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GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

**Provincial Gazette
Provinsiale Koerant**
EXTRAORDINARY • BUITENGEWOON

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

Vol: 27

PRETORIA
24 MARCH 2021
24 MAART 2021

No: 69

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 283 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****WILLOW PARK MANOR EXTENSION 96**

I, Lorenzo Massimo Giovannoni of the firm EVS Planning, 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 have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4), as well as Section 16(18) for the pre-approval amendment of the township establishment 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 city_registration@tshwane.gov.za from 24 March 2021 until 21 April 2021.

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

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 on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

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

Address of Municipal offices: LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

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

Address of authorized agent: EVS Planning, P.O. Box 65093, Erasmusrand, 0165 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E4997.

Dates on which notice will be published: 24 March 2021 and 31 March 2021.

ANNEXURE

Name of township: Willow Park Manor Extension 96

Full name of applicant: EVS PLANNING

Number of erven: The Township will consist of 2 erven.

Proposed zoning: Erven 680 & 681 – “Residential 4”

Development control measures:

Erven 680 & 681 - “Residential 4”; Height: 4 storeys (15m); Coverage: 60%; Floor Area Ratio: 0.8 (as per the pre-approval amendment application in terms of Section 16(18) of the City of Tshwane Land Use Management By-Law, 2016); Building lines: 5m for the street boundaries and all other building lines 5m and a maximum of 214 dwelling units.

Locality and description of property(ies) on which township is to be established: The application site is situated at 320 Bush Road and is currently known as Holding 10 Willow Park Agricultural Holdings.

Reference: CPD 9/2/4/2-5863

Item no: 32952

KENNISGEWING 283 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGTING AANSOEK IN TERME VAN KLOUSULE 16(4) VAN DIE STAD VAN
TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016****WILLOW PARK MANOR UITBREIDING 96**

Ek, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4), asook Klousule 16(18) vir die voor goedkeuring wysiging van die dorpstigting van die Tshwane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za ingedien of gerig word, vanaf 24 Maart 2021 tot 21 April 2021.

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

Daarbenewens kan die aansoeker met indiening van die aansoek óf 'n kopie elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie of hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die applikant se intellektuele eiendomsreg benadeel nie.

Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantoor: LG004, Isivuno House, Lillian Ngoyistraat 143 Street, Pretoria.

Sluitingsdatum vir besware: 21 April 2021.

Adres van gemagtigde agent: EVS Planning, Posbus 65093, Erasmusrand, Pretoria, 0165 of Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E4997.

Datums waarop kennisgewing gepubliseer sal word: 24 Maart 2021 en 31 Maart 2021.

BYLAE

Naam van dorp: Willow Park Manor Uitbreiding 96

Volle naam van aansoeker: EVS PLANNING

Aantal erwe: Die dorp sal bestaan uit 2 erwe.

Voorgestelde Sonering: Erwe 680 & 681 - "Residensieël 4"

Ontwikkeling beheermaatreëls:

Erwe 680 & 681 - "Residensieël 4"; Hoogte: 4 verdiepings (15m); Dekking: 60%; Vloeroppervlakte: 0.8 **(soos per die voor goedkeuring wysigings aansoek in terme van Klousule 16(18) van die Tshwane Verordening op Grondgebruik Bestuur, 2016)**; Boulyne: 5m vir die straatgrense en alle ander boulyne 5m en 'n maksimum van 214 wooneenhede.

Ligging en beskrywing van die eiendom(e) waarop dorp gestig gaan word: Die aansoekperseel is geleë te 320 Bushweg en staan tans bekend as die Hoewe 10 Willow Park Landbouhoewes.

Verwysing: CPD 9/2/4/2-5863

Item no: 32952