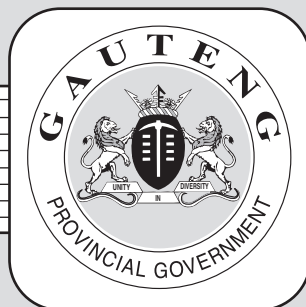


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PRETORIA
12 OCTOBER 2022
12 OKTOBER 2022

No: 423

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Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
	LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
1923	City of Tshwane Land Use Management By-law, 2016: Erf 2121 Highveld Extension 13	423	3
1923	Stad Tshwane Grondgebruiksbestuurverordening 2016: Erf 2121 Highveld Uitbreiding 13	423	5

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1923 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, **Koketso Maimela**, being the applicant in my capacity as appointed agent for the owner of the property **Erf 2121 Highveld Extension 13**, 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 City of Tshwane Land Use Management By-law, 2016 of the properties as described above.

The Subject property is located within the larger the Byls Bridge Precinct Development area located south of Makro Centurion and west of the Centurion Golf Village.

The rezoning is from: **"Special"** for "Gymnasium, Shops, Showrooms, Wholesale Trade, Offices and Restaurants with a FSR of 0.4 which may be increased to 0.5 with the approval of the site development plan, provided that the total gross floor area for the shops be restricted to 7500m² with a height of 2 storeys and Coverage of 60%.

To: "Special" for "Gymnasium, Shops, Showrooms, Motor workshop, Wholesale Trade, Offices and Restaurants with a FSR of 0.4 which may be increased to 0.5 with the approval of the site development plan, provided that the total gross floor area for the shops be restricted to 7500m², provided that the total gross floor area for motor workshop be restricted to 600m² a height of 2 storeys and Coverage of 60%.

The intension of the applicant in this matter is to amend the approved land use rights for the erf to include the right for motor workshop to allow for a vehicle fitment centre in the Byls Bridge Promenade Retail Centre.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **12 October 2022** until **09 November 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 and Star newspapers.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za.

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected must provide the Municipality and the applicant with an e-mail address or other means by which to provide said copy electronically. No part of the documentation provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and considerations of the application.

Address of Municipal offices: Centurion Municipal Offices, Room E10, Corner of Basden and Rabie Street, Centurion.

Closing date for any objections and/or comments: **09 November 2022**.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043
Email: Koketso.maimela@m-t.co.za

Tel: 012 676 8500

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

Item No: 36410

12-19

PLAASLIKE OWERHEID KENNISGEWING 1923 VAN 2022**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, **Koketso Maimela**, synde die applikant in my hoedanigheid as gemagtige agent van die eienaar van die eindom naamlik **Erf 2121 Highveld Uitbreiding 13**, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplankingskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, van die eindomme hierbo beskryf.

Die Onderwerp eiendom is geleë binne die groter Byls Bridge ontwikkeling area suid van Makro Centurion en wes van die Centurion Golf Village.

Die voorgestelde hersonering is vanaf: "Spesiaal" vir "Gimnasium, winkels, vertoonlokale, groothandel, kantore en restaurante met 'n VRV van 0.4 wat verhoog kan word tot 0.5 met die goedkeuring van die terreinontwikkelingsplan, met dien verstande dat die totale bruto vloeroppervlakte vir die winkels beperk word tot 7500m² met 'n hoogte van 2 verdiepings en Dekking van 60%.

NA: "Spesiaal" vir "Gimnasium, Winkels, Vertoonlokale, Motorwerkswinkel, Groothandel, Kantore en Restaurante met 'n VRV van 0,4 wat verhoog kan word na 0,5 met die goedkeuring van die terreinontwikkelingsplan, mits die totale bruto vloeroppervlakte vir die winkels beperk word tot 7500m², met dien verstande dat die totale bruto vloeroppervlakte vir motorwerkswinkel beperk word tot 600m² 'n hoogte van 2 verdiepings en Dekking van 60%.

Die voorneme van die applikant in hierdie aangeleentheid is om die goedgekeurde grondgebruiksregte vir die erf te wysig om die reg vir motorwerkswinkel in te sluit om voorsiening te maak vir 'n voertuigaanpassingsentrum in die Byls Bridge Promenade Kleinhandelsentrum.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf **12 Oktober 2022** tot en met **09 November 2022**.

Volle besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette, Beeld en Star nuusblaaie, by die Munisipale kantore soos hieronder bevestig.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur dit by die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za. Vir die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat enige belangstellende en geaffekteerde partye die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet verskaf om elektroniese afskrifte te ontvang. Geen deel van die dokumentasie wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie.

Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die aansoek vir grondontwikkeling te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorwegings van die aansoek te verhoed nie.

Adres van Munisipale kantore: Centurion Munisipale Kompleks, Kamer E10, Hoek van Basden en Rabie strate, Centurion.

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): **09 November 2022**.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 of
Po Box 39727, Faerie Glen, 0043
Email: koketso.maimela@m-t.co.za
Tel: 012 676 8500

Datums van publikasie: 12 Oktober 2022 en 19 Oktober 2022.

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