso ) le / kgotsa letlhaloso, le tla dirwa le bona, kgotsa e etswiwa ka go kwala mo atereseng e boletsweng mo godimo kgotsa go Lebokoso la 58393 ,Karen Park,0182 ,kgotsa mo go [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) matsatsi a 28 go tloga ka di **8 Lwetse 2021** go fitlhela ka di **6 Diphlane 2021**. Dintlha le merero e feletseng (faele e teng) e ka kopiwa jalo ka go tlhalositswe ka tlhase ga nako ya matsatsi a 28 go tloga ka letsatsi la phatlhalatso ya pele ya tsibiso go koranta ya Provincial Gazette, Beeld le Citizen. Ebang motho ofe kgotsa ofe o nang le kगतlego kgotsa o amegang a eletsa go bona kapa go bona kopo ya kopo ya ntshetsopele ya mobu, kopo e ka kopiwa go Masepala kgotsa mokopi ka dintlha tse tse latelang: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) kgotsa go tswa go mokopi go [info@citeplan.net](mailto:info@citeplan.net)

**Aterese ya diofisi tsa Masepala:** Motsamaisi wa setlhogong sa maano, Moralo wa Toropo le Ntshetsopele, Ofisi ya LG004, Isivuno House, Seterateng sa 143 Lilian Ngoyi, 0001.

**Aterese ya mokopi:** CITEPLAN (Pty) Ltd, 93 Silver Pine St, Malanshof, Randburg, 2194. Lebokose 1624, Ferndale, 2194: Aterese ya lengwalo-tsibiso: [info@citeplan.net](mailto:info@citeplan.net), Nomoro ya Mogala: 0824563173

**Letsatsi la go kwala dikganetso / kgotsa maikutlo:** 6 Diphlane 2021

**Matsatsi a tsibiso e tla phatlhalatswa:** ka di 8 le 15 Lwetsi 2021

**TOKOMANETLALELETSO**

Leina la lekeishene: TLALELETSO YA MABOPANE 13

Leina la botlalo la mokopi: CITEPLAN (Pty) Ltd.

Palo ya megato ya taolo ya golaola le taolo ya go ntshetsopele:

- E ka bang dibaka tse 3000: "Bodulo ba 1", bogodimo jo bobedi, go bogolo= 50%, F.A.R. = 1
- E ka bang dibaka tse 6: "Kgwebo ea 1", bogodimo jo bobedi, go bogolo = 50%, F.A.R. = 1
- Karolo e le 1: "Thuto", bogodimo a mane, go bogolo = 50%, F.A.R. = 1.8
- Karolo e le 1: "Masepala"
- Karolo e le 1: "Mabitla"
- E ka bang dlibaka tse 5: "Sebaka se bulegileng sa setshaba"

Morero ya mokopi ntlheng ena ke go thega bodulo bo kopaneng ba tshebediso ya batho.

**Sebaka le tlhaloso ya thepa ya toropo e tla thehoa ho eona:** karolo ya Karolo e Setseng ya Karolo ya 12 (Karolo ya Karolo ya 5) ya polasi ya Nooitgedacht 256 JR (sebaka sa Ga-Tsebe).

**Referense:** CPD / MABX13, Ntho ya No: 33434)







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