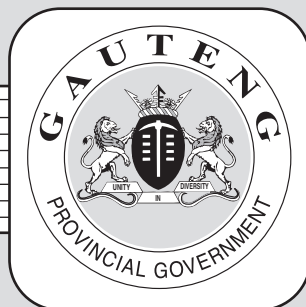


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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 601 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 READ WITH SCHEDULE 23 THERETO – SUNDERLAND RIDGE EXTENSION 40

Mr. Willem Georg Groenewald (ID No. 700404 5221 08 7) of Landmark Planning CC (Reg. No. 2009/101412/23), 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 5 May 2021 until 2 June 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: nealanduseapplications@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@land-mark.co.za
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 067 4773

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 nealanduseapplications@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 5 May 2021. The costs of any hard copies of the application will be for the account of the party requesting same.

ANNEXURE

Name of township: Sunderland Ridge Extension 40

Full name of applicant: Willem Georg Groenewald of Landmark Planning CC

Number of erven, proposed zoning and development control measures: Erven 1 and 2: zoned, Residential 4* with a density of 120 units per hectare, height restriction of 4 storeys (15m), Floor Area Ratio of 1,0 and Coverage of 60%, subject to certain proposed conditions. The intention of the property owner is to develop a secure residential development on the application site.

Locality and description of property(ies) on which township is to be established: Part of the Remainder of Portion 27 (a portion of Portion 28) of the farm Mooiplaats, 355-JR, Gauteng is located directly north of Mimosas Avenue and south of the Lochner / Mooiplaats Informal Settlement. Reference: ITEM 33075 - CPD/2442-58071

PLAASLIKE OWERHEID KENNISGEWING 601 VAN 2021

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT – KENNISGEWING VAN AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD TSHWANE GRONDGEBRUIKSBEHUUR BYWET, 2018 SAAMGELEES MET SKEEMLE 23 – SUNDERLAND RIDGE UITBREIDING 40

Eldons, Willem Georg Groenewald (ID Nr. 700404 5221 08 7) van Landmark Planning BK. (Reg. Nr. 2008/101412/23), synde die applikant, gee hiemeer kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbehuur Bywet, 2018, dat eldons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gebieds het vir Dorpstigting ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruiksbehuur Bywet, 2018 soos in die Bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) leids nie, sal gerig of skriftelik geleids word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 5 Mei 2021 tot 2 Junie 2021.

Sou enige belanghebbende of gesefekteerde party, 'n afskrif van die grondgebruiksansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangewra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksansoek 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 gesefekteerde party, deur die applikant voorsien word:

- Epos adres: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jesintaas 75, Centurion, 0157
- Kontak telefoonnommer: 012 867 4773

Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deursuur of 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 gesefekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za voorgele is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en gesefekteerde 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 gekopieer, 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 gesefekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsansoek 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 tussen 0800 en 1830 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 5 Mei 2021. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

BYLAE

Naam van dorp: Sunderland Ridge Uitbreiding 40

Volle naam van applikant: Willem Georg Groenewald van Landmark Planning BK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreë: Erwe 1 en 2: gesoneer "Residensieel 4" met 'n digtheid van 120 eenhede per hektaar, 'n hoogtebeperking van 4 verdiepings (15m), vloeruitverhouding van 1,0 en Deking van 00%, onderworpe aan sekere voorgestelde voorwaardes. Die voorneme van die grondeienaar is om 'n residensieel sekuriteits-kompleks te ontwikkel op die perseel.

Beskrywing en ligging van grond waarop dorp gesig staan te word: 'n Gedeelte van die Restant van Gedeelte 27 ('n gedeelte van Gedeelte 26) van die plaas Mopiplaats, 355-JR. Verwysing: ITEM 33075 - CPD/24/2-58077

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