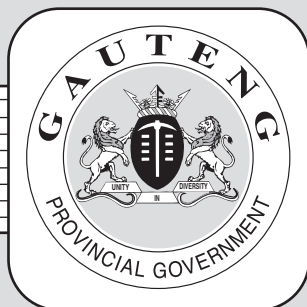


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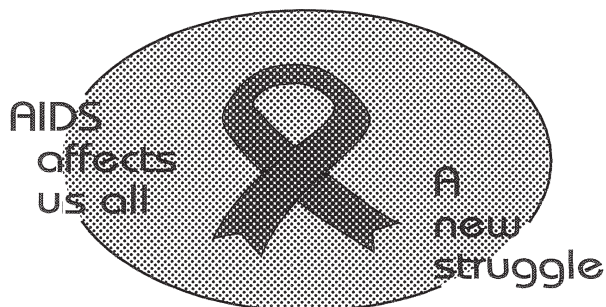
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PRETORIA
25 JANUARY 2023
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No: 018

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

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- 11 January, Wednesday for the issue of Wednesday 25 January 2023
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- 10 May, Wednesday for the issue of Wednesday 24 May 2023
- 17 May, Wednesday for the issue of Wednesday 31 May 2023
- 24 May, Wednesday for the issue of Wednesday 07 June 2023
- 31 May, Wednesday for the issue of Wednesday 14 June 2023
- 07 June, Wednesday for the issue of Wednesday 21 June 2023
- 14 June, Wednesday for the issue of Wednesday 28 June 2023
- 21 June, Wednesday for the issue of Wednesday 05 July 2023
- 28 June, Wednesday for the issue of Wednesday 12 July 2023
- 05 July, Wednesday for the issue of Wednesday 19 July 2023
- 12 July, Wednesday for the issue of Wednesday 26 July 2023
- 19 July, Wednesday for the issue of Wednesday 02 August 2023
- 26 July, Wednesday for the issue of Wednesday 09 August 2023
- 02 August, Wednesday for the issue of Wednesday 16 August 2023
- 08 August, Tuesday for the issue of Wednesday 23 August 2023
- 16 August, Wednesday for the issue of Wednesday 30 August 2023
- 23 August, Wednesday for the issue of Wednesday 06 September 2023
- 30 August, Wednesday for the issue of Wednesday 13 September 2023
- 06 September, Wednesday for the issue of Wednesday 20 September 2023
- 13 August, Wednesday for the issue of Wednesday 27 September 2023
- 20 September, Wednesday for the issue of Wednesday 04 October 2023
- 27 September, Wednesday for the issue of Wednesday 11 October 2023
- 04 October, Wednesday for the issue of Wednesday 18 October 2023
- 11 October, Wednesday for the issue of Wednesday 25 October 2023
- 18 October, Wednesday for the issue of Wednesday 01 November 2023
- 25 October, Wednesday for the issue of Wednesday 08 November 2023
- 01 November, Wednesday for the issue of Wednesday 15 November 2023
- 08 November, Wednesday for the issue of Wednesday 22 November 2023
- 15 November, Wednesday for the issue of Wednesday 29 November 2023
- 22 November, Wednesday for the issue of Wednesday 06 December 2023
- 29 November, Wednesday for the issue of Wednesday 13 December 2023
- 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 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 city_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 Alettalaan 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 notarially 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 Erven 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 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

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 & Rabiestrategie, 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

GENERAL NOTICE 70 OF 2023**NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME IN TERMS OF SECTIONS 21(2) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016
CITY OF JOHANNESBURG AMENDMENT SCHEME**

I, Musa Makamu, being the authorized agent of the owner of Portion 3 of Erf 2 Observatory, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for the amendment of the town-planning scheme known as the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the property described above, situated at 6 Gascoyne, Observatory, from "Residential 1" to "Residential 3" to accommodate 22 units, subject to certain conditions.

The application will be advertised on the E-Joburg Platform, which will be placed by the Council. Particulars of the application will lie for inspection during normal office hours by appointment at the offices of the Applicant at No 38 4th Avenue, Westdene, 2094, JHB, and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from 25 January 2023. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections 22 February 2023

Contact details of applicant (authorised agent): **JM MAKAMU TRP (PTY) LTD**; No 38 4th Avenue, Westdene, 2094, JHB; M +27 81 792 2176; E musa@jmmakamutrp.co.za
Ref no: 20-01-4454

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

I, Musa Makamu, being the authorized agent of the owner of Erf 29 Cresta, hereby give notice in terms of section 21(2) and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for the amendment of the town-planning scheme known as the City of Johannesburg Land Use Scheme, 2018 by simultaneous rezoning and removal of restrictive title conditions of the property described above, situated at 83 Judges, Cresta, from "Residential 1" to "Residential 3" to accommodate 12 units, subject to certain conditions.

The application will be advertised on the E-Joburg Platform, which will be placed by the Council. Particulars of the application will lie for inspection during normal office hours by appointment at the offices of the Applicant at No 38 4th Avenue, Westdene, 2094, JHB, and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from 25 January 2023. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections 22 February 2023

Contact details of applicant (authorised agent): **JM MAKAMU TRP (PTY) LTD**; No 38 4th Avenue, Westdene, 2094, JHB; M +27 81 792 2176; E musa@jmmakamutrp.co.za
Ref no: 20/13/3779/2022 &

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

I, Musa Makamu, being the authorized agent of the owner of Erf 82 Bramley, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for the amendment of the town-planning scheme known as the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the property described above, situated at 149 Corlet drive, Bramley, from Residential 1 to Special in order to permit development of shops, restaurant, and hotel.

The application will be advertised on the E-Joburg Platform, which will be placed by the Council. Particulars of the application will lie for inspection during normal office hours by appointment at the offices of the Applicant at No 38 4th Avenue, Westdene, 2094, JHB, and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from 25 January 2023. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections 22 February 2023

Contact details of applicant (authorised agent): **JM MAKAMU TRP (PTY) LTD**; No 38 4th Avenue, Westdene, 2094, JHB; M +27 81 792 2176; E musa@jmmakamutrp.co.za
Ref: 20-01-4567

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

I, Akani Ngobeni, being the authorized agent of the owner of Erven 29,30 & 31 Bellevue East, hereby give notice in terms of section 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for amendment of the town-planning scheme known as the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the properties described above, situated on Ellis Street from "Residential 4" to "Residential 4" subject to (Height : 2 Storeys; Coverage :70 %; F.A.R : 1.2; Parking Provision : As per scheme-0.8 parking bay per unit; Density; 200 Dwelling units per HA)

The application will be advertised on the E-Joburg Platform, which will be placed by the Council. Particulars of the application will lie for inspection during normal office hours by appointment at the offices of the Applicant at No 60 Grey Stone, Mooikloof Ridge, Pretoria, and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from 25 January 2023. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections 22 February 2023

Contact details of applicant (authorised agent): **RIFUMO TOWN AND REGIONAL PLANNERS (PTY) LTD**; No 60 Grey Stone, Mooikloof Ridge, Pretoria M +27 83 415 3019; E info@rifumotp.co.za
Ref: no:

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 41 and 21(2) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

I, Akani Ngobeni, being the authorized agent of the owner of Erven 62, 63 and 64 Auckland Park, hereby give notice in terms of section 41 and 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the City of Johannesburg for simultaneous Removal of restrictive conditions (1, 2 & 3) and amendment of the town-planning scheme known as the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the properties described above situated at 43, 45 and 47 Ditton Street, from "Residential 1" to "Institutional" to allow for a church with ancillary uses, Café, Sunday school hall, School), subject to additional conditions.

The application will be advertised on the E-Joburg Platform, which will be placed by the Council. Particulars of the application will lie for inspection during normal office hours by appointment at the offices of the Applicant at No 60 Grey Stone, Mooikloof Ridge, Pretoria, and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from 25 January 2023. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections 22 February 2023

Contact details of applicant (authorised agent): **RIFUMO TOWN AND REGIONAL PLANNERS (PTY) LTD**; No, 60 Grey Stone, Mooikloof Ridge, Pretoria M +27 83 415 3019; E info@rifumotp.co.za
Ref no: 20-01-4548 & 20/13/4398/2022

GENERAL NOTICE 71 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 THAT I, NOBUHLE LILY SIBEKO OF LINDTIZ TOWN PLANNERS PTY LTD. HAVE APPLIED TO THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY FOR A CONSENT USE FOR PURPOSES OF A SALON SUBJECT TO CERTAIN PROPOSED CONDITIONS. THE CURRENT ZONING IS "RESIDENTIAL 1".

SITE DESCRIPTION:

ERF/ERVEN (STAND) NO(S): 564

TOWNSHIP (SUBURB) NAME: LITTLE FALLS EXTENSION 1

STREET ADDRESS: 793 CASCADES ROAD

APPLICATION TYPE: APPLICATION FOR A CONSENT USE IN TERMS OF THE PROVISIONS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.

THE PURPOSE OF THE APPLICATION IS TO ACQUIRE THE NECESSARY LAND-USE RIGHTS FOR A SALON WHILE RETAINING THE EXISTING RESIDENTIAL LAND USE RIGHTS.

THE ABOVE APPLICATION WAS SUBMITTED 4 OCTOBER 2022, IN TERMS OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, WILL BE OPEN FOR INSPECTION FROM 08:00 TO 15:00 AT THE REGISTRATION COUNTER, DEPARTMENT OF DEVELOPMENT PLANNING, ROOM 8100, 8TH FLOOR A-BLOCK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN.

ANY OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO BOTH THE OWNER/AGENT AND THE REGISTRATION SECTION OF THE DEPARTMENT OF DEVELOPMENT PLANNING AT THE ABOVE ADDRESS, OR POSTED TO P.O. BOX 30733, BRAAMFONTEIN, 2017, OR FACSIMILE SENT TO (011) 339 4000, OR AN E-MAIL SENT TO Objectionsplanning@joburg.org.za, BY NO LATER THAN 24 FEBRUARY 2023.

AUTHORISED AGENT: NOBUHLE LILY SIBEKO OF LINDTIZ TOWN PLANNERS PLANNING PTY LTD, P.O. BOX 8035, CENTURION, 0157, CELL: 066 237 0252, info@lindtiztownplanners.co.za, OUR REF: LIN-031-22.

SIGNED:



Nobuhle Sibeko

LINDTIZ TOWN PLANNERS PTY LTD

DATE: 25 JANUARY 2023

GENERAL NOTICE 72 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 THAT I, NOBUHLE LILY SIBEKO OF LINDTIZ TOWN PLANNERS PTY LTD. HAVE APPLIED TO THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY FOR A CONSENT USE FOR PURPOSES OF A BOARDING HOUSE SUBJECT TO CERTAIN PROPOSED CONDITIONS. THE CURRENT ZONING IS "RESIDENTIAL 1".

SITE DESCRIPTION:

ERF/ERVEN (STAND) NO(S): THE REMAINDER OF ERF 1129

TOWNSHIP (SUBURB) NAME: WESTDENE

STREET ADDRESS: 2 AVALANCHE STREET

APPLICATION TYPE: APPLICATION FOR A CONSENT USE IN TERMS OF THE PROVISIONS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.

THE PURPOSE OF THE APPLICATION IS TO ALLOW THE DEVELOPMENT OF A BOARDING HOUSE TO ENABLE BUILDING PLAN SUBMISSION.

THE ABOVE APPLICATION WAS SUBMITTED 25 OCTOBER 2022, IN TERMS OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, WILL BE OPEN FOR INSPECTION FROM 08:00 TO 15:00 AT THE REGISTRATION COUNTER, DEPARTMENT OF DEVELOPMENT PLANNING, ROOM 8100, 8TH FLOOR A-BLOCK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN.

ANY OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO BOTH THE OWNER/AGENT AND THE REGISTRATION SECTION OF THE DEPARTMENT OF DEVELOPMENT PLANNING AT THE ABOVE ADDRESS, OR POSTED TO P.O. BOX 30733, BRAAMFONTEIN, 2017, OR FACSIMILE SENT TO (011) 339 4000, OR AN E-MAIL SENT TO Objectionsplanning@joburg.org.za, BY NO LATER THAN 24 FEBRUARY 2023.

AUTHORISED AGENT: NOBUHLE LILY SIBEKO OF LINDTIZ TOWN PLANNERS PLANNING PTY LTD, P.O. BOX 8035, CENTURION, 0157, CELL: 066 237 0252, info@lindtiztownplanners.co.za, OUR REF: LIN-107-22.

SIGNED:



Nobuhle Sibeko
LINDTIZ TOWN PLANNERS PTY LTD

DATE:

25 JANUARY 2023

GENERAL NOTICE 73 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 Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of Portion 4 of Erf 1478, Arcadia, 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: no. 333 Court Street, Pretoria. The rezoning of Portion 4 of Erf 1478, Arcadia from "Residential 2", within a density of 16 dwelling units/ha to "Special", for purposes of a Guest House including a salon and a Place of Refreshment with ancillary and subservient uses, subject to certain proposed conditions for the exclusive use of the guest. The purpose of the application is to acquire the necessary land-use rights to develop a Guest House including a salon and a Place of Refreshment on the application site.

Any objection(s) and/or comments(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 January 2023, until 22 February 2023. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Lindtitz Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, 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. (first date of publication of the notice 25 January 2023) until 22 February 2023. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of the first publication of the notice in the Provincial Gazette. Address of municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices. Closing date for any objections and/or comments is 22 February 2023. Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Avenue, Die Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref. LIN-033-22. Date of publication: 25 January & 1 February 2023; reference: Item no.: 36796.

25-1

ALGEMENE KENNISGEWING 73 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) IN TERME VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

I Nobuhle Sibeko 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Gedeelte 4 van Erf 1478, Arcadia, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur -wet, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë te: nr. Courtstraat 333, Pretoria. Die hersonering van Gedeelte 4 van Erf 1478, Arcadia vanaf "Residensieel 2", binne 'n digtheid van 16 wooneenhede/ha na "Spesiaal", vir doeleindes van 'n Gastehuis insluitend 'n salon en 'n Verversingsplek met bykomende en diensbare gebruike, onderhewig aan sekere voorgestelde voorwaardes vir die eksklusiewe gebruik van die gas. Die doel van die aansoek is om die nodige grondgebruiksregte te verkry om 'n Gastehuis te ontwikkel wat 'n salon en 'n Verversingsplek op die aansoekperseel insluit.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023, tot 22 Februarie 2023. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word 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 geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (eerste datum van publikasie van die kennisgewing 25 Januarie 2023) tot 22 Februarie 2023. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n kopie elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar is 22 Februarie 2023. Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Stadsbeplanners, Gropiuslaan 20, Die Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw. LIN-033-22. Datum van publikasie: 25 Januarie & 1 Februarie 2023; verwysing: Item nr.: 36796.

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GENERAL NOTICE 74 OF 2023

ANNEXURE 3

NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTIONS 41(4) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 REFERENCE NUMBER: 20/13/0044/2023

We, **Barui Property Developers**, being the authorized agent of the owner(s) of **Erf 578 Fontainebleau**, hereby give notice in terms of section 41(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the Removal of Restrictive Condition(s) **(e), in its entirety** from the Deed of Transfer No. **T82243/2019** pertaining to the subject property, situated at **66 Hester Road, Fontainebleau**.

The purpose of the application is to permit the Subdivision of the site into two portions.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at Unit 47 Riverside at Amberfield Valley Estates, Rooihuiskraal North and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from **25 January 2023**. Copies of application documents will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing with Reference No.20, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail objectionsplanning@joburg.org.za and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

21 February 2023

Contact details of applicant (authorised agent):

Barui Property Developers
Professional Town Planners
Unit 47 Riverside @Amberfield Valley Estates
ROOIHUISKRAAL NORTH
0157

073 466 0019

E-mail : consultgroupplm@gmail.com

GENERAL NOTICE 75 OF 2023**NOTICE OF APPLICATION FOR REZONING & REMOVAL OF CONDITIONS IN TERMS OF SECTION 21 & 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

Notice is hereby given in terms of Sections 21 & 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, intend to apply to the City of Johannesburg for the Amendment of the Land Use Scheme. And removal of conditions.

Applicable Scheme: The City of Johannesburg Land Use Scheme, 2018

Site Description: Portion 1 of Erf 69 Kelvin, 26 East Way, Kelvin 2190

Application Type: Application in terms of Section 21 & 41 for the rezoning and removal of title conditions.

Application Purposes: To to rezone Portion 1 of Erf 69 Kelvin from “Residential 1” to “Residential 3” and remove conditions in order to allow 17 dwelling units with a height of 2 storeys.

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, on the Joburg E-Services.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail to objectionsplanning@joburg.org.za and abinare@yahoo.com by not later than **22 February 2023**.

Applicant: Lehlohonolo Abinare Moletsane, 26 East Way Street, Kelvin, 2090

Email: abinare@yahoo.com, Cell: 073 274 1146.

GENERAL NOTICE 76 OF 2023**CITY OF JOHANNESBURG****NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR SECURITY REASONS**

Notice is hereby given that the City of Johannesburg, pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the Woodview Road Westcliff Closure No. 448. The Security Access Restriction was originally advertised for public comment on 22-06-2022 in the Provincial Gazette for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of two years. In terms of the Municipal Systems Act 32 of 2000 appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of the City Manager

Metro Centre

Council Chamber Wing

158 Civic Boulevard

Braamfontein

citymanager@joburg.org.za

The public is duly advised that in terms of the City's policy relating to these restrictions, no person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval. No person/guard is entitled to request or demand proof of identification or to sign any register as a condition of access to an area. Any violation of the conditions of approval (as detailed in the approval documents) for the permit will result in the restriction permit being revoked.

GENERAL NOTICE 77 OF 2023**NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owners of Erf 74 Tulisa Park, hereby give notice of an application made in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of restrictive conditions from the title deed for the property described above, situated at 53 Tennyson Road, Tulisa Park. We are applying for the removal of conditions in the title deed for the abovementioned property to allow for structures within the street boundary building line, other conditions to be removed are obsolete. (City of Johannesburg removal of restrictions reference number: 20/13/4464/2022).

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/3j4YGxV> 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 25 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 78 OF 2023**NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 AND 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 owners of Erf 88 Ruiterhof Extension 2, 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 17 Kerk Street, Ruiterhof Extension 2, from "Special" as per amendment scheme 2345 to "Residential 3" Coverage 60% (as per scheme) and a maximum density of 80 dwelling units per hectare, a maximum of 12 dwelling units on the site, subject to certain conditions.

(City of Johannesburg rezoning reference number: 20-04-4491). Application is also made in a consolidated form in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of conditions in the title deed for the abovementioned property to allow for the proposed use and other conditions to be removed are obsolete. (City of Johannesburg removal of restriction reference number: 20/13/4315/2022). 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/3hn4y4l> 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 25 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 79 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REMOVAL OF RESTRICTIVE TITLE CONDITIONS OF TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Magnus Herman Adolf Wessels from NewPlan Town Planning (PTY) LTD, being the applicant in my capacity as the authorized agent acting for the owner of Erf 174, Lynnwood Ridge, 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 removal of certain conditions contained in the Title Deed in terms of Section 16(2), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The application is for the removal of the following conditions: Conditions 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 2(a), 2(b), 2(b)(i), 2(b)(ii) and 2(c) in Deed of Transfer T74718/2022. The intension of the applicant in this matter is to free/rid the property of title conditions that are restrictive with regards to the approval of building plans, and future development of the application site. The property is situated at 49 Camellia Avenue, Lynnwood Ridge with a current zoning of Residential 1 which will remain unchanged. Any objections or comments, including the grounds for such objections or comments with full contact details, without which the municipality cannot correspond with the person or body submitting the objections 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 25 January until 22 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 this notice in the Provincial Gazette, The Citizen and Beeld. Should any interested or affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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 the 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 the 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, Cnr Basden and Rabie Streets, Centurion. Closing date for any objections or comments: 22 February 2023. Physical Address of Applicant: 652 Kwartsiet Avenue, Moreleta Park X18. Postal Address of Applicant: PO Box 40224, Moreleta Ridge, 0044. Telephone No: 0838226712 Email: info@newplan.co.za. Dates on which notice will be published: 25 January & 1 February 2023. Reference: Item No 36759

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ALGEMENE KENNISGEWING 79 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKELS 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Magnus Herman Adolf Wessels van NewPlan Town Planning (EDMS) BPK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Erf 174, Lynnwood Ridge, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening 2016 dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van beperkende titelvoorwaardes vervat in die Titelakte in terme van Artikel 16(2), saamgelees met Artikel 15(6), van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016. Die aansoek is vir die verwydering van die volgende voorwaardes; Voorwaardes Conditions 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 2(a), 2(b), 2(b)(i), 2(b)(ii) and 2(c) in Title Akte T74718/2022. Die voorneme van die aansoeker in hierdie saak is om titelvoorwaardes te kanselleer wat beperkend is ten opsigte van die goedkeur van bouplanne, en toekomstige ontwikkeling van die aansoekterrein. Die eiendom is geleë te Camellia Laan 49, Lynnwood Ridge met 'n huidige soneering van Residensiël 1 wat onverander gaan bly. Enige beswaar of kommentaar, insluitend die gronde vir die beswaar of kommentaar met volledige kontak besonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar of kommentaar gelewer het nie, moet skriftelik by of tot Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by cityp_registration@tshwane.gov.za ingedien of gerig word vanaf 25 Januarie tot 22 Februarie 2023. Volledige besonderhede en planne, indien enige mag gedurende gewone kantoorure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette, The Citizen en Beeld koerante. Sou enige belanghebbende of geïmpasseerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Addisioneel, moet die applikant wanneer die aansoek ingedien word, 'n afskrif daarvan elektronies aanstuur of publiseer op hulle webtuiste, indien enige, tesame met die bevestiging van die munisipaliteit van volledigheid. Die applikant sal seker maak dat die afskrif wat gepubliseer of aangestuur word aan belanghebbende en geïmpasseerde party die afskrif is wat by die Munisipaliteit ingedien was by newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpasseerde 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 geïmpasseerde 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. Die adres van munisipale kantore: Centurion Munisipale kantore, Kamer E10, Hoek van Basden- en Rabiëstrate, Centurion. Sluitingsdatum vir enige besware of kommentaar: 22 Februarie 2023. Adres van gemagtigde applikant: Kwartsiet Laan 652, Moreleta Park. Posbus 40224, Moreleta Rif, 0044 Tel: 0838226712 Epos: info@newplan.co.za. Datums waarop die kennisgewing geplaas word: 25 Januarie & 1 Februarie 2023. Verwysing: Item No 36759

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GENERAL NOTICE 80 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF
SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, *Jaco Stoltz of LTZ Consulting (Pty) Ltd (Reg. No. 2012/008371/07)*, being the authorized agent of the owner of Erf 973 Valhalla 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 conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at number 33 Bothma Road, Valhalla. Application is made for the removal of conditions C.(c), (e)(i)(ii), (g), (i), (k), (l)(i)(ii), (m)(i)(ii)(iii), (n) and D. (i)(ii) contained in Title Deed T57534/2002 pertaining to Erf 973 Valhalla. The intention of the applicant in this matter is to remove the 7,62m Street building line condition and other obsolete and redundant conditions of title in order to obtain building plan approval of the existing buildings and outbuildings from the Building Control office of the City of Tshwane Metropolitan Municipality. 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 25 January 2023 until 22 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*. Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. For purposes to 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 application 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. 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 25 January 2023 in the Provincial Gazette, the Beeld newspaper and The Star newspaper. Address of Municipal offices: Room E10, Corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 22 February 2023. Address of applicant: 46 Gimli Avenue, Bronberg, Cormallen Hill Residential Estate, PO Box 468, Faerie Glen 0043. Telephone: 082 305 7321. E-mail: *jaco@ltzconsulting.co.za*. Date on which the application will be published: 25 January 2023 and 1 February 2023. Removal of Restrictive Conditions: Ref: Item No. 36895

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ALGEMENE KENNISGEWING 80 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE
IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES**

Ek, *Jaco Stoltz van LTZ Consulting (Edms) Bpk (Reg. Nr 2012/008371/07)*, synde die gemagtigde agent van die eienaar van Erf 973 Valhalla, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere beperkende voorwaardes in die titelakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016. Die eiendom is geleë te Nommer 33 Bothma Rylaan, Valhalla. Aansoek is gedoen vir die opheffing van voorwaardes C.(c), (e)(i)(ii), (g), (i), (k), (l)(i)(ii), (m)(i)(ii)(iii), (n) en D. (i)(ii) van Titel Akte T57534/2002 van toepassing op Erf 973 Valhalla. Die intensie van die applikant is om die 7,62m straat boulyn voorwaarde te op te hef, asook alle ander oorbodige en irrelevant voorwaardes op te hef om sodoende bouplan goedkeuring te verkry vanaf die Boubeheer Kantoor van die Stad Tshwane Metropolitaanse Munisipaliteit. Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of na *CityP_Registration@tshwane.gov.za* vanaf 25 Januarie 2023 tot 22 Februarie 2023. Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruik 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 vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die munisipaliteit en die applikant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word. Geen deel van die aansoek dokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie. Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 25 Januarie 2023 soos verskyn in die Gauteng Provinsiale Gazette, Beeld koerant en The Star koerant. Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, Hoek van Basden en Rabie Straat, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 22 Februarie 2023. Adres van gemagtigde agent: 46 Gimli Laan, Bronberg, Cormallen Hill Residential Estate. Posbus 468, Faerie Glen, 0043. Tel: 082 305 7321. E-pos: *jaco@ltzconsulting.co.za*. Datum van publikasie van die kennisgewing: 25 Januarie 2023 en 1 Februarie 2023. Titelopheffing: Verwysing: Item Nr. 36895

25-1

GENERAL NOTICE 81 OF 2023

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

APPLICATION TYPE: The rezoning of the erf from "Residential 1" with a density of one dwelling per erf to "Business 4" (offices).

APPLICATION PURPOSES: To allow the owners to utilize the existing buildings on the site for offices.

SITE DESCRIPTION: Erf 17 Fourways, located at 31 Kingfisher Drive.

COUNCIL REFERENCE NUMBER: 20-02-4457

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **25 January 2023**.

Any objection or representation with regard to the application must be submitted to both the **Agent and the Registration Section** of the Department of Development Planning of the City of Johannesburg by e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za **by no later than 22 February 2023. Please indicate the Council reference number and site description on all communication.**

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding **Code:** 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 82 OF 2023

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

APPLICATION TYPE: The rezoning of the erf from "Industrial 1" with a FAR of 0,6 to "Industrial 1" with a FAR of 0,84.

APPLICATION PURPOSES: To allow the owners to legalize the encroachment of the FAR condition applicable to the site, which materialized when the as-built plans were compiled.

SITE DESCRIPTION: Erf 370 Hoogland Extension 47, located at 370 Angus Crescent in the Northlands Business Park.

COUNCIL REFERENCE NUMBER: 20-04-4492

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **25 January 2023**.

Any objection or representation with regard to the application must be submitted to both the **Agent and the Registration Section** of the Department of Development Planning of the City of Johannesburg by e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za **by no later than 22 February 2023. Please indicate the Council reference number and site description on all communication.**

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding **Code:** 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 83 OF 2023

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

- The removal of Conditions (d), (f) (h) and (i) from Title Deeds T34104/2022 and T34105/2022.
- The rezoning of the erven from "Residential 1" with a density of one dwelling per erf to "Residential 2" with a density of 4 dwelling units per erf, i.e. 8 dwelling units on the consolidated site.

APPLICATION PURPOSES:

- To remove the conditions from the Title Deed restricting the roof covering to certain products, the erection of only one dwelling per erf, the restriction of the street building line of 7.62m and the restriction of the main frontage to be on the street.
- The rezoning of the erf to "Residential 2" with a density of 8 dwelling units on the consolidated site to allow the redevelopment of the site with 8 new dwelling units.

SITE DESCRIPTION:

Erven 101 and 102 Northcliff, located at 3 and 5 Alida Street.

COUNCIL REFERENCE NUMBER:

20/13/3937/2022 (Removal) & 20-01-4477 (Rezoning)

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **25 January 2023**.

Any objection or representation with regard to the application must be submitted to both the **Agent and the Registration Section** of the Department of Development Planning of the City of Johannesburg by e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za **by no later than 22 February 2023.** Please indicate the Council reference number and site description on all communication.

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding **Code:** 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 84 OF 2023**CITY OF JOHANNESBURG****NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR SECURITY REASONS**

Notice is hereby given that the City of Johannesburg, pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the Greater Orchards Closure No. 425. The Security Access Restriction was originally advertised for public comment on 24-08-2022 in the Provincial Gazette for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of two years. In terms of the Municipal Systems Act 32 of 2000 appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of the City Manager

Metro Centre

Council Chamber Wing

158 Civic Boulevard

Braamfontein

citymanager@joburg.org.za

The public is duly advised that in terms of the City's policy relating to these restrictions, no person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval. No person/guard is entitled to request or demand proof of identification or to sign any register as a condition of access to an area. Any violation of the conditions of approval (as detailed in the approval documents) for the permit will result in the restriction permit being revoked.

GENERAL NOTICE 85 OF 2023**CITY OF JOHANNESBURG**

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

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

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

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Lone Hill Johannesburg	La Gratitude Watch Circle	11	L'Arc Aisle Street at its intersection with Crestwood Drive	24hour automated manned boom, Remotes, tags, cards, intercoms or biometric access systems shall not be at this closure as this may give rise to unfair discrimination. Only security guard may have remote to operate boom. Booms to be left in an upright position between 07:00 08:30 and 16:00-18:00 for traffic peak times. A separate pedestrian gate with 24 hour unlimited access. Wheelchair friendly and self-closing. Must be 750mm minimum width with 2.1m vertical clearance.

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

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

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

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

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

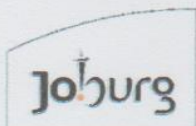
Traffic Engineering Department
JRA (PTY) Ltd.
75 Helen Joseph Street
Johannesburg

or

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

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

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



a world class African city

**City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd**

www.jra.org.za



GENERAL NOTICE 86 OF 2023

NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND THE AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTIONS 41(4), 41(6) AND 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG AMENDMENT SCHEME

I, **Hendrik Raven**, being the authorized agent of the owner(s) of **Erf 72 Melrose Estate**, hereby give notice in terms of Sections 41(4) and 41(6) read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the removal of Condition(s): **(1), (2), (4), (5) and (6)**, from Deed of Transfer No. **T32524/2022**, pertaining to the subject property and simultaneous amendment of the **City of Johannesburg** Town Planning Scheme, 2018, by the rezoning of the property described above, situated at **5 Venus Road, Melrose Estate**, from **"Residential 1"** to **"Business 3"** for a **Bridal Boutique and permitting a density of 10 dwelling Units Per hectare**, subject to certain conditions.

The nature and purpose of the application is to Remove any such restrictive conditions of Title, prohibitive to the proposed Use of the property, which is to retain the existing dwelling house, and construct a new bridal boutique, whilst permitting a maximum of 4 dwelling units on the property.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and Thuso House, 61 Jorisson Street, Braamfontein for a period of 28 days from **25 January 2023**. Copies of application documents are available from www.joburg.org.za and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections

22 February 2023

RAVEN Town Planners

Town and Regional Planners

P O Box 522359

SAXONWOLD

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : rick@raventp.co.za

GENERAL NOTICE 87 OF 2023**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 WITFONTEIN EXTENSION 109**

I, Pieter Venter 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 Metropolitan Municipality for the establishment of the township, referred to in the Annexure hereto,

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 25/01/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park or PO Box 1903, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, within a period of 28 days from 25/01/2023.

Closing date for any objections and/or comments: 22/02/2023

Dates on which notice will be published: 25/01/2023 and 01/02/2023

Address of applicant: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620 or 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel No: 011 394 1418/9. Fax: 011 075 3716. E-Mail: jhb@terraplan.co.za (Terraplan Ref DP1004).

ANNEXURE

Name of township: Witfontein Extension 109

Full name of applicant: Terraplan Gauteng Pty Ltd

Number of erven, proposed zoning and development control measures: Erven 1 and 2: Proposed Zoning: "Industrial 2" only for Warehouses and Distribution Centres, Coverage 70%, Height restriction 3 storeys (21m), FAR 0.6, Parking and Building Lines: As per Town Planning Scheme AND Zoning "Roads" for a Public Road and the R21 Expressway.

The intension of the applicant in this matter is to establish an Industrial township on the property.

Locality and description of property on which township is to be established: Located on the R21 Expressway, adjacent to the R21 Highway, just to the north of Witfontein Ext 89 (DSV development).

The proposed township is situated on a portion of the Remainder of the farm Witfontein 15 IR

25-1

GENERAL NOTICE 88 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERVEN 1741, 1742 AND 1743, BEDFORDVIEW EXTENSION 299**

I/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 1741, 1742 and 1743, Bedfordview Extension 299 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/We have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the properties described above, situated at 47 Arbroath Road (Erf 1741), 3 Viscount Road (Erf 1742) and 5 Viscount Road (Erf 1743), Bedfordview, from "Residential 1" and "Business 3" to "Business 3" for Offices and Motor Dealer but excluding Motor Workshop, subject to a coverage of 50%, height of 2 storeys, floor area ratio of 0,33 (1 000m² for the motor dealer and 800m² for offices).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Edenvale Customer Care Centre Sub Section of the City of Ekurhuleni Metropolitan Municipality, c/o Van Riebeeck and Hendrik Potgieter Avenue, Edenvale or P O Box 25, Edenvale, 1610, and at the office of Terraplan Gauteng Pty Ltd for a period of 28 days from 25/01/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Edenvale Customer Care Centre Sub Section of the City of Ekurhuleni Metropolitan Municipality c/o Van Riebeeck and Hendrik Potgieter Avenue, Edenvale or P O Box 25, Edenvale, 1610 or by email to Samke.Ngcobo@ekurhuleni.gov.za within a period of 28 days from 25/01/2023 (on or before 22/02/2023).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716, E-Mail: jhb@terraplan.co.za (Our ref: HS 3192)

25-1

GENERAL NOTICE 89 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 861 KEMPTON PARK EXTENSION 2**

I/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of ERF 861 KEMPTON PARK EXTENSION 2 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/We have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at 73 Kerk Street, Kempton Park Extension 2 from "Residential 1" to "Special" for a guesthouse restricted to 16 en-suite guestrooms, including a spaza shop (restricted to 20m²), internet café and a coffee shop, a height of 2 storeys, coverage of 50% and a floor area ratio of 1.0.

Particulars of the application will lie for inspection during normal office hours at the office of the the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 25/01/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or P O Box 13 Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 25/01/2023 (on or before 22/02/2023).

Address of the authorised agent:
Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716. E-mail: jhb@terraplan.co.za (Our ref: HS 3240)

25-1

GENERAL NOTICE 90 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 2308, 2309, 2310 (to be known as Erf 2526) Glen Erasmia Extension 40 and Erven 2312 and 2313 (to be known as Erf 2527) Glen Erasmia Extension 41 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/We have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Erven 2308, 2309, 2310 (to be known as Erf 2526) Glen Erasmia Extension 40 and Erven 2312 and 2313 (to be known as Erf 2527) Glen Erasmia Extension 41 situated on Braambos Road and Chamonix Avenue from respectively "Residential 3" and "Community Facility" to "Community Facility" subject to certain restrictive measures.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, Kempton Park CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 25/01/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, Kempton Park CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or PO Box 13 Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 25/01/2023 (on or before 22/02/2023).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716. E-mail: jhb@terraplan.co.za (Our ref: HS 3249)

25-1

GENERAL NOTICE 91 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTIONS 68, 48 AND 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of ERF 903 DUNNOTTAR hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/We have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the property described above, situated at 59 Dunning Road, Dunnottar from "Residential 1" to "Residential 3" for dwelling units with a height of 2 storeys, coverage of 50% and a floor area ratio of 0.8, and Removal of Restrictive Conditions A (g), (h), (i), (j), (k), (l), (m) and (n) in Deed of Transfer T4484/1997.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning Nigel Sub Section of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, City Planning Reception, Engineers Building, 145 Eeufees Street, c/o Eeufees and Hendrik Verwoerd Streets, Nigel for the period of 28 days from 25/01/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning Nigel Sub Section of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, City Planning Reception, Engineers Building, 145 Eeufees Street, c/o Eeufees and Hendrik Verwoerd Streets, Nigel or at P O Box 23, Nigel, 1491, or email Dirk.vRooyen@ekurhuleni.gov.za within a period of 28 days from 25/01/2023 (on or before 22/02/2023).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3264)

25-1

GENERAL NOTICE 92 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018
ERVEN 32, 33 AND 276 EASTCLIFF**

Notice is hereby given, in terms of Section's 21 & 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I/we, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme.

SITE DESCRIPTION: Erven 32, 33 and 276, Eastcliff, 2190, Street Address: 4, 8 and 10 Olifants Road

APPLICATION TYPE: Rezoning application in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016.

APPLICATION PURPOSES: Application is for the rezoning of Erven 32, 33 and 276, Eastcliff from "Residential 1" and "Business 1" to "Business 1" for a motor dealership, showrooms, service facilities, a wash bay, parts department and ancillary uses (Coverage 50%, Height 2 storeys and FAR 0,47).

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection from 8:00 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 the owner/agent and the Registration Section of the Department of Development Planning at the abovementioned address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to 0113394000, or an e-mail send to objectionsplanning@joburg.org.za by not later than 22/02/2023.

OWNER / AUTHORISED AGENT

Full name: Terraplan Gauteng Pty Ltd

Postal address: P.O. Box 1903, Kempton Park, 1620

Residential address: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park

Tel No. (w): (011) 394 1418/9, Fax No: (011) 975 3716, E-mail address: jhb@terraplan.co.za

SIGNED: Pieter le Roux **DATE:** 25/01/2023

25-1

GENERAL NOTICE 93 OF 2023**CITY OF JOHANNESBURG LAND USE SCHEME, 2018
ERF 1380, BRYANSTON**

Notice is hereby given, in terms of Section's 21 & 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that I/we, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme and simultaneous removal of restrictive conditions.

SITE DESCRIPTION: Erf 1380, Bryanston, 83 Devonshire Avenue, 2191

APPLICATION TYPE: Rezoning application in terms of the Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, and Removal of Restrictive Conditions in terms of the Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016.

APPLICATION PURPOSES: Application is for the rezoning and removal of restrictive conditions of Erf 1380, Bryanston from "Residential 1" to "Residential 2", subject to a height of 3 storeys, coverage of 50% for 1 & 2 storeys and 40% for 3 storeys, floor area ratio of 1.2 and a density of 8 units per hectare (maximum 3 dwelling units). Application is for the removal of restrictive conditions (c) to (s) and (i) & (ii) – definitions as contained in Title Deed T31341/1985 of Erf 1380 Bryanston.

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein and at the offices of Terraplan Gauteng Pty Ltd.

Any objection or representation with regard to the application must be submitted to both the owner /agent and the Registration Section of the Department of Development Planning at the abovementioned address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za by not later than 22/02/2023.

OWNER / AUTHORISED AGENT

Full name: Terraplan Gauteng Pty Ltd

Postal address: P.O. Box 1903, Kempton Park, 1620

Residential address: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park

Tel No. (w): (011) 394 1418/9, Fax No: (011) 975 3716, E-mail address: jhb@terraplan.co.za

SIGNED: Pieter Venter

DATE: 25/01/2023

25-1

GENERAL NOTICE 94 OF 2023**CITY OF JOHANNESBURG**

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

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

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

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Bryanston Johannesburg	St Audley Baker Street Closure	128	St Audley Road at its intersection with St James Crescent St Audley Road at its intersection with Bryanston Drive Baker Street at its intersection with Devonshire Avenue	24hour automated manned boom, Remotes, tags, cards, intercoms or biometric access systems shall not be at this closure as this may give rise to unfair discrimination. Only security guard may have remote to operate boom. Booms to be left in an upright position between 07:00 08:30 and 16:00-18:00 for traffic peak times. A separate pedestrian gate with 24 hour unlimited access. Wheelchair friendly and self-closing. Must be 750mm minimum width with 2.1m vertical clearance. Locked palisade gate capable of being opened in case of an emergency. Pedestrian gate with limited access between 05:00-22:00 daily, wheelchair friendly and self-closing. Must be 750mm minimum width with 2.1m vertical clearance.

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

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

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

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

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

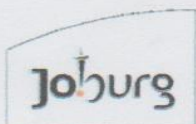
Traffic Engineering Department
JRA (PTY) Ltd.
75 Helen Joseph Street
Johannesburg

or

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

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

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



**City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd**

www.jra.org.za



GENERAL NOTICE 95 OF 2023
CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, have applied to the City of Johannesburg for an amendment to the land use scheme by the rezoning of the property from "Business 4" subject to conditions to "Business 4" subject to amended conditions. The effect of the application will be to increase the permissible Floor Area and Height, to allow for a showroom in addition to the offices and to amend the Building Line and parking conditions applicable to the property.

SITE DESCRIPTION: ERF 4335 BRYANSTON EXTENSION 23.
STREET ADDRESS: NO 1 GEORGIAN CRESCENT, BRYANSTON EXTENSION 23.
APPLICATION TYPE: REZONING
COUNCIL REF NO : 20-02-4513

The purpose of the application will be to permit alterations and additions to the structures on the property. The proposed structure will be 4 storeys and the proposed FAR will increase to 0,8 allowing for a small showroom not exceeding 100m².

A copy of the application documentation will be supplied by the Authorised Agent, Beth Heydenrych, on request and free of charge, to any interested party. This information can be requested by sending an e-mail to admin@tplanning.co.za or by phoning 072-172-5589. The City Council will also ensure that the application can be viewed on their e-platform (www.joburg.org.za)

Any objections or representations with regard to the application must be submitted to the Registration Section of the Department of Development Planning, Room 8100, 8th Floor, A Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or via e-mail to objectionsplanning@joburg.org.za or to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339-4000 by no later than 22 February 2023. All objections must also be sent to the Authorised Agent at admin@tplanning.co.za. All objections must state the City Council Reference number (20-02-4513).

Any objections 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.

AUTHORISED AGENT: Beth Heydenrych Town Planning Consultant, P.O. Box 2444, Fourways, 2055
No 40 Wessel Road, Rivonia
Cell: 072 172 5589
admin@tplanning.co.za
Date of Advertisement: 25 January 2023

GENERAL NOTICE 96 OF 2023

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

SITE DESCRIPTION: PORTION 1 OF ERF 160 HURLINGHAM
STREET ADDRESS: NO 15 FIFE AVENUE, HURLINGHAM
APPLICATION TYPE: REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE
COUNCIL REF NO : 20/13/3869/2022

The purpose of the application will be to permit the removal of restrictive conditions, specifically pertaining to the building line, from the Deed of Transfer in order to allow for the approval of Building Plans for certain structures on the property. Other conditions will also be removed.

A copy of the application documentation will be supplied by the Authorised Agent, Beth Heydenrych, on request and free of charge, to any interested party. This information can be requested by sending an e-mail to admin@tplanning.co.za or by phoning 072-172-5589. The City Council will also ensure that the application can be viewed on their e-platform (www.joburg.org.za)

Any objections or representations with regard to the application must be submitted to the Registration Section of the Department of Development Planning, Room 8100, 8th Floor, A Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or via e-mail to objectionsplanning@joburg.org.za or to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339-4000 by no later than 22 February 2023. All objections must also be sent to the Authorised Agent at admin@tplanning.co.za. All objections must state the City Council Reference number (20/13/3869/2022).

Any objections 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.

AUTHORISED AGENT: Beth Heydenrych Town Planning Consultant, P.O. Box 2444, Fourways, 2055
No 40 Wessel Road, Rivonia
Cell: 072 172 5589
admin@tplanning.co.za
Date of Advertisement: 25 January 2023

GENERAL NOTICE 97 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, CITY CONSULT URBAN PLANNERS, being the applicant on behalf of the owner of Erf 1035 Sinoville 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 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 abovementioned property. The property is situated at No 259 Blyde Avenue, Sinoville. The application is for the removal of conditions A, B(a) to B(g) and C(a) to C(e) from Deed of Transfer T53965/1994. The intention of the applicant in this matter is to remove conditions relating to the building line restriction along the street boundary, as well as other redundant and irrelevant conditions in the relevant Title Deed, to obtain building plan approval for all existing and proposed buildings.

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 25 January 2023 until 22 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 advertisement in the Provincial Gazette, Die Beeld and The Star. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal Offices: City Planning, Development and Regional Services, Middestad Building, 7th Floor, 252 Thabo Sehume street, Municipal Offices, Pretoria. **Address of Applicant:** PO Box 35974, Menlo Park, 0102. **Cell Number:** 072 444 6850. **E-mail:** charlotte@cityconsult.co.za. Dates on which notice will be published: **25 January 2023 and 1 February 2023.**

Closing dates for any objections and/or comments: **22 February 2023.**

Item No: 36923

25-1

ALGEMENE KENNISGEWING 97 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR OPHEFFING VAN BEPERKENDE TITELVOORWAARDES INGEVOLGE ARTIKEL 16(2) VAN STAD TSHWANE GRONDGEbruikBESTUURSVERORDENING, 2016**

Ons, CITY CONSULT STADSBEPLANNERS, synde die aansoeker namens die eienaar van Erf 1035 Sinoville gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die Titellakte van bogenoemde eiendom in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016. Die eiendom is geleë te Blydelaan 259, Sinoville. Die aansoek is vir die opheffing van voorwaardes A, B(a) tot B(g) en C(a) tot C(e) in Titellakte T53965/1994. Die applikant is van voorneme om die voorwaardes rakende boulynbeperkings langs die straatgrens, asook ander oorbodige en irrelevante voorwaardes in die betrokke Titellakte op te hef, ten einde bouplangoedkeuring te bekom vir alle bestaande en voorgestelde geboue op die betrokke eiendom.

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: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word binne 'n tydperk van 28 dae vanaf 25 Januarie 2023 tot 22 Februarie 2023. Volledige besonderhede en planne (indien enige) lê ter insae gedurende normale kantoorure 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, Die Beeld en The Star. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit versoek word deur sodanige afskrif deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die applikant by indiening van die aansoek 'n afskrif elektronies stuur of die aansoek publiseer, met 'n bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant moet verseker dat die afskrif gepubliseer of wat aangestuur word aan enige belanghebbende en geaffekteerde party die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-posadres of ander wyse moet voorsien waardeur die gemelde kopie elektronies verskaf moet word. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en te verkry nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, nie as gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestad Gebou, 7e Vloer, Thabo Sehume straat 252, Munisipale Kantore, Pretoria. **Adres van Aansoeker:** Posbus 35974, Menlopark, 0102. **Selnommer** 072 444 6850. **E-Pos:** charlotte@cityconsult.co.za. Datums waarop kennisgewing sal verskyn: **25 Januarie 2023 en 1 Februarie 2023.**

Sluitingsdatum vir enige besware en/of kommentare: **22 Februarie 2023.** **Item Nr: 36923**

25-1

GENERAL NOTICE 98 OF 2023

**NOTICE OF APPLICATION FOR AMENDMENT OF CITY OF JOHANNESBURG LAND USE
SCHEME, 2018 IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY –LAW, 2016 ON ERF 100 WOODMEAD**

APPLICATION PURPOSES

To Rezone from “**Residential 1**” to “**Business 1**” in order to acquire business 1 land use right plus billboards Advertising Rights and storage as per the city of Johannesburg land use scheme, 2018 on erf 100 Woodmead through the amendment of land use scheme in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016.

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): ERF 100
Township (Suburb) Name: Woodmead
Street address: 51 Lincoln Street code: 2191

Members of the public/interested parties will have the opportunity to inspect the application during office hours at the City of Johannesburg Metropolitan Municipality on the 8th Floor, Registration Counter of the Department of Development Planning, Metro Centre, A-Block, 158 Civic Boulevard, Johannesburg. A desk will be available for the public / interested parties to inspect the application, only by arrangement and on request. To request this option, please make direct contact with the registration counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application.

Any objection or representation with regard to the application must be submitted to both the owner /agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than **09 February 2023 (25 January 2023 to 09 February 2023)** (state date – 28 days from the date on which the application notice was first displayed). 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.

OWNER / AUTHORISED AGENT

Full name: Napyane Services (Pty) LTD
Postal Address: 87 Broadacres Drive, Dainfern
Tell No/Cell: 061 498 9081
Email address: napyaneservices@gmail.com
DATE: 25 January 2023

GENERAL NOTICE 99 OF 2023**NEWSPAPER ADVERTISEMENT FOR A SIMULTANEOUS REMOVAL OF RESTRICTIVE OR OBSOLETE CONDITIONS AND AMENDMENT TO THE LAND USE SCHEME
AMENDMENT SCHEME 20-02-4481 OF CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, read with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I **Josef Johannes Jordaan**, applied to City of Johannesburg for the simultaneous removal of restrictive or obsolete conditions and amendment to the Land Use Scheme (Rezoning) of Erf 2103 Bryanston situated at 46 Brooke Avenue, Bryanston.

The purpose of the application is the following:

- 1) Simultaneous removal of restrictive or obsolete conditions to remove definition (ii) and conditions (c), (d), (e), (f), (f)(i), (f)(ii), (f)(iii), (g), (h), (j), (k), (l), (m), (n)(i), (n)(ii), (o), (q), (r)(i), (r)(ii), (s), (t) and (u) from Deed of Transfer T 43545 / 1973; and
- 2) Rezoning of the property to apply for an overall density of 40 units per hectare to allow a maximum of sixteen (16) full title "Residential 1" dwelling houses and one (1) "Special" for private access / street erf.

Particulars of the application will lie open for inspection on the following platforms:

1. The authorized agent will be responsible to provide any interested party free of any costs, on request, with a copy of such documents:
E-mail: johann@equityconsultancy.co.za
2. The application will be placed on the City's e-platform for access by the public to inspect the application. (www.joburg.org.za).

Any objection or representation with regard to the application must be submitted timeously to both the agent and the Registration Section of the Department of Development Planning at City of Johannesburg, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Loveday Street, Braamfontein, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to ObjectionsPlanning@joburg.org.za, by not later than 22 February 2023 (28 days from the date on which the application notice was first displayed).

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.

Authorised Agent: Josef Johannes Jordaan

Postal Address of Agent: PO Box 4366, RIETVALLEIRAND, 0174

Physical Address of Agent: Byls Bridge Office Park, 2nd Floor, Block C (Building 14), 11 Byls Bridge Boulevard (cnr Jean Ave & Olievenhoutbosch Road), Centurion, 0169.

Cell: 082 499 1474, E-mail: johann@equityconsultancy.co.za

GENERAL NOTICE 100 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and the removal of restrictive conditions.

Site description: **ERF 15 MORNINGSIDE MANOR (located at 9 Gary Avenue, Morningside Manor).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Residential 2" (26 dwelling units per hectare) permitting 10 dwelling units / residential portions) subject to conditions and the removal of restrictive conditions. The site may be subdivided into ten residential portions and an access portion.

Application purpose: The purpose of the applications is to increase the residential density to permit 10 dwelling units / residential portions and the removal of redundant and restrictive title conditions.

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

The above application will be open for inspection on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application's reference numbers are rezoning 20-02-4528 and removal of restrictive conditions 20/13/4276/2022 The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **25 JANUARY 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **22 FEBRUARY 2023**.

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

GENERAL NOTICE 101 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and the removal of restrictive conditions.

Site description: **ERF 64 DUNKELD WEST (located at 222 Jan Smuts Avenue, corner Kent Road, Dunkeld West).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Business 4" (including a clinic) subject to conditions and the removal of restrictive conditions.

Application purpose: The purpose of the applications is to permit a medical clinic and the removal of redundant and restrictive title conditions prohibiting a non-residential land use.

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

The above application will be open for inspection on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application's reference numbers are rezoning 20-01-4545 and removal of restrictive conditions 20/13/4374/2022 The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **25 JANUARY 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **22 FEBRUARY 2023**.

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

GENERAL NOTICE 102 OF 2023

NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 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 Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018), and the removal of restrictive conditions.

Site description: **Erf 1951 Florida Extension 3 (located at 7 Koppie Street, Florida Extension 3).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 3 permitting fifteen (15) dwelling units and the removal of restrictive conditions.

Application purpose: The purpose of the application is to increase the residential density to permit fifteen (15) dwelling units and to remove certain conditions from the Title Deed prohibiting the property from being re-developed at a higher density.

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

The above application will be open for inspection on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application's reference numbers are rezoning 20-05-4509 and removal of restrictive conditions 20/13/4177/2022 The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **25 JANUARY 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **22 FEBRUARY 2023**.

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

GENERAL NOTICE 103 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-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018).

Site description: **Remainder of Erf 1215 Houghton Estate (located at 41 First Avenue, Houghton Estate).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 3 permitting eight (8) dwelling units.

Application purpose: The purpose of the application is to increase the residential density to permit eight (8) dwelling units/portions and an access portion if required.

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

The above application will be open for inspection on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application reference number is rezoning 20-01-4555. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **25 JANUARY 2023**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **22 FEBRUARY 2023**.

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

GENERAL NOTICE 104 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Magnus Herman Adolf Wessels from NewPlan Town Planning Pty Ltd, being the applicant in my capacity as the authorized agent acting for the owner of Remaining Extent of Erf 67, Menlo Park, 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 rezoning in terms of Section 16(1), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of Remaining Extent of Erf 67, Menlo Park. The property is situated at 28 Third Street in Menlo Park. The rezoning is from "Special" for One Dwelling House or Guest House to "Residential 1". The intension of the application is to revert to the original residential zoning. Any objection and comments, including the grounds for such objections and comments with full contact details, without which the municipality cannot correspond with the person or body submitting the objections and 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 25 January until 22 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 this notice in the Provincial Gazette, Citizen and Beeld. Should any interested or affected party wish to obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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 the 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 the 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. Centurion Municipal Offices: Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for objections and comments: 22 February 2023. Address of applicant: 652 Kwartsiet Avenue, Morelea Park. PO Box 40224, Moreleta Ridge, 0044. Telephone no: 0838226712 Email: info@newplan.co.za. Dates on which notice will be published: 25 January and 1 February 2023. Reference: Item No 36670

25-1

ALGEMENE KENNISGEWING 104 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Magnus Herman Adolf Wessels van NewPlan Town Planning Edms Bpk, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Oorblywende Restant van Erf 67, Menlo Park, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening 2016, dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), deur die herosnering in terme van Artikel 16(1) van die Tshwane Grondgebruikbestuur Verordening, 2016 van Oorblywende Restant van Erf 67, Menlo Park. Die eiendom is geleë te Third Straat 28 in Menlo Park. Die herosnering is vanaf "Spesiaal" vir Een Woonhuis of Gastehuis na "Residentieel 1". Die doel van die aansoek is om die erf terug te vat na die oorspronklike residentieel soneering. Enige beswaar en kommentaar, insluitend die gronde vir die beswaar en kommentaar met volledige kontak besonderhede, waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en kommentaar gelewer het nie, moet skriftelik by of tot Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by cityp_registration@tshwane.gov.za ingedien of gerig word vanaf 25 Januarie tot 22 Februarie 2023. Volledige besonderhede en planne, indien enige mag gedurende gewone kantoorure geïnspekteer word by die munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette, Citizen en Beeld koerante. Sou enige belanghebbende of geïmpakteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Addisioneel, kan die applikant wanneer die aansoek ingedien word, 'n afskrif daarvan elektronies aanstuur of publiseer op hulle webtuiste, indien enige, tesame met die bevestiging van die munisipaliteit van volledigheid. Die applikant sal seker maak dat die afskrif wat gepubliseer of aangestuur word aan belanghebbende en geïmpakteerde party die afskrif is wat by die munisipaliteit ingedien was by newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde 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 geïmpakteerde 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. Centurion Munisipale kantore, Kamer E10, Hoek van Basden- en Rabiestrade, Centurion. Sluitingsdatum vir besware en kommentaar: 22 Februarie 2023. Adres van gemagtigde applikant: 652 Kwartsiet Laan, Moreleta Park Posbus 40224, Moreleta Rif, 0044 Tel: 0838226712 Epos: info@newplan.co.za. Datums waarop die kennisgewing geplaas word: 25 Januarie en 1 Februarie 2023. Verwysing: Item No 36670

25-1

GENERAL NOTICE 105 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF
SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW 2016:
RIETFontein RIDGE EXTENSION 16

I, **Alex van der Schyff** of the firm **Aeterno Town Planning (Pty) Ltd**, being the authorised applicant 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 to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za and alex@aeternoplanning.com from 25/1/2023 until 22/2/2023. 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, for a period of 28 days from the date of publication of the advertisement in the Provincial Gazette, from 25/1/2023. 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 the interested and affected party shall be the copy submitted to 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 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 the necessary steps to view and/or obtain a copy of the land use application, a failure by an interested and affected party, to obtain a copy of the application shall not be regarded as grounds to prohibit the processing and consideration of the application.

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

Address of applicant: Aeterno Town Planning (Pty) Ltd, 338 Danny Street, Lynnwood Park, Pretoria, PO Box 1435, Faerie Glen, 0043. Tel 0123485081. Cell 0824435008.
alex@aeternoplanning.com

Dates on which the application will be published: 25/1/2023 and 1/2/2023

ANNEXURE

Name of the township: Rietfontein Ridge Extension 16

Full name of applicant: Aeterno Town Planning (Pty) Ltd on behalf of Balwin Properties Limited (Registration No: 2003/028851/06).

Number of erven, proposed zoning and development controls measures: The township shall consist of 2 erven.

Erf 1 shall be zoned "Special" for Drive-Through Restaurants, Veterinary clinic including animal care facility and dog parlour, Fruit and Vegetable market, Restaurants (Food court), Car Wash, electric car charging station and any other subsidiary and related uses. This erf shall be subject to a Coverage of 30%, a height restriction of 2 storeys and a Floor Area Ratio of 0,2.

Erf 2 shall be zoned "Business 1". The erf shall be subject to a Coverage of 45%, a height restriction of 3 storeys and a Floor Area Ratio of 0,4.

The intention of the applicant in this matter is to develop a shopping centre on the land to serve the Mooikloof Mega City development and surrounds.

Locality and description of property on which the township is to be establishment: Part of Portion 1046 of the farm Rietfontein 375 JR located on Garsfontein Drive opposite Mooikloof Glen
Reference number – Item No 36746

25-1

ALGEMENE KENNISGEWING 105 VAN 2023**ALGEMENE KENNISGEWING VAN 2023****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE STIGTING VAN 'N DORP IN TERME VAN ARTIKEL
16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016:
RIETFontein RIDGE UITBREIDING 16**

Ek, **Alex van der Schyff** van **Aeterno Stadsbeplanning (Edms) Bpk** synde die gemagtigde applikant gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuursbywet, 2016, soos verwys in die Bylae wat volg. Enige beswaar of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persone se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 001 of na CityP_Registration@tshwane.gov.za en alex@aeternoplanning.com vanaf 25/1/2023 tot 22/2/2023. Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure besigtig kan word by die Munisipale kantore en die kantore van die applikant soos hieronder uiteengesit, vir n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, naamlik 25/1/2023.

Indien enige belanghebbende of geaffekteerde party n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan n afskrif van die Munisipaliteit versoek word deur die volgende kontakbesonderhede: **newlanduseapplications@tshwane.gov.za**. Daarbenewens kan die applikant by indiening van die aansoek n kopie elektronies deurstuur, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopieë of die aansoek publiseer op hulle webwerf. Die applikant sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat saam met die Munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is. Ten einde n afskrif van die aansoek te bekom moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektroniese te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op n manier wat inbreuk maak op die regte van die applikant nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, sal die versuim deur n belanghebbende en geaffekteerde party om n afskrif van die aansoek te bekom nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale Kantore: Centurion Munisipale kantore, Hoek van Basden en Rabie Straat, Kamer E10.

Adres van gemagtigde agent: Aeterno Town Planning (Edms) Bpk, 338 Danny Straat, Lynnwood Park, Pretoria, 0081, Posbus 1435, Faerie Glen, 0043. Tel 0123485081. Sel 0824435008. alex@aeternoplanning.com

Datums van publikasie van die kennisgewing: 25/1/2023 en 1/2/2023

BYLAE

Naam van voorgestelde dorp: Rietfontein Ridge Uitbreiding 16

Volle name van applikant: Aeterno Town Planning (Edms) Bpk names Balwin Properties Limited (Registration No: 2003/028851/06).

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreels: Die dorp sal bestaan uit 2 erwe.

Erf 1 sal gesoneer word as "Spesiaal" vir deur-ry restaurant, veeartsenykliniek, vrugte en groente mark, restaurante (food court), kar was, elektriese motor laaistatie, en enige ander verwante en ondergestelde gebruike. Die erf sal onderhewig wees aan n dekking van 30%, n hoogte beperking van 2 verdiepings en n Vloer Ruimte Verhouding van 0,2.

Erf 2 sal gesoneer word vir "Besigheid 1" met n dekking van 45%, n hoogtebeperking van 3 verdiepings en n Vloer Ruimte Verhouding van 0,4.

Die doelwit van die applikant in hierdie geval is om n winkelsentrum op die eiendom te ontwikkel wat die Mooikloof Mega City en omgewing sal bedien.

Ligging en beskrywing van die eiendom waarop dorp gestig word: n gedeelte van Gedeelte 1046 van die plaas Rietfontein 375 JR geleë op Garsfonteinweg oorkant Mooikloof Glen.

Verwysing No – Item No 36746

25-1

GENERAL NOTICE 106 OF 2023**NOTICE OF APPLICATION FOR REZONING IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY- LAW, 2016 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)**APPLICATION TYPE:

Rezoning

APPLICATION PURPOSE:

To rezone from "Residential 3" to "Residential 1 including offices"

SITE DESCRIPTION:

Erf Number: 356

Township Name: Emmarentia Ext 1

Street Address: 163 Barry Hertzog Avenue, Emmarentia

The above application made in terms of the City Of Johannesburg Municipal Planning By- Law, 2016, will be open for inspection online at <https://eservices.joburg.org.za/> click on "Land Use", then "Land Use Management" and then "Advertised Land Use Applications". Application documents can also be found on www.kipd.co.za/downloads.

Any objection or representation with regard to the application must be submitted to both the agent and the City of Johannesburg Department of Development Planning, 8th Floor, 156 Civic Boulevard, Braamfontein, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by **no later than 22 February 2023**. Objectors must include their telephone numbers, email addresses and physical addresses.

Name and address of Agent : KIPD (Pty) Ltd , 47 3rd Street, Linden, 2195

Tel Nr: (011) 888 8685

Cell Nr: 084 440 5957

Email Address: raeesa@kipd.co.za

Date of First Publication: 25 January 2023

GENERAL NOTICE 107 OF 2023**NOTICE OF APPLICATION FOR SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY- LAW, 2016 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)**APPLICATION TYPE:

Rezoning and removal of restrictive conditions

APPLICATION PURPOSE:

To rezone from "Residential 1" to "Business 1" and the removal of conditions 10. 11. and 13 from Title Deed T6232/2014.

SITE DESCRIPTION:

Erf Number: 573 Township Name: Glenanda

Street Address: 99 Vorster Avenue, Glenanda

The above application made in terms of the City Of Johannesburg Municipal Planning By- Law, 2016, will be open for inspection online at <https://eservices.joburg.org.za/> click on "Land Use", then "Land Use Management" and then "Advertised Land Use Applications". Application documents can also be found on www.kipd.co.za/downloads.

Any objection or representation with regard to the application must be submitted to both the agent and the City of Johannesburg Department of Development Planning, 8th Floor, 156 Civic Boulevard, Braamfontein, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email sent to objectionsplanning@joburg.org.za, by **no later than 22 February 2023**. Objectors must include their telephone numbers, email addresses and physical addresses.

Name and address of Agent : KIPD (Pty) Ltd , 47 3rd Street, Linden, 2195

Tel Nr: (011) 888 8685

Cell Nr: 084 440 5957

Email Address: raeesa@kipd.co.za

Date of First Publication: 25 January 2023

GENERAL NOTICE 108 OF 2023**THE PROVINCIAL GAZETTE NOTICE IN TERMS OF SECTION 38(2)(a) OF THE MIDVAALLOCAL MUNICIPALITY LAND USE MANGEMENT BY-LAW,2016 FOR A CHANGE OF LAND USE RIGHTS**

We **Noksa 23 Development Planners**, being the Applicant of **Erf 130, Highbury Township**, hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that we have applied to the Midvaal Local Municipality for a change of land use rights also known as rezoning of the property described above, situated along Springbok Road from **“Residential 1”** to **“Business 1”** for Residential Buildings.

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, withor made in writing to: Municipality at: **25 Midvaal Local Municipality, Mitchell Street, Meyerton, 1961.**

Full particulars and plans (if any) may be inspected during normal office hours at theabove-mentioned offices, for a period of 28 days from the date of first publication ofthe advertisement in the Provincial Gazette/The Citizen newspaper; Closing date for anyobjections: **22 February 2023.** Address of applicant: **30 Viljoen Street, Krugersdorp, 1739 or info@noksa.co.za. Telephone No: 010 030 0671**

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

GENERAL NOTICE 109 OF 2023**THE PROVINCIAL GAZETTE NOTICE IN TERMS OF SECTION 38(2)(a) OF THE MIDVAALLOCAL MUNICIPALITY LAND USE MANGEMENT BY-LAW,2016 FOR A CHANGE OF LAND USE RIGHTS**

We **Noksa 23 Development Planners**, being the Applicant of **Erf 132, Highbury Township**, hereby give notice in terms of Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that We have applied to the Midvaal Local Municipality for a change of land use rights also known as rezoning of the property described above, situated along Springbok Road from **“Residential 1”** to **“Industrial 1”** for industrial purpose and warehouse.

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, withor made in writing to: Municipality at: **25 Midvaal Local Municipality, Mitchell Street, Meyerton, 1961.**

Full particulars and plans (if any) may be inspected during normal office hours at theabove-mentioned offices, for a period of 28 days from the date of first publication ofthe advertisement in the Provincial Gazette/The Citizen newspaper; Closing date for anyobjections: **22 February 2023.** Address of applicant: **30 Viljoen Street, Krugersdorp, 1739 or info@noksa.co.za. Telephone No: 010 030 0671**

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

GENERAL NOTICE 110 OF 2023

THE PROVINCIAL GAZETTE NOTICE IN TERMS OF SECTION 38(2)(a) & 51(1)(a) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016 FOR A REZONING AND SUBDIVISION

We **Noksa 23 Development Planners**, being the Applicant of **Erf 200 The De Deur Estates Limited Township**, hereby give notice in terms of Section 38(2)(a) and 51(1)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for a **subdivision of Erf 200, The De Deur Estate (into the proposed Portion 1 and the Remainder) and to rezone the proposed Portion 1 from "Residential 1" to "Industrial 1" with an annexure for Commercial Purposes and fuel depot (with a capacity of 78 000l)**. The property is situated on Weilback Road along R551.

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: Municipality at: **25 Midvaal Local Municipality, Mitchell Street, Meyerton, 1961**

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette/The Citizen newspaper; Closing date for any objections: **22 February 2023**. Address of applicant: **30 Viljoen Street, Krugersdorp, 1739 or info@noksa.co.za. Telephone No: 010 030 0671**

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

Description of land:**Number and area of proposed portions:**

Proposed Portion 1 in extent approximately 2 hectares

Proposed Remainder, in extent approximately 3,6528 hectares

TOTAL 5,6528 hectares

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 6 OF 2023****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY**
PORTIONS 12,16,17,18 AND 30 OF ERF 4 VANDERBIJL PARK

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, by the rezoning of Portions 12, 16, 17, 18 and 30 (portions of portion 2) of Erf 4 Vanderbijl Park from "Special" with an annexure for a drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade shops and with the special consent of the local authority for any other use, excluding noxious uses to Special" with an annexure for a drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade shops, institutions and with the special consent of the local authority for any other use, excluding noxious uses, and the simultaneous amendment of Conditions I. in Title Deed T030313/2010 (Ptn 12), Condition G in Title Deed T76220/2012 (Ptn 16), Condition G in Title Deed T42185/2013 (Ptn 17), Condition G in Title Deed T64510/2011 (Ptn 18) & Condition G in Title Deed T95573/2016 (Ptn 30)

The above will come into operation on 25 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 H1746.

MR APRIL NTULI, ACTING MUNICIPAL MANAGER

25 January 2023

Notice Number: DP45/2022

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

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**

18-25

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 besigtig of 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 deurgesleutel 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

18–25

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 studentebehuisingsinstelling." 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 Lytteltonword, 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 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 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 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 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 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

PROVINCIAL NOTICE 38 OF 2023
EKURHULENI METROPOLITAN MUNICIPALITY
(TEMBISA CUSTOMER CARE CENTRE)
CLOSURE OF PARK ERF 754 SEOTLOANA TOWNSHIP

Notice is hereby given in terms of sections 67 and 68 of the Local Government Ordinance, 1939 that the Ekurhuleni Metropolitan Municipality intends to close permanently Park Erf 754 Seotloana Township.

A plan showing the position and boundaries of the Erf 754 Seotloana Township that are to be closed is open for inspection for a period of thirty (30) days in the office of Real Estate Department, Level 4, Civic Centre, Cnr C R Swart and Pretoria Street, Kempton Park from 25 January 2023 on Mondays to Fridays from 08:00 to 16:30.

Any person who has any objection to the proposed closure of the portion of the said erven and streets or who will have any claim for compensation if the aforesaid closure is carried out, shall lodge their objection or claim in writing with the Manager: Real Estate Department (Kempton Park) by not later than 22 February 2023.

Date: 25 January 2023

Notice Number:

25-1

PROVINSIALE KENNISGEWING 38 VAN 2023

EKURHULENI METROPOLITAANSE MUNISIPALITEIT**(TEMBISA KLIËNTE DIENSSENTRUM)****SLUITING VAN 'PARK ERF 754 SEOTLOANA**

Kennis geskied hiermee kragtens artikels 67 en 68 van die Ordonnansie op Plaaslike Bestuur, 1939 dat die Ekurhuleni Metropolitaanse Munisipaliteit van voornemens is om Park Erf 754 Seotloana permanent te sluit.

'n Plan wat die ligging en grense van die gedeelte van Park Erf 754 Seotloana wat gesluit gaan word aandui, lê vanaf 25 January 2023 vir n periode van dertig (30) dae op Maandae tot Vrydae van 08:00 tot 16:30 in die kantoor van Real Estate Departement, Vloer 4, Burgersentrum, Cnr C R Swart en Pretoria Straat, Kempton Park ter insae.

Iedereen wat beswaar teen die voorgestelde sluiting van die gedeelte van die gemelde erf het of wat enige eis tot skadevergoeding sal hê indien voormelde sluiting uitgevoer word, moet sy beswaar of eis skriftelik by die Bestuurder: Regs en Administratiewe Dienste, Kempton Park indien nie later nie as op 22 February 2023.

NOTICE 1/2017

CIVIC CENTRE

P O BOX 13

KEMPTON PARK

1620

Datum: 25 Januarie 2023

25-1

PROVINCIAL NOTICE 39 OF 2023

MOGALE CITY LOCAL MUNICIPALITY

NOTICE FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 66 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018; AND CONSENT USE IN TERMS OF SECTION 43 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018.

We, **Smit and Fisher Planning (Pty) Ltd**, being the authorised agent of the owner of **Holding 25 of Steynsvlei Agricultural Holdings**, hereby give notice that we have applied to the Mogale City Local Municipality for the Removal of Restrictive Conditions 1(B)(iv) and (V) in Deed of Transfer T44479/2016 applicable on the above-mentioned property, in terms of Section 66 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018; and simultaneous Consent Use in terms of Section 43 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018, in order to erect a telecommunications mast and base station on part of the property. The property is situated at 25 Annie Road, Steynsvlei and is zoned "Agricultural with Annexure".

Any objection(s) and/or representation, including the grounds for such objection(s) and/or representations with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or representations shall be lodged with, or made in writing to **both** the applicant and the Department of Development Planning at the below mentioned address or posted Municipal Manager: Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740, from 25 January 2023 (the date of the publication of the notice), until 22 February 2023 (28 days from the date of the publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices from 08:00 to 15:30 as set out below, for a period of 28 days from the date of the first publication of the advertisement in the Provincial Gazette and Citizen newspaper.

Address of Municipal Offices: Department of Development Planning, Mogale City Municipal offices FurnCity Building, First Floor, C/O Human and Monument streets, Krugersdorp, 1740

Name and Address of applicant:

Smit and Fisher Planning (Pty) Ltd

371 Melk Street, Nieuw Muckleneuk, 0027 or P. O. Box 908, Groenkloof, 0027

Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: khanyisile@sfplan.co.za

Dates on which notice will be published: 25 January 2023 and 1 February 2023

Closing date for any objections: 22 February 2023

Our Reference: Country Place (ATC)

25-1

PROVINCIAL NOTICE 40 OF 2023

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal by-law 2016 and the Approved Nodal Policy 2019/2020 that I, the undersigned, have applied to the City of Johannesburg for the amendment to the Johannesburg Land Use Scheme 2018, for Erf 521 & 522 from "Residential 1" to "Special". **SITE DESCRIPTION:** Erf No. 521 & 522 Greenside **STREET ADDRESS** 41&42 Gleneagles Road, Greenside 2034 **APPLICATION PURPOSE:** To permit the use of the site for residential units, offices, showrooms and small-scale retail, community services and ancillary uses in terms of the **Approved Nodal Policy 2019/2020**. This application will be open for inspection on the e-platform of the City of Johannesburg: www.joburg.org.za. On request, the agent being Gurney & Associates, can provide any interested party with an electronic copy free of charge. Any objections or representation regarding this application must be submitted both to the agent and the Registration Section of the Department of Development Planning by post to P.O. Box 30733 Braamfontein, 2017, or e-mail sent to ObjectionsPlanning@joburg.org.za by not later than 28 days from 1 February 2023. **NAME AND ADDRESS OF AUTHORISED AGENT:** Gurney & Associates, PO Box 72058 Parkview 2122, 32 Kinross Road, Parkview, 2193. (Cell) 083 604 0500. E-mail address: gurney@global.co.za

PROVINCIAL NOTICE 41 OF 2023**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY****NOTICE FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, **Smit and Fisher Planning (Pty) Ltd**, being the authorised agent of the owner of **Holding 59, Chartwell Agricultural Holdings**, hereby give notice that we have applied to the City of Johannesburg Metropolitan Municipality for the removal of restrictive conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of Conditions 1(b)(i), 1(c)(iv) and 1(c)(v) in Deed of Transfer T70258/2014, applicable on the above-mentioned property, in order to erect a telecommunications mast and base station on part of the property. The property is situated at Plot 59 Runnymede avenue, Chartwell Agricultural Holdings and is zoned "Undetermined".

Any objection(s) and/or representation, including the grounds for such objection(s) and/or representations with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or representations shall be lodged with, or made in writing to **both** the applicant and the Registration Section of the Department of Development Planning at the below mentioned address or posted to P. O. Box 30733, Braamfontein, 2017 or a facsimile to (011) 339 4000 or an e-mail to objectionsplanning@joburg.org.za from 25 January 2023 (*the date of the publication of the notice*), until 22 February 2023 (28 days from the date of the publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices from 08:00 to 15:30 as set out below, for a period of 28 days from the date of the publication of the advertisement in the Provincial Gazette and Citizen newspaper.

Address of Municipal Offices: Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, 2001.

Name and Address of applicant:

Smit and Fisher Planning (Pty) Ltd

371 Melk Street, Nieuw Muckleneuk, 0027 or P. O. Box 908, Groenkloof, 0027

Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: khanyisile@sfplan.co.za

Date on which notice will be published: 25 January 2023

Closing date for any objections: 22 February 2023

Reference: 20/13/4172/2022 **Our Ref:** UML 171 7th Road (59)

PROVINCIAL NOTICE 42 OF 2023**MOGALE CITY LOCAL MUNICIPALITY****NOTICE FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 66 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018; AND CONSENT USE IN TERMS OF SECTION 43 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018.**

We, **Smit and Fisher Planning (Pty) Ltd**, being the authorised agent of the owner of **Holding 25 of Steynsvlei Agricultural Holdings**, hereby give notice that we have applied to the Mogale City Local Municipality for the Removal of Restrictive Conditions 1(B)(iv) and (V) in Deed of Transfer T44479/2016 applicable on the above-mentioned property, in terms of Section 66 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018; and simultaneous Consent Use in terms of Section 43 of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018, in order to erect a telecommunications mast and base station on part of the property. The property is situated at 25 Annie Road, Steynsvlei and is zoned "Agricultural with Annexure".

Any objection(s) and/or representation, including the grounds for such objection(s) and/or representations with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or representations shall be lodged with, or made in writing to **both** the applicant and the Department of Development Planning at the below mentioned address or posted Municipal Manager: Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740, from 25 January 2023 (the date of the publication of the notice), until 22 February 2023 (28 days from the date of the publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices from 08:00 to 15:30 as set out below, for a period of 28 days from the date of the first publication of the advertisement in the Provincial Gazette and Citizen newspaper.

Address of Municipal Offices: Department of Development Planning, Mogale City Municipal offices FurnCity Building, First Floor, C/O Human and Monument streets, Krugersdorp, 1740

Name and Address of applicant:

Smit and Fisher Planning (Pty) Ltd

371 Melk Street, Nieuw Muckleneuk, 0027 or P. O. Box 908, Groenkloof, 0027

Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: khanyisile@sfplan.co.za

Dates on which notice will be published: 25 January 2023 and 1 February 2023

Closing date for any objections: 22 February 2023

Our Reference: Country Place (ATC)

25-1

PROVINCIAL NOTICE 43 OF 2023**PROVINCIAL GAZETTE / NEWSPAPER ADVERTISEMENT FOR
SIMULTANEOUS AND OR COMBINED APPLICATIONS FOR:
REMOVAL OF RESTRICTIONS AND SUBDIVISION APPLICATIONS.****NOTICE OF APPLICATIONS FOR THE SIMULTANEOUS AND OR COMBINED APPLICATIONS IN
TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 (ERF 889 RYNFIELD)**

I, Hermann Joachim Scholtz on behalf of The Town Planner And Company, being the authorized agent of the owner of Erf 889 Rynfield, which is situated at 11 De Mist Street, Rynfield, 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 (Benoni Sub Section) for the following applications:

- i) removal of certain conditions contained in the Title Deed T035962/08 of the property and
- ii) for the subdivision of Erf 889 Rynfield.

Particulars of the application will lie for inspections during normal office hours at the Manager, Town Planning, Benoni CCC, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones and Elston Avenue, Benoni, for a period of 28 days from the 25th of January 2023. Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning Benoni Sub Section at the above address or Private Bag X014, Benoni, 1500 or by email to Mdumiseni.Mkhize@ekurhuleni.gov.za, within a period of 28 days from 25 January 2023.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 14327 | Farrarmere | Benoni | 1518 | info@thetownplannerandcompany.co.za | www.thetownplannerandcompany.co.za

25-1

PROVINCIAL NOTICE 44 OF 2023**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. (CRYSTAL PARK EXTENSION 86)**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones and Elston Avenue, Benoni, for a period of 28 days from the 25th of January 2023.

Objections to or representations in respect of the applicant must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality at the above address or at Private Bag X014, Benoni, 1500 or by email to Mdumiseni.Mkhize@ekurhuleni.gov.za within a period of 28 days from 25 January 2023.

Closing Date for any objections and/or comments: 22nd of February 2023.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 PO Box 7775 | Birchleigh | Kempton Park | 1621 | info@thetownplannerandcompany.co.za | www.thetownplannerandcompany.co.za

Dates on which notice will be published: **25th of January 2023 and 01st of February 2023.**

ANNEXURE

Name of township: **Crystal Park Extension 86**

Full name of applicant: Hermann Joachim Scholtz on behalf of The Town Planner and Company

Number of erven, proposed zoning and development control measures:

There will be a total of three erven on the proposed Crystal Park Extension 86 township. Proposed Erf 1 will be zoned as "Industrial 2" for the purpose of a Builder's Yard and Warehouse Retail, this erf will have a coverage of 20%, at a height restriction of 2 storeys and a Floor Area Ratio of 0.4. Proposed Erf 2 will be zoned "Residential 1" for the purpose of a Dwelling House, it will have a coverage of 50% at a height restriction of 2 storeys, a density of 1 dwelling per erf and a Floor Area Ratio of Null. Proposed Erf 3 will be zoned as "Private Open Space", the zoning controls will be determined by the Municipality.

The intention of this applicant in this matter is to establish a township (Crystal Park Extension 86) on Holding 41 Fairlead Agricultural Holdings (AH). The township will consist of 3 erven, Erf 1 will be zoned "Industrial 2" for the purposes of a Builders Yard and Warehouse Retail, whilst Erf 2 will be zoned as "Residential 1" for the purpose of a Dwelling House and Erf 3 will be zoned as "Private Open Space".

The site is situated on the corner of Pretoria Road and Orchard Street in Fairlead AH, Benoni. The local area is made up of large Agricultural Holdings.

Holding 41 Fairlead AH is situated at 565 Pretoria Road, Fairlead AH.

Reference: Crystal Park Extension 86 (Holding 41 Fairlead AH)

25-1

PROVINCIAL NOTICE 45 OF 2023**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. (BREDELL EXTENSION 120)**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, Kempton Park CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park, for a period of 28 days from the 25th of January 2023.

Objections to or representations in respect of the applicant must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality at the above address or at P.O. Box 13 KEMPTON PARK 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, from 25th January 2023.

Closing Date for any objections and/or comments: 22nd of February 2023.

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 PO Box 7775 | Birchleigh | Kempton Park | 1621 | info@thetownplannerandcompany.co.za | www.thetownplannerandcompany.co.za

Dates on which notice will be published: **25th of January 2023 and 01st of February 2023.**

ANNEXURE

Name of township: Bredell Extension 120

Full name of applicant: Hermann Joachim Scholtz on behalf of The Town Planner and Company

Number of erven, proposed zoning and development control measures:

Proposed Erven 1 and 2 will be zoned as "Industrial 2" for the purpose of commercial purposes (warehouse and distribution centre only) and warehouse retail, they will each have a coverage of 30%, a height restriction of 2 storeys and a Floor Area Ratio of 0.6.

The intention of this applicant in this matter is to establish a township (Bredell Extension 120) on Portion 1 of Holding 197 Bredell Agricultural Holdings (AH). The township will consist of 2 erven which will be zoned "Industrial 2" for the purpose of commercial purposes (warehouse and distribution centre only) and warehouse retail. Remainder Extent of Portion 1 of Holding 197 Bredell AH together with the future public road will not be part of Bredell Extension 120.

The site is situated in Bredell AH, on the eastern part of Kempton Park, it is accessed via Seventh Road on its southern side, Holding 193 Bredell AH is on the northern side of the subject property whilst Holding 196 Bredell AH is on the eastern side of the subject property. Adjoining properties on the southern side of the subject property are Remainder Extent of Holding 197 and Holding 310 Bredell AH. Portion 1 of Holding 198 Bredell AH is on the western side of the subject property.

The proposed township is on Portion 1 of Holding 197 Bredell AH which is situated at 197A Seventh Road.

Reference: Bredell Extension 120 (Portion 1 of Holding 197 Bredell AH)

25-1

PROVINCIAL NOTICE 46 OF 2023**NOTICE OF APPLICATION FOR THE TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019.**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company 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/extension of boundaries, referred to in the Annexure hereto,

The Manager, Town Planning, Benoni Sub Section, City Planning, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni. The Manager, Town Planning at the above address or at Private Bag X014, BENONI, 1500.

Closing date for any objections and/or comments: **21 February 2023**

Address of the authorised agent: Lakeside Place | 18 Lakeview Crescent | Kleinfontein Lake Office Park | Benoni | 1500 | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 14327 | Farrarmere | Benoni | 1518 info@thetownplannerandcompany.co.za | www.thetownplannerandcompany.co.za

Dates on which notice will be published: **25 January, 2023** and **1 February, 2023**.

ANNEXURE

Name of township: **Norton Park Extension 64**

Full name of applicant: Hermann Joachim Scholtz on behalf of The Town Planner and Company
Number of erven, proposed zoning and development control measures:

Proposed Erf 1, 2, and 3 will be zoned Residential 3 with a coverage of 30%, at a height of 3 Storeys, F.A.R of 0.85 and a density of 70 Du/Ha.
Remainder Portion 400 and Portion 1 of Portion 399 of the Farm Vlakfontein 30-IR will be zoned Roads.

The intention of the applicant in this matter is to: Establish a Residential Township for Dwelling units.

Locality and description of property(ies) on which township is to be established:
The site is situated at 95 Thomas Road, Nortons Home Estate, Benoni, Gauteng, South Africa.

The proposed township is situated at 95 Thomas Road Nortons Home Estate.

Reference: Remainder Portion 399, Portion 400 and Portion 401 of the farm Vlakfontein 30-IR

25-1

PROVINCIAL NOTICE 47 OF 2023**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF
SECTION 16(4) READ WITH
SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
FARM PORTION PTN 156 HARTEBEESTFONTEIN 324-JR**

I, **Colani Mbuso Zwane**, of the firm **Simunye Bezalel Consultancy Group**, being the authorized 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) read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 January 2023 until 27 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 advertisement in the Provincial Gazette, & Citizen newspapers.

Address of Municipal offices: **Floor 2 Sammy Marks Sq., Church Street Pretoria Central, Pretoria, 0002.**

Closing date for any objections and/or comments: **27 February 2023.**

Address of agent: Simunye Bezalel Consultancy Group): **10th floor 96 Jorissen Street, Braamfontein, Johannesburg 2001.** Tel: 010 449 2126, Email: info@simunyebezalel.co.za

Dates of publication: **25 January 2023 and 1st February 2023.**

ANNEXURE

Full name of applicant: **Simunye Bezalel Consultancy Group**

Name of township: **FARM PORTION PTN 156 HARTEBEESTFONTEIN 324-JR**

Number of erven, proposed zoning, and development control measures: **The township will consist of two “Residential 3” erven and will include the following uses: residential units, basement, club house and recreational area: Coverage 40%, Height 04 storeys, FAR to be 1,6 and basement parking to comply with requirement.**

The intension of the applicant in this matter is to provide affordable quality housing to help meet the demand for accommodation within the City of Tshwane.

Locality and description of property on which township to be established: The proposed township is to be established on a Part of the FARM PORTION PTN 156 HARTEBEESTFONTEIN 324-JR which is situated 790 Breed Street, and south of Hornbill Crescent Montana Tuine, Pretoria, 0182

Reference: 81163007915 HBF 324-JR

(Item no: SBT/H01TE)

25-1

PROVINCIAL NOTICE 48 OF 2023**NOTICE****NOTICE OF APPLICATION FOR SIMULTANEOUS EXCISION AND REZONING OF HOLDING 3 AND 4 DWARSKLOOF AGRICULTURAL HOLDINGS, RANDFONTEIN IN TERMS OF THE PROVISIONS OF SECTION 80 AND SECTION 37 OF RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017**

Geospatial Planners' Associates being the authorized agent of the owner of **Holding 3 & 4 Dwarskloof Agricultural Holdings, Randfontein**, hereby give notice terms of the provisions of Section 80 and Section 37 of the Rand West City Local Municipality Spatial Planning and Land Use Management By – Law, 2017. It has applied to the Rand West City Local Municipality for simultaneous excision and rezoning of **Holding 3 & 4 on c/o Road 8 and 10 Dwarskloof Agricultural Holdings, Randfontein**, from "Agricultural" to "Special" for place of amusements, wedding and conference centre, guest house, restaurant, agricultural uses, and any other uses related to the main use.

Particulars of the application will lie for inspection during normal office at the Offices of Economic Development, Human Settlement and Planning – Town Planning Unit, 1st floor room no. 1, Library Building, c/o Sutherland Avenue and Pollock Street, Randfontein for 28 days of the public participation, from 25 January 2023 until 21 February 2023.

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant for 28 days of the public participation, from 25 January 2023 until 21 February 2023.

Address of an Agent(s): Geospatial Planners Associates. Email: info@geospa.co.za Cell: 065 702 6662

PROVINCIAL NOTICE 49 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, Anneri van den Heever Town Planning Services, being the authorized agent of the owners of Erf 1635 Pretoria North Extension 3 Township, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the 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 219 Kalipie Street, Pretoria North Extension 3 Township. The rezoning is from "Use zone 1: Residential 1" to "Use Zone 13: Educational" for the exclusive use of "A Place of Instruction" for 80 learners (Grade 1 to Grade 7).

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 **25 January 2023** until **22 February 2023**.

Full particulars and plans may be inspected during normal office hours at the Akasia Municipal Complex (Town Planning Office) at 485 Heinrich Avenue (Entrance Dale Street), Karen Park, Akasia, for a period of 28 days from the date of first publication of the notice in the Gauteng Provincial Gazette, Beeld and The 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 a copy through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at annerivdh@gmail.com.

Address of applicant: 48 Dahlia Street, Visagie Park, Nigel, 1491

Telephone No: 072 603 6966

Email: annerivdh@gmail.com

Dates on which notice will be published: 25 January 2023 and 1 February 2023

Closing date for any objections and/or comments: 22 February 2023.

Item No: 36557

25-1

PROVINSIALE KENNISGEWING 49 VAN 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**

Ek, Anneri van den Heever Stadsbeplanning Dienste, synde die gemagtigde agent van die eienaars van Erf 1635 Pretoria Noord Uitbreiding 3 Dorpsgebied, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 219 Kalipie Straat, Pretoria Noord Uitbreiding 3 Dorpsgebied. Die hersonering is van "Gebruiksone 1: Residensiële 1" na "Gebruiksone 13: Opvoedkundig" vir die eksklusiewe gebruik vir 'n "Plek van Onderrig" vir 80 leerders (Graad 1 tot Graad 7).

Enige besware en/of kommentare, insluitend die gronde van die besware en/of kommentare met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) of liggaam kan korrespondeer wat die besware en/of kommentare ingehandig het nie, moet ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za vanaf **25 Januarie 2023** tot **22 Februarie 2023**.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Akasia Munisipale Kompleks (Stadsbeplanning Kantore) by 485 Heinrich Laan (Ingang Dale Straat), Karen Park, Akasia, vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za of vanaf die applikant by annerivdh@gmail.com.

Adres van applikant: 48 Dahlia Straat, Visagie Park, Nigel, 1491

Telefoon Nr: 072 603 6966

E-pos: annerivdh@gmail.com

Datums waarop die kennisgewing sal verskyn: 25 Januarie 2023 en 1 Februarie 2023

Sluitingsdatum vir enige besware en/of kommentare: 22 Februarie 2023.

Item Nr: 36557

25-1

PROVINCIAL NOTICE 50 OF 2023**ADVERTISEMENT FOR THE REZONING IN RESPECT OF ERF 13149 ORLANDO**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, have applied to the City of Johannesburg for:

APPLICATION TYPE:

Rezoning

APPLICATION PURPOSES:

Application in terms of the provisions of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016, for the rezoning of Erf 13149 Orlando, subject to certain conditions, including "Institutional", in order to regularize the existing and accommodate the extension of the Elias Motsoaledi Clinic situated on the property.

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): Erf 13149 Orlando
Township (Suburb) Name: Orlando
Street Address: 58 Carr Street
Orlando **Code:** 1804
Ref Number: LUM5057/213932

Particulars of 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 the agent and the Registration Section of the Department of Development Planning at the above address or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to ObjectionsPlanning@joburg.org.za, by not later than 22 February 2023.

AUTHORIZED AGENT:

Full Name: Nkateko B SHIPALANA of Meroë Group
Postal Address: Postnet Suite 058, Private Bag x1
CINDA PARK **Code:** 1463
Tel No(w): 011 894 1087 **Fax No:** 086 451 6236
Cell: 081 506 9029
Email address: planner@meroeigroup.co.za
Date: 25/01/2023

PROVINCIAL NOTICE 51 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION MADE IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014) READ TOGETHER WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Urbansignal (Pty) Ltd, being the authorized agent of the owner of Erf 580, Constantia Park, located at Number 486, John Scott Street, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 Of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for a Consent use in terms of Clause 16 of the Tshwane Town Planning Scheme 2008 (Revised 2014) read together with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016 for a Place of Instruction (to enable a Place of Child Care) for 120 children/students. The intention of the owners is to legally operate an Aftercare centre of 120 children. 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 for a period of 28 days from 25 January 2023 until 22 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 alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted to the Municipality. For purposes to 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 application 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. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Name and Address of applicant: Urbansignal (Pty) Ltd, 50 Elandslaagte Rd, Maroelana 0081 or P.O. Box 35881, Menlo Park 0102, Tel: 012 346 0911, Email: jr@urbansignal.co.za Date on which notice will be published: 25 January 2023. Closing date for any objections and/or comments: 22 February 2023. Consent Use Reference: (Item No: 36827) Our ref: URBANTP112.

PROVINCIAL NOTICE 52 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION MADE IN TERMS OF SECTION 16 (1) AND OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Urbansignal (Pty) Ltd, being the authorized agent of the owner of Erf 794, Hatfield, located at Number 526, Jan Shoba Street, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 Of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment 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 will be from "Special" for Shops, Business Buildings, a Place of Refreshment, dwelling-units and with the consent of the City Council, subject to the provisions of clause 18 of the Town-Planning Scheme, certain restricted industries which create no danger or nuisance of noise, dust, smoke, fumes or smell to "Special" for Shops, Business Buildings, a Place of Refreshment, dwelling-units, and a Place of Amusement. The intention of the owners of site of application is to obtain additional land use rights for the operation of a "place of amusement" within the same floor area ratio of the already approved land use rights for a place of refreshment. 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 for a period of 28 days from 25 January 2023 until 22 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 alternatively, a copy of the application could be obtained from the applicant at the contact details provided below. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the copy submitted to the Municipality. For purposes to 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 application 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 Star newspapers. Address of Municipal offices: The Strategic Executive Director, City Planning and Development Department, Middestad Building, 252 Thabo Sehume Street, Pretoria, 0002. Name and Address of applicant: Urbansignal (Pty) Ltd., 50 Elandslaagte Rd, Maroelana 0081 or P.O. Box 35881, Menlo Park 0102, Tel: 012 346 0911, Email: jr@urbansignal.co.za Dates on which notices will be published: 25 January 2023 and 1 February 2023. Closing date for any objections and/or comments: 22 February 2023. Rezoning Reference: (Item No: 36737) Our ref: URBANTP118

25-1

PROVINSIALE KENNISGEWING 52 VAN 2023**TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16 (1) VAN DIE
STAD VAN TSHWANE GROND GEBRUIKS BESTUUR BY-WET, 2016**

Ons, Urbansignal (Edms) Bpk, synde die gemagtigde applikant van Erf 794, Hatfield, geleë te Nommer 526, Jan Shoba Straat, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), vir die hersonering in terme van Artikel 16(1) van die stad Tshwane Grondgebruikbestuur Bywet, 2016. Die hersonering is van "Spesiaal" vir Winkels, Besigheid Geboue, 'n Plek van Verfrissing, wooneenhede en met die permissie vanaf die Stadsraad, onderworpe aan die voorsienings van Klousule 18 van die Dorpsbeplanningsskema, sekere beperkende nywerhede wat nie gevaar, geraas, stof, rook, dampe of reuk veroorsaak nie na "Spesiaal" vir Winkels, Besigheid Geboue, 'n Plek van Verfrissing, wooneenhede, en 'n Plek van Vermaak. Die intensie van die eienaar van die grond is om die addisionele regte te kry om wettiglik 'n Plek van Vermaak op die erf, binne die alreeds goedgekeurde vloer oppervlakte van die Plek van Verfrissing, te mag bedryf. Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word tot die Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP_Registration@Tshwane.gov.za, vir 'n

periode van 28 dae vanaf 25 Januarie 2023 tot 22 Februarie 2023. Enige belangstellende of geaffekteerde partye die grondgebruiksaansoek wil sien of 'n kopie wil ontvang, kan 'n kopie versoek word vanaf die Munisipaliteit by die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n kopie van die aansoek vanaf die applikant verkry word by die kontakbesonderhede hieronder verskaf. Die applikant moet toesien dat die kopie van die aansoek wat aan enige belanghebbende en geaffekteerde party gestuur word, dieselfde kopie is wat aan die Munisipaliteit gestuur. Vir doeleindes van verkryging van 'n kopie van die aansoek moet kennis geneem word dat die geïnteresseerde of geaffekteerde party die Munisipaliteit en die applikant moet voorsien van 'n epos adres waarheen die aansoek elektronies gestuur kan word. Geen deel van die aansoek dokumentasie wat deur die munisipaliteit of die applikant voorsien is mag kopieer, herproduseer of in enige vorm gebruik of publiseer word op 'n wyse wat sal inbreuk maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig en / of te verkry nie, word die nalatigheid deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as geldige rede beskou om die verwerking en oorweging van 'n aansoek te verhinder nie. Volledige besonderhede en planne (indien enige) van die aansoek kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 Dae vanaf die eerste datum van publikasie soos verskyn in die Gauteng Provinsiale Gazette, Beeld en the Star Koerant. Adres Van Die Munisipale Kantore: Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Middestad Gebou, Thabo Sehume Straat 252, Pretoria, 0002. Naam en adres van gemagtige agent: Urbansignal (Edms) Bpk., 50 Elandsplaagte Rd, Maroelana, 0081 of Posbus 35881, Menlo Park, 0102. Tel: 012 346 0911, Epos: jr@urbansignal.co.za Datum van publikasie van die kennisgewings: 25 Januarie en 1 Februarie 2023. Sluitingsdatum vir enige beswaar/kommentaar(e): 22 Februarie 2023. Hersonering Verwysing: (Item nr. 36737) Ons verwysing: URBANTP118

25-1

PROVINCIAL NOTICE 53 OF 2023

Notice

Tshwane Town-Planning Scheme, 2008 (revised, 2014)

I, **Thulisile Mashego from the firm Siphila Sonke Property Holding (Pty) Ltd** being the applicant of property **Erf 976 Menlo Park Township** hereby give notice in terms of section 16(1)(f) of the City Of Tshwane Land-Use Management By-Law, 2016, that I/we have applied to the City Of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (revised 2014), by rezoning in terms of section 16(1) of the city of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at 431 Atterbury Road, Menlo Park Pretoria.

The rezoning is from 'special' for a 'place of instruction' or 'dwelling' to 'special' for a 'place of instruction' or 'dwelling' with provision for 120 students. The intention is to increase the density of the allowed students from 60 to a 120.

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 respond 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 **25 January 2023** until **23 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/newspaper. A copy can be requested from the municipality by requesting such a copy through the following email address: newlanduseapplications@tshwane.gov.za. Alternatively, such a copy can be requested by contacting the applicant by means of the contact details as indicated in the notice.

Address of the municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices, Centurion

Address of the applicant: 86 Skilpad Road, Monument Park, Pretoria, 0181 P.O Box 26056, Monument Park, Pretoria, 0105.

Tel: (012) 346 4255. **Cell:** 071 567 1159. **E-mail:** thulisile@siphilasonke.co.za

Dates on which notice will be published:

Date of first publication: **25 January 2023**

Date of second publication: **01 February 2023**

Objection expiry date: **23 February 2023**

Reference: CPD 9/2/4/2-6269T (item no: 34696)

Our ref: SS-PC 00079 Erf 976 Menlo

25-1

PROVINCIAL NOTICE 54 OF 2023

NOTICE OF CONSENT USE 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

We, TN General Services (Pty) Ltd, being the applicant of PORTION 1 OF ERF 223 JAN NIEMANDPARK hereby gives notice 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 have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a boarding house. The property is situated at Number 62 Sprinkaanvoël Street, Jan Niemand Park. The intention of the applicant in this matter is to utilise the property for a boarding house. 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 25 January 2023 until 24 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. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comment 24 February 2023. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tnservices.co.za. Dates of notice publication: 25 January 2023. Item no: 36311

PROVINSIALE KENNISGEWING 54 VAN 2023

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van GEDEELTE 1 van ERF 223 JAN NIEMANDPARK, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n losieshuis. Die eiendom is geleë by nommer 62 Sprinkaanvoël Straat, Jan Niemand Park. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n losieshuis. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 24 Februarie 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Souenige belanghebbende of geïmpakteerde 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. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die proses van oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 24 Februarie 2023. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 25 Januarie 2023. Item no: 36311

PROVINCIAL NOTICE 55 OF 2023

NOTICE OF CONSENT USE 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

We, TN General Services (Pty) Ltd, being the applicant of Erf 128 Proclamation Hill hereby gives notice 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 have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a place of childcare. The property is situated at Number 93 Mimosa Avenue, Proclamation Hill. The intention of the applicant in this matter is to utilise the property for a place of childcare restricted to 65 children. 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 25 January 2023 until 24 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. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comment 24 February 2023. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tinservices.co.za. Dates of notice publication: 25 January 2023. Item no: 36639.

PROVINSIALE KENNISGEWING 55 VAN 2023

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van Erf 128 Proclamation Hill, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n plek van kindersorg. Die eiendom is geleë by nommer 93 Mimosa Avenue, Proclamation Hill. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n plek van kindersorg beperk tot 65 kinders. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 24 Februarie 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Souenige belanghebbende of geïmpakteerde 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. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 24 Februarie 2023. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tinservices.co.za. Datum van publikasie van kennisgewing: 25 Januarie 2023. Item no: 36639.

PROVINCIAL NOTICE 56 OF 2023**NOTICE****NOTICE OF APPLICATION FOR REZONING OF ERF 235 RANDFONTEIN IN TERMS OF THE PROVISIONS OF SECTION 37 OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017**

We, Geospatial Planners Associates, being the authorized agent of the owner of **Erf 235 Randfontein**, hereby give notice terms of the provisions of Section 37 of the Rand West City Local Municipality Spatial Planning and Land Use Management By – Law, 2017. It has applied to the Rand West City Local Municipality for rezoning of the above – mentioned property, situated on **64 c/o Stubbs Street and 7th Street Randfontein**, from “Residential 4” to “Residential 4” with annexure for guest house.

Particulars of the application will lie for inspection during normal office at the Offices of Economic Development, Human Settlement and Planning – Town Planning Unit, 1st floor room no. 1, Library Building, c/o Sutherland Avenue and Pollock Street, Randfontein for 28 days of the public participation, from 25 January 2023 until 21 February 2023.

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant for 28 days of the public participation, from 25 January 2023 until 21 February 2023.

Address of an Agent(s): Geospatial Planners Associates, Email: info@geospa.co.za; Cell: 065 702 6662

PROVINCIAL NOTICE 57 OF 2023

NOTICE OF CONSENT USE 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

We, TN General Services (Pty) Ltd, being the applicant of Portion 154 (Portion of Portion 168) Hartebeestfontein 324-JR hereby gives notice 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 have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a lodge. The property is situated at Number 813 Hornbill Crescent, Hartebeestfontein 324-JR. The intention of the applicant in this matter is to utilise the property for a lodge with ancillary and subservient uses. 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 25 January 2023 until 24 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. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comment 24 February 2023. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tnservices.co.za. Dates of notice publication: 25 January 2023. Item no: 36721

PROVINSIALE KENNISGEWING 57 VAN 2023

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van Gedeelte 154 (Gedeelte van Gedeelte 168) Hartebeestfontein 324-JR, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n gaste lodge. Die eiendom is geleë by nommer 813 Hornbill Crescent, Hartebeestfontein 324-JR. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n gaste lodge met bykomende en ondergeskikte gebruike. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 24 Februarie 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Souenige 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. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 24 Februarie 2023. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 25 Januarie 2023. Item no: 36721

PROVINCIAL NOTICE 58 OF 2023

NOTICE OF CONSENT USE 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

We, TN General Services (Pty) Ltd, being the applicant of Erf 682 Capital Park hereby gives notice 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 have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a commune. The property is situated at Number 360 Van Heerden Street, Capital Park. The intention of the applicant in this matter is to utilise the property for a commune consisting of 6 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 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 25 January 2023 until 24 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. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comment 24 February 2023. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tnservices.co.za. Dates of notice publication: 25 January 2023. Item no: 36960.

PROVINSIALE KENNISGEWING 58 VAN 2023

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van Erf 682 Capital Park, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n gemeente. Die eiendom is geleë by nommer 360 Van Heerden Straat, Capital Park. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n gemeente wat uit 6 slaapkamers bestaan. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 24 Februarie 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Souenige belanghebbende of geïmpakteerde 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. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 24 Februarie 2023. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 25 Januarie 2023. Item no: 36960

PROVINCIAL 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

I, Amanda Petronella Jacobs, being the applicant on behalf of the owner of Erf 7262, Mahube Valley Extension 32, 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). The property is situated at 1683 Tsamaya Avenue. The rezoning is from "Special" for Business Building, Shop, Showroom, Cafeteria, Car Wash, Commercial Use, Retail Industry, Parking Garage, Parking Site, Place of Refreshment, Place of Amusement, Vehicle Sales Mart, Motor Dealership, Institution, subject to the conditions in Annexure T2810 to "Special" for a Business Building, Shop, Showroom, Cafeteria, Car Wash, Commercial Use, Retail Industry, Parking Garage, Parking Site, Place of Refreshment, Place of Amusement, Vehicle Sales Mart, Motor Dealership, Institution, Builders Yard and storage, subject to the conditions contained in the proposed Annexure T. The intention of the applicant in this matter is to add a Builders Yard and an additional 1500m² storage floor area. 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. Address of Municipal offices: Floor 7, Middestad Building 252 Thabo Sehume Street, Pretoria. 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: CityP_Registration@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 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. Closing date for any objections and/or comments: 23 February 2023. 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 25 January until 23 February 2023. Address of applicant: P O Box 8302, Centurion 0046; Telephone: 0822924280, e-mail: amandajacobs@telkomsa.net. Dates on which notice will be published: 25 January and 1 February 2023. Item No 36954

25-1

PROVINSIALE KENNISGEWING 59 VAN 2023

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

Ek, Amanda Petronella Jacobs, synde die aansoeker namens die eienaar van Erf 7262, Mahube Valley Uitbreiding 32, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuurverordeninge, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-dorpsbeplanningskema, 2008 (Hersien 2014), van die eiendom hierbo beskryf. Die eiendom is geleë op Tsamayalaan 1683. Die aansoek is vir die hersonering vanaf Spesiaal vir Besigheidsgebou, Winkel, Vertoonlokaal, Kafeteria, Karwas, Kommersiële gebruik, Kleinhandelnywerheid, Parkeergarage, Parkeerterrein, Verversingplek, Vermaaklikheidsplek, Motorverkoopmark, Motorhandelaar, Inrigting, onderworpe aan die voorwaardes in Bylae T2810 tot Spesiaal vir Besigheidsgebou, Winkel, Vertoonlokaal, Kafeteria, Karwas, Kommersiële gebruik, Kleinhandelnywerheid, Parkeergarage, Parkeerterrein, Verversingplek, Vermaaklikheidsplek, Motorverkoopmark, Motorhandelaar, Inrigting, Bouerswerf en stoor, onderworpe aan die voorwaardes vervat in die voorgestelde Bylae T. Die bedoeling van die applikant in hierdie aangeleentheid is om 'n bouerswerf en 'n addisionele 1500 m² stooroppervlakte by te voeg. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure ter insae by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore: Vloer 7, Middestad gebou 252 Thabo Sehumestraat, Pretoria. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: CityP_Registration@tshwane.gov.za. Die aansoeker kan by die 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 of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur 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 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 op die applikant se intellektuele eiendomsreg inbreuk maak 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 redes beskou om die verwerking en oorweging van die aansoek te verbied nie. Sluitingsdatum vir enige besware en/ of kommentaar: 23 Februarie 2023. Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/ of kommentaar indien, sal gedurende gewone kantoorure ingedien word by, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za van 25 Januarie tot 23 Februarie 2023. Adres van applikant: Posbus 8302, Centurion 0046; Telefoon: 0822924280; e-pos: amandajacobs@telkomsa.net. Datums waarop kennisgewing gepubliseer moet word: 25 Januarie en 1 Februarie 2023 Item No 36954

25-1

PROVINCIAL NOTICE 60 OF 2023

City of Tshwane Metropolitan Municipality

Notice of a Rezoning- and a Removal of Restrictive Conditions in the Title Deed Application in Terms of Section 16(1) and Section 16(2) of The City of Tshwane Land Use Management By-Law, 2016

We, Delacon Planning, being the applicant of Erf 128 Menlo Park 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 as well as for the removal of certain restrictive 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 said property. The property is situated at 384 Brooks Street, Menlo Park, and the current zoning of the property is Residential 1. The intention of the applicant is to rezone the property to "Business 4" for Offices to obtain the necessary land use rights for the owner's current IT Business. Application has also been made for the removal of the following conditions: Clause A.(a), A.(b), A.(c), A.(d), A.(e), A.(f), A.(g), A.(h), A.(i), A.(j), A.(k), A.(l), A.(l)(i), A.(l)(ii), A.(m), A.(n) in Title Deed T69449/2006. 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 lodge 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 **25 January 2023** until **22 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 at newlanduseapplications@tshwane.gov.za or directly from the applicant at planning@delacon.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in 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 an 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 (Room E10, cnr Basden & Rabie Streets, Centurion Municipal Offices) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, the Beeld and the Citizen. Closing date for any objections and/or comments: **22 February 2023**. Dates on which notice will be published: **25 January 2023** and **1 February 2023**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543. Reference: Rezoning - Item no: 36820, Removal of restrictive conditions – Item no: 36819.

PROVINSIALE KENNISGEWING 60 VAN 2023

Die Stad Tshwane Metropolitaanse Munisipaliteit

Kennisgewing van 'n Hersonering- en 'n Opheffing van Beperkende Voorwaardes in die Titellakte
Aansoek ingevolge Artikel 16(1) en Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-
Wet, 2016

Ons, Delacon Planning, synde die applikant van Erf 128 Menlo Park gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpbeplanningskema, 2008 (Gewysig 2014) asook vir die opheffing van sekere voorwaardes vervat in die Titellakte in terme van Artikel 16(1) en Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Brooksstraat 384, Menlo Park en die huidige sonering van die eiendom is Residensieël 1. Die bedoeling van die applikant met hierdie aansoek is om die eiendom te hersoneer na "Besigheid 4" vir Kantore. Die doel van die hersonering is om die nodige grondgebruiksregte vir die eienaar se huidige IT besigheid. Aansoek is ook ingedien vir die verwydering van die volgende voorwaardes: Klousule A.(a), A.(b), A.(c), A.(d), A.(e), A.(f), A.(g), A.(h), A.(i), A.(j), A.(k), A.(l), A.(l)(i), A.(l)(ii), A.(m), A.(n) in Titellakte T69449/2006. Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **25 Januarie 2023 tot 22 Februarie 2023** by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za ingedien of gerig word. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan 'n afskrif van die aansoek aangevra word by die munisipaliteit by newlanduseapplications@tshwane.gov.za of direk by die applikant by planning@delacon.co.za. Alternatiewelik kan die applikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die applikant se webtuiste (indien enige). Die applikant sal toesien dat die afskrif van die aansoek wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur is, die afskrif van die aansoek is soos dit ingedien is by die munisipaliteit. Om die aansoek te bekom, moet die belanghebbende en geaffekteerde party beide die munisipaliteit en die applikant voorsien met 'n e-pos adres of enige ander manier om die aansoek elektronies te kan verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe geneem het om 'n afskrif van die aansoek te besigtig en / of te bekom nie, word die versuim deur 'n belanghebbende of 'n geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Kamer E10, hoek van Basden & Rabie Strate, Centurion Munisipale Kantore) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, die Beeld en Citizen. Sluitingsdatum vir enige besware: **22 Februarie 2023**. Datums waarop kennisgewings gepubliseer sal word: **25 Januarie 2023 en 1 Februarie 2023**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr: 012 667 1993 / 083 231 0543. Verwysing: Hersonering - Item no: 36820 en Opheffing van Beperkende Voorwaardes - Item no: 36819.

PROVINCIAL NOTICE 61 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, Delacon Planning, being the applicant and authorised agent of the registered owner of Erf 1278 Zwartkop 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 250 Hippo Street, Zwartkop. The rezoning is from "Residential 1" to "Residential 2" with a density of 17 dwelling units per hectare. The intention is to make provision for the necessary rights for 3 dwelling units to be erected on the property. 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 lodge with, or made in writing to the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and to planning@delacon.co.za from **25 January 2023** until **22 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 at newlanduseapplications@tshwane.gov.za or directly from the applicant at planning@delacon.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in 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 an 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 (Room E10, cnr Basden & Rabie Streets, Centurion Municipal Offices) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, the Beeld and the Citizen. Closing date for any objections and/or comments: **22 February 2023**. Dates on which notice will be published: **25 January 2023 and 1 February 2023**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543. Reference: Item nr - 36701

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PROVINSIALE KENNISGEWING 61 VAN 2023

Die Stad Tshwane Metropolitaanse Munisipaliteit
Kennisgewing van 'n Hersoneringsaansoek ingevolge Artikel 16(1) van die Stad Tshwane
Grondgebruiksbestuur By-Wet, 2016

Ons, Delacon Planning, synde die applikant en gemagtigdeagent van die geregistreerde eienaar van Erf 1278 Zwartkop, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpbeplanningskema, 2008 (Gewysig 2014) in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Hippostraat 250, Zwartkop. Die hersonering is vanaf "Residensieel 1" na "Residensieel 2" met 'n digtheid van 17 eenhede per hektaar. Die bedoeling is om voorsiening te maak vir die nodige regte vir 3 wooneenhede op die eiendom. Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede (selfoonnommer & e-pos adres) van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **25 Januarie 2023 tot 22 Februarie 2023** by of tot die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za ingedien of gerig word. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan 'n afskrif van die aansoek aangevra word by die munisipaliteit by newlanduseapplications@tshwane.gov.za of direk by die applikant by planning@delacon.co.za. Alternatiewelik kan die applikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die applikant se webtuiste (indien enige). Die applikant sal toesien dat die afskrif van die aansoek wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur is, die afskrif van die aansoek is soos dit ingedien is by die munisipaliteit. Om die aansoek te bekom, moet die belanghebbende en geaffekteerde party beide die munisipaliteit en die applikant voorsien met 'n e-pos adres of enige ander manier om die aansoek elektronies te kan verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe geneem het om 'n afskrif van die aansoek te besigtig en / of te bekom nie, word die versuim deur 'n belanghebbende of 'n geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Kamer E10, hoek van Basden & Rabie Strate, Centurion Munisipale Kantore) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, Beeld en Citizen. Sluitingsdatum vir enige besware: **22 Februarie 2023**. Datums waarop kennisgewings gepubliseer sal word: **25 Januarie 2023 en 1 Februarie 2023**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr: 012 667 1993 / 083 231 0543. Verwysing: Item nr: 36701.

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PROVINCIAL 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

We, Delacon Planning, being the applicant and authorised agent of the registered owner of Erf 3852 Rosslyn 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 6626 Potgieter Street, Rosslyn. The rezoning is from "Industrial 1" to "Industrial 1 including a Motor Dealership". The property is currently being utilised as a Motor Dealership (for which the current land use rights do not make provision for) and for the manufacturing and fitment of truck bodies/trailers with the necessary subservient uses. The intention of the rezoning is to include the necessary land use rights for the Motor Dealership. 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 lodge with, or made in writing to the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and to planning@delacon.co.za from **25 January 2023** until **22 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 at newlanduseapplications@tshwane.gov.za or directly from the applicant at planning@delacon.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in 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 an 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 (Room F8, First Floor, Akasia Municipal Complex, 485 Heinrich Avenue (entrance in Dale Road), Karenpark) for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, the Beeld and the Citizen. Closing date for any objections and/or comments: **22 February 2023**. Dates on which notice will be published: **25 January 2023 and 1 February 2023**. Address of applicant: 101 Karin Avenue, Doringkloof Centurion, P. O. Box 7522, Centurion, 0046, E-mail: planning@delacon.co.za, Telephone No: (012) 667-1993 / 083 231 0543. Reference: Item nr – 36885

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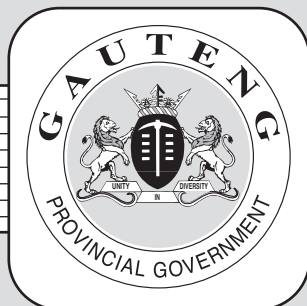
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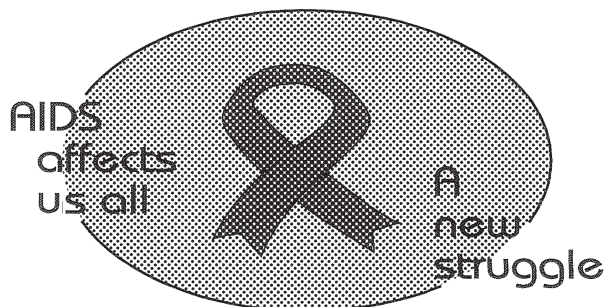
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PART 2 OF 2

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PROVINSIALE KENNISGEWING 62 VAN 2023

Die Stad Tshwane Metropolitaanse Munisipaliteit
Kennisgewing van 'n Hersoneringsaansoek ingevolge Artikel 16(1) van die Stad Tshwane
Grondgebruiksbestuur By-Wet, 2016

Ons, Delacon Planning, synde die applikant en gemagtigdeagent van die geregistreerde eienaar van Erf 3852 Rosslyn, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpbeplanningskema, 2008 (Gewysig 2014) in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016. Die eiendom is geleë te Potgieterstraat 6626, Rosslyn. Die hersonering is vanaf "Industrieel 1" na "Industrieel 1 insluitend 'n Motorhandelaarskap". Die eiendom word tans gebruik as 'n Motorhandelaar (waarvoor die huidige regte nie voorsiening voor maak nie) en vir die vervaardiging en aanbring van vragmotorbakke/vragmotorsleepwaens met die nodige aanverwante gebruike. Die bedoeling van die hersonering is om die nodig regte vir die Motorhandelaarskap in te sluit by die huidige regte. Enige beswaar en/of kommentaar teen die aansoek, met redes daarvoor, tesame met die volledige kontakbesonderhede (selfoonnommer & e-pos adres) van die persoon wat die beswaar of kommentaar indien en waarsonder die Munisipaliteit nie instaat is om met die persoon wat die beswaar of kommentaar gelewer het te kommunikeer nie, moet skriftelik vanaf **25 Januarie 2023 tot 22 Februarie 2023** by of tot die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za ingedien of gerig word.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek wil besigtig of bekom, kan 'n afskrif van die aansoek aangevra word by die munisipaliteit by newlanduseapplications@tshwane.gov.za of direk by die applikant by planning@delacon.co.za. Alternatiewelik kan die applikant by die indiening van die aansoek, 'n afskrif van die aansoek elektronies aanstuur of die aansoek publiseer op die applikant se webtuiste (indien enige). Die applikant sal toesien dat die afskrif van die aansoek wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur is, die afskrif van die aansoek is soos dit ingedien is by die munisipaliteit. Om die aansoek te bekom, moet die belanghebbende en geaffekteerde party beide die munisipaliteit en die applikant voorsien met 'n e-pos adres of enige ander manier om die aansoek elektronies te kan verskaf. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe geneem het om 'n afskrif van die aansoek te besigtig en / of te bekom nie, word die versuim deur 'n belanghebbende of 'n geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied nie. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, (Kamer F8, Eerste Vloer, Akasia Munisipale Kompleks, Heinrichlaan 485 (ingang in Dalestraat), Karenpark) vir 'n periode van 28 dae vanaf die eerste verskyning van die kennisgewings in die Provinsiale Koerant, Beeld en Citizen. Sluitingsdatum vir enige besware: **22 Februarie 2023**. Datums waarop kennisgewings gepubliseer sal word: **25 Januarie 2023 en 1 Februarie 2023**. Adres van applikant: Karinlaan 101, Doringkloof, Centurion, Posbus 7522, Centurion, 0046, E-pos: planning@delacon.co.za, Telefoonnr: 012 667 1993 / 083 231 0543. Verwysing: Item nr: 36885.

25-1

PROVINCIAL NOTICE 63 OF 2023**CITY OF TSHWANE LAND METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Ludwig Greyvensteyn from Land Development Planning, being the applicant of Erf 1559 Lyttleton Manor, hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (revised 2014), that I have applied to the Municipality for a Consent Use for: A place of Instruction and child care for educational purposes. The property is situated at 238 Emerald Street, Lyttleton Manor. The current zoning of the property is USE Zone 1 Residential 1. The intention of the applicant is to obtain a Consent Use for a Place of Instruction and Education.

Any objections and/or comments, including the grounds for such objections with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection, shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, P.O. Box 3242 PRETORIA 0001 or to cityp_registration@tshwane.gov.za from 25 January 2023 (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town Planning Scheme 2008 (revised 2014), until 22 February 2023 (not less than 28 days after the date of first publication of the notice 25 January 2023). Full particulars and plans (if any) may be inspected during office hours at the Municipal Offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette Address Municipal Offices: Registration Office, Room E10, Town Planning Office cnr Basden and Rabie Streets, Centurion.

Closing date for any objections: 22 February 2023.

Address of Applicant: P.O. Box 902, Wierda Park, 0149; 151 Umkomaas Road, Alphen Park, Tel: 082 821 2851

Date on which notice will be published: 25 January 2023

Item: 35638

PROVINSIALE KENNISGEWING 63 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE DORPSBEPLANNING SKEMA 2008 (HERSIEN 2014), LEES MET SEKSIE 16(3) VAN DIE STAD VAN TSHWANE LAND USE MANAGEMENT BY-LAW 2016**

Ek, Ludwig Greyvensteyn van Land Development Planning, synde die applikant van Erf 1559 Lyttleton Manor, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ek by die Stad van Tshwane aansoek gedoen het vir: Toestemmingsgebruik vir 'n plek van opleiding vir opvoedkundige doeleindes en kindersorg. Die eiendom is geleë te Emerald Straat 238, Lyttleton Manor. Die huidige sonering van die eiendom is Gebruiksone 1 Residentieël 1.

Die intensie van die aansoeker is om aansoek te doen vir 'n toestemmingsgebruik vir 'n plek van opleiding vir opvoedkundige doeleindes en kindersorg.

Enige besware en gronde vir besware, met volledige kontakbesonderhede van beswaarmaker waarsonder die Munisipaliteit nie kan korrespondeer nie, moet ingedien word en skriftelik gerig word aan: Groepshoof:

Ekonomiese Ontwikkeling en Ruimtelike Beplanning, POSBUS 3242, PRETORIA, 0001 of aan cityp_registration@tshwane.go.za vanaf 25 Januarie 2023 (die datum van publikasie soos uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema 2008 (hersien 2014) tot 22 Februarie 2023 (nie minder as 28 dae na datum van eerste publikasie van kennisgewing op 25 Januarie 2023).

Volledige besonderhede van die aansoek kan besigtig word by die Munisipale kantore gedurende kantoorure vir 'n tydperk van 28 dae vanaf datum van eerste publikasie van kennisgewing.

Adres van Munisipale kantore: Registrasie Kantoor, Kamer E10, Town Planning Office, hoek van Basden en Rabie Strate, Centurion.

Sluitingsdatum vir enige beswaar: 22 Februarie 2023

Adres van Applikant:, Posbus 902 Wierdapark, 0149, Umkomaas Straat 151, Alphen Park Pretoria.

Tel: 082 821 2851

Datum van eerste publikasie van kennisgewing: 25 Januarie 2023

Item: 35638

PROVINCIAL NOTICE 64 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, Anneri van den Heever Town Planning Services, being the authorized agent of the owners of Erf 1635 Pretoria North Extension 3 Township, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the 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 219 Kalipie Street, Pretoria North Extension 3 Township. The rezoning is from "Use zone 1: Residential 1" to "Use Zone 13: Educational" for the exclusive use of "A Place of Instruction" for 80 learners (Grade 1 to Grade 7).

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 **25 January 2023** until **22 February 2023**.

Full particulars and plans may be inspected during normal office hours at the Akasia Municipal Complex (Town Planning Office) at 485 Heinrich Avenue (Entrance Dale Street), Karen Park, Akasia, for a period of 28 days from the date of first publication of the notice in the Gauteng Provincial Gazette, Beeld and The 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 a copy through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at annerivdh@gmail.com.

Address of applicant: 48 Dahlia Street, Visagie Park, Nigel, 1491

Telephone No: 072 603 6966

Email: annerivdh@gmail.com

Dates on which notice will be published: 25 January 2023 and 1 February 2023

Closing date for any objections and/or comments: 22 February 2023.

Item No: 36557

25-1

PROVINSIALE KENNISGEWING 64 VAN 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**

Ek, Anneri van den Heever Stadsbeplanning Dienste, synde die gemagtigde agent van die eienaars van Erf 1635 Pretoria Noord Uitbreiding 3 Dorpsgebied, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te 219 Kalipie Straat, Pretoria Noord Uitbreiding 3 Dorpsgebied. Die hersonering is van "Gebruiksone 1: Residensieel 1" na "Gebruiksone 13: Opvoedkundig" vir die eksklusiewe gebruik vir 'n "Plek van Onderrig" vir 80 leerders (Graad 1 tot Graad 7).

Enige besware en/of kommentare, insluitend die gronde van die besware en/of kommentare met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) of liggaam kan korrespondeer wat die besware en/of kommentare ingehandig het nie, moet ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za vanaf **25 Januarie 2023** tot **22 Februarie 2023**.

Volledige besonderhede en planne kan gedurende gewone kantoorure by die Akasia Munisipale Kompleks (Stadsbeplanning Kantore) by 485 Heinrich Laan (Ingang Dale Straat), Karen Park, Akasia, vir 'n tydperk van 28 dae vanaf die eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerante. Sou enige belangstellende of geaffekteerde party die aansoek wil besigtig of 'n kopie daarvan wil verkry, kan 'n kopie vanaf die Munisipaliteit aangevra word deur 'n versoek daarvoor te rig aan die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za of vanaf die applikant by annerivdh@gmail.com.

Adres van applikant: 48 Dahlia Straat, Visagie Park, Nigel, 1491

Telefoon Nr: 072 603 6966

E-pos: annerivdh@gmail.com

Datums waarop die kennisgewing sal verskyn: 25 Januarie 2023 en 1 Februarie 2023

Sluitingsdatum vir enige besware en/of kommentare: 22 Februarie 2023.

Item Nr: 36557

25-1

PROVINCIAL NOTICE 65 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 BYLAW, 2016**

I, J Paul van Wyk (Pr Pln) of the firm J Paul van Wyk Urban Economists & Planners cc, being the authorized agent of the owners / applicants of Portion 2 of Erf 140, Brooklyn ("Erf 2/140"), hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw 2016, that I have, in terms of Section 16(1) of the City of Tshwane Land Use Management Bylaw 2016, applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by rezoning of the property described above. Erf 2/140 is situated at 890 Jan Shoba Street, east of and abutting Jan Shoba Street between Anderson Street (north) and Murray Street (south) in Brooklyn. The GPS coordinates of the approximate centre position of the site are 25° 45' 43,12" South and 28° 14' 16,42" East. The property is being rezoned from Residential 1 (Use zone 1) to Special (Use zone 28) for Student Housing Establishment and / or boarding house purposes subject to an Annexure T set of conditions including *inter alia* a development density of a maximum of 45 habitable bedrooms, coverage of 60%, height of 4-storeys (15m) and a floor area ratio of 1,8. Concomitant to the rezoning, the application also includes relaxation of the western / street boundary building-line to zero, acceptance of open space requirement of 2m² per habitable bedroom (commensurate with the standard requirement for a Student Housing Establishment) and relaxation / acceptance of the proposed parking ratio. The intention of the application is to obtain appropriate land-use rights to establish and operate a multi-storey building to accommodate a student housing establishment / boarding-house comprising of a maximum of 45 habitable bedrooms along with associated ancillary and subservient uses tailored for its purpose as young adult accommodation in line with the forward planning for the area. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), must 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 25 January until 22 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, Beeld and Citizen newspapers, namely 25 January 2023. Address of municipal offices: Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality: Registry, Seventh Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Should the Municipal offices, during the inspection period, be inaccessible due to Covid-19 related reasons, any interested or affected party who wishes to view or obtain a copy of the land development application, can request it from the Municipality through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon request by an interested or affected party, forward a copy of the application to him / her electronically. For purposes of obtaining a copy of the application, it must be noted that the interested or affected party must provide the Municipality and the applicant with an email address or other means to enable the applicant to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on the intellectual property rights of the applicant or the authors of reports incorporated in such application. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 22 February 2023. Address of applicant: Email: airtaxi@mweb.co.za Fax: (086) 684-1263 Postal: PO Box 11522, Hatfield, 0028. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notices will be published 25 January and 01 February 2023. Tshwane ETAPS reference number: 36720.

25-1

PROVINSIALE KENNISGEWING 65 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'n AANSOEK VIR HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, J Paul van Wyk (Pr Pln) van die firma J Paul van Wyk Stedelike Ekonomie & Beplanners BK., as gemagtigde agent van die eienaars / aansoekers van Gedeelte 2 van Erf 140, Brooklyn ("Erf 2/140"), gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet 2016, dat ek, in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuur Bywet 2016, by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur hersonering van die eiendom hierbo beskryf. Erf 2/140 is geleë te Jan Shobastraat 890, oos van en aangrensend aan Jan Shobastraat tussen Andersonstraat (noord) en Murraystraat (suid) in Brooklyn. Die GPS koördinate van die benaderde middelpunt van die terrein is 25° 45' 43,12" Suid en 28° 14' 16,42" Oos. Die eiendom word hersoneer vanaf Residensieël 1 (Gebruiksone 1) na Spesiaal (Gebruiksone 28) vir doeleindes van studentebehuisingsvesting en / of losieshuis onderhewig aan 'n Bylae T stel voorwaardes, insluitend ondermeer 'n ontwikkelingsdigtheid van 'n maksimum van 45 bewoonbare slaapkamers, dekking van 60%, hoogte van 4-verdiepings (15m), en vloerruimteverhouding van 1,8. Gelyktydig met die hersonering sluit die aansoek ook die volgende in: verslapping van die westelike / straatgrens boulyn na nul, aanvaarding van oopruimtevereiste van 2m² per bewoonbare slaapkamer (wat ooreenstem met die standaardvereiste vir 'n Studentebehuisingsvesting) en verslapping / aanvaarding van die voorgestelde parkeerterreinverhouding. Die bedoeling van die aansoek is om gepaste grondgebruiksregte te bekom om 'n veelverdiepinggebou te vestig om 'n studentbehuisingsvesting / losieshuis te akkommodeer wat bestaan uit 'n maksimum van 45 bewoonbare slaapkamers tesame met gepaardgaande aanverwante en ondergeskikte gebruike wat doelgemaak is as jong-volwasse akkommodasie in ooreenstemming met die vooruitbeplanning vir die gebied. Enige beswaar (-are) en/of kommentaar (-are), met inbegrip van die gronde vir sodanige beswaar (-are) en / of kommentaar (-are), met volledige kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (-are) en/of kommentaar (-are) indien nie, moet aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria. 0001 of aan CityP_Registration@tshwane.gov.za gerig word, vanaf 25 Januarie tot 22 Februarie 2023. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n periode van 28 dae vanaf datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, naamlik 25 Januarie 2023. Adres van munisipalekantoor: Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad van Tshwane Metropolitaanse Munisipaliteit: Registrasie, Sewendevloer, Middestad Gebou, 252 Thabo Sehumestraat, Pretoria. Sou die Munisipale kantore ontoeganklik wees gedurende die besigtigingstydperk vanweë Covid-19 verwante redes, kan enige belanghebbende of geaffekteerde party wat 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, 'n afskrif van die Munisipaliteit versoek deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Verder kan die aansoeker op versoek van 'n belanghebbende of geaffekteerde party 'n afskrif van die aansoek elektronies stuur aan hom / haar. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker van 'n eposadres of ander manier moet voorsien om die applikant in staat te stel om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele eiendom van die aansoeker of die outeurs van die betrokke verslae wat daarin vervat word nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word sodanige versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar (-are) en/of kommentaar (-are): 22 Februarie 2023. Adres van aansoeker: Epos: airtaxi@mweb.co.za Faks: (086) 684-1263 Pos: Posbus 11522, Hatfield, 0028. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewings gepubliseer word: 25 Januarie en 22 Februarie 2023. Tshwane ETAPS verwysingsnommer: 36720.

25-1

PROVINCIAL NOTICE 66 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, TN General Services Pty Ltd, being the authorized agent of the owner of Erf 128 Proclamation Hill 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 restrictive title 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 93 Mimosa Avenue, Proclamation Hill. The application is for the removal of Conditions (g) and (h), in Title Deed T45929/2018. The intension of the applicant in this matter is to: remove the above restrictive conditions in order to permit the property to be utilised for a place of childcare. 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 25 January 2023 until 24 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 and newspapers. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street. 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. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an 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 any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comment 24 February 2023. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tinservices.co.za. Dates of notice publication: 25 January 2023 and 01 February 2023. Item no: 36711.

25-1

PROVINSIALE KENNISGEWING 66 VAN 2023**METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE****KENNISGEWING VAN DIE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, TN General Services Pty Ltd, synde die gemagtigde agent van die eienaar van Erf 128 Proclamation Hill, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelvoorwaardes vervat in die Titellakte ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 van bogenoemde eiendom. Die eiendom is geleë by nommer 93 Mimosa Avenue, Proclamation Hill. Die aansoek is vir die opheffing van die voorwaarde (g) and (h), in Titellakte T45929/2018. *Die bedoeling van die applikant in hierdie saak is om:* die bogenoemde beperkende voorwaardes te verwyder ten einde toe te laat dat die eiendom vir 'n plek van kindersorg gebruik word. Die eiendom is geleë by nommer 93 Mimosa Avenue, Proclamation Hill. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n plek van kindersorg beperk tot 65 kinders. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 24 Februarie 2023. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette and koerante. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252. Sou enige belanghebbende of geïmpakteerde 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. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 24 Februarie 2023. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 25 Januarie 2023 en 01 Februarie 2023. Item no: 36711.

25-1

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**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 tewege. 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 36 OF 2023

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 35 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013), WHICH I / WE THE AUTHORISED AGENT/S, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:

APPLICATION TYPE:

APPLICATION FOR THE SUBDIVISION OF ANY OTHER LAND, CITY OF JOHANNESBURG LAND USE SCHEME, 2018.

APPLICATION PURPOSES:

TO SUBDIVIDE THE HOLDING INTO THREE (3) PORTIONS.

SITE DESCRIPTION:

HOLDING/ FARM NO: PTN 1 OF HOLDING 269

HOLDING/ FARM (SUBURB) NAME: CHARTWELL AGRICULTURAL HOLDINGS

STREET ADDRESS: 2 WOBURN AVENUE, CHARTWELL A.H., 2055

PARTICULARS OF THE ABOVE APPLICATION CAN BE MADE AVAILABLE FOR INSPECTION VIA ARRANGEMENT ONLY AT METRO LINK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN – CONTACT OBJECTIONSPLANNING@JOBURG.ORG.ZA OR 011 407 6202/ 6395/ 6135.

ALTERNATIVELY ANY INTERESTED PARTY CAN CONTACT THE APPLICANT, VAN BRAKEL PROFESSIONAL PLANNING AND PROPERTY SERVICES, TO PROVIDE THE PARTY WITH A COPY OF THE APPLICATION.

ANY OBJECTIONS OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO BOTH THE APPLICANT AND THE REGISTRATION SECTION OF THE DEPARTMENT OF DEVELOPMENT PLANNING AT THE ABOVE ADDRESS, OR POSTED TO P.O. BOX 30733, BRAAMFONTEIN, 2017, OR FACSIMILE SEND TO (011) 339 4000, OR AN E-MAIL SEND TO OBJECTIONSPLANNING@JOBURG.ORG.ZA, BY NO LATER THAN 22 FEBRUARY 2023.

OWNER / AUTHORISED AGENT

FULL NAME: THEUNIS JOHANNES VAN BRAKEL AND/OR RUANDRO LOUIS MINNAAR

POSTAL ADDRESS: POSTNET SUITE 60, PRIVATE BAG X17, WELTEVREDENPARK, 1715

TEL NO (W): 011 431 0464

CELL: 083 307 9243 / 076 928 3953

FAX NO: 086 550 0660

E-MAIL ADDRESS: THEUNS@VANBRAKELPPPS.CO.ZA / RUANDRO@VANBRAKELPPPS.CO.ZA

REF NO.: 20/03/4246/2022

DATE: 25 JANUARY 2023

LOCAL AUTHORITY NOTICE 37 OF 2023

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 35 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013), WHICH I / WE THE AUTHORISED AGENT/S, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:

APPLICATION TYPE:

APPLICATION FOR THE SUBDIVISION OF ANY OTHER LAND, CITY OF JOHANNESBURG LAND USE SCHEME, 2018.

APPLICATION PURPOSES:

TO SUBDIVIDE THE HOLDING INTO FOUR (4) PORTIONS.

SITE DESCRIPTION:

HOLDING/ FARM NO: HLD 456

HOLDING/ FARM NAME: NORTH RIDING A.H.

STREET ADDRESS: 456 VALLEY ROAD, NORTH RIDING A.H., RANDBURG, 2194.

PARTICULARS OF THE ABOVE APPLICATION WILL BE OPEN FOR INSPECTION FROM 08:00 TO 15:00 AT THE REGISTRATION COUNTER, DEPARTMENT OF DEVELOPMENT PLANNING, ROOM 8100, 8TH FLOOR A-BLOCK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN.

ANY OBJECTIONS OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO BOTH THE OWNER / AGENT AND THE REGISTRATION SECTION OF THE DEPARTMENT OF DEVELOPMENT PLANNING AT THE ABOVE ADDRESS, OR POSTED TO P.O. BOX 30733, BRAAMFONTEIN, 2017, OR FACSIMILE SEND TO (011) 339 4000, OR AN E-MAIL SEND TO OBJECTIONSPLANNING@JOBURG.ORG.ZA, BY NO LATER THAN 22 FEBRUARY 2023.

OWNER / AUTHORISED AGENT

FULL NAME: THEUNIS JOHANNES VAN BRAKEL AND/OR RUANDRO LOUIS MINNAAR

POSTAL ADDRESS: POSTNET SUITE 60, PRIVATE BAG X17, WELTEVREDENPARK, 1715

TEL NO (W): 011 431 0464

CELL: 083 307 9243 / 076 928 3953

FAX NO: 086 550 0660

E-MAIL ADDRESS: THEUNS@VANBRAKELPPPS.CO.ZA / RUANDRO@VANBRAKELPPPS.CO.ZA

REF NO: 20/17/4035/2022

DATE: 25 JANUARY 2023

LOCAL AUTHORITY NOTICE 38 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T59328/13, with reference to the following property: Erf 538, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (e), (h), (i), (j), (k), (m), (n), (p) and (q)

This removal will come into effect on the date of publication of this notice.

(CPD MNP/0416/538 (Item 30776))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023

(Notice 514/2023)

LOCAL AUTHORITY NOTICE 39 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T22573/85, with reference to the following property: Erf 61, Lynnwood Manor.

The following conditions and/or phrases are hereby removed: Conditions 3, 3.A.(a), 3.A.(b), 3.A.(c), 3.A.(f), 3.B.(a), 3.B.(c), 3.B.(c)(i), 3.B.(c)(ii), 3.B.(d), 3.B.(e), 3.B.(f), 3.D, 3.D.(i) and 3.D.(ii).

This removal will come into effect on the date of publication of this notice.

(CPD LWM/0388/61 (Item 29590))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023

(Notice 513/2023)

LOCAL AUTHORITY NOTICE 40 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 READ WITH SCHEDULE 23 THERETO**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, the applicant in my capacity as authorised agent of the owner of properties namely Erven 673 and 674, Bronberg Extension 32, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The properties are situated at 2479 and 2485 Ajax Avenue, Bronberg.

The rezoning is **from** "Residential 3" with a density of 40 units per hectare and a height of 3 storeys **to** "Residential 3" with a density of 80 units per hectare and a height of 4 storeys.

The intension of the applicant in this matter is to increase the density from 170 dwelling units to 340 dwelling units on the properties (to be consolidated).

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, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **25 January 2023** (first date) and **1 February 2023** (second date).
Closing date for any objections and/or comments: **22 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**. 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 or affected party:

- E-mail address: **smeissner@icon.co.za**
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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

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

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

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

Reference: CPD 9/2/4/2-_____T Item No. 36676

25-1

PLAASLIKE OWERHEID KENNISGEWING 40 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendomme naamlik Erwe 673 en 674, Bronberg Uitbreiding 32, gee hiermee kennis in terme van Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die eiendomme hierbo beskryf. Die eiendomme is geleë te 2479 en 2485 Ajaxlaan, Bronberg.

Die hersoning is **van** "Residensieël 3" met 'n digtheid van 40 eenhede per hektaar en 'n hoogte van 3 verdiepings **na** "Residensieël 3" met 'n digtheid van 80 eenhede per hektaar en 'n hoogte van 4 verdiepings.

Die voorneme van die applikant is om die digtheid te verhoog van 170 wooneenhede na 340 wooneenhede op die eiendomme (wat gekonsolideer gaan word).

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: **25 Januarie 2023** (eerste datum) en **1 Februarie 2023** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **22 Februarie 2023**

Indien enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: **newlanduseapplications@tshwane.gov.za**. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: **smeissner@icon.co.za**
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Verwysing: CPD 9/2/4/2-_____T Item Nr. 36676

25-1

LOCAL AUTHORITY NOTICE 41 OF 2023**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME E0520C
ERF 1 HURLYVALE TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Erf 1 Hurlyvale Township from "Residential 1" to "Residential 3" for Institutions, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Edenvale Civic Centre: City Planning Department during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme E0520C and shall come into operation on the date of publication of this notice.

City of Ekurhuleni Metropolitan Municipality
City Manager: Imogen Mashazi
City of Ekurhuleni Metropolitan Municipality
2nd Floor, Head Office Building,
Cnr. Cross & Roses Streets,
Germiston

Reference Number: 15/4/5/1-E0520C

LOCAL AUTHORITY NOTICE 42 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T101618/2008, with reference to the following property: Erf 429, Constantia Park.

The following conditions and/or phrases are hereby removed: Conditions III. (a), (b), (c), (d), (e), (g), (h), (i), (j), (j)(i), (j)(ii), (k), (l) and Definition (i) and (ii).

This removal will come into effect on the date of publication of this notice.

(CPD CTP/0116/429 (Item 36111))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 512/2023)

LOCAL AUTHORITY NOTICE 43 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T90573/2014, with reference to the following property: Erf 26, Lynnwood Ridge.

The following conditions and/or phrases are hereby removed: Conditions 1.(c) and (g).

This removal will come into effect on the date of publication of this notice.

(CPD LWR/0389/26 (Item 34361))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 511/2023)

LOCAL AUTHORITY NOTICE 44 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T122446/2001, with reference to the following property: Erf 301, Murrayfield Extension 1.

The following conditions and/or phrases are hereby removed: Conditions 1., 2.(a), 2.(b), 2.(c), 2.(d), 2.(e), 2.(f), 2.(h), 2.(i), 2.(j), 3.(a), 3.(b), 3.(b)(i), 3.(b)(ii), 3.(c), 4., 6., 6.(i) and 6.(ii).

This removal will come into effect on the date of publication of this notice.

(CPD MRDx1/0484/301 (Item 36219))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 510/2023)

LOCAL AUTHORITY NOTICE 45 OF 2023**LINBRO PARK EXTENSION 200**

- A. In terms of section 28.(15) of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Linbro Park extension 200** to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PHINA PROPERTY TRUST (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 332 (A PORTION OF PORTION 13) OF THE FARM MODDERFONTEIN 35-IR, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.

- (1) **NAME**
The name of the township is **Linbro Park Extension 200**
- (2) **DESIGN**
The township consists of erven and a thoroughfare as indicated on General Plan No. 330/2022.
- (3) **DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**
The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.
- (4) **ELECTRICITY**
The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.
- (5) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**
Should the development of the township not been commenced with before 30 March 2030 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.
- (6) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**
 - (a) Should the development of the township not been completed before 20 November 2029 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.
 - (b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).
- (7) **NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)**
If no development on the above-mentioned land takes within 5 years from 03 December 2020, the application will have to be referred to the Department: Mineral Resources for reconsideration.
- (8) **ACCESS**
 - (a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads

- (b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved General Plan No. 330/2022.
- (9) **ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**
The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.
- (10) **REFUSE REMOVAL**
The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.
- (11) **REMOVAL OR REPLACEMENT OF EXISTING SERVICES**
If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.
- (12) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.
- (13) **OPEN SPACE CONTRIBUTION**
The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.
- (14) **OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OR TRANSFER OF ERVEN**
- (a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.
- (b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.
- (c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.
- (15) **OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES**
The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.
- (16) **CONSOLIDATION OF ERVEN**
The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 194 and 195, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

3. CONDITIONS OF TITLE.

(A) Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.

- (1) ALL ERVEN
- (a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as H/C1/C2/S and Soil Zone II.
- (2) ALL ERVEN
- (a) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (a) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (3) ALL ERVEN
- (a) Erf 194 and 195
Erf 194 and 195 are subject and entitled to a servitude for right of way as shown on General Plan No. 330/2022.
- B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54.(1) of the City of Johannesburg Metropolitan Municipal Planning By-Law, 2016 declares that it has approved an amendment scheme being an amendment of the the City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Linbro Park Extension 200**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 20-02-0481.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T105/2023

LOCAL AUTHORITY NOTICE 46 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, **Koketso M.L. Maimela**, being the applicant in my capacity as appointed agent for the owner of the property **Erf 3057 Highveld Extension 67**, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above.

The Subject property is located within the larger Eco Park Development area at the intersection of Eco Park Road and Witch Hazel Avenue.

The rezoning is from: **“Special”** for Offices, Fitness Centre, Medical Consulting Rooms, Place of Refreshment, Shops, Showrooms Distribution Centres, Wholesale Trade, Warehouses, Retail Industry, Place of Amusement, Place of Instruction and Car Wash. 0.29 Provided that Retail uses be restricted to a maximum of 1998m². Provided that the gross floor area for the Place of Instruction shall not exceed 3788m² with a height of 2 storeys and coverage 35%.

To: **“Special”** for Offices, Fitness Centre, Medical Consulting Rooms, Place of Refreshment, Shops, Showrooms, Motor Workshop, Distribution Centres, Wholesale Trade, Warehouses, Retail Industry, Place of Amusement, Place of Instruction and Car Wash. 0.29 Provided that Retail uses be restricted to a maximum of 1998m². Provided that the gross floor area for the Place of Instruction shall not exceed 3788m², provided that motor workshop shall not exceed 600m², with a height of 2 storeys and coverage of 35%.

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **25 January 2023** until **22 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, Beeld and Star newspapers.

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

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

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

Closing date for any objections and/or comments: **22 February 2023**.

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

Dates on which notice will be published: 25 January 2023 and 1 February 2023.

Item No: 36777

25-1

PLAASLIKE OWERHEID KENNISGEWING 46 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, Koketso M.L. Maimela, synde die applikant in my hoedanigheid as gemagtige agent van die eienaar van die eindom naamlik **Erf 3057 Highveld Uitbreiding 67**, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplaningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, van die eindomme hierbo beskryf.

Die eiendom is geleë binne die groter Eco Park ontwikkelings Gebied by the kruising van Eco Park Straat en Witch Hazel Laan.

Die voorgestelde hersonering is vanaf: Spesiaal" vir Kantore, Fiksheidsentrum, Mediese spreekkamers, Motorwerkswinkel, Plek van verversing, Winkels, Vertoonlokale, Verspreidingsentrums, Groothandel, Pakhuise, Kleinhandelnywerheid, Plek van vermaak, Plek van onderrig en n Karwas met 'n FVR van 0.29 Met dien verstande dat die bruto vloeroppervlakte vir winkels sal beperk word tot 'n maksimum van 1998m². Met dien verstande dat die bruto vloeroppervlakte vir die plek van onderrig nie 3788m² sal oorskry nie, hoogte van 2 verdiepings en dekking van 35%.

NA: : Spesiaal" vir Kantore, Fiksheidsentrum, Mediese spreekkamers, Plek van verversing, Winkels, Vertoonlokale, Verspreidingsentrums, Groothandel, Pakhuise, Kleinhandelnywerheid, Plek van vermaak, Plek van onderrig en n Karwas met 'n FVR van 0.29 Met dien verstande dat die bruto vloeroppervlakte vir winkels sal beperk word tot 'n maksimum van 1998m². Met dien verstande dat die bruto vloeroppervlakte vir die plek van onderrig nie 3788m² sal oorskry nie, met dien verstande dat die totale bruto vloeroppervlakte vir motorwerkswinkel beperk word tot 600m² met 'n hoogte van 2 verdiepings en dekking van 35%.

Die voorname van die applikant in hierdie aangeleentheid is om die goedgekeurde grondgebruiksregte vir die erf te wysig om die reg vir motorwerkswinkel in te sluit om voorsiening te maak vir 'n voertuigaanpassingsentrum in die Eco Boulevard Kleinhandelsentrum..

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e), met volledige kontakbesonderhede by gebreke waaraan die Munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar voorsien kan korrespondeer nie, sal ingedien of op skrif gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf **25 Januarie 2023** tot en met **22 Februarie 2023**.

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

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

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

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

Sluitings datum vir enige beswaar(e) en/of kommentaar(e): **22 Februarie 2023.**

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

Datums van publikasie: 25 Januarie 2023 en 1 Februarie 2023.

Item No: 36777

25-1

LOCAL AUTHORITY NOTICE 47 OF 2023**CITY OF TSHWANE****NOTICE OF RESTRICTION OF ACCESS TO PUBLIC PLACES FOR SAFETY AND SECURITY PURPOSES: A PART OF QUEENSWOOD BETWEEN WOODLANDS DRIVE, EDGEHILL LANE, ELNITA STREET, KEYSER DRIVE, BROADBENT AVENUE, COBHAM ROAD, ENGEL LANE, WHISTLETREE DRIVE AND RODE AVENUE**

In terms of Section 44(1)(c) of the Gauteng Rationalisation of Local Government Affairs Act, 1998 (Act 10 of 1998), notice is given that the City of Tshwane approved the application for restriction of access to public places in principle for a period of two years, subject to certain terms and conditions, in the following area: A part of Queenswood between Woodlands Drive, Edgehill Lane, Elnita Street, Keyser Drive, Broadbent Avenue, Cobham Road, Engel Lane, Whistletree Drive and Rode Avenue.

Details of the application, terms and conditions, and a sketch plan of the proposed restriction of access may be inspected at the Land Use Management Administration Section at Room E10, Block E, Centurion municipal offices, Clifton Avenue, Centurion on Mondays to Fridays from 07:30 to 12:30 and from 13:00 to 15:00 for a period of 40 days from the date of publication of this notice.

Any person who wishes to comment on or object to the proposed restriction of access must do so in writing and submit the comment or objection to cityp_registration@tshwane.gov.za on or before **6 March 2023**.

If no comments or objections are received within the above prescribed period, the proposed restriction of access will come into operation on **7 March 2023** in terms of Section 44(4) of the Gauteng Rationalisation of Local Government Affairs Act, 1998.

(CPD 9/1/1/3-Queenswood)
(Ref: 29520/1)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 202/2023)

PLAASLIKE OWERHEID KENNISGEWING 47 VAN 2023**STAD TSHWANE****KENNISGEWING VAN BEPERKING VAN TOEGANG NA OPENBARE PLEKKE VIR VEILIGHEIDSEN SEKURITEITSDOELEINDES: 'N DEEL VAN QUEENSWOOD TUSSEN WOODLANDS-RYLAAN, EDGEHILL-LAAN, ELNITASTRAAT, KEYSER-RYLAAN, BROADBENTLAAN, COBHAMWEG, ENGELLAAN, WHISTLETREE-RYLAAN EN RODELAAN**

Kragtens Artikel 44(1)(c) van die Gauteng Wet op die Rasionalisering van Plaaslike Regeringsaangeleenthede, 1998 (Wet 10 van 1998), word kennis gegee dat die Stad Tshwane die aansoek om beperking van toegang na openbare plekke in beginsel goedgekeur het vir 'n tydperk van twee jaar, onderworpe aan sekere bepalings en voorwaardes, in die volgende area: 'n Deel van Queenswood tussen Woodlands-rylaan, Edgehill-laai, Elnitastraat, Keyser-rylaan, Broadbentlaan, Cobhamweg, Engellaan, Whistletree-rylaan en Rodelaan.

Besonderhede van die aansoek, bepalings en voorwaardes, en 'n sketsplan van die voorgestelde beperking van toegang is ter insae beskikbaar by die Sektie Grondgebruikbestuursadministrasie te Kamer E10, Blok E, Centurion munisipale kantore, Cliftonlaan, Centurion op Maandae tot Vrydae van 07:30 tot 12:30 en van 13:00 tot 15:00 vir 'n tydperk van 40 dae vanaf die datum van publikasie van hierdie kennisgewing.

Enige persoon wat kommentaar wil lewer oor of beswaar wil aanteken teen die voorgestelde beperking van toegang, moet dit skriftelik doen en kommentaar of besware voor **6 Maart 2023** by cityp_registration@tshwane.gov.za indien.

Indien geen kommentaar of besware binne bogemelde voorgeskrewe tydperk ontvang word nie, sal die voorgestelde beperking van toegang op **7 Maart 2023** in werking tree kragtens Artikel 44(4) van die Gauteng Wet op die Rasionalisering van Plaaslike Regeringsaangeleenthede, 1998.

(CPD 9/1/1/3- Queenswood)
(Verw: 29520/1)

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

25 JANUARIE 2023
(Kennisgewing 202/2023)

LOCAL AUTHORITY NOTICE 48 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T68433/2010, with reference to the following property: Erf 912, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions (e), (h), (i), (j), (k), (m), (n)(i), (n)(ii), (n)(iii), (o)(i), (o)(ii), (o)(iii) and (p).

This removal will come into effect on the date of publication of this notice.

(CPD VAL/0688/912 (Item 35801))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 509/2023)

LOCAL AUTHORITY NOTICE 49 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T105827/2003, with reference to the following property: Portion 1 of Erf 491, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions i) and (o).(i).

This removal will come into effect on the date of publication of this notice.

(CPD VAL/0688/491/1 (Item 34457))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 508/2023)

LOCAL AUTHORITY NOTICE 50 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T74130/2022, with reference to the following property: Erf 296, Lyttelton Manor.

The following conditions and/or phrases are hereby removed: Condition a).

This removal will come into effect on the date of publication of this notice.

(CPD LYT/0387/296 (Item 35949))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 507/2023)

LOCAL AUTHORITY NOTICE 51 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T1791/2022, with reference to the following property: Erf 538, Lynnwood Ridge.

The following conditions and/or phrases are hereby removed: Conditions I.(c), I.(g), II.(a), II.(b), II.(b)(i), II.(b)(ii), II.(c) and V.

This removal will come into effect on the date of publication of this notice.

(CPD LWR/0389/538 (Item 36021))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 506/2023)

LOCAL AUTHORITY NOTICE 52 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T28626/2013, with reference to the following property: Erf 123, Lynnwood Ridge.

The following conditions and/or phrases are hereby removed: Condition V.

This removal will come into effect on the date of publication of this notice.

(CPD LWR/0389/123 (Item 36363))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 505/2023)

LOCAL AUTHORITY NOTICE 53 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T20116/2019, with reference to the following property: Erf 267, Lynnwood Ridge.

The following conditions and/or phrases are hereby removed: Conditions 1(c), 1(g), 2(a), 2(b), 2(b)(i), 2(b)(ii), 4(iii) and 7.

This removal will come into effect on the date of publication of this notice.

(CPD LWR/0389/267 (Item 32889))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 504/2023)

LOCAL AUTHORITY NOTICE 54 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****THIS NOTICE REPLACE ALL PREVIOUS NOTICES****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T39315/2006, with reference to the following property: Erf 711, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions B(f), C(a), C(c)(i), C(c)(ii) and C(d).

This removal will come into effect on the date of publication of this notice.

(CPD SIN/0640/711 (Item 35379))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 503/2023)

LOCAL AUTHORITY NOTICE 55 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****THIS NOTICE REPLACE ALL PREVIOUS NOTICES****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T81613/2019 and T63231/2001, with reference to the following property: Erf 39, Queenswood.

The following conditions and/or phrases are hereby removed:

Title Deed T81613/2019: Conditions 2, 6, 7, 9, 13, 13(a), 13(b) and 14; and
Title Deed T63231/2001: Conditions 3, 7, 8, 10, 14, 14.(a), 14.(c) and including 15.

This removal will come into effect on the date of publication of this notice.

(CPD QWD/0568/39 (Item 33548))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

25 JANUARY 2023
(Notice 502/2023)

LOCAL AUTHORITY NOTICE 56 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 READ WITH SCHEDULE 23 THERETO
GEM VALLEY EXTENSION 18**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning being the authorized 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 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, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **25 January 2023** (first date) and **1 February 2023** (second date).
Closing date for any objections and/or comments: **22 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**. 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 or affected party:

- E-mail address: **smeissner@icon.co.za**
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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: 7th floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

ANNEXURE

Name of township: **GEM VALLEY EXTENSION 18**

Full name of applicant: SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Tshwane Pty Ltd.

Number of erven, proposed zoning and development control measures: 485 Erven: "Residential 1" at a density of "1 dwelling house per erf" (479 erven), "Public Open Space" (6 erven) and Existing Streets.

The intension of the applicant in this matter is to develop a residential township with a maximum of 479 dwelling units.

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

PLAASLIKE OWERHEID KENNISGEWING 56 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR DIE STIGTING VAN 'N DORP IN TERME VAN ARTIKEL 16(4) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23 GEM VALLEY UITBREIDING 18**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die gemagtigde applikant gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Land Use Management By-law, 2016, dat ek 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 Land Use Management By-law, 2016 soos verwys in die bylae wat volg.

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: **25 Januarie 2023** (eerste datum) en **1 Februarie 2023** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **22 Februarie 2023**

Indien enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: **newlanduseapplications@tshwane.gov.za**. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: **smeissner@icon.co.za**
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: 7de vloer, Middestad gebou, Thabo Sehume Straat, 252.

LOCAL AUTHORITY NOTICE 57 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 READ WITH SCHEDULE 23 THERETO
GEM VALLEY EXTENSION 17**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning being the authorized 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 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, Die Beeld and Citizen newspapers.

Dates on which notice will be published: **25 January 2023** (first date) and **1 February 2023** (second date).
Closing date for any objections and/or comments: **22 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**. 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 or affected party:

- E-mail address: **smeissner@icon.co.za**
- Postal Address: SMR Town & Environmental Planning, PO Box 7194, Centurion, 0046
- Physical Address of offices of applicant: 9 Charles de Gaulle Crescent, Highveld Office Park, Highveld Extension 12
- Contact Telephone Number: 012 665 2330

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: 7th floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

ANNEXURE

Name of township: **GEM VALLEY EXTENSION 17**

Full name of applicant: SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Tshwane Pty Ltd.

Number of erven, proposed zoning and development control measures: 401 Erven: "Residential 1" at a density of "1 dwelling house per erf" (400 erven); "Public Open Space" (1 erf) and Existing Streets.

The intension of the applicant in this matter is to develop a residential township with a maximum of 400 dwelling units.

PLAASLIKE OWERHEID KENNISGEWING 57 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR DIE STIGTING VAN 'N DORP IN TERME VAN ARTIKEL 16(4) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 SAAMGELEES MET SKEDULE 23 GEM VALLEY UITBREIDING 17**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, synde die gemagtigde applikant gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Land Use Management By-law, 2016, dat ek 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 Land Use Management By-law, 2016 soos verwys in die bylae wat volg.

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: **25 Januarie 2023** (eerste datum) en **1 Februarie 2023** (tweede datum).

Sluitingsdatum vir enige besware/ kommentare: **22 Februarie 2023**

Indien enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: **newlanduseapplications@tshwane.gov.za**. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word:

- Epos adres: **smeissner@icon.co.za**
- Posadres: SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046
- Fisiese adres van die kantoor van die applikant: Charles de Gaullesingel 9, Highveld Office Park, Highveld Uitbreiding 12.
- Kontak telefoonnommer: 012 665 2330

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom.

Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: 7de vloer, Middestad gebou, Thabo Sehume Straat, 252.

LOCAL AUTHORITY NOTICE 58 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL / AMENDMENT / SUSPENSION OF RESTRICTIVE
CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

We, Elize Castelyn Town Planners, being the applicant of property Erf 4 Clubview situated at 89 Aberdeen Road, Clubview hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of conditions (b)-(g) and (i)-(o) as registered in the Title Deed (T 21005/1971) in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above- mentioned property.

The intension of the applicant in this matter is to make provision that the building plans can be approved for the renovations as well as buildings encroaching on the street building lines. In addition, obsolete and conditions duplicated in the Tshwane Town Planning Scheme, 2008 (Revised 2014) would also be removed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including an email address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 January 2023 until 22 February 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the Centurion Municipal Offices, City Planning Registration, Room E10, corner of Basden and Rabie Streets, Centurion or should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at ecstads@castelyn.com, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Applicant address: 98 Tenth Street, Menlo Park, Pretoria, 0081 email: ecstads@castelyn.com Tel: 012 3468772 /083 3055487

Closing date for any objections and/or comments: 22 February 2023

Dates on which notice will be published: 25 January 2023 and 2 February 2023

Item No: 36719

25-1

PLAASLIKE OWERHEID KENNISGEWING 58 VAN 2023**STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE OPHEFFING / WYSIGING / OPSKORTING VAN BEPERKENDE
VOORWAARDES IN DIE AKTE VAN TRANSPORT IN TERME VAN AFDELING 16(2) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir die eiendom Erf 4, Clubview, geleë te Aberdeenweg 89, Clubview gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van Voorwaardes (b) - (g) en (i)-(o) geregistreer in Akte van Transport T 21005/1971, in terme van afdeling 16(2) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016.

Die bedoeling in hierdie aangeleentheid is om dit moontlik te maak dat die bouplanne goedgekeur kan word vir die opknapping van geboue asook geboue wat binne die bestaande straat boulyne val. Bykomend word uitgediende voorwaardes wat gedupliseer word in die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) ook verwyder.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, insluitende 'n epos adres, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / vertoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 22 Februarie 2023.

Besonderhede van die aansoek en planne (indien enige) lê ter insae gedurende gewone kantoorure by Stadsbeplanning Registrasie, Centurion Kantore, Kamer E10, Registrasie, hoek van Basden and Rabie Strate, Centurion, of indien enige geïnteresseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Aansoeker adres: Tiende Straat 98, Menlo Park, Pretoria. epos: ecstads@castelyn.com Tel: 012 346 8772 / 083 3055487

Sluitingsdatum vir besware en / of vertoë: 22 Februarie 2023

Datums waarop kennisgewings gepubliseer word: 25 Januarie 2023 en 2 Februarie 2023

Item No:36719

25-1

LOCAL AUTHORITY NOTICE 59 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, Elize Castelyn Town Planners, being the applicant for Erf 1442 Pretoria North, situated at 506 Berg Avenue, Pretoria North, 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), for the rezoning of Erf 1442 Pretoria North in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016. The rezoning application is "Residential 1" to "Business 4" (excluding a veterinary clinic and including a Beauty Spa). The intension is to use the property for medical rooms / beauty spa and offices.

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 25 January 2023 until 22 February 2023.

Particulars of the application and plans will lie for inspection during normal office hours at the office of the Municipal Offices Akasia, The Strategic Executive Director: City Planning, Development and Regional Services, City Planning Registration, Akasia Municipal Complex, Town Planning Office at 485 Heinrich Avenue (Entrance Dale Street), Karen Park, Akasia or should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za or from the applicant at ecstads@castelyn.com, for a period of 28 days from the date of first publication.

Street and postal of applicant: 98 Tenth Street, Menlo Park 0181, Pretoria. Tel: 012 346 8772 / 083 3055487

Closing date for any objections and/or comments: 22 February 2023

Dates on which notice will be published: 25 January 2023 and 2 February 2023

Item No: 36784

25-1

PLAASLIKE OWERHEID KENNISGEWING 59 VAN 2023**STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 1442 Pretoria Noord, geleë te Berglaan 506, Pretoria Noord, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf 1442 Pretoria Noord in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016. Die hersonering aansoek is van "Residensiële 1" na "Besigheid 4" (uitgesluit diere-kliniek en ingesluit skoonheid spa) met die bedoeling om die eiendom te gebruik vir mediese kamers, skoonheid spa en kantore.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / vertoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot CityP_Registration@tshwane.gov.za vanaf 25 Januarie 2023 tot 22 Februarie 2023.

Besonderhede van die aansoek en planne lê ter insae gedurende gewone kantoorure by die kantoor van: Die Munisipale Kantore, Strategiese Uitvoerende Direkteur: Stedsbeplanning en Ontwikkeling, Stadsbeplanning Registrasie, Akasia Munisipale Kompleks, Stads- en Streeksbeplanningskantore te Heinrich Laan 485 (Ingang Dale Straat), Karenpark, Akasia of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie.

Aansoeker: Tiende Straat 98, Menlo Park, Pretoria, 0181. Tel. No: 012 3468772 / 083 3055487

Sluitingsdatum vir besware en / of vertoë: 22 Februarie 2023

Datums waarop kennisgewings gepubliseer word: 25 Januarie 2023 en 2 Februarie 2023

Item No: 36784

25-1

LOCAL AUTHORITY NOTICE 60 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner of **Holding 93, Mnandi Agricultural Holdings** 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 subdivision of the property described herein in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016. The property is located at 93 Constantia Avenue, Mnandi Agricultural Holdings.

The intention of the owner of the property is to subdivide the holding into 2 (two) portions. Application was also made for the excision of the holding.

A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website: www.tph.co.za. Should an 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 including an e-mail 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 **25 January 2023** until **22 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, Beeld and Citizen newspapers.

Address of Municipal offices: Centurion Municipal Offices, Room E10, corner of Basden and Rabie Streets, Centurion, Pretoria. **Closing date of any objection(s) and/or comment(s):** 22 February 2023. **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, 1st Floor, 1 Cole Road, Shere AH, Pretoria. Tel: (012) 809 2229. Ref: TPH22528. **Dates on which notice will be published:** 25 January 2023 and 1 February 2023. **Ref no:** Item 36814

Description of property: Holding 93, Mnandi Agricultural Holdings. **Number and area of proposed portions:** Proposed Remainder measuring 1.0138ha; Proposed Portion 1 measuring 1.0387ha; TOTAL: 2.0525ha

25-1

PLAASLIKE OWERHEID KENNISGEWING 60 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM ONDERVERDELING IN TERME VAN ARTIKEL 16 (12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van **Hoewe 93, Mnandi Landbou Hoewes** gee hiermee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom beskryf hier onder in terme van artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom is geleë te nr 93, Constantia Laan, Mnandi Landbou Hoewes.

Die voorneme van die eienaar is om die landbou hoewe te onderverdeel in 2 (twee) dele. Aansoek is ook gemaak vir die uitsnyding van die hoewe.

'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek is ook beskikbaar vanaf ons webtuiste: www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, insluitend 'n e-pos adres, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of gepos word (Posbus 3242, Pretoria, 0001) of 'n e-pos na CityP_Registration@tshwane.gov.za gestuur word, tussen **25 Januarie 2023** en **22 Februarie 2023**. 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.

Adres van Munisipale Kantore: Centurion Munisipale Kantore, Kamer E10, hoek van Basden en Rabie Strate, Centurion, Pretoria. **Sluitingsdatum vir enige besware en/of kommentaar:** 22 Februarie 2023. **Adres van agent :** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, 1ste Vloer, 1 Cole Straat, Shere LH, Pretoria. Tel: (012) 809 2229. Ref: TPH22528. **Datums waarop die advertensie geplaas word:** 25 Januarie 2023 en 1 Februarie 2023. **Verwysing nr.:** 36814

Beskrywing van die eiendom: Hoewe 93, Mnandi Landbou Hoewes. **Getal en oppervlakte van voorgestelde gedeeltes:** Voorgestelde Restant groot 1.0138ha; Voorgestelde Gedeelte 1 groot 1.0387ha; TOTAAL: 2.0525ha

25-1

LOCAL AUTHORITY NOTICE 61 OF 2023**MIDVAAL LOCAL MUNICIPALITY****ERF 291 MEYERTON TOWNSHIP**

Notice is hereby given, in terms of Section 63(4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that MIDVAAL LOCAL MUNICIPALITY has **approved** the Removal of Conditions (d) and (e) contained in the Deed of Transfer T19147/2020 and in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, approved the amendment of the Midvaal Land Use Scheme, 2017 for Erf 291 Meyerton Township from "Residential 1 with a density of 1 dwelling per Erf" to "Institutional" with an annexure for a place of Public Worship and street. This amendment is known as MLUS91 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 62 OF 2023**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**
CITY OF EKURHULENI AMENDMENT SCHEME B0841C
ERF 396 MACKENZIE PARK EXTENSION 1 TOWNSHIP

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of Erf 396 Mackenzie Park Extension 1 Township, from "Residential 1" to "Residential 3", subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Benoni Sub Section, City of Ekurhuleni Municipality, 6th Floor, Benoni Customer Care Centre, 76 Elston Avenue, Benoni, during normal office hours.

This amendment scheme was previously known as Ekurhuleni Amendment Scheme B0714 and is now known as City of Ekurhuleni Amendment Scheme B0841C and shall come into operation on the date of publication of the notice.

Notice No CD47/2022

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

Date: 25 January 2023

LOCAL AUTHORITY NOTICE 63 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, Dané Botha, of Hunter Theron Incorporated, being the authorised agent of the owner of Portion 845 (a portion of Portion 122) of the Farm Knopjeslaagte 385-JR, 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 located along Summit Road approximately 540m north of the intersection of Knopjeslaagte and Summit Roads, Knopjeslaagte 385-JR, Centurion. The proposed rezoning of Portion 845 (a portion of Portion 122) of the Farm Knopjeslaagte 385-JR is from **"Undetermined" to "Special" for Warehouse and Solar Power Plant as an ancillary use, subject to conditions**. Simultaneously and in addition to the above, an application in terms of Section 16(2)(d) of the City of Tshwane Land Use Management By-Law, 2016 for consent for the removal of Conditions C.(a).(i)-(iii) from Deed of Transfer T63074/2022, is also submitted.

Any objection and/or comment, including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 and/or to CityP_registration@tshwane.gov.za from **25 January 2023** (first date of publication of the notice set out in Section 16(1)(f) of the by-law referred to above), until **22 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 and/or requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za and/or directly from the applicant at dane@hunthertheron.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Star newspapers.

Address of Municipal Offices: Strategic Executive Director: City Planning and Development, Centurion Municipal Offices, Corner of Basden and Rabie Streets, Room 8, Lyttelton for a period of 28 days from 25 January 2023 (the date of first publication of the notice) for inspection.

Closing date for any objections and/or comments: **22 February 2023**.

Address of Applicant: Hunter Theron Inc., 53 Conrad Street, Florida North, 1709, P.O. Box 489 Florida Hills, 1716 Tel: (011) 472-1613.

Dates on which notice will be published: **25 January 2023 and 01 February 2023**.

Item No: **36776**

25-1

PLAASLIKE OWERHEID KENNISGEWING 63 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE
STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Dané Botha, van Hunter Theron Ingelyf, snyde die gemagtigde agent van die eienaar van Gedeelte 845 ('n gedeelte van Gedeelte 122) van die Plaas Knopjeslaagte 385-JR, 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 vir die wysiging van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom soos hierbo beskryf.

Die eiendom is geleë aangrensend aan Summit Straat ongeveer 540m Noord van die Knopjeslaagte en Summit Strate interseksie, Knopjeslaagte 385-JR, Centurion van **“Onbepaald” na “Spesiaal” vir ‘n Pakhuis en Sonkrag Kragstasie as ‘n ondersteunende gebruik, onderhewig aan voorwaardes.** Gelyktydig en bykomend met die bogenoemde, 'n aansoek in terme van Artikel 16(2)(d) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 vir die toestemming vir die verwydering van voorwaardes C.(a).(i)-(iii) van die Titel Akte T63074/2022, is ook ingedien.

Enige beswaar en/of kommentaar, insluitend die gronde vir sulke beswaar en/of kommentaar met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar ingedien het nie, moet gerig word, skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 en/of tot CityP_registration@tshwane.gov.za vanaf **25 Januarie 2023** (die eerste dag van die publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die Verordening soos verwys hierbo), tot **22 Februarie 2023** (nie minder as 28 dae na die eerste datum van publikasie van die kennisgewing).

Volledige besonderhede en planne (indien enige) kan besigtig word gedurende gewone kantoorure by die Munisipale Kantore soos aangedui hieronder, en/of deur die Munisipaliteit aangevra word, deur 'n afskrif te versoek deur middel van die volgende kontakbesonderhede:

newlanduseapplications@tshwane.gov.za en/of direk van die aansoeker by dane@huntertheron.co.za vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Gazette, Beeld en The Star koerante. Adres van die Munisipale Kantoor: Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Centurion Munisipale kantore, Hoek van Basen- en Rabiestraat, Kamer 8, Lyttelton vir 'n tydperk van 28 dae vanaf 25 Januarie 2023 (die datum van eerste publikasie van hierdie kennisgewing) ter insae. Sluitingsdatum vir besware en/of kommentare: **22 Februarie 2023.**

Adres van applikant: Hunter Theron Ingelyf, 53 Conrad Straat, Florida Noord, Posbus 489, Florida Hills, 1716, Telefoon nommer: (011) 472-1613.

Datums van publikasie van die kennisgewing: **25 Januarie 2023 en 01 Februarie 2023.**

Item no: 36776

25-1

LOCAL AUTHORITY NOTICE 64 OF 2023

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE LAND USE SCHEME IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.

I, Ntshuxeko Malungani of the firm Human Construct Pty (Ltd), being the authorized agent of the owner of the below:

SITE DESCRIPTION: ERF 416 Bordeaux

SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018

APPLICATION TYPE: REMOVAL OF RESTRICTIVE TITLE CONDITIONS (TITLED DEED NO: T108245/2006)

CONDITIONS: B (a), (b), (c), (d), (e), (f), (g), h(i)(ii)(iii), (i), (j), & (k) subject to certain conditions.

Particulars of the applications with Council will be open for inspection on the City's e-platform for access by the public (www.joburg.org.za) for a period of 28 days from **25 January 2023** and will also be made available electronically, free of any cost, by the authorised agent to any interested party upon request by email to ntshuxeko@humanconstruct.co.za during this period.

Any objection or representation with regard to the application must be submitted in writing to both the agent and the Department of Development Planning either to Registration Department on the 8th floor, 158 Civic Boulevard, Braamfontein, or emailed to objectionsplanning@joburg.org.za, by no later than **21 February 2023**. Objectors must include their telephone numbers, email addresses, and physical addresses.

Contact details of the applicant (authorized agent): Human Construct Pty (Ltd), 15 Delphi Street, Eastgate, Sandton, 2090, Tel: 010 300 5408, Cell: 078 473 1039, Email: ntshuxeko@humanconstruct.co.za Fax: 086 568 4961.

Date of First Publication: **25 January 2023**.

LOCAL AUTHORITY NOTICE 65 OF 2023**AMENDMENT SCHEME 20-02-4030**

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 Johannesburg Land Use Scheme, 2018 by the rezoning of Erven 606 and 607 Bryanston from "Residential 2" to "Residential 2" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-02-4030.

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Land Use Scheme 20-02-4030 will come into operation on date of publication hereof.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality

Notice No. 877/2022

LOCAL AUTHORITY NOTICE 66 OF 2023**AMENDMENT SCHEME 20-01-2953**

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 Johannesburg Land Use Scheme, 2018 by the rezoning of Erven 108 and 2501 Houghton Estate (now known as Erf 2567 Houghton Estate) from "Residential 1 " and "Special" to "Public Open Space" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-01-2953.

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Land Use Scheme 20-01-2953 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 874/2022

LOCAL AUTHORITY NOTICE 67 OF 2023**AMENDMENT SCHEME 20-02-4030**

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 Johannesburg Land Use Scheme, 2018 by the rezoning of Erven 606 and 607 Bryanston from "Residential 2 "to "Residential 2" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-02-4030.

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Land Use Scheme 20-02-4030 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 877/2022

LOCAL AUTHORITY NOTICE 68 OF 2023**AMENDMENT SCHEME 20-01-3455**

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 Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 415 Alveda Extension 2 from "Residential 1" to "Business 1" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-01-3455.

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Land Use Scheme 20-01-3455 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 875/2022

LOCAL AUTHORITY NOTICE 69 OF 2023**AMENDMENT SCHEME 20-02-0634**

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 Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 5 Simba from "Residential 3" to "Residential 3" subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-02-0634.

The Land Use Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Land Use Scheme 20-02-0634 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 876/2022

LOCAL AUTHORITY NOTICE 70 OF 2023**AMENDMENT SCHEME 20-01-2802**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of **Erf 3024 Cosmo City** from "**Business 1**" to "**Business 1**", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-03-2802**, which will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 854/2022

LOCAL AUTHORITY NOTICE 71 OF 2023**TOWNSHIP ESTABLISHMENT**APPLICABLE SCHEME:

CITY OF JOHANNESBURG LAND USE SCHEME, 2019

Notice is hereby given, in terms of Section 26.(10)(b) of the City of Johannesburg Municipal Planning By-Law, 2016, that I, the undersigned, intend to apply to the City of Johannesburg for an amendment of the township application.

APPLICATION PURPOSES:

To apply to the Council for an amendment of a township application prior to approval, at the request of the Council. .

SITE DESCRIPTION:

2 Erven: Parking

Township Name: Hoogland Extension 66

Street Address: 5 Witkoppen Road, North Riding Code: 2154

The above application in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection from 8:00 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 the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionplanning@joburg.org.za, by not later than 22 February 2023.

AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; peterroostp@gmail.com

LOCAL AUTHORITY NOTICE 72 OF 2023

REZONING

APPLICATION 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, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme and simultaneously in terms of Section 41 of the By-Law for the removal of a restrictive condition from the title deed of the property.

SITE DESCRIPTION:

Erf 629, Observatory Extension

Street Address: 73 Observatory Avenue, Observatory, 2198

APPLICATION TYPE:

Simultaneous Rezoning and Removal of Restriction

APPLICATION PURPOSE:

To apply to the Council for the rezoning of the property to "Residential 3" to increase the residential density and to simultaneously remove condition 6. from the title deed.

The above application will be made available by the applicant to any interested party and it will also be open for inspection only by arrangement and on request from 8:00 to 15:30 at the Metro Link, Ground Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to **objectionsplanning@joburg.org.za** by not later than 22 February 2023.

AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; peterroostp@gmail.com

LOCAL AUTHORITY NOTICE 73 OF 2023

REZONING

APPLICATION 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, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme and simultaneously in terms of Section 41 of the By-Law for the removal of a restrictive condition from the title deed of the property.

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Erf 629, Observatory Extension

Street Address: 73 Observatory Avenue, Observatory, 2198

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AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; peterroostp@gmail.com

LOCAL AUTHORITY NOTICE 74 OF 2023

REZONING

APPLICATION 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, the undersigned, intend to apply to the City of Johannesburg for an amendment of the land use scheme.

SITE DESCRIPTION:

Erven 1747, 1748, 1749, 1/1758 and 2/1758, Weltvredepark Extension 9

Street Address: 15 Cockspur Road, Weltevredenspark, 1709

APPLICATION TYPE:

Rezoning

APPLICATION PURPOSE:

To apply to the Council for the rezoning of the properties to "Residential 1" and "Residential 2" respectively to "Educational".

The above application will be made available by the applicant to any interested party and it will also be open for inspection only by arrangement and on request from 8:00 to 15:30 at the Metro Link, Ground Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to **objectionsplanning@joburg.org.za** by not later than 22 February 2023.

AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; peterroostp@gmail.com

LOCAL AUTHORITY NOTICE 75 OF 2023

MIDVAAL LOCAL MUNICIPALITY

REMAINING EXTENT OF PORTION 8 OF ERF 62 KLIPRIVIER TOWNSHIP

Notice is hereby given, in terms of Section 63 (4) of the Midvaal Spatial Planning and Land Use Management By-Law, that MIDVAAL LOCAL MUNICIPALITY **REFUSED** the removal of restrictive Conditions I. (e) and I. (f) from Deed of Transfer T10788/2022 in respect of the Remaining Extent of Portion 8 of Erf 62 Kliprivier Township and **APPROVED** the removal of restrictive title Conditions I. (d), I. (g), I. (h) and I. (i) from Deed of Transfer T10788/2022 in respect of the Remaining Extent of Portion 8 of Erf 62 Kliprivier Township.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 76 OF 2023**NOTICE TITLE: CORRECTION NOTICE****NOTICE NUMBER 576****GAZETTE DATE 25 APRIL 2012****MIDVAAL LOCAL MUNICIPALITY****PROVINCE GAUTENG**

Local Authority Notice published in Provincial Gazette No. 576 of 25 April 2012 is hereby corrected as follows:

ERF 92 VAALMARINA HOLIDAY TOWNSHIP

The intension is to correct the omissions to the said notice, in terms of Section 40 of the Spatial Planning and Land Use Management By-Law as follows: Notice is hereby given, in terms of Section 6 (8) of the Gauteng Removal of Restrictions Act, (Act 3 of 1996, read with Section 2 (2) of the Spatial Planning and Land Use Management Act (Act 16 of 2013), that MIDVAAL LOCAL MUNICIPALITY approved the removal of restrictive title Conditions 2 (a) and 2 (b) from Deed of Transfer T156693/2007 in respect of Erf 92 Vaalmarina Holiday Township.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

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