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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 6 OF 2022****CITY OF JOHANNESBURG LAND USE SCHEME, 2018
Erven 495 and 498 Bassonia Extension 1
(Amendment Scheme 20-01-3680)**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, the undersigned, have applied to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Erf / erven: 495 and 498
Township name: Bassonia Extension 1
Address: 4 Meerkat Avenue and 24 Alwyn Avenue

APPLICATION TYPE:

Amendment of Land Use Scheme (rezoning)

APPLICATION PURPOSES:

To rezone the properties from Residential 1 to Educational, subject to conditions, permitting religious purposes (Mosque), a place of instruction (Madressa) and two (2) dwelling units on the site.

Due to the Covid-19 pandemic, the following options have been put in place for members of the public and interested parties to view and obtain a copy of the application documentation for a period of 28 days from **12 January 2022**:

Copies of the application documents may be requested to be e-mailed to members of the public / interested parties by contacting the applicant on 083 650 3321 or willie@dcandb.co.za.

Alternatively, members of the public / interested parties will also have the opportunity to inspect the application on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use" followed by "Land Use Management", followed by "Advertised Land Use Applications" the application with Registration No. 20-01-3680).

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department Development Planning at the address above, or posted to the Executive Director: Department Development Planning, P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to both the applicant and objectionsplanning@joburg.org.za by not later than **10 February 2022**.

Willem Buitendag
P.O. Box 752398,
GARDENVIEW, 2047

083 650 3321 (C)
086 266 1476 (F)
willie@dcandb.co.za

PROVINCIAL NOTICE 7 OF 2022**CITY OF JOHANNESBURG LAND USE SCHEME, 2018****Portion 2 of Erf 35 Kelvin****(Amendment Scheme 20-02-3641 & 20/13/3872/2021)**

Notice is hereby given, in terms of Section 21 read with Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, the undersigned, have applied to the City of Johannesburg for an amendment to the land use scheme and the removal of conditions of title.

SITE DESCRIPTION:

Erf / erven: Portion 2 of 35
Township name: Kelvin
Address: 3 Roseway

APPLICATION TYPE:

Amendment of Land Use Scheme (rezoning and removal of conditions of title)

APPLICATION PURPOSES:

To simultaneously remove certain conditions of title and rezone the property from Residential 1 to Residential 2, subject to conditions permitting a density of 30 units per hectare to permit six (6) dwelling units on the site.

Due to the Covid-19 pandemic, the following options have been put in place for members of the public and interested parties to view and obtain a copy of the application documentation for a period of 28 days from **12 January 2022**:

Copies of the application documents may be requested to be e-mailed to members of the public / interested parties by contacting the applicant on 083 650 3321 or willie@dcandb.co.za.

Alternatively, members of the public / interested parties will also have the opportunity to inspect the application on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use" followed by "Land Use Management", followed by "Advertised Land Use Applications" the application with Registration No. 20-02-3641 & 20/13/3872/2021).

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department Development Planning at the address above, or posted to the Executive Director: Department Development Planning, P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to both the applicant and objectionsplanning@joburg.org.za by not later than **10 February 2022**.

Willem Buitendag
P.O. Box 752398,
GARDENVIEW, 2047

083 650 3321 (C)
086 266 1476 (F)
willie@dcandb.co.za

PROVINCIAL NOTICE 8 OF 2022

**CITY OF TSHWANE METROPLITAN 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
TIMSRAND EXTENSION 4**

We, Hunter Theron Incorporated being the authorised agent, 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, in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-Law, 2016, for the subdivision of the Remainder of Portion 12 and the Remainder of Portion 13 of the Farm Knopjeslaagte, 385-JR, together with the establishment of the township, in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016, to be known as Timsrand Extension 4, referred to in the Annexure hereto.

Any objection and/or comment, 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 city_registration@tshwane.gov.za from **12 January 2022**, until **09 February 2022**.

Closing date of any objections and/or comments is **09 February 2022**.

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/Star newspapers.

Address of Municipal Offices: Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices.

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. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: trisha@huntertheron.co.za and/or dane@huntertheron.co.za
- Postal address: PO Box 489, Florida Hills, 1716
- Address of applicant: Hunter Theron Inc., 53 Conrad Street, Florida North, 1709
- Contact telephone number: (011) 472 1613

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.

Dates on which notice will be published: **12 January 2022 and 19 January 2022**.

ANNEXURE

Name of township: **TIMSRAND EXTENSION 4**

Full name of applicant: Trisha Ehrlich of Hunter Theron Incorporated acting on behalf of the registered owner L. Ferreira and M.C. Ferreira.

Number of erven, proposed zoning and development control measures: One hundred and fifty-two (152) "Residential 1" erven; One (1) "Residential 3" erf; One (1) "Educational" erf; Two (2) "Special" erven for Light industrial, Commercial Uses, Business, Shops, Offices, Residential Buildings and Units; Five (5) "Private Open Space" erven; One (1) "Special" erf for "Access and access purposes"; and Public Streets in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014) measuring approximately 14.96ha in extent.

Locality of property(ies) on which township is to be established: The site, on which the proposed township is to be established, is situated north-east and adjacent to the intersection of Knopjeslaagte Road (Road 49) and Summit Road (R562). The N14 highway is located further north of the site, Diepsloot township further west of the site and Olievenhoutbosch township further to the east of the site.

Description of the property on which the township is to be situated: the Remainder of Portion 12 and the Remainder of Portion 13 of the Farm Knopjeslaagte, 385-JR

Reference: **CPD/9/2/4/2-6040T**

Item No: **33619**

12-19

PROVINSIALE KENNISGEWING 8 VAN 2022

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE
STAD TSHWANE GRONDGEBRUIK BESTUUR VERORDENING, 2016
TIMSRAND UITBREIDING 4**

Ons, Hunter Theron Ingelyf, die gemagtigde agent, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Verordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane vir die onderverdeling van die Restant van Gedeelte 12 en die Restant van Gedeelte 13 van die Plaas Knopjeslaagte, 385-JR, in terme van Artikel 16(12)(a)(iii) van die Stad van Tshwane Grondgebruik Bestuur Verordening, 2016, tesame met 'n aansoek vir 'n dorpstigting, in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruik Bestuur Verordening, 2016, wat bekend staan as Timsrand Uitbreiding 4, waarna verwys word in die Bylae hierby aangeheg.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede (waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) ingedien het nie) moet ingedien word by of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf **12 Januarie 2022 tot 09 Februarie 2022**.

Sluitingsdatum van enige besware en/of kommentaar is **09 Februarie 2022**.

Volledige besonderhede en planne (indien enige) is ter insae gedurende normale kantoorure by die Munisipale Kantoor, soos hieronder uiteengesit word, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant/Beeld /Star-koerante.

Adres van Munisipale Kantoor: Kamer E10, hoek van Basden- en Rabiestraat, Centurion Munisipale Kantore.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit aangevra word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruik aansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- E-posadres: trisha@huntertheron.co.za en/of dane@huntertheron.co.za
- Posadres: Posbus 489, Florida Hills, 1716
- Adres van applikant: Hunter Theron Ing., Conradstraat 53, Florida-Noord, 1709
- Kontaknommer: (011) 472 1613

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n E-posadres 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, of 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 geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek 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.

Datums waarop kennisgewing gepubliseer moet word: **12 Januarie 2022 en 19 Januarie 2022**.

BYLAE

Naam van dorp: **TIMSRAND UITBREIDING 4**

Volle naam van aansoeker: Trisha Ehrlich van Hunter Theron Ingelyf, gemagtigde agent van die geregistreerde eienaar, naamlik L. Ferreira en M.C. Ferreira.

Aantal erwe, voorgestelde sonering en beheermaatreëls: Een honderd twee en vyftig (152) Residensieel 1- erwe; Een (1) Residensieel 3- erf; Een (1) Opvoedkundige-erf; Twee (2) Spesiale erwe vir Ligte Industrie, Kommersieel, Besigheid, Winkels, Residensiële eenhede; Vyf (5) Privaat Oop Ruimte- erwe; Een (1) Spesiale erf vir Toegang en Toegangsbeheer doeleindes; en Openbare Strate gesoneer te word ingevolge die Tshwane Stadsbeplanning Skema, 2008 (Hersien 2014) en beslaan ongeveer 14.96ha. Ligging van eiendom(me) waarop dorp gestig gaan word: Die perseel, waarop die voorgestelde dorp gestig gaan word, is geleë Noordoos en aangrensend aan die Knopjeslaagte (Pad 49) en Summit (R562) paaie. Die N14-hoofweg is verder Noord van die perseel geleë. Diepsloot is Wes en Olievehoutbosch is Oos van die perseel.

Beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Restant van Gedeelte 12 en Restant van Gedeelte 13 van die Plaas Knopjeslaagte, 385-JR

Verwysing: **CPD/9/2/4/2-6040T**

Item no: 33619

12-19

PROVINCIAL NOTICE 9 OF 2022**CITY OF JOHANNESBURG**

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipality Planning By-Law, 2016, that I, the undersigned, Robert Bremner Fowler of Rob Fowler & Associates (Consulting Town & Regional Planners), intend to apply on behalf of the registered owners Wayne Robinson and Angela Robinson to the City of Johannesburg for the deletion of the conditions referred in respect of the property identified below:

APPLICATION TYPE:

Removal of Restrictions in terms of Section 41 of the City of Johannesburg Municipality Planning By-Law, 2016.

APPLICATION PURPOSE:

Deletion of Conditions 9, 11 and 16 in Deed of Transfer T37190/2009.

SITE DESCRIPTION:

Erf 2813, Northcliff Extension 9.

STREET ADDRESS : 18 Jennifer Avenue, Northcliff.

Particulars of this application will be able to be inspected as follows, either : 1. Only by arrangement and on request from 08:00 to 15:30 at the Metro Link Development Planning Counter at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein or 2. Directly by email from the applicant or 3. From the City's e-platform.

Any objections or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the Metro Link desk, or P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to ObjectionsPlanning@joburg.org.za not later than 9 February, 2022. Any objection/s not fully motivated, as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016 (Validity of Objections), may be deemed invalid and may be disregarded during the assessment of the application.

DATE OF FIRST ADVERTISEMENT : 12 January, 2022.

ADDRESS OF OWNER: c/o **Rob Fowler & Associates**, (Consulting Town & Regional Planners)

PO Box 1905, Halfway House, 1685 Tel. 079 422 5633 Cell. 082 459 4932 or email rob0208@gmail.com R2857

PROVINCIAL NOTICE 10 OF 2022**AMENDMENT OF LAND USE SCHEME (REZONING)**

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipality Planning By-Law, 2016, that I, the undersigned, Robert Bremner Fowler of Rob Fowler & Associates (Consulting Town & Regional Planners), intend to apply on behalf of the registered owner Gen Row Prop 258 Proprietary Limited, to the City of Johannesburg for the rezoning of the property identified below:

SITE DESCRIPTION:

Erf 131, Austin View Extension 1.

Street Address : 5 Keeshond Street, Austin View Extension 1.

APPLICATION TYPE:

Rezoning in terms of Section 21 of the City of Johannesburg Municipal By-Law, 2016.

APPLICATION PURPOSE:

Rezoning of Erf 131, Austin View Extension 1 from "Agricultural" to "Residential 3" including community, social facilities for bona-fide residents on the property. Density 60 dwelling units per hectare FAR 0,6 Coverage 50% Height 2 storeys.

Particulars of this application will be able to be inspected as follows, either : 1. Only by arrangement and on request from 08:00 to 15:30 at the Metro Link Development Planning Counter at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein or 2. Directly by email from the applicant or 3. From the City's e-platform.

Any objections or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the Metro Link desk, or P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to ObjectionsPlanning@joburg.org.za not later than 9 February, 2022. Any objection/s not fully motivated, as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016 (Validity of Objections), may be deemed invalid and may be disregarded during the assessment of the application.

DATE OF FIRST ADVERTISEMENT : 12 January, 2022.

ADDRESS OF OWNER: c/o **Rob Fowler & Associates**, (Consulting Town & Regional Planners)

PO Box 1905, Halfway House, 1685 Tel. 079 422 5633 Cell. 082 459 4932 or email rob0208@gmail.com R2856

PROVINCIAL NOTICE 11 OF 2022
AMENDMENT OF LAND USE SCHEME (REZONING)

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipality Planning By-Law, 2016, that I, the undersigned, Robert Bremner Fowler of Rob Fowler & Associates (Consulting Town & Regional Planners), intend to apply on behalf of the registered owner being City of Johannesburg Metropolitan Municipality for the rezoning of the property identified below:

SITE DESCRIPTION:

Portion 1 of Holding 17, Carlswald Agricultural Holdings.

Street Address : 41 Walton Road, Carlswald AH.

APPLICATION TYPE:

Rezoning in terms of Section 21 of the City of Johannesburg Municipal By-Law, 2016.

APPLICATION PURPOSE:

Rezoning of Portion 1 of Holding 17, Carlswald from "Agricultural" to "Reservoir" and "Existing Public Road".

Particulars of this application will be able to be inspected as follows, either : 1. Only by arrangement and on request from 08:00 to 15:30 at the Metro Link Development Planning Counter at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein or 2. Directly by email from the applicant or 3. From the City's e-platform.

Any objections or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the Metro Link desk, or P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to ObjectionsPlanning@joburg.org.za not later than 9 February, 2022. Any objection/s not fully motivated, as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016 (Validity of Objections), may be deemed invalid and may be disregarded during the assessment of the application.

DATE OF FIRST ADVERTISEMENT : 12 January, 2022.

ADDRESS OF OWNER: c/o **Rob Fowler & Associates**, (Consulting Town & Regional Planners)

PO Box 1905, Halfway House, 1685 Tel. 079 422 5633 Cell. 082 459 4932 or email rob0208@gmail.com.
R2830

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