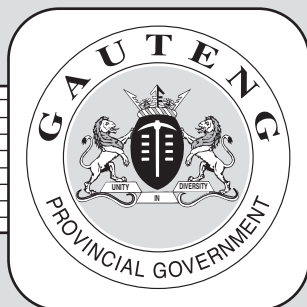


***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

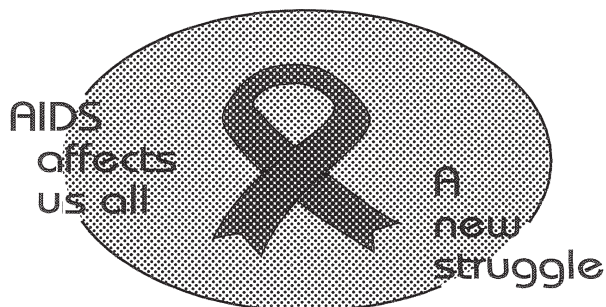
Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol: 27

PRETORIA
17 FEBRUARY 2021
17 FEBRUARIE 2021

No: 44

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

**N.B. The Government Printing Works will
not be held responsible for the quality of
"Hard Copies" or "Electronic Files"
submitted for publication purposes**

ISSN 1682-4520



9 771682 452005



0 0 0 4 4

IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
	GENERAL NOTICES • ALGEMENE KENNISGEWINGS		
235	Tshwane Town-planning Scheme, 2008 (Revised 2014): Portion 322 (a Portion of Portion 13) of the farm De Onderstepoort 300-JR	44	3
235	Tshwane Dorpsbeplanningskema, 2008 (hersien 2014): Gedeelte 322 ('n gedeelte van Gedeelte 13) van die plaas De Onderstepoort 300-JR	44	4

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 235 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**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorised applicant of the registered owner of the Remainder of Holding 8, Cynthia Vale Agricultural Holdings (in the process of being registered as Portion 322 (a Portion of Portion 13) of the farm De Onderstepoort 300-JR, in accordance to the Excision of the property approved by the City of Tshwane Metropolitan Municipality on 16 September 2020), hereby gives notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for Consent Use for a lodge on the aforementioned property 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, subject to certain development controls.

The property is situated at no. 243, Apache Avenue, Cynthia Vale Agricultural Holdings. The current zoning of the property is: "Agricultural". The intention of the applicant in this matter is to develop a lodge with 18 guest bedrooms, Coverage of 25%, Height of 10 meters (2 storeys) and a total gross floor area which shall not exceed 1250m² (excluding the floor area of the existing main house and outbuildings).

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 17 February 2021 until 17 March 2021. Full particulars and plans may be inspected during normal office hours at the Pretoria Municipal Offices: Registration Office LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria, for a period of 28 days from the date of publication of the advertisement 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. 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.

Address of applicant: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen, P O Box 72729, Lynnwood Ridge, 0040, Tel: (012) 993 5848, Fax: (012) 993 1292, E-mail: anna-marie.potgieter@plankonsult.co.za

Date of publication:

17 February 2021

Closing date for any objections and/or comments:

17 March 2021

Reference:

CPD CYNH/0118/8/R (Item No. 32467)

KENNISGEWING 235 VAN 2021**KENNISGEWING VAN 'N AANSOEK OM TOESTEMMINGSGEBRUIK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van die geregistreerde eienaar van die Restant van Hoewe 8, Cynthia Vale Landbouhoewes (in die proses van registrasie as Gedeelte 322 ('n Gedeelte van Gedeelte 13) van die plaas De Onderstepoort 300-JR, ooreenkomstig die Uitsluiting van die eiendom goedgekeur deur die Stad Tshwane Metropolitaanse Munisipaliteit op 16 September 2020), gee hiermee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om Toestemmingsgebruik vir 'n "lodge" op bovermelde eiendom in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, onderhewig aan sekere ontwikkelingsbeheermaatreëls.

Die eiendom is geleë te Apachelaan nr. 243, Cynthia Vale Landbouhoewes. Die huidige sonering van die eiendom is: "Landbou". Die intensie van die applikant in hierdie saak is om 'n "lodge" met 18 gastekamers te ontwikkel, met 'n Dekking van 25%, Hoogte van 10 meter (2 verdiepings) en 'n totale bruto vloeroppervlakte wat nie 1250m² sal oorskrei nie (uitgesluit die vloeroppervlakte van die bestaande hoofhuis en buitegeboue).

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 17 Februarie 2021 tot 17 Maart 2021. Besonderhede van die aansoek met planne lê ter insae gedurende gewone kantoorure by die Pretoria Munisipale kantore: Registrasiekantoor LG004, Isivuno Huis, 143 Lilian Ngoyi Straat, Pretoria, vir 'n periode van 28 dae vanaf die eerste dag van publikasie van die kennisgewing in die Provinsiale Koerant.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingaansoek 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 grondontwikkelingaansoek 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.

Adres van applikant: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen, Posbus 72729, Lynnwood Rif, 0040; Tel: (012) 993 5848, Faks: (012) 993 1292, E-pos: anna-marie.potgieter@plankonsult.co.za

Datum van publikasie:

17 Februarie 2021

Sluitingsdatum vir enige besware en/of vertoë:

17 Maart 2021

Verwysing.

CPD CYNH/0118/8/R (Item No. 32467)

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

This gazette is also available free online at www.gpwnline.co.za