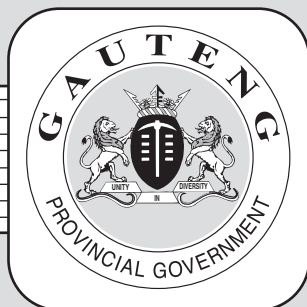


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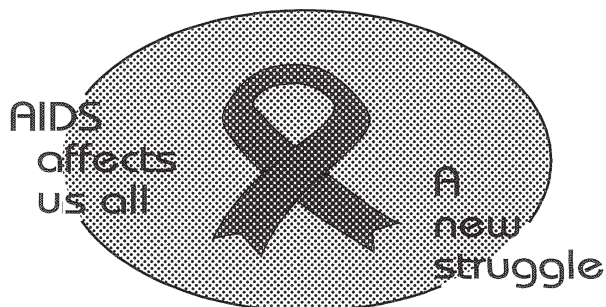
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Vol: 27

PRETORIA
22 SEPTEMBER 2021
22 SEPTEMBER 2021

No: 321

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1129 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
MONAVONI EXTENSION 101**

I, **HENNING LOMBAARD** 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 Monavoni Extension 101 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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 22 September 2021 until 20 October 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 advertisement 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 E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: 20 October 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.lombaard@m-t.co.za
Tel No: 012 676 8500

Dates on which notice will be published: 22 September 2021 and 29 September 2021.

ANNEXURE

Name of township: Monavoni Extension 101

Full name of applicant: Henning Lombaard

Number of erven, proposed zoning and development control measures:

Three(3) erven with Zoning: "**Residential 3**" with a Coverage of 60%, Height of 3 Storeys (15 meters), density of 40 Units per hectare and a Floor Area Ratio of 0.6.

One(1) erf with Zoning: "**Special**" for Access, Access control and Municipal Services with a Coverage of 10%, Height of 2 Storeys and a Floor Area Ratio of 0.1.

One(1) erf with Zoning: "Private Open Space" with a clubhouse and subservient uses with a Coverage of 35%, Height of 2 Storeys and a Floor Area Ratio of 0.3.

The intension of the applicant in this matter is to: Establish a township on a part of the remainder of portion 2 and a part of portion 3 the Farm swartkop 383JR to be known as Monavoni Extension 101.

Locality and description of property(ies) on which township is to be established: The proposed township is situated within the Monavoni development area and gains access from Lochner Street where it intersects with the R55. The proposed township is located directly north and adjacent to the existing Sevilla residential development (Monavoni Extension 33).

Reference: CPD9/2/4/2-5924T **Item No:** 33144

PLAASLIKE OWERHEID KENNISGEWING 1129 VAN 2021**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016
MONAVONI UITBREIDING 101**

Ek, **HENNING LOMBAARD** synde die applikant in my hoedanigheid, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp Monavoni Uitbreiding 101 in terme van Artikel 16(4) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, soos beskryf in die Bylae hierby.

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 22 September 2021 tot en met 20 Oktober 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 nuusblaai, 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 E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): 20 Oktober 2021.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 of
Po Box 39727, Faerie Glen, 0043
Epos: henning.lombaard@m-t.co.za en cobus.cronje@m-t.co.za
Tel No: 012 676 8500

Datums van publikasie: 22 September 2021 en 29 September 2021

BYLAE

Naam van Dorp: Monavoni Uitbreiding 101.

Volle naam van aansoeker: Henning Lombaard

Aantal erwe, voorgestelde zonering en ontwikkelings beheer maatreels:

Drie (3) erwe met zonering: "Residensieel 3" met 'n dekking van 60%, Hoogte van 3 verdiepings(15 meter), Digtheid van 40 eenhede per hektaar en 'n Vloeroppervlakte verhouding van 0.6.

Een (1) erf met zonering: "Spesiaal" vir toegan, toegan beheer en munisipale dienste met n dekking van 10%, hoogte van 2 verdiepings en n Vloeroppervlakte verhouding van 0.1.

Een (1) erf met zonering: "Privaat Oop Ruimte" insluitend n klubhuis en onderverwante gebruike met n dekking van 35% hoogte van 2 verdiepings en n Vloeroppervlakte verhouding van 0.3.

Die voorneme van die applikant in die aansoek is: Om n dorp te stig op n gedeelte van die Restant avn gedeelte 2 en n gedeelte van gedeelte 3 van die Plaas Swartkop 383JR wat bekend sal staan as Monavoni uitbreiding 101.

Ligging en beskrywing van eindome waarop die dorp gestig gan word: Die voorgestelde dorp is geleë in die Monavoni-ontwikkelingsgebied en kry toegang vanaf Lochnerstraat waar dit met die R55 kruis. Die voorgestelde dorp is direk noord en aangrensend aan die bestaande Sevilla residensiële ontwikkeling (Monavoni Uitbreiding 33).

Verwysing: CPD9/2/4/2-5924T

Item No: 33144

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