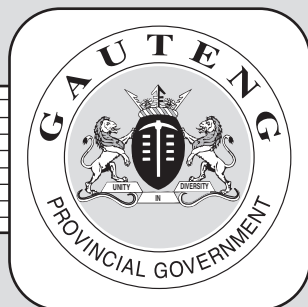


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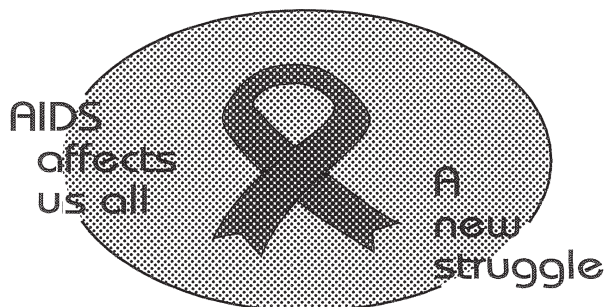
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Vol: 27

PRETORIA
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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 1060 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF THE AMENDMENT OF A REZONING APPLICATION IN TERMS OF SECTION 16(18) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Jacques Rossouw** of the Firm **J Rossouw Town Planners & Associates (Pty) Ltd**, the applicant in my capacity as authorised agent of the owner of **Erven 882 and 566, Die Hoewes Extension 213 Township**, 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 rezoning application in terms of Section 16(18) of the City of Tshwane Land Use Management Bylaw, 2016 for the rezoning application (Item No. 34755) submitted in terms of Section 16(1) of the City of Tshwane Land Use Management Bylaw, 2016 of the properties as described above. **The properties are situated at 115 Il Roseto Street, Die Hoewes Extension 213 Township. The amendment application is to amend the following:** By amending the draft Annexure T document as follows: a) Remove Fitness Centre for employees only under Uses Permitted; b) Reduce the coverage from 20% to 14%; c) Reduce the FAR from 0,4 to 0,2 and limiting the number of seats for the Conference centre from 200 to 150 seats; d) Increase the height from 2 storeys to 3 storeys to cater for a semi basement parking area. **The intension of the applicant in this matter is to** downscale the development proposal by amending the draft Annexure T Document as follows: a) Remove Fitness Centre for employees only under Uses Permitted; b) Reduce the coverage from 20% to 14%; c) Reduce the FAR from 0,4 to 0,2 and limiting the number of seats for the Conference centre from 200 to 150 seats; and d) Increase the height from 2 storeys to 3 storeys to cater for a semi basement parking area. 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and jrossouw@jrtpa.co.za (the applicant) **from 10 August 2022 until 7 September 2022.** Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices and Offices of J Rossouw Town Planners & Associates as set out below, for a period of 28 days from **10 August 2022.** 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 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. **Address of Municipal offices:** Room 16, Cnr Basend and Rabie Streets, Centurion Municipal Offices. **Closing date for any objections and/or comments:** 7 September 2022 **Address of applicant:** J Rossouw Town Planners & Associates (Pty) Ltd, 708 Steekbaard Street, Garsfontein Extension 10, Pretoria, P O Box 72604, Lynnwood Ridge, 0040, www.jrtpa.co.za. Telephone: 010 010 5479 or Fax 086 573 3481 or E-mail: jrossouw@jrtpa.co.za **Dates on which the application will be published:** 10 August 2022 and 17 August 2022 **Council Reference Number - Item No:** 34755

10-17

ALGEMENE KENNISGEWING 1060 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE WYSIGING VAN 'N HERSONERINGSAAANSOEK IN TERME VAN
ARTIKEL 16(18) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ek, **Jacques Rossouw** van die Firma **J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk**, synde die applicant in my hoedanigheid as gemagtige agent van die eienaar van **Erwe 882 en 566, Dorp Die Hoewes Uitbreiding 213**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die hersoneringsaansoek in terme van Artikel 16(8) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, op die hersoneringsaansoek (Item No. 34755) gebring in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendomme soos hierbo beskryf. **Die eiendomme is geleë te Il Roseto Straat 115, Dorp Die Hoewes Uitbreiding 213. Die wysigingsaansoek is om die volgende te wysig:** Deur die wysiging van die voorgestelde Bylae T as volg: a) verwydering van fiksheidsentrum vir slegs werknemers onder gebruike toegelaat b) Verlaging van die dekking vanaf 20% tot 14%; c) Verlaging van die VOV van 0,4 tot 0,2 en beperk die aantal sitplekke vir die konferensiesentrum van 200 na 150 sitplekke; en d) Verhoog die hoogte vanaf 2 verdiepings na 3 verdiepings om voorsiening te maak vir 'n semi kelder parkeerarea. **Die intensie van die applikant is om** die ontwikkelingsvoorstel af te skaal deur die wysiging van die voorgestelde Bylae T Dokument as volg: a) verwydering van fiksheidsentrum vir slegs werknemers onder gebruike toegelaat b) Verlaging van die dekking vanaf 20% tot 14%; c) Verlaging van die VOV van 0,4 tot 0,2 en beperk die aantal sitplekke vir die konferensiesentrum van 200 na 150 sitplekke; en d) Verhoog die hoogte vanaf 2 verdiepings na 3 verdiepings om voorsiening te maak vir 'n semi kelder parkeerarea. Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan Die Bestuurshoof: Ekonomies Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za en jrossouw@jrtpa.co.za (applikant) vanaf **10 Augustus 2022 tot 7 September 2022**. Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale Kantore en Kantore van J Rossouw Stadsbeplanners & Medewerkers soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **10 Augustus 2022**. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: **newlanduseapplications@tshwane.gov.za**. Daarbenewens kan die applikant by indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat saam met die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie. **Adres van die Munisipale kantore:** Kamer 16, hv Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige beswaar(e):** 7 September 2022 **Adres van gemagtigde agent (applikant):** J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk, Steekbaardstraat 708, Garsfontein Uitbreiding 10, Pretoria, Posbus 72604, Lynnwoodrif, 0040, www.jrtpa.co.za. Telefoon: 010 010 5479 of Faks: 086 573 3481 of E-pos: jrossouw@jrtpa.co.za **Datums van publikasie van die kennisgewing:** 10 Augustus 2022 en 17 Augustus 2022 **Stadsraad Verwysings Nommer - Item No:** 34755

10-17

GENERAL NOTICE 1061 OF 2022**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF THE PERMANENT CLOSING OF A PUBLIC PLACE OR DIVERSION OF A STREET IN TERMS
OF SECTION 45 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 45 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Lauren Alexandra Libera, being the authorised agent, intend to apply to the City of Johannesburg Metropolitan Municipality for the permanent closure of a section of Jersey Street (Jersey Street has been realigned).

SITE DESCRIPTION:

Erf/Erven (Stand) No(s):	Public Road Reserve Area (Jersey Street has been Realigned)
Township (Suburb) Name:	Rembrandt Park Extension 5
Street Address:	Jersey Street, Rembrandt Park Extension 5

APPLICATION TYPE:

Application in terms of Section 45 of the City of Johannesburg Municipal Planning By-Law, 2016, read in conjunction with the relevant provisions of the Spatial Planning and Land Use Management Act "SPLUMA", 2013 (Act 16 of 2013), for the permanent closure of a section of Jersey Street (Jersey Street has been realigned), Rembrandt Park Extension 5.

APPLICATION PURPOSE:

The effect of the application will permit the permanent closure of a section of Jersey Street (Jersey Street has been realigned), in the Rembrandt Park area.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, for a period of twenty-eight (28) days from 17 August 2022. Should public access be restricted to the above-mentioned address, the applicant shall provide any interested party with a copy of such application documents.

Any objection 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 above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000 or an email sent to objectionsplanning@joburg.org.za, within a period of twenty-eight (28) days from 17 August 2022 and by no later than 14 September 2022. Should you wish to object, kindly include the City of Johannesburg Land Use Management's application reference number as indicated below.

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.

Address of Owner/Authorised Agent: Lauren Libera, P.O. Box 70406, Bryanston, 2021, Tel No.: 011 300 8709, Fax No.: 011 330 8790, Cell No.: 072 318 5110 and Email: lauren@century.co.za
Date: 10.08.2022

COJ LUM Reference No. 20-01-4182

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 645 OF 2022****RE-ADVERTISEMENT****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, Tbkay Design and Construction, being the applicant on behalf of the property owner of Erf R/1396, Pretoria Township, situated at 160 Luttig Street, 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 amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the subject property as described above. The rezoning is from "Residential 1" to "Special" in order to establish a hotel. The intention of the applicant in this matter is to establish a 5-storey hotel with 80 accommodation rooms and 3 conference rooms. 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 03rd August 2022 until 13th September 2022. Full particulars and plans 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. Address of Municipal offices: Pretoria Office: 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 13th September 2022.

Address of applicant: Street Address: 1714 Thorn-Valley, Salie Street, Chantelle

Contact: 073 036 0479; Email: ntlatlengkatlego@gmail.com

Dates on which notices will be published: 03rd August 2022 and 10th August 2022.

CPD 9/2/4/2 – 5060T (Item No. 29735)

3-10

PROVINSIALE KENNISGEWING 645 VAN 2022**HER ADVERTENSIE****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN HERSONERING AANSOEK INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016.**

Ons, Tbkay Design and Construction, synde die aansoeker namens die eiendomseienaar van Erf R/1396, Pretoria Dorpsgebied, geleë te Luttigstraat 160, gee hiermee kennis ingevolge Artikel 16(1)(F) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, wat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 van die onderwerp eiendom soos hierbo beskryf. Die hersonering is van "Residensieel 1" na "Spesiaal" om 'n hotel te vestig. Die voorneme van die applikant in hierdie aangeleentheid is om 'n 5-verdieping hotel met 80 verblyfkamers en 3 konferensiekamers te vestig. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 03 Augustus 2022 tot 13 September 2022. Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore Pretoria Kantoor: 1ste Vloer, Middestadgebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir enige besware en/of kommentaar: 13 September 2022.

Adres van applikant: Straatadres: 1714 Thorn-Valley, Salie Street, Chantelle

Kontak: 073 036 0479; E-pos: ntlatlengkatlego@gmail.com

Datums waarop kennisgewings gepubliseer sal word: 03 Augustus 2022 en 10 Augustus 2022.

CPD 9/2/4/2 - 5060T (Item Nr. 29735)

3-10

PROVINCIAL NOTICE 675 OF 2022

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE CITY OF TSHWANE TOWN-
PLANNING SCHEME, 2008 (REVISED 2014)

We, **Banathi Consulting (Pty) Ltd.**, being the authorized agent of the owner of **Erf 517 Pierre van Ryneveld Ext. 1**, hereby give notice in terms of Clause 16(2) and 16(3) of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality 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 to obtain **consent for a Frail Care Centre** on the above-mentioned property. The property is situated on 52 Lindlay Avenue, Rietvalleipark. The property is currently zoned "Residential 1" and is to be developed into a home for Frail Care Centre.

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 Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 10 August 2022 (the date of the publication of the notice), until 9 September 2022 (not less than 28 days after the date of the publication of the notice).

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 the publication of the notice in the Provincial Gazette.

Address of Municipal offices: City Planning and Development Department, City of Tshwane, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

Address of applicant: Banathi Consulting (Pty) Ltd.

1 Sunrise Road, Ruby Corner, Homeshaven, Mogale City, 1739 (physical and postal)

Telephone No: (066) 234 4179 E-mail: nombuso@banathiconsulting.co.za

Date on which notice will be published: 10 August 2022.

Closing date for any objections and/or comments: 9 September 2022

Reference: Item No. 34972 **Our reference:** CU RIET/22

PROVINSIALE KENNISGEWING 675 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE VERGUNNINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)

Ons, **Banathi Consulting (Edms) Bpk.**, synde die gemagtigde agent van die eienaar van **Erf 517 Pierre van Ryneveld Ext. 1**, gee hiermee ingevolge Klousule 16(2) en 16(3) van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014), kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 om **toestemming te verkry vir 'n Verswakte Corg/ Afrede Sentrum** op bogenoemde eiendom. Die eiendom is geleë te 52 Lindlay Avenue, Rietvalleipark. Die eiendom is tans gesoneer "Residensieel 1" en sal ontwikkel word tot 'n tuiste vir verswaktesorgsentrum.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommentaar met die persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za van 10 Augustus 2022 (die eerste datum van publikasie van die kennisgewing), tot 9 September 2022 (nie minder as 28 dae na die datum van die publikasie van die kennisgewing).

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Gauteng Provinsiale Koerant.

Adres van Munisipale Kantore: Die Stad van Tshwane, Stedelike Beplanning en Ontwikkeling Afdeling, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

Naam en adres van aansoeker: Banathi Consulting (Pty) Ltd.

1 Sunrise Pad, Ruby Corner, Homeshaven, Mogale Stad, 1739 (fisies en pos)

Telefoon Nr: (066) 234 4179 E-pos: nombuso@banathiconsulting.co.za

Datum waarop kennisgewing gepubliseer word: 10 Augustus 2022

Sluitingsdatum vir besware en kommentaar: 9 September 2022

Verwysing: Item No. 34972 **Ons verwysing:** CU RIET/22

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