

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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No: 335

PART 1 OF 2

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DEPARTMENT OF HEALTH

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GAUTENG PROVINCIAL GAZETTE

*The closing time is **15:00** sharp on the following days:*

- **22 December 2021**, Wednesday for the issue of Wednesday **05 January 2022**
- **29 December 2021**, Wednesday for the issue of Wednesday **12 January 2022**
- **05 January**, Wednesday for the issue of Wednesday **19 January 2022**
- **12 January**, Wednesday for the issue of Wednesday **26 January 2022**
- **19 January**, Wednesday for the issue of Wednesday **02 February 2022**
- **26 January**, Wednesday, for the issue of Wednesday **09 February 2022**
- **02 February**, Wednesday for the issue of Wednesday **16 February 2022**
- **09 February**, Wednesday for the issue of Wednesday **23 February 2022**
- **16 February**, Wednesday for the issue of Wednesday **02 March 2022**
- **23 February**, Wednesday for the issue of Wednesday **09 March 2022**
- **02 March**, Wednesday for the issue of Wednesday **16 March 2022**
- **09 March**, Wednesday for the issue of Wednesday **23 March 2022**
- **16 March**, Wednesday for the issue of Wednesday **30 March 2022**
- **23 March**, Wednesday for the issue of Wednesday **06 April 2022**
- **30 March**, Wednesday for the issue of Wednesday **13 April 2022**
- **06 April**, Wednesday for the issue of Wednesday **20 April 2022**
- **13 April**, Wednesday for the issue of Wednesday **27 April 2022**
- **20 April**, Wednesday for the issue of Wednesday **04 May 2022**
- **26 April**, Tuesday for the issue of Wednesday **11 May 2022**
- **04 May**, Wednesday for the issue of Wednesday **18 May 2022**
- **11 May**, Wednesday for the issue of Wednesday **25 May 2022**
- **18 May**, Wednesday for the issue of Wednesday **01 June 2022**
- **25 May**, Wednesday for the issue of Wednesday **08 June 2022**
- **01 June**, Wednesday for the issue of Wednesday **15 June 2022**
- **08 June**, Wednesday for the issue of Wednesday **22 June 2022**
- **15 June**, Wednesday for the issue of Wednesday **29 June 2022**
- **22 June**, Wednesday for the issue of Wednesday **06 July 2022**
- **29 June**, Wednesday for the issue of Wednesday **13 July 2022**
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- **20 July**, Wednesday for the issue of Wednesday **03 August 2022**
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- **03 August**, Wednesday for the issue of Wednesday **17 August 2022**
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- **14 September**, Wednesday for the issue of Wednesday **28 September 2022**
- **21 September**, Wednesday for the issue of Wednesday **05 October 2022**
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- **12 October**, Wednesday for the issue of Wednesday **26 October 2022**
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- **26 October**, Wednesday for the issue of Wednesday **09 November 2022**
- **02 November**, Wednesday for the issue of Wednesday **16 November 2022**
- **09 November**, Wednesday for the issue of Wednesday **23 November 2022**
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- **23 November**, Wednesday for the issue of Wednesday **07 December 2022**
- **30 November**, Wednesday for the issue of Wednesday **14 December 2022**
- **07 December**, Wednesday for the issue of Wednesday **21 December 2022**
- **14 December**, Wednesday for the issue of Wednesday **28 December 2022**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 1062 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE DIVISION OF LAND (SUBDIVISION) IN TERMS OF SECTION 16(12)(a)(iii) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Plan Associates Development Planners (Pty) LTD, in our capacity as the authorized agent of the owners of Portion 41 of the Farm Honingnestkrans 269 JR, Gauteng, 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 Division of Land (Subdivision) in terms of Section 16(12)(a)(iii) 9of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at Number 1742 Puma Avenue, Honingnestkrans.

Description of property: Portion 41 of the Farm Honingnestkrans No. 269-JR

Number and area of proposed portions: 3 Portions of the Farm Honingnestkrans 269-JR, namely proposed Remaining Extent of Portion 41 (±9,6824 ha), proposed Portion 1 of Portion 41 (±5,8609 ha) and proposed Portion 2 of Portion 41 (±5,8938 ha)

The intention of the application in this matter is to manage it more efficiently by creating 3 separate portions.

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 and/or applicant 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 CityP_Registration@tshwane.gov.za from 24 August 2022 (the first date of the publication of the notice set out in Section 16(1)(f) on the By-Law referred to above), until 21 September 2022 (not less than 28 days after the date of first 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 first publication of the advertisement. Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: **21 September 2022**. The advertisement will be published in the Gauteng Provincial Gazette, Beeld and the Citizen for two consecutive weeks on **24 August 2022** and **31 August 2022** respectively.

Should any interested and affected party wish to view or obtain a copy of the land development application, it can be viewed at the Office of the Municipality as indicated in the advertisement, or a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address as set out below in the advertisement.

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 the 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 applicant: Physical: 339 Hilda Street, Hilda Chambers, First Floor, Hatfield. Postal: Postnet Suite #211, Private Bag X15, Menlo Park, 0202. Telephone No: (012) 342 8701. Email address: info@planassociates.co.za

Reference: Ptn 41 Honingnestkrans 269 JR_Subdivision

Item No. 36086

17-24

ALGEMENE KENNISGEWING 1062 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM DIE VERDELING VAN GROND (ONDERVERDELING) IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Plan Medewerkers Ontwikkelingsbeplanners (Edms) BPK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Gedeelte 41 van die Plaas Honingnestkrans 269 JR, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Verdeling van Grond (Onderverdeling) ingevolge Artikel 16(12)(a)(iii) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 op die bogenoemde eiendom. Die eiendom is geleë te Nommer 1742 Pumalaan, Honingnestkrans.

Beskrywing van eiendom: Gedeelte 41 van die Plaas Honingnestkrans Nr. 269-JR

Aantal en area van die voorgestelde gedeeltes: 3 Gedeeltes van die Plaas Honingnestkrans 269-JR, naamlik voorgestelde Resterende Gedeelte van Gedeelte 41 (±9,6824 ha), voorgestelde Gedeelte 1 van Gedeelte 41 (±5,8609 ha) en voorgestelde Gedeelte 2 van Gedeelte 41 (5,8938 ha)

Die voorneme van die applikant in hierdie saak is om dit meer doeltreffend te bestuur deur 3 afsonderlike gedeeltes te skep.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede, waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word, of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 24 Augustus 2022 (die eerste verskyning van die kennisgewing uitgesit in Artikel 16(1)(f) van die Verordening waarna hierbo verwys word), tot en met 21 September 2022 (nie minder as 28 dae na die datum van eerste publikasie van die kennisgewing nie).

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing. Adres van die Munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria. Sluitings datum vir enige besware en/of kommentare: **21 September 2022**. Die advertensie sal gepubliseer word in die Gauteng Provinsiale Koerant, Beeld en die Citizen vir twee opeenvolgende weke op **24 Augustus 2022** en **31 Augustus 2022** onderskeidelik.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die Kantoor van die Munisipaliteit besigtig word soos in die advertensie aangedui, of so afskrif kan versoek word by die Munisipaliteit deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. of 'n afskrif kan van die applikant versoek word by die adres soos hieronder uiteengesit in die advertensie. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde 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 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 '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.

Adres van applikant: Fisies: 339 Hildastraat, Hilda Chambers, Eerste Vloer, Hatfield. Posadres: Postnet Suite #211, Privaatsak X15, Menlopark, 0202. Telefoonnommer: (012) 342 8701. Epos adres: info@planassociates.co.za

Verwysing: Ged. 41 Honingnestkrans 269 JR_Onderverdeling

Item Nr: 36086

17-24

GENERAL NOTICE 1063 OF 2022**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, Phumaf Holdings, intend to apply to the City of Johannesburg Metropolitan Municipality for the amendment of the City of Johannesburg Land Use Scheme, 2018, by simultaneously subdividing and rezoning of Erven 3905, 3906, 3907, 3908, 3909, 3910, 3911 and 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959 and 3960 Bryanston Extension 3 from "Residential 1" to "Residential 2", "Residential 4" and "Public Open Space" subject to certain proposed conditions.

Site Description:

Erf/Erven (stand) No(s): Erven 3905, 3906, 3907, 3908, 3909, 3910, 3911 and 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959 and 3960

Township (Suburb) Name: Bryanston Extension 3

Street Address: 23, 25, 27, 34, 36, 38, 40, 42, 44 and 46 Cedar Street and 1, 3, 5, 7 and 9 Spruce Street and 539, 541, 543, 547 Cork Avenue Bryanston Extension 3

Application Type: Application for Simultaneously Consolidating and Rezoning of the City of Johannesburg Land Use Scheme, 2018 in terms of the provisions of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016

The purpose of the application is to simultaneously rezone and consolidating the erven into 29 portions, with the aim of developing the new erven into a more suitable and habitable zoning that will yield 260 units with Public Open Space for the land to be released to approved beneficiaries under the Rapid Land Release Programme and the units will be Inclusionary Housing units.

The above application will be open for inspection from 08:00 to 15:00 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

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 facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by no later than 14 September 2022.

Authorised Agent: Phumaf Holdings, P.O. Box 666, Randburg 2125, Tel: 011 326 0741, Cell: 067 990 6774, Bramathunya@phumaf.com, Advertisement date: 17 August 2022.

GENERAL NOTICE 1064 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2019****ERF 3, VOSLOORUS TOWNSHIP**

I, Ntshuxeko Liberty Baloyi: Pr,Pln A/2821/2019, being the authorised agent of the owners of Erf 3 Vosloorus Township, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the Amendment of City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at c/o Mabaso & Dlomo Road, from "Residential 3" to "Residential 4".

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor, Boksburg Civic Centre, c/o Trichardts Road & Market Street, for a period of 28 days from 17 August 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, at the abovementioned address or P.O Box 215, BOKSBURG, 1460, or by email to Francois.Vos@ekurhuleni.gov.za, within a period of 28 days from 17 August 2022.

Authorised Agent: Hoxana Consulting Engineers. Address: No 8 Bauhnia Street, Berkley Office Park, Highveld Technopark, Centurion, 0157. Contact numbers: 083 314 4434 / 079 588 3407. Fax: 086 769 2372 Email: Libertytownplanners@gmail.com

17-24

GENERAL NOTICE 1065 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 221, Illiondale, hereby give notice in terms of Section 10 read with Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by rezoning the property described above, situated at 2 William Road, Illiondale, from "Business 3" to "Residential 1" including a creche and afterschool care (Child Care Centre) for a maximum of 50 children.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Second Floor, Room 324, corner Hendrik Potgieter Road and Van Riebeeck Avenue, Edenvale, and at the offices of the authorised agent, for a period of 28 days from 17 August 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 17 August 2022.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / ciska@ciska.co.za

17-24

GENERAL NOTICE 1067 OF 2022**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP/EXTENSION OF BOUNDARIES IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****CRYSTAL PARK EXTENSION 88**

We Ibalazwe Planning, being the authorised agent of the owners of Holding 26 Benoni East AH hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law, 2019, that we have applied to the City of Ekurhuleni for the establishment of a township in terms of section 38 of the City of Ekurhuleni SPLUMA By Law 2019, referred to in the Annexure hereto,

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6th floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 17 August 2022.

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: to the Area Manager: City Planning Department at the above address or Private Bag X 014, Benoni, 1500, or emailed to Shaunise.Mitchell@ekurhuleni.gov.za within a period of 28 days from 17 August 2022.

ANNEXURE

Name of township: Crystal Park Extension 88

The township consists of 2:

- Erf 1 : Business 2
- Erf 2 : Special for liquor distribution

The intention of the application is to obtain rights to develop a shopping complex and a liquor distribution centre on application property. The proposed Crystal Park Extension 88 Township will be located on Holding 26 Benoni East AH. The aforementioned property situated at 26 Jenkins Road.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (078) 225 3141, e-mail: sifiso@ibalazwe.co.za or info@ibalazwe.co.za , (Ref: Crystal Park Extension 88).

17-24

GENERAL NOTICE 1071 OF 2022**EMFULENI LOCAL MUNICIPALITY NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP
SHARPVILLE EXTENSION 2**

I, H. L. Janse van Rensburg, of Vaalplan Town & Regional Planners as the authorised agent hereby give notice in terms of Section 44(3)(a) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018, that an application in terms of section 44 of the said by-law to establish a township referred to in the annexure hereto, was submitted on 5 August 2022.

All relevant documents relating to the application will be open for inspection during normal office hours (8:00 – 16:00) at the office of the said authorized local authority at the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Eric Louw and President Kruger Streets, P.O. Box 3, Vanderbijlpark, 1900 for a period of 28 days from 17 August 2022.

Objections or representations together with contact details in respect of the application must be lodged in writing with the said authorized local authority at its address specified above on or before 15 September 2022.

Details of agent: Vaalplan Town & Regional Planners, c/o H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel (016) 981 0507, fax: (016) 931 1342, e-mail: [vaalplan3 @telkomsa.net](mailto:vaalplan3@telkomsa.net), website: www.vaalplan.co.za

ANNEXURE

Name of township: Sharpville Extension 2

Full name of applicant: Factes Africa (PTY) LTD

Number of erven in the proposed townships: 15 "Residential 4" (240 dwelling units per hectare), 1 "Business 1" (Places of refreshment, shops, hotels, offices, dry cleaners, dwelling units, dwelling houses, place of public worship, place of instruction, social hall, public garage, fish monger, drive in restaurant), 2 "Business 2" (Place of refreshment, shops, offices, dry cleaners, dwelling units, dwelling houses), 3 "Educational" (Place of instruction, social hall, place of public worship), 4 "Institutional" (Institutional, place of public worship, place of instruction), 1 "Special" (Taxi rank, shops & place of refreshment), 7 "Public Open Space" (Parks, public sport & recreation ground, public garden, play parks & squares) and streets.

Applicable Scheme: Vereeniging Town Planning Scheme, 1992

Description and size of land on which the township is to be established: Portions 191 & 192 of the Farm Leeuwkuil 596 IQ, Vereeniging approximately 89,1284 ha in extent.

Locality of proposed township: The site is located to the west and adjacent to the Leeuwkuil Dam between Vanderbijlpark and Vereeniging central business districts, and takes access to Kariba Street on its south boundary and Dubula Drive on its north west boundary, Sharpville.

17-24

ALGEMENE KENNISGEWING 1071 VAN 2022**EMFULENI PLAASLIKE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM DIE STIGTING VAN 'N DORP SHARPVILLE UITBREIDING 2**

Ek, H. L. Janse van Rensburg, van Vaalplan Stad- en Streeksbeplanners as die gevolmagtigde agent gee hiermee in terme van Artikel 44(3)(a) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur regulasies, 2018 dat ek in terme van artikel 44 van die genoemde regulasies 'n aansoek om 'n dorp te stig soos beskryf in die aanhangsel hiertoe op 5 Augustus 2022 ingedien het.

Alle relevante dokumente met betrekking tot die aansoek sal beskikbaar wees vir insae gedurende normale kantoorure (8:00 – 16:00) by die kantoor van die gemagtigde plaaslike owerheid naamlik die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Eric Louw- en President Krugerstrate, Posbus 3, Vanderbijlpark, 1900 vir 'n tydperk van 28 dae vanaf 17 Augustus 2022. Besware of voorleggings tesame met kontak besonderhede, ten opsigte van die aansoek moet skriftelik ingedien word by die vermeldde gemagtigde plaaslike owerheid by die betrokke adres soos hierbo aangedui voor of op 15 September 2022.

Besonderhede van agent: Vaalplan Stad- en Streeksbeplanners, s/v H.L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel (016) 981 0507, faks: (016) 931 1342, e-pos: vaalplan3@telkomsa.net, webblad: www.vaalplan.co.za

AANHANGSEL

Naam van die dorp: Sharpsville Uitbreiding 2

Volle naam van aansoeker: Factes Africa (PTY) LTD

Aantal erwe in voorgestelde dorpe: 15 "Residensieel 4" (240 wooneenhede per hektaar), 1 "Besigheid 1" (Verversingsplek, winkels, hotelle, kantore, droogskoonmakers, wooneenhede, woonhuise, plek van openbare godsdienste, plek van onderrig, gemeenskapsaal, vulstasie, visboer, inry restaurant), 2 "Besigheid 2" (Verversingsplek, winkels, kantore, droogskoonmaker, wooneenhede, woonhuise), 3 "Opvoedkundig" (Onderrigplek, gemeenskapsaal, plek van openbare godsdienste), 4 "Inrigting" (Inrigting, plek van openbare godsdienste, onderrigplek), 1 "Spesiaal" (Taxistaanplek, winkels & verversingsplek), 7 "Openbare oop ruimte" (Parke, openbare sport & ontspanning grond, openbare tuin, speelplek & openbare plein) en strate.

Toepaslike Skema: Vereeniging Dorpsbeplanning Skema, 1992

Beskrywing en grootte van grond waarop dorp gestig staan te word: Gedeeltes 191 en 192 van die Plaas Leeuwkuil 596 IQ, Vereeniging, ongeveer 89,1284 hektaar groot.

Ligging van voorgestelde dorp: Die eiendom is geleë Wes en aangrensend tot die Leeuwkuil dam tussen Vanderbijlpark en Vereeniging sakekerns, en verkry toegang vanaf Karibastraat aan die Suide grens en vanaf Dubulaylaan aan die Noord-Weste grens, Sharpsville.

17-24

GENERAL NOTICE 1073 OF 2022**NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 221, Illiondale, hereby give notice in terms of Section 10 read with Section 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by rezoning the property described above, situated at 2 William Road, Illiondale, from "Business 3" to "Residential 1" including a creche and afterschool care (Child Care Centre) for a maximum of 50 children.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Second Floor, Room 324, corner Hendrik Potgieter Road and Van Riebeeck Avenue, Edenvale, and at the offices of the authorised agent, for a period of 28 days from 17 August 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the above address or at P.O. Box 25, Edenvale, 1610, within a period of 28 days from 17 August 2022.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / ciska@ciska.co.za

17-24

GENERAL NOTICE 1074 OF 2022**NOTICE OF APPLICATION FOR THE SUBDIVISION OF LAND AND AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Ciska Bezuidenhout, being the authorised agent of the owner of Erf 256, New Redruth, hereby give notice in terms of Section 10 read with Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by rezoning the property described above, situated at 16 Saint Michael Road, New Redruth, from "Residential 1" with a density of 1 dwelling per erf to "Residential 1" with a density of 1 dwelling unit per 245m² (41 dwelling units per hectare) and the subdivision of the property into 8 portions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, and at the offices of the authorised agent, for a period of 28 days from 17 August 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Alberton Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 11th Floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton, or P.O. Box 4, Alberton, 1450, within a period of 28 days from 17 August 2022.

Address of the authorised agent: 2 Hornbill Street, Meyersdal, Alberton / Postnet Suite 107, Private Bag X30, Alberton, 1450 / 082-774-4939 / ciska@ciska.co.za

17-24

GENERAL NOTICE 1075 OF 2022**NOTICE IN TERMS OF SECTION 38 OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR A CHANGE OF LAND USE RIGHTS.**

I, François du Plooy, being the authorised Applicant of Erf 219 The De Deur Estates Limited hereby give notice in terms of Section 38 of the Midvaal Local Municipality Land Use Management By-law, that I have applied to the Midvaal Local Municipality for a change of land use rights for the rezoning of the property described above, situated at 219 Weilback Road, De Deur Estates Limited, 1884 from Residential 1 to Cemetery, subject to certain conditions.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: The Municipality at the office of the Executive Director: Development Planning and Housing, Midvaal Local Municipality, Mitchell Street, Meyerton.

Full particulars and plans may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette and The Citizen newspaper; from **17 August 2022**. Closing date for any objections: **14 September 2022**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. E-mail: francois@fdpass.co.za

Telephone No: (082) 600-3174.

Dates on which notice will be published: **17 August 2022 and again on 24 August 2022**.

17-24

GENERAL NOTICE 1076 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I/we, Willem Georg Groenewald of Landmark Planning CC, being the applicant in my capacity as the authorised agent of the owner of the property, namely Remainder of Portion 22 of the farm Rietvallei, 377-JR (4,4113ha in extent), hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property in terms of Section 16(12)(a)(iii) of the LUM By-law, as described below. The property is situated at 712 Kort Street, Rietvalleirand. The intention of the applicant in this matter is to subdivide the farm portion to create the proposed Remainder of Portion 22 ($\pm 1,14104$ ha in extent) and proposed Portion 63 ($\pm 3,0009$ ha in extent).

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice.

Dates on which notice will be published: 17 August 2022 and 24 August 2022

Closing date for any objections and/or comments: 14 September 2022

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: newlanduseapplications@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: 012 667 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 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.

Full particulars and plans (if any) may be inspected during normal office hours at the offices of the applicant as set out above or at Room E10, cnr Basden- and Rabie Streets, Centurion Municipal Offices, for a period of 28 days from the date of first publication of the notice namely 17 August 2022. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: Item No.

17-24

ALGEMENE KENNISGEWING 1076 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N ONDERVERDELINGSAANSOEK INGEVOLGE ARTIKEL 16(12)(iii) VAN DIE STAD
TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek/ons, Willem Georg Groenewald van Landmark Planning BK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik, Restant van Gedeelte 22 van die plaas Rietvallei, 377-JR (4,4113ha groot), gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurbywet, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom ingevolge Artikel 16(12)(a)(iii) van die LUM-By-law, soos onder beskryf. Die eiendom is geleë Kortstraat 712. Die voorneme van die applikant is om die eiendom te verdeel om die voorgestelde Restant van Gedeelte 22 ($\pm 1,4104$ ha) en voorgestelde Gedeelte 63 ($\pm 3,0009$ ha groot) te skep.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing.

Datums waarop kennisgewing gepubliseer word: 17 Augustus 2022 en 24 Augustus 2022.

Sluitingsdatum vir enige besware/kommentare: 14 September 2022

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek 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 geaffekteerde party, deur die applikant voorsien word: Epos adres: info@land-mark.co.za, Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157, Kontak telefoonnommer: 012 667 4773.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf 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 geaffekteerde party deurgegee 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 '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 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 '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.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die kantore van die applikant soos hierbo uiteengesit, of Kamer E10, h/v Basden- and Rabiestrade, Centurion Munisipale Kantore, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 17 Augustus 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: Item No.

17-24

GENERAL NOTICE 1077 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I/we, Willem Georg Groenewald of Landmark Planning CC, being the applicant in my capacity as the authorised agent of the owner of the property, namely Portion 81 of the farm Doornkloof, 391-JR (8,6714ha in extent), hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property in terms of Section 16(12)(a)(iii) of the LUM By-law, as described below. The property is situated at 1617, Sterkfontein Road, Doornkloof East. The intention of the applicant in this matter is to subdivide the farm portion to create the proposed Remainder of Portion 81 ($\pm 2,6696$ ha in extent) and proposed Portion 932 ($\pm 6,0018$ ha in extent).

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice.

Dates on which notice will be published: 17 August 2022 and 24 August 2022

Closing date for any objections and/or comments: 14 September 2022

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: newlanduseapplications@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: 012 667 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 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.

Full particulars and plans (if any) may be inspected during normal office hours at the offices of the applicant as set out above or at Room E10, cnr Basden- and Rabie Streets, Centurion Municipal Offices, for a period of 28 days from the date of first publication of the notice namely 17 August 2022. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: Item No. 36154

17-24

ALGEMENE KENNISGEWING 1077 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N ONDERVERDELINGSAANSOEK INGEVOLGE ARTIKEL 16(12)(iii) VAN DIE STAD
TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET, 2016 SAAMGELEES MET SKEDULE 23**

Ek/ons, Willem Georg Groenewald van Landmark Planning BK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik, Gedeelte 81 van die plaas Doornkloof, 391-JR (8,6714ha groot), gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurbywet, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom ingevolge Artikel 16(12)(a)(iii) van die LUM-By-law, soos onder beskryf. Die eiendom is geleë Sterkfonteinweg 1617. Die voorneme van die applikant is om die eiendom te verdeel om die voorgestelde Restant van Gedeelte 81 (±2,6696ha) en voorgestelde Gedeelte 932 (±6,0018ha groot) te skep.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing.

Datums waarop kennisgewing gepubliseer word: 17 Augustus 2022 en 24 Augustus 2022.

Sluitingsdatum vir enige besware/kommentare: 14 September 2022

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek 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 geaffekteerde party, deur die applikant voorsien word: Epos adres: info@land-mark.co.za, Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157, Kontak telefoonnommer: 012 667 4773.

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf 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 geaffekteerde party deurgegee 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 '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 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 '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.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die kantore van die applikant soos hierbo uiteengesit, of Kamer E10, h/v Basden- and Rabiistrate, Centurion Munisipale Kantore, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 17 Augustus 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: Item No. 36154

17-24

GENERAL NOTICE 1078 OF 2022**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED AND FOR A CHANGE IN LAND USE.**

I, Francois du Plooy, being the Applicant of Erf 293 Meyerton Township, hereby give notice in terms of Section 38 and Section 62 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, for the simultaneous Removal of Restrictive Title Conditions and for rezoning from Residential 1 to "Business 1" with an annexure to include 'medical consulting rooms' of the property described above, situated at 20 Reitz Street, Meyerton, 1961.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: the office of the Executive Director: Development Planning and Housing, Midvaal Local Municipality, Mitchell Street, Meyerton.

Full particulars and plans may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette and The Citizen newspaper;

from **17 August 2022**. Closing date for any objections: **14 September 2022** .

Address of applicant: 22 Jan Smuts Avenue, Forest Town. P.O. Box 85108, Emmarentia, 2029.

Email: francois@fdpass.co.za. Telephone No: 082 600 3174.

Dates on which notice will be published: **17 August 2022 and 24 August 2022** .

17-24

GENERAL NOTICE 1081 OF 2022**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, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **Portion 4 of Erf 757 Menlo Park Township**, 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) in operation, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the property described above. The property is situated on the corner of Atterbury Road and Klarinet Street, with the street address being 5 Klarinet Street and within the City of Tshwane's boundary.

FROM "USE ZONE 28: Special", for Offices and related Financial Institutions; with a not-applicable Density; a Coverage in accordance with a site development plan; a Floor Area Ratio (FAR) of 0.81; a Height of 4 Storeys; and further subject to certain building and development controls, and general conditions,

TO "USE ZONE 28: Special", for Offices and related Financial Institutions; with a not-applicable Density; a Coverage in accordance with a site development plan; a Floor Area Ratio (FAR) of 0.81; a Height of 4 Storeys; and further subject to certain amended building and development controls, and general conditions.

The intention of the owner of the property in this matter is to: remove the access restriction which prohibits access to be taken to and from The Hillside Street by the amendment of the access conditions applicable to the site. The proposed application will enable the construction of an additional visitor's exit along The Hillside Street which will improve traffic circulation on site and alleviate the operating conditions of the existing site access on Klarinet Street.

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 **17 August 2022** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **14 September 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal offices: Room 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

Closing date of any objection(s) and/or comment(s): 14 September 2022

Address of authorised agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: R534

Date on which notice will be published: 17 August and 24 August 2022

No: 35365

Item

17-24

ALGEMENE KENNISGEWING 1081 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 4 van Erf 757 Menlo Park Dorpsgebied**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die herosnering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë op die hoek van Atterburyrylaan en Klarinetstraat, met die straat adres Klarinetstraat 5 en binne die Stad Tshwane se grense.

VANAF "GEBRUIKSONE 28: SPESIAAL", vir kantore en verwante finansiële instellings; met 'n nie-toepaslike digtheid; 'n Dekking in ooreenstemming met 'n terreinontwikkelingsplan; 'n Vloeroppervlakteverhouding (FAR) van 0,81; 'n Hoogte van 4 verdiepings; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes,

NA "GEBRUIKSONE 28: SPESIAAL", vir kantore en verwante finansiële instellings; met 'n nie-toepaslike digtheid; 'n Dekking in ooreenstemming met 'n terreinontwikkelingsplan; 'n Vloeroppervlakteverhouding (FAR) van 0,81; 'n Hoogte van 4 verdiepings; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die eienaar van die eiendom is: om die toegangsbeperking wat verbied dat toegang na en van die Hillsidestraat geneem word, te verwyder deur die toegangsvoorwaardes van toepassing op die terrein te wysig. Die voorgestelde aansoek sal die konstruksie van 'n bykomende besoekersuitgang langs Hillsidestraat moontlik maak wat verkeersirkulasie op die terrein sal verbeter, en die bedryfstoeestande van die bestaande terreintoegang in Klarinetstraat sal verlig.

Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **17 Augustus 2022** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot **14 September 2022** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

Adres van Munisipale Kantore: Kamer 8, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 14 September 2022

Adres van agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: R534

Dag waarop die kennisgewing sal verskyn: 17 Augustus en 24 Augustus 2022

Item No:

35365

17-24

GENERAL NOTICE 1083 OF 2022**SCHEDULE 8**

(Regulation 11 (2))

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (I) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH SPATIAL LAND USE MANAGEMENT ACT (16 OF 2013)**EKURHULENI AMENDMENT SCHEME**

I, **Hendrik Raven**, being the authorized agent of the owner of **Erf 3653 Pomona Extension 186**, hereby give notice in terms of section 56(1)(b)(I) of the Town-planning and Townships Ordinance, 1986, read with Spatial Land Use Management Act (Act 16 of 2013) that I have applied to the **Ekurhuleni Metropolitan Municipality** for the amendment of the town-planning scheme known as the **Ekurhuleni Town Planning Scheme, 2014** by the rezoning of the property described above, situated at **49 Maple Road, Pomona** from **"Industrial 1"** to **"Industrial 2"** for warehousing and distribution, subject to certain conditions in terms of **Ekurhuleni Amendment Scheme No. K0118**.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, Department City Development, 5th Level, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, for a period of 28 days from **17 August 2022**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the abovementioned address or at P O Box 13, Kempton Park, 1620 and with the applicant at the undermentioned address within a period of 28 days from **17 August 2022**

Address of owner:

c/o **RAVEN Town Planners**
Professional Planning Consultants
P O Box 522359
SAXONWOLD
2132
(PH) 011 882 4035

17-24

GENERAL NOTICE 1084 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTIONS 16(1) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Portion 3 of Erf 26 Rietondale Township, Registration Division J.R., the Province of Gauteng, hereby give notice in terms of Section 16(1)(f) and Schedule 13 & Schedule 23 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 the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above.

The property is situated at: 313 Soutpansberg Road, Rietondale.

The rezoning is: from "Residential 1" with a density of one (1) dwelling-house to "Residential 1" with a density of two (2) dwelling-houses.

The intension of the applicant in this matter is to: Rezone the property – to erect an additional dwelling-house on the property.

Should any interested or affected party wish to view or obtain a copy of the land development application:

-It can be viewed at the Office of the Municipality as indicated in the Advertisement; or

-a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19 by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za ; or

-a copy can be requested from the applicant at the address indicated in the advertisement.

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 and/or the e-Tshwane (ETAPS) website.

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.

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 **17 August 2022 until 14 September 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 / Citizen newspaper.

Address of municipal offices: The Strategic Executive Director: City Planning and Development Department: Middestad Building located at 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 14 September 2022.

Address of applicant: DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

Telephone no: 012 346 7890 Fax: 086 538 1064

Dates on which notice will be published: 17 August 2022 and 24 August 2022.

Item no: 36093

17-24

ALGEMENE KENNISGEWING 1084 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD
TSHWANE GRONDGEBRUIK BESTUUR VERORDENING (BYWET), 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Gedeelte 3 van Erf 26 Rietondale Dorpsgebied, Registrasie Afdeling J.R. Provinsie van Gauteng, gee hiermee kennis in terme van Artikel 16(1)(f) en Skedule 13 & Skedule 23 van die Stad van Tshwane Grondgebruiksbestuur Verordening (Bywet), 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die en wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruik Bestuur Verordening (Bywet), 2016 van die eiendom beskryf soos hierbo.

Die eiendom is geleë: Soutpansbergweg 313, Rietondale.

Die hersonering sal wees: vanaf "Residensieel 1" met 'n digtheid van een (1) woonhuis na "Residensieel 1" met 'n digtheid van twee (2) woonhuise.

Die intensie van die eienaar/applikant in die geval is: Hersonering van die eiendom – om 'n bykomende woonhuis op te rig.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

-Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of

-'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19 deur sodanige eksemplaar deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za; of

-'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Addisioneel 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 of op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za en/of die e-Tshwane (ETAPS) webwerf.

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente 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 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se rate uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za **vanaf 17 Augustus 2022 tot en met 14 September 2022**

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste keer van advertering in die Provinsiale Koerant / Beeld / Citizen koerant.

Adres van munisipale kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkelingsafdeling: Middestadgebou geleë te Thabo Sehume straat 252, Pretoria.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 14 September 2022.

Adres van agent: DLC Stadsbeplanning (Edms) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison straat 61, Menlo Park, 0081

Telefoon no: 012 346 7890 Faks: 086 538 1064

Datums wat die kennisgewing geplaas sal word: 17 Augustus 2022 en 24 Augustus 2022.

Item no: 36093

17-24

GENERAL NOTICE 1089 OF 2022

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1)(f) AS READ WITH SCHEDULE 23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

We, *Gibbs Planning & Development*, being the applicant (acting as the authorised agent of the owner) of **Portion 1 of ERF 402, HATFIELD**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law that we have applied to the City of Tshwane Metropolitan Municipality for Rezoning. The subject property is situated at 356 Glyn Street (South), Hatfield. The current zoning of the property is **Residential 1**. The intention of the applicant in this matter is to: rezone to **Special for Thirteen (13) four-bed Residential units** having a density of 102 dwelling units per Hectare.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with the full contact details (cell number and/or email address), without which the municipality **and/or applicant** 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 within 28 days from the date of first publication of the notice in the Provincial Gazette, namely: **17 August 2022**. Address of the Municipal offices: Registration office, Room E10, Corner Basden and Rabie Streets, Centurion. The closing date for objections and/or comments: **13 September 2022**.

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: newlanduseapplications@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: planning@gibbsplanningdev.co.za
- Postal Address: PO Box 74228, Lynnwood Ridge, 0040
- Contact Telephone Number: 083 679-2004

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.

Reference: [Item No: 35992]

17-24

ALGEMENE KENNISGEWING 1089 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR 'N HERSONERINGSAAVSOEK INGEVOLGE ARTIKEL 16(1)(f) SAAMGELEES MET SKEDULE 23 VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBEVSTUURVERORDENING BY-WET, 2016

Ons, Gibbs Planning & Development, synde die applikant (wat optree as die gemagtigde agent van die eienaar) van **Gedeelte 1 van ERF 402, HATFIELD**, in ons hoedanigheid, gee hiermee, ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir hersonering. Hierdie eiendom is geleë te Glynstraat (suid) 356, Hatfield. Die bestaande sonering op hierdie eiendom is **Residensieel 1**. Die doel van hierdie aansoek is om: te hersoneer tot **Spesiaal vir Dertien (13)der vier-bed eenhede** met 'n digtheid van 102 wooneenhede per Hektaar.

Enige beswaar en/of kommentaar insluitend die redes vir die beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede (selfoonnommer en/of epos adres), waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtebeplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, naamlik **17 Augustus 2022**. Adres van die Munisipale kantore: Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabiestrade, Centurion. Sluitingsdatum vir enige besware/kommentare: **13 September 2022**.

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

- Epos adres: planning@gibbsplanningdev.co.za
- Posadres: Posbus 74228, Lynnwood Ridge, 0040
- Kontak telefoonnommer: 083 679 2004

Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur 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 geaffekteerde party deurgegee 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 '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 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 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaaVsoek 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.

Verwysing: [Item No: 35992]

17-24

GENERAL NOTICE 1099 OF 2022**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38/ 40 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****LILANTON EXTENSION 15**

I, Marthinus Brits (*full name*) being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/we have applied to the City of Ekurhuleni for the establishment of the township, 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: Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Third Floor, corner Trichardt's Road and Commissioner Street, Boksburg from **17 August 2022**, until **14 September 2022**.

Full particulars and plans (if any) may be inspected during normal office hours at the offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette **17 August 2022** & newspaper.

Address of Municipal offices: Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the above address or at P.O. Box 215, Boksburg, 1460 or email Lene.duPlooy@ekurhuleni.gov.za, Francois.Vos@ekurhuleni.gov.za and admin@rbtps.co.za

Closing date for any objections and/or comments: **14 September 2022**

Address of applicant (*Physical*): **31 7th street, Linden, 2195** and **PO Box 1133, Fontainebleau, 2032** Telephone No: 011-888-2232/3

Dates on which notice will be published: **17 August 2022**

ANNEXURE

Name of township: Lilanton Extension 15

Full name of applicant: **Marthinus Brits t/a Rinus Brits Town Planning Solutions** (o.b.o. land owners)

Number of erven and Proposed Zoning and controls: **4 erven**,

Erf 1 : "Residential 4" including clubhouse(s), restaurant(s), administration offices, laundry/laundries, gymnasium(s), convenience shop, childcare facility, Cinema, concierge, function room, estate managers offices, sales offices, cell phone tower, ATM, and related uses for the residents of the development, a maximum height of 4 storeys, a maximum coverage of 50%, a maximum floor area ratio of 1,2. The total floor area of the clubhouse(s), restaurant(s), administration offices, laundry/laundries, gymnasium(s), convenience shop, childcare facility, Cinema, concierge, function room, estate managers offices, sales offices, cell phone tower, ATM and related uses may not exceed 4500m² in extent.

Density: A maximum of 2400 dwelling units on the erf (105 dwelling units per hectare)

Erven 2 & 3: "Private Open Space" with a maximum height of 1 storey, a maximum coverage of 1%; and a maximum floor area ratio (FAR) of 0,01

Erf 4: "Educational" with a maximum height of 3 storeys; a maximum coverage of 40%; a maximum floor area ratio of 0,8. The property may be developed with 2 schools and the schools may accommodate a maximum of 500 children each (1000 children in total in the combined schools).

The intention of the applicant in this matter is to obtain land use rights for 2400 dwelling units with supportive uses such as a clubhouse and other uses listed in the application as well as 2 schools that could accommodate a maximum of 500 children each.

Locality and description of property(ies) on which township is to be established: Adjacent and to the north of Main Reef Road, adjacent and to the west of the ERPM Golf Course (including a part of the Golf course land), south of and adjacent to Lilanton Extensions 10 and 11 and adjacent to and east of the proposed K92 provincial road.

The proposed township is situated on Portion 484 and parts of the Remainders of Portions 377, 378 and 432 of the farm Driefontein 851R.

17-24

GENERAL NOTICE 1101 OF 2022**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****THERESAPARK EXTENSION 65**

I, Lorenzo Massimo Giovannoni of the firm EVS Planning, 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 I have applied to the City of Tshwane Metropolitan Municipality for the establishment of a 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, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 17 August 2022 until 14 September 2022. Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News Newspaper and Beeld Newspaper. 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 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: Akasia Municipal Complex, 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia. Closing date for any objections and/or comments: 14 September 2022. Address of authorized agent: EVS Planning, P.O. Box 65093, Erasmusrand, 0165 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5012. Dates on which notice will be published: 17 August 2022 and 24 August 2022.

ANNEXURE

Name of township: Theresapark Extension 65

Full name of applicant: EVS PLANNING

Number of erven: The Township will consist of 2 erven.

Proposed zoning: **Erven 2476 & 2477: Residential 2**

Development control measures: **Erven 2476 & 2477: FAR: 1.0; Height: 2 storeys (10m); Coverage: 50%; Density: 51 Dwelling-units per hectare (Maximum of 29 Dwelling-units on the consolidated erf); Building Lines: Street 0m, Southern boundary 3m single storey and 4m double storey, All other boundaries 2m**

Locality and description of the property on which township is to be established: The application site is situated at 95 Pelsrob Avenue, Theresapark and is currently known as Portion 816 of the farm Witfontein 301-JR.

Item no: 36125

17-24

ALGEMENE KENNISGEWING 1101 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGTING AANSOEK IN TERME VAN KLOUSULE 16(4) VAN DIE STAD VAN
TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016****THERESAPARK UITBREIDING 65**

Ek, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4) van die Tshwane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg. Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za ingedien of gerig word, vanaf 17 Augustus 2022 tot 14 September 2022. Indien 'n 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 aansoeker met indiening van die aansoek óf 'n kopie elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie of hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die applikant se intellektuele eiendomsreg benadeel nie. Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie. Adres van Munisipale kantoor: Akasia Munisipale Kompleks, Heinrich Straat 485 (Ingang Dale Straat), 1ste Vloer, Kamer F12, Karenpark, Akasia. Sluitingsdatum vir besware: 14 September 2022. Adres van gemagtigde agent: EVS Planning, Posbus 65093, Erasmusrand, Pretoria, 0165 of Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5012. Datums waarop kennisgewing gepubliseer sal word: 17 Augustus 2022 en 24 Augustus 2022.

BYLAE

Naam van dorp: Theresapark Uitbreiding 65.

Volle naam van aansoeker: EVS PLANNING

Aantal erwe: Die dorp sal bestaan uit 2 erwe.

Voorgestelde Sonering: **Erwe 2476 & 2477:** Residensieël 2.

Ontwikkeling beheermaatreëls: **Erwe 2476 & 2477:** VRV: 1.0; Hoogte: 2 verdiepings (10m); Dekking: 50%; Digtheid: 51 Wooneenhede per hektaar (Maksimum van 29 Wooneenhede op die gekonsolideerde erf); Boulyne: Straat 0m, Suidelike grens 3m enkel verdieping en 4m dubbel verdieping, Alle ander grense 2m.

Ligging en beskrywing van die eiendom waarop dorp gestig gaan word: Die aansoekerperseel is geleë te 95 Pelsrob Laan, Theresapark en staan tans bekend as 'n Gedeelte 816 van die plaas Witfontein 301-JR.

Item no: 36125

17-24

GENERAL NOTICE 1110 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF THE PROVISIONS 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**

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of the Portion 259 of the farm Haakdoornboom. 267-JR hereby give notice in terms of Section 16(1)(f) and Schedule 13 of the city of Tshwane Land use Management By-law, 2016, that I have applied to the city of Tshwane Metropolitan Municipality for a Consent Use for a Lodge in terms of the provisions of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the property as described above. The property is situated within the City of Tshwane Metropolitan Municipality's Region 2, Ward 96, 7230 Kwartel Street.. The purpose of the application is to establish a Lodge. The developmental controls are: coverage: 50%, Height: 2 Storeys and FAR: 0.09.

Any objection(s) and/or comments(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: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 24 August 2022 to 21 September 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Lindtitz Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. 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. (first date of publication of the notice 24 August 2022) until 21 September 2022. 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. 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 first publication of the notice in the Provincial Gazette. Address of municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices. Closing date for any objections and/or comments is 21 September 2022.

Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref. LIN-047-22. Dates of publication: 24 August 2022; reference: Item no.: 35936.

ALGEMENE KENNISGEWING 1110 VAN 2022**STAD TSHWANE METROPOLITAANSE GEMEENTE****KENNISGEWING VAN AANSOEK OM TOESTEMMING INGEVOLGE DIE BEPALINGE VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE**

I Nobuhle Sibeko 'n direkteur van Lindtitz Stadsbeplanners, synde die applikant ten opsigte van die Gedeelte 259 van die plaas Haakdoornboom. 267-JR gee hiermee kennis ingevolge Artikel 16(1)(f) en Bylae 13 van die stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Losie ingevolge die bepalings van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die eiendom soos hierbo beskryf. Die eiendom is geleë binne die Stad Tshwane Metropolitaanse Munisipaliteit se Streek 2, Wyk 96, Kwartelstraat 7230. Die doel van die aansoek is om 'n Lodge te stig. Die ontwikkelingskontroles is: dekking: 50%, Hoogte: 2 verdiepings en VER: 0,09.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder 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: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 24 Augustus 2022 tot 21 September 2022. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word. Hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (eerste datum van publikasie van die kennisgewing 24 Augustus 2022) tot 21 September 2022. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n kopie elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie as gronde beskou word om die verwerking en oorweging te verbied nie. van die aansoek. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar is 21 September 2022.

Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Stadsbeplanners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw. LIN-047-22. Datums van publikasie: 24 Augustus 2022; verwysing: Item nr.: 35936.

GENERAL NOTICE 1111 OF 2022

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATIONS FOR THE AMENDMENT OF THE TSHWANE TOWNPLANNING SCHEME, 2008 IN TERMS OF SECTION 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.

I/We, **Linzelle Terblanche of Thandiwe Townplanners**, being the authorised agent of the owner of **Erf 13 Erasmia** hereby gives notice in terms of Section 16(1)(f) and Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality, - Administrative Unit: Centurion for the Removal of Restrictive Title Conditions C(a), C(c)(i), C(c)(d) in title deed T84431/2021 in terms of Section 16(2) and the amendment of the Tshwane Town Planning Scheme, 2008 (Revised in 2014) by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above, situated at 469 Barbara Coetzer street, Erasmia. The rezoning is from: **“Residential 1” to “Residential 3” with a density of 40 units per hectare (6 units)**. The intension of the applicant in this matter is to utilise the erf for duplex dwelling with a total of 6 units.

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 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 email 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 use 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.

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 **24 August 2022** (*the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above*), until **22 September 2022** (*not less than 28 days after the date of first 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 first publication of the notice in the Provincial Gazette/ Beeld and Business Day newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality - Administration: Centurion, Room 10, Block E, or Room 8, Town Planning Office, cnr Basden and Rabie Streets, Centurion.

Closing date for any objections and/or comments: **22 September 2022**

Address of applicant: Wapadrand Ave 833, Wapadrand, PO Box 885 Wapadrand, 0050, Email: **thandiweplanners@gmail.com**. Telephone No: 082 333 7568

Dates on which notice will be published: **24 August 2022 and 31 August 2022**

Reference: CPD/9/2/4/2-6663T. Item No: 36128 and CPD/0216/00013.

24-31

ALGEMENE KENNISGEWING 1111 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR DIE HERSONERING EN OPHEFFING VAN BEPERKENDE VOORWAARDESAANSOEKE IN TERME VAN DIE GEVOLGE ARTIKEL 16(1) EN 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBEHEERVERORDERINGE, 2016

Ek, **Linzelle Terblanche van Thandiwe Stads-en-Streekbeplanners**, synde die applikant van **Erf 13 Erasmia**, gee hiermee in terme van Artikel 16(1)(f) en Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurverordeninge, 2016, kennis vir die opheffing van beperkende voorwaardes, C(a),C(c)(i), C(c)(d) in Titellakte T84431/2021 en in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbeheerverordeninge, 2018, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Dorpsbeplanningskema bekend as die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014) deur die hersonering van die eiendom hierbo beskryf. Die eiendom is geleë te 469 Babara Coetzer straat, Erasmia. Die hersonering is vanaf **“Residensieël 1” na “Residensieël 3” vir 40 eenhede per hektaar (6 eenhede)**. Die intensie van die applikant in hierdie geval is om die erf te gebruik vir dupleks eenhede met 'n totaal van 6 eenhede.

Enige beswaar(e) en/ of kommentare, insluitend die grond van sulke beswaar(e) en/of kommentare met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentare ingedien het kan kommunikeer nie, moet ingedien word of skriftelik gerig word aan Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, en Ontwikkeling by Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf **24 Augustus 2022** (eerste datum van kennisgewing soos uiteengesit in Artikel 16(1) (f) van die Stad van Tshwane Grondgebruikbeheerverordeninge, 2016) tot **22 September 2022** (nie minder as 28 dae na die eerste datum van publikasie van kennisgewing). Daarbenewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur 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 sal toesien dat die afskrif gepubliseer is, of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselde afskrif as wat ingedien is by die Munisipaliteit by newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of aansoeker voorsien is mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur die belanghebbende of geaffekteerde party om 'n aansoek te bekom nia as redes beskou om die verwerking en oorweging te verhoed nie. Volledige besonderhede en planne (as daar beskikbaar is) kan gedurende gewone kantoorure by die Munisipale kantore hieronder uiteengesit bestudeer word, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van kennisgewing in die Provinsiale Gazette/Business Day/ Die Beeld.

Adres van Munisipale kantore: Stad van Tshwane Munisipale kantore: Administrasie: Centurion, Kamer 10, Blok E of Kamer 8, h/v Basden en Rabie straat, Centurion

Sluitingsdatum vir enige beswaar(e) en of kommentaar(e): **22 September 2022**

Adres van applikant: Wapadrand weg 833, Wapadrand of Posbus 885 Wapadrand, 0050

Epos: thandiweplanners@gmail.com, Tel no: 082 333 7568

Publikasiedatums van kennisgewing: **24 Augustus 2022 en 31 Augustus 2022**

Verwysing: CPD/9/2/4/2-6663T, Item no:31039 en CPD/0216/00013.

GENERAL NOTICE 1112 OF 2022

NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND SIMULTANEOUS REZONING IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ WITH THE CITY OF EKURHULENI LAND USE SCHEME, 2022 – AMENDMENT SCHEME NUMBER B 0828C

I, Leon Andre Bezuidenhout, being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 read with the City of Ekurhuleni Land Use Scheme, 2022 that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of conditions (d) – (i) and (o) contained in the Title Deed T22122/2021 applicable to Erf 3203, Northmead which property is situated on the corner of O'Reilly Merry Street (no. 22) and End Avenue, Northmead, Benoni; and the simultaneous rezoning of the property from 'Residential 1' to "Business 2" for shops/retail plus professional/administrative offices.

The conditions that which are proposed to be removed reads as follows :

- (d) No business of an eating house of any description shall be conducted in the Township;
- (e) The erf shall not be sub-divided except in special circumstances, and then only with the consent in writing of the Administrator of anybody or person designated by him for the purpose;
- (f) The owner shall not have the right to make or cause to be made upon the erf for any purposes whatsoever any bricks, tiles or earthenware pipes of any articles of such nature, nor shall it have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.

RESIDENTIAL ERVEN ONLY :

Erven for residential purposes shall, in addition to the conditions preceding, be subject to the following restrictions:-

- (g) No canteen, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted upon the erf. An apartment house (flats) or boarding house may be erected on the Erf, provided that no apartment house, (flats) or additions or alterations thereto shall be erected on made on the said erf except such as shall have been approved by the Company. Outbuildings shall not be used as dwelling except for servants.
- (h) Not more than one dwelling-house with the necessary outbuildings shall be erected on the erf, except with the permission in writing of the Administrator or anybody or person designated by him for the

purpose in consultation with the Applicant. The buildings and outbuildings erected on the erf shall cost no less than R1 200,00.

Outbuildings shall be built simultaneously with the dwelling house and not one partly built and intended for completion at a later stage.

- (i) Buildings erected on the erf shall be located in such a position and at such distance being not less than 3,05 metres from the street frontage or street boundary and in such a manner as shall be agreed upon by the applicant. No outbuildings may be erected on any street front.

BUSINESS ERVEN ONLY :

- (o) The erf may be used exclusively for residential purposes with the approval of the Administrator and the applicant and, in that event, it shall immediately become subject to all the sundry conditions applicable to residential erven while so used.

Particulars of the application will lie for inspection during normal office hours at the office of The Area Manager: City Planning Department, Benoni Sub-Section of the City of Ekurhuleni Metropolitan Municipality, Room 601, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 24 August 2022, being the date of the first publication of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to The Area Manager: City Planning Department, Benoni Sub-Section of the City of Ekurhuleni Metropolitan Municipality, Room 601, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or The Area Manager, City Planning Department, Benoni Sub-Section, City of Ekurhuleni Metropolitan Municipality, Private Bag X 014, Benoni, 1500 or email to The Area Manager - Mdumiseni.mkhize@ekurhuleni.gov.za, within a period of 28 days from 24 August 2022, being the date of the first publication of this notice. Closing date for objections : 21 September 2022.

Address of the authorised agent: Leon Bezuidenhout Town and Regional Planners cc, Represented by L A Bezuidenhout, Pr. Pln. (A/628/1990) B.TRP (UP), PO Box 13059, NORTHMEAD, 1511; Tel: (011)849-3898/5295; Cell: 072 926 1081; E-mail: weltown@absamail.co.za Ref: RZ 1079/21

24-31

GENERAL NOTICE 1113 OF 2022

NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2019

ERF 142 SOUTH GERMISTON TOWNSHIP

I, Carl Buhr being the authorized agent of the owner of Erf 142 South Germiston Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 34 Kinross Street, South Germiston, Germiston from "Residential 4" to "Business 1" subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, Fifth Floor, Golden Heights Building, corner of Victoria and Odendaal Street, Germiston, for a period of 28 days from 24 August 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, Fifth Floor, Golden Heights Building, corner of Victoria and Odendaal Street, Germiston or P O Box 145, Germiston, 1400 or by email to itumeleng.nkoane@ekurhuleni.gov.za, within a period of 28 days from 24 August 2022.

Address of the authorised agent: P O Box 8398, Edenglen, 1613

24-31

GENERAL NOTICE 1114 OF 2022**NOTICE IN TERMS OF SECTION 38(2)(a) OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR SUBDIVISION OF LAND**

I, H. L. Janse van Rensburg of Vaalplan Town & Regional Planners, being the authorized agent of the owner hereby give the notice in terms of Section 38(2)(a) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application on 24 August 2022 in terms of section 53 of the mentioned by-law to the Emfuleni Local Municipality for the subdivision of land described below.

Further particulars of the application are open for inspection during normal office hours (8:00 – 16:00) at the office of the Strategic Manager, Development Planning, First floor, Emfuleni Local Municipality, Old Trust Bank Building, corner of Eric Louw and President Kruger Streets, P.O. Box 3, Vanderbijlpark 1900.

Any person who wishes to object to the granting of the application or to make representations in regard of the application shall submit his / her objections or representations in writing and in duplicate to the Strategic Manager: Development Planning at the above address within a period of 28 days from the date of publication of this notice.

Description of land: Portion 192 of the Farm Leeuwkuil 596 IQ, Vereeniging.

Number and area of proposed portions:

Proposed subdivision 1, in extent approximately	47,1284 ha
Proposed Remainder, in extent approximately	141,2840 ha

TOTAL	188,4124 ha
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(Proposed subdivision to be consolidated with Portion 191 of the Farm Leeuwkuil 596 IQ)

Publication Date: 24 August 2022

Details of agent: Vaalplan Town & Regional Planners, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: mailto:vaalplan3@telkomsa.net

ALGEMENE KENNISGEWING 1114 VAN 2022**KENNISGEWING IN TERME VAN ARTIKEL 38(2)(a) VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE ONDERVERDELING VAN GROND**

Ek, H. L. Janse van Rensburg van Vaalplan Stads- en Streekbeplanners, as die gevolmagtigde agent van die eienaar, gee hiermee in terme van Artikel 38(2)(a) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek op 24 Augustus 2022 'n aansoek in terme van Artikel 53 van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit ingedien het om die grond soos hier onder beskryf te verdeel.

Nadere besonderhede van die aansoek lê ter insae gedurende normale kantoor ure (8:00 – 16:00) by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, Emfuleni Plaaslike Munisipaliteit, Eerste vloer, Ou Trust Bank Gebou, hoek van Eric Louw- en President Krugerstraat, Posbus 3, Vanderbijlpark 1900.

Enige persoon wat teen die toestaan van die aansoek beswaar wil maak of verhoë in verband daarmee wil rig, moet sy beswaar of verhoë en in tweevoud by die Strategiese Bestuurder: Ontwikkelingsbeplanning by bovermelde adres besorg binne 'n tydperk van 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing.

Beskrywing van grond: Gedeelte 192 van die Plaas Leeuwkuil 596 IQ, Vereeniging.

Getal en oppervlakte van voorgestelde gedeeltes:

Voorgestelde onderverdeling 1, groot ongeveer	47,1284 ha
Voorgestelde Restant, groot ongeveer	141,2840 ha

TOTAAL	188,4124 ha
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GENERAL NOTICE 1115 OF 2022**CITY OF JOHANNESBURG
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP****JOHANNESBURG TOWN PLANNING SCHEME 2018**

Notice is hereby given in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law 2016, which I, the undersigned, applied to the City of Johannesburg for a township establishment on a Portion of the Remaining Extent of Portion 1 of the farm Witpoortjie, 245 – I.Q and will be known as Witpoortjie Extension 76.

APPLICATION PURPOSES:

The establishment of a predominantly residential township comprising of a total of 51 erven:

Erven 5106-5149: "Residential 1" at a height of two storeys

Erven 5150-5152: "Residential 3" at a height of four storeys and 200 units per hectare

Erf 5153: "Private Open Spaces"

Erven 5154-5155: "Public Open Spaces"

Erf 5156: "Special for Access"

SITE DESCRIPTION:

A Portion of the Remaining Extent of Portion 1 of the farm Witpoortjie, 245 – I.Q

The proposed township is situated south of the Existing Main Reef Road (Randfontein) in Roodepoort. The existing Bram Fischerville Ext 12 Township is situated directly to the South East of the proposed township

The above application in terms of the Johannesburg Town Planning Scheme, 2018, 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.

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 above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to objections@joburg.org.za, not later than the 21 September 2022.

AUTHORISED AGENT:

Full name: CTE Consulting

Postal address: Private Bag X33
Craighall
2024

GENERAL NOTICE 1116 OF 2022

NOTICE IN TERMS OF SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG LAND USE SCHEME, 2018**LUM 20/07/4197**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, Tinie Bezuidenhout of Tinie Bezuidenhout and Associates, intend to apply to the City of Johannesburg for the establishment of a township.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): Part of the Remainder of Portion 1 of the Farm Waterval No. 5-IR
Township (Suburb) Name: Proposed Jukskei View Extension 158
Street Address: The site is situated in the strip bounded by the N1 Highway to the west and the K101 Provincial Road to the east

APPLICATION PURPOSES:

The purpose of the application is to move the alignment of the K101 Provincial Road in an easterly direction and to establish a township on the farm portion. No additional rights are applied for.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 24 August 2022. Copies of the application documents may be requested to be emailed or hand delivered to interested parties by contacting the applicant on 011 467-1004 or tiniebez@iafrica.com.

The application will also be open for inspection on the e-platform of the City of Johannesburg's website : www.joburg.org.za. The application reference number is LUM 20/07/4197. The application will be available on the City's e-platform for inspection, for a period of 28 days from 24 August 2022.

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 P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to both the applicant and objectionsplanning@joburg.org.za by not later than 21 September 2022. Please quote City of Johannesburg Reference LUM 20/07/4197 in your objection.

Address of authorised agent :

Tinie Bezuidenhout and Associates, P O Box 98558, Sloane Park, 2152,
4 Sanda Close, Morningside

Tel No. (011) 467-1004, Cell 083 253-9812,
email tiniebez@iafrica.com

Date of publication : 24 August 2022

GENERAL NOTICE 1117 OF 2022

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME
IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG AMENDMENT SCHEME 20-09-4173

I, **Hendrik Raven**, being the authorized agent of the owner of **Portion 57 (a portion of portion 5) of the Farm Olifantsvlei 327-IQ** hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the town-planning scheme known as the **City of Johannesburg Land Use Scheme, 2018** by the rezoning of the property described above, situated at **57 Cayman Road, Eikenhof** from "**Special Residential**" to "**Agricultural**" including agro-processing, ancillary storage, administrative offices and other uses necessary for the functioning of Agricultural activities, subject to certain conditions

The nature and general purpose of the application is to permit the conversion of the existing structures into a agro-processing, ancillary storage, administrative offices and other uses necessary for the functioning of Agricultural activities on the site.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **31 August 2022**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail objectionsplanning@joburg.org.za and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

28 September 2022

Contact details of applicant (authorised agent):

RAVEN Town Planners

Town and Regional Planners

P O Box 522359

SAXONWOLD

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : rick@raventp.co.za

GENERAL NOTICE 1118 OF 2022**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Petrus Jacobus Steyn of Futurescope Town planners, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION

Erf No : Erf 3353
Township : Lenasia South Extension 7
Street Address : 1 Titanium Street

APPLICATION TYPE: REZONING: 'RESIDENTIAL 1' TO 'BUSINESS 3'

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 24 August 2022. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 24 August 2022 and, on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 27 April 2022. Please contact the following persons for an appointment: Thomas Kganyago, 011 4076143, Thomask@joburg.org.za or Lee-Anne McKenzie, 011-407-6246 Lee-Annem@joburg.org.za. Any objection or representation with regard to the application must be submitted to both Futurescope and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to 011-339-4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than 21 September 2022.

AUTHORISED AGENT: PJ Steyn of Futurescope Town Planners, Postnet Suite 038, Private Bag X2, Noordheuwel, 1756 / 146 Carol Road, Silverfields; Tel No (w): 011-955-5537; Cell: 082-821-9138; e-mail address: petrus@futurescope.co.za

DATE: 28 August 2022

GENERAL NOTICE 1119 OF 2022

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 – PROPOSED ASHLEA GARDENS EXTENSION 09 TOWNSHIP

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the **authorised agent/applicant of the owner of the Proposed Portion 655 (a portion of portion 327) of the Farm Garstfontein 374-J.R. (via figure A-B-c-b-a-A as indicated on the proposed Subdivision Plan)**, 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 a township to be known as Ashlea Gardens Extension 09 on the **Proposed Portion 655 (a portion of portion 327) of the Farm Garstfontein 374-J.R., Gauteng Province (via figure A-B-C-c-b-a-A as indicated on the proposed Subdivision Plan)**, in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereunder.

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 **24 August 2022** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **21 September 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal offices: Room E10, Cnr Basden and Rabie Streets, Centurion Municipal Office.

Closing date of any objection(s) and/or comment(s): 21 September 2022

Address of authorised agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T513

Date on which notice will be published: 24 and 31 August 2022

ANNEXURE

Name of township: Proposed Ashlea Gardens Extension 09 Township.

Full name of applicant: UrbanSmart Planning Studio Pty Ltd.

Number of erven, proposed zoning and development control measures:

- (1) The output of this application will be the creation of a township over the Proposed Portion 655 (a portion of portion 327) of the Farm Garstfontein 374-J.R., Gauteng Province (via figure A-B-C-c-b-a-A as indicated on the proposed Subdivision Plan) which will comprise out of two (2) erven.
- (2) **Proposed Erf 208: "Residential 4"**, with a density of (1) dwelling-units and/or Block of Flats: 107 dwelling-units per hectare, provided that not more than seventy-six (76) dwelling units shall be permitted on the erf, (2) Boarding House shall be restricted to 304 habitable rooms (limited to 304 beds), excluding a Caretaker's Flat and (3) the maximum density shall not exceed seventy-six (76) dwelling-units OR 304 habitable rooms (limited to 304 beds), excluding a Caretaker's Flat; a coverage of 60%, provided that any single storey car port / shelter with at least three (3) open sides, shall be excluded from the calculation of coverage; Floor Area Ratio of 1.3, provided that Launderette / Laundromat and Club House shall be restricted to a maximum gross floor area of 300sqm; and a height of ten (10) storeys (28 meters);
- (3) **Proposed Erf 209: "Private Open Space, including Natural Areas"**, with a not-applicable density; a not-applicable coverage; a not-applicable Floor Area Ratio; and a not-applicable height.

The intension of the owner of the property (ies) in this matter is: Whilst forming part of a larger development, the intention of this application is the implementation of Phase 1 thereof through the establishment of a single township over the proposed Portion 655 (a portion of Portion 327) of the Farm Garstfontein 374-J.R. (via figure 'A-B-c-b-a-A' as indicated on the proposed Subdivision Plan). The proposed township makes provision for a single 'Residential 4' zoned erf, which erf is complimented with an erf zoned for 'Private Open Space (including Natural Areas)'. The residential erf will provide seventy-six (76) dwelling-units, or a maximum of 304 student beds. The open space erf sees to the implementation of the mandatory environmental buffer with which to protect the Wolvespruit open space system. The intention of each of the phases of the larger development is to offer more affordable, entry-level units within the bonded market, and/or to provide more affordable student accommodation that are set within a pleasant, lifestyle-based and secure environment.

Locality and description of property(ies) on which the township is to be established: The site is located to the west of the N1 National Highway within the boundaries of the Menlyn Metropolitan Core, which besides the CBD, is the strongest node of the Metropolitan Area. The Menlyn Metropolitan Core has developed at a rapid

pace and the upgrading of the surrounding road network, including the new interchange at the N1-Garsfontein Road, has unlocked the western side of the node (west of the N1) for development.

The proposed township is situated on: the Proposed Portion 655 (a portion of portion 327) of the Farm Garstfontein 374-J.R., Gauteng Province (via figure A-B-c-b-a-A as indicated on the proposed Subdivision Plan).
Item No: 36141

24-31

ALGEMENE KENNISGEWING 1119 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE ASHLEA GARDENS UITBREIDING 09 DORPSGEBIED**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van die **Voorgestelde Gedeelte 655 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R. (via figuur A-B-c-b-a-A soos aangedui op die voorgestelde Onderverdelingsplan)**, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir die stigting van 'n dorp wat bekend sal staan as **Ashlea Gardens Uitbreiding 09 op die voorgestelde Gedeelte 655 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur A-B-c-b-a-A soos aangedui op die voorgestelde Onderverdelingsplan)**, in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, verwys in die bylae hier onder.

Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **24 Augustus 2022** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot **21 September 2022** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

Adres van Munisipale Kantore: Kamer E10, Hoek van Basden- en Rabie strate, Centurion Munisipale Kantore
Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 21 September 2022

Adres van agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T513

Dag waarop die kennisgewing sal verskyn: 24 en 31 Augustus 2022

BYLAE

Naam van dorp: Voorgestelde Ashlea Gardens Uitbreiding 09 Dorpsgebied.

Volle naam van applikant: UrbanSmart Planning Studio Pty Ltd.

Aantal erwe, voorgestelde sonering en beheermaatreëls:

(1) Die uitkoms van hierdie aansoek is die stigting van 'n dorp op die Voorgestelde Gedeelte 655 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur A-B-c-b-a-A soos aangedui op die voorgestelde Onderverdelingsplan) wat uit twee (2) erwe sal bestaan.

(2) **Voorgestelde Erf 208: "Residensieel 4"**, met 'n digtheid van (1) wooneenhede en/of woonstelblok: 107 wooneenhede per hektaar, met dien verstande dat nie meer as ses-en-sewentig (76) wooneenhede op die erf toegelaat sal word nie, (2) Losieshuis sal beperk word tot 304 bewoonbare kamers (beperk tot 304 beddens), 'n opsigterwoonstel uitgesluit en (3) die maksimum digtheid mag nie ses-en-sewentig (76) wooneenhede oorskry nie OF 304 bewoonbare kamers (beperk tot 304 beddens), 'n opsigterwoonstel uitgesluit; 'n dekking van 60%, met dien verstande dat enige enkelverdieping motorhawe/skuiling met ten minste drie (3) oop kante by die berekening van dekking uitgesluit sal word; 'n vloeroppervlakteverhouding van 1.3, met dien verstande dat Wassery / Wassery en Klubhuis beperk sal word tot 'n maksimum bruto vloeroppervlakte van 300vkm; en 'n hoogte van tien (10) verdiepings (28 meter).

(3) **Voorgestelde Erf 209: "Privaat Oop Ruimte, insluitend Natuurlike Gebiede"**, met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike vloeroppervlakteverhouding; 'n nie-toepaslike hoogte van twee (2).

Die voorneme van die eienaar van die eiendom (me) is: Terwyl dit deel vorm van 'n groter ontwikkeling, is die bedoeling van hierdie aansoek die implementering van Fase 1 daarvan deur die stigting van 'n enkele dorp oor die voorgestelde Gedeelte 655 ('n gedeelte van Gedeelte 327) van die Plaas Garstfontein 374-J.R. (via figuur 'A-B-c-b-a-A' soos aangedui op die voorgestelde Onderverdelingsplan). Die voorgestelde dorp maak voorsiening vir 'n enkele 'Residensieel 4' gesoneerde erf, welke erf aangevul word met 'n erf gesoneer vir 'Privaat Oop Ruimte (insluitend Natuurlike Gebiede)'. Die residensieële erf sal ses-en-sewentig (76) wooneenhede voorsien, of 'n maksimum van 304 studentebeddens. Die oopruimte-erf sorg vir die implementering van die verpligte omgewingsbuffer waarmee die Wolvespruit-oopruimtestelsel beskerm word. Die bedoeling van elk van die fases van die groter ontwikkeling is om meer bekostigbare, intreevlak-eenhede binne die gebonde mark aan

te bied, en/of om meer bekostigbare studenteverblyf te verskaf wat in 'n aangename, leefstylgebaseerde en veilige omgewing geleë is.

Ligging en beskrywing van eiendom (me) waarop die dorp gestig gaan word: Die terrein is geleë wes van die N1 Nasionale Hoofweg binne die grense van die Menlyn Metropolitaanse Node, wat naas die SSK die sterkste node van die Metropolitaanse Gebied is. Die Menlyn Metropolitaanse Node het vinnig ontwikkel en die opgradering van die omliggende padnetwerk, insluitend die nuwe wisselaar by die N1-Garsfonteinstraat, het die westelike kant van die node (wes van die N1) vir ontwikkeling ontsluit.

Die voorgestelde dorp is gelee: op die Voorgestelde Gedeelte 655 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur A-B-c-b-a-A soos aangedui op die voorgestelde Onderverdelingsplan)

Item No: 36141

24-31

GENERAL NOTICE 1120 OF 2022

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 – PROPOSED ASHLEA GARDENS EXTENSION 10 TOWNSHIP

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the **authorised agent/applicant of the owner of the Proposed Portion 656 (a portion of portion 327) of the Farm Garstfontein 374-J.R. (via figure a-b-d-E-a as indicated on the proposed Subdivision Plan)**, 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 a township to be known as Ashlea Gardens Extension 10 on the **Proposed Portion 656 (a portion of portion 327) of the Farm Garstfontein 374-J.R., Gauteng Province (via figure a-b-d-E-a as indicated on the proposed Subdivision Plan)**, in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereunder.

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 **24 August 2022** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **21 September 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal offices: Room E10, Cnr Basden and Rabie Streets, Centurion Municipal Office.

Closing date of any objection(s) and/or comment(s): 21 September 2022

Address of authorised agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T514

Date on which notice will be published: 24 and 31 August 2022

ANNEXURE

Name of township: Proposed Ashlea Gardens Extension 10 Township.

Full name of applicant: UrbanSmart Planning Studio Pty Ltd.

Number of erven, proposed zoning and development control measures:

- (1) The output of this application will be the creation of a township over the Proposed Portion 656 (a portion of portion 327) of the Farm Garstfontein 374-J.R. (via figure a-b-d-E-a as indicated on the proposed Subdivision Plan), which will comprise out of two (2) erven.
- (2) **Proposed Erven 210 and 211: "Residential 4"**, with a density of (1) dwelling-units and/or Block of Flats: 150 dwelling-units per hectare, provided that not more than seventy-six (76) dwelling units shall be permitted on the erf, (2) Boarding House shall be restricted to 304 habitable rooms (limited to 304 beds), excluding a Caretaker's Flat and (3) the maximum density shall not exceed seventy-six (76) dwelling-units OR 304 habitable rooms (limited to 304 beds), excluding a Caretaker's Flat; a coverage of 60%, provided that any single storey car port / shelter with at least three (3) open sides, shall be excluded from the calculation of coverage; Floor Area Ratio of 1.3, provided that Launderette / Laundromat and Club House shall be restricted to a maximum gross floor area of 300sqm; and a height of ten (10) storeys (28 meters).

The intension of the owner of the property (ies) in this matter is: Whilst forming part of a larger development, the intention of this application is the implementation of Phase 2 thereof through the establishment of a single township over the proposed Portion 656 (a portion of Portion 327) of the Farm Garstfontein 374-J.R. (via figure 'a-b-d-E-a' as indicated on the proposed Subdivision Plan). The proposed township makes provision for two 'Residential 4' zoned erven which erven will be consolidated on proclamation of the township. The proposed consolidated erf will provide seventy-six (76) dwelling-units, or a maximum of 304 student beds. The intention of each of the phases of the larger development is to offer more affordable, entry-level units within the bonded market, and/or to provide more affordable student accommodation that are set within a pleasant, lifestyle-based and secure environment.

Locality and description of property(ies) on which the township is to be established: The site is located to the west of the N1 National Highway within the boundaries of the Menlyn Metropolitan Core, which besides the CBD, is the strongest node of the Metropolitan Area. The Menlyn Metropolitan Core has developed at a rapid pace and the upgrading of the surrounding road network, including the new interchange at the N1-Garsfontein Road, has unlocked the western side of the node (west of the N1) for development.

The proposed township is situated on: the Proposed Portion 656 (a portion of portion 327) of the Farm Garstfontein 374-J.R. (via figure a-b-d-E-a as indicated on the proposed Subdivision Plan).

Item No: 36143

24-31

ALGEMENE KENNISGEWING 1120 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE ASHLEA GARDENS UITBREIDING 10 DORPSGEBIED

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van die **Voorgestelde Gedeelte 656 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R. (via figuur a-b-d-E-a soos aangedui op die voorgestelde Onderverdelingsplan)**, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir die stigting van 'n dorp wat bekend sal staan as **Ashlea Gardens Uitbreiding 10 op die voorgestelde Gedeelte 656 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur a-b-d-E-a soos aangedui op die voorgestelde Onderverdelingsplan)**, in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, verwys in die bylae hier onder.

Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **24 Augustus 2022** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot **21 September 2022** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

Adres van Munisipale Kantore: Kamer E10, Hoek van Basden- en Rabie strate, Centurion Munisipale Kantore
Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 21 September 2022

Adres van agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T514

Dag waarop die kennisgewing sal verskyn: 24 en 314 September 2022

BYLAE

Naam van dorp: Voorgestelde Ashlea Gardens Uitbreiding 10 Dorpsgebied.

Volle naam van applikant: UrbanSmart Planning Studio Pty Ltd.

Aantal erwe, voorgestelde sonering en beheermaatreëls:

(1) Die uitkoms van hierdie aansoek is die stigting van 'n dorp op die Voorgestelde Gedeelte 656 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur a-b-d-E-a soos aangedui op die voorgestelde Onderverdelingsplan), wat uit twee (2) erwe sal bestaan.

(2) **Voorgestelde Erwe 210 en 211: "Residensiële 4"**, met 'n digtheid van (1) wooneenhede en/of woonstelblok: 150 wooneenhede per hektaar, met dien verstande dat nie meer as ses-en-sewentig (76) wooneenhede op die erf toegelaat sal word nie, (2) Losieshuis sal beperk word tot 304 bewoonbare kamers (beperk tot 304 beddens), 'n opsigterwoonstel uitgesluit en (3) die maksimum digtheid mag nie ses-en-sewentig (76) wooneenhede oorskry nie OF 304 bewoonbare kamers (beperk tot 304 beddens), 'n opsigterwoonstel uitgesluit; 'n dekking van 60%, met dien verstande dat enige enkelverdieping motorhawe/skuiing met ten minste drie (3) oop kante by die berekening van dekking uitgesluit sal word; 'n vloeroppervlakteverhouding van 1.3, met dien verstande dat Wassery / Wassery en Klubhuis beperk sal word tot 'n maksimum bruto vloeroppervlakte van 300vkm; en 'n hoogte van tien (10) verdiepings (28 meter).

Die voorneme van die eienaar van die eiendom (me) is: Terwyl dit deel vorm van 'n groter ontwikkeling, is die bedoeling van hierdie aansoek die implementering van Fase 2 daarvan deur die stigting van 'n enkele dorp oor die voorgestelde Gedeelte 656 ('n gedeelte van Gedeelte 327) van die Plaas Garstfontein 374-J.R. (via figuur 'a-b-d-E-a' soos aangedui op die voorgestelde Onderverdelingsplan). Die voorgestelde dorp maak voorsiening vir twee 'Residensiële 4' gesoneerde erwe wat by proklamasie van die dorp gekonsolideer sal word. Die voorgestelde gekonsolideerde erf sal ses-en-sewentig (76) wooneenhede voorsien, of 'n maksimum van 304 studentebeddens. Die bedoeling van elk van die fases van die groter ontwikkeling is om meer bekostigbare, intreevlak-eenhede binne die gebonde mark aan te bied, en/of om meer bekostigbare studenteverblyf te verskaf wat in 'n aangename, leefstylgebaseerde en veilige omgewing geleë is.

Ligging en beskrywing van eiendom (me) waarop die dorp gestig gaan word: Die terrein is geleë wes van die N1 Nasionale Hoofweg binne die grense van die Menlyn Metropolitaanse Node, wat naas die SSK die

sterkste node van die Metropolitaanse Gebied is. Die Menlyn Metropolitaanse Node het vinnig ontwikkel en die opgradering van die omliggende padnetwerk, insluitend die nuwe wisselaar by die N1-Garsfonteinstraat, het die westelike kant van die node (wes van die N1) vir ontwikkeling ontsluit.

Die voorgestelde dorp is gelee: op die Voorgestelde Gedeelte 656 ('n gedeelte van gedeelte 327) van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur a-b-d-E-a soos aangedui op die voorgestelde Onderverdelingsplan).

Item No: 36143

24-31

GENERAL NOTICE 1121 OF 2022

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 – PROPOSED ASHLEA GARDENS EXTENSION 11 TOWNSHIP

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the **authorised agent/applicant of the owner of the Proposed Remainder of Portion 327 of the Farm Garstfontein 374-J.R., Gauteng Province (via figure b-c-C-D-d-b as indicated on the proposed Subdivision Plan)**, 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 a township to be known as Ashlea Gardens Extension 11 on the **Proposed Remainder of Portion 327) of the Farm Garstfontein 374-J.R., Gauteng Province (via figure b-c-C-D-d-b as indicated on the proposed Subdivision Plan)**, in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereunder.

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 **24 August 2022** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **21 September 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal offices: Room E10, Cnr Basden and Rabie Streets, Centurion Municipal Office.

Closing date of any objection(s) and/or comment(s): 21 September 2022

Address of authorised agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T515

Date on which notice will be published: 24 and 31 August 2022

ANNEXURE

Name of township: Proposed Ashlea Gardens Extension 11 Township.

Full name of applicant: UrbanSmart Planning Studio Pty Ltd.

Number of erven, proposed zoning and development control measures:

- (1) The output of this application will be the creation of a township over the Proposed Remainder of Portion 327 of the Farm Garstfontein 374-J.R., Gauteng Province (via figure b-c-C-D-d-b as indicated on the proposed Subdivision Plan) which will comprise out of two (2) erven.
- (2) **Proposed Erf 213: "Residential 4"**, with a density of (1) dwelling-units and/or Block of Flats: 154 dwelling-units per hectare, provided that not more than seventy-six (76) dwelling units shall be permitted on the erf, (2) Boarding House shall be restricted to 304 habitable rooms (limited to 304 beds), excluding a Caretaker's Flat and (3) the maximum density shall not exceed seventy-six (76) dwelling-units OR 304 habitable rooms (limited to 304 beds), excluding a Caretaker's Flat; a coverage of 60%, provided that any single storey car port / shelter with at least three (3) open sides, shall be excluded from the calculation of coverage; Floor Area Ratio of 1.3, provided that Launderette / Laundromat and Club House shall be restricted to a maximum gross floor area of 300sqm; and a height of ten (10) storeys (28 meters);
- (3) **Proposed Erf 214: "Private Open Space, including Natural Areas"**, with a not-applicable density; a not-applicable coverage; a not-applicable Floor Area Ratio; and a not-applicable height.

The intension of the owner of the property (ies) in this matter is: Whilst forming part of a larger development, the intention of this application is the implementation of Phase 3 thereof through the establishment of a single township over the proposed Remainder of Portion 327 of the Farm Garstfontein 374-J.R., Gauteng Province (via figure 'b-c-C-D-d-b as indicated on the proposed Subdivision Plan). The proposed township makes provision for a single 'Residential 4' zoned erf, which erf is complimented with an erf zoned for 'Private Open Space (including Natural Areas)'. The residential erf will provide seventy-six (76) dwelling-units, or a maximum of 304 student beds. The open space erf sees to the implementation of the mandatory environmental buffer with which to protect the Wolvespruit open space system. The intention of each of the phases of the larger development is to offer more affordable, entry-level units within the bonded market, and/or to provide more affordable student accommodation that are set within a pleasant, lifestyle-based and secure environment.

Locality and description of property(ies) on which the township is to be established: The site is located to the west of the N1 National Highway within the boundaries of the Menlyn Metropolitan Core, which besides the CBD, is the strongest node of the Metropolitan Area. The Menlyn Metropolitan Core has developed at a rapid

pace and the upgrading of the surrounding road network, including the new interchange at the N1-Garsfontein Road, has unlocked the western side of the node (west of the N1) for development.

The proposed township is situated on: the Proposed Remainder of Portion 327 of the Farm Garstfontein 374-J.R., Gauteng Province (via figure b-c-C-D-d-b as indicated on the proposed Subdivision Plan).

Item No: 36144

24-31

ALGEMENE KENNISGEWING 1121 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE ASHLEA GARDENS UITBREIDING 11 DORPSGEBIED

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van die **Voorgestelde Restant van Gedeelte 327 van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur b-c-C-D-d-b soos aangedui op die voorgestelde Onderverdelingsplan)**, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir die stigting van 'n dorp wat bekend sal staan as **Ashlea Gardens Uitbreiding 11 op die Voorgestelde Restant van Gedeelte 327 van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur b-c-C-D-d-b soos aangedui op die voorgestelde Onderverdelingsplan)** in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, verwys in die bylae hier onder.

Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **24 Augustus 2022** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot **21 September 2022** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

Adres van Munisipale Kantore: Kamer E10, Hoek van Basden- en Rabie strate, Centurion Munisipale Kantore
Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 21 September 2022

Adres van agent: UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: T515

Dag waarop die kennisgewing sal verskyn: 24 en 31 Augustus 2022

BYLAE

Naam van dorp: Voorgestelde Ashlea Gardens Uitbreiding 11 Dorpsgebied.

Volle naam van applikant: UrbanSmart Planning Studio Pty Ltd.

Aantal erwe, voorgestelde sonering en beheermaatreëls:

(1) Die uitkoms van hierdie aansoek is die stigting van 'n dorp op die Voorgestelde Restant van Gedeelte 327 van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur b-c-C-D-d-b soos aangedui op die voorgestelde Onderverdelingsplan) wat uit twee (2) erwe sal bestaan.

(2) **Voorgestelde Erf 213: "Residensieel 4"**, met 'n digtheid van (1) wooneenhede en/of woonstelblok: 154 wooneenhede per hektaar, met dien verstande dat nie meer as ses-en-sewentig (76) wooneenhede op die erf toegelaat sal word nie, (2) Losieshuis sal beperk word tot 304 bewoonbare kamers (beperk tot 304 beddens), 'n opsigterwoonstel uitgesluit en (3) die maksimum digtheid mag nie ses-en-sewentig (76) wooneenhede oorskry nie OF 304 bewoonbare kamers (beperk tot 304 beddens), 'n opsigterwoonstel uitgesluit; 'n dekking van 60%, met dien verstande dat enige enkelverdieping motorhawe/skuiling met ten minste drie (3) oop kante by die berekening van dekking uitgesluit sal word; 'n vloeroppervlakteverhouding van 1.3, met dien verstande dat Wassery / Wassery en Klubhuis beperk sal word tot 'n maksimum bruto vloeroppervlakte van 300vkm; en 'n hoogte van tien (10) verdiepings (28 meter).

(3) **Voorgestelde Erf 214: "Privaat Oop Ruimte, insluitend Natuurlike Gebiede"**, met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike vloeroppervlakteverhouding; 'n nie-toepaslike hoogte van twee (2).

Die voorneme van die eienaar van die eiendom (me) is: Terwyl dit deel vorm van 'n groter ontwikkeling, is die bedoeling van hierdie aansoek die implementering van Fase 3 daarvan deur die stigting van 'n enkele dorp oor die voorgestelde Restant van Gedeelte 327 van die Plaas Garstfontein 374-J.R. (via figuur 'b-c-C-D-d-b' soos aangedui op die voorgestelde Onderverdelingsplan). Die voorgestelde dorp maak voorsiening vir 'n enkele 'Residensieel 4' gesoneerde erf, welke erf aangevul word met 'n erf gesoneer vir 'Privaat Oop Ruimte (insluitend Natuurlike Gebiede)'. Die residensiële erf sal ses-en-sewentig (76) wooneenhede voorsien, of 'n maksimum van 304 studentebeddens. Die oopruimte-erf sorg vir die implementering van die verpligte omgewingsbuffer waarmee die Wolfespruit-oopruimtestelsel beskerm word. Die bedoeling van elk van die fases van die groter

ontwikkeling is om meer bekostigbare, intreevlak-eenhede binne die gebonde mark aan te bied, en/of om meer bekostigbare studenteverblyf te verskaf wat in 'n aangename, leefstylgebaseerde en veilige omgewing geleë is.

Ligging en beskrywing van eiendom (me) waarop die dorp gestig gaan word: Die terrein is geleë wes van die N1 Nasionale Hoofweg binne die grense van die Menlyn Metropolitaanse Node, wat naas die SSK die sterkste node van die Metropolitaanse Gebied is. Die Menlyn Metropolitaanse Node het vinnig ontwikkel en die opgradering van die omliggende padnetwerk, insluitend die nuwe wisselaar by die N1-Garsfonteinstraat, het die westelike kant van die node (wes van die N1) vir ontwikkeling ontsluit.

Die voorgestelde dorp is gelee: op die Voorgestelde Restant van Gedeelte 327 van die Plaas Garstfontein 374-J.R., Gauteng Provinsie (via figuur b-c-C-D-d-b soos aangedui op die voorgestelde Onderverdelingsplan).

Item No: 36144

24-31

GENERAL NOTICE 1122 OF 2022**NOTICE OF APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE**

Applicable Scheme: City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, have applied to the City of Johannesburg for the removal of restrictive conditions of title related to the property described hereunder.

Site Description: Erf 386 Victory Park Ext 22, situated at 45 Pentrich Road, Victory Park.

Application Type: To remove the restrictive conditions of title Conditions 2 (a) to (k) in Deed of Transfer T16731/2000.

Application Purpose: The purpose is primarily to remove the restrictive condition of title that prevents the use of certain types of construction material, namely wood and iron, for structures to be erected on the site; however, as the other conditions are largely covered in the Land Use Scheme and the Municipal Planning Bylaw their removal is also applied for.

Should you wish to view the application, please contact the agent VBH Town Planning (details provided below) and we will email a copy of the application. Alternatively, the application can be viewed at our offices at the address indicated below. Any objection or representation with regard to the application must be emailed to both the agent at susie@vbhplan.com and Development Planning, City of Joburg at objectionsplanning@joburg.org.za, or delivered to Room 8100, 8th floor, A block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, or posted to PO Box 30733, Braamfontein 2017, or a facsimile sent to 011 339 4000, by not later than 21 September 2022.

CoJ reference number Removal of Restrictions 20/13/2505/2022

Authorised Agent: VBH Town Planning; Postal Address: P O Box 3645 Halfway House, 1685

Physical Address: Thandanani Office Park, Invicta Road, Halfway Gardens, Midrand

Tel No (w): 011 315 9908; Cell: 082 552 8144; Email address: susie@vbhplan.com Date: 24 August 2022

GENERAL NOTICE 1123 OF 2022**CITY OF JOHANNESBURG**

**NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)**

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,
HAS CONSIDERED AND APPROVED the following Security Access Restriction and
Thereby authorised the Johannesburg Roads Agency to give effect to the said approval and
Further manage the process and resultant administrative processes of the approval.

Notice is given further that this provision interim approval should not be considered and/or construed and/or interpreted and/or deemed to be a final approval

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Orchards, Johannesburg	Greater Orchards Road Closure	425	High Road at its intersection with African Street High Road at its intersection with Henrietta Road Orange Road at its intersection with The Avenue Orchards Road at its intersection with The Avenue Oaklands Road at its intersection with The Avenue Garden Road at its intersection with The Avenue	24hour automated booms to be left in upright position during 06:30-08:30 and 16:00-18:00 weekdays in order to ease traffic flow in the transport system during the peak periods. Remotes, tags, intercoms or biometric access systems shall not be at this closure as this may give rise to unfair discrimination. Only security guard may have remote to operate boom. Separate pedestrian gates with limited hours of pedestrian access locked between 19:00-06:00 daily, wheelchair friendly and self-closing. Must be 750mm minimum width with 2.1m vertical clearance. Locked palisade gates to be left open between 06:30 – 08:30 and 16:00-18:00 weekdays in order to ease traffic flow in the transport system during the peak periods. Capable of being opened in an emergency and on Pikitup days.

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

Traffic Engineering Department
JRA (PTY) Ltd.
75 Helen Joseph Street
Johannesburg

or

Traffic Engineering Department
JRA (PTY) Ltd.
Braamfontein X70
Braamfontein 2107

Email: cmoalusi@jra.org.za
Chizam@joburg.org.za

Comments must be received on or before one month after the first day of the appearance of this notice.

GENERAL NOTICE 1124 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE AMENDMENT IN TERMS OF SECTION 16(18) OF THE REZONING IN TERMS OF SECTIONS 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Erf 367 Lynnwood Glen Township, Registration Division J.R., The Province Of Gauteng hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 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 in terms of Section 16(18) of the submitted rezoning application in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above.

The property is situated at: 41 Malabor Road North, Lynnwood Glen.

The rezoning is: from "Residential 1" to "Residential 4" [for the purpose of a block of flats consisting of 39 units (density of 197 units per hectare)]

The intension of the applicant in this matter is to: obtain the land use right to develop a block of flats consisting of 39 units.

The purpose of the amendment in this matter is to: include and motivate the merits of a rooftop garden and amend the proposed height of the proposed development from 18 metres to 19 metres, as to accommodate a children's play area and rooftop garden.

Should any interested or affected party wish to view or obtain a copy of the land development application:

-It can be viewed at the Office of the Municipality as indicated in the Advertisement; or

-a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19 by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za; or

-a copy can be requested from the applicant at the address indicated in the advertisement.

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 and/or e-Tshwane website.

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.

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 **24 August 2022 until 21 September 2022**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Citizen newspaper.

Address of municipal offices: The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Rooms 8 and/or E10, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections and/or comments: 21 September 2022

Address of applicant: DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

Telephone no: 012 346 7890

Dates on which notice will be published: 24 August 2022 and 31 August 2022

Item No: 34703 (Rezoning) (CPD 9/2/4/2-6271T)

24-31

ALGEMENE KENNISGEWING 1124 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE WYSSIGING INGEVOLGE ARTIKEL 16(18) VAN DIE HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Erf 367 Lynnwood Glen Dorpgebied, Registrasie Afdeling JR, Provinsie van Gauteng gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging ingevolge Artikel 16(18) van die ingediende hersoneringsaansoek ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

Die eiendom is geleë: Malabor Straat Noord 41, Lynnwood Glen.

Die hersonering sal wees: vanaf "Residensieel 1" na "Residensieel 4" [vir die doeleindes van 'n woonstelblok wat uit 39 eenhede (digtheid van 197 eenhede per hektaar) bestaan.]

Die intensie van die eienaar/applikant in die geval is: om grondgebruiksreg te verkry om 'n woonstelblok wat uit 39 eenhede bestaan op die eiendom te ontwikkel;

Die doel van die wysiging in die geval is: om 'n voorgestelde daktuin by die aansoek in te sluit en te motiveer en om die voorgestelde hoogte te wysig van 18 meter na 19 meter, om sodoende 'n kinderspeelarea asook die daktuin te akkomodeer.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

-Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of

-'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19 deur sodanige eksemplaar deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za; of

-'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

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

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente 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 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie.

Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za vanaf **24 Augustus 2022 tot en met 21 September 2022**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant Provinsiale Koerant / Beeld / Citizen.

Adres van munisipale kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste Centurion: Kamers 8 en/of E10, Stedelike Beplanning Kantore, H/V Basden- en Rabiestraat, Centurion Munisipale Kantoor.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 21 September 2022.

Adres van agent: DLC Stadsplan (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081

Telefoon no: 012 346 7890

Datums wat die kennisgewing geplaas sal word: 24 Augustus 2022 en 31 Augustus 2022.

Item No: 34703 (Hersonering) (CPD 9/2/4/2-6271T)

GENERAL NOTICE 1125 OF 2022

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND
USE MANAGEMENT BY-LAW, 201**

We, **Ndani Projects PTY LTD**, in our capacity as authorised agent of the owner of property(ies) namely Portion 5 of Erf 76 Rietfontein, situated on 359 Fifteenth Avenue, 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 the rezoning of the property as described above from "Special for professional office (Excluding Medical)" to "Special" for Auto Electrical service and repair, Professional Office (Excluding Medical Centre)" subject to conditions as contained in an Annexure.

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 from **24 August 2022**, until **21 September 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 first date of this notice. Address of Municipal offices: **Floor 7, Middestad Building, 252 Thabo Sehume Street., Pretoria Central**. Closing date for any objections and/or comments: **21 SEPTEMBER 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 or directly from the applicant at info@ndani.co.za.

Address of applicant: 21 BISHOP SQUARE, LEOGEM PLACE, MIDRAND, 1685 .Telephone No: ...**082 373 9879** ,
Email: Info@ndani.co.za . Dates on which notice will be published: **24 AUGUST 2022**. Item/ Reference No: **36142**.

24-31

ALGEMENE KENNISGEWING 1125 VAN 2022

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUURVERORDENING, 201**

Ons, **Ndani Projekte PTY LTD**, in ons hoedanigheid as gemagtigde agent van die eienaar van eiendom(ies) naamlik Gedeelte 5 van Erf 76 Rietfontein, geleë op Vyftiende Laan 359, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuurverordening, 2016, kennis dat ons het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen vir die wysiging van die Tshwane-stadsbeplanningskema, 2008 (Hersien 2014), deur die heronering van die eiendom soos hierbo beskryf van "Spesiaal vir professionele kantoor (Uitgesluit Mediese)" na "Spesiaal" vir Auto E-lektrical service and repair, Professionele Kantoor (Uitgesluit Mediese Sentrum)" onderhewig aan voorwaardes soos vervat in 'n bylae.

Enige beswaar(e) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet by, of skriftelik gerig word aan: die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **24 Augustus 2022 tot 21 September 2022**. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, geïnspekteer word vir 'n tydperk van 28 dae vanaf die eerste datum van hierdie kennisgewing. Adres van Munisipale kantore: **Vloer 7, Middestadgebou, Thabo Sehumestraat 252, Pretoria Sentraal**. Sluitingsdatum vir enige besware en/of kommentaar: **21 SEPTEMBER 2022**. Indien enige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die Munisipaliteit aangevra word deur sodanige afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za of direk van die aansoeker by info@ndani.co.za.

Adres van aansoeker: BISHOP SQUARE 21, LEOGEM PLACE, MIDRAND, 1685 . Telefoon Nee: ... **082 373 9879** , **E-pos: Info@ndani.co.za** . Datums waarop kennisgewing gepubliseer sal word: **24 AUGUSTUS 2022**. Item/ Verwysing Nr: **36142**.

24-31

GENERAL NOTICE 1126 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 16(4) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

We, Plan Associates Development Planners Pty Ltd, the applicant in our capacity as authorised agent of the owner of property namely, Part of Portion 1 and Part of Portion 3 of the Farm Medunsa 237-JR, Gauteng, 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 Township Establishment on the property which is situated adjacent to Ga-Rankuwa Unit 6.

The intention is to establish a township consisting of 2 erven both zoned Institutional including dwelling units and medical consulting rooms as a primary right., subject to further conditions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality **and/or applicant** 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 within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: **24 August 2022** and **31 August 2022**.

Closing date for any objections and/or comments: **21 September 2022**.

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: newlanduseapplications@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@planassociates.co.za
- Postal Address: Postnet Suite #211, Private Bag X15, Menlo Park, 0102.
- Physical Address of offices of applicant: 339 Hilda Street, Hilda Chambers, Hatfield, Pretoria.
- Contact Telephone Number: 012 342 8701 (ask for Megan).

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. 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 16h00 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 **24 August 2022**. The costs of any hard copies of the application will be for the account of the party requesting same.

COT Reference Number: Item No 35591

24-31

ALGEMENE KENNISGEWING 1126 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEN 16(4) VAN DIE STAD VAN
TSHWANE SE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ons, Plan Medewerkers Stads- en Streekbeplanners (Edms) Bpk, synde die applikant in ons hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik 'n gedeelte van Gedeelte 1 en 'n gedeelte van Gedeelte 3 van die Plaas Medunsa 237-JR, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016, kennis dat ons by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir dorpstigting van die eiendom, wat geleë is teenaan Ga-Rankuwa Eenheid 6.

Die voorneme is om 'n dorp te stig wat bestaan uit 2 Erwe, altwee gesoneer vir Institusionele gebruike met wooneenhede en mediese spreekkamers as primêre regte, onderhewig aan verdere woorwaardes.

Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wie die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **24 en 31 Augustus 2022.**

Sluitingsdatum vir enige besware/ kommentare: **21 September 2022.**

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

- Epos adres: info@planassociates.co.za
- Posadres: Postnet Suite #211, Privaatsak X15, Menlo Park, 0102.
- Fisiese adres van die kantoor van die applikant: 339 Hilda Straat, Hilda Chambers, Hatfield, Pretoria.
- Kontak telefoonnommer: 012 342 8701 (vra vir Megan).

Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za voorgelê is. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, 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 '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.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 08h00 en 16h00 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 **24 Augustus 2022**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wie dit versoek.

Tshwane Verwysingsnommer: Item Nommer 35591

24-31

GENERAL NOTICE 1127 OF 2022**GAUTENG GAMBLING ACT, 1995****APPLICATION FOR A TRANSFER AND AMENDMENT OF A BOOKMAKER'S LICENCE**

Notice is hereby given that Keith Ho Racing (Pty) Ltd at 19 Thora Crescent, Wynberg intends submitting an application to the Gauteng Gambling Board to take transfer of a bookmaker's licence from Ricky Sin Racing (Pty) Ltd at Shop 1 Tokai Shopping Centre, Malibongwe Drive, Randburg.

Keith Ho Racing (Pty) Ltd intends submitting an application to the Gauteng Gambling Board for an amendment of the abovementioned bookmaker's licence to relocate from Shop 1 Tokai Shopping Centre, Malibongwe Drive, Randburg to 66 Kotze Street, Hillbrow.

The application will be open to public inspection at the offices of the Board from 01st September 2022.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 which makes provision for the lodging of written representations in respect of the application.

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018 or 125 Corlett Drive, Bramley, Johannesburg within one month from 01st September 2022. Any person submitting representations should state in such representation whether or not they wish to make oral representations at the hearing of the application.

GENERAL NOTICE 1128 OF 2022

NOTICE OF APPLICATION FOR THE AMENDMENT OF CITY OF JOHANNESBURG LAND USE SCHEME, 2018, THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND BUILDING LINE RELAXATION IN TERMS OF SECTIONS 41, 21 AND 20 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

Applicable Town Planning Scheme: City of Johannesburg Land Use Scheme, 2018.

Notice is hereby given in terms of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Sandra Felicity de Beer, being the authorized agent of the registered owner intend to apply to the City of Johannesburg for the amendment of the City of Johannesburg Land Use Scheme, 2018 to rezone the property, simultaneously make application for the removal of restrictive conditions of title and the relaxation of certain building lines.

Site Description: ERF 83 PARKWOOD TOWNSHIP situated at 20 CHESTER ROAD, PARKWOOD, 2193.

Application types:

Rezoning application: To rezone the property from "Residential 1", One dwelling per Erf to "Special" subject to certain conditions including to facilitate offices and the conducting of an enterprise primarily concerned with administrative, clerical, financial or professional services (excluding medical consulting rooms and financial institutions) including uses directly associated therewith such as a caretaker dwelling, staff canteen/kitchen for employees only and associated outbuildings including gate/guardhouse, store and garden structures subject to certain conditions and development controls.

Removal of Restrictions application: To remove certain restrictive conditions and other outdated provisions contained in the title deed, namely Conditions (a)-(l) inclusive from Deed of Transfer No. T000019219/2018.

Building Line Relaxation application: Make application for the relaxation of the following building lines:

- Relaxation to 0m along the Chester Road boundary to accommodate the existing gatehouse and store as well as parking;
- Relaxation along the southern boundary of the property to 1,2m to accommodate single storey office structures and to 0m for a covered garden structure (braai area);

All of the above as described fully in the application documents. Please refer

Application Purposes:

The intention is to facilitate offices in the existing structures as modified on the property and compliance in terms of the title deed and the Town Planning Scheme.

The advertising of the applications in a consolidated form commenced on **24 August 2022** as per the provisions of the City of Johannesburg Municipal Planning By-Law, 2016. The following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 24 August 2022:

- The owner/agent/applicant will be responsible for providing the public / any interested party, on request, with a copy of such documents. Please make contact with Sandy de Beer either telephonically on 082 570 6668 or 082 221 6663 or via email sandydb@icon.co.za to request.
- The application documents will be placed on the City's e-platform for access by the public / interested parties to inspect via the City's website www.joburg.org.za
- The members of the public / interested parties may arrange to inspect the application on request and by appointment only during office hours. To request this option, please make contact directly with the Registration Counter, Department of Development Planning, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein on 011 407 6202 to arrange to view the application documents with **Registration Nos. 20-01-4215, 20/13/2714/2022 & 20/01/2712/2022.**

Any objections, comments or representations with regard to the applications must be lodged in writing to **BOTH** the applicant/authorized agent (via email to sandydb@icon.co.za) and to the City of Johannesburg, Executive Director: Department of Development Planning, Registration Section by hand at the above address (during office hours), or by registered post to PO Box 30733, Braamfontein, 2017, or by facsimile to 0113394000 or by email to objectionsplanning@joburg.org.za as follows:

- In respect of the Rezoning and Removal of Restrictions Applications: within a period of **28 days from 24 August 2022 i.e. on or before 21 September 2022.**
- In respect of the Building Line Relaxation Application: **within a period of 14 days from receipt of the notification letter** (as per Section 20.(2)(a)(cc) City of Johannesburg Municipal Planning By-Law, 2016).

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 applications.

Details of the applicant/ authorized agent: Sandy De Beer, Consulting Town Planner, Postal Address: PO Box 70705, Bryanston, 2021. Tel. 0117064532 / Fax 0866 712 475 / Cell 082 570 6668. Email: sandydb@icon.co.za

Date: 24 August 2022

GENERAL NOTICE 1129 OF 2022**CITY OF JOHANNESBURG
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP****JOHANNESBURG TOWN PLANNING SCHEME 2018**

Notice is hereby given in terms of Section 26 of the City of Johannesburg Municipal Planning By-Laws, 2016, which I, the undersigned, applied to the City of Johannesburg for a township establishment on Portion 1 of the farm Wipoortjie, 245 – I.Q and will be known as Witpoortjie Extension 77.

APPLICATION PURPOSES:

The establishment of a predominantly residential township comprising of a total of 76 erven:

Erven 4459 - 4525: "Residential 1" at a height of two storeys

Erven 4526 - 4530: "Residential 3" at a height of four storeys and 200 units per hectare

Erf 4531: "Institutional"

Erf 4532: "Private Open Spaces"

Erven 4533 - 4534: "Special for Access"

SITE DESCRIPTION:

A Portion of the Remaining Extent of Portion 1 of the farm Witpoortjie, 245 – I.Q

The proposed township is situated south of the Existing Main Reef Road (Randfontein) in Roodepoort. The existing Bram Fischerville Ext 12 Township is situated directly to the south of the proposed township.

The above application in terms of the Johannesburg Town Planning Scheme, 2018, 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.

Any objections or representation with regard to the application must be submitted to 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 send to (011) 339 4000, or an email send to objections@joburg.org.za, by not later than 21 September 2022.

AUTHORISED AGENT:

Full name:	CTE Consulting
Postal address:	Private Bag X33 Craighall 2024
Tel No(w):	(011) 300 7548
Email address:	lzaan@cteconsulting.co.za

GENERAL NOTICE 1130 OF 2022

NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018).

Site description: ERF 1953 HOUGHTON ESTATE (located at 22 Eight Street corner 11th Avenue, Houghton Estate).

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 3" (permitting 16 dwelling units) to "Residential 3" (permitting 35 dwelling units) subject to conditions.

Application purpose: The purpose of this application is to increase the residential density and height to permit 35 dwelling units. An increase from 16 to 35 dwelling units and height from three to four storeys.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection 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's reference number is 20-01-4183. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **24 AUGUST 2022**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **21 SEPTEMBER 2022**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 1131 OF 2022

NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for the rezoning.

Site description: **ERVEN 57 AND 59 DUNKELD WEST (located at 26 and 24 Kent Road, Dunkeld West respectively)**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Residential 1" (subject to conditions) to permit an increase in the number of subsidiary dwelling units (guardhouse, staff accommodation, private gymnasium and pool pavilion)

Application purpose: The purpose of the application is to permit a main dwelling house, guardhouse, private gymnasium, pool/garden pavilion and two staff accommodation units (subject to conditions).

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection 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's reference numbers are rezoning 20-01-4176. The agent Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public for inspection, for a period of 28 (twenty-eight) days from **24 AUGUST 2022**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed by not later than **21 SEPTEMBER 2022**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 1132 OF 2022

NOTICE OF APPLICATION IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for the rezoning and the removal of restrictive conditions.

Site description: **REMAINDER OF ERF 88 NORWOOD (located at 76 Ivy Road, Norwood)**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Business 1" (subject to conditions) and the removal of restrictive conditions.

Application purpose: The purpose of the applications is to permit a health and beauty clinic, offices and a dwelling unit (subject to conditions) and the removal of redundant and restrictive title conditions.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection 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's reference numbers are rezoning 20-01-4188 and removal of restrictive conditions 20/13/2520/2022. The agent Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public for inspection, for a period of 28 (twenty-eight) days from **24 AUGUST 2022**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed by not later than **21 SEPTEMBER 2022**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 1133 OF 2022

NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for the rezoning.

Site description: **REMAINING EXTENT OF ERF 4978 BRYANSTON EXTENSION 36 (located at 19 John Street and 36 Norman Avenue, Bryanston Extension 36)**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from “Special” (guesthouse) to “Residential 1” (subject to conditions).

Application purpose: The purpose of the application is to permit a “Residential 1” zoning (subject to conditions) in terms of the City of Johannesburg Land Use Scheme, 2018.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection 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's reference numbers are rezoning 20-02-4175. The agent Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public for inspection, for a period of 28 (twenty-eight) days from **24 AUGUST 2022**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed by not later than **21 SEPTEMBER 2022**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 1134 OF 2022

EMFULENI LOCAL MUNICIPALITY NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP SHARPVILLE EXTENSION 2

I, H. L. Janse van Rensburg, of Vaalplan Town & Regional Planners as the authorised agent hereby give notice in terms of Section 44(3)(a) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018, that an application in terms of section 44 of the said by law to establish a township referred to in the annexure hereto, was submitted on 24 August 2022.

All relevant documents relating to the application will be open for inspection during normal office hours (8:00 – 16:00) at the office of the said authorized local authority at the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Eric Louw and President Kruger Streets, P.O. Box 3, Vanderbijlpark, 1900 for a period of 28 days from 24 August 2022.

Objections or representations together with contact details in respect of the application must be lodged in writing with the said authorized local authority at its address specified above on or before 22 September 2022.

Details of agent: Vaalplan Town & Regional Planners, c/o H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel (016) 981 0507, fax: (016) 931 1342, e-mail: vaalplan3@telkomsa.net, website: www.vaalplan.co.za

ANNEXURE

Name of township: Sharpville Extension 2

Full name of applicant: Vaal River City Developments (PTY) LTD

Number of erven in the proposed townships: 15 "Residential 4" (240 dwelling units per hectare), 1 "Business 1" (Places of refreshment, shops, hotels, offices, dry cleaners, dwelling units, dwelling houses, place of public worship, place of instruction, social hall, public garage, fish monger, drive in restaurant), 2 "Business 2" (Place of refreshment, shops, offices, dry cleaners, dwelling units, dwelling houses), 3 "Educational" (Place of instruction, social hall, place of public worship), 4 "Institutional" (Institutional, place of public worship, place of instruction), 1 "Special" (Taxi rank, shops & place of refreshment), 7 "Public Open Space" (Parks, public sport & recreation ground, public garden, play parks & squares) and streets.

Applicable Scheme: Vereeniging Town Planning Scheme, 1992

Description and size of land on which the township is to be established: Portions 191 & 192 of the Farm Leeuwkuil 596 IQ, Vereeniging approximately 89,1284 ha in extent.

Locality of proposed township: The site is located to the west and adjacent to the Leeuwkuil Dam between Vanderbijlpark and Vereeniging central business districts, and takes access to Kariba Street on its south boundary and Dubula Drive on its north west boundary, Sharpville.

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ALGEMENE KENNISGEWING 1134 VAN 2022

EMFULENI PLAASLIKE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM DIE STIGTING VAN 'N DORP SHARPVILLE UITBREIDING 2

Ek, H. L. Janse van Rensburg, van Vaalplan Stad- en Streeksbeplanners as die gevolmagtigde agent gee hiermee in terme van Artikel 44(3)(a) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur regulasies, 2018 dat ek in terme van artikel 44 van die genoemde regulasies 'n aansoek om 'n dorp te stig soos beskryf in die ahangsel hiertoe op 24 Augustus 2022 ingedien het.

Alle relevante dokumente met betrekking tot die aansoek sal beskikbaar wees vir insae gedurende normale kantoorure (8:00 – 16:00) by die kantoor van die gemagtigde plaaslike owerheid naamlik die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Eric Louw- en President Krugerstrate, Posbus 3, Vanderbijlpark, 1900 vir 'n tydperk van 28 dae vanaf 24 Augustus 2022. Besware of voorleggings tesame met kontak besonderhede, ten opsigte van die aansoek moet skriftelik ingedien word by die vermeldde gemagtigde plaaslike owerheid by die betrokke adres soos hierbo aangedui voor of op 22 September 2022.

Besonderhede van agent: Vaalplan Stad- en Streeksbeplanners, s/v H.L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel (016) 981 0507, faks: (016) 931 1342, e-pos: vaalplan3@telkomsa.net, webblad: www.vaalplan.co.za

AANHANGSEL

Naam van die dorp: Sharpville Uitbreiding 2

Volle naam van aansoeker: Vaal River City Developments (PTY) LTD

Aantal erwe in voorgestelde dorpe: 15 "Residensieel 4" (240 wooneenhede per hektaar), 1 "Besigheid 1" (Verversingsplek, winkels, hotelle, kantore, droogskoonmakers, wooneenhede, woonhuise, plek van openbare godsdienst, plek van onderrig, gemeenskapsaal, vulstasie, visboer, inry restaurant), 2 "Besigheid 2" (Verversingsplek, winkels, kantore, droogskoonmaker, wooneenhede, woonhuise), 3 "Opvoedkundig" (Onderrigplek, gemeenskapsaal, plek van openbare godsdienst), 4 "Inrigting" (Inrigting, plek van openbare godsdienst, onderrigplek), 1 "Spesiaal" (Taxistaanplek, winkels & verversingsplek), 7 "Openbare oop ruimte" (Parke, openbare sport & ontspanning grond, openbare tuin, speelpark & openbare plein) en strate.

Toepaslike Skema: Vereeniging Dorpsbeplanning Skema, 1992

Beskrywing en grootte van grond waarop dorp gestig staan te word: Gedeeltes 191 en 192 van die Plaas Leeuwkuil 596 IQ, Vereeniging, ongeveer 89,1284 hektaar groot.

Ligging van voorgestelde dorp: Die eiendom is geleë Wes en aangrensend tot die Leeuwkuil dam tussen Vanderbijlpark en Vereeniging sakekerns, en verkry toegang vanaf Karibastraat aan die Suide grens en vanaf Dubulaylaan aan die Noord-Weste grens, Sharpville.

24-31

GENERAL NOTICE 1135 OF 2022

EMFULENI LOCAL MUNICIPALITY

NOTICE OF THE AMENDMENT OF THE
VANDERBIJLPARK TOWN PLANNING
SCHEME, 1981

We Mualu & Mukoni (Pty) Ltd, hereby give notice in terms of Section 38 (2) (a) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 read with Section 2 and the relevant Provisions of the Spatial Planning and Land Use Management Act, (Act 16 of 2013) that we have applied simultaneously in terms of Section 62 (6), Section 38 (1) and Section 62 (4) of the said by-laws to the Emfuleni Local Municipality for:

The simultaneous amendment, suspension, or removal of certain conditions in title deed and amendment of the Vanderbijlpark Town Planning Scheme 1981 by rezoning of Erf 448 Vanderbijlpark SE 7 Township from "Residential 1" to "Residential 4" For residential building comprising of 12 rooms.

On Erf/Stand No: **448 Vanderbijlpark SE 7 Townships: Registration District I.Q, Gauteng Province**

Situated at: **No. 2 Colonel Gordon Street.**

Particulars of this application may be inspected between normal office hours (08h00 to 16h00) at the Office of the Strategic Manager, Development Planning, First Floor, Municipal Offices, Emfuleni Local Municipality, Old Trust Bank Building, Eric Louw Street. P.O. Box 3, Vanderbijlpark, 1900 for the period of 28 days from the date of the first publication of this notice.

Date of first publication: **24 August 2022**

Objections, if any or representations, to the application, together with the grounds thereof, must be lodged in writing to the Strategic Manager at the said address within the period of 28 days.

Details of the Applicant: Mualu & Mukoni (Pty) Ltd, 24 Trichardt Street, Sasolburg, 1947, Cell: 076 953 2453 / 081 520 4760, email: info@mualumukoni.co.za

EMFULENI PLAASLIKE MUNISIPALITEIT

KENNISGEWING VAN DIE WYSIGING VAN DIE
VANDERBIJLPARK
DORPSBEPLANNINGSKEMA, 1981

We Mualu & Mukoni (Edms) Bpk, gee hiermee kennis ingevolge Artikel 38 (2) (a) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 saamgelees met Artikel 2 en die relevante Bepalings van die Ruimtelike Beplanning en Wet op Grondgebruikbestuur, (Wet 16 van 2013) wat ons gelyktydig ingevolge Artikel 62 (6), Artikel 38 (1) en Artikel 62 (4) van die genoemde verordeninge by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir:

Die gelyktydige wysiging, opskorting of opheffing van sekere voorwaardes in titelakte en wysiging van die Vanderbijlpark Dorpsbeplanningskema 1981 deur hersonering van Erf 448 Vanderbijlpark SE 7 Dorp van "Residensieel 1" na "Residensieel 4" vir residensiële gebou wat uit 12 kamers bestaan..

Op Erf/Erf nr: **448 Vanderbijlpark SE 7 Dorpe: Registrasie Distrik I.Q, Gauteng Provinsie**

Geleë te: **No. 2 Colonel Gordon Straat.**

Besonderhede van hierdie aansoek kan tussen gewone kantoorure (08h00 tot 16h00) by die Kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, Eerste Vloer, Munisipale Kantore, Emfuleni Plaaslike Munisipaliteit, Ou Trust Bankgebou, Eric Louwstraat, besigtig word. P.O. Box 3, Vanderbijlpark, 1900 vir die tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing.

Datum van eerste publikasie: **24 Augustus 2022**

Besware, indien enige of vertoe, teen die aansoek, tesame met die gronde daarvan, moet binne die tydperk van 28 dae skriftelik by die Strategiese Bestuurder by die genoemde adres ingedien word.

Besonderhede van die Aansoeker: Mualu & Mukoni (Edms.) Bpk., Trichardtstraat 24, Sasolburg, 1947, Sel: 076 953 2453 / 081 520 4760, e-pos: info@mualumukoni.co.za

GENERAL NOTICE 1136 OF 2022**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996)**

I, Noel Brownlee, being the authorized agent of the owner of Erf 22 Bedfordview Township, situated at 3 Park Avenue, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019 that I have applied to the City of Ekurhuleni Metropolitan Municipality Edenvale Care Centre for the removal of certain conditions contained in the Title Deed of Erf 22, Bedfordview which property is situated at 3 Park Avenue and for the simultaneous amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property from "Residential 1" to "Business 2" to allow a place of refreshment subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the Area Manager, City Development, Ground Floor, Room 248, Civic Centre, Van Riebeeck Avenue, Edenvale for the period of 28 days from the 24 Augustus 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager, City Development at the above address or at P O Box 25, Edenvale, 1610 within a period of 28 days from the 24 Augustus 2022: Agent: P O Box 970, Edenvale 1610 (082 4445997) E-mail: wynandttheron@gmail.com

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 59 OF 2022****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY**
ERF 205 VANDERBIJL PARK SOUTH WEST 5

It is hereby notified in terms of Sections 39(4) and 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 that the Emfuleni Local Municipality has approved the following:

Removal of conditions C.(a), (b)(i) – (iv) and (c), as contained in Title Deed T32336/2021, and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 for Erf 205 Vanderbijl Park South West 5, from “Residential 1” to “Special” with an annexure, subject to certain conditions. The above will come into operation on 24 August 2022.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use), 1st floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1692.

LEM LESEANE, MUNICIPAL MANAGER

24 August 2022

Notice Number: DP18/2022

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 679 OF 2022

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, THAT WE, THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:

APPLICATION TYPE:

Application in terms of Section 41 of The City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSE:

The purpose of the application is to remove the following restrictive title conditions from title deed T033972/2010:

- Condition (A)(a) – The Holding is transferred as an agricultural holding and it may be used only for the purpose contemplated by the definition of the term contained in the definition of that terms
- Condition (A)(c)(i) – the Holding may not be subdivided nor may any portion of it be sold, lease or disposed of in any way without the written approval of the Board first had and obtained.
- Condition (A)(c)(ii) – The Holding shall not be sold to or held jointly by two or more persons
- Condition (A)(d)(iv) – no building erected on the holding shall be located within a distance of 30,48 metres from the boundary of that holding abutting on a road.
- Condition (A)(d)(v) – no wood and/iron buildings or buildings of unburnt clay-brick shall be erected on the holding.
- Condition (E) – No store or place of business whatsoever may be opened or conducted on the holding. (This shall not apply to Holding No.34)

SITE DESCRIPTION:

Erf no.: Remainder of Holding 1

Township Name: Patlynn Agricultural Holding

Street address: Francis Road, Patlynn AH, Johannesburg

Particulars of this 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.

Any objector 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 send to (011) 339 4000, or an e-mail send to ObjectionsPlanning@joburg.org.za, by no later than 15 September 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.

AUTHORIZED AGENT

Full Name: ACE Environmental Solutions (Pty) Ltd

Postal Address: Postnet Suite 207, Private Bag X32, Highveld Park Code: 0169

Tel no (w): (012) 663 5200

Fax No: (086) 435 6786

Cell: (060) 526 0371

E-mail address: ruben@ace-env.co.za

Start date of notice period: 17 August 2022

End date of notice period: 15 September 2022

File Reference No. 20/13/1267/2022

PROVINCIAL NOTICE 694 OF 2022**NOTICE IN TERMS OF SECTION 5(5) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT No 3 OF 1996), READ WITH SECTION (2) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) FOR A SIMULTANEOUS CONSENT USE AND REMOVAL OF RESTRICTION APPLICATION**

We, MM TOWN PLANNING SERVICES, being the authorised agent of the owner/s hereby give notice in terms of section 5(5) of the Gauteng Removal of Restrictions Act, 1996, read with Section (2) of the Spatial Planning and Land Use Management Act (Act 16 Of 2013), that we have applied to the **NIGEL CCC – EKURHULENI METRO** for a SIMULTANEOUS CONSENT USE AND REMOVAL of RESTRICTION APPLICATION to remove conditions (k),(m) & (n) contained in the Title Deed pertaining to **ERF 1387 DUNOTTAR TOWNSHIP , EKURHULENI, GAUTENG**, to allow for the purposes of a **Guest House**. Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager, City Planning Dep (Nigel), c/o Eeufees & Hendrik Verwoerd Streets, Nigel, for a period of 28 days from **24 AUGUST 2022**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, at the aforementioned address or at PO Box 23, NIGEL, 1491, within a period of 28 days from **24 AUGUST 2022**. MM TOWN PLANNING SERVICES: 59 HF VERWOERD ST, HEIDELBERG, 1441 / PO Box 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za

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PROVINSIALE KENNISGEWING 694 VAN 2022**KENNISGEWING INGEVOLGE ARTIKEL 5(5) VAN DIE GAUTENG OPHEFFING VAN BEPERKINGSWET, 1996 (WET 3 VAN 1996), GELEES SAAM MET ARTIKEL 2 VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, (WET 16 VAN 2013) VIR 'N GELYKTYDIGE VERGUNNINGSGEBRUIK EN OPHEFFING VAN BEPERKENDE VOORWAARDE AANSOEK**

Ons, MM TOWN PLANNING SERVICES, synde die gematigde agent van die eienaar/s, gee hiermee kennis, ingevolge artikel 5(5) van die Gauteng Opheffing van Beperkingswet, 1996, gelees saam met Artikel 2 van die Wet Op Ruimtelike Beplanning en Grondgebruiksbestuur, (Wet 16 van 2013), dat ons by die **NIGEL CCC – EKURHULENI METRO** aansoek gedoen het vir 'n GELYKTYDIGE VERGUNNINGSBRUIK EN OPHEFFING VAN BEPERKENDE VOORWAARDES (k) ,(m) & (n) vervat in die Titel Akte van to **ERF 1387 DUNOTTAR TOWNSHIP , NIGEL , GAUTENG**, ten doel vir die bedryf van 'n **GASTEHUIS** . Besonderhede van die aansoek lê ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder, Stadsbeplannings Dep (Nigel), h/v Eeufees & Hendrik Verwoerd straat, Nigel, vir 'n tydperk van 28 dae vanaf **24 AUGUSTUS 2022** . Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **24 AUGUSTUS 2022** skriftelik by die Munisipale Bestuurder, p/a Posbus 23, Nigel, 1491, ingedien of gerig word. MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / Posbus 296, HEIDELBERG, 1438/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za

24–31

PROVINCIAL NOTICE 695 OF 2022

MIDVAAL LOCAL MUNICIPALITY

NOTICE OF AN APPROVED APPLICATION FOR A REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 63(1) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW, IN RESPECT OF PORTION 130 (A PORTION OF PORTION 5) OF THE FARM NOOITGEDACHT 176-IR

It is hereby notified in terms of the provisions of Section 63(1) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2015 the removal of restrictive conditions A (viii), B.5, B.6 in the Deed of Transfer **T52753/2021** in respect of **Portion 130 (A PORTION OF PORTION 5) OF THE FARM NOOITGEDACHT 176-IR**, that Midvaal Local Municipality has approved the aforesaid application.

S DLAMINI

Municipal manager

Civic Centre , H F VERWOERD STREET, HEIDELBERG 1441.

PUBLICATION DATE : 24 AUGUST 2022

PROVINCIAL GAZETTE GAUTENG

PROVINCIAL NOTICE 696 OF 2022

NOTICE IN TERMS OF SECTION 38 AND 62 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW FOR THE REMOVAL OF RESTRICTIONS AND FOR THE REZONING OF PORTION 3 OF ERF 75 KLIPRIVIER TOWNSHIP.

We Abakwa-Nyambi Town Planning consultants, on behalf of the owners of the below mentioned property, hereby give notice in terms of Section 38 and 62 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, for the removal of restrictive title conditions in title deed No: T12615/2009 and for the rezoning of Portion 3 of Erf 75 Kliprivier Township Gauteng Province from: "Residential 1" to "Residential 2".

Particulars of the application will lie for inspection during normal office hours at the office of the Executive Director: Development and Planning Department: Midvaal Local Municipality offices at corner of Mitchell Street and Junius Street Meyerton, for 28 days from this day of publication.

Objections to or representations in respect of the application must be lodged with or made in writing to the below address or to the Executive Director: Development and Planning at the above address or at P.O.Box 9 Meyerton 1960, within a period of twenty-eight (28) days from this day of publication.

Applicant address: Abakwa-Nyambi Town Planning, Private Bag X 1003 Postnet Suit 102, Meyerton 1960 E-mail: info@abakwanyambi.co.za Tel: 073 777 6230

PROVINCIAL NOTICE 697 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38 & SECTION 62 OF THE EMFULENI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2016****VEREENIGING AMENDMENT SCHEME**

We, Abakwa-Nyambi, being the authorised agent of the owner of Holding 94 Dreamlands Agricultural Holding hereby give notice in terms of Section 38 & Section 62 of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-Laws, 2016, that we have applied to the Emfuleni Local Municipality for the amendment of the town planning scheme known as the Vereeniging Town Planning Scheme, 1992, by the rezoning and removal of restrictive conditions of the property described above situated on Dreamlands Agricultural Holdings, from "Agricultural" to "Educational" with annexure.

Particulars of the application will lie for inspection during normal office hours at the offices of the Strategic Manager: Development Planning (Land Use Management), 1st floor Old Trust Bank Building, cnr of President Kruger and Eric Louw Streets, Vanderbijlpark for a period of 28 days from **24th of August 2022**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Strategic Manager: Development Planning (Land Use Management), at the above address or posted to PO Box 3, Vanderbijlpark, 1900, within a period of 28 days calculated from **24th of August 2022**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: bongani@abakwanyambi.co.za, Tel; 0711818576

PROVINSIALE KENNISGEWING 697 VAN 2022**KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN 'N DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 38 & ARTIKEL 62 VAN DIE EMFULENI PLAASLIKE MUNISIPALITEIT VERORDENINGE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2016**

Ons, Abakwa-Nyambi, synde die gemagtigde agent van die eienaar van Hoewe 94 Dreamlands Landbouhoewe gee hiermee kennis ingevolge Artikel 38 & Artikel 62 van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuursverordeninge, 2016, dat ons by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen vir die wysiging van die dorpsbeplanningskema bekend as die Vereeniging Dorpsbeplanningskema, 1992, deur die hersonering en opheffing van beperkende voorwaardes van die eiendom hierbo geleë op Dreamlands Landbouhoewes, van "Landbou" na "Opvoedkundig". "met bylae

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantore van die Strategiese Bestuurder: Ontwikkelingsbeplanning (Grondgebruikbestuur), 1ste vloer Ou Trustbankgebou, hv van President Kruger- en Eric Louwstraat, Vanderbijlpark vir 'n tydperk van 28 dae vanaf **24th van Augustus 2022**

Besware teen of verhoë ten opsigte van die aansoek moet skriftelik by die Strategiese Bestuurder: Ontwikkelingsbeplanning (Grondgebruikbestuur) ingedien of gerig word by bogenoemde adres of gepos word na Posbus 3, Vanderbijlpark, 1900, binne 'n tydperk van 28 dae bereken vanaf **24th van Augustus 2022**

Adres van aansoeker: Abakwa-Nyambi Stadsbeplanning, Privaatsak X1003, Postnet Suite 102, Meyerton, 1960. E-pos: bongani@abakwanyambi.co.za, Tel; 0711818576

PROVINCIAL NOTICE 698 OF 2022

GAUTENG GAMBLING ACT NO 4, OF 1995 (as amended)

APPLICATION FOR A GAMING MACHINE LICENCE

Notice is hereby given that the following applicants intend on submitting an application to the Gauteng Gambling Board for a Gaming Machine Licence as listed:

- Springs Pub (Pty) Ltd t/a Mega Tavern, Erf 1835, 75 3rd Street, Springs (5 LPM's)
- Luis Goncalves Baeta t/a Plus Seven Liquor & Bar, Alrode Shopping Centre, Alberton. (5 LPM's)
- Rachel Nkosi t/a American Fast Food & Restaurant, 46 Goods Street, Brakpan (5 LPM's)

APPLICATION FOR ADDITIONAL GAMING MACHINE LICENCE

- Cotinga (Pty) Ltd t/a Cheeky Tiger Randburg, 10 Park Street, Georgetown, Germiston (20 LPM's)
- Jonopro (Pty) Ltd t/a Blackball Fever Pool Club, 29 Pretoria Road, Kempton Park (20 LPM's)

APPLICATION FOR TRANSFER OF A LICENSE

Notice is hereby given that the following applicant has lodged an application for the transfer of a license and amend its trading name as listed:

- Augusto Antonio Da Silva Fernandes t/a One Shot Pub & Play to Bronkhorstpruit Bar (Pty) Ltd t/a Strubenvale Tops
- Abraham Karam t/a Brian's Pub & Diner to Bronkhorstpruit Bar (Pty) Ltd t/a Brian's Pub & Diner

The applications will be available for public inspection viewing on the website of the Gauteng Gambling Board from 09 September 2022. Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act No 4 of 1995 (as amended) which makes provision for the lodging of written representations in respect of the application.

PROVINCIAL NOTICE 699 OF 2022

NOTICE OF A CONSENT USE APPLICATION 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.

Notice is hereby given to all whom it may concern, that 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 that I, (full name) Mr. Masemola Joseph Molawa, Director at Thabo Town planners, have applied to The City of Tshwane Municipality for Consent use for a Guest House on **REMAINDER OF ERF 248, MUCKLENEUK**

Any objection, with the grounds therefore, shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development (at the relevant office) ***6th Floor Middestad Building 225 Thabo Sehume Street Pretoria ,0001**, within 28 days of the publication of the advertisement in the Provincial Gazette, viz **24 August 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the above mentioned office, for a period of 28 days after the publication of the advertisement in the Provincial Gazette. Closing date for any objections: **20 September 2022**.

APPLICANT STREET ADDRESS AND POSTAL ADDRESS

82 Dieffenbachia Street
Karen park
0182

TELEPHONE NUMBER: 067 018 2164
Item Number 32409

PROVINSIALE KENNISGEWING 699 VAN 2022

KENNISGEWING VAN 'N VERGUNNINGSGEBRUIK AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIENE 2014) LEES MET ARTIKEL 16 (3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016.

Hiermee word kennis gegee aan almal wat dit aangaan, ingevolge klousule 16 van die Tshwanestadsbeplanningskema, 2008 (Hersien 2014), gelees saam met Artikel 16 (3) van die Stad Tshwane Verordening op Grondgebruiksbestuur, 2016 dat ek, (volle naam) mnr. Masemola Joseph Molawa, direkteur van die stadsbeplanners van Thabo, by die Stad Tshwane Munisipaliteit aansoek gedoen het om toestemming vir 'n gastehuis op **REMAINDER OF ERF 248, MUCKLENEUK**. Enige beswaar, met die redes daarvoor, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling (by die betrokke kantoor): ***6th Floor Middestad Building 225 Thabo Sehume Street Pretoria ,0001**, binne 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant, naamlik **24 Augustus 2022**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. Sluitingsdatum vir enige besware: **20 September 2022**.

AANSOEKER STRAAT ADRES EN POSADRES

82 Dieffenbachia Street
Karen park
0182

TELEFOON: 067 018 2164
Item Number 32409

PROVINCIAL NOTICE 700 OF 2022**NOTICE OF A CONSENT APPLICATION 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.**

Notice is hereby given to all whom it may concern, that in terms of section 16(1) and as required in terms of Schedule 3 to the City of Tshwane Land use Management By-law, 2016 that I, (full name) Mr. Masemola Joseph Molawa, Director at Thabo Town Planners, have applied to the City of Tshwane Municipality for consent use for a place of guest-house on Erf 298 Mabopane D. Any objection, with the grounds therefore, shall be lodged with or made in writing to (at the relevant office) the Strategic Executive Director: **City Planning and Development *Akasia Municipal Complex, 485 Heinrich Avenue, (entrance Dale street), Karen Park. Po Box 58393, Karen park, 0118 / cityp_registration@tshwane.gov.za** within 28 days of the publication of the advertisement in the Provincial gazette, viz **24 August 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the above mentioned office. Closing date for any objections: **20 September 2022**.

Applicant street address and postal address

82 Dieffenbachia Street, Karen Park, 0182

Telephone number: 067 018 2164 / 073 245 6795**Council Reference 35458****PROVINSIALE KENNISGEWING 700 VAN 2022****KENNISGEWING VAN 'N VERGUNNINGSGEBRUIK AANSOEK INGEVOLGE KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIENE 2014) LEES MET ARTIKEL 16 (3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016.**

Hiermee word kennis gegee aan almal wat dit aangaan, ingevolge klousule 16 van die Tshwanestadsbeplanningskema, 2008 (Hersien 2014), gelees saam met Artikel 16 (3) van die Stad Tshwane Verordening op Grondgebruiksbestuur, 2016 dat ek, (volle naam) mnr. Masemola Joseph Molawa, direkteur van die stadsbeplanners van Thabo, by die Stad Tshwane Munisipaliteit aansoek gedoen het om toestemming vir 'n gaste huis van Erf 298 Mabopane D.

Enige beswaar, met die redes daarvoor, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling (by die betrokke kantoor): ***Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street), Karen Park. Po Box 58393, Karen Park 0118 / CityP_Registration@tshwane.gov.za**, binne 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant, naamlik **24 Augustus 2022**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. Sluitingsdatum vir enige besware: **20 September 2022**.

AANSOEKER STRAAT ADRES EN POSADRES

82 Dieffenbachia Street

Karen park

0182

TELEFOON: 067 018 2164/ 073 245 6795**Council Reference :35458**

PROVINCIAL NOTICE 701 OF 2022

NOTICE OF A CONSENT APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWNPLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16 (3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.

Notice is hereby given to all whom it may concern, that in terms of section 16(1) and as required in terms of Schedule 3 to the City of Tshwane Land use Management By-law, 2016 that I, (full name) Ms. Tlou Mapetla (ID No: 8107090447082) of MTT Council Consultant Pty, have applied to the City of Tshwane Municipality for consent use for a guest-house on Erf 894 Rosslyn Ext 18. Any objection, with the grounds therefore, shall be lodged with or made in writing to (at the relevant office) the **Strategic Executive Director: City Planning and Development *Akasia Municipal Complex, 485 Heinrich Avenue, (entrance Dale street), Karen Park. Po Box 58393, Karen park, 0118 / cityp_regisration@tshwane.gov.za** within 28 days of the publication of the advertisement in the Provincial gazette, viz **24 August 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the above mentioned office. Closing date for any objections: **20 September 2022**.

Applicant street address and postal address

82 Dieffenbachia Street, Karen Park, 0182

Telephone number: 067 018 2164 / 073 245 6795**Council Reference 35452**

PROVINSIALE KENNISGEWING 701 VAN 2022

KENNISGEWING VAN 'N TOESTEMMINGSAANSOEK INGEVOLGE KLOUSEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) GELEES SAAM MET ARTIKEL 16 (3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016.

Kennis word hiermee gegee aan almal wat dit mag aangaan, dat ek, (volle naam) me. Tlou Mapetla (ID No: 8107090447082) van MTT Council Consultant Edms, het by die Stad Tshwane Munisipaliteit aansoek gedoen vir toestemmingsgebruik vir 'n gastehuis op Erf 894 Rosslyn Uitbr 18. Enige beswaar, met die gronde dus, moet skriftelik by (by die betrokke kantoor) die Strategiese Uitvoerende Direkteur: **Stadsbeplanning en Ontwikkeling *Akasia Munisipale Kompleks, Heinrichlaan 485, (ingang Dalestraat), Karenpark, ingedien of gerig word. Posbus 58393, Karen park, 0118 / cityp_regisration@tshwane.gov.za** binne 28 dae vanaf die publikasie van die advertensie in die Provinsiale Koerant, naamlik **24 Augustus 2022**. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure besigtig word by bogenoemde kantoor. Sluitingsdatum vir enige besware: **20 September 2022**.

AANSOEKER STRAAT ADRES EN POSADRES

82 Dieffenbachia Street

Karen park

0182

TELEFOON: 067 018 2164/ 073 245 6795**Council Reference :35452**

PROVINCIAL NOTICE 702 OF 2022

**NOTICE IN TERMS SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.****APPLICABLE SCHEME: CITY OF JOBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 that we, the undersigned, have applied to the City of Johannesburg for the Rezoning of the below mentioned site as provided for in the above-mentioned land use scheme.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): **8786**

Township (Suburb) Name: **Ivory Park Ext 9**

Street Address: **11 Ukala Street**

APPLICATION TYPE:

Rezoning from "Business 1" to "Institution"

APPLICATION PURPOSES:**To establish a clinic on the above mentioned site.**

The above application will be open for inspection during office hours from 8:00 to 15:30 at Registration Counter, Department Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 days from 24 August 2022 to 21 September 2022. Any objections or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to: (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za, by no later than 21 September 2022 (28 days after submission of the application).

AUTHORISED AGENT:

Name of Authorised Agent: Kamohelo Land Use Management Consultants. (Pty) Ltd

Tel: 011 057 1822 / 073 865 7390

Email: info@klmc.co.za

Tel: 011 057 1822
Fax: 086 668 3886
Email: info@klmc.co.za

Address: 130 Marshall Street Cnr Eloff
Romi Lee Building Office 801
Johannesburg
2001

Directors: Tokelo Molefe
Registration nr: 2012/148555/07

PROVINCIAL NOTICE 703 OF 2022

**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**

I, Gerrit Hendrik De Graaff of Developlan Town Planners, being the applicant of Erf 84, Maroelana 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 above mentioned By-law, of the property **FROM:** "Residential 2" with a density of 22 dwelling-units per hectare (maximum of 3 dwelling-units on the property) **TO:** "Residential 2" with a density of 43 dwelling-units per hectare (maximum of 6 dwelling-units on the property). The proposed rezoning will have the result that the property could be utilized for a total of six (6) dwelling units / houses. The property is situated at: 82 Maroelana Street, Maroelana, Pretoria.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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 may be copied to the applicant) from 3 until 31 August 2022.

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: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the following contact details of the applicant: gerrit@developlan.co.za / 54B Van Wouw Street, Groenkloof, 0181 / Tel: 012 346 0283.

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 advertisement in the Gauteng Gazette / The Star and Die Beeld newspapers. The costs of any hard copies of the application will be for the account of the party requesting same.

Closing date for any objections and/or comments: 21 September 2022.

Dates on which notice will be published: 24 and 31 August 2022.

Reference: CPD 9/2/4/2-6598T (Item 35987).

24-31

PROVINSIALE KENNISGEWING 703 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016**

Ek, Gerrit Hendrik De Graaff van Developplan Stadsbeplanners, synde die applikant van Erf 84, Maroelana gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die eiendom **VANAF**: "Residensieel 2" met 'n digtheid van 22 wooneenhede per hectare (maksimum van 3 wooneenhede op die eiendom) **NA**: "Residensieel 2" met 'n digtheid van 43 wooneenhede per hectare (maksimum van 6 wooneenhede op die eiendom). Die resultaat van die voorgestelde hersonering sal wees dat die eiendom gebruik kan word vir 'n totaal van ses (6) wooneenhede / huise. Die eiendom is geleë te: Maroelana Straat 82, Maroelana, Pretoria.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details (selfoon nommer en/of epos adres), waarsonder die Munisipaliteit en/of applikant nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, sal ingedien word, of skriftelik gerig word aan: Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za (en mag ook gekopieër word aan die applikant) vanaf 3 tot 31 Augustus 2022. Sou enige geïntereeseerde of geaffekteerde party die grondontwikkelingsaansoek wou besigtig of 'n kopie bekom, kan 'n kopie aangevra word deur die Munisipaliteit te kontak by: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan die kopie aangevra word deur die applikant te kontak by: gerrit@developplan.co.za / 54B Van Wouw Street, Groenkloof, 0181 / Tel: 012 346 0283.

Volle besonderhede en planne (indien enige) kan besigtig word tydens normale kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant soos hierbo aangedui, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing op terrein. Die koste vir enige harde kopieë van die aansoek is vir die rekening van die party wat dit aanvra.

Sluitingsdatum vir enige beswaar en/of kommentaar: 21 September 2022.

Publikasiedatums van kennisgewing: 24 and 31 August 2022.

Verwysing: CPD 9/2/4/2-6598T (Item 35987).

24-31

PROVINCIAL NOTICE 704 OF 2022

**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**

I, Gerrit Hendrik De Graaff of Developlan Town Planners, being the applicant of Portion 115 of the farm Kaalfontein 513 JR 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 above mentioned By-law, of part a-b-c-d-a of the property **FROM:** "Undetermined" **TO:** "Special" for Shop, subject to certain conditions. The proposed rezoning will have the result that the property could be utilized for shops. It is the intension to build a structure from where a convenience store will be conducted. Application has also been made in terms of section 16(2)(d) of the By-Law for consent in terms of Title Conditions B(ii), B(iii) and B(iv) in Title Deed T21444/2016, that restricts the use of the property for a shop and the building of structures within the 94,46m building restriction area. The property is situated at: Nr 2822 of the R515 (A34637), 0,35km north-east of the intersection of R515 with R104, Rayton Area.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant 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 may be copied to the applicant) from 3 until 31 August 2022.

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: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the following contact details of the applicant: gerrit@developlan.co.za / 54B Van Wouw Street, Groenkloof, 0181 / Tel: 012 346 0283.

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 advertisement in the Gauteng Gazette / The Star and Die Beeld newspapers. The costs of any hard copies of the application will be for the account of the party requesting same.

Closing date for any objections and/or comments: 21 September 2022.

Dates on which notice will be published: 24 and 31 August 2022.

References: Items 36061

and 36062.

24–31

PROVINSIALE KENNISGEWING 704 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE
STAD TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016

Ek, Gerrit Hendrik De Graaff van Developplan Stadsbeplanners, synde die applikant van Portion 115 of the farm Kaalfontein 513 JR gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbeheer Munisipale Verordening, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van deel a-b-c-d-a van die eiendom **VANAF**: “Onbepaal” **NA**: “Spesiaal” vir ‘n winkel, onderworpe aan sekere voorwaardes. Die resultaat van die voorgestelde hersonering sal wees dat die eiendom gebruik kan word vir ‘n winkel. Dit is die intensie om ‘n struktuur te bou waarvan ‘n geriefswinkel bedryf kan word. Aansoek is ook gedoen in terme van Artikel 16(2)(d) van die Verordening vir toestemming in terme van Titel Voorwaardes B(ii), B(iii) en B(iv) in Titel Akte T21444/2016, wat die gebruik van die eiendom vir ‘n winkel beperk asook die oprig van strukture binne die 94,46m boubeperkingsarea. Die eiendom is geleë te: Nr 2822 van die R515 (A34637), 0,35km Noord-oos van die interseksie van R515 met R104, Rayton Area.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details (selfoon nommer en/of epos adres), waarsonder die Munisipaliteit en/of applikant nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, sal ingedien word, of skriftelik gerig word aan: Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za (en mag ook gekopieër word aan die applikant) vanaf 3 tot 31 Augustus 2022.

Sou enige geïntereseerde of geaffekteerde party die grondontwikkelingsaansoek wou besigtig of ‘n kopie bekom, kan ‘n kopie aangevra word deur die Munisipaliteit te kontak by: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan die kopie aangevra word deur die applikant te kontak by: gerrit@developplan.co.za / 54B Van Wouw Street, Groenkloof, 0181 / Tel: 012 346 0283.

Volle besonderhede en planne (indien enige) kan besigtig word tydens normale kantoorure tussen 8h00 en 16h30 by die kantoor van die applikant soos hierbo aangedui, vir ‘n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing op terrein. Die koste vir enige harde kopieë van die aansoek is vir die rekening van die party wat dit aanvra.

Sluitingsdatum vir enige beswaar en/of kommentaar: 21 September 2022.

Publikasiedatums van kennisgewing: 24 and 31 August 2022.

Verwysing: Items 36061 and

36062.

24–31

PROVINCIAL NOTICE 705 OF 2022

NOTICE OF AN SIMULTANEOUS APPLICATION FOR THE AMENDMENT OF THE LAND USE SCHEME (REZONING) AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 21(2) AND SECTION 41 OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY; MUNICIPAL PLANNING BY-LAW, 2016 READ IN ACCORDANCE WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

We, Ideal Consulting, being the authorised agent of the owner hereby give notice in terms of Section 21 (2) and Section 41 of the City of Johannesburg Metropolitan Municipality; Municipal Planning By-Law, 2016 read in accordance with the Spatial Planning and Land Use Management Act, 2013 that application has been made to the Johannesburg Metropolitan Municipality in terms of **Erf 178 and Erf 181 Horison Park**, which is situated on **149 & 151 Ontdekkers Road, Horison Park** for the amendment of the City of Johannesburg Land Use Scheme, 2018 from “**Residential 1**” to “**Business 3**” on **Erf 178** and “**Business 4**” to “**Business 3**” on **Erf 181** and the Removal of Restrictive conditions for both properties mentioned. The purpose of the application is to obtain property rights on the subject properties for a bed shop.

The particulars of the above application can be viewed on the City’s e-platform for access by the public to inspect the application (www.joburg.org.za). For a **28-day period** from **24 August 2022** the application will lie open for inspection at the office of the authorised agent/ applicant. The authorised agent/ applicant shall be responsible to provide any interested party free of any costs, on request, with a copy of the application documents.

Any person who wishes to object to the application or submit representation in respect thereof must lodge the same in writing to both the authorised agent and Executive Director of Development Planning, P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to Objectionsplanning@joburg.org.za, on or before **21 September 2022** (28 days from the first day of publication).

Reference Number: 20-05-4222 & 20/13/2739/2022

Applicant: Ideal Consulting Town & Regional Planners

Tel: +27 87 131 1899

Email: info@idealconsulting.co.za

P.O. Box: 3374, Randburg, 2125

Ground Floor, Quadrum 1, Quadrum Office Park, 50 Constantia Blvd, Constantia Kloof, 1709

PROVINCIAL NOTICE 706 OF 2022**NOTICE**

Notice is hereby given, in terms of Section 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

SITE DESCRIPTION

Erven: 4508, 4509, 4510 & 4511
Township: Kensington
Street Address: 94 & 96 Langermann Drive
Code: 2194

APPLICATION TYPE: Removal of restrictive conditions from the title deed T 23320/2021.

APPLICATION PURPOSES: For the simultaneous removal of restrictive conditions of title and the rezoning of the abovementioned erf from "Residential 1" to "Business 2" including a offices, guest house and ancillary use on site, subject to conditions.

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.

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by not later than **21 September 2022** (state date – 28 day from date on which the application notice was published).

Full name: **Windy Mkwanazi** Postal Address: **Tulisa Park** Code: **2197** Residential Address 7 Mkwanazi Street
Tel No(w) **N/A** Fax No: **N/A** Cell: **0720495641** Email address: windy.mkwanazi@gmail.com

24 August 2022

PROVINCIAL NOTICE 707 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN-PLANNING SCHEME SUBJECT TO THE JOHANNESBURG LAND USE MANAGEMENT SCHEME, 2018 AND SECTION 21 READ SIMULTANEOUSLY WITH SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016****AMENDMENT OF ERF 2738, LENASIA EXTENSION 2**

I, Mohamed Mubeen Khan/Aasif Mangera, of the firm Urban Infinity Consultants, being the authorised agents of the owner of Erf 2738 situated on Rose Avenue, Lenasia, hereby give notice of an amendment of the Johannesburg Land Use Management Scheme, 2018 for the simultaneous rezoning and removal of restrictive conditions of the property described above from "Residential 1" to "Business 1" for the development of dwelling units, offices and retail shops subject to certain conditions; with the simultaneous removal of conditions 2(a) to 2(h), 2(j) to 2(n) and (ii) of the Definitions in Deed of Transfer T33420/2008, in terms of section 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016.

Particulars of the application will lie open for inspection from 08:00 to 15:30 from 24 August 2022 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein as well as available from the below mentioned authorised agent who will be responsible to provide any interested party, on request, with a copy of any information regarding the submitted application. The application will also be open for inspection 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"). Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, facsimile send to (011) 339 4000, or an e-mail send to MarjetjieR@joburg.org.za and/or objectionsplanning@joburg.org.za, by no later than 21 September 2022.

Address of Agent: Mohamed Mubeen Khan/Aasif Mangera, Urban Infinity Planning Consultants,

Tel: 083 264 2799/084 402 8690, Email: urbaninfinityconsultants@gmail.com/ mubeen@urbaninfinity.co.za

Physical Address: 86 Hydrangea Avenue, Ext. 4, Lenasia.

PROVINCIAL NOTICE 708 OF 2022**NOTICE**

Notice is hereby given, in terms of Section 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

SITE DESCRIPTION

Erven: Ptn 1 of Erf 945
Township: Melville
Street Address: 32 Main Road
Code: 2094

APPLICATION TYPE: Removal of restrictive conditions (a) and (b) from the title deed T 51368/2021.

APPLICATION PURPOSES: For the simultaneous removal of restrictive conditions of title and the rezoning of the abovementioned erf from "Speial" to "Business 1" including wheel alignment centre on site, subject to conditions.

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.

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by not later than **21 September 2022** (state date – 28 day from date on which the application notice was published).

Full name: **Samual Olufemi** Postal Address: **Yeoville** Code: **2143** Residential Address: 16 Observatory Ave Tel No(w) **N/A** Fax No: **N/A** Cell: **061 671 3259** Email address: olu1111@yahoo.com.

24 August 2022

PROVINCIAL NOTICE 709 OF 2022

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given in terms of Section 26 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 One Vision Investments (Pty) Limited to the City of Johannesburg for the establishment of a township in respect of the property identified below:

APPLICATION TYPE:

Township Establishment in terms of Section 26 of the City of Johannesburg Municipality Planning By-Law, 2016

Proposed township name **Glen Acres Extension 41**

APPLICATION PURPOSE:

Proposed - 2 erven "**Special**" for a boutique hotel including related and subservient purposes including a kiosk, gymnasium, place of refreshment / restaurant and conference / meeting rooms.

FAR 0,6 Coverage 60% Height 2 Storeys.

SITE DESCRIPTION:

Portions 1 and 2 of Holding 219, Glen Austin Agricultural Holdings.

STREET ADDRESS: 5 and 7 George Road, Glen Austin AH.

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 of 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 21 September, 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 : 24 August, 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 R2869

PROVINCIAL NOTICE 710 OF 2022**NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38 (1) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, READ TOGETHER WITH SECTION 7 OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT NO. 16 OF 2013)****VEREENIGING AMENDMENT SCHEME**

We, **Bafokeng Town Planners**, being the authorised agent of the owner of **Erf 196 Bedworth Park Township**, hereby give notice in terms of Section 38(1) of The Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 for the rezoning from "*Residential 1*" to "*Residential 4*" for Student accommodation read together with Section 7 of Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013) as well as for the amendment of the Town Planning Scheme known as the Vereeniging Town Planning Scheme, 1992. The property is situated at **17 Athenia Avenue, Bedworth Park**. Particulars of the application will lie for inspection during normal office hours at the offices of the Strategic Manager: Development Planning (Land Use Management), 1st floor Old Trust Bank Building, cnr of President Kruger and Eric Louw Streets, Vanderbijlpark for a period of 28 days from the **24 August 2022**. Objections to or representation in respect of the application must be lodged with or made in writing to the Strategic Manager: Development Planning (Land Use Management), at the above address or posted to P.O Box 3, Vanderbijlpark, 1900, within a period of 28 days calculated from **24 August 2022**. **Address of Applicant: Bafokeng Town Planners, Address: P.O. Box 10131 Sharpeville, 1928** E-mail: tsholomofokeng01@gmail.com, Cell: 072 866 3870

PROVINSIALE KENNISGEWING 710 VAN 2022**KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN 'N DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 38 (1) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, LEES SAAM MET AFDELING 7 VAN WET OP RUIMTEBEPLANNING EN GRONDGEBRUIK, 2013 NO.16 VAN 2013)****VEREENIGING - WYSIGINGSKEMA**

Ons, **Bafokeng Stadsbeplanners**, synde die gemagtigde agent van die eienaar van **Erf 196 Bedworth Park Dorp**, gee hiermee ingevolge Artikel 38 (1) van die Emfuleni Munisipaliteit Regulasies vir Ruimtelike Beplanning en Grondgebruikbestuur, 2018 kennis vir die hersonering van "*Residensieel 1*" na "*Residensieel 4*" vir studenteverblyf, gelees saam met artikel 7 van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet No.16 van 2013), asook vir die wysiging van die Stadsbeplanningskema, bekend as die Vereeniging Stadsbeplanningskema, 1992. Die eiendom is geleë in **17 Athenia Laan, Bedworth Park**. Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantore van die Strategiese Bestuurder: Ontwikkelingsbeplanning (Grondgebruikbestuur), Old Trust Bank-gebou op die eerste verdieping, h / v President Kruger- en Eric Louwstraat, Vanderbijlpark vir 'n tydperk van 28 dae vanaf **24 Augustus 2022**. Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by of tot die Strategiese Bestuurder: Ontwikkelingsbeplanning (Grondgebruikbestuur) by bovermelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word binne 'n tydperk van 28 dae bereken vanaf **24 Augustus 2022**. **Adres van aansoeker: Bafokeng Stadsbeplanners, Adres: P.O. Box 10131 Sharpeville, 1928** E-pos: tsholomofokeng01@gmail.com, Sel: 072 866 3870

PROVINCIAL NOTICE 711 OF 2022**NOTICE**

Notice is hereby given, in terms of Section 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

SITE DESCRIPTION

Erven: 123
Township: Southdale
Street Address: 27 Southdale Drive
Code: 2091

APPLICATION TYPE: SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE

APPLICATION PURPOSES: For the simultaneous removal of restrictive conditions of title and the rezoning of the abovementioned erf from "Residential 4" to "Public Garage" including a car wash, convenient shop, storage and retail selling motor fuel and ancillary uses on site, subject to conditions.

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.

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by not later than 21 September (state date – 28 day from date on which the application notice was published).

Full name: **Thyran Moodley** Postal Address: **Rispark** Code: **2053** Residential Address: 60 Impala Road Tel No(w) **N/A** Fax No: **N/A** Cell: **0833278881** Email address: pcnbricks@yahoo.com.

24 August 2022

PROVINCIAL NOTICE 712 OF 2022**NOTICE**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, that I/we intend to apply to the City of Johannesburg for the removal of restrictive conditions of title and to amend the land use scheme.

SITE DESCRIPTION

Erven: 130
Township: Stafford Ext 6
Street Address: 7 Pieter Wessels Street
Code: 2197

APPLICATION TYPE: REZONING APPLICATION

APPLICATION PURPOSES: Rezoning of the abovementioned erf from "Industrial 3" to "Educational", for a primary, high school and ancillary uses, subject to conditions.

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.

Any objection or representation with regard to the applications must be submitted to both the Owner and the Registration Section of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by not later than 21 September 2022 (state date – 28 day from date on which the application notice was published).

Full name: **Thyran Moodley** Postal Address: **Rispark** Code: **2053** Residential Address: 60 Impala Road, Tel No(w) **N/A** Fax No: **N/A** Cell: **0833278881** Email address: pcnbricks@yahoo.com.

24 August 2022

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1348 OF 2022****CITY OF TSWANE METROPOLITAN MUNICIPALITY**

NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16 (2) OF THE CITY OF TSWANE LAND USE MANAGEMENT BY-LAW, 2016 AND SIMULTANEOUS APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE LAND USE SCHEME 2008, READ TOGETHER WITH THE PROVISIONS OF SECTION 16 (3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016 FOR PERMISSION TO ESTABLISH A GUESTHOUSE ON ERF 251 ELDORAIGNE, SITUATED AT 9 CHRISTOPHER ROAD ELDORAIGNE

I, Rian Beukes of the firm Rian Beukes Town & Regional Planners and Property Consultants being the authorized agent of the owner of Erf 251 Eldoraigne hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Planning By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above property which is situated at 9 Christopher Street, Eldoraigne.

The application is for the removal of Conditions 1 (a-c), 2, 3 (d-k), 4 (a-e) in Title Deed T55213/2018. The intention of the applicant in this instance is to obtain "Special Consent" to permit a guesthouse on Erf 251 Eldoraigne in terms of Clause 16 of the City of Tshwane Town Planning Scheme, 2008, read together with the provisions of Section 16(3) of the City of Tshwane Land Use Management By-law, 2016.

Any objections and or comments, including grounds for such objections and or comments with full contact details, without which the municipality cannot correspond with the person or body submitting the objections and or comments, shall be lodged with, or made to; the Strategic Executive Director: City Planning and Development, PO Box 3242 Pretoria, 0001, from **17 August 2022 until 14 September 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 the first publication of the notice (set out in section 16(1)(f) of the By-Law referred to above) until 14 September 2022. Address of Municipal Offices: Office of the Town Planner, 156a Rabie Street, Die Hoewes, Centurion 0163.

Closing date for objections / comments: **14 September 2022**

Address of applicant / owner: 9 Christopher Street, Eldoraigne. 082 821 7500 - rian.beukes@telkomsa.net. Dates on which the notices will be published: **17 and 24 August 2022**

Item nr 35639 & 35640

17-24

PLAASLIKE OWERHEID KENNISGEWING 1348 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

KENNISGEWING TEN OPSIGTE VAN AANSOEK VIR DIE OPHEFFING VAN TITEL VOORWAARDES IN DIE TITEL AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE MUNISIPALE BEPLANNINGS BYWET, 2016 EN GELYKTYDIGE AANSOEK IN TERME VAN DIE BEPALINGS VAN ARTIKEL 16(3) VAN DIE STAD TSHWANE MUNISIPALE BEPLANNINGS BYWET, 2016 SAAMGELEES MET DIE BEPALINGS VAN KLOUSULE 16 VAN DIE STAD TSHWANE GRONDGEBRUIKSKEMA, 2008 TEN EINDE 'N GASTEHUIS OP ERF 251 ELDORAIGNE, GELEë TE CHRISTOPHERSTRAAT 9 ELDORAIGNE TOE TE LAAT

Ek, Rian Beukes van die firma Rian Beukes Stads en Streekbeplanners en Eiendomskonsultante, synde die gemagtigde agent van die eienaar van Erf 251 Eldoraigne, gee hiermee kennis dat ek aansoek gedoen het by die Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende titel voorwaardes in die titel akte van die eiendom, geleë te 9 Christopherstraat, Eldoraigne. Die aansoek in terme van Artikel 16(2) van die Stad Tshwane Munisipale Beplannings Bywet, 2016, vir die opheffing van Voorwaardes 1 (a-c), 2, 3 (d-k), 4 (a-e) in Titel Akte T55213/2018 word gebring ten einde aansoek te doen vir "Spesiale Toestemming" van die Munisipaliteit in terme van Klousule 16 van die Stad Tshwane Grongebruikskema, 2008, om 'n gastehuis op Erf 251 Eldoraigne toe te laat.

Enige besware en of kommentaar, insluitende die gronde van beswaar en of kommentaar, met volledige kontakbesonderhede, waaronder die Munisipaliteit nie met die beswaarmaker of instansie wat die beswaar maak of kommentaar lewer, kan kommunikeer nie, moet gerig word aan; Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242 Pretoria, vanaf **17 Augustus 2022 tot 14 September 2022**

Volle besonderhede en planne (indien enige) ten opsigte van die aansoek kan gedurende normale kantoorure besigtig word by die Munisipale kantore, binne 'n tydperk van 28 dae vanaf die datum van eerste publiskasie (soos uiteengesit in artikel 16(1)(f) van die Bywet soos hierbo in verwys), tot 14 September 2022. Adres van die Munisipale Kantoor: Kantoor van die Stadsbeplanner, Rabiestraat 156A, Die Hoewes, Centurion, 0163

Sluitingsdatum vir kommentare / besware: **14 September 2022**

Adres van die applicant / eienaar: Christopherstraat 9 Eldoraigne. 082 821 7500 - rian.beukes@telkomsa.net. Datums waarop die aansoek geadverteer word: **17 & 24 Augustus 2022**

Item nr 35639 & 35640

17-24

LOCAL AUTHORITY NOTICE 1393 OF 2022**SCHEDULE 42 – TOWNSHIP ESTABLISHMENT****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
LODEYKO EXTENSION 1**

I GIDEON JOHANNES JACOBUS VAN ZYL (ID No. 7002085252087) being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto,

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Springs Sub Section of the City of Ekurhuleni Metropolitan Municipality, 4th Floor Civic Centre, Block F, Springs Civic Centre, Corner of Plantation Road and South Main Road, Springs, for a period of 28 days from 17 August 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Springs Sub Section of the City of Ekurhuleni Metropolitan Municipality, at 4th Floor Civic Centre, Block F, Springs Civic Centre, Corner of Plantation Road and South Main Road, Springs or PO Box 45, SPRINGS, 1560 or by email to Dirk.vRooyen@ekurhuleni.gov.za, within a period of 28 days from 17 August 2022.

Closing date for any objections and/or comments: 14 September 2022.

Address of applicant: 20 Witstinkhout Avenue, Glen Marais, Kempton Park, 1619
PO Box 12415, ASTON MANOR, 1630

Telephone No: (011) 391-4618 / 083 693 8249

Dates on which notice will be published: 17 August 2022 and 24 August 2022.

ANNEXURE

Name of township: **LODEYKO EXTENSION 1**

Full name of applicant: **GIDEON JOHANNES JACOBUS VAN ZYL**

Number of erven, proposed zoning and development control measures:

Erven 1 and 2: "Public Garage" for a "filling station"

The intension of the applicant in this matter is to: develop a filling station as defined in the City of Ekurhuleni Land Use Management Scheme, 2021.

Locality and description of property(ies) on which township is to be established: The township will be established on part of the Remainder of Portion 6 of the Farm Daggafontein 125 I.R. and is situated approximately 400m to the north of the intersection of the N17 and Wit Road (R51).

The proposed township is situated: The township is being bordered by Jan Smuts Road to the south and Wit Road to the west.

Reference: 15/4/9 –Lodeyko Ext 1

17-24

LOCAL AUTHORITY NOTICE 1398 OF 2022**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
IRENE EXTENSION 212**

I, Silindile Nosipho Wendy Zulu, being the applicant in my capacity as authorised agent of the owner of the property 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 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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **17 August 2022**, until **14 September 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 advertisement in the Provincial Gazette / Star and Beeld 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. 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested and affected party not take any steps to view and 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 E10, cnr Basden and Rabie Streets, Centurion Municipal Offices, Centurion.

Closing date for any objections and/or comments: 14 September 2022

Address of Applicant: 11 Byls Bridge Boulevard, Building No 14, Block C, 2nd Floor, Centurion or PO Box 39727, Faerie Glen, 0043.

Telephone No: 012 676-8500

Dates on which the notice will be published: 17 and 24 August 2022

ANNEXURE

Name of township: Irene Extension 212

Full name of the applicant: Silindile Nosipho Wendy Zulu

Number of erven, proposed zoning and development control measures:

2 Erven: "Residential 2" (Density: 25 units/ha, Height: 2 storeys (20 meters), Coverage: 60%);

1 Erf: "Special" for Clubhouse, Recreational and Communal Facilities (FAR: 0.15, 2 Storeys (20 Meters), Coverage: 30%);

1 Erf: "Private Open Space"

1 Erf: "Special" for Private Roads, Access and Access Control and Municipal/Engineering Services.

The intention of the applicant in this matter is to develop a Sectional Title Residential Scheme consisting of a total of 187 Dwelling Units together with associated recreational facilities and infrastructure.

Locality and description of property on which township is to be established:

The proposed township stands to be established on part of the Remainder of Portion 335 of the farm Doornkloof 391 JR.

The site of application is located directly west of Nellmapius Road and to the west of the Cornwall Hill Residential Development. Access will be obtained from a new access road extending from the Cornwood / Nellmapius Road intersection.

The proposed township is situated in Irene and falls within Ward 79, Region 4.

Item no: 36099

17-24

PLAASLIKE OWERHEID KENNISGEWING 1398 VAN 2022

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD
TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016
IRENE EXTENSION 212**

Ek, Silindile Nosipho Wendy Zulu, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die eiendom gee hiermee kennis in terme van artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van die dorp ingevolge artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, soos verwys in die Bylaag hieraan.

Enige besware en/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 persoon(ne) se volle kontakbesonderhede, waar sonder die munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za vanaf **17 Augustus 2022**, tot en met **14 September 2022**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die munisipale kantoor soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Provinsiale Gazette / Star en Beeld koerant.

Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit aangevra word deur dit te kommunikeer via die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die applikant kan by die indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek op 'n webwerf publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit wat dit vergesel, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is. Daar moet gelet word daarop dat sodoende 'n afskrif van die aansoek te verkry, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander manier voorsien om sodanige afskrif elektronies te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, of hervervaardig word of in enige manier gepubliseer of gebruik word op 'n wyse wat op die applikant se intellektuele eiendomsreg inbreuk maak nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur die party om welke afskrif te verkry nie as rede beskou om die verwerking en oorweging van die aansoek te verhinder nie.

Adres van munisipale kantore: Kamer E10, h/v Basden and Rabie Strate, Centurion Munisipale Kantore, Centurion.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 14 September 2022

Adres van Agent: Byls Bridge Boulevard No 11, Gebou No 14, Blok C, 2^{de} Vloer, Centurion, Posadres: Posbus 39727, Faerie Glen, 0043.

Telefoon No: 012 676-8500

Datums wat die kennisgewing geplaas sal word: 17 en 24 Augustus 2022

BYLAAG

Naam van dorp: Irene Uitbreiding 212

Volle naam van applikant: Silindile Nosipho Wendy Zulu

Hoeveelheid erwe, voorgestelde zonering en ontwikkelingsvoorwaardes:

- | | |
|---------|---|
| 2 Erwe: | "Residensieel 2" (Digtheid: 25 eenhede/ha, Hoogte: 2 storeys (20 meter), Dekking: 60%); |
| 1 Erf: | "Spesiaal" for Klubhuis, Vermaaklikheid en Gemeenskaps Fasiliteite (VRV: 0.15, 2 Verdiepings (20 Meter), Dekking: 30%); |
| 1 Erf: | "Private Oop Ruimte" |
| 1 Erf: | "Spesiaal" Vir Privaat Paaie, Toegang en Toegangsbeheer en Munisipale/Ingenieursdientse. |

Die voorneme van die applikant in hierdie geval is om 'n Deeltitel Residensieële Skema te ontwikkel wat bestaan uit 'n totaal van 187 eenhede tesame met 'n clubhouse en gepaardgaande infrastruktuur.

Ligging en omskrywing van die eiendom waarop die dorp gestig sal word:

Die voorgestelde dorp sal gestig word op 'n deel van die Restant van Gedeelte 335 van die plaas Doornkloof 391 JR. Die ligging van die dorp is wes van Nellmapius Weg en wes van die Cornwall Hill Residensieële Landgoed. Toegang tot die dorp sal verkry word vanaf 'n nuwe toegangsroete wat sal ontstaan by die interseksie van Nellmapius Weg en Cornwood Straat.

Die voorgestelde dorp is geleë in Irene en verder binne Wyk 79, Streek 4.

Item no: 36099

17-24

LOCAL AUTHORITY NOTICE 1407 OF 2022

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF [1] AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) AND [2] A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, **Mauritz Oosthuizen of MTO Town Planners CC t/a MTO Town & Regional Planners (Reg. No.: 2005/135370/23)**, being the applicant on behalf of the registered owner/s of **Erf 238 Lynnwood** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for [1] the removal of certain conditions contained in the title deed in terms of Section 16(2); and [2] 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 property as described above. The property is situated at **No. 416 King's Highway**.

The Application is for the removal of Conditions A(a) up to and including Condition A(h), Conditions B(a) up to and including Condition B(e), Conditions C(a) up to and including Condition C(b), Condition D and Condition E in Deed of Transfer T35570/2022.

The Rezoning is **from** "Residential 1", subject to one (1) dwelling unit per 1250m² (*minimum erf size*), subject to certain further conditions **to** "Residential 2" subject to a density of 21 dwelling units per hectare (*maximum of 7 dwelling units*), a coverage of 50% and a height of 2 storeys, subject to certain further conditions.

The intention of the applicant in this matter is to erect seven (7) dwelling units on the Application Site.

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 **17 August 2022 (first date of publication of the notice)** until **14 September 2022 (28 days after first date of publication)**.

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 **Gauteng Provincial Gazette / Beeld / Pretoria News**.

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. An electronic copy of the land development application can also be obtained from the applicant: info@mto-townplanners.co.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: Centurion Office: The Office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections and/or comments: **14 September 2022**

Address of applicant: Street Address: No. 39 Marili Avenue, Val-De-Grace Extension 03, 0184; Postal Address: P.O. Box 76173, Lynnwood Ridge, 0040; Telephone: (012) 809 4434; Fax: 086 610 1892; Email: info@mto-townplanners.co.za

Dates on which notice will be published: **17 August 2022 and 24 August 2022**

Reference: CPD/9/2/4-6544T (Rezoning) and CPD LYN/0376/238 (Removal); Item No: 35821 (Rezoning) and 35824 (Removal)

17-24

PLAASLIKE OWERHEID KENNISGEWING 1407 VAN 2022

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN [1] DIE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE IN TERME VAN ARTIKEL 16(2) EN [2] DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

Ek, **Mauritz Oosthuizen van MTO Town Planners CC t/a MTO Town & Regional Planners (Reg. Nr.: 2005/135370/23)**, synde die aansoeker namens die registreerde eienaar van **Erf 238 Lynnwood** gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die City of Tshwane Land Use Management By-Law, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir [1] die opheffing van sekere voorwaardes in die titel akte in terme van Artikel 16(2); en [2] vir die wysiging van die Tshwane – Dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die van die City of Tshwane Land Use Management By-Law, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **King's Highway Nr. 416**.

Die Aansoek is vir die opheffing van Voorwaardes A(a) tot in met en insluitend Voorwaarde A(h), Voorwaardes B(a) tot in met en insluitend Voorwaarde B(e), Voorwaardes C(a) tot in met en insluitend Voorwaarde C(b), Voorwaarde D en Voorwaarde E in Deed of Transfer T35570/2022.

Die Hersonering is **vanaf** "Residensiële 1", onderworpe aan een (1) wooneenheid per 1250m² (*minimum erf grootte*), onderworpe aan sekere verdere voorwaardes **na** "Residensiële 2" onderworpe aan 'n digtheid van 21 wooneenhede per hektaar (*maksimum van 7 wooneenhede*), 'n dekking van 50% en 'n hoogte van 2 verdiepings, onderworpe aan sekere verdere voorwaardes.

Die bedoeling van die aansoeker in hierdie saak is om seve (7) wooneenhede op die eiendom / aansoekterrein te ontwikkel.

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien, sal gedurende gewone kantoor-ure 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 17 Augustus 2022 (eerste datum van publikasie van die kennisgewing)** tot in met **14 September 2022 (28 dae na die eerste dag van publikasie)**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor-ure ter insae by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die **Gauteng Provinsiale Gazette / Beeld / Pretoria News**.

Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil esigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. 'n Elektroniese afskrif van die grondontwikkelingsaansoek kan ook vanaf die applikant aangevra word: info@mto-townplanners.co.za.

Daarbenewens kan die aansoeker met indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie of hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf.

Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die applikant se intellektuele eiendomsreg benadeel nie.

Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, kan dit nie beskou word as redes om die verwerking en oorweging van die aansoek te verbied nie.

Adres van die Munisipale Kantore: Centurion Kantoor: Die Kantoor van die Algemene Bestuurder: Stadsbeplanningsafdeling, Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion Munisipale Kantore.

Sluitingsdatum vir enige besware en/of kommentare: **14 September 2022**.

Adres van Applikant: Straatadres: Marili-Laan Nr. 39, Val-De-Grace Uitbreiding 03, 0184; Posadres: Posbus 76173, Lynnwoodrif, 0040; Telefoon: (012) 809 4434; Faks: 086 610 1892; Epos: info@mto-townplanners.co.za

Datums van plasing van die betrokke kennisgewing: **17 Augustus 2022 en 24 Augustus 2022**

Verwysing: CPD/9/2/4-6544T (Hersonering) en CPD LYN/0376/238 (Opheffing); Item No: 35821 (Hersonering) en 35824 (Opheffing)

17-24

LOCAL AUTHORITY NOTICE 1415 OF 2022**LOCAL AUTHORITY NOTICE 427 OF 2022**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 126 Ruiterhof Extension 4**:

The removal of Conditions A.(h) and (k) from Deed of Transfer T15074/2020.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 427/2022

LOCAL AUTHORITY NOTICE 1416 OF 2022**AMENDMENT SCHEME 20-04-0311**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 547 Olievenpoort Extension 41 from "Residential 3" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-0311. Amendment Scheme 20-04-0311 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 516/2022

LOCAL AUTHORITY NOTICE 1417 OF 2022**LOCAL AUTHORITY NOTICE 431 OF 2022**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 659 Northcliff Extension 2**:

The removal of Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (l), (n), (o) and (p) from Deed of Transfer T28861/2001.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No 431/2022

LOCAL AUTHORITY NOTICE 1418 OF 2022**LOCAL AUTHORITY NOTICE 432 OF 2022**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 2112 Bryanston**:

The removal of Conditions (a) to (g) and (i) to (k) and (p) to (t) from Deed of Transfer T109939/1997.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 432/2022

LOCAL AUTHORITY NOTICE 1419 OF 2022**LOCAL AUTHORITY NOTICE 433 OF 2022**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 4656 Bryanston**:

The removal of Conditions (e) to (g) and (i) to (k) and (p) to (t) from Deed of Transfer T22663/2004.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 433/2022

LOCAL AUTHORITY NOTICE 1420 OF 2022**AMENDMENT SCHEME 20-01-3215**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 4672 and 4777 Johannesburg from "Business 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3215 Amendment Scheme 20-01-3215 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 426/2022

LOCAL AUTHORITY NOTICE 1421 OF 2022**ERF 107 DUNKELD WEST**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

The removal of Conditions 1., 2., and 3. from Deed of Transfer T56976/2019 in terms of reference number 20/13/2076/2020.

The Application is filed with the Executive Director : Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th floor, Braamfontein, 2017 and is open for inspection at all reasonable times.

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 546/2022

LOCAL AUTHORITY NOTICE 1422 OF 2022**AMENDMENT SCHEME 20-05-3351**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of the **Remaining Extent of Erf 130 and the Remaining Extent of Erf 131 Florida from "Residential 3", to "Residential 1"**, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-3351.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-05-3351 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 544/2022

LOCAL AUTHORITY NOTICE 1423 OF 2022**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**
NOTICE IN TERMS OF SECTION 44(1)(C)(I) OF THE RATIONALISATION OF LOCAL
GOVERNMENT AFFAIRS ACT, 1998

The City of Ekurhuleni Metropolitan Municipality hereby gives notice in terms of section 44(1)(c)(i) read with section 45(3) of the Rationalization of Local Government Affairs Act, 1998, that it intends to authorize Lilianton Security NPC to restrict access to Daniel Road, Eric Road, Robert Road, Lilian Avenue, Saint Bruno Road, Calla Avenue, Heather Avenue, Ismene Avenue, Gild Road, Esson Road, Bird Road, Lester Road, Lorant Road, James Road, Gail Road, Barend Road, Buys Street, Sargent Avenue, Brenda Avenue, Simon Road, Anna Road, Saint Joseph Road, Robin Road, Duncan Road and Goldband Road in a portion of Lilianton, Witfield and Berton Park Townships, based on an application received in terms of section 45 of the said act.

Comments are being sought on the draft and proposed terms of the restriction which are as follows:

- 1.1.1. That the Residents' Association accept that all the roads within the said restriction of access still constitutes public roads after the envisaged restriction of access, legally vesting in the Council.
- 1.1.2. That access to such roads for whatever reason may not be prohibited and that unrestricted access must be guaranteed at all times to:
 - (a) Employees of the State, the South African Police Services (SAPS), the Council and its employees/contractors, any municipal entity, organ of state, Telkom, Eskom and any telecommunications provider acting within the course and scope of their employment and the vehicles they use in connection with their employment;
 - (b) Doctors on call, ambulances and any other emergency service.
- 1.1.3. The approval of the said application for a period of two years only, where after the applicant may re-apply. All conditions must be complied with during the approval period, failing which the Council may withdraw the approval and all costs to remove all closures within the subject area, shall be to the cost of the applicant.
- 1.1.4. The security guards with guardhouse shall be placed at the proposed entry points to monitor movement activities. Personnel (security guards) manning the access control point may only monitor activity and may not:
 - search vehicles or people,
 - require the filling in of a register
 - require personal information from any person entering
 - require the person to produce any form of identification
 - interrogate the person entering
 - apply any form of discrimination to determine who should enter the area
 - charge any fee for entering the area
 - delay traffic (pedestrian or vehicular) other than the absolute minimum required to open any boom or gate.
- 1.1.5. That the Resident's association must accept full responsibility towards all inhabitants within the restricted area as far as ingress and egress arrangements are concerned (i.e. instructions to guards, payments due, etc.)

Z:\Area Planners\Restriction of Access (ROLGA)\Advertisements\Advertisements (objections - 1st ad)\TEMPLATE First advertisement.docx

- 1.1.6. That the Residents' Association shall be responsible for the payment of all Council services used in connection with the proposed restriction of access (e.g. electricity, water, sewerage etc.).
- 1.1.7. That the Residents' Association obtain a public liability policy to the amount of R2 000 000,00 per incident fully paid up in advance for two years in order to protect the interest of the Council and the Residents' Association in this matter.
- 1.1.8. That adequate traffic signs and road markings be erected in consultation with the Head of Department: Roads and Stormwater.
- 1.1.9. That no security fences, gates, guard houses or booms, etc. be erected before the approval of the detailed plans indicating the positions of accesses and the road signs to be installed, by the HOD: Roads and Storm-water, the proclamation of the closure in the Government Gazette and the completion/signing of the Agreement for the closure by both the Municipality & the Residents Association.
- 1.1.10. That any damage caused to the Council's services as a result of the closure of the relevant public street be for the account of the Residents' Association.
- 1.1.11. The Resident' Association shall ensure full compliance with Emergency Services Bylaws as it applies water supply for firefighting purposes and in all cases to any other component of the same bylaw.
- 1.1.12. A 24-hour safe, convenient and direct access is required for personnel from the Department: Electricity and Energy Services for construction or maintenance purposes and meter reading.
- 1.1.13. That the Department of Electricity & Energy be contacted at (011) 999-1505 or (011) 999-1226, before any groundwork commences, to indicate existing electrical services.
- 1.1.14. No structures are to be erected on or close to any electrical services unless written consent from the Head of Department: Energy Services has been obtained.
- 1.1.15. That the Residents' Association enters into an agreement with the Council as prescribed by the Council's current policy, for the restriction of access to public places.
- 1.1.16. The Residents' Association must at all times maintain all such buildings, structures, equipment, machinery, barriers, signs and notices at its cost to the satisfaction of the local authority.
- 1.1.17. The recommended access control measure must be in operation for 24 hours with full, free vehicular and pedestrian access at all times to any person.
- 1.1.18. Any accesses that are closed must be capable of being open immediately in the event of an emergency and/or as determined in the authorizations.
- 1.1.19. Access cannot be controlled by remotes, cards identification, fingerprinting and other electronic means. Access must be manned on a "24/7" basis and shall be in the form of a boom gate that is synchronized with a surveillance camera which detects the movement activities and automatically opens the gate when the car is stopped in front of the boom gate. The boom gate and synchronized camera can also be linked

to a push button that will be activated by the driver of the vehicle in order to open the boom gate and enable the camera to capture each scene.

- 1.1.20. All pedestrian access points must adhere to the following:
- (a) All pedestrian access points must have unrestricted 24hr pedestrian access.
 - (b) The standalone pedestrian gate must be unlocked at all times.
 - (c) These pedestrian gates shall be provided at each and every position where all streets have been closed.
- 1.1.21. The following additional conditions must be implemented at the following street streets to ensure efficient rendering of refuse removal services:
- (a) Calla Avenue at Field Road – the gate at Calla Avenue must be opened by the security guards to permit the refuse removal truck to exit at Calla Avenue at the corner with Field Road
 - (b) Heather Avenue at Field Road – 32-38 & 41-49 Heather Avenue must take their refuse bins to the corner of Heather Avenue & St James Road to accommodate the refuse removal truck and to prevent reversing of the refuse removal truck
 - (c) Ismene Road at Brenda/Esson Road – security guards at the 24 hour gate will open the gate for the refuse removal truck to exit
 - (d) Duncan Road at Lorant Road– the 4 houses at the closed gate (8-10 & 11-13 Duncan Road) must take their refuse bins to the corner of Gail Road & Duncan Road for refuse collection.
- 1.1.22. The applicant shall provide acceptance of the conditions (point 1.1.21. above) from the owner/s of the affected properties. If the respective owner/s do not support the proposal, they will be considered as objectors against the application.
- 1.1.23. All residents that are required to take their bins to a central point for collection must paint their full street address on their bins.
- 1.1.24. A route plan will be drafted by the applicant to ensure a quick and efficient collection of refuse in the area and will be submitted to this department at the correct time.

The application, sketch plan of the area, comments by municipal departments and a traffic impact study being relied on by the Municipality to pass the resolution will lie for inspection during normal office hours at the offices of the Department City Planning: Boksburg Customer Care Centre, room 246, 2nd floor, Civic Centre, Boksburg.

Enquiries and comments on the terms of the restriction may be lodged with the Manager: Town Planning: Boksburg Sub Section, P.O. Box 215, Boksburg, 1460 or via email to Francois.Vos@ekurhuleni.gov.za within a period of 1 month from 24 August 2022 (date of first advertisement)

Description of the public places: Daniel Road, Eric Road, Robert Road, Lilian Avenue, Saint Bruno Road, Calla Avenue, Heather Avenue, Ismene Avenue, Gild Road, Esson Road, Bird Road, Lester Road, Lorant Road, James Road, Gail Road, Barend Road, Buys Street, Sargent Avenue, Brenda Avenue, Simon Road, Anna Road, Saint Joseph Road, Robin Road, Duncan Road and Goldband Road in a portion of Lilianton, Witfield and Berton Park Townships.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

LOCAL AUTHORITY NOTICE 1424 OF 2022**PORTION OF ERF 2059 HOUGHTON ESTATE**

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (a), (b) and (c) from Deed of Transfer T13172/2018 in terms of reference number 13/1426/2018 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18586. Amendment Scheme 01-18586 will come into operation on date of publication.

The application and the Amendment Scheme are filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 428/2022

LOCAL AUTHORITY NOTICE 1425 OF 2022**AMENDMENT SCHEME 04-19396**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 19 of Erf 1364 Ferndale from "Residential 1" to "Education", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 04-19396. Scheme 04-19396 will come into operation on the date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 430/2022

LOCAL AUTHORITY NOTICE 1426 OF 2022

CORRECTION NOTICE
AMENDMENT SCHEME 13-13675

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that Notice 1282 of 2022 which appeared on 3 August 2022, with regards to **Erf 1221 Yeoville**, needs to be amended to read as follow, as in the correction notice it was referred to the incorrect year of the notice number and it is corrected as follows:

*"It should have read: **that Notice 717 of 2016 which appeared on the 11 May 2016.....** "*

Director: Development Planning
Notice No: 558/2022

LOCAL AUTHORITY NOTICE 1427 OF 2022**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, Tendayi Manyumwa, a Professional Land Surveyor registered with the Geomatics Council of South Africa (SAGC), being the owner and Applicant of Erf 1553, The Reeds Extension 5, Gauteng, hereby give notice in terms of section 16(1)(f) and Schedule 13 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. The property is situated at: 12 Bedford Street, The Reeds. The rezoning is from "Residential 1" to "Residential 3" purposes.

The intention of the application in this matter is to: rezone erf 1553, The Reeds Extension 5 to permit the erection of 2 additional Units on the said Erf.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality **and/or applicant** 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 within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Star newspapers.

Dates on which notice will be published: 24 August 2022 (first date) and 31 August 2022 (second date).

Closing date for any objections and/or comments: 20 September 2022.

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: newlanduseapplications@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: manyumwat@gmail.com

• Postal Address: PO Box, 5309, The Reeds, Centurion 0158

• Physical Address of applicant: 1 Morne Street, The Reeds, Centurion, 0157

• Contact Telephone Number: 012 661 2496/076 206 8229

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.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the residency of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 11 August 2022 (the first date). The costs of any hard copies of the application will be for the account of the party requesting same.

Address of Applicant: Tendayi Manyumwa, 1 Morne Street, The Reeds, Centurion, 0157. E-mail: manyumwat@gmail.com. Tel. 012 661 2496/076 206 8229. Dates of Publication 24 August 2022 (first date) and 31 August 2022.

Address of Municipal Offices: Room E10, Cnr Basden and Rabie Street, Centurion.

Reference: CTD9/2/4/2-6399T.....Item No. 35237

PLAASLIKE OWERHEID KENNISGEWING 1427 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HESONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) VAN
DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Tendayi Manyumwa, 'n Professionele Landmeter wat by die Geomatika Raad van Suid-Afrika (SAGC) geregistreer is, synde die eienaar en aansoeker van Erf 1553, The Reeds Extension 5, Gauteng, gee hiermee ingevolge artikel 16(1)(f) en Bylae 13 van die Stad Tshwane Grondgebruikbestuurverordening, 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom is geleë te Bedfordstraat 12, The Reeds. Die hersonering is van "Residensieel 1" na "Residensieel 3" doeleindes.

Die bedoeling van die aansoek in hierdie aangeleentheid is om: erf 1553, The Reeds Uitbreiding 5 te hersoneer om die oprigting van 2 addisionele eenhede op die genoemde Erf toe te laat.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede (selnommer en/of e-posadres), waarsonder die Munisipaliteit **en/of aansoeker** nie kan ooreenstem met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet skriftelik by, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en The Star koerante.

Datums waarop kennisgewing gepubliseer sal word: 24 Augustus 2022 (eerste datum) en 31 Augustus 2022 (tweede datum).
Sluitingsdatum vir enige besware en/of kommentaar: 20 September 2022.

Indien enige belangstellende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die Munisipaliteit aangevra word deur sodanige afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za, alternatiewelik deur 'n identiese afskrif van die grondontwikkelingsaansoek aan te vra deur die volgende kontakbesonderhede van die aansoeker, welke afskrif binne 3 dae na die versoek deur die aansoeker verskaf moet word, van enige belangstellende en geaffekteerde party: • E-posadres: manyumwat@gmail.com

- Posadres: Posbus, 5309, Die riete, Centurion 0158
- Fisiese Adres van aansoeker: Mornestraat 1, The Reeds, Centurion, 0157
- Kontak telefoonnommer: 012 661 2496/076 206 8229

Daarbenewens kan die aansoeker by die indiening van die aansoek óf 'n afskrif elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat by die Munisipaliteit ingedien is om te newlanduseapplications@tshwane.gov.za. Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde kopie elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkeling te sien en of te verkry nie aansoek, die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, sal nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die verblyf van die aansoeker soos hierbo uiteengesit, geïnspekteer word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing naamlik 11 Augustus 2022 (die eerste datum). Die koste van enige harde afskrifte van die aansoek sal wees vir die rekening van die party wat dieselfde versoek.

Adres van Aansoeker: Tendayi Manyumwa, Mornestraat 1, The Reeds, Centurion, 0157. E-pos: manyumwat@gmail.com. Tel. 012 661 2496/076 206 8229. Datums van publikasie 24 Augustus 2022 (eerste datum) en 31 Augustus 2022.

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

Verwysing: CTD9/2/4/2-6399T... Item Nr. 35237

LOCAL AUTHORITY NOTICE 1428 OF 2022**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI LAND USE AMENDMENT SCHEME, G0335C
ERF 2 ELSIESHOF TOWNSHIP**

It is hereby notified in terms of the provisions of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of **Erf 2 Elsieshof Township**, from "Residential 1" to "Residential 3" for the development of 24 dwelling units, subject to certain restrictive conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, Golden Height Building, 5th Floor, c/o Victoria & Odendaal Streets, Germiston, during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme **G0335C** and shall come into operation on the date of publication of this notice.

Imogen Mashazi: City Manager
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Private Bag X1069 Germiston, 1400

Date of publication : 24/08/2022

LOCAL AUTHORITY NOTICE 1429 OF 2022**BROADACRES EXTENSION 50**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Broadacres extension 50 to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CRH INVESTMENTS PROPRIETARY LIMITED REGISTRATION NUMBER 1946/021713/07 GOURIKWA RESERVE PROPRIETARY LIMITED REGISTRATION NUMBER 1999/026082/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 609 (A PORTION OF PORTION 464) OF THE FARM ZEVENFONTEIN 407 JR, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.**(1) NAME**

The name of the township is Broadacres extension 50

(2) DESIGN

The township consists of erven as indicated on General Plan SG No. 2123/2021

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 21 July 2024. the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 13 March 2029 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 12 March 2019

(7) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 03-19122

(c) Access to or egress from Erf 1353 shall only be permitted via the servitude of right of way to be registered over Erf 1354.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(9) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(12) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erven 1353 and 1354 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(13) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(14) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(15) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(16) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 1353 and 1354, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

A. Excluding the following which only affects erf 1353

The property is subject to a servitude for sewer and municipal purposes 2m wide, the Southwestern boundary indicated by figures AB on diagram SG No 4828/2012 in favour of the City of Johannesburg, as will more fully appear from Notarial Deed of Servitude No. SK02483/2013.

B. Including the following which does affect the township and shall be made applicable to the individual erven in the township

E. The property is subject to perpetual servitude 2m wide, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, in favour of the City of Johannesburg as will more fully appear from Notarial Deed of Servitude No K1545/2017S.

C. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township:

That Portion of Portion 136 of the Farm Zevenfontein No. 407, Registration Division J.R., District Johannesburg, and represented on Diagram S.G. No. A 8780/1948 annexed to Certificate of Consolidated Title No. 10216/1949 dated the 28th April, 1949, by the figure A B C e F (whereof the property hereby transferred forms a portion) is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitudes No. 43/1949, and which reads as follows:-

(a) No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products or produce, shall be opened or conducted on the said land.

(b) No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on the said land or any portion thereof.

3. CONDITIONS OF TITLE.

(A) Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

(1) ALL ERVEN

(a) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as C, C2.

(2) ERF 1354

(a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way in favour of the local authority.

(b) The above-mentioned erf is subject to a right of way servitude as indicated on the General Plan in favour of Erf 1353.

(3) Erf 1353

The above-mentioned Erf is entitled to a right of way servitude over Erf 1354.

B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.

No erf in the township shall be transferred unless the following conditions and/or servitudes have been registered:

(1) ERF 1354

The body corporate to be established as a legal entity shall maintain the stormwater attenuation system on the erf, to the satisfaction of the local authority.

(2) ERF 1353

The erf is subject to a servitude for electrical mini-substation purposes in favour of ESKOM as indicated on the General Plan.

C. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Peri Urban town planning scheme, 1975, comprising the same land as included in the township of Broadacres extension 50. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 03-19122.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T052/2022
24 August 2022

LOCAL AUTHORITY NOTICE 1430 OF 2022**AMENDMENT SCHEME 20-01-3507**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of **Portion 15 of Erf 13 Waverley from "Business 4", to "Business 4"**, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3507.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3507 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 543/2022

LOCAL AUTHORITY NOTICE 1431 OF 2022**ERF 136 MORET**

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

The removal of Conditions A.1, A.3, A.6, A.8, B.1, B.2(ii), B.3, D.(i) and D.(ii) in respect of Erf 136 Moret from Deed of Transfer T75364/12 in terms of reference number 20/13/4106/2021.

The Application is filed with the Executive Director : Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th floor, Braamfontein, 2017 and is open for inspection at all reasonable times.

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 541/2022

LOCAL AUTHORITY NOTICE 1432 OF 2022**NORTHGATE EXTENSION 48**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Northgate Extension 48** to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY KERRADAM PROPERTIES (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 151(A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ, GAUTENG PROVINCE HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township is Northgate Extension 48

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 5302/2008.

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 15 June 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 17 June 2014 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(8) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(11) RESTRICTION ON THE TRANSFER OF AN ERF

Erf 93 shall be transferred only as common property to the legal entity established for Erf 92 in accordance with the provisions of the Sectional Title Act, 1986 (No. 95 of 1986) as amended, which legal entity shall have full responsibility for the functioning and proper maintenance of Erf 93 and the engineering services within the said erf. All refuse, building rubble and/or other materials shall be removed from the erf prior to the transfer thereof to the legal entity established for Erf 92 in accordance with the provisions of the Sectional Title Act, 1986.

(12) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(14) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(15) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notorially tie Erven 92 and 93, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

3. CONDITIONS OF TITLE.

A. Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

(1) ALL ERVEN

(a) The erf lies in an area where soil conditions can effect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance in the engineering-geological report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other, more effective means."

(b)(i) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) ERF 92

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 105 KVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 93

No building of any nature shall be erected within those portions of the erf which are likely to be inundated by the floodwaters of a public stream on an average every 100 years.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the City of Johannesburg Land Use Scheme, 2018, declares that it has approved an amendment scheme being an amendment of the City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Northgate Extension 48**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 04-2960.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T044/2022

LOCAL AUTHORITY NOTICE 1433 OF 2022**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**
NOTICE IN TERMS OF SECTION 44(1)(C)(I) OF THE RATIONALISATION OF LOCAL
GOVERNMENT AFFAIRS ACT, 1998

The City of Ekurhuleni Metropolitan Municipality hereby gives notice in terms of section 44(1)(c)(i) read with section 45(3) of the Rationalization of Local Government Affairs Act, 1998, that it intends to authorize Lilianton Security NPC to restrict access to Daniel Road, Eric Road, Robert Road, Lilian Avenue, Saint Bruno Road, Calla Avenue, Heather Avenue, Ismene Avenue, Gild Road, Esson Road, Bird Road, Lester Road, Lorant Road, James Road, Gail Road, Barend Road, Buys Street, Sargent Avenue, Brenda Avenue, Simon Road, Anna Road, Saint Joseph Road, Robin Road, Duncan Road and Goldband Road in a portion of Lilianton, Witfield and Berton Park Townships, based on an application received in terms of section 45 of the said act.

Comments are being sought on the draft and proposed terms of the restriction which are as follows:

- 1.1.1. That the Residents' Association accept that all the roads within the said restriction of access still constitutes public roads after the envisaged restriction of access, legally vesting in the Council.
- 1.1.2. That access to such roads for whatever reason may not be prohibited and that unrestricted access must be guaranteed at all times to:
 - (a) Employees of the State, the South African Police Services (SAPS), the Council and its employees/contractors, any municipal entity, organ of state, Telkom, Eskom and any telecommunications provider acting within the course and scope of their employment and the vehicles they use in connection with their employment;
 - (b) Doctors on call, ambulances and any other emergency service.
- 1.1.3. The approval of the said application for a period of two years only, where after the applicant may re-apply. All conditions must be complied with during the approval period, failing which the Council may withdraw the approval and all costs to remove all closures within the subject area, shall be to the cost of the applicant.
- 1.1.4. The security guards with guardhouse shall be placed at the proposed entry points to monitor movement activities. Personnel (security guards) manning the access control point may only monitor activity and may not:
 - search vehicles or people,
 - require the filling in of a register
 - require personal information from any person entering
 - require the person to produce any form of identification
 - interrogate the person entering
 - apply any form of discrimination to determine who should enter the area
 - charge any fee for entering the area
 - delay traffic (pedestrian or vehicular) other than the absolute minimum required to open any boom or gate.
- 1.1.5. That the Resident's association must accept full responsibility towards all inhabitants within the restricted area as far as ingress and egress arrangements are concerned (i.e. instructions to guards, payments due, etc.)
- 1.1.6. That the Residents' Association shall be responsible for the payment of all Council services used in connection with the proposed restriction of access (e.g. electricity,

water, sewerage etc.).

- 1.1.7. That the Residents' Association obtain a public liability policy to the amount of R2 000 000,00 per incident fully paid up in advance for two years in order to protect the interest of the Council and the Residents' Association in this matter.
- 1.1.8. That adequate traffic signs and road markings be erected in consultation with the Head of Department: Roads and Stormwater.
- 1.1.9. That no security fences, gates, guard houses or booms, etc. be erected before the approval of the detailed plans indicating the positions of accesses and the road signs to be installed, by the HOD: Roads and Storm-water, the proclamation of the closure in the Government Gazette and the completion/signing of the Agreement for the closure by both the Municipality & the Residents Association.
- 1.1.10. That any damage caused to the Council's services as a result of the closure of the relevant public street be for the account of the Residents' Association.
- 1.1.11. The Resident' Association shall ensure full compliance with Emergency Services Bylaws as it applies water supply for firefighting purposes and in all cases to any other component of the same bylaw.
- 1.1.12. A 24-hour safe, convenient and direct access is required for personnel from the Department: Electricity and Energy Services for construction or maintenance purposes and meter reading.
- 1.1.13. That the Department of Electricity & Energy be contacted at (011) 999-1505 or (011) 999-1226, before any groundwork commences, to indicate existing electrical services.
- 1.1.14. No structures are to be erected on or close to any electrical services unless written consent from the Head of Department: Energy Services has been obtained.
- 1.1.15. That the Residents' Association enters into an agreement with the Council as prescribed by the Council's current policy, for the restriction of access to public places.
- 1.1.16. The Residents' Association must at all times maintain all such buildings, structures, equipment, machinery, barriers, signs and notices at its cost to the satisfaction of the local authority.
- 1.1.17. The recommended access control measure must be in operation for 24 hours with full, free vehicular and pedestrian access at all times to any person.
- 1.1.18. Any accesses that are closed must be capable of being open immediately in the event of an emergency and/or as determined in the authorizations.
- 1.1.19. Access cannot be controlled by remotes, cards identification, fingerprinting and other electronic means. Access must be manned on a "24/7" basis and shall be in the form of a boom gate that is synchronized with a surveillance camera which detects the movement activities and automatically opens the gate when the car is stopped in front of the boom gate. The boom gate and synchronized camera can also be linked to a push button that will be activated by the driver of the vehicle in order to open the boom gate and enable the camera to capture each scene.

- 1.1.20. All pedestrian access points must adhere to the following:
- (a) All pedestrian access points must have unrestricted 24hr pedestrian access.
 - (b) The standalone pedestrian gate must be unlocked at all times.
 - (c) These pedestrian gates shall be provided at each and every position where all streets have been closed.
- 1.1.21. The following additional conditions must be implemented at the following street streets to ensure efficient rendering of refuse removal services:
- (a) Calla Avenue at Field Road – the gate at Calla Avenue must be opened by the security guards to permit the refuse removal truck to exit at Calla Avenue at the corner with Field Road
 - (b) Heather Avenue at Field Road – 32-38 & 41-49 Heather Avenue must take their refuse bins to the corner of Heather Avenue & St James Road to accommodate the refuse removal truck and to prevent reversing of the refuse removal truck
 - (c) Ismene Road at Brenda/Esson Road – security guards at the 24 hour gate will open the gate for the refuse removal truck to exit
 - (d) Duncan Road at Lorant Road– the 4 houses at the closed gate (8-10 & 11-13 Duncan Road) must take their refuse bins to the corner of Gail Road & Duncan Road for refuse collection.
- 1.1.22. The applicant shall provide acceptance of the conditions (point 1.1.21. above) from the owner/s of the affected properties. If the respective owner/s do not support the proposal, they will be considered as objectors against the application.
- 1.1.23. All residents that are required to take their bins to a central point for collection must paint their full street address on their bins.
- 1.1.24. A route plan will be drafted by the applicant to ensure a quick and efficient collection of refuse in the area and will be submitted to this department at the correct time.

The application, sketch plan of the area, comments by municipal departments and a traffic impact study being relied on by the Municipality to pass the resolution will lie for inspection during normal office hours at the offices of the Department City Planning: Boksburg Customer Care Centre, room 246, 2nd floor, Civic Centre, Boksburg.

Enquiries and comments on the terms of the restriction may be lodged with the Manager: Town Planning: Boksburg Sub Section, P.O. Box 215, Boksburg, 1460 or via email to Francois.Vos@ekurhuleni.gov.za within a period of 1 month from 24 August 2022 (date of first advertisement)

Description of the public places: Daniel Road, Eric Road, Robert Road, Lilian Avenue, Saint Bruno Road, Calla Avenue, Heather Avenue, Ismene Avenue, Gild Road, Esson Road, Bird Road, Lester Road, Lorant Road, James Road, Gail Road, Barend Road, Buys Street, Sargent Avenue, Brenda Avenue, Simon Road, Anna Road, Saint Joseph Road, Robin Road, Duncan Road and Goldband Road in a portion of Lilianton, Witfield and Berton Park Townships.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

LOCAL AUTHORITY NOTICE 1434 OF 2022**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, PORTION 1 OF ERF 296 ARCADIA**

I **Mahlagale Kgaogelo Kgoale** from **Mokone Town Planners and Property Consultants Pty Ltd** being the authorized agent of the owners of Portion 1 of Erf 296 Arcadia hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we 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 property as described above. The property is situated on of Portion 1 of Erf 296 Arcadia.

The intension of the applicant in this matter is to Rezone the subject property from Residential 4 to Special for **Dwelling-units, Residential Buildings** excluding (Block of Tenements, Hostel, Commune, Hotel and Boarding House), & **Mini Supermarket**.

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 Economic Development and Spatial Planning, 7 Floor Middestad Building, 225 Thabo Sehume Street, Pretoria, PO Box 3242, Pretoria, 0001 or an e-mail send to CityP_Registration@tshwane.gov.za. Closing date for objections: **13 September 2022**.

Full particulars of the application will be open for inspection during normal working hours at the above mentioned office, for a period of 28 days from the **17 August 2022**. AUTHORISED AGENT DETAILS: Mokone Town Planners and Property Consultants (Pty) Ltd; Address No. 404 Jacoliza Building, 11 Bourke Street, Sunnyside, 0002; Tel No (w): 012 881 1803/067 675 5555; Email Address: info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com

Date of First publication: **17 August 2022** and Second publication: **24 August 2022**. Item **36103**.

PLAASLIKE OWERHEID KENNISGEWING 1434 VAN 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY KENNISGEWING VAN 'N AANSOEK OOR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016, GEDEELTE 1 VAN ERF 296 ARCADIA**

I **Mahlagale Kgaogelo Kgoale** van **Mokone Town Planners and Property Consultants Pty Ltd**, synde die gemagtigde agent van die eienaars van Gedeelte 1 van Erf 296 Arcadia gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur -wet, 2016, dat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge artikel 16(1) van die van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë op Gedeelte 1 van Erf 296 Arcadia.

Die voorneme van die applikant in hierdie aangeleentheid is om die onderwerpeïendom te hersoneer van Residensiële 4 na Spesiaal vir **Wooneenhede, Residensiële Geboue** uitgesluit (Blok van Huurwonings, Koshuis, Kommune, Hotel en Losieshuis), & **Mini Supermark**.

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 Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestad-gebou 7, Thabo Sehumestraat 225, Pretoria, Posbus 3242, Pretoria, 0001 of 'n e-pos stuur na CityP_Registration@tshwane.gov.za. Sluitingsdatum vir besware: **13 September 2022**.

Volledige besonderhede van die aansoek sal gedurende normale werksure ter insae lê by bogenoemde kantoor, vir 'n tydperk van 28 dae vanaf **17 Augustus 2022**. GEMAGTIGDE AGENT BESONDERHEDE: Mokone Town Planners and Property Consultants (Pty) Ltd; Adres No 404 Jacoliza Gebou, Bourkestraat 11, Sunnyside, 0002; Tel No (w): 012 881 1803/067 675 5555; E-posadres: info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com

Datum van eerste publikasie: **17 Augustus 2022** en Tweede publikasie: **24 Augustus 2022**. Item **36103**.

LOCAL AUTHORITY NOTICE 1435 OF 2022**NORTHGATE EXTENSION 48**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Northgate Extension 48** to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY KERRADAM PROPERTIES (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 151(A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ, GAUTENG PROVINCE HAS BEEN APPROVED.

1. **CONDITIONS OF ESTABLISHMENT.**

(1) **NAME**

The name of the township is Northgate Extension 48

(2) **DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 5302/2008.

(3) **DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not been commenced with before 15 June 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed before 17 June 2014 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(7) **ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(8) **REFUSE REMOVAL**

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(9) **REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(10) **DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at its own costs cause all existing buildings and structures situated within

the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(11) RESTRICTION ON THE TRANSFER OF AN ERF

Erf 93 shall be transferred only as common property to the legal entity established for Erf 92 in accordance with the provisions of the Sectional Title Act, 1986 (No. 95 of 1986) as amended, which legal entity shall have full responsibility for the functioning and proper maintenance of Erf 93 and the engineering services within the said erf. All refuse, building rubble and/or other materials shall be removed from the erf prior to the transfer thereof to the legal entity established for Erf 92 in accordance with the provisions of the Sectional Title Act, 1986.

(12) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(14) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(15) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to notarially tie Erven 92 and 93, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any.

3. CONDITIONS OF TITLE.

A. Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

(1) ALL ERVEN

(a) The erf lies in an area where soil conditions can effect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance in the engineering-geological report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other, more effective means."

(b)(i) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion

of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) ERF 92

(a) The erven shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 105 KVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 93

No building of any nature shall be erected within those portions of the erf which are likely to be inundated by the floodwaters of a public stream on an average every 100 years.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the City of Johannesburg Land Use Scheme, 2018, declares that it has approved an amendment scheme being an amendment of the City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Northgate Extension 48**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 04-2960.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T044/2022

LOCAL AUTHORITY NOTICE 1436 OF 2022**AMENDMENT SCHEME 20-01-3625**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of **Erf 566, Portion 1 of Erf 567, Remaining Extent of Erf 567, Portion 1 of Erf 568 and Remaining Extent of Erf 568 Parktown** from "**Business 4**" to "**Business 2**", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-3625**, which will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 555/2022

CONTINUES ON PAGE 130 OF BOOK 2

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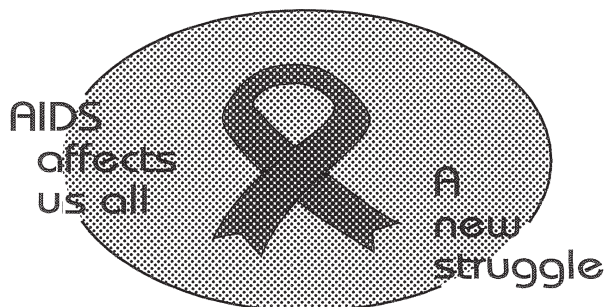
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LOCAL AUTHORITY NOTICE 1437 OF 2022**AMENDMENT SCHEME 20-01-0017 & 20-01-3023
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/0092/2019 & 20/13/3638/2020**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 621 Parktown North, Erf 622 Parktown North, Portion 1 of Erf 670 Parktown North, Portion 2 of Erf 445 Parktown North, Remaining Extent of Erf 437 Parktown North, Remaining Extent of Erf 445 Parktown North and Remaining Extent of Erf 670 Parktown North and Portion 1 of Erf 976 Parkwood:

- (1) The removal of Paragraph on Page 2 from Deed of Transfer No. T14879/2008 for Portion 2 of Erf 445 Parktown North;

The removal of Paragraph on Page 2 from Deed of Transfer No. T8817/2010 for Remaining Extent of Erf 437 Parktown North;

The removal of Paragraph on Page 2 from Deed of Transfer No. T61587/1996 for Erf 621 Parktown North;

The removal of Paragraph on Page 2 from Deed of Transfer No. T53253/2008 for Portion 1 of Erf 670 Parktown North;

The removal of Paragraph on Page 2 from Deed of Transfer No. T15192/2008 for Remaining Extent of Erf 670 Parktown North;

The removal of Paragraph on Page 2 from Deed of Transfer No. T31210/2008 for Remaining Extent of Erf 445 Parktown North;

The removal of Paragraph on Page 2 from Deed of Transfer No. T41721/1996 for Erf 622 Parktown North;

The removal of Conditions (a), (b), (c), (d), (e), (f) and 1., 2., 3., 4. and 5. From Deed of Transfer T30399/2018 for Portion 1 of Erf 976 Parkwood

- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Portion 2 and the Remaining Extent of Erf 445, Portion 1 and the Remaining Extent of Erf 670 and the Remaining Extent of Erf 437 Parktown North from "Residential 1" to "Residential 4" and Erfen 621 and 622 Parktown North from "Special" to "Residential 4"; Portion 1 of Erf 976 Parkwood from "Special" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0017 and 20/01/3023, which will come into operation on date of publication hereof

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 424/2022

LOCAL AUTHORITY NOTICE 1438 OF 2022**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL / AMENDMENT / SUSPENSION OF RESTRICTIVE
CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

We, Elize Castelyn Town Planners, being the applicant of property Erf 429, Constantiapark situated at 474 Puccini Street, Constantiapark, 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 removal of conditions III (a)-(e), (g)-(l) and Definitions as registered in the Title Deed (T 101618/2008) in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above-mentioned property.

The intention of the applicant in this matter is to make provision that the building plans can be approved for the renovations as well as buildings encroaching on the street building lines. In addition, obsolete and conditions duplicated in the Tshwane Town Planning Scheme, 2008 (Revised 2014) would also be removed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including an email address, 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 24 August 2022 until 21 September 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Centurion Municipal Offices, City Planning Registration, Room E10, corner of Basden and Rabie Streets, Centurion or 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 a copy through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at ecstads@castelyn.com, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102 email: ecstads@castelyn.com Tel: 012 3468772 / 083 3055487

Closing date for any objections and/or comments: 14 September 2022

Dates on which notice will be published: 24 August 2022 and 31 August 2022

Item No: 36111

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PLAASLIKE OWERHEID KENNISGEWING 1438 VAN 2022**STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE OPHEFFING / WYSIGING / OPSKORTING VAN BEPERKENDE
VOORWAARDES IN DIE AKTE VAN TRANSPORT IN TERME VAN AFDELING 16(2) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir die eiendom Erf 429, Constantiapark, geleë te Puccinistraat 474, Constantiapark gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van Voorwaardes III (a) - (e), (g) - (l) en Definisies geregistreer in Akte van Transport T 101618/2008, in terme van afdeling 16(2) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die bedoeling in hierdie aangeleentheid is om dit moontlik te maak dat die bouplanne goedgekeur kan word vir die opknapping van geboue asook geboue wat binne die bestaande straat boulyne val. Bykomend word uitgediende voorwaardes wat gedupliseer word in die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) ook verwyder.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, insluitende 'n epos adres, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / vertoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP_Registration@tshwane.gov.za vanaf 24 Augustus 2022 tot 21 September 2022.

Besonderhede van die aansoek en planne (indien enige) lê ter insae gedurende gewone kantoorure by Stadsbeplanning Registrasie, Centurion Kantore, Kamer E10, Registrasie, hoek van Basden and Rabie Strate, Centurion, of indien enige geïnteresseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Adres of aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102 epos: ecstads@castelyn.com Tel: 012 3468772 / 083 3055487

Sluitingsdatum vir besware en / of vertoë: 21 September 2022

Datums waarop kennisgewings gepubliseer word: 24 Augustus 2022 en 31 Augustus 2022

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