

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

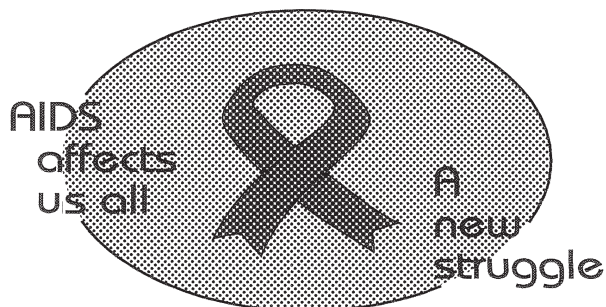
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Vol: 28

PRETORIA
18 JANUARY 2023
18 JANUARIE 2023

No: 013

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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:*

- **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**
- **21 December**, Wednesday for the issue of Wednesday **04 January 2023**
- **28 December**, Wednesday for the issue of Wednesday **11 January 2023**
- **04 January**, Wednesday for the issue of Wednesday **18 January 2023**
- **11 January**, Wednesday for the issue of Wednesday **25 January 2023**
- **18 January**, Wednesday for the issue of Wednesday **01 February 2023**
- **25 January**, Wednesday for the issue of Wednesday **08 February 2023**
- **01 February**, Wednesday for the issue of Wednesday **15 February 2023**
- **08 February**, Wednesday for the issue of Wednesday **22 February 2023**
- **15 February**, Wednesday for the issue of Wednesday **01 March 2023**
- **22 February**, Wednesday for the issue of Wednesday **08 March 2023**
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- **26 April**, Wednesday for the issue of Wednesday **10 May 2023**
- **03 May**, Wednesday for the issue of Wednesday **17 May 2023**
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- **07 June**, Wednesday for the issue of Wednesday **21 June 2023**
- **14 June**, Wednesday for the issue of Wednesday **28 June 2023**
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- **28 June**, Wednesday for the issue of Wednesday **12 July 2023**
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- **04 October**, Wednesday for the issue of Wednesday **18 October 2023**
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- **06 December**, Wednesday for the issue of Wednesday **20 December 2023**
- **13 December**, Wednesday for the issue of Wednesday **27 December 2023**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 10 OF 2023****CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

We, Durapi Consulting (Pty) Ltd, being the applicant of properties Erf 1719 Ga-Rankuwa Unit 23 and Erf 1427 Ga-Rankuwa Unit 25 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 in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the properties as described above.

The properties are situated at: the Gauteng/North-West Provincial Boundary, within the jurisdiction of the City of Tshwane Metropolitan Municipality, Gauteng Province. It is further positioned at the southern edge of the Ga-Rankuwa Unit 23 and 25 Townships which is west of the M21 Road.

The rezoning is from "Undetermined" to "Residential 1" and "Proposed Streets and Widening".

The intension of the application in this matter is to subdivide and rezone the erven to create 373 erven zoned "Residential 1" and 1 erf zoned "Proposed Streets and Widening" (Erf 1719 Ga-Rankuwa Unit 23) and 368 erven zoned "Residential 1" and 1 erf zoned "Proposed Streets and Widening" (Erf 1427 Ga-Rankuwa Unit 25).

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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za from 11 January 2023 (*the first date of the publication of the notice set out in Section 16(1)(f) on the By-Law referred to above*), until 8 February 2023 (*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 Gauteng Provincial Gazette, Beeld and the Citizen newspaper.

Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria.
Closing date for any objections and/or comments: 8 February 2023.

Address of applicant: Physical: Central Park, Block M, 400 16th Road, Randjiesfontein, Ext 52. Postal: PO Box 1838, Faerie Glen, 0043. Telephone No: (011) 312 8629. Email address: herman@durapi.co.za
Dates on which notice will be published: 11 and 18 January 2023.

Reference: CPD GaRankuwa Unit23&25

Item No. 36772

11-18

ALGEMENE KENNISGEWING 10 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE
SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Durapi Consulting (Edms) Bpk, synde die applikant van eiendomme Erf 1719 Ga-Rankuwa Eenheid 23 en Erf 1427 Ga-Rankuwa Eenheid 25 gee hiermee in terme van 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 wysing van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 van die eiendomme soos hierbo beskryf.

Die eiendomme is geleë by: die Gauteng/Noordwes Provinsiale Grens, binne die jurisdiksie van die Stad van Tshwane Metropolitaanse Munisipaliteit, Gauteng Provinsie. Dit is verder geleë aan die suidelike rand van die Ga-Rankuwa Eenheid 23 en 25 Dorpe wat wes van die M21 Pad is.

Die hersonering is vanaf "Onbepaald" na "Residensieël 1" en "Voorgestelde Strate en Verbreding".

Die bedoeling van die aansoek in hierdie saak is om die erwe te onderverdeel en te hersoneer om 373 erwe gesoneer "Residensieël 1" en 1 erf gesoneer "Voorgestelde Strate en Verbreding" (Erf 1719 Ga-Rankuwa Eenheid 23) en 368 erwe gesoneer "Residensieël 1" en 1 erf gesoneer "Voorgestelde Strate en Verbreding" (Erf 1427 Ga-Rankuwa) te step.

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 Stategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 11 Januarie 2023 (*die eerste verskyning van die kennisgewing uitgesit in Artikel 16(1)(f) van die Verordening waarna hierbo verwys word*), tot en met 8 Februarie 2023 (*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 besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie kennisgewing in die Gauteng Provinsiale Koerant, Beeld en die Citizen.

Adres van die Munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria.
Sluitings datum vir enige besware en/of kommentare: 8 Februarie 2023.

Adres van applikant: Fisies: Central Park, Blok M, 400 16de Weg, Randjiesfontein, Uitbr 52. Posadres: Posbus 1838, Faerie Glen, 0043. Telefoonnommer: (011) 312 8629. Epos adres: herman@durapi.co.za.
Datums waarop kennisgewing gepubliseer sal word: 11 en 18 Januarie 2023.

Verwysing: CPD GaRankuwa Unit23&25

Item Nr: 36772

11-18

GENERAL NOTICE 11 OF 2023
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016

We, Plan Associates Development Planners (Pty) LTD, being the applicant of property Portion 3 of Erf 82 Hatfield 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 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: 339 Hilda Street Hatfield, Pretoria between the M2 (Francis Baard Street) and Arcadia Street located ±180m west from the General M. Siyothula BRT Station and ±300m west from the Gautrain Hatfield Station.

The rezoning is from "Special" for Offices (excluding medical suites) and/or dwelling-units with specific conditions to "Special" for Student Housing Establishment with specific conditions.

The intension of the application in this matter is to rezone the erf to allow the property/building to be developed for student accommodation consisting of 48 habitable bedrooms.

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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za from 11 January 2023 (*the first date of the publication of the notice set out in Section 16(1)(f) on the By-Law referred to above*), until 8 February 2023 (*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 Gauteng Provincial Gazette, Beeld and the Citizen newspaper.

Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria.
Closing date for any objections and/or comments: 8 February 2023.

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: herman@planassociates.co.za
Dates on which notice will be published: 11 and 18 January 2023.

Reference: CPD HatfieldPtn3Erf82

Item No. 36781

11–18

ALGEMENE KENNISGEWING 11 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE
SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Plan Medewerkers Ontwikkelingsbeplanners (Edms) BPK, synde die applikant van eiendom Gedeelte 3 van Erf 82 Hatfield gee hiermee in terme van 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 wysing van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 van die eiendomme soos hierbo beskryf.

Die eiendomme is geleë by: Hildastraat 339 Hatfield, Pretoria tussen die M2 (Francis Baardstraat) en Arcadiastraat geleë ±180m wes vanaf die General M. Siyothula BRT-stasie en ±300m wes vanaf die Gautrain Hatfieldstasie.

Die hersonering is vanaf "Spesiaal" vir Kantore (uitgesluit mediese suites) en/of wooneenhede met spesifieke voorwaardes na "spesiaal" vir Stendetbehuising-instelling met spesifieke voorwaardes.

Die bedoeling van die aansoek in hierdie saak is om die erf te hersoneer sodat die eiendom/gebou ontwikkel kan word vir studenteverblyf bestaande uit 48 bewoonbare slaapkamers.

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 Stategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 11 Januarie 2023 (*die eerste verskyning van die kennisgewing uitgesit in Artikel 16(1)(f) van die Verordening waarna hierbo verwys word*), tot en met 8 Februarie 2023 (*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 besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie kennisgewing in die Gauteng Provinsiale Koerant, Beeld en die Citizen.

Adres van die Munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria.
Sluitings datum vir enige besware en/of kommentare: 8 Februarie 2023.

Adres van applikant: Fisies: Hildastraat 339, Hilda Chambers, Eerste Vloer, Hatfield. Pos: PostNet Suite #211, Privaatsak X15, Menlopark, 0202. Telefoonnommer: (012) 342 8701. E-posadres: herman@planassociates.co.za
Datums waarop kennisgewing gepubliseer sal word: 11 en 18 Januarie 2023.

Verwysing: CPD HatfieldPtn3Erf82

Item Nr: 36781

11–18

GENERAL NOTICE 15 OF 2023**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Andre Enslin of Wesplan Incorporated, being the applicant of Portion 11 of Erf 171 Krugersdorp Township, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning of the property as described above. The property is situated at 15 Snyman Street, Krugersdorp.

The rezoning of the erf is from "Residential 1" with a density of "one dwelling per 700m²" to "Residential 1" with a density of "one dwelling per 200m²". The intention of the applicant in this matter is, to after approval of the rezoning application apply for the subdivision of the property into three portions and to erect two additional dwelling houses.

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: Manager: Town Planning from 11 January 2023 until 08 February 2023.

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* / Star newspaper.

Address of Municipal offices: First Floor, Furn City Building on the corner of Human Street and Monument Street, Krugersdorp; PO Box 94, Krugersdorp, 1740.

Closing date for any objections and/or comments: 08 February 2023.

Address of applicant (*Physical as well as postal address*):

Wesplan Incorporated, 22 De Wet Street, Krugersdorp North.

Postal address of applicant: PO Box 7149, Krugersdorp North, 1749

Telephone No: (011) 953-1082

Dates on which notice will be published: 11 and 18 January 2023.

11–18

GENERAL NOTICE 20 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

We, Durapi Consulting (Pty) Ltd, being the applicant of properties Erf 1719 Ga-Rankuwa Unit 23 and Erf 1427 Ga-Rankuwa Unit 25 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 in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the properties as described above.

The properties are situated at: the Gauteng/North-West Provincial Boundary, within the jurisdiction of the City of Tshwane Metropolitan Municipality, Gauteng Province. It is further positioned at the southern edge of the Ga-Rankuwa Unit 23 and 25 Townships which is west of the M21 Road.

The rezoning is from "Undetermined" to "Residential 1" and "Proposed Streets and Widening".

The intension of the application in this matter is to subdivide and rezone the erven to create 373 erven zoned "Residential 1" and 1 erf zoned "Proposed Streets and Widening" (Erf 1719 Ga-Rankuwa Unit 23) and 368 erven zoned "Residential 1" and 1 erf zoned "Proposed Streets and Widening" (Erf 1427 Ga-Rankuwa Unit 25).

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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za from 11 January 2023 (*the first date of the publication of the notice set out in Section 16(1)(f) on the By-Law referred to above*), until 8 February 2023 (*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 Gauteng Provincial Gazette, Beeld and the Citizen newspaper.

Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria.
Closing date for any objections and/or comments: 8 February 2023.

Address of applicant: Physical: Central Park, Block M, 400 16th Road, Randjiesfontein, Ext 52. Postal: PO Box 1838, Faerie Glen, 0043. Telephone No: (011) 312 8629. Email address: herman@durapi.co.za
Dates on which notice will be published: 11 and 18 January 2023.

Reference: CPD GaRankuwa Unit23&25

Item No. 36772

11-18

ALGEMENE KENNISGEWING 20 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE
SE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Durapi Consulting (Edms) Bpk, synde die applikant van eiendomme Erf 1719 Ga-Rankuwa Eenheid 23 en Erf 1427 Ga-Rankuwa Eenheid 25 gee hiermee in terme van 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 wysing van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 van die eiendomme soos hierbo beskryf.

Die eiendomme is geleë by: die Gauteng/Noordwes Provinsiale Grens, binne die jurisdiksie van die Stad van Tshwane Metropolitaanse Munisipaliteit, Gauteng Provinsie. Dit is verder geleë aan die suidelike rand van die Ga-Rankuwa Eenheid 23 en 25 Dorpe wat wes van die M21 Pad is.

Die hersonering is vanaf "Onbepaald" na "Residensieël 1" en "Voorgestelde Strate en Verbreding".

Die bedoeling van die aansoek in hierdie saak is om die erwe te onderverdeel en te hersoneer om 373 erwe gesoneer "Residensieël 1" en 1 erf gesoneer "Voorgestelde Strate en Verbreding" (Erf 1719 Ga-Rankuwa Eenheid 23) en 368 erwe gesoneer "Residensieël 1" en 1 erf gesoneer "Voorgestelde Strate en Verbreding" (Erf 1427 Ga-Rankuwa) te step.

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 Stategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 11 Januarie 2023 (*die eerste verskyning van die kennisgewing uitgesit in Artikel 16(1)(f) van die Verordening waarna hierbo verwys word*), tot en met 8 Februarie 2023 (*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 besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie kennisgewing in die Gauteng Provinsiale Koerant, Beeld en die Citizen.

Adres van die Munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria.
Sluitings datum vir enige besware en/of kommentare: 8 Februarie 2023.

Adres van applikant: Fisies: Central Park, Blok M, 400 16de Weg, Randjiesfontein, Uitbr 52. Posadres: Posbus 1838, Faerie Glen, 0043. Telefoonnommer: (011) 312 8629. Epos adres: herman@durapi.co.za.
Datums waarop kennisgewing gepubliseer sal word: 11 en 18 Januarie 2023.

Verwysing: CPD GaRankuwa Unit23&25

Item Nr: 36772

11-18

GENERAL NOTICE 21 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING & REMOVAL OF RESTRICTIVE CONDITIONS APPLICATION IN TERMS OF SECTION 16(1) AND SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant in my capacity as authorized agent of the owner of the property namely Portion 417 (a portion of Portion 212) of the farm The Willows 340-JR, Pretoria, Gauteng, hereby give notice in terms of Section 16(1) 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 (as revised 2014) from "Agricultural" to "SPECIAL for a Lodge", in terms of Section 16(1) and for the removal of restrictive conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, Condition A Page No 2 in Title Deed No T41035/09 of the property as described above. The property is situated at: Brae Avenue 154, Willow Brae AH (The Willows 340-JR), Pretoria. The advertisement for the rezoning is FROM **11 January 2023 TO 8 February 2023**. The intention of the applicant in this matter is to: Rezone the property from "Agricultural" to "SPECIAL for a Lodge" and the removal of a title condition in the title deed. 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:

11 January & 18 January 2023

Closing date for any objections and/or comments:

8 February 2023

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: CityP_Registration@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@teropo.co.za

Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040

Physical Address of offices of applicant: 755 Wapadrand Road, 5 Marulani Lodge, Wapadrand, 0050

Contact Telephone Number: 082 338 1551 / 087-808-7925

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 cityp_registration@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 offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely **11 January 2023**. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No: **36896 Rezoning & 36897 ROR**

11-18

ALGEMENE KENNISGEWING 21 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N HERSONERINGS EN OPHEFFING VAN BEPERKINGS AANSOEK IN TERME VAN ARTIKEL 16(1) EN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom(me) naamlik Gedeelte 417 (a gedeelte van Gedeelte 212) van die Plaas The Willows 340-JR, Pretoria, Gauteng, gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Landbou" na "SPESIAAL vir 'n Lodge", in terme van Artikel 16(1) en vir die opheffing van beperkende titel voorwaardes in terme van Artikel 16(2) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 Voorwaarde A Bladsy 2 in Akte No 41035/09 van die eiendom(me) beskryf soos hierbo. Die eiendom(me) is geleë op Brae Avenue 154, Willow Brae AH (The Willows 340-JR), Pretoria. Die Hersonerings advertensie is **VAN 11 Januarie 2023 TOT 8 Februarie 2023**. Die voorneme van die applikant is om die eiendom(me) te hersoneer vanaf "Landbou" na "SPESIAAL vir 'n Lodge" asook die opheffing van 'n voorwaarde in the Titelakte. Enige beswaar(e) en/of kommentaar(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 in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word:

11 Januarie & 18 Januarie 2023

Sluitingsdatum vir enige besware/ kommentare:

8 Februarie 2023

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: CityP_Registration@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@teropo.co.za

Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040

Fisiese adres van die kantoor van die applikant: 755 Wapadrand Road, 5 Marulani Lodge, Wapadrand, 0050

Kontak telefoon nommer: 082 338 1551 / 087-808-7925

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deur stuur 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 cityp_registration@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 (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 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 **11 Januarie 2023**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item No: **36896 Rezoning & 36897 ROR**

11-18

GENERAL NOTICE 22 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A SUBDIVISION APPLICATION 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, Carlien Potgieter of Teropo Town and Regional Planners, the applicant in my capacity as authorized agent of the owner of property namely Portion 45 (a portion of Portion 1) of the farm Tweedragt 516-JR Gauteng, 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 a subdivision in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: Plot no 45 Tweedragt 516-JR east of Pretoria on the Boschkop / Rooireier Road.

The subdivision advertisement is **FROM 11 January 2023 TO 8 February 2023**

The intention of the applicant in this matter is to: Subdivide the property into (two) 2 portions of 16.0569ha & 8.5000ha approximately. 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: **11 January 2023 and 18 January 2023**

Closing date for any objections and/or comments: **8 February 2023**

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: cityp_registration@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@teropo.co.za
- Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040
- Physical Address of offices of applicant: 755 Wapadrand Road, Marulani Lodge No 5, Wapadrand, Pretoria, 0081
- Contact Telephone Number: 0823381551 / 087-808-7925

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 cityp_registration@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 offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely **11 January 2023**. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No. **36675**

11-18

ALGEMENE KENNISGEWING 22 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N ONDERVERDELING IN TERME VAN ARTIKEL 16(12)(a)(iii) VAN DIE STAD VAN
TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom(me) naamlik Gedeelte 45 ('n gedeelte van Gedeelte 1) van die plaas Tweedragt 516-JR, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n onderverdeling ingevolge Artikel 16(12)(a)(iii) en opheffings van beperkingsaansoek in terme van Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendom(me). Die eiendom is geleë in: op die plaas Tweedragt 516-JR op die Boschkop/Rooireier Weg Oos van Pretoria. Die onderverdeling advertensie is **VAN 11 Januarie 2023 TOT 8 Februarie 2023**. Die voorneme van die applikant is om die eiendom in twee (2) gedeeltes te verdeel van ongeveer 16.0569ha & 8.5000ha elk. 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 in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **11 Januarie 2023 en 18 Januarie 2023**

Sluitingsdatum vir enige besware/ kommentare: **8 Februarie 2023**

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: cityp_registration@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksansoek 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@teropo.co.za
- Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040
- Fisiese adres van die kantoor van die applikant: 755 Wapadrand Road, Marulani Lodge No 5, Wapadrand, Pretoria, 0081
- Kontak telefoonnommer: 0823381551 / 087-808-7925

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 cityp_registration@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 (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 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 **11 Januarie 2023**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item Nr. **36675**

11-18

GENERAL NOTICE 23 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION IN TERMS OF 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Erf 404 Willow Acres, Extension 10, Pretoria hereby give notice in terms of Section 16(1) 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 (as revised 2014) from "Residential 1 with a density of one dwelling per erf" to "Residential 2" with a density of 17 units per hectare, 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: 44 Cuckoo Crescent, Willow Acres Estate, Extension 10, Pretoria. The advertisement for the rezoning is **FROM 11 January 2023 TO 8 February 2023**. The intention of the applicant in this matter is to: Rezone the property from "Residential 1 with a density of one dwelling per erf" to "Residential 2" with a density of 17 units per hectare to formalize the existing sectional titles. 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: **11 January 2023 and 18 January 2023**.

Closing date for any objections and/or comments: **8 February 2023**

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: CityP_Registration@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@teropo.co.za
- Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040
- Physical Address of offices of applicant: 755 Wapadrand Road, Marulani Lodge No 5, Wapadrand, Pretoria, 0081
- Contact Telephone Number: 0823381551 / 087-808-7925

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 CityP_Registration@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 offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely **11 January 2023**. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No: **36729**

11-18

ALGEMENE KENNISGEWING 23 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR 'N HERSONERINGS
AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR
BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Erf 404 Willow Acres, Uibreiding 10, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Residensieel 1 met 'n digtheid van een woonhuis per erf" na "Residensieel 2" met 'n digtheid van 17 eenhede per hectare in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in Cuckoo Straat 44, Willow Acres Estate, Uibreiding 10, Pretoria. Hersonerings advertensie is **VAN 11 Januarie 2023 TOT 8 Februarie 2023**. Die voorneme van die applikant is om die eiendom te hersoneer van "Residentieel 1 met 'n digtheid van een woonhuis per erf" na "Residensieel 2", met 'n digtheid van 17 eenhede per hektaar om die bestaande deeltitels te finaliseer. Enige beswaar(e) en/of kommentaar(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 in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **11 Januarie 2023 en 18 Januarie 2023**.

Sluitingsdatum vir enige besware/ kommentare: **8 Februarie 2023**.

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: CityP_Registration@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@teropo.co.za
- Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040
- Fisiese adres van die kantoor van die applikant: 755 Wapadrand Road, Marulani Lodge No 5, Wapadrand, Pretoria, 0081
- Kontak telefoonnommer: 0823381551 / 087-808-7925

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 CityP_Registration@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 (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 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 **11 Januarie 2023**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item No: **36729**

GENERAL NOTICE 39 OF 2023**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Andre Enslin of Wesplan Incorporated, being the applicant of Portion 11 of Erf 171 Krugersdorp Township, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning of the property as described above. The property is situated at 15 Snyman Street, Krugersdorp.

The rezoning of the erf is from "Residential 1" with a density of "one dwelling per 700m²" to "Residential 1" with a density of "one dwelling per 200m²". The intention of the applicant in this matter is, to after approval of the rezoning application apply for the subdivision of the property into three portions and to erect two additional dwelling houses.

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: Manager: Town Planning from 11 January 2023 until 08 February 2023.

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* / Star newspaper.

Address of Municipal offices: First Floor, Furn City Building on the corner of Human Street and Monument Street, Krugersdorp; PO Box 94, Krugersdorp, 1740.

Closing date for any objections and/or comments: 08 February 2023.

Address of applicant (*Physical as well as postal address*):

Wesplan Incorporated, 22 De Wet Street, Krugersdorp North.

Postal address of applicant: PO Box 7149, Krugersdorp North, 1749

Telephone No: (011) 953-1082

Dates on which notice will be published: 11 and 18 January 2023.

11-18

GENERAL NOTICE 48 OF 2023

RAND WEST CITY LOCAL MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 37(2) OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017 I Charlene Boshoff, being the authorised agent of the registered owner of Holding 28, Bootha Agricultural Holdings, Randfontein, hereby give notice in terms of section 37(2)(a) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that I have applied to the Rand West City Local Municipality for the amendment of the Randfontein Town-planning Scheme, 1988, by the rezoning of the property described above, in terms of section 37(1) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, from "Agricultural" to "Special" for agricultural use, two dwelling houses, shops and places of refreshment. **The property is situated on No. 28 Road No. 1, Bootha Agricultural Holdings, Randfontein.** 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 Executive Manager: Economic Development, Human Settlement and Planning, PO Box 218, Randfontein, 1760 or to prudence.modikoe@randwestcity.gov.za from 18 January 2023 until 15 February 2023. 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 publication of this notice. **Address of Municipal offices:** Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, office of the Executive Manager: Economic Development, Human Settlement and Planning, 1st Floor, Room No. 1. **Closing date for any objections and/or comments:** 15 February 2023. **Address of applicant (Physical as well as postal address):** Charlene Boshoff, P O Box 4721, Helikon Park, 1771 and/or 85 Kanfer Street, Greenhills, Randfontein. Telephone No. of Applicant: 0823583110 Date of publication: 18 January 2023.

GENERAL NOTICE 49 OF 2023**RAND WEST CITY LOCAL MUNICIPALITY**

NOTICE OF AN APPLICATION FOR REZONING, IN TERMS OF SECTION 37(2) OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017 I Charlene Boshoff, being the authorised agent of the registered owner of Erf 160 Helikon Park, Randfontein hereby give notice in terms of section 37(2) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that I have applied to the Rand West City Local Municipality for the amendment of the Randfontein Town-planning Scheme, 1988 by the rezoning, in terms of section 37 (1) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, of the property as described above. The property is situated on 4 Bromvoël Road, Helikon Park, Randfontein. The rezoning is from "Residential 1" to "Residential 4". The intension of the applicant in this matter is to provide student accommodation with a maximum of ten (10) student rooms with the necessary facilities. 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 Executive Manager: Economic Development, Human Settlement and Planning, PO Box 218, Randfontein, 1760 or to prudence.modikoe@randwestcity.gov.za from 18 January 2023 until 15 February 2023. 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 publication of this notice. **Address of Municipal offices:** Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, office of the Executive Manager: Economic Development, Human Settlement and Planning, 1st Floor, Room No. 1. **Address of applicant:** Charlene Boshoff, P O Box 4721, Helikonpark, or 85 Kanfer Street, Greenhills, Randfontein. Telephone No. of Applicant: 0823583110 Date of publication: 18 January 2023.

GENERAL NOTICE 50 OF 2023**RAND WEST CITY LOCAL MUNICIPALITY****NOTICE OF AN APPLICATION FOR REZONING, IN TERMS OF SECTION 37(2) OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017**

Charlene Boshoff, being the authorised agent of the registered owner of Erf 560 Helikon Park, Randfontein hereby give notice in terms of section 37(2) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that I have applied to the Rand West City Local Municipality for the amendment of the Randfontein Town-planning Scheme, 1988 by the rezoning, in terms of section 37 (1) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, of the property as described above. The property is situated on 30 Horingbek Avenue, Helikon Park, Randfontein. The rezoning is from "Residential 3" with a coverage of 40% to "Residential 3" with a coverage of 60% and maximum density of twenty dwelling units. The intention of the applicant is to develop the property with a maximum of twenty dwelling units. 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 Executive Manager: Economic Development, Human Settlement and Planning, PO Box 218, Randfontein, 1760 or to prudence.modikoe@randwestcity.gov.za from 18 January 2023 until 15 February 2023. 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 publication of this notice.

Address of Municipal offices: Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, office of the Executive Manager: Economic Development, Human Settlement and Planning, 1st Floor, Room No. 1. **Address of applicant:** Charlene Boshoff, P O Box 4721, Helikonpark, or 85 Kanfer Street, Greenhills, Randfontein. Telephone No. of Applicant: 0823583110 Date of publication: 18 January 2023.

GENERAL NOTICE 51 OF 2023**NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owner of Erf 75 Wynberg, hereby give notice that we have applied in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the property described above, situated at No. 685 Western Service Road, Wynberg, from "Residential 3" as per amendment scheme 02-17626 to "Residential 3" Height: 4 storeys, Coverage: 75% and 100% for basements, FAR: 1.3, Density 450 dwelling units per hectare including inclusionary housing units, subject to certain conditions. (City of Johannesburg rezoning reference number: 20-02-4313).

Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/3qi1TKY> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** guy@gbtp.co.za within a period of **28 days from 18 January 2023**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: guy@gbtp.co.za.

GENERAL NOTICE 52 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Sections 21 & 41 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Zaid Cassim from ZCABC, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION

Erven No's : 338
Township : ILLOVO EXTENSION 1
Street Address : 83 ATHOLL OAKLANDS ROADS CORNER FORT STREET
Council Reference : 20-01-
20/13/4489/2022 Removal of Restrictions

APPLICATION TYPE: REZONING

From "**Residential 4**" 12 dwelling units on site to "**Residential 4**" permitting density of 90 dwelling units per Hectare, allowing for 16 units and increase in height from 3 storey to 4 storey on site.

APPLICATION TYPE: REMOVAL OF RESTRICTIVES

The following clauses are to be removed from the title deed; Clause A (i), (l), (m); B (ii)

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 application must be submitted to both ZCABC and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **15 February 2023**.

AUTHORISED AGENT

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)
Postal Address: PO Box 2910 Houghton Code: 2041
Physical Address: 11 9th Avenue, Highlands North Extension, 2192

Tel No (w) : 011 440 5303 Fax No: 086 570 6767
Cell : 0828946786 E-mail address: zaidc@mweb.co.za

DATE: 18 January 2023

GENERAL NOTICE 53 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****Applicable Scheme: City of Johannesburg Land Use Scheme, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Nyasha Sandra Chikanya of African Urban Associates, being the authorised agent, intend to apply to the City of Johannesburg for an amendment of the Land Use Scheme (Rezoning) from "Special" for "Shops and Offices" to "Special" for "Shops and Offices" in order to increase Floor Area Ratio [FAR], Coverage as well as Relaxation of parking requirements.

Site Description

Erf No's: Erf 166

Township: South Kensington

Street Address: 151 Queen Street, South Kensington

Application Type: Amendment of Land Use Scheme (Rezoning) from "Special" for "Shops and Offices" to "Special" for "Shops and Offices".

Application Purposes: The purpose of the application is to rezone Erf 166 South Kensington, from "Special" for "Shops and Offices" to "Special" for "Shops and Offices" in order to increase Floor Area Ratio [FAR], Coverage as well as Relaxation of parking requirements.

The above application, in terms of the City of Johannesburg Land Use 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.

Alternatively, the application will be available for viewing on the City's e-platform on www.joburg.org.za. In addition, particulars of the application will be made available electronically to any interested party within 48 hours from a request via email at planning@urbanassociates.co.za for a period of 28 days from 18 January 2023.

Any objection to or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein 2017, or a facsimile sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za, by no later than 15 February 2023

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. All objections should have the CoJ LUM application reference number as this will assist in allocating objections to the correct application.

Authorised Agent

Full Name: African Urban Associates

Postal Address: 292 Surrey Avenue, Randburg

Tel No (w): N/A; Fax No: N/A; Cell: 068 012 0123; E-mail address: planning@urbanassociates.co.za

Date: 18 January 2023; Rezoning Ref: 20-01-4559

GENERAL NOTICE 54 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION
16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent of the owner of Remainder of Erf 98 Monumentpark, 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 an application for the removal of restrictive conditions contained in the Deed of Transfer in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, of the property described above. The property is situated at 90 Steenbok Avenue, Monumentpark. The purpose of the application is to remove restrictive conditions contained in the Deed of Transfer of the property, as follows: Conditions 2(b), 2(f), 2(h), 2(j) & 2(k) will be removed. 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 18 January 2023 until 15 February 2023. 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: City Planning, Registration Office, Room E10, Cnr. Basden and Rabie Streets, Centurion, Pretoria. **Closing date for objections and/or comments: 15 February 2023.** 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: E5123. **Dates on which notice will be published: 18 January 2023 and 25 January 2023. Item no: 36922**

18–25

ALGEMENE KENNISGEWING 54 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES IN TERME VAN
KLOUSULE 16(2) VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016**

Ek, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die gemagtigde agent van die eienaars van Restant van Erf 98 Monumentpark, 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 opheffing van beperkende voorwaardes vervat in die Akte van Transport ingevolge Klousule 16(2) van die Tshwane Verordening op Grondgebruik Bestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë by 90 Steenbok Laan, Monumentpark. Die doel van die aansoek is vir die opheffing van beperkende voorwaardes vervat in die Akte van Transport van die eiendom, soos volg: Voorwaardes 2(b), 2(f), 2(h), 2(j) & 2(k) sal opgehef word. 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 18 Januarie 2023 tot 15 Februarie 2023. Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant, Pretoria News en Beeld Koerant. 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: Stedelike Beplanning, Registrasie Kantoor, Kamer E10, Hoek Van Basden en Rabie Strate, Centurion, Pretoria. **Sluitingsdatum vir besware: 15 Februarie 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: E5123. **Datums waarop kennisgewing gepubliseer word: 18 Januarie 2023 en 25 Januarie 2023. Item no: 36922**

18–25

GENERAL NOTICE 55 OF 2023**CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
NOTICE OF AN APPLICATION FOR A SUBDIVISION IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent of the owner of Remainder of Portion 58 of the farm Waterkloof 378-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 subdivision of the property described below. The purpose of the application is to subdivide the property into three portions in order to allow these portions to be developed separately. The property is located at 151 Theron Avenue, Lyttelton Manor. 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 18 January 2023 until 15 February 2023. 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: Economic Development and Spatial Planning, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for objections and/or comments: 15 February 2023. 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: E5068. Dates on which notice will be published: 18 January 2023 and 25 January 2023. Description of property: Remainder of Portion 58 of the farm Waterkloof 378-JR. Proposed Portion 147 of the farm Waterkloof 378-JR measuring approximately 7.4003ha in extent; Proposed Portion 146 of the farm Waterkloof 378-JR measuring approximately 9.47ha in extent; Proposed Remainder of Portion 58 of the farm Waterkloof 378-JR measuring approximately 6.13ha in extent.

Item no: 36735

18–25

ALGEMENE KENNISGEWING 55 VAN 2023**STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016
KENNISGEWING VAN 'N AANSOEK VIR 'N ONDERVERDELING IN TERME VAN KLOUSULE 16(12)(a)(iii)
VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016**

Ek, Lorenzo Massimo Giovannoni, van die firma EVS Planning, in my kapasiteit as die gemagtigde agent van die eienaar van Restant van Gedeelte 58 van die plaas Waterkloof 378-JR, 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 vir die onderverdeling van die eiendom hieronder beskryf. Die doel van die aansoek is om die eiendom te onderverdeel in drie gedeeltes sodat elke gedeelte apart ontwikkel kan word. Die eiendom is geleë by 151 Theron Laan, Lyttelton Manor. 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 ingedien of gerig word, vanaf 18 Januarie 2023 tot 15 Februarie 2023. Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant, Pretoria News en Beeld Koerant. 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 of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie op 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: Ekonomiese Ontwikkeling en Ruimtelik Beplanning, 1ste Vloer, Middestad Gebou, 252 Thabo Sehume Street, Pretoria. Sluitingsdatum vir besware: 15 Februarie 2023. 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: E5068. Datums waarop kennisgewing gepubliseer word: 18 Januarie 2023 en 25 Januarie 2023.

Beskrywing van eiendom: Restant van Gedeelte 58 van die plaas Waterkloof 378-JR.

Voorgestelde Gedeelte 147 van die plaas Waterkloof 378-JR ongeveer 7.4003ha groot;

Voorgestelde Gedeelte 146 van die plaas Waterkloof 378-JR ongeveer 9.47ha groot;

Voorgestelde Restant van Gedeelte 58 van die plaas Waterkloof 378-JR ongeveer 6.13ha groot.

Item no: 36735

18–25

GENERAL NOTICE 56 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATION: REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) 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 **Portions 1 to 6 of Erf 5894 Kosmosdal Extension 88**, 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 certain restrictive title conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the properties described above. Portions 1 to 4 of Erf 5894 Kosmosdal Extension 88 are situated at 18, 16, 14 and 12 Sterling Road, respectively and Portions 5 and 6 of Erf 5894 Kosmosdal Extension 88 are situated at 11 and 19 Lanner Falcon Road, respectively within the Township Kosmosdal Extension 88 and within the boundaries of the City of Tshwane Metropolitan Municipality.

The removal application is for the suspension of condition (B.) from the following Certificate of Registered Titles: T46882/2019, T46883/2019, T46884/2019, T46885/2019, T46886/2019 & T46887/2019.

The intension of the owner of the properties in this matter is to: remove the restrictive and superfluous condition as contained in the above-mentioned Certificate of Registered Titles in order for our client to obtain site and building plan approval and to release the properties into the market and for interested parties to develop the properties for industrial purposes.

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 **18 January 2023** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until 15 February 2023 (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, C/o Basden and Rabie Street, Centurion Municipal Offices.

Closing date of any objection(s) and/or comment(s): 15 February 2023.

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: RRC514

Date on which notice will be published: 18 January 2023 and 25 January 2023.

Item No: 36687

18–25

ALGEMENE KENNISGEWING 56 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM:
OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD
TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeeltes 1 tot 6 van Erf 5894 Kosmosdal Uitbreiding 88**, 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 opheffing van sekere beperkende voorwaardes in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendomme hierbo beskryf. Gedeeltes 1 tot 4 van Erf 5894 Kosmosdal Uitbreiding 88 is geleë te Sterlingstraat 18, 16, 14 en 12 onderskeidelik en Gedeeltes 5 en 6 van Erf 5894 Kosmosdal Uitbreiding 88 is geleë te Lanner Falconstraat 11 en 19, onderskeidelik binne die Dorpsgebied van Kosmosdal Uitbreiding 88 en die grense van die Stad van Tshwane Metropolitaanse Munisipaliteit.

Die doel van die opheffing van beperkende voorwaardes aansoek is om voorwaarde (B.) uit die volgende Sertifikaat van Geregistreerde Titels te verwyder: T46882/2019, T46883/2019, T46884/2019, T46885/2019, T46886/2019 & T46887/2019.

Die voorneme van die eienaar van die eiendomme in hierdie saak is: om die beperkende en oorbodige voorwaarde soos vervat in die bogenoemde Sertifikaat van Geregistreerde Titels te verwyder, sodat ons kliënt goedkeuring van terrein- en bouplanne kan verkry en die eiendomme in die mark kan vrystel en vir belangstellendes om die eiendomme vir industriële doeleindes te ontwikkel.

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 **18 Januarie 2023** (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 15 Februarie 2023 (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, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Februarie 2023

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: RRC514

Dag waarop die kennisgewing sal verskyn: 18 Januarie 2023 en 25 Januarie 2023

Item No: 36687

18–25

GENERAL NOTICE 57 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF
CLAUSE 16(1)(a) 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**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **Portion 2 of Holding 189 Raslouw Agricultural Holdings**, hereby give notice in terms of Clause 16(2) of the Tshwane Town Planning Scheme, 2008 (Revised 2014), that we have applied to the **City of Tshwane Metropolitan Municipality** for a consent-use in terms of Clause 16(1)(a) 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, in respect of **PORTION 2 OF HOLDING 189 RASLOUW AGRICULTURAL HOLDINGS** for the purpose of a **'Place of Child Care'**, with a not-applicable Density; a Coverage of 60%; a Floor Area Ratio of 0.3, provided that the number of children will be limited to 162; a Height of two (2) storeys (10 meters); and further subject to certain building and development controls, and general conditions.

The property is situated: within the Raslouw Agricultural Holdings at 347 Aletta Avenue and within the City of Tshwane's boundary.

The current zoning of the property is: "Agricultural", with a N/A density; a coverage varying from 40% to 60%; a floor area ratio varying from N/A to 1.5; a height of two (2) storeys (10 meters) and further subject to certain conditions.

The intension of the owner of the property in this matter is to: obtain the Municipality's consent to utilize the land and buildings for the purpose of a 'Place of Child Care'.

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 **18 January 2023** (the date of the publication of the notice set out above), until **15 February 2023** (not less than 28 days after the date of 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.

Address of Municipal offices: Room 16, C/o Basden and Rabie Street, Centurion Municipal Offices.

Closing date of any objection(s) and/or comment(s): 15 February 2023

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: CU506

Date on which notice will be published: 18 and 25 January 2023

Item No: 36822

18–25

ALGEMENE KENNISGEWING 57 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR 'N TOESTEMMINGSAAANSOEK IN TERME VAN KLOUSULE 16(1)(a) VAN DIE TSHWANE-STADSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), GELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 2 van Hoewe 189 Raslouw Landbouhoewes**, gee hiermee kennis ingevolge Klousule 16(2) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die **Stad Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir 'n vergunningsgebruik ingevolge Klousule 16(1)(a) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014); saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, ten opsigte van **GEDEELTE 2 VAN HOEWE 189 RASLOUW LANDBOUHOEWES** vir die doel van 'n 'Plek van Kindersorg', met 'n nie-toepasbare Digtheid; 'n Dekking van 60%; 'n Vloeroppervlakteverhouding van 0.3, met dien verstande dat die aantal kinders tot 162 beperk sal word; 'n Hoogte van twee (2) verdiepings (10 meter); en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die eiendom is geleë: binne die Raslouw Landbouhoewes by Alettaan 347 en binne die grense van die Stad van Tshwane.
Die huidige sonering van die eiendom is: "Landbou", met 'n nie-toepaslike digtheid; 'n dekking wat wissel van 40% tot 60%; 'n vloeroppervlakteverhouding (vov) wat wissel van nie-toepaslik tot 1.5; 'n hoogte van twee (2) verdiepings (10 meter) en verder onderworpe aan sekere voorwaardes.

Die voorneme van die eienaar van die eiendomme is: om die toestemming van die Munisipaliteit te verkry om die grond en geboue te gebruik as 'n plek van kindersorg.

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 **18 Januarie 2023** (die datum van die 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 **15 Februarie 2023** (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 publikasie van die kennisgewing in die Provinsiale Koerant.

Adres van Munisipale Kantore: Kamer 16, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Februarie 2023

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: CU506

Dag waarop die kennisgewing sal verskyn: 18 en 25 Januarie 2023

Item No: 36822

18–25

GENERAL NOTICE 58 OF 2023**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 **Erven 5438 to 5440 Kosmosdal Extension 88**, 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 properties described above. The properties are situated at 15, 17 and 19 Sterling Road, respectively, within the township Kosmosdal Extension 88 north of Samrand Avenue and the southern boundary of the City of Tshwane.

FROM “USE ZONE 11: INDUSTRIAL 2”, with a non-applicable density; coverage of 50%, but may be increased with the permission of the Municipality (Clause 15(2) excluded); a Floor Area Ratio of 0.6 for Erven 5437 up to and including 5457 and 0.2 for Erf 5459; a maximum height of two (2) storeys, with a maximum height of 18m, which may be increased to 22 meters with the permission of the Municipality, Clause 15(2) excluded; and further subject to certain conditions

TO “USE ZONE 11: INDUSTRIAL 2”, with a non-applicable density; a coverage of 50%, but may be increased with the permission of the Municipality (Clause 15(2) excluded); a Floor Area Ratio of 0.6; a height of two (2) storeys, maximum height of 22 meters; and further subject to certain amended building and development controls, and general conditions.

The intension of the owner of the properties in this matter is to: is to remove the restrictive condition Clause 20(2) in Annexure T2084, stating that the subject erven may not be consolidated or notorially tied, as well as a few small amendments to the development controls contained in Annexure T2084 of the subject erven. In addition, a simultaneous consolidation application is made to consolidate the subject erven into a single consolidated site to allow for the transfer of the consolidated site to the new owner as per the signed sale agreement between the current and new owner. Jointly the applications will achieve the creation of a single industrial erf which is suitable for industrial purposes in a very well-located industrial development zone that are more aligned with current industrial development trends.

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 **18 January 2023** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **15 February 2023** (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 F16, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

Closing date of any objection(s) and/or comment(s): 15 February 2023.

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: RC510

Date on which notice will be published: 18 January 2023 and 25 January 2023

Item No: 36908

18–25

ALGEMENE KENNISGEWING 58 VAN 2023**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 **Erwe 5438 tot 5440 Kosmosdal Uitbreiding 88**, 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 eiendomme hierbo beskryf. Die eiendomme is onderskeidelik geleë te Sterlingstraat 15, 17 en 19 binne die dorpsgebied, Kosmosdal Uitbreiding 88 en Noord van Samrand Rylaan en die suidelike grens van die Stad van Tshwane.

VANAF "GEBRUIKSONE 11: INDUSTRIEEL 2", met 'n nie-toepaslike digtheid; 'n dekking van vyftig (50) persent, wat met toestemming van die Munisipaliteit verhoog kan word (Klousule 15(2) uitgesluit); 'n vloeroppervlakteverhouding van 0.6 vir Erwe 5437 tot en met 5457 en 0.2 vir Erf 5459; 'n hoogte van twee (2) verdiepings met 'n maksimum hoogte van 18 meter, wat met toestemming van die Munisipaliteit tot 22 meter verhoog kan word (Klousule 15(2) uitgesluit); en verder onderworpe aan sekere voorwaardes.

NA "GEBRUIKSONE 11: INDUSTRIEEL 2", met 'n nie-toepaslike digtheid; 'n dekking van vyftig (50) persent, wat met toestemming van die Munisipaliteit verhoog kan word (Klousule 15(2) uitgesluit); 'n vloeroppervlakteverhouding van 0.6; 'n hoogte van twee (2) verdiepings met 'n maksimum hoogte van 22 meter; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die eienaar van die eiendomme is: om die beperkende voorwaarde Klousule 20(2) in Aanhangsel T2084 te verwyder, wat bepaal dat die erwe hierbo genoem nie gekonsolideer of notarieël verbind mag word nie, asook 'n paar klein wysigings aan die ontwikkelingskontroles vervat in Bylae T2084 van die onderwerp erwe. Daarbenewens word 'n gelyktydige konsolidasie aansoek gedoen om die bogenoemde erwe te konsolideer om een erf te vorm om voorsiening te maak vir die oordrag van die gekonsolideerde erf na die nuwe eienaar volgens die getekende verkoopsooreenkomst tussen die huidige en nuwe eienaar. Gesamentlik sal die aansoeke 'n enkele industriële erf skep wat geskik is vir nywerheidsdoeleindes in 'n baie goed geleë industriële ontwikkelingsone wat meer in lyn is met huidige tendense vir nywerheidsontwikkeling.

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 **18 Januarie 2023** (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 **15 Februarie 2023** (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 F16, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Februarie 2023

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: RC510

Dag waarop die kennisgewing sal verskyn: 18 Januarie 2023 en 25 Januarie 2023

Item No: 36908

18–25

GENERAL NOTICE 59 OF 2023**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 the **Proposed Portion 5 (a portion of Portion 2) of Erf 5437 Kosmosdal Extension 88 (via figure a-D-f-E-F-j-k-d-c-b-e-a on the proposed Subdivision Plan) and the Remainder of Erf 5437 Kosmosdal Extension 88**, 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 properties described above. The properties are situated at 31 Lanner Falcon Road and 13 Sterling Road, within the township Kosmosdal Extension 88 north of Samrand Avenue and the southern boundary of the City of Tshwane.

FROM “USE ZONE 11: INDUSTRIAL 2”, with a non-applicable density; coverage of 50%, which may be increased with the permission of the Municipality (Clause 15(2) excluded); Floor Area Ratio of 0.6 for Erfen 5437 up to and including 5457 and 0.2 for Erf 5459; a height of two (2) storeys, with a maximum height of 18m, which may be increased to 22 meters with the permission of the Municipality, Clause 15(2) excluded; and further subject to certain conditions;

TO “USE ZONE 28: SPECIAL, FOR OFFICES, FIRE PROTECTION STRUCTURES AND STORAGE”, with a non-applicable density; a coverage of 50%; a Floor Area Ratio of 0.5; a height of two (2) storeys (10 meters); and further subject to certain amended building and development controls, and general conditions.

The intension of the owner of the properties in this matter is to: is to amend the zoning and development controls (land use rights) of the Proposed Portion 5 (a portion of Portion 2) of Erf 5437 Kosmosdal Extension 88 (via figure a-D-f-E-F-j-k-d-c-b-e-a on the proposed subdivision plan) and to remove Clause 20(2) from Annexure T2084 for the Proposed Portion 5 and Clause 14(2) from the Annexure T3190 of the Remainder of Erf 5437 Kosmosdal Extension 88. Receiving approval for this rezoning application will allow our client to consolidate the Proposed Portion 5 and the Remainder of Erf 5437 Kosmosdal Extension 88 to legalise the additional parking area (situated on the Proposed Portion 5) that provides additional parking bays to our client's existing satellite office situated on the Remainder of Erf 5437 Kosmosdal Extension 88.

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 **18 January 2023** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **15 February 2023** (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 F16, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

Closing date of any objection(s) and/or comment(s): 15 February 2023.

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: RCS501

Date on which notice will be published: 18 January 2023 and 25 January 2023

Item No: 36891

18–25

ALGEMENE KENNISGEWING 59 VAN 2023**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 die **Voorgestelde Gedeelte 5 ('n gedeelte van Gedeelte 2) van Erf 5437 Kosmosdal Uitbreiding 88 (via figuur a-D-f-E-F-j-k-d-c-b-e-a op die voorgestelde Onderverdelingsplan) en die Restant van Erf 5437 Kosmosdal Uitbreiding 88**, 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 hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendomme hierbo beskryf. Die eiendomme is onderskeidelik geleë te Lanner Falconstraat nommer 31 en Sterlingstraat nommer 13, binne die dorpsgebied, Kosmosdal Uitbreiding 88 en Noord van Samrand Rylaan en die suidelike grens van die Stad van Tshwane.

VANAF "GEBRUIKSONE 11: INDUSTRIEEL 2", met 'n nie-toepaslike digtheid; 'n dekking van vyftig (50) persent, wat met toestemming van die Munisipaliteit verhoog kan word (Klousule 15(2) uitgesluit); 'n vloeroppervlakteverhouding van 0.6 vir Erf 5437 tot en met 5457 en 0.2 vir Erf 5459; 'n hoogte van twee (2) verdiepings, met a maksimum hoogte van 18 meter, wat met toestemming van die Munisipaliteit tot 22 meter verhoog kan word (Klousule 15(2) uitgesluit); en verder onderworpe aan sekere voorwaardes.

NA "GEBRUIKSONE 28: SPESIAAL VIR KANTORE, BRANDBESKERMINGSSTRUKTURE EN STOORRUIMTE", met 'n nie-toepaslike digtheid; 'n dekking van vyftig (50) persent; 'n vloeroppervlakteverhouding van 0.5; 'n hoogte van twee (2) verdiepings (10 meter); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die eienaar van die eiendomme is: om die sonering en ontwikkelingbeheermaatreëls (grondgebruikregte) van die Voorgestelde Gedeelte 5 ('n gedeelte van Gedeelte 2) van Erf 5437 Kosmosdal Uitbreiding 88 (via figuur a-D-f-E-F-j-k-d-c-b-e-a op die voorgestelde onderverdelingsplan) te wysig en om Klousule 20(2) te verwyder van Bylaag T2084 vir die Voorgestelde Gedeelte 5 en Klousule 14(2) van Bylaag T3190 van die Restant van Erf 5437 Kosmosdal Uitbreiding 88 te verwyder. Die verkryging van goedkeuring vir hierdie hersoneringsaansoek sal ons kliënt in staat stel om die Voorgestelde Gedeelte 5 en die Restant van Erf 5437 Kosmosdal Uitbreiding 88 te konsolideer om 'n bykomende parkeerarea (geleë op die Voorgestelde Gedeelte 5) te verskaf wat addisionele parkeerplekke aan ons kliënt se bestaande satellietkantoor (geleë of die Restant van Erf 5437 Kosmosdal Uitbreiding 88) sal bied.

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 **18 Januarie 2023** (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 **15 Februarie 2023** (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 F16, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Februarie 2023

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: RCS501

Dag waarop die kennisgewing sal verskyn: 18 Januarie 2023 en 25 Januarie 2023

Item No: 36891

18–25

GENERAL NOTICE 60 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AMENDMENT IN TERMS OF SECTION 16(18) 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 KOSMOSDAL EXTENSION 105 TOWNSHIP**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of a **Part (by way of Figure ABCDEFGHA) of the Remaining Extent of Portion 249 of the Farm Olievenhoutbosch 389-JR, to be known as Portion 402 (a portion of Portion 249) of the Farm Olievenhoutbosch 389-JR by way of SG Diagram 938/2014**, hereby give notice in terms of Section 16(18)(b), read with 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 a pending land development application, prior to approval, in terms Section 16(18), in as far as it relates to the pending application for the establishment of a township to be known as Kosmosdal Extension 105 in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016.

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 **18 January 2023** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **15 February 2023** (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): 15 February 2023.

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: T507

Date on which notice will be published: 18 and 25 January 2023

ANNEXURE

Name of township: Proposed Kosmosdal Extension 105 Township.

Full name of applicant: UrbanSmart Planning Studio Pty Ltd.

Number of erven, proposed zoning and development control measures:

- (1) The output of this amendment application will be the creation of a township over a Part (by way of Figure ABCDEFGHA) of the Remaining Extent of Portion 249 of the Farm Olievenhoutbosch 389-JR, to be known as Portion 402 (a portion of Portion 249) of the Farm Olievenhoutbosch 389-JR by way of SG Diagram 938/2014, which will comprise out of seventy (70) erven.
- (2) **Proposed Erven 1 to 65: "Residential 1"**, with a density of one dwelling-house per erf; a coverage of 50%, provided that the second storey be restricted to 50% of the total floor area of the ground storey and provided that the coverage of buildings shall not exceed 60% if the height is restricted to 1 storey; a not-applicable Floor Area Ratio; a height of two (2) storeys (10 meters); and further subject to certain amended building and development controls and general conditions.
- (3) **Proposed Erven 66 to 68: "Private Open Space"**, with a not-applicable density; a not-applicable coverage; a not-applicable Floor Area Ratio; a not-applicable height; and further subject to certain amended building and development controls and general conditions.
- (4) **Proposed Erf 69: "Special, for Access Control, Guard House and Offices"**, with a not-applicable density; a coverage of 50%; a 0.5 Floor Area Ratio; a height of two (2) storeys (12 meters); and further subject to certain amended building and development controls and general conditions.
- (5) **Proposed Erf 70: "Special, for Private Road"**, with a not-applicable density; a not-applicable coverage; a not-applicable Floor Area Ratio; a height of two (2) storeys (10 meters); and further subject to certain amended building and development controls and general conditions.

The intension of the owner of the property (ies) in this matter is: the establishment of a township comprising of sixty-five (65) "Residential 1" zoned erven; three (3) erven zoned "Private Open Space"; one (1) erf zoned "Special, for Access Control, Guardhouse and Offices"; and one (1) erf zoned "Special" for private road. The amended application applies for sixty-five (65) "Residential 1" zoned erven instead of fifty-nine (59). The additional six "Residential 1" zoned erven is formed by amending the pending Proposed Erf 63 from "Special, for maintenance and storage purposes" to create four (4) "Residential 1" zoned erven and the layout and erf size of the pending Proposed Erven 41 to 45 to create two (2) additional "Residential 1" zoned erven to the proposed township.

Locality and description of property(ies) on which the township is to be established: The site is situated towards the very south of the Tshwane Municipal area, near its boundary with the City of Johannesburg and are located between Samrand Avenue and Olifantsfontein Road. Locally the site is situated along Rietspruit Road directly adjacent to the northern boundary of the Blue Valley Golf and Country Estate.

The proposed township is situated on: a Part (by way of Figure ABCDEFGHA) of the Remaining Extent of Portion 249 of the Farm Olievenhoutbosch 389-JR, to be known as Portion 402 (a portion of Portion 249) of the Farm Olievenhoutbosch 389-JR by way of SG Diagram 938/2014.

Item No: 33243

18-25

ALGEMENE KENNISGEWING 60 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN WYSIGING IN TERME VAN ARTIKEL 16(18) VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE KOSMODAL UITBREIDING 105 DORPSGEBIED**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van 'n Gedeelte (via figuur ABCDEFGHA) van die restant van Gedeelte 249 van die plaas Olievenhoutbosch 389-JR, om bekend te staan as Gedeelte 402 ('n gedeelte van Gedeelte 249) van die plaas Olievenhoutbosch 389-JR via SG Diagram 938/2014, gee hiermee kennis ingevolge Artikel 16(18)(b), saamgelees met 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 wysiging van 'n hangende grondontwikkelingsaansoek, voor goedkeuring, in terme van Artikel 16(18), in sover dit verband hou met die hangende aansoek vir die stigting van 'n dorp wat bekend sal staan as Kosmosdal Uitbreiding 105 in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016.

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 **18 Januarie 2023** (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 **15 Februarie 2023** (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): 15 Februarie 2023

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: T507

Dag waarop die kennisgewing sal verskyn: 18 en 25 Januarie 2023

BYLAE

Naam van dorp: Voorgestelde Kosmosdal Uitbreiding 105 Dorpsgebied.

Volle naam van applikant: UrbanSmart Planning Studio Pty Ltd.

Aantal erwe, voorgestelde sonering en beheermaatreëls:

(1) Die uitkoms van hierdie wysigings aansoek is die stigting van 'n dorp op 'n Gedeelte (via figuur ABCDEFGHA) van die restant van Gedeelte 249 van die plaas Olievenhoutbosch 389-JR, om bekend te staan as Gedeelte 402 ('n gedeelte van Gedeelte 249) van die plaas Olievenhoutbosch 389-JR via SG Diagram 938/2014, om te bestaan uit sewentig (70) erwe.

(2) **Voorgestelde Erwe 1 tot 65: "Residensieel 1"**, met 'n digtheid van een woonhuis per erf; 'n dekking van 50%, met dien verstande dat die tweede verdieping beperk is tot 50% van die totale vloeroppervlakte van die grondverdieping en met dien verstande dat die dekking van geboue nie meer as 60% mag wees as die hoogte beperk is tot een (1) verdieping nie; 'n nie-toepaslike vloeroppervlakte; 'n hoogte van twee (2) verdiepings (10 meter); en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

(3) **Voorgestelde Erwe 66 tot 68: "Privaat Oop Ruimte"**, met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike VOV; 'n nie-toepaslike hoogte; en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

(4) **Voorgestelde Erf 69: "Spesiaal, vir Toegangsbeheer, Waghuis en Kantore"**, met 'n nie-toepaslike digtheid; 'n dekking van 50%; 'n vloeroppervlakteverhouding van 0.5; 'n hoogte van twee (2) verdiepings (12 meter); en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

(5) **Voorgestelde Erf 70: "Spesiaal, vir Privaat Pad"**, met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike VOV; 'n hoogte van twee (2) verdiepings (10 meter); en verder onderhewig aan sekere gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes.

Die voorneme van die eienaar van die eiendom (me) is: die stigting van 'n dorp bestaande uit vyf en sestig (65) "Residensieel 1" gesoneerde erwe; drie (3) erwe gesoneer "Privaat Oop Ruimte"; een (1) erf gesoneer "Spesiaal" vir toegangsbeheer, waghuis en kantore; en een (1) erf gesoneer "Spesiaal" vir privaat pad. Die wysigings aansoek doen aansoek vir vyf en sestig (65) "Residensieel 1" erwe in plaas van nege en vyftig (59). Die bykomende ses (6) "Residensieel 1" gesoneerde erwe word gevorm deur die wysiging van die hangende voorgestelde Erf 63 te wysig van 'Spesiaal" vir instandhouding en bergingsdoeleindes, om vier (4) "Residensieel 1" gesoneerde erwe te skep, en die uitleg en erfgrötte van die hangende voorgestelde Erwe 41 to 45 te wysig om twee (2) addisionele "Residensieel 1" gesoneerde erwe tot die voorgestelde dorp te skep.

Ligging en beskrywing van eiendom (me) waarop die dorp gestig gaan word: die eiendom is geleë suid van die Tshwane Munisipale gebied, naby die grens met die Stad van Johannesburg en is geleë tussen Samrandlaan en Olifantsfonteinweg. Plaaslik is die perseel geleë langs Rietspruitweg direk aangrensend aan die noordelike grens van die Blue Valley Golf and Country Estate.

Die voorgestelde dorp is gelee: op 'n Gedeelte (via figuur ABCDEFGHA) van die restant van Gedeelte 249 van die plaas Olievenhoutbosch 389-JR, om bekend te staan as Gedeelte 402 ('n gedeelte van Gedeelte 249) van die plaas Olievenhoutbosch 389-JR via SG Diagram 938/2014.

Ref no: CPD/9/2/4/2/5944T

Item No: 33243

18-25

GENERAL NOTICE 61 OF 2023

**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
ELDORAIGNE EXTENSION 90**

I, Pieter Venter of Terraplan Gauteng Pty Ltd, being the authorised agent on behalf of 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 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 objections and/or comments, including the 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 in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18/01/2023 until 15/02/2023.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Beeld / Pretoria News 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 or alternatively request a copy from the applicant at jhb@terraplan.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: Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections: 15/02/2023

Dates on which notice will be published: 18/01/2023 and 25/01/2023

Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or P.O. Box 1903, Kempton Park, 1620, Telephone No: (011) 394-1418/9, E-Mail: jhb@terraplan.co.za, Terraplan Ref DP1049.

ANNEXURE

Name of township: Eldoraigne Extension 90

Full name of applicant: Terraplan Gauteng Pty Ltd

Number of erven, proposed zoning and development control measures:

1 Erf zoned "Residential 3", subject to a height of 4 storeys, F.A.R. of 1.0, coverage of 60% and a density of 85 dwelling units / ha, 1 Erf zoned "Special" for parking purposes, subject to a height of 1 storey and coverage of 10%, 1 Erf zoned "Private Open Space", subject to a height of 1 storey, F.A.R. of 0.1 and coverage of 10%, 1 Erf zoned "Public Open Space", subject to a height of 1 storey, F.A.R. of 0.1 and coverage of 10%.

The intention of the applicant in this matter is to: Establish a sectional title residential development.

Description of land on which township is to be established: Part of Portion RE/187 and part of Portion RE/10 of the farm Zwartkop 356 J.R.

Locality of proposed township: The proposed township is situated on the corner of Wierda Road and Old Johannesburg Road, just to the north of Eldoraigne Extension 1. Reference: Item 36556

18-25

ALGEMENE KENNISGEWING 61 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016 ELDORAIGNE UITBREIDING 90**

Ek, Pieter Venter van Terraplan Gauteng Edms Bpk, synde die gemagtige agent namens die applikant, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordeninge, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordeninge 2016 soos genoem in die Bylae hiertoe.

Enige besware en/of kommentare, insluitend die gronde van sulke besware en/of kommentare met volle kontak besonderhede, waaronder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare lewer kan korrespondeer nie, sal ingedien of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 18/01/2023 tot en met 15/02/2023.

Volle besonderhede en planne van die aansoek lê ter insae gedurende gewone kantoor ure by die Munisipale kantore soos vermeld hier onder, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Koerant/Beeld/Pretoria News koerante. Indien enige geïnteresseerde of geïmpakteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit by die volgende adres, newlanduseapplications@tshwane.gov.za, alternatiewelik kan 'n kopie aangevra word by die applikant by jhb@terraplan.co.za. Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïmpakteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang. Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie. Sou enige geïnteresseerde of geïmpakteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïmpakteerde party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Adres van Munisipale kantore: Kamer E10, hoek van Basden- en Rabie Strate, Centurion Munisipale Kantore.

Sluitings datum van enige besware: 15/02/2023

Datum wanneer die kennisgewing gepubliseer sal word: 18/01/2023 en 25/01/2023

Adres van applikant: 1^{ste} Vloer, Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620, Telefoon Nr: (011) 394-1418/9, E-Pos: jhb@terraplan.co.za, Terraplan verwysing DP1049.

BYLAE

Naam van dorp: Eldoraigne Uitbreiding 90

Volle name van applikant: Terraplan Gauteng Edms Bpk

Aantal erwe, voorgestelde sonering en ontwikkelings beheer beperkings:

1 Erf soneer as "Residensieël 3", onderworpe aan 'n hoogte van 4 verdiepings, V.O.V. van 1.0, dekking van 60% en 'n digtheid van 85 wooneenhede / ha, 1 Erf soneer as "Spesiaal" vir parkeer doeleindes, onderworpe aan 'n hoogte van 1 verdieping, dekking van 10%, 1 Erf soneer as "Privaat Oop Ruimte", onderworpe aan 'n hoogte van 1 verdieping, V.O.V. van 0.1, dekking van 10%, 1 Erf soneer as "Openbare Oop Ruimte", onderworpe aan 'n hoogte van 1 verdieping, V.O.V. van 0.1, dekking van 10%. Die intensie van die applikant in die aangeleentheid is om: 'n residensieele deeltitel ontwikkeling te ontwikkel. Beskrywing van die grond waarop die dorp gestig word: Gedeelte van Gedeelte RE/187 en gedeelte van Gedeelte RE/10 van die Plaas Zwartkop 356 J.R.

Ligging van die voorgestelde dorp: Die voorgestelde dorp is geleë op die hoek van Wierdaweg en die Ou Johannesburg Pad, net noord van Eldoraigne Uitbreiding 1. Verwysing: Item 36556

18-25

GENERAL NOTICE 62 OF 2023**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, Pieter Venter of Terraplan Gauteng Pty Ltd, being the applicant of the REMAINDER OF ERF 1529 CAPITAL PARK, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, read with the Spatial Planning and Land Use Management Act, 2013, 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 property as described above.

The property is situated at: 379 Malherbe Street, Capital Park.

The rezoning is from "Residential 1" to "Residential 3", subject to the following development conditions:

Use Zone: "Residential 3", Density: 80 units / ha (Maximum of 24 dwelling units), Coverage: 60%, Height: 3 storeys, Floor Area: 0.8, Building lines: As per scheme plus a special building line of 60 metres from Perks Street (environmental building restriction area). The intention of the applicant is to develop 24 dwelling units on the property.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection and/or comment, including the grounds thereof and full contact details, 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 18/01/2023 until 15/02/2023.

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 / Pretoria News / Beeld newspaper.

Address of Municipal offices: Registration Office, LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 15/02/2023

Full name of applicant: Terraplan Gauteng Pty Ltd, Address of applicant: 1st Floor, Forum Building, Thistle Road, Kempton Park or PO Box 1903, Kempton Park, 1620, Telephone No: (011) 394-1418/9, Fax No: (011) 975 3716, E-mail: jhb@terraplan.co.za

Dates on which the notice will be published: 18/01/2023 and 25/01/2023

Terraplan Reference: HS3203

Municipality Item No: 36736

18-25

ALGEMENE KENNISGEWING 62 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNIS VAN HERSONERING AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKBESTUUR VERORDENING 2016**

Ek, Pieter Venter van Terraplan Gauteng Pty Ltd, synde die applikant van die RESTANT VAN ERF 1529, CAPITAL PARK, gee hiermee ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 kennis dat aansoek gedoen is by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf.

Die erf is geleë te: Malherbestraat 379, Capital Park.

Die hersonering is vanaf "Residensieel 1" na "Residensieel 3" onderworpe aan die volgende ontwikkelings voorwaardes: Gebruikzone: "Residensieel 3", Digtheid: 80 eenhede/ha (Maximum van 24 wooneenhede), Dekking: 60%, Hoogte: 3 verdiepings, Vloeroppervlakteverhouding: 0.8, Boulyne: Soos per Skema plus 'n spesiale boulyn van 60 meter op Perksstraat (omgewings boubeperringsarea). Die intensie van die applikant is om 24 wooneenhede op die erf te ontwikkel.

Indien enige geïnteresseerde of geaffekteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit by die volgende adres, newlanduseapplications@tshwane.gov.za. Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geaffekteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geaffekteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang. Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geaffekteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geaffekteerde party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Enige besware en/of kommentare, insluitende die grondige redes daarvoor met volle kontak besonderhede, moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 18/01/2023 tot 15/02/2023.

Volle besonderhede en planne (indien enige) is beskikbaar gedurende normale kantoorure by die Munisipale kantore soos hieronder genoem vir 'n tydperk van 28 dae vanaf eerste datum van plasing van hierdie advertensie in die Provinsiale Gazette/Pretoria News/Beeld koerante.

Adres van Munisipale kantore: Registrasie Kantoor, LG004, Isivuno House, Lilian Ngoyi Straat 143, Pretoria.
Die sluitingsdatum vir enige besware en / of kommentare is: 15/02/2023

Volle naam van applikant: Terraplan Gauteng Pty Ltd, Adres van applikant: 1ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620, Tel: (011) 394 1418/9, Faks: (011) 975 3716, E-Pos: jhb@terraplan.co.za
Datums waarop aansoek geadverteer sal word: 18/01/2023 en 25/01/2023
Terraplan verwysing: HS3203
Munisipaliteit Item No: 36736

GENERAL NOTICE 63 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A SPECIAL 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

I, Pieter Venter on behalf of Terraplan Gauteng Pty Ltd, being the applicant of the property known as Erf 54 Mabopane-N hereby give notice in terms of Section 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 we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use to use the property as described above for the purpose of a "Funeral Undertaker".

The property is situated at 7082 Ponelopele Street, Mabopane-N.

The current zoning of the property is "Industrial 1".

The intension of the applicant in this matter is to develop the site as an "Funeral Undertaker".

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, or alternatively request a copy from the applicant at jhb@terraplan.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.

Any objection and/or comment, including the grounds thereof and full contact details, shall be lodged within 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 18/01/2023 until 15/02/2023.

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.

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

Closing date for any objections and / or comments: 15/02/2023

Full name of applicant: Terraplan Gauteng Pty Ltd

Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or PO Box 1903, Kempton Park, 1620. Tel No: 011 394 1418/9. Fax No: 011 975 3716, E-mail: jhb@terraplan.co.za.

Dates on which the notice will be published 18/01/2023

Terraplan Reference: HS3269

Item No. 36778

ALGEMENE KENNISGEWING 63 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N SPESIALE TOESTEMMINGSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014) GELEES MET ARTIKEL 16(3) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pieter Venter namens Terraplan Gauteng Edms Bpk, synde die applikant van eiendom bekend as Erf 54 Mabopane-N, gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saamgelees met Artikel 16(3) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir hulle Spesiale Toestemming om die eiendom soos hierbo beskryf te gebruik vir die oprig en bedryf van 'n begrafnis ondernemer.

Die eiendom is geleë te Ponelopelestraat 7082, Mabopane-N.

Die huidige sonering van die eiendom is "Nywerheid 1".

Die applikant se intensie is om die perseel as "Begrafnis Ondernemer" te gebruik.

Indien enige geïnteresseerde of geïmpakteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Munisipaliteit by die volgende adres, newlanduseapplications@tshwane.gov.za, alternatiewelik kan 'n kopie aangevra word by die applikant by jhb@terraplan.co.za. Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïmpakteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos of enige ander manier om die aansoek elektronies te kan ontvang. Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geïmpakteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïmpakteerde party om 'n kopie van die aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Enige besware en / of kommentare, insluitende die grondige redes daarvoor met volle kontak besonderhede moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 18/01/2023 tot 15/02/2023.

Volle besonderhede en planne (indien enige) is beskikbaar gedurende normale kantoorure by die Munisipale kantore soos hieronder genoem vir 'n tydperk van 28 dae vanaf eerste datum van plasing van hierdie advertensie in die Provinsiale Gazette.

Adres van Munisipale kantore: Kamer E10, h/v Basden en Rabiëstrate, Centurion Munisipale Kantore.

Die sluitingsdatum vir enige besware en / of kommentare is 15/02/2023.

Volle naam van applikant: Terraplan Gauteng Edms Bpk, Adres and applicant: 1^{ste} Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620, Tel No: 011 394 1418/9. Faks No: 011 975 3716. E-pos: jhb@terraplan.co.za

Datums waarop aansoek geadverteer sal word: 18/01/2023

Terraplan Verwysing: HS3269

Item no: 36778

GENERAL NOTICE 64 OF 2023

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

I, Hendrik (Henco) Johannes Stephanus Smit of Terraplan Gauteng Pty Ltd, being the applicant of property PORTION 195 OF THE FARM ZWARTKOP 356 J.R., hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, read with the Spatial Planning and Land Use Management Act, 2013, 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) and 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 property as described above. The property is situated at: 101 Old Johannesburg Road, Zwartkop 356 J.R.

The rezoning is from "Educational" to "Educational", subject to the following development conditions:

Primary Rights: Place of Instruction including Place of Public Worship, Social Hall, and Cafeteria, with a coverage of 30% (increased), Height of 13 metres and a floor area ratio of 0.6.

The application is also for the removal of the following conditions 1(a); 1(b); 1(c).in Title Deed T11299/1950

The intention of the applicant is to increase the coverage and floor area ratio on the application site in order to accommodate the need of the proposed school (4 100 m²).

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 alternatively request a copy from the applicant at jhb@terraplan.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.

Any objection and/or comment, including the grounds thereof and full contact details, 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 18/01/2023 until 15/02/2023

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 / Pretoria News / Beeld newspaper.

Address of Municipal offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 15/02/2023

Full name of applicant: Terraplan Gauteng Pty Ltd, Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or P.O. Box 1903, Kempton Park, 1620. Telephone No: (011) 394-1418/9 Fax No: (011) 975 3716. E-mail: jhb@terraplan.co.za

Dates on which the notice will be published: 18/01/2023 and 25/01/2023

Terraplan Reference: HS3286 Item No: 36752 and 36753

ALGEMENE KENNISGEWING 64 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNIS VAN HERSONERING AANSOEK ASOOK GESAMENTLIKE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE
TITEL VOORWAARDES INGEVOLGE ARTIKEL 16(1) EN 16(2) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKBESTUUR VERORDENING 2016**

Ek, Hendrik (Henco) Johannes Stephanus Smit van Terraplan Gauteng Edms Bpk, synde die applikant van eiendom GEDEELTE 195 VAN DIE PLAAS ZWARTKOP 356 J.R, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 kennis dat aansoek geloods is by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) deur die hersonering asook die opheffing van beperkende titel voorwaardes ingevolge Artikel 16(1) en 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die erf is geleë te 101 Old Johannesburg Road, Zwartkop 356 J.R.

Die hersonering is vanaf "Onderwys" na "Onderwys", onderworpe aan die volgende ontwikkelingsvoorwaardes:

Primêre regte: Plek van Onderrig, Plek van Publieke Plek van Openbare Aanbidding, Gemeenskapsaal en Kafeteria, met 'n Dekking van 30%, Hoogte van 13m en 'n vloer oppervlak verhouding van 0.6.

Die aansoek is ook vir die opheffing van die volgende beperkende titel voorwaardes 1(a); 1(b); 1(c).in Titel Akte T11299/1950.

Die voorneme van die aansoeker is om die toelaatbare dekking en vloeroppervlakte te vergroot om sodoende 'n skool, 4 100m² groot, te akkommodeer.

Indien enige geïnteresseerde of geaffekteerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Stad van Tshwane Munisipaliteit by die volgende adres, newlanduseapplications@tshwane.gov.za, alternatiewelik kan 'n kopie aangevra word by die applikant by jhb@terraplan.co.za.

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geaffekteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geaffekteerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang. Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie.

Sou enige geïnteresseerde of geaffekteerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geaffekteerde party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Enige besware en/of kommentare, insluitende die geldige redes daarvoor met volle kontak besonderhede, moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 18/01/2023 tot 15/02/2023.

Volle besonderhede en planne (indien enige) is beskikbaar gedurende normale kantoorure by die Munisipale kantore soos hieronder genoem vir 'n tydperk van 28 dae vanaf eerste datum van plasing van hierdie advertensie in die Provinsiale Gazette / Pretoria News/ Beeld koerante.

Adres van Munisipale kantore: Stedelike Beplanning, Afdeling Grondgebruiksregte, Kamer LG 004, Isivuno Huis, Lillian Ngoyi Street 143, Pretoria.

Die sluitingsdatum vir enige besware en / of kommentare is 15/02/2023

Volle naam van applikant: Terraplan Gauteng Edms Bpk, Adres van applikant: 1ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620. Telefoonno: (011) 394-1418/9 Faks No: (011) 975 3716. E-Pos: jhb@terraplan.co.za

Datums waarop aansoek geadverteer sal word: 18/01/2023 en 25/01/2023

Terraplan verwysing: HS3203 Item Nr: 36752 en 36753

18-25

GENERAL NOTICE 65 OF 2023**NOTICE OF AMENDMENT OF TOWN PLANNING SCHEME**

We, Midplan & Associates hereby give notice in terms of the provisions of Section 37 of the Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017, that application has been made for the amendment of the Randfontein Town Planning Scheme, 1988, by the rezoning of Portion 132 (a Portion of Portion 6) of the Farm Middelvlei 255 IQ from "Agricultural" to "Special" (for renewable energy generation and agricultural purposes), subject to certain conditions. The said farm portion is located to the immediate east of and adjoining Tenacre Agricultural Holdings, to the immediate north of and adjoining the farm Gempost 288 IQ and to the immediate west of and adjoining Portion 2 of the Farm Middelvlei 255 IQ.

All documents relevant to the application will be open for inspection in the offices of the Director Economic Development, Human Settlements and Planning, Town Planning Unit, Office 1, First Floor, Library Building, c/o Stubbs and Sutherland Streets, Randfontein, Rand West City Local Municipality, during normal office hours from 18 January to 15 February 2023.

Any person who wishes to object to or make representations in respect of the application is invited to do so in writing at the above address or to the Director Economic Development, Human Settlements and Planning, P. O. Box 218, Randfontein 1760 by not later than 15 February 2023.

APPLICANT:

Midplan & Associates, Town and Regional Planners, P. O. Box 21443, Helderkruijn 1733, midplanassociates@gmail.com
Cellular: 082 881 2563

GENERAL NOTICE 66 OF 2023**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, Karl Jansen van Rensburg, Land Surveyor, being the authorized agent of the owner of Portion 246 of the farm Roodeplaat 293-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 City of Tshwane Land Use Management By-law, 2016 of the property as described above. The rezoning is from Undetermined to Special for "Agriculture, Beauty/Health Spa, Convenience Store, Guest House, Lodge and Wedding Venue" subject to the definitions and conditions contained in the proposed Annexure T. The property is situated directly to the south alongside Bosveld Street with a street address of 2530 Bosveld Street.

The intension of the applicant in this matter is to convert existing buildings and to erect new buildings to create a Beauty/Health Spa, Guest House, Lodge and Wedding Venue.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of 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 18 January 2023 to 15 February 2023.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the Notice in the Provincial Gazette being 18 January 2023.

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

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 right of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: Room E10, Town-Planning Office, cnr Basden and Rabie Streets, Centurion Municipal Office and/or Pretoria Office: Middestad Building, 7th floor, Spatial Planning: Development Facilitation & Implementation, 252 Thabo Sehume Street, Pretoria and/or Akasia Municipal Complex: 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia.

Closing date for any objections and/or comments: 15 February 2023.

Address of applicant: No.13, Oppidraai Complex, 72 Watent Crescent, Wapadrand, 0050; PO Box 317, Wapadrand, 0050; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 083 399 7172

Date on which notice will be published: 18 January and 25 January 2023

Application ID Rezoning: **1945**

Item No.: **36646**

18–25

ALGEMENE KENNISGEWING 66 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1)
VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Karl Jansen van Rensburg, Landmeter, synde die gemagtige agent van die eienaar van Gedeelte 246 van die plaas Roodeplaat 293-JR, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die hersonering is van Onbepaald na Spesiaal vir "Landbou, Skoonheid/Gesondheid Spa, Geriefswinkel, Gastehuis, Lodge en Trouvenue" onderworpe aan definisies en voorwaardes soos vervat in die voorgestelde Aanhangsel T.

Die eiendomme is geleë ten suide en teenaan Bosveldstraat, met straatadres Bosveldstraat 2530.

Die bedoeling van die aansoeker is die omskepping van bestaande strukture en die oprig van nuwe strukture, om 'n Skoonheid/Gesondheid Spa, Gastehuis, Lodge en Troulokaal daar te stel.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 tot 15 Februarie 2023.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 18 Januarie 2023. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: 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 Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: Middestadgebou, 7^{de} vloer, Spatial Planning: Development Facilitation & Implementation, 252 Thabo Sehumestraat, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia.

Laaste datum vir besware/kommentare: 15 Februarie 2023.

Adres van Applikant: Oppidraai Kompleks No.13, Watent Singel 72, Wapadrand, 0050; Posbus 317, Wapadrand, 0050; **E-pos:** KARL@LTS.CO.ZA; **Sellulêre foon:** 083 399 7172
Datum wat kennisgewing geplaas sal word: 18 Januarie en 25 Januarie 2023

Aansoek ID Hersonering: **1945**

Item No.: **36646**

18–25

GENERAL NOTICE 67 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 166 MOREGLOED** 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:

1. 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 **1181 COLLINS AVENUE, MOREGLOED**. The rezoning is from **RESIDENTIAL 1 WITH A MINIMUM ERF SIZE OF 700 m² to RESIDENTIAL 4 WITH A DENSITY OF 80 DWELLING UNITS PER HECTARE**. The intention of the applicant in this matter is to **DEVELOP 12 DWELLING UNITS ON THE ERF**.
2. 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 property as described above. The application is for the removal of **CONDITIONS A(a) up to and including A(j); A(k)(i), A(k)(ii), A(k)(l) and A(m) up to and including A(p) in the Title Deed T 65673 / 2020**. The intention of the applicant in this matter is to remove the restrictive conditions in the title deed regarding the land uses permitted on the erf; the number of dwelling houses to be erected on the erf; to allow for the proposed rezoning of the property and to remove all other redundant and irrelevant conditions in the title deed.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices 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 and affected party wish to 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 alternatively by requesting such copy from the applicant. 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. 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: Economic Development and Spatial Planning, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **18 JANUARY 2023** until **15 FEBRUARY 2023**.

ADDRESS OF MUNICIPAL OFFICES: Centurion Municipal Offices, Registration Office, Room E10, c/o Basden and Rabie Streets, Centurion.

ADDRESS OF APPLICANT: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 32709, Glenstantia, 0010, 29 Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: vzb@esnet.co.za

Closing date for any objections and/or comments: **15 FEBRUARY 2023**

Dates on which notice will be published: **18 JANUARY 2023 & 25 JANUARY 2023**

REZONING REFERENCE: (ITEM 35421)

REMOVAL REFERENCE: (ITEM 35426)

ALGEMENE KENNISGEWING 67 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) EN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERF 166 MOREGLOED** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om:

1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **COLLINSLAAN 1181, MOREGLOED**. Die hersonering is van **RESIDENSIEEL 1 MET 'N MINIMUM ERF GROOTTE VAN 700 m² na RESIDENSIEEL 4 MET 'N DIGTHEID VAN 80 WOONEENHEDE PER HEKTAAR**. Die applikant se bedoeling met hierdie saak is om **12 WOONEENHEDE OP DIE ERF TE ONTWIKKEL**.
2. Opheffing van sekere voorwaardes in die Titellakte ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die aansoek is vir die opheffing van **VOORWAARDES A(a) tot A(j) in geheel; A(k)(i), A(k)(ii), A(k)(l) en A(m) tot A(p) in geheel in die Titel Akte T 65673 / 2020**. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titellaktes rakende die toegelate grondgebruik; die aantal woonhuise wat op die erwe opgerig gaan word; om voorsiening te maak vir die hersonering van die eiendom en om alle ander oorbodige en irrelevante voorwaardes in die titellakte op te hef.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant te versoek. 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 die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte benadeel nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **18 JANUARIE 2023 tot 15 FEBRUARIE 2023**.

ADRES VAN MUNISIPALE KANTORE: Centurion Munisipale Kantore, Registrasiekantoor, Kamer E10, h/v Basden & Rabistrate, Centurion.

ADRES VAN APPLIKANT: Van Zyl & Benadé Stadsbeplanners BK, Posbus 32709, Glenstantia, 0010, Selatistraat 29, Ashlea Gardens, Tel: 012- 346 1805, e-mail: vzb@esnet.co.za

Sluitingsdatum vir enige besware en/of kommentare: **15 FEBRUARIE 2023**

Datums waarop kennisgewing gepubliseer word: **18 JANUARIE 2023 & 25 JANUARIE 2023**

HERSONERING VERWYSING: (ITEM 35421)

OPHEFFING VERWYSING: (ITEM 35426)

GENERAL NOTICE 68 OF 2023

**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, READ WITH SCHEDULE 23 THERETO
LEEUFONTEIN EXTENSION 26**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township 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: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **18 JANUARY 2023** until **15 FEBRUARY 2023**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **15 FEBRUARY 2023**. Should any interested and affected party wish to 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 alternatively by requesting such copy from the applicant. 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 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: Middestad Building, 252 Thabo Sehume Street, Pretoria.

Address of applicant: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 32709, Glenstantia, 0010, 29 Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: vzb@esnet.co.za

Dates on which notice will be published: **18 JANUARY 2023 & 25 JANUARY 2023**

ANNEXURE

Name of township: LEEUFONTEIN EXTENSION 26

Full name of applicant: Van Zyl & Benadé Stadsbeplanners BK on behalf of HHBC FAMILY TRUST

Number of erven, proposed zoning and development control measures:

779 Erven: Residential 1, (Minimum Erf Size 200 m²), Height 2 storeys, Coverage 60%

2 Erven: Residential 3, (Density 100 units/ha), Height 3 storeys, Coverage 60%

4 Erven: Institutional, Height 2 storeys, Coverage 60%, FAR 0,6

3 Erven: Public Open Space

The intention of the applicant in this matter is to establish a residential township consisting of residential erven, erven for institutional purposes and erven for parks.

Description of land on which township is to be established: PORTION 112 AND A PART OF PORTION 121 OF THE FARM LEEUFONTEIN 299-JR

Locality of proposed township: The proposed township is located at the intersection of Sefako Makgatho Drive (Road K14) and district Road 628 (north west quadrant).

Reference: ITEM NO 36658

18-25

ALGEMENE KENNISGEWING 68 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, SAAMGELEES MET SKEDULE 23 DAARTOE
LEEUFONTEIN UITBREIDING 26**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir dorpstigting ingevolge Artikel 16(4) van die City of Tshwane Land Use Management By-law, 2016, soos verwys in die **BYLAE** hierbo.

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **18 JANUARIE 2023** tot **15 FEBRUARIE 2023**. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **15 FEBRUARIE 2023**. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant te versoek. 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 die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die regte van die applikant nie. As enige belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie van die aansoek.

Adres van Munisipale kantore: Middestad Gebou, Thabo Sehumestraat 252, Pretoria.

Adres van applikant: Van Zyl & Benadé Stadsbeplanners BK, Posbus 32709, Glenstantia, 0010, Selatistraat 29, Ashlea Gardens, Tel: 012- 346 1805, e-mail: vzb@esnet.co.za

Datums waarop kennisgewing gepubliseer word: **18 JANUARIE 2023 & 25 JANUARIE 2023**

BYLAE

Naam van dorp: **LEEUFONTEIN UITBREIDING 26**

Volle naam van aansoeker: Van Zyl & Benadé Stadsbeplanners BK namens HHBC FAMILY TRUST

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreels:

779 Erwe: Residensieel 1, (Minimum Erfgrootte 200 m²) Hoogte 2 verdiepings, Dekking 60%
2 Erwe: Residensieel 3, (Digtheid 100 eenhede per hektaar) Hoogte 3 verdiepings, Dekking 60%
4 Erwe: Inrigting, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6
3 Erwe: Publieke Oop Ruimte

Die applikant se bedoeling met hierdie saak is om 'n residensiële dorp te stig wat bestaan uit residensiële erwe, erwe vir institusionele doeleindes en erwe vir parke.

Beskrywing van grond waarop dorp gestig staan te word: GEDEELTE 112 EN 'N DEEL VAN GEDEELTE 121 VAN DIE PLAAS LEEUFONTEIN 299-JR.

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë by die kruising van Sefako Makgatho-rylaan (Pad K14) en Distrikspad 628 (noordwes-kwadrant).

Verwysing: ITEM NO 36658

18-25

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 4 OF 2023****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY**
VANDERBIJLPARK AMENDMENT SCHEME H1658**PORTIONS 548 TO 555****(PORTIONS OF PORTION 278) OF ERF 540 VANDERBIJL PARK CENTRAL EAST 3**

It is hereby notified in terms of Section 39(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that the Emfuleni Local Municipality has approved the amendment of Vanderbijlpark Town Planning Scheme, 1987, for portions 548 to 554 (Portions of portion 278) of Erf 540 Vanderbijl Park Central East 3 from "Business 1" to "Residential 1" with an annexure regarding development controls and Portion 555 (a portion of portion 278) of Erf 540 Central East 3 from "Business 1" to "Public open space", subject to certain conditions.

The above will come into operation on 18 January 2023.

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 H1658.

MR APRIL NTULI, ACTING MUNICIPAL MANAGER

18 January 2023

Notice Number: DP43/2022

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 18 OF 2023****NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME OF 1987 AND THE REMOVAL OF RESTRICTIVE CONDITIONS, ERF 354 VANDERBIJLPARK CENTRAL EAST NO.2**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 354 Vanderbijl Park CW2 with physical address, 73 Hertz Boulevard, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from Residential 1 to Residential 4. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from Wednesday the 18th of January 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

PROVINSIALE KENNISGEWING 18 VAN 2023**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULeni MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES, ERF 354 VANDERBIJLPARK CENTRAL EAST NO. 2.**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 354 Vanderbijl Park CW2 met fisiese adres, 73 Hertz Boulevard, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aanteken teen die aansoek of verhoë ten opsigte daarvan wil rig, moet hul bekommernisse skriftelik by die Munisipale Bestuurder by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na 0169505533 binne 28 dae vanaf Woensdag, 18 Januarie 2023. Agent adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-Pos: thembandwene@gmail.com

PROVINCIAL NOTICE 19 OF 2023

GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS**ERRATUM****APPOINTMENT OF MEMBERS TO THE GAUTENG RENTAL
HOUSING TRIBUNAL:
GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS
INVITATION TO APPLY**

Interested parties are invited in terms of Section 9 and 17(A) of the Rental Housing Act (as amended) to apply or nominate an individual to serve as members to the Gauteng Rental Housing Tribunal for a period of 3-6 years.

FUNCTIONS OF THE RENTAL HOUSING TRIBUNAL

The Tribunal is vested with certain rights and obligations in terms of the Rental Housing Act, No. 50 of 1999 (as amended) and its Regulations. It receives and considers complaints lodged by either landlords or tenants and in pursuit of such complaints hold tribunal hearings. The complaints shall relate to the violation of the Act and commission of an Unfair Practice.

COMPOSITION AND QUALIFICATIONS OF THE RENTAL HOUSING TRIBUNAL MEMBERS

The Tribunal panel will consist of six members who are fit, and proper persons appointed by the MEC. The MEC may appoint up to four persons to serve as alternate members of the Tribunal. The Panel will consist of individuals who possess legal qualifications and/or, exposure and expertise in rental housing matters, consumer matters, property management, housing development and all the statutes pertaining to rental housing.

SUBMISSIONS OF APPLICATIONS/NOMINATIONS

Applications/nomination must be hand delivered and must contain the following: detailed CV, motivation for appointment, certified copy of identity document and qualifications. People with disabilities and youth are encouraged to apply. Applications/nominations must reach the following address on or before closing date, clearly marked for the attention of Ms. Betty Kgobe. Applications/nominations received after the closing date will not be considered.

IKusasa House, 4th Floor, 129 Fox Street, Johannesburg.

Enquiries: Betty.Kgobe@gauteng.gov.za: 011 630 5176/5006/5053.

Closing Date 31 January 2023

N.B Due to the large number of applications we envisage receiving, applications will not be acknowledged. If you do not receive any response within 3 months, please accept that your application was not successful.

If you applied on the advert placed in the Sowetan newspaper dated 28 October 2022 and the Sunday Times newspaper dated 30 October 2022 respectively you need not re-apply

CLOSING DATE: 31 JANUARY 2023

GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA



GGT2030
GROWING GAUTENG TOGETHER

PROVINCIAL NOTICE 20 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018****Erf 160 Crown City Extension 15****(Invoice Number: LUM 5057/212878)**

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

SITE DESCRIPTION:

Erf: 160
Township name: Crown City X15
Address: 44 Genesis Boulevard, Cnr. Prelude Avenue

APPLICATION TYPE:

Amendment of Land Use Scheme (rezoning)

APPLICATION PURPOSES:

To rezone the property from General(S) to General, subject to amended conditions permitting an increase in the permissible floor area ratio from 0,65 to 2,0 on the site.

All relevant documents relating to the application will be open for inspection during normal office hours from 8:00 to 15:30 at Registration Counter, Department 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 Development Planning at the address above, or posted to the Executive Director: Department Development Planning, P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to both the applicant and objectionsplanning@joburg.org.za by not later than **16 February 2023**.

The following other options have been put in place for members of the public and interested parties to view and obtain a copy of the application documentation for a period of 28 days from **18 January 2023**:

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

Alternatively, members of the public / interested parties will also have the opportunity to inspect the application on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use" followed by "Land Use Management", followed by "Advertised Land Use Applications" the application with Invoice Number: LUM 5057/212878.

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

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

PROVINCIAL NOTICE 21 OF 2023

DEPARTMENT: LAND USE MANAGEMENT



Vaal River City, the Cradle of Human Rights

Tel: +27 16 950 5519
 Fax: +27 16
 E-mail: corab@emfuleni.gov.za

C/o Pres Kruger & Eric Louw Streets
 P.O. Box 3
 Vanderbijlpark 1900

Web: www.emfuleni.gov.za**EXECUTIVE DIRECTOR: ECONOMIC PLANNING AND HUMAN SETTLEMENTS****PRE PROCLAMATION LETTER**

That the rezoning application in terms of Section 56 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to amend the Vereeniging Town Planning Scheme, 1992: Amendment Scheme N 1119: Erf 290 Bedworthpark: Rezoning from "Residential 1" to "Residential 4" for student accommodation, **be approved** subject to the following conditions:

1. The following development controls be applicable to the development:

- | | | |
|-----|-----------|-----------------------------|
| 1.1 | Coverage: | 50% |
| 1.2 | Height: | 3 storeys |
| 1.3 | FAR | 1.50 |
| 1.4 | Parking | 1 Parking bay per 6 student |

Minimum area per single room be 8m² and minimum area per double room is 16m².

1. Compliance with the provisions of the Council's Land Use Management By-laws, 2018; the Vereeniging Town Planning Scheme, 1992 and National Building Regulations, where applicable.
2. No activity or act of any nature which the Local Authority may consider to constitute unreasonable interference with the amenities of the neighbourhood, shall take place on the Erf or in the immediate environment, provided that the Local Authority may, if it is considered that the relevant activity or act or any other impediment whatsoever, causes unreasonable interference with the amenities of the neighbourhood, call upon the owners to address and resolve the issue immediately to the satisfaction of the Local Authority.
3. The application be supported for 60 students provided that sufficient parking be provided on the property.
4. Erf 290 Bedworthpark has an electricity connection with a design load of 13.9kVA which is not to be altered at this stage. If the connection is to be changed in future a capital contribution will be payable to the Municipality for any additional capacity that might be required at the rate that is set out below. The rate differs for the various voltages at which a connection can be made available and will only be valid for a period of three months from the date of this letter. The

be payable to the Municipality for any additional capacity that might be required at the rate that is set out below. The rate differs for the various voltages at which a connection can be made available and will only be valid for a period of three months from the date of this letter. The actual amount payable will be determined in accordance with the ruling rates at the time of receiving an official application, the approval and the payment thereof, whichever is the latest.

The current rates for capital contribution are:

- | | |
|--|-------------------|
| • At an 88kV intake station | R 58.13 per kVA |
| • At 11kV at an 88/11kV station | R 1290.17 per kVA |
| • At 11kV downstream of an 88/11kV station | R 2366.50 per kVA |
| • At low voltage | R 3491.97 per kVA |

These amounts exclude VAT and are revised annually on the 1st July. The developer/owner will also be responsible for any cost related to the extension of the electricity network which might be necessitated for the sole purpose of this development

5. The availability of any additional loading will however be subject to the spare capacity on the electricity network at the time of development and the applicant is therefore advised to contact the Electricity Department before any final plans are made. Failure to do so could lead to a situation that electricity might not be available or that long lead times might be encountered in the provision of the required electricity connection.
6. Only one electrical connection per stand will be allowed after the approval of the application. The actual connection cost can only be determined upon receipt of an official application for each connection.
7. The developer must consult with the Electricity Department before building plans are submitted for approval to enable us to make arrangement for the additional load and extensions on the electrical network.
8. NO SPARE CAPACITY AT THE MOMENT. NO UPGRADINGS. The owner must utilize the existing capacity or use other alternative source of power.
9. Existing water connection be enlarged at cost of the applicant.
10. Application for relaxation of street building lines to 0m can be supported. It should be noted that, approval for relaxation of street boundary to 0m is on condition that municipality will not be held liable for any damages should a water leak occur as the municipal line runs on the pavement inside the road reserve.
11. Fire requirements to be determined upon plan submission for Council approval. All upgrades required must be completed prior to occupation.
12. No baths be allowed. Only showers with water saving fittings will be approved. Bathrooms must be equipped with water saving fittings including shower heads, taps and cisterns.
13. The applicant must familiarize himself with the position of any underground municipal services and servitudes which cross the property and take steps to the satisfaction of the Deputy Municipal Manager: Basic Services to protect such municipal services. No permanent structures may be erected or big shrubs and trees planted over the underground municipal services or within 2 meters from the said servitudes. Unrestricted

24-hour access must be available for Council's employees or contractors to the underground municipal services or registered servitudes for maintenance work, inspections, and any other work the council may deem necessary.

14. The Council shall not be held liable for any costs to repair damages or to replace damaged plants or shrubs or any other costs incurred as a result from maintenance or other work done by the Council or its contractors.
15. Existing sewer system can't accommodate any further residential development approvals and the owner/developer/successor in title must appoint a professional ECSA registered Engineer, at his cost to compile and submit an engineering report, design drawings and details to the Manager Planning and Projects, Metsi-a-Lekoa for the alternative Bulk Sanitation (Package Waste Water Treatment Plant) to be used. Approval for such alternative system must be obtained from both DWS and ELM prior to any construction of such plant. All cost for such alternative system will be for the owner/developer/successor in titles own cost. The following information must be included, but not limited to, in the report:
 - 16.1 Wastewater originating from the households to be divided into greywater and black water systems, based on its composition. Greywater is wastewater discharged from showers, bathtubs, washing machines and kitchen sinks, while black water is toilet wastewater.
 - 16.2 To implement grey water use the following must be taken into consideration:
 - 16.2.1 Greywater should not be stored for a period exceeding 24 hours as it will result in a breakdown of the nutrients and will create a bad odor. Greywater could potentially contain a pathogen if an infected person's feces got into the water, so your system should be designed for the water to soak into the ground and not be available for people or animals to drink.
 - 16.2.2 Infiltrate greywater into the ground, don't allow it to pool up or run off (knowing how well water drains into your soil (or the soil percolation rate of your soil) will help with proper design. Pooling greywater can provide mosquito breeding grounds, as well as a place for human contact with greywater.
 - 16.2.3 Keep your system as simple as possible, avoid pumps, avoid filters that need upkeep. Simple systems last longer, require less maintenance, require less energy and cost less money.
 - 16.2.4 Install a 3-way valve for easy switching between the greywater system and the sewer/septic.
 - 16.2.5 Match the amount of greywater your plants will receive with their irrigation needs.
 - 16.3 A detailed breakdown of greywater and black water discharge must be provided. See below example. Two separate sewer lines be installed, one for greywater and one for black water.

New Project Vanderbil

		Phase 1	
Planning of Phases		2019	
		Internal Reticulation System to be slit into two Greywater and Black water is handled separately	
Total Outflow per phase	KL/ DAY	50 KL	
		Greywater	Black water
Outflow Split	%	60%	40%
Outflow for each Separate System	KL	30 KL	20 KL
Treatment of Outflow		To be re-used onsite and in the system	Vacuum Toilets to be installed Black water outflow will be reduced by 80%
Outflow to Municipal System	KL	0 KL	4 KL
Outflow Treatment Options		- off peak discharge to municipal system - septic tank storage - septic tank pumping - package plant	

16.4 Vacuum toilets to be used in order to reduce the outflow by 80%.

16.5 The following can also be considered and submitted for approval to the Manager: Planning & Projects Metsi-a-Lekoa.

16.5.1 Storage facilities be provided for daily off-peak discharge.

16.5.2 Septic tank storage and pumping twice a week (off-peak).

16.5.3 Package plant – subject to irrigation area available.

- 17 Application form for the sewage treatment plant or other “on site” system for the treatment of domestic sewage be completed and submitted. These forms are available from the Manager: Planning and Projects, Metsi-a-Lekoa.
- 18 The developer to submit to DWS for approval and at his/her own costs, application for use of on-site sanitation system and submitted such approval to the Manager Planning and Projects, Metsi-a-Lekoa prior to SDP approval. Council will in no way be held liable for any cost incurred by the developer if such application is not approved by DWS, and may result in the development not being able to proceed as approved by Council.
- 19 Placement of such Package Plant will only be determined and approved after consultation with and written approval of COUNCIL and DWS.
- 20 As built and design drawings must be submitted in hard copy as well as electronic captured drawings (shape file format or CAD) and shall be forwarded to the Chief Director: Utilities and Strategic Projects on completion of the installation of Alternative Sanitation System/Bulk Sewer upgrades.
- 21 The COUNCIL shall not take-over any such alternative approved Sanitation System and such Plant must be operated and maintained by the owner/developer/successor in title/Section 21 Company. The Developer to enter into a 5-year maintenance/operational agreement with an DWS accredited and approved service provider.

- 22 Grease/Fat traps be installed at each kitchen unit and grease trap to be installed prior connection to municipal sanitation system.
- 23 A water and sanitation Services Contribution Charges must be paid in accordance with the existing Council Policy.
- 24 A full SDP be submitted (before any development/building work can commence) for approval indicating the following:
 - 24.1 All firefighting equipment required by the Fire Department must be indicated and comments by said department attached.
 - 24.2 Main municipal sewer, all internal sewers and connection to the alternative system must be indicated.
 - 24.3 Approval letter and conditions for alternative sanitation system issued by both ELM and DWS must be attached.
 - 24.4 Proof of payment of water and sanitation Services Contribution Charges.
 - 24.5 Copy of maintenance agreement for the alternative system be used.
- 25 All Metsi-a- Lekoa conditions must be adhered to prior to the approval of the SDP.

Conditions from Roads and Stormwater Department:

26. The applicant has however confirmed that he is aware that BSC will be payable on the number of students approved whether attainable or not (See Annexure A)
27. Before any development takes place, a full site development plan (SDP) be submitted and supported by the Manager: Roads & Storm Water after which it must be approved by the Manager: Land Use Management.
28. All applicable Town Planning and legal requirements be complied with.
29. The Applicant familiarizes himself with all services crossing the stand.
30. The cost to allocate, relocate or protect existing or planned services via the registration of servitudes be for the cost of the applicant/ owner/successor in title.
- 31 .Wayleaves be obtained before any work is done within any road reserve.
32. Any cost that might or need to be incurred to effect the development as approved, be for the cost of the developer/owner/successor in title.
33. Capital contributions are payable according to the Council policy. The applicant will be notified in accordance with the Town Planning Ordinance of the basic service contributions payable.
34. Ingress and egress (access) arrangements be approved by the Manager: Roads & Storm Water and the Manager: Public Safety. Access spacing and layout to be in accordance with RAM document and TMH 16.
35. A Site traffic assessment as per "South African Traffic Impact and Site Traffic Assessment Standards and Requirements Manual"(TMH 16) must be done at SDP stage, if required.

36. Proposed on-site parking to be provided according to Council requirements.
37. Physical barriers be placed on stand boundary to prevent direct access to properties other than the access provided.
38. Storm water management plan done by a professional person be submitted and approved as part of SDP. The following to be indicated:
- 38.1 No development be allowed within the 1: 100 flood line. Indicate floodline, certified by a qualified person (If applicable).
 - 38.2 Runoff must be attenuated to pre development conditions.
 - 38.3 Storm water flow direction by means of contours or by providing levels on the plan.
 - 38.4 Discharge points. Stormwater may not be concentrated on the road reserve or adjacent stands. If connection is not required or possible, erosion protection to be provided on the sidewalk or adjacent stands.
 - 38.5 Pre- and post-development storm water flow volume.
 - 38.6 Storm water to be connected to municipal system and/or attenuated on site if post development flow is more than pre-development flow.
 - 38.7 Capacity of existing system must be analyzed to determine connectivity and amount of attenuation needed.
 - 38.8 Any existing pipes be exposed and if found to be hand packed/un-reinforced, be replaced with SABS 677 spinned concrete pipes.
 - 38.9 If storm water cannot drain into the road reserve or municipal storm water system, the following will apply:
 - 38.9.1 Run-off must be attenuated on stand to reduce post development flow to the pre-development flow;
 - 38.9.2 If attenuation is not done, it must be indicated how the stormwater will be drained over the lower lying stand/stands up to a point where it can drain into a municipal road or system;
 - 38.9.3 The owner of the lower lying stand must be notified in writing (including stormwater impact report and layout plan) of the intended flow of stormwater over his property, where after his approval with reference to the impact report and layout plan must be obtained in writing;
 - 38.9.4 Any systems needed to sensibly drain the storm water over the lower lying stand and subsequent connection to the municipal system if required will be the responsibility of the applicant;
 - 38.9.5 Servitude must be registered over such a system in favor of the higher lying stand; and
 - 38.9.6 Provide longitudinal section of connecting storm water system in road reserve with manhole details, etc.
39. Building line relaxation supported, provided that:

- 39.1 Throat length as per STA, and or 5.0m from edge of road to building giving access to a vehicle, whichever is the greatest, will take preference over building line provisions;
 - 39.2 Storm water management will take preference to building line provisions;
 - 39.3 No direct vehicle access from road reserve allowed to buildings encroaching on street boundary unless before-mentioned is adhered to; and
 - 39.4 No direct pedestrian access from road reserve allowed to buildings encroaching on existing street boundary;
 - 39.5 No windows or serving hatches or any other openings/structures allowing interaction from within buildings to persons in road reserve will be allowed in buildings encroaching on existing building lines; and
 - 39.6 Encroachment on side building lines must not interfere with stormwater flow/management. Special provision must be made in building design or stormwater must be directed to adjacent property in which case before-mentioned will apply.
40. Land Use Management must provide this Department with a copy of the approval letter and zoning information. This Department must also be notified at least 14 days in advance of the date of Proclamation in order to send notices for bulk services contributions in accordance with legislation. The application can only be supported if strict adherence to the above conditions/requirements are imposed and complied with in all respects by the applicant.

Conditions from Health Department

- 41. The applicant must adhere to all relevant Health Legislation (Acts, Regulation and By-laws).
- 42. The ambient noise levels must not rise above the designated zone level or if no zone level has been designated, the typical rating levels for ambient noise in districts, indicated in table 2 of SAANS 0103.
- 43. Should the need arises a noise impact assessment or test been conducted to ensure that no disturbing noise shall be caused by or on the premises.
- 44. Toilet and occupancy population must comply with SANS 10400-P:2010 and A:2010.
- 45. The premises must comply with Sections 21, 22 and 26 of the National Environmental Management: Waste Act with regard to storage and disposal of waste.
- 46. A rodent /pest control program must be in place and proof of such plan must be provided.
- 47. Approved building plans must be provided.
- 48. The premises must obtain a trade license in terms of the Business Act, 1991 if food will be prepared on the premises.
- 49. The kitchen where food will be prepared must comply with Regulation 962 of 23 November 2012 (Regulation governing food premises) and meet the following minimum requirements regarding the kitchen.

50. The applicant must apply for a certificate of acceptability.
51. Walls and floors must be smooth and of an impervious material.
52. The kitchen must be adequately ventilated and illuminated.
53. A wash up facility with hot and cold running water.
54. Hand wash facilities with hot and cold running water.
55. Adequate storage area for foodstuff.
56. No washing, cleaning or ironing of clothing in the kitchen or used for sleeping purposes or any other purpose or in any manner that may contaminate the food therein.
57. No direct connection between areas where food is handled and with any toilet.

Conditions from Public Safety Department

58. A detailed site development plan (SDP) be submitted to and approved by Council, prior to the approval of the building plan by Council and/or the commencement of construction/renovations. The SDP should contain the parking layout, ingress and egress, internal road layout, loading facilities, et cetera, plus dimension relating thereto.
59. Ingress/egress is at least 6m wide and adequate turning radii provided. Vehicles paths should be plotted if the access will be used by heavy and articulated motor vehicles.
60. Access function is supported by internal traffic flow arrangement on site.
61. On-site parking is provided as follows:
1 parking bay per 6 students
62. An amount will be payable for densification.

Kindly submit the Council with 4 paper copies of the amended map together with five copies each of the scheme clauses.

You are requested to take note that the sheet of paper must be on A4 size (210 x 297mm), with a margin of 25mm from the top side and a 5mm margin from all other sides.

Your attention is drawn to the fact that the rights cannot be exercised before the Scheme is promulgated in the Official Gazette.

To prevent any delays, you are requested to submit the above documentation to Development Planning: Land Use, within 30 days.

For further information, please contact Me Alta Botha in the above regard.

Yours faithfully



ppMR L M MOTAPANE

MANAGER

LAND USE MANAGEMENT

PROVINCIAL NOTICE 22 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018****Erf 1988 Bryanston****(Amendment Scheme 20-02-4462 & Removal 20/13/3845/2022)**

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

SITE DESCRIPTION:

Erf: 1988
Township name: Bryanston
Address: 57 East Hertford Road, Bryanston

APPLICATION TYPE:

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

APPLICATION PURPOSES:

To simultaneously remove certain conditions of title and rezone the property from Residential 1 to Residential 2, subject to conditions permitting a density of 20 units per hectare to permit eight (8) dwelling units and an access portion on the site.

All relevant documents relating to the application will be open for inspection during normal office hours from 8:00 to 15:30 at Registration Counter, Department 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 Development Planning at the address above, or posted to the Executive Director: Department Development Planning, P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to both the applicant and objectionsplanning@joburg.org.za by not later than **16 February 2023**.

The following other options have been put in place for members of the public and interested parties to view and obtain a copy of the application documentation for a period of 28 days from **18 January 2023**:

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

Alternatively, members of the public / interested parties will also have the opportunity to inspect the application on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use" followed by "Land Use Management", followed by "Advertised Land Use Applications" the application with Registration No's. 20-02-4462 & 20/13/3845/2022.

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

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

PROVINCIAL NOTICE 23 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF AN APPLICATION FOR REZONING OF LAND IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I Steyn Swanepoel, being the applicant and authorised agent of the registered owner of **Erf 2575 Kudube Unit 2** 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 rezoning of the mentioned property as described below. The purpose of this application is to obtain the rights for a Shops and/or Carwash. The property is situated at 1734 Mosimegi Street, Kudube. 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 18 January 2023 (the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above), until 15 February 2023 (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 and offices of Dssconsulting 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 Citizen 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 and/or Dssconsulting@mweb.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. 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 Citizen newspapers. Address of Municipal offices: The application can be electronically perused at City of Tshwane Metropolitan Municipality: Centurion Municipal Offices, Room E10, Corner Basden- and Rabie Streets, Centurion and/or Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st floor, Room F12, Karenpark, Akasia and/or Middestad Building Situated at 252 Thabo Sehume Street -new municipal offices. Closing date for any objections and/or comments: 15 February 2023. Address of applicant (Physical as well as postal address): 362 Oberon Avenue, Faerie Glen, Pretoria, and P.O. Box 724, Elarduspark, 0153; Tel: 081 896 6413; Email: dssconsulting@mweb.co.za; Reference: Q-Kudube. Dates on which notice will be published: 18 and 25 January 2023. **COUNCIL REFERENCE: Item Number: 36815**

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PROVINSIALE KENNISGEWING 23 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR DIE AANSOEK VIR HERSONERING VAN GROND INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ek, Steyn Swanepoel, synde die gemagtigde agent van die geregistreerde eienaar van **erf 2575 Kudube Unit 2** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Hersonering van die eiendom soos hieronder beskryf. Die doel van hierdie aansoek is om die regte te bekom vir winkels en n karwas. 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, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 18 Januarie 2023 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 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 15 Februarie 2023 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za en/of dssconsulting@mweb.co.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afkrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afkrif sal wees wat ingedien was by die Munisipaliteit na 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 applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer 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 die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, die aansoek kan elektronies deurgeles word by Centurion Municipal kantore, kamer E10, hoek van Basden- and Rabie Streets, Centurion en/of Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st vloer, Kamer F12, Karenpark, en/of middestad gebou geleë 252 Thabo Sehume straat- nuwe pta munisipaliteit kantore. Sluitingsdatum vir enige besware en/of kommentaar: 15

Februarie 2023. Adres van agent: 362 Oberon Avenue, Faerie Glen, Pretoria en, Posbus 724, Elarduspark, 0153; Tel: 081 896 6413; Epos: dssconsulting@mweb.co.za. Verwysing: Q-Kudube Datums waarop die advertensie geplaas word: 18 en 25 Januarie 2023.: **Verwysing (Stadsraad): Item Number: 36815**

PROVINCIAL NOTICE 24 OF 2023

NOTICE IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016

I, **Lesego Tshuwa**, being the applicant (as the authorized agent of the owner) of **Erf 7012 Ga-Rankuwa Unit 6**, 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 property as described above. Erf 7012 Ga-Rankuwa is situated at 6518 Makgopela Street (A24415). The rezoning is from "Residential 1" to "Special" for a student housing establishment. The intention of the applicant for this matter is to permit for student accommodation on the said property. 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 **18 January 2023**, until **15 February 2023**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and the offices of the applicant as set out below and an electronic copy of the application will be forwarded within 24 hours from a request at the applicant's e-mail address detailed below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette newspaper, the Citizen and Die Beeld. **Address of Municipal offices:** Registry, Room E10, Corner of Basden- and Rabie Streets, Centurion Municipal Offices. Dates for publication of notices: **18 January 2023 and 25 January 2023**. **Closing date for submission of comments and/or objections** 15 February 2023. **Contact details of applicant (authorised agent):** Lesego Tshuwa- Professional Planning Consultant- 2549 Langa **MOROKA, PO TSHIAWELO**, 1818. Tel: 0781885293, E-mail: tshuwal@gmail.com

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PROVINSIALE KENNISGEWING 24 VAN 2023

KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD
TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016

Ek, **Lesego Tshuwa**, as die aansoeker (as die gemagtigde agent van die eienaar) van **Erf 7012 Ga-Rankuwa Unit 6**, gee hiermee ingevolge artikel 16 (1)(f) van die Stad Tshwane se Grondgebruik-bestuursverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur 'n hersonering van die eiendom hieboobeskryf. Erf 7012 Ga-Rankuwa is geleë te Makgopela Staat 6518 (A24415). Die hersonering is van "Residensiële 1" na "Spesiaal" vir 'n studentebewoosingsinstelling." Die bedoeling van die aansoeker vir hierdie aangeleentheid is om voorsiening te maak vir studenteverblyf op die genoemde eiendom. Enige beware of kommentaar, met gronde daarvoor asook kontakbesonderhede, sonder wie die Munisipaliteit nie kontak kan maak met die persoon wat 'n kommentaar of beswaar lewer teen hierdie aansoek, kan skriftelyk gerblyf by: Strategic Executive Director : City Planning and Development, P. O. Box 14013 Lyttletonword, 0140 of by CityP_Registration@tshwane.gov.za vanaf **18 Januarie 2023 tot 15 Februarie 2023**. Besonderhede en planne (indien enige) is beskikbaar vir inspeksie gedurende gewone kantoorure by die Munisipale Kantore en die kantore van die aansoeker soos hieronder omskryf en 'n afskrif van die aansoek word verstuur per epos binne 24 uur van 'n versoek by die applikant se epos adres soos hieronder omskryf vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, the Citizen en Beeldskoerante besigtig word. **Adres van die Munisipale Kantore:** Registrasiekantoor Kamer E10, hoek van Basden- en Rabiestraat, Centurion munisipale kantore. Datum van publikasie van die kennisgewing: **18 Januarie en 25 Januarie 2023**. **Sluitingsdatum vir indiening van kommentaar en/of besware** 15 Februarie 2023. **Kontak gegewens van die agent van die applikant:** Lesego Tshuwa- Professionele Planner- 2549 Langa Street **MOROKA, PO TSHIAWELO** 1818. (Tel) 078 188 5293E-pos: tshuwal@gmail.com

18–25

PROVINCIAL NOTICE 25 OF 2023



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

I, Pieter Gerhard de Haas, ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant of the remainder of Portion 14 of the farm Strydfontein 306 JR hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that I have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a Cemetery.

The property is situated to the west of the Akasia-area, that is the extension of Akasia in a western direction. The property is located to the east of the Hornsnek Road.

The current zoning of the property is Undetermined.

The intention of the applicant in this matter is to develop a cemetery.

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 18 January 2023 until 15 February 2023.

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 18 January 2023.

Address of Municipal offices: Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark.

Closing date for any objections and/or comments: 15 February 2023

Address of applicant (Physical as well as postal address):

Platinum Town and Regional Planners CC, 61 Woodlands Avenue, Pecanwood, Broederstroom, 0240 and Po Box 583, Broederstroom, 0240

Telephone No: 0832261316 or 0721849621

Date on which notice will be published: 18 January 2023

Reference: Item No 36854

18–25

PROVINSIALE KENNISGEWING 25 VAN 2023



Stad Tshwane Metropolitaanse Munisipaliteit
Kennisgewing van n toestemmingsgebruik in terme van Klousule 16 van die
Tshwane Dorpsbeplanning skema, 2008 (soos gewysig in 2014)

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van die restant van Gedeelte 14 van die plaas Strydfontein 306 JR gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008(soos gewysig in 2014), dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die toestemming vir n begraafplaas.

Die eiendom is geleë ten weste van die Akasia-gebied , in n westelike rigting ten ooste van die Hornsnek-pad.

Die huidige sonering van die eiendom is: Onbepaald

Die bedoeling van die eienaar is die ontwikkeling van n begraafplaas.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@TSHWANE.GOV.ZA vanaf 18 Januarie 2023 tot 15 Februarie 2023.

Volle besonderhede van die aansoek en planne (indien enige) lê vir inspeksie gedurende gewone kantoorure by die Munisipale Kantore soos hier onder aangedui vir 'n tydperk 28 dae vanaf die 18 Januarie 2023.

Adres van Munisipale Kantore: Akasia Munisipale Kantore, 485 Heinrich Straat (ingang in Dale Straat), 1ste vloer, Kamer F8, Karenpark.

Sluitingsdatum vir enige besware en / of kommentare: 15 February 2023

Adres van gemaagtigde agent: Platinum Town and Regional Planners CC, 61 Woodlands Avenue, Pecanwood, Broederstroom, 0240 and Posbus 583, Broederstroom, 0240

Telefoon nrs: 0832261316 of 0721849621

Datum waarop kennisgewing gepubliseer word: 18 January 2023

Verwysing Nr: Item Nr: 36854

18–25

PROVINCIAL NOTICE 26 OF 2023**ERF 6/73 PRETORIA TOWNSHIP****TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

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 we, Grand Gaming Gauteng have submitted to the City of Tshwane for consent for a Place of Amusement to permit additional 3 limited payout machines, on ERF 6/73 PRETORIA Township, along 302 Strubben Street, Pretoria.

Any objection, with the grounds therefore, shall be lodged with or made in writing to: The Strategic Executive Director: City Planning and Development, P.O Box 3242, Pretoria, 0001 or Room F7, Town Planning Office, Cnr Basden and Rabie Streets, Centurion. Objections can also be emailed to Cityregistration@tshwane.gov.za within 28 days of the publication of the advertisement from 11th January 2023.

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.

Closing date for any objections: 08th February 2023.

Name and Address of applicant:

Grand Gaming Gauteng, 21 Friesland Drive, Longmeadow Business Estate (South), Westfield, Modderfontein, Edenvale, 1609 AND Postnet Box X1 Edenglen, 1613

Reference:**Item No: 36359****PROVINSIALE KENNISGEWING 26 VAN 2023****ERF 6/73 PRETORIA DORPSGEBIED****TSHWANE DORPSBEPLANNINGKEMA, 2008 (HERSIEN 2014)**

Ingevolge klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) gelees met artikel 16 (3) van die Stad Tshwane Grondgebruiksverordening, 2016, dat ons Grand Gaming Gauteng van voornemens is om by die Stad Tshwane vir toestemming vir 'n Plek van Vermaak om bykomende 3 beperkte uitbetalingsmasjiene toe te laat op ERF 6/73 Pretoria Dorpsgebied, ook bekend as 302 Strubben Straat, Pretoria.

Enige beswaar, met die redes daarvoor, moet binne 28 dae na publikasie van die advertensie in die Provinsiale Koerant, nl 11th January 2023, skriftelik by tot: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na: Kamer F7 Stadsbeplanningskantoor H / v Basden en Rabiestraat, Centurion. Objections can be emailed to Cityregistration@tshwane.gov.za within

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir n periode van 28 dae na publikasie.

Sluitingsdatum vir enige besware: 08th February 2023.

NAAM EN ADRES VAN AANSOEKER:

Grand Gaming Gauteng, 21 Frieslandrylaan, Longmeadow Business Estate (Suid), Westfield, Modderfontein, Edenvale, 1609 EN Postnet Box X1, Edenglen, 1613

Reference:**Item No: 36359**

PROVINCIAL NOTICE 27 OF 2023**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

I, Noel Brownlee being 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, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the Title Deed T 22821/2022 of Portion 1 of Erf 93 Oriel which property is situated on the corner of 13 Talisman Avenue, Oriel.

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, City Development, Ground Floor, Room 248, Corner van Riebeeck and Hendrik Potgieter Road, Edenvale, for a period of 28 days from 18 January 2023.

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, City of Ekurhuleni Metropolitan Municipality, City Development, Ground Floor, Room 248, Corner van Riebeeck and Hendrik Potgieter Road, Edenvale or P O Box 25 Edenvale, 1609 within a period of 28 days from 18 January 2023. Address of the authorised agent: P O Box 2487, Bedfordview 2008 email: noelbb@mweb.co.za. Cell: 0832556583.

18–25

PROVINCIAL NOTICE 28 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED
IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
READ WITH SCHEDULE 13 AND SCHEDULE 23 THERETO**

We, Paper Towns Town Planning (Pty) Ltd, being the applicant of the **Remainder of Erf 707 Waverley**, hereby give notice in terms of Section 16(1)(f) read with 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 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-mentioned property. The property is situated at number 1383 Cunningham Avenue, Waverley, Pretoria. The application is for the removal of Conditions (a), (b), (c), (d), (e), (f) and (g) of Deed of Transfer T77511/2021.

The intension of the applicant in this matter is to remove conditions in the Title Deed pertaining to Constantia Estate Limited in order to obtain building plan approval, as well as to remove other conditions in the Title Deed which have become obsolete.

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 from 18 January 2023 (the first date of the publication of the notices set out in Section 16(1)(f) of the mentioned By-Law), until 15 February 2023 (not less than 28 days after the date of first publication of the notices).

Should any interested and affected party wish to view or obtain a copy of the land development application, (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: E-mail address: tassja@papertowns.co.za, Postal Address: 601 Lannea Avenue, Doornpoort, 0186, Pretoria. Physical Address of offices of applicant: 601 Lannea Avenue, Doornpoort, 0186, Pretoria. Contact Telephone Number: 082 437 7509.

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 8:00 and 16:30 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 in the Gauteng Provincial Gazette, the Beeld and Star 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: 15 February 2023

Date on which notices will be published: 18 January 2023 and 25 January 2023

Reference: Item No.: 36865

18–25

PROVINSIALE KENNISGEWING 28 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VAN 'N AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 13 EN SKEDULE 23 DAARVAN

Ons, Paper Towns Town Planning (Edms) Bpk, synde die applikant van die **Restant van Erf 707 Waverley**, gee hiermee ingevolge Artikel 16(1)(f) gelees tesame met Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes in die Titelakte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te Cunninghamlaan nommer 1383, Waverley, Pretoria. Die aansoek is vir die opheffing van Voorwaardes (a), (b), (c), (d), (e), (f), en (g) van Akte van Transport T77511/2021.

Die intensie van die applikant is om voorwaardes in die Titelakte met betrekking tot Constantia Estate Beperk op te hef om sodoende bouplan goedkeuring te verkry, asook om ander voorwaardes in die Titelakte wat verouderd is op te hef.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van die beswaar(e) en/of kommentaar(e) en die persoon(ne) se volle kontakbesonderhede (selfoonnommer en/of e-pos adres), waarsonder die Munisipaliteit en/of die applikant nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien kan korrespondeer nie, moet ingedien word by of skriftelik gerig word aan: Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 (die eerste datum van publikasie van kennisgewings soos uiteengesit in Artikel 16(1)(f) van die genoemde Bywet), tot 15 Februarie 2023 (nie minder as 28 dae na die datum van eerste publikasie van die kennisgewings).

Indien enige belanghebbende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruiksaansoek, (aansoek), kan 'n kopie versoek word vanaf die Munisipaliteit deur dit te versoek by die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za, alternatiewelik kan 'n kopie van die aansoek by die volgende kontak besonderhede vanaf die applikant versoek word: E-pos adres: tassja@papertowns.co.za, Posadres: Lannealaan 601, Doornpoort, Pretoria, 0186, Fisiese adres van die kantoor van die applikant: Lannealaan 601, Doornpoort, Pretoria, 0186, Kontak Telefoonnommer: 082 437 7509.

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 applikant moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die applikant 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 grondgebruiksaansoek 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) sal gedurende gewone kantoorure tussen 8:00 en 16:30 kan besigtig word by die kantore van die applikant soos hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van publikasie van die eerste kennisgewing in die Gauteng Provinsiale Gazette, die Beeld en Star koerante. Die kostes van enige harde kopieë van die aansoek sal vir die rekening van die party wees wat dit versoek.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Februarie 2023

Datums van publikasie van die kennisgewing: 18 Januarie 2023 en 25 Januarie 2023

Verwysing: Item No.: 36865

PROVINCIAL NOTICE 29 OF 2023**NOTICE IN TERMS OF SECTION 38 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE VEREENIGING TOWN PLANNING SCHEME OF 1992**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Portion 35 of Erf 1409 Bedworth Park Extension 7 situated along 6 Crater Crescent Street in Riverbend Estate in Bedworthpark Ext.7, hereby give notice that I have applied to the Emfuleni Local Municipality for the Rezoning of the subject property from Residential 1 to Residential 4 for Student Accommodation. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent here under. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Director at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 016 950 5533 within 28 days from Wednesday the 18 January 2023. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email: thembandwene@gmail.com

PROVINSIALE KENNISGEWING 29 VAN 2023**KENNISGEWING INGEVOLGE ARTIKEL 38 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENING, 2018, VIR DIE WYSIGING VAN DIE VEREENIGING STADS BEPLANNING-SKEMA VAN 1992**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Gedeelte 35 van Erf 1409, Bedworth Park Uitbreiding 7, geleë langs Crater Crescent Straat nommer 6 in Riverbend Estate, Bedworthpark Uitb.7, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Hersonerings van die betrokke eiendom vanaf Residensieel 1 na Residensieel 4 vir Studenteverblyf. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Ou Trust Bankgebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar wil aanteken teen die aansoek of verhoë daarvan wil indien, moet hul besware skriftelik by die Adjunktdirekteur by genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of faks na (016) 950 5533 binne 28 dae vanaf Woensdag die 18 Januarie 2023. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-pos: thembandwene@gmail.com

PROVINCIAL NOTICE 30 OF 2023

**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**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 376, Menlo Park Township** 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 the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The rezoning is from "Residential 1" to "Residential 3" with a density of "80 units per hectare" to allow for 8 dwelling units, with a coverage of 60%, F.A.R. of 0.7 and a height of 2 storeys. The property is situated on 24, Twelfth Street, Menlo Park in Ward 82.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 January 2023 (the first date of the publication of the notice), until 15 February 2023.

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application."

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za
Dates on which notice will be published: 18 and 25 January 2023
Closing date for any objections and/or comments: 15 February 2023

Reference: CPD 9/2/4/2-6819T (Item No. 36648) **Our ref:** F4270

18–25

PROVINSIALE KENNISGEWING 30 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erf 376, Dorp Menlo Park**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering is van "Residensieel 1" na "Residensieel 3" met 'n digtheid van "80 eenhede per hektaar" ten einde 8 wooneenhede, te kan ontwikkel met 'n dekking van 60%, V.R.V.

van 0.7 en 'n hoogte van 2 verdiepings. Die eiendom is geleë te 24, Twaalfde Straat, Menlo Park in Wyk 82.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 (die datum van eerste publikasie van die kennisgewing) tot 15 Februarie 2023.

"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

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 of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 die 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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk

371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027

Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za

Datum waarop kennisgewing gepubliseer word: 18 en 25 Januarie 2023

Sluitingsdatum vir enige besware en/of kommentaar: 15 Februarie 2023

Verwysing: CPD 9/2/4/2-6819T (Item No. 36648) **Ons verwysing:** F4270

PROVINCIAL NOTICE 31 OF 2023

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 1286, Bryanston Township** hereby give notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the City of Johannesburg Land Use Scheme, 2018. The rezoning is from "Residential 2" to allow for 8 full title dwelling units, with a coverage of 50%, F.A.R. of 1.0 and a height of 3 storeys to "Residential 2" with a density of "30 units per hectare" to allow for 12 sectional title dwelling units, with a coverage of 50%, F.A.R. of 0.72 and a height of 2 storeys. The property is situated on 5 Pont Road in Bryanston.

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 **both** the applicant and the Registration Section of the Department of Development Planning, City of Johannesburg at the below mentioned address or posted to Department of Development Planning, City of Johannesburg, P. O. Box 30733, Braamfontein, 2017 or a facsimile to (011) 339 4000 or an e-mail to ObjectionsPlanning@joburg.org.za from 18 January 2023 (*the first date of the publication of the notice*), until 15 February 2023 (*28 days from the date of first publication*).

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.

Full particulars of the application and plans may be inspected during normal office hours from 08:00 to 15:30 at the Municipal offices. **Address of Municipal Offices:** Registration Counter, Department of Development Planning, City of Johannesburg Metropolitan Municipality, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za
Date on which notice will be published: 18 January 2023
Closing date for any objections and/or comments: 15 February 2023
Reference: 20-02-4498 **Our ref:** F4293

PROVINCIAL NOTICE 31 OF 2023

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 1286, Bryanston Township** hereby give notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we have applied to the City of Johannesburg Metropolitan Municipality for the amendment of the City of Johannesburg Land Use Scheme, 2018. The rezoning is from "Residential 2" to allow for 8 full title dwelling units, with a coverage of 50%, F.A.R. of 1.0 and a height of 3 storeys to "Residential 2" with a density of "30 units per hectare" to allow for 12 sectional title dwelling units, with a coverage of 50%, F.A.R. of 0.72 and a height of 2 storeys. The property is situated on 5 Pont Road in Bryanston.

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 **both** the applicant and the Registration Section of the Department of Development Planning, City of Johannesburg at the below mentioned address or posted to Department of Development Planning, City of Johannesburg, P. O. Box 30733, Braamfontein, 2017 or a facsimile to (011) 339 4000 or an e-mail to ObjectionsPlanning@joburg.org.za from 18 January 2023 (*the first date of the publication of the notice*), until 15 February 2023 (*28 days from the date of first publication*).

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.

Full particulars of the application and plans may be inspected during normal office hours from 08:00 to 15:30 at the Municipal offices. **Address of Municipal Offices:** Registration Counter, Department of Development Planning, City of Johannesburg Metropolitan Municipality, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk or P. O. Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: admin@sfplan.co.za
Date on which notice will be published: 18 January 2023
Closing date for any objections and/or comments: 15 February 2023
Reference: 20-02-4498 **Our ref:** F4293

PROVINCIAL NOTICE 32 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Holding 1, Lyttelton Agricultural Holdings (to be known as Portion 718 of the farm Zwartkop No. 356-JR)**, 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 the subdivision of the above mentioned property in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-Law, 2016 into 2 portions. The property is located at 139, Jean Avenue, Lyttelton in Ward 66.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 January 2023 until 15 February 2023 (*not less than 28 days after the date of first publication of the notice*).

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application."

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, the Citizen and Beeld newspaper. **Address of Municipal offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
 371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027
 Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: admin@sfplan.co.za

Dates on which notice will be published: 18 and 25 January 2023

Closing date for objections and/or comments: 15 February 2023

Number and area of proposed portions:

Proposed Portion 1 of Holding 1, Lyttelton Agricultural Holdings (Portion 1 of Portion 718 of the farm Zwartkop No. 356-JR)	2.0433 ha
Proposed Remainder of Holding 1, Lyttelton Agricultural Holdings (Remainder of Portion 718 of the farm Zwartkop No. 356-JR)	0.3409 ha
TOTAL	2.3842 ha

Reference: CPD/0065/00000/94 (Item No. 35809)

Our ref: F3444

PROVINSIALE KENNISGEWING 32 VAN 2023

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR ONDERVERDELING INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE STAD
VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016**

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Hoewe 1, Lyttelton Landbouhoewes (bekend te staan as Gedeelte 718 van die plaas Zwartkop No. 356-JR)**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir onderverdeling van die bogenoemde eiendom ingevolge Artikel 16(12)(a)(iii) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in 2 gedeeltes. Die eiendom is geleë te Jeanlaan 139, Lyttelton in Wyk 66.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Pobus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 tot 15 Februarie 2023 (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

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 of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 die 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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van die Munisipaliteit:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
371 Melk Straat, Nieuw Muckleneuk of 0181 of Posbus 908, Groenkloof, 0027
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za

Datum waarop kennisgewing gepubliseer word: 18 en 25 Januarie 2023

Sluitingsdatum vir besware / kommentare: 15 Februarie 2023

Aantal en oppervlakte van voorgestelde gedeeltes:

Voorgestelde Gedeelte 1 van Hoewe 1, Lyttelton Landbouhoewes (Gedeelte 1 van Gedeelte 718 van die plaas Zwartkop No. 356-JR)	2.0433 ha
Voorgestelde Restant van Hoewe 1, Lyttelton Landbouhoewes (Restant van Gedeelte 718 van die plaas Zwartkop No. 356-JR)	0.3409 ha
TOTALE	2.3842 ha

Verwysing: CPD/0065/00000/94 (Item No. 35809)

Ons verw: F3444

PROVINCIAL NOTICE 33 OF 2023

**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
DIE HOEWES EXTENSION 346 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Portion 33 of the farm Highlands No. 359-JR**, 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 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 Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 January 2023 until 15 February 2023 (*not less than 28 days after the date of first publication of the notice*).

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application."

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal offices:** City of Tshwane, Economic Development and Spatial Planning Department, Room E10, Centurion Municipal Offices, corner Basden and Rabie Streets, Centurion.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: admin@sfplan.co.za
Dates on which notice will be published: 18 and 25 January 2023
Closing date for objections and/or comments: 15 February 2023

ANNEXURE

Name of township: Die Hoewes Extension 346 Township.

Full name of applicant: SFP Townplanning (Pty) Ltd on behalf of the registered owner being Claudene Whitehead.

Erven 1 and 2 will be zoned "**Residential 4**" with a **density** of "100 units per hectare" to allow for 106 dwelling units, a **coverage** of 30%, **F.A.R.** of 0.51 and a **height** of 4 storeys.

The intension of the developer is to develop 106 dwelling units on the property.

Description of property on which township is to be established: Portion 33 of the farm Highlands No. 359-JR.

Locality of the proposed Township: The application property is located in Region 4, Ward 57. Die Hoewes Extension 306 Township is located to the north, Die Hoewes Extension 200 Township is located to the east, Erven 214 and 215, Die Hoewes Extension 88 Township are located to the south and Gerhard Street is located to the west of the application property.

Reference: Item No. 36666

Our ref: F4260

18–25

PROVINSIALE KENNISGEWING 33 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
DORP DIE HOEWES UITBREIDING 346

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 33 van die plaas Highlands No. 359-JR**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in die bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 tot 15 Februarie 2023 (*nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing*).

"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za.

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 of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas 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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplannings Departement, Kamer E10, Centurion Munisipale Kantore, hoek van Basden en Rabiestraat, Centurion.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
371 Melk Straat, Nieuw Muckleneuk, 0181 of Posbus 908, Groenkloof, 0027
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za
Datum waarop kennisgewing gepubliseer word: 18 en 25 Januarie 2023
Sluitingsdatum vir besware / kommentare: 15 Februarie 2023

BYLAE

Naam van Dorp: Die Hoewes Uitbreiding 346.

Volle naam van aansoeker: SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar Claudene Whitehead. **Erven 1 en 2** sal gesoneer word "**Residensieel 4**" met 'n **digtheid** van "100 eenhede per hektaar" ten einde 106 eenhede te ontwikkel, 'n **dekking** van 30%, **V.R.V.** van 0.51 en 'n **hoogte** van 4 verdiepings.

Die voorneme van die ontwikkelaar is om 106 wooneenhede op die eiendom te ontwikkel.

Beskrywing van grond waarop dorp gestig gaan word: Gedeelte 33 van die plaas Highlands No. 359-JR.

Ligging van voorgestelde dorp: Die aansoek eiendom is geleë in Streek 4, Wyk 57. Die aansoek eiendom is geleë in Streek 4, Wyk 57. Die Hoewes Uitbreiding 306 Dorpsgebied is geleë ten noorde, Die Hoewes Uitbreiding 200 Dorpsgebied is geleë ten ooste, Erwe 214 en 215, Die Hoewes Uitbreiding 88 Dorpsgebied is geleë ten suide en Gerhardstraat is geleë ten weste van die aansoek eiendom.

Verwysing: Item No. 36666

Ons verw: F4260

18–25

PROVINCIAL NOTICE 34 OF 2023

**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
INNOLAND EXTENSION 8 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **part of the Remainder of Portion 45 of the farm Zwavelpoort No. 373-JR**, 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 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 Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 January 2023 until 15 February 2023 (*not less than 28 days after the date of first publication of the notice*).

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application."

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal offices:** City of Tshwane, Economic Development and Spatial Planning Department, Middestad Building, 7th Floor, 252 Thabo Sehume Street, Pretoria, 0001.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: admin@sfplan.co.za
Dates on which notice will be published: 18 and 25 January 2023
Closing date for objections and/or comments: 15 February 2023

ANNEXURE

Name of township: Innoland Extension 8 Township.

Full name of applicant: SFP Townplanning (Pty) Ltd on behalf of the registered owner being Innoland Property Group (Pty) Ltd.

Erven 1 and 2 will be zoned **"Special"** for a filling station with the following subservient uses being: convenience shop, ATM, take aways, car wash and a second hand car dealership, with a **coverage** of 20%, **F.A.R.** of 0.1 and a **height** of 2 storeys.

The intention of the developer is to develop a filling station on part of the property.

Description of property on which township is to be established: Remainder of Portion 45 of the farm Zwavelpoort No. 373-JR. **Locality of the proposed Township:** The application property is located in Region 6, Ward 101. Erf 1074, Innoland Extension 3 is located to the north, Portion 38 and 39 of the farm Zwavelpoort No. 373-JR are located to the east, Portion 266 of the farm Zwavelpoort No. 373-JR and the M6/Graham Road are located to the south and Portion 180 and 214 of the farm Zwavelpoort No. 373-JR and the M6/Graham Road are located to the west of the application property.

Reference: CPD 9/2/4/2- 6744T (Item No. 36375)

Our ref: F4253

PROVINSIALE KENNISGEWING 34 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
DORP INNOLAND UITBREIDING 8

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van 'n **Gedeelte van die Restant van Gedeelte 45 van die plaas Zwavelpoort No. 373-JR**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in die bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 tot 15 Februarie 2023 (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

*"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**."*

*Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf 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 sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 die 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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria, 0001.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
 371 Melk Straat, Nieuw Muckleneuk, 0181 of Posbus 908, Groenkloof, 0027
 Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@sfplan.co.za
 Datum waarop kennisgewing gepubliseer word: 18 en 25 Januarie 2023
 Sluitingsdatum vir besware / kommentare: 15 Februarie 2023

BYLAE

Naam van Dorp: Innoland Uitbreiding 8.

Volle naam van aansoeker: SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar Innoland Property Group (Edms) Bpk.

Erwe 1 en 2 sal as "Spesiaal" gesoneer word vir 'n vulstasie met die volgende diensbare gebruike as: geriefswinkel, OTM, wegneemetes, karwas en 'n tweedehandse motorhandelaar, met 'n dekking van 20%, V.R.V. van 0,1 en 'n hoogte van 2 verdiepings.

Die voorneme van die ontwikkelaar is om 'n vulstasie op 'n deel van die eiendom te ontwikkel.

Beskrywing van grond waarop dorp gestig gaan word: Restant van Gedeelte 45 van die plaas Zwavelpoort No. 373-JR.

Ligging van voorgestelde dorp: Die aansoek eiendom is geleë in Streek 6, Wyk 101. Erf 1074, Innoland Uitbreiding 3 is geleë ten noorde, Gedeelte 38 en 39 van die plaas Zwavelpoort No. 373-JR is geleë ten ooste, Gedeelte 266 van die plaas Zwavelpoort No. 373-JR en die M6/Grahamweg is geleë ten suide en Gedeelte 180 en 214 van die plaas Zwavelpoort No. 373-JR en die M6/Grahamweg is geleë ten weste van die aansoek eiendom geleë.

Verwysing: CPD 9/2/4/2- 6744T (Item No. 36375)

Ons verw: F4253

PROVINCIAL NOTICE 35 OF 2023

**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
KARENPARK EXTENSION 60 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **part of Portion 512 of the farm Hartebeesthoek No. 303 - JR**, 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 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 Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 18 January 2023 until 15 February 2023 (*not less than 28 days after the date of first publication of the notice*).

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za.

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application."

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal offices:** City of Tshwane, City Planning Building, Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street) 1st Floor, Room F12, Karenpark, Akasia.

Name and Address of applicant: SFP Townplanning (Pty) Ltd
371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: admin@sfplan.co.za
Dates on which notice will be published: 18 and 25 January 2023
Closing date for objections and/or comments: 15 February 2023

ANNEXURE

Name of township: Karenpark Extension 60 Township.

Full name of applicant: SFP Townplanning (Pty) Ltd on behalf of the registered owner being M N L Mining Resources (Pty) Ltd.

Erven 1 and 2 will be zoned "**Residential 4**" with a **coverage** of 20%, **F.A.R.** of 0.75 and a **height** of 4 storeys.

The intension of the developer is to develop 160 dwelling units on part of the property.

Description of property on which township is to be established: Portion 512 of the farm Hartebeesthoek No. 303 - JR. **Locality of the proposed Township:** The application property is located in Region 1, Ward 4. Karenpark Extension 47 Township is located to the north, Portion 217 and Remainder of Portion 207 of the farm Hartebeesthoek No. 303-JR and Reginald Street are located to the east, Dale Street, Holding 20 Doreg Agricultural Holdings and Karenpark Extension 33 Township are located to the south and Karenpark Extension 34 Township is located to the west of the application property.

Reference: CPD 9/2/4/2- 6872T (Item No. 36823)

Our ref: F3904

18-25

PROVINSIALE KENNISGEWING 35 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
DORP KARENPARK UITBREIDING 60

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van 'n **Gedeelte van Gedeelte 512 van die plaas Hartebeesthoek No. 303 - JR**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in die bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 tot 15 Februarie 2023 (*nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing*).

*"As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**.*

*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 of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is 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 die 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 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore soos hierbo uiteengesit geïnspekteer word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Stadsbeplanning Gebou, Akasia Munisipale Kompleks, Heinrichlaan 485 (Dalestraat ingang) 1ste Vloer, Kamer F12, Karenpark, Akasia.

Naam en adres van aansoeker: SFP Stadsbeplanning (Edms) Bpk
 371 Melk Straat, Nieuw Muckleneuk, 0181 of Posbus 908, Groenkloof, 0027
 Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: admin@splan.co.za
 Datum waarop kennisgewing gepubliseer word: 18 en 25 Januarie 2023
 Sluitingsdatum vir besware / kommentare: 15 Februarie 2023

BYLAE

Naam van Dorp: Karenpark Uitbreiding 60.

Volle naam van aansoeker: SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar M N L Mining Resources (Pty) Ltd. **Erven 1 en 2** sal gesoneer word **"Residensieel 4"** met 'n **dekking** van 20%, **V.R.V.** van 0.75 en 'n **hoogte** van 4 verdiepings.

Die voorneme van die ontwikkelaar is om 160 wooneenhede op 'n deel van die eiendom te ontwikkel.

Beskrywing van grond waarop dorp gestig gaan word: Gedeelte 512 van die plaas Hartebeesthoek No. 303 - JR.

Ligging van voorgestelde dorp: Die aansoek eiendom is gelee in Streek 1, Wyk 4. Karenpark Uitbreiding 47 Dorpsgebied is gelee ten noorde, Gedeelte 217 en Restant van Gedeelte 207 van die plaas Hartebeesthoek No. 303-JR en Reginaldstraat is gelee ten ooste, Dalestraat, Hoewe 20 Doreg Landbouhoewes en Karenpark Uitbreiding 33 Dorpsgebied is gelee ten suide en Karenpark Uitbreiding 34 Dorpsgebied is gelee ten weste van die aansoek eiendom.

Verwysing: CPD 9/2/4/2-6872 T (Item No. 36823)

Ons verw: F3904

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 15 OF 2023****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****HELDERWYK EXTENSION 10**

I **Johannes Hendrik Schoeman** 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.

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 Area Manager: City Planning, Brakpan from **11 January 2023**, until **18 January 2023**

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, Beeld and Star newspapers.

Address of Municipal offices: E-Block, Brakpan Civic Centre, Cnr. Elliot Road and Escombe Avenue, Brakpan.

Closing date for any objections and/or comments: **8 February**

Address of applicant: 658 Trichardts Road, Beyers Park, Boksburg. PO Box 2256, Boksburg, 1460

Telephone No: 0119180100

Dates on which notice will be published: **11 and 18 January 2023**

ANNEXURE

Name of township: **Helderwyk Extension 10**

Full name of applicant: Izwelisha Town Planners

Number of erven, proposed zoning and development control measures:

"Residential 2" 11723 Erven

"Residential 4" 28 Erven

"Business 2" 9 Erven

"Community Facility" 27 Erven

"Public Services" 24 Erven

"transportation" 2 Erven

"Agriculture" 1 Erf

"Public Open Space" 67 Erven

The intension of the applicant in this matter is to: establish a residential township.

Locality and description of property(ies) on which township is to be established: R.E. Ptn. 4, Ptn. 5, Ptn. 45, R.E. Ptn. 56 and Ptn. 63, farm Witpoortje 117 I.R. , abutting Withok Agricultural Holdings on the west, south of the Voëlfontein/New Era freight rail line.

Reference: 15/3/Helderwyk x9

JHS/6625/BH

11-18

LOCAL AUTHORITY NOTICE 29 OF 2023**LOCAL AUTHORITY NOTICE
25 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF HOMES HAVEN EXTENSION 35 AS AN APPROVED TOWNSHIP**

In terms of section 53(15) of the Mogale City Spatial Planning and Land Use By-Law, 2018, the Mogale City Local Municipality hereby declares the township Homes Haven Extension 35 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION DONE BY HOCOM PROPERTIES (PROPRIETARY) LIMITED, (REGISTRATION NO 1999/004440/07), (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 7 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 303 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183 IQ, PROVINCE OF GAUTENG HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Homes Haven Extension 35**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 617/2007**.

1.3 ROADS AND SURFACE DRAINAGE

- (a) The township owner shall, at the request of the local municipality supply the local municipality with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local municipality for the provision of a underground water drainage system. Such system must be designed in order to dispose off the runoff of a 1:10 year rain storm and must ensure that the runoff of a 1:100 year rain storm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamization, kerbing and canalization of roads as well as the provision of retaining walls if required by the local municipality.

The drainage system must, where necessary, make provision for the catchment of stormwater in catchment pits from where it must be disposed of in water tight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local municipality. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

- (b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local municipality, under the supervision of a civil engineer approved by the local municipality.

- (c) No internal road or storm water services will be taken over by the local municipality at proclamation and a properly established legal entity shall take over the responsibility for the long term maintenance of the internal roads and storm water network.

1.4 SEWERAGE

- (a) The township owner must, at the request of the local municipality, supply all designs, plans, specifications and other required information regarding the proposed sewerage system of the proposed township for scrutiny and approval.
- (b) The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local municipality, to the satisfaction of the local municipality;
- (c) All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the local municipality.
- (d) No internal sewer services will be taken over by the local municipality at proclamation and a properly established legal entity shall take over the responsibility for the long term maintenance of the internal sewer network.

1.5 WATER

- (a) The township owner must, at the request of the local municipality submit a detailed scheme with plans, cross sections and specifications for the provision of an water reticulation system, for approval.
- (b) The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved by the local municipality. All materials to be used in the proposed water network must be approved by the local municipality.
- (c) No internal water services will be taken over by the local municipality at proclamation and a properly established legal entity shall take over the responsibility for the long term maintenance of the internal water network.

1.6 ELECTRICITY

- (a) The township owner must submit to the municipality a detailed scheme with plans, specifications and electricity demand for the provision of an internal reticulation network, including link services, connections and mini-substations, for approval.
- (b) The internal electricity distribution network must be designed according to the minimum requirements and specifications of the municipality and the National Energy Regulator and must cater for the specific after-diversity maximum demand required by the municipality.
- (c) The installation of all electricity infrastructure is subject to the inspection and approval of the municipality.
- (d) No internal electricity services will be taken over by the local municipality at proclamation and a properly established legal entity shall take over the responsibility for the long term maintenance of the internal electricity network.

1.7 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION

- (a) The Applicant shall establish a company (i.e. a Home Owners' Association) in terms of Section 21 of the Companies Act, 1973, for the purposes of owning and maintaining all internal engineering services in the township and providing and regulating such services to the erven in the township as may be provided for in its Articles of Association. The Home Owners' Association shall be properly and legally constituted to remain or become the township owner prior to the transfer of any erf or sectional title unit in the township.
- (b) All internal engineering services in the township shall, prior to or simultaneously with the registration of the first erven or sectional title units in the township be transferred to the Home Owners' Association who shall bear full responsibility for the development and maintenance of all internal engineering services in the township.
- (c) All owners of stands (or subdivided/consolidated portions thereof) and sectional title units in the township shall become and remain members of the Home Owners' Association and shall be subject to its memorandum and articles until such owners legally cease to be owners as aforesaid.

1.8 REMOVAL OF REFUSE

Where no municipal refuse removal services are available the township owner shall enter into a contract with a suitable alternative services provider to the satisfaction of the local municipality.

The township owner must at own cost remove all rubble, refuse and unused building materials within the township to the satisfaction of the local municipality, if and when required by the local municipality.

1.9 REMOVAL OR REPLACEMENT OF SERVICES

If the establishment of the township results in existing municipal, Eskom, Telkom or any other service to be removed, relocated or replaced the costs of such removal, relocation or replacement must be borne by the township owner.

1.10 RELOCATION OF INFORMAL SETTLEMENTS

The applicant shall, at his/her own expense relocate all informal settlements, which may be located on the property concerned, to the satisfaction of the local municipality.

1.11 REGISTRATION OF SERVITUDES

The applicant shall, at his own cost, register servitudes to provide access or protect infrastructure in the proposed township, where required.

1.12 CONSOLIDATION OF ERVEN

Erven 681 and 682 shall be consolidated into a single cadastral entity immediately after the proclamation of the township.

1.13 ENDOWMENT

The township owner shall, in terms of the provisions of Section 73 read with Schedule 11 of the Mogale City Spatial Planning and Land Use Management By-law, 2018, pay a lump sum as endowment to the local municipality for the provision of land for a park (open space), in lieu of the provision thereof in the township.

2. DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be made subject to existing conditions and servitudes, if any.

3. CONDITIONS OF TITLE**3.1 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE PROPERTY OWNERS' ASSOCIATION IN TERMS OF THE PROVISIONS THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018****3.1.1 ALL ERVEN**

- (a) The erf is subject to a servitude 2 metres wide for engineering services and other purposes in favour of the Home Owners' Association along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for such purposes over the access portion of the stand if and when required by the Home Owners' Association: provided that the Home Owners' Association may dispose of the right to any such servitude.
- (b) No buildings or any structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof.
- (c) The Home Owners' Association is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the Home Owners' Association is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the Home Owner's Association will be liable for any damage caused during the installation, maintenance or removal of engineering services infrastructure and other works.

3.1.2 ERF 681

The erf is subject to a right of way servitude, 7 metres wide in favour of Erf 682 as indicated on the General Plan of the township.

3.1.3 ERF 682

The erf is entitled to a right of way servitude, 7 metres wide over Erf 681 as indicated on the General Plan of the township.

Mr M Msezana
MUNICIPAL MANAGER

October 2022

**LOCAL AUTHORITY NOTICE
26 OF 2022**

MOGALE CITY LOCAL MUNICIPALITY

MOGALE CITY LM LUS AMENDMENT SCHEME 0005

It is hereby notified in terms of the provisions of section 53(15) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mogale City Local Municipality has approved an amendment scheme with regard to the land in the township **Homes Haven Extension 35** being an amendment of the Mogale City LM Land Use Scheme, 2022.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mogale City Local Municipality and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as Mogale City LM LUS **Amendment Scheme 0005**.

Mr M Msezana
MUNICIPAL MANAGER

October 2022

LOCAL AUTHORITY NOTICE 30 OF 2023**ERF 233 SOUTH HILLS
REF NO.: 20/13/0419/2022**

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 233 South Hills:

The removal of Conditions 3 (a), 5 and 5 (a) from Deed of Transfer T32651/2014. This notice will come into operation on 18 January 2023 date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No 879/2022

LOCAL AUTHORITY NOTICE 31 OF 2023**AMENDMENT SCHEMES 20-01-3998**

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 3 of Erf 139 Linden from "Residential 3" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3998 and will come into operation 18 January 2023 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 880/2022

LOCAL AUTHORITY NOTICE 32 OF 2023**CORRECTION NOTICE
AMENDMENT SCHEME 20/13/0064/2022**

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that Notice 1354 of 2022 which appeared on 17 August 2022, with regards to Erf 81 Quellerina needs to be amended to read as follows:

"Title Deed No T16528/2021" should read "Title Deed No. T16628/2021"

Director: Development Planning
Notice No:886/2022
Date: 18 January 2023

LOCAL AUTHORITY NOTICE 33 OF 2023

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Petrus Lourens Pelser**, being the owner of Portion 244 of the farm Honingnestkrans 269-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 subdivision of the property as described above. The property traverses the Honingnestkrans Road with a street address of 1646 Honingnestkrans Road.

The intension of the applicant in this matter is to subdivide the property into 4 Portions and a Remainder.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of 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 18 January 2023 to 15 February 2023.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the Notice in the Provincial Gazette being 18 January 2023.

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

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 right of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: Room E10, Town-Planning Office, cnr Basden and Rabie Streets, Centurion Municipal Office and/or Pretoria Office: Middestad Building, 7th floor, Spatial Planning: Development Facilitation & Implementation, 252 Thabo Sehume Street, Pretoria and/or Akasia Municipal Complex: 485 Heinrich Avenue, (Entrance Dale Street), 1st Floor, Room F12, Karenpark, Akasia.

Closing date for any objections and/or comments: 15 February 2023.

Address of applicant: Plot 11, Haakdoring Boom, 0110; P.O. Box 12885, Onderstepoort, 0110;

E-mail: LouPelser@gmail.com **Cell phone:** 082 703 8444

Date on which notice will be published: 18 January and 25 January 2023

Application ID Rezoning: **1974**

Item No.: **36685**

18-25

PLAASLIKE OWERHEID KENNISGEWING 33 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS
VERORDENING, 2016**

Ek, **Petrus Lourens Pelser**, synde die eienaar van Gedeelte 244 van die plaas Honingnestkrans 269-JR, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom hierbo beskryf.

Die eiendom deurkruis Honingnestkransweg met straatadres van Honingnestkransweg 1646.

Die bedoeling van die aansoeker is om die betrokke eiendom in 4 Gedeeltes en 'n Restant te onderverdeel.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 18 Januarie 2023 tot 15 Februarie 2023.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 18 Januarie 2023. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: 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 Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Centurion kantore: Kamer E10, Hoek van Basden en Rabie Strate, Centurion en/of Pretoria kantore: Middestadgebou, 7^{de} vloer, Spatial Planning: Development Facilitation & Implementation, 252 Thabo Sehumestraat, Pretoria en/of Akasia Munisipale Kompleks, Heinrichstraat 485 (Ingang Dalestraat), 1ste Vloer, Kamer F12, Karenpark, Akasia.

Laaste datum vir besware/kommentare: 15 Februarie 2023.

Adres van Applikant: Plot 11, Haakdoring Boom, 0110; Posbus 12885, Onderstepoort, 0110;

E-pos: LouPelser@gmail.com; **Sellulêre foon:** 082 703 8444

Datum wat kennisgewing geplaas sal word: 18 Januarie en 25 Januarie 2023

Aansoek ID Hersonerings: 1974

Item No.: 36685

18-25

LOCAL AUTHORITY NOTICE 34 OF 2023



**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 16 OF THE
CITY OF TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant of Erf 184 Erasmusrand, hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised in 2014) by the rezoning in terms of Section 16(1), the subdivision in terms of Section 16(12)(a)(i) and consent referring to certain title condition(s) in terms of Section 16(2)(d), of the property as describe above, all in terms of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 354 Schoongezicht Street ,Erasmusrand.

The rezoning is from "*Residential 1 with a density of one dwelling per erf*" to "*Residential 1 with a density of one dwelling per 650m²*".

The intention of the landowner is to subdivide the erf in 2 erven i.e. Portion 1 in extent approximately 650 m² and the Remainder in extent approximately 1376 m².

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 may not correspond with the person or body that objected(s) and / or comments(s) if submitted, must be submitted or addressed to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or sent to CityP_Registration@TSHWANE.GOV.ZA from 18 January 2023 to 15 February 2023.

Full details of the Applications 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 18 January 2023.

Address of Municipal Offices: Centurion Municipal Offices, Room E10, c/o Basden and Rabie Streets, Centurion.

Closing date for any objections and / or comments: 15 February 2023

Address of applicant: Platinum Town and Regional Planners CC, 61 Woodlands Avenue, Pecanwood, Broederstroom 0240. Telephone no's: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 18 & 25 January 2023.

Reference / Item No's: 36948, 36949 & 36950

18–25

PLAASLIKE OWERHEID KENNISGEWING 34 VAN 2023



**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING IN TERME VAN ARTIKEL 16 VAN DIE
STAD TSHWANE GRONDGEBRUIKSBESTUURSBYWET, 2016**

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Erf 184 Erasmusrand gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014), in terme van Seksie 16(1), die onderverdeling in terme van Seksie 16(12)(a)(i) en toestemming, met verwysing na sekere titelvoorwaardes, in terme van Seksie 16(2)(d), van die eiendom soos hierbo beskryf, almal in terme van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016. Die eiendom is geleë te 354 Schoongezicht Straat, Erasmusrand.

Die hersonering is vanaf "*Residensieël*" 1 met 'n digtheid van een woonhuis per erf na "*Residensieël* 1" met 'n digtheid van een woonhuis per 650 m².

Die bedoeling van die grondeienaar is die onderverdeling van die erf in 2 gedeeltes te wete Gedeelte 1 groot ongeveer 650m² en die restant ongeveer 1376m².

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@TSHWANE.GOV.ZA vanaf 18 Januarie tot 15 Februarie 2023.

Volle besonderhede van die aansoek en planne (indien enige) lê vir inspeksie gedurende gewone kantoorure, soos hieronder aangedui, vir 'n tydperk van 28 dae vanaf die 18 Januarie 2023.

Adres van Munisipale Kantore: Centurion Munisipale Kantore, kamer E10, H/v Basden and Rabie – Strate, Centurion.

Sluitingsdatum vir enige besware en / of kommentare: 15 Februarie 2023

Adres van applikant: Platinum Town and Regional Planners CC, 61 Woodlands Avenue, Pecanwood, Broederstroom 0240.

Telefoon nrs: 0832261316 of 0721849621

Datums waarop kennisgewing gepubliseer word: 18 Januarie en 25 Januarie 2023

Verwysing Nr: Item Nr: 36948, 36949 & 36950

18–25

LOCAL AUTHORITY NOTICE 35 OF 2023**NOTICE OF APPLICATION FOR THE SIMULTANEOUS AMENDMENT OF MIDVAAL LAND USE SCHEME AND EXCISION IN TERMS OF SECTION 38 AND 84 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018**

I, Kagelelo Chamboko of KTI Development Planners being the authorised applicants of PORTION 2 OF HOLDING 35 IRONSYDE AGRICULTURAL HOLDINGS, hereby give notice in terms of Section 84 and Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2018, that I have applied to the Midvaal Local Municipality for a simultaneous Excision and amendment of the Midvaal Land Use Scheme also known as rezoning of the property described above, situated at Number 35 Marble Road, Ironsyde from "Agricultural" to "Agricultural" to permit a Gas Storage and Distribution Facility subject to the 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: Executive Director: Development and Planning, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from _____ 2022 to _____ 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 Gauteng Provincial Gazette. Kindly note that a full identical copy of the application may be requested from the applicant via the e-mail address provided below.

Address of applicant: KTI Development Planners, No 16 Orpiment Street Mayfield Park 2091, Email: kagelelo@ktidp.com or Cell: 0725549992

LOCAL AUTHORITY NOTICE 36 OF 2023

CITY OF EKURHULENI

DRAFT WATER SERVICE BY-LAWS

NOTICE IS HEREBY GIVEN in terms of the provisions of section 7 & 8 of the Gauteng Rationalisation of Local Government Affairs Act 10 of 1998, read with sections 11 and 12 of the Local Government Municipal Systems Act 32 of 2000, that the City of Ekurhuleni at a meeting held on 25 August 2022 item A-WE (01-2022), declared its intention to pass the draft City of Ekurhuleni Water Services By-laws, and resolved to solicit comments on the draft, through a Public Participation Process.

- (i) Any person who desires to comment on the proposed City of Ekurhuleni Water Services By-laws Draft, may lodge such comments in writing by no later than 31 March 2023, electronically at Waterservicebylaw@ekurhuleni.gov.za
- (ii) Comments can also be directed to the City Manager (attention Office of the Head of Department: Water & Sanitation Department, City of Ekurhuleni, 6th Floor Office Civic Center, Boksburg (Cnr. Trichardt and Market street). Alternatively, may go to their nearest CCC wherein they will be assisted in submitting their comments.
- (iii) Ward Committee workshop - 23 January 2023, Germiston Council chambers;
- (iv) Public meetings will be held between **14h00 -16h30** as follows:
Davetyon and Etwatwa - 27 January 2023 **at Mbikwa Cindi Hall**; Springs and Brakpan - 1 February 2023 at **Springs Main Hall**; Tsakane and Kwa-Thema - 3 February 2023 at **Faranani Multipurpose centre**; Duduza 6 February 2023 in **Monty Motloung hall**; Nigel; 14 February 2023 in **Alra Park**; Katilehong and Thokoza - 20 February 2023 at **Thokoza auditorium**; Vosloorus - 28 February 2023 at **Vosloorus Civic Hall**; Benoni and Boksburg -02 March 2023 at **Boksburg City Hall (Pink hall)**; Alberton and Germiston - 13 March 2023 at **Alberton civic hall**; Edenvale and Bedfordview - 24 March 2023 at **Bedfordview community hall**; Kempton Park - 27 March 2023 at **Kempton Park Civic Centre hall**; Tembisa – 31 March 2023 **at Rabasotho hall**
- (v) The Draft Water Services By-law, intends to give effect to clause 11, Chapter 3 of the Water Services Act (Act 108 of 1997) which puts a duty to the City as Water Service Authority to progressively ensure efficient, affordable, economical and sustainable access to water services to all consumers or potential consumers in its area of jurisdiction.
- (vi) Enquiries relating to the proposed Water Services By-Laws Draft may be directed to Ms. Zamaswazi Nkuna, Tel **011 999-7526**, or e-mailed Zamaswazi.Nkuna@ekurhuleni.gov.za.
- (vii) A copy of the resolution by the City of Ekurhuleni's Council and full particulars of the proposed Water Services By-Laws Draft may be inspected during ordinary office hours (08:30 – 16:00) Monday to Friday, at the following municipal offices or by obtaining an

electronic copy from the official website address for the municipality:
www.ekurhuleni.gov.za:

(a) Office of the Divisional Head: Planning Division, City of Ekurhuleni, Water & Sanitation Department, 6th Floor, Kempton Park Civic Centre, Cnr. CR Swart & Pretoria Road, Kempton Park.

(b) The following Libraries:

Actonville Library; Alberton Library; Alra Park Library; Bakerton Library; Bedfordview Library; Benoni Library; Birchleigh Library; Birchleigh North Library; Boksburg Library; Bonanero Park Library; Bracken Library; Brakpan Library; Daveyton Library; Dinniddie Library; Duduza Library; Dunnottar Library; Eden Park Library; Edenvale Library; Elsburg Library; Etwatwa Library; Germiston Library; Gelusdal Library; HP Mokoka Library; Isaac Mokoena Library; Jerry-Moloi Library; Katlehong Library; Kempton Library; Kwa-Thema Library; Leondale Library; Nigel Library; Olifantsfontein Library; Palm Ridge Library; Phomolong Library; Primrose Library; Reiger Park Library; Springs Library; Spruitview Library; Tembisa Library; Tembisa West Library; Thokoza Library; Tsakane Library; Vosloorus Library; Wattville Library; Winnie Mandela Library; Zonkizizwe Library; and

(c) At the following offices of Customer Care Area Managers in the City of Ekurhuleni:

Alberton – Alwyn Taljaard Street, Alberton; **Benoni** – Elston Drive, Benoni; **Boksburg** – Cnr Tritchardt & Market Street, Boksburg; **Brakpan** – 2nd Floor, room D234, Cnr Escombe & Elliot Avenue, Brakpan; **Daveyton** – Cnr Eiselen & Mocke Street, Daveyton; **Duduza** – 3001/12 Nala Street, Duduza; **Edenvale** – Cnr Van Riebeeck & Hendrick Potgieter Street, Edenvale; **Etwatwa** – 3724 23rd Street Etwatwa; **Germiston** – 15 Queen Street, Germiston; **Katlehong** – 2098 Masakhane Street, Admin Block, Katlehong; **Katlehong (2)** – Cnr Sontonga & K146 Rd, Siluma View Ext 1, Katlehong; **Kempton Park** – Cnr C.R Swart and Pretoria Road, Kempton Park; **Kwa-Thema** – 24503 Nkosi Street, Kwa-Thema; **Nigel** – 145 Hendrick Verwoerd Street, Nigel; **Springs** – Cnr Plantation & South Main Reef Road, Springs; **Tembisa** – Cnr George Nyanga & Andrew Maphetha Drive, Tembisa; **Tembisa (2)** – Cnr Solomon Mahlangu and Winnie Mandela Drive, Tembisa; **Thokoza** – 3521 Moepshe Street, Thokoza; **Tsakane** – 10890 Nzima Street, Tsakane; **Vosloorus** – Ostend Street, Vosloorus.

Dr I Mashazi, City Manager, City of Ekurhuleni, 2nd Floor, Head Office Building, Cnr Cross & Roses Streets, Germiston, Private Bag X1069, Germiston, 1400

18 January 2023

Notice No 01-2023

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