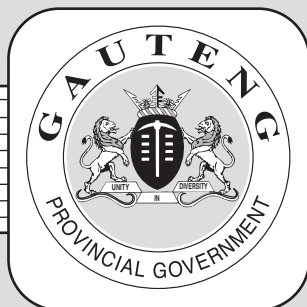


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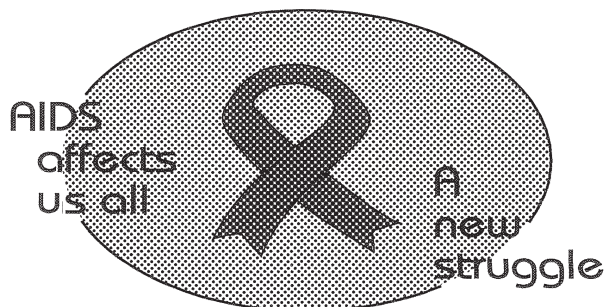
Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol: 27

PRETORIA
14 APRIL 2021
14 APRIL 2021

No: 102

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ISSN 1682-4520



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Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
	LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
219	City of Tshwane Land Use Management By-law, 2016: Portion 2 and 3 of Erf 4309, Irene Extension 54.....	102	3
219	Stad Tshwane Grondgebruiksbestuurverordening 2016: Gedeelte 2 en 3 van Erf 4309, Irene-uitbreiding 54 ..	102	5

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

**LOCAL AUTHORITY NOTICE 219 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, **Henning Lombaard**, being the applicant in my capacity as appointed agent for the owner of the properties **Portion 2 and 3 of Erf 4309 Irene Extension 54**, 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 properties as described above.

The property is located on the northern side of the existing Southdowns Shopping Centre. The property is located on the southern quadrant of the intersection of John Voster Drive(M19) and Nellmapuis Drive(M31).

The rezoning is from: **“Agricultural”**

To: “Residential 3” with a density of 25 units per Ha (limited to 132 units), height of 2 storeys (12 meter), Floor Space Ratio of 0.33 and a coverage of 60%.

The intension of the applicant in this matter is to amend the approved land use rights for the erven from “Agricultural” to “Residential 3” to allow for the establishment of a residential development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **7 April 2021** until **5 May 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, Beeld and 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.

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 must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically.

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

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

Address of Municipal offices: Centurion Municipal Offices, Room 16, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: **5 May 2021**.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043

Email: henning.lombard@m-t.co.za

Tel: 012 676 8500

Dates on which notice will be published: 7 April 2021 and 14 April 2021.

Reference: CPD/9/2/4/2-5916T

Item No: 33116

PLAASLIKE OWERHEID KENNISGEWING 219 VAN 2021
STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016

Ek, Henning Lombaard, synde die applikant in my hoedanigheid as gemagtige agent van die eienaar van die eindomme naamlik **Gedeelte 2 en 3 van Erf 4309 Irene Uitbreiding 54**, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplaningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, van die eindomme hierbo beskryf.

Die eiendom is geleë aan die noordekant van die bestaande Southdowns-winkelsentrum. Die eiendom is geleë in die suidelike kwadrant van die kruising van John Vosterrylaan (M19) en Nellmapuisrylaan (M31).

Die voorgestelde hersonering is vanaf: **“Landbou”**

NA: “Residentieel 3” met n digtheid van 25 eenhede per hektaar (beperk tot 132 eenhede), hoogte van 2 verdiepings (12meter), Vloer Oppervlak Verhouding van 0.33 en n dekking van 60%

Die bedoeling van die aansoeker in hierdie aangeleentheid is om die goedgekeurde regte van die erwe the wysig vanaf “Landbou” na “Residentieel 3” wat sal toelaat vir die oprigting van n residensiele ontwikkeling.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif 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 **7 April 2021** tot en met **5 Mei 2021**.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nuusblaaie, by die Munisipale kantore soos hieronder bevestig.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

Daarbenewens 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 op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za.

Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang.

Geen deel van die dokumentasie 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 enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling 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 oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer 16, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): **5 Mei 2021.**

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 of Po Box 39727, FaerieGlen, 0043
Email: henning.lombaard@m-t.co.za
Tel: 012 676 8500

Datums van publikasie: 7 April 2021 en 14 April 2021.

Verwysing: CPD/9/2/4/2-5916T

Item No: 33116

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

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