

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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27 SEPTEMBER 2023
27 SEPTEMBER 2023

No: 345

PART 1 OF 2

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DEPARTMENT OF HEALTH

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

- **21 December**, Wednesday for the issue of Wednesday **04 January 2023**
- **28 December**, Wednesday for the issue of Wednesday **11 January 2023**
- **04 January**, Wednesday for the issue of Wednesday **18 January 2023**
- **11 January**, Wednesday for the issue of Wednesday **25 January 2023**
- **18 January**, Wednesday for the issue of Wednesday **01 January 2023**
- **25 January**, Wednesday for the issue of Wednesday **08 February 2023**
- **01 February**, Wednesday for the issue of Wednesday **15 February 2023**
- **08 February**, Wednesday for the issue of Wednesday **22 February 2023**
- **15 February**, Wednesday for the issue of Wednesday **01 March 2023**
- **22 February**, Wednesday for the issue of Wednesday **08 March 2023**
- **01 March**, Wednesday for the issue of Wednesday **15 March 2023**
- **08 March**, Wednesday for the issue of Wednesday **22 March 2023**
- **15 March**, Wednesday for the issue of Wednesday **29 March 2023**
- **22 March**, Wednesday for the issue of Wednesday **05 April 2023**
- **29 March**, Wednesday for the issue of Wednesday **12 April 2023**
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- **03 May**, Wednesday for the issue of Wednesday **17 May 2023**
- **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**
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- **06 December**, Wednesday for the issue of Wednesday **20 December 2023**
- **13 December**, Wednesday for the issue of Wednesday **27 December 2023**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 1050 OF 2023
CITY OF TSHWANE METRO MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF
THE TSHWANE LAND USE MANAGEMENT ACT, 2016**

I, Daniel Gerhardus Saayman, of CityScope Town Planners Pty Ltd, being the applicant on behalf of the owner of Portion 219 of the farm Honingnestkrans 296-JR, located on the Honingnestkrans Road (D434), hereby give notice in terms of Section 16(1)(f), Schedule 13 of the Tshwane Land Use Management By-law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the land into two portions of respectively 4,0 ha and 4,4ha. The property is divided by said road and the division is according to the road alignment.

Any objections and/or comments, including the grounds for such objections and/or comments, 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 objections and/or comments, shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Dates on which notice will be published: 20 September 2023 (first date) and 27 September 2023 (second date). Closing date for any objections and/or comments: 18 October 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the offices of the municipality, for a period of 28 days from the date of first publication of the notice, namely until 18 October 2023 at the following address: First Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Alternatively, full particulars and plans (if any) may be inspected during normal office hours at the offices of the applicant as set out below, for a period of 28 days from the date of first publication of the notice, namely until 18 October 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 submitting a written request to: newlanduseapplications@tshwane.gov.za. Alternatively, by requesting a copy of the land development application from the applicant through the contact details listed below, which copy shall be provided by the applicant within 3 days of said request. The costs of any hard copies of the application will be for the account of the party requesting same. In addition, the applicant may, upon receipt of a request from an interested or affected party, forward a copy electronically, with confirmation of completeness by the Municipality, accompanying the electronic copy. The applicant shall ensure that the copy forwarded to any interested and affected party shall be the identical copy, submitted on record 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, such failure shall not be regarded as grounds to prohibit the processing and consideration of the application.

Authorized Agent: CityScope Town Planners; P.O. Box 72780, Lynnwood Ridge 0040; 249 Odendaal Street, Meyerspark, Pretoria; Tel: 087 195 1144 and E-mail: danie@cityscope.co.za. City of Tshwane Item No 36888.

20-27

ALGEMENE KENNISGEWING 1050 VAN 2023
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016

Ek, Daniel Gerhardus Saayman, van CityScope Town Planners (Edms) Bpk, synde die gemagtigde agent van die eienaar van Gedeelte 219 van die plaas Honingnestkrans 269-JR, geleë aan die Honingnestkranspad (D434), gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 van die Tshwane Grondgebruikbestuur Bywet, 2016 kennis dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die eiendom in twee gedeeltes van onderskeidelik 4,0ha en 4,4ha. Die plaas word deurskruis deur die gemelde pad en die verdelingslyn kom ooreen met die padbelyning.

Enige beswaar en/of kommentaar, insluitend die gronde van beswaar en/of kommentaar met die volle kontakbesonderhede (selfoonnommer en/of eposadres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar indien, kan gerig word tot of skriftelik ingedien word by: 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 the Citizen koerante. Datums waarop kennisgewing gepubliseer word: 20 September 2023 (eerste datum) en 27 September 2023 (tweede datum). Sluitingsdatum vir enige beswaar/kommentaar: 18 Oktober 2023.

Volle besonderhede en planne (indien enige) sal beskikbaar wees vir inspeksie gedurende normale kantoorure vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing, naamlik tot 18 Oktober 2023, by die munisipale kantore, by die volgende adres: Eerstevloer Middestadgebou, Thabo Sehume Straat 252, Pretoria. Alternatiewelik kan volledige besonderhede en planne (indien enige) gedurende gewone kantoorure by die kantore van die applikant, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing, naamlik tot 18 Oktober 2023. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan skriftelik versoek word by: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die kontakbesonderhede van die applikant hieronder te gebruik. Dié sal binne 3 dae na die gemelde versoek deur die applikant voorsien word. Die koste van enige afskrif van die aansoek sal vir die rekening van die aanvrager wees. Daarbenewens kan die aansoeker by ontvangs van 'n versoek vanaf enige belanghebbende of geaffekteerde party 'n afskrif elektronies deurstuur, vergesel van die bevestiging deur die munisipaliteit van die volledigheid daarvan. Die aansoeker sal toesien dat die afskrif wat sodanig deurgegee word, die identiese afskrif is wat by die munisipaliteit op rekord is.

Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party verseker dat 'n eposadres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker verskaf is waarheen sodanige afskrif elektronies versend kan word. 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 kopieregte 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 sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Gemagtigde agent: CityScope Town Planners; Posbus 72780, Lynnwoodrif, 0040; Odendaalstraat 249, Meyerspark, Pretoria; Tel: 087 195 1144 en E-pos: danie@cityscope.co.za. Stad Tshwane Item No 36888.

20-27

GENERAL NOTICE 1051 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS: REZONING APPLICATION IN TERMS OF SECTION 16(1) AND 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 **Portion 3 of Erf 82 Monumentpark Township**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in operation, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above; as well as the removal of certain restrictive title conditions contained in the Title Deed of the property described above, in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at 52 Steenbok Avenue, within the Monumentpark Township.

The rezoning of **Portion 3 of Erf 82 Monumentpark Township**, is From **“Residential 1”**, with a non-applicable Density; a Minimum erf size of 1 250sqm; a Coverage of 50%; a non-applicable Floor Area Ratio; a Height of 2 storeys (10m); a Street Building Line subject to Schedule 1 (6,0m); and further subject to certain building and development controls, and general conditions; **To “Special” for the purpose of a Wellness Centre**, with a non-applicable Density, provided that the overnight accommodation shall be limited to four (4) bedrooms; a Coverage of 40%; a Floor Area Ratio of 0.5, provided that Medical Consulting Rooms and Beauty/Health Spa shall be restricted to 351sqm, Overnight Accommodation shall be restricted to 190sqm, and Coffee Shop shall be restricted to 75sqm; a Height of 3 storeys (10m); a Street Building Line of as per Clause 9 (5,0m), provided that a building designed and used as a Guard House may be permitted within the building restriction area; and further subject to certain amended building and development controls, and general conditions.

The intension of the applicant in this matter is to: amend the current zoning of the property described above to “Special” to allow the development of a Wellness Centre. Secondly, to reduce / relax the Street Building Line from six (6) meters to five (5) meters. This will allow the owner to utilise the full development potential of the property and enable the sensible placement of a Guard House on the property. Thirdly, to introduce specific amended building and development controls and general conditions suited to the intended development of the property. The rezoning application forms part of a simultaneous Removal of Restrictive Title Conditions Application to remove certain restrictive conditions from the applicable Deed of Transfer.

The simultaneous Removal of Restrictive Title Conditions Application is for the removal of Conditions 1(a) – (o)(ii) contained in the Deed of Transfer T1843/2017.

The intension of the applicant in this matter is to: remove the restrictive and superfluous conditions as contained in the Deed of Transfer T1843/2017 to enable the owner to amend the current land use rights as proposed.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za within 28 days from **20 September 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 **18 October 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. Alternatively, 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. Should any interested or affected party not take steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to view and/or obtain a copy shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning and Development, Registration Office, Centurion Municipal Offices, cnr Basden Avenue and Rabie Street, Lyttelton, Centurion.

Closing date of any objection(s) and/or comment(s): 18 October 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: R540 & RRC517

Date on which notice will be published: 20 and 27 September 2023.

Ref no: -

Item No: 38454 (Removal) & 38455 (Rezoning)

ALGEMENE KENNISGEWING 1051 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEKE: HERSONERING IN TERME VAN ARTIKEL 16 (1) EN 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 **Gedeelte 3 van Erf 82 Monumentpark Dorpsgebied**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016, van die eiendom hierbo beskryf; sowel as die opheffing van sekere beperkende titelvoorwaardes vervat in die Titelakte van die eiendom hierbo beskryf, in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurverordening, 2016. Die eiendom is geleë te 52 Steenboklaan, in die Monumentpark-dorpsgebied.

Die hersonering van **Gedeelte 3 van Erf 82 Monumentpark Dorpsgebied**, is **VANAF "Residensieel 1"**, met 'n nie-toepaslike Digtheid; 'n Minimum erfgrootte van 1 250vkm; 'n Dekking van 50%; 'n nie-toepaslike vloeroppervlakteverhouding; 'n Hoogte van 2 verdiepings (10m); 'n Straatboulyn onderhewig aan Bylae 1 (6,0m); en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes; **NA "Spesiaal" vir Welstandsentrum**, met 'n nie-toepaslike Digtheid, met dien verstande dat die oornagverblyf beperk sal word tot vier (4) slaapkamers; 'n Dekking van 40%; 'n vloeroppervlakteverhouding van 0.5, met dien verstande dat Mediese Spreekkamers en Skoonheids-/Gesondheidspa beperk sal word tot 351vkm, Oornagverblyf beperk sal word tot 190vkm, en Koffiewinkel beperk sal word tot 75vkm; 'n Hoogte van 3 verdiepings (10m); 'n Straatboulyn soos per Klousule 9 (5,0m), met dien verstande dat 'n gebou wat ontwerp en gebruik word as 'n Waghuis binne die boubeperringsgebied toegelaat kan word; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die applikant in hierdie saak is: om die huidige sonering van die eiendom hierbo beskryf te wysig na "Spesiaal" om die ontwikkeling van 'n Welstandsentrum moontlik te maak. Tweedens, om die Straatboulyn van ses (6) meter tot vyf (5) meter te verminder/verslap. Dit sal die eienaar in staat stel om die volle ontwikkelingspotensiaal van die eiendom te benut en die sinvolle plasing van 'n Waghuis op die eiendom moontlik te maak. Derdens, om spesifieke gewysigde bou- en ontwikkelingskontroles en algemene voorwaardes in te stel wat geskik is vir die beoogde ontwikkeling van die eiendom. Die hersoneringsaansoek vorm deel van 'n gelyktydige Opheffing van Beperkende Titelvoorwaardes Aansoek om sekere beperkende voorwaardes uit die toepaslike Transportakte te verwyder.

Die gelyktydige Opheffing van Beperkende Titelvoorwaardes Aansoek is vir die verwydering van Voorwaardes 1(a) – (o)(ii) in Titelakte T1843/2017.

Die voorneme van die applikant in hierdie saak is: om die beperkende en oorbodige voorwaardes soos vervat in die titelakte T1843/2017 te verwyder om die eienaar in staat te stel om die huidige grondgebruiksregte te wysig en te ontwikkel soos voorgestel.

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 en/of applikant nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **20 September 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 **18 Oktober 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. Alternatiewelik kan volledige besonderhede en planne (as daar is) deur die Munisipaliteit aangevra word, deur sodanige afskrif te versoek van af die volgende kontakbesonderhede: 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. Indien enige belanghebbende of geaffekteerde party nie stappe neem 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 Munisipale Kantore: Stadsbeplanning en -ontwikkeling ("City Planning and Development"), Registrasiekantoor, Centurion Munisipale Kantore, Hv Basdenlaan en Rabiestraat, Lyttelton, Centurion.
Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 18 Oktober 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: R540 & RRC517

Dag waarop die kennisgewing sal verskyn: 20 en 27 September 2023.

Verwysings no: - **Item No:** 38454 (Opheffing) & 38455 (Hersonering)

20-27

GENERAL NOTICE 1052 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF LAND USE SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 1641, NIGEL EXT 6 (AMENDMENT SCHEME N00043C)**

I, H. L. Janse van Rensburg from Vaalplan Town & Regional Planners being the authorized agent of the owner of Erf 1641, Nigel Extension 6 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at no. 1641, Springs Road from "Industrial 1" including diesel and fuel storage to "Business 2" for business purposes.

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 a period of 28 days from 20 September 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 or P.O. Box 23, Nigel 1491, or by e-mail to Dirk.vanrooyen@ekurhuleni.gov.za within a period of 28 days from 20 September 2023.

Address of the authorised agent: Vaalplan Town & Regional Planners, 43 Livingstone Boulevard, Vanderbijlpark, 1911. Tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net

20-27

GENERAL NOTICE 1053 OF 2023**NOTICE OF APPLICATION FOR THE AMENDMENT OF LAND USE SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 1642, NIGEL EXT 6 (N00044C)**

I, H. L. Janse van Rensburg from Vaalplan Town & Regional Planners being the authorized agent of the owner of Erf 1642, Nigel Extension 6 Township, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at no. 1642, Springs Road from "Industrial 1" Including diesel & fuel storage, business & shops to "Business 2" for Business purposes Shops, Place of refreshment and filling station purposes.

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 a period of 28 days from 20 September 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 or P.O. Box 23, Nigel 1491, or by e-mail to Dirk.vanrooyen@ekurhuleni.gov.za within a period of 28 days from 20 September 2023.

Address of the authorised agent: Vaalplan Town & Regional Planners, 43 Livingstone Boulevard, Vanderbijlpark, 1911. Tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net

20-27

GENERAL NOTICE 1055 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) RFEAD WITH SECTION 15(6) 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 1 of Erf 380, Lynnwood, 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 above-mentioned property. The property is situated at 490B Sappers Contour Street, Lynnwood. The application is for the removal of conditions 1(a), 1(b), 1(c), 1(c)(i), 1(c)(ii), 1(c)(iii), 1(g), 2(a), 2(a), 2(b), 2(c) and 2(d) contained in Deed of Transfer T48354/2021 in respect of Portion 1 of Erf 380, Lynnwood. The intention of the applicant is to remove all irrelevant, outdated and restrictive conditions in the title deed in order for the owner to develop offices on the property.

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 20 September 2023 until 18 October 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. 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 20 September 2023) until 18 October 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 18 October 2023.

Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 20 Gropius Road, Diw Hoewes, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 012 654 0475. Our ref. LIN-038-23. Dates of publication: 20 September 2023 & 27 September 2023; reference: Item no.:38504.

20-27

ALGEMENE KENNISGEWING 1055 VAN 2023**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN DIE AANSOEK OM DIE OPHEFFING VAN 'N BEPERKENDE TITELVOORWAARDE IN DIE TITELAKTE
INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

I Nobuhle Sibeko 'n direkteur van Lindtitz Stadsbeplanners, synde die applikant ten opsigte van Gedeelte 1 van Erf 380, Lynnwood, gee hiermee kennis ingevolge Artikel 16(1)(f) van die stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte ingevolge artikel 16(2) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van bogenoemde eiendom. Die eiendom is geleë te Sappers Contourstraat 490B, Lynnwood. Die aansoek is vir die opheffing van voorwaardes 1(a), 1(b), 1(c), 1(c)(i), 1(c)(ii), 1(c)(iii), 1(g), 2(a), 2(a), 2(b), 2(c) en 2(d) vervat in Transportakte T48354/2021 ten opsigte van Gedeelte 1 van Erf 380, Lynnwood. Die voorneme van die aansoeker is om alle irrelevante, verouderde en beperkende voorwaardes in die titellakte te verwyder sodat die eienaar kantore op die eiendom kan ontwikkel.

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 of skriftelik gerig word aan: Stadsbeplanning en -ontwikkeling, PO Box 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 20 September 2023, tot 18 Oktober 2023. Volledige besonderhede en planne (as daar is) 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 Staatskoerant. Indien 'n belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil sien of verkry, kan 'n afskrif van die munisipaliteit aangevra word deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. (eerste datum van publikasie van die kennisgewing 20 September 2023), tot 18 Oktober 2023. Daarbenewens kan die aansoeker na 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 afskrif, of op hul webwerf, indien enige. Die aansoeker sal toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende of geaffekteerde party gepubliseer word, die eksemplaar is wat by die munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker 'n e-posadres of ander manier moet verskaf om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die aansoeker nie. Indien 'n belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom, nie as gronde beskou om die verwerking en oorgewing te verbied nie van die aansoek. Volledige besonderhede en planne (as daar is) 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 besware en / of kommentaar is 18 Oktober 2023.

Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Stadsbeplanners, Gropiusweg 20, Diw Hoewes, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 012 654 0475. Ons verw. LIN-038-23. Datums van publikasie: 20 September 2023 & 27 September 2023; verwysing: Item nr.:38504

20-27

GENERAL NOTICE 1057 OF 2023**NOTICE IN TERMS OF SECTION 44 OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2016, FOR THE ESTABLISHMENT OF A TOWNSHIP
MIDVAAL LOCAL MUNICIPALITY NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP TO BE KNOWN
AS RIETSPRUIT EXTENSION 2**

We, Ibalazwe Planning hereby give notice in terms of section 44(3)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that an application to establish a township referred to in the Annexure hereto, has been received by it.

Particulars of the application are open to inspection during normal office hours at the office of the municipality at 25 Mitchell Street, Cnr Junus & Mitchell Streets, Meyerton for a period of 28 days from 20 September 2023.

Objections to or representations together with contact details in respect of the application must be lodged in writing and in duplicate with the municipality at the above offices or posted to him/her at P O Box 9, Meyerton, 1960, or be sent via email to D&Padminobjections@midvaal.gov.za and mashudun@midvaal.gov.za within a period of 28 days from 20 September 2023. Closing date for any objections is 18 October 2023.

Applicant: Ibalazwe Planning, P O Box 1427, Northriding, 2162, Tel: (083) 240 7398, e-mail: lethukukhanyak@gmail.com or info@ibalazwe.co.za, (Ref: Rietspruit Ext 2).

ANNEXURE

Name of the township: Rietspruit Extension 2

Applicant: Ibalazwe Planning

The township will consist of three (3) erven with the below zoning:

Zoning	Number of erven
Business 2	1
Business 2 including a Public Garage; and a car wash	1
Transport	1

Description of land on which township to be established: Portion 62 (a portion of portion 27) of the Farm Rietspruit 152 IR. The proposed township is situated along R550 Road (co-ordinates: -26.423849, 28.142255 /26°25'25.9"S 28°08'32.1"E).

Reference: Rietspruit Ext 2

20-27

GENERAL NOTICE 1058 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/We Tirisano Development, being the authorised applicant(s) of **Erf 572 Sunnyside Township**, hereby give notice, in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) that I/we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for operating a Boarding House on Erf 572 Sunnyside Township subject to Municipal Conditions. The property is situated at No 150 Verdoorn Street, Sunnyside. The current zoning of the property is Residential 1. The intension of the applicant in this matter is to operate a Boarding House.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comments(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 Middestad building, 7th Floor, 252 Thabo Sehume Street, Pretoria or to CityP_Registration@tshwane.gov.za from 20 September 2023 until 18 October 2023.

Full particulars and Plans (if any) may be inspected during normal office hours at the Municipal Offices and an electronically copy of the application can be obtain from our email address as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. 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 the Municipal Offices: Middestad building, 7th Floor, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 18 October 2023.

Address of Applicant: at No 150 Verdoorn Street, Sunnyside

Applicant contact no and email: 061 993 7762 and tirisano.development@gmail.com

Dates on which notice will be published: 20 September 2023 and 27 September 2023

Item Number: 36255

20-27

GENERAL NOTICE 1061 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized applicant of the owner of Erf 190 Paradiso, gives notice 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 190 Via Firenze Street Paradiso. The rezoning is from "Residential 1" with a density of one dwelling-house per erf, a floor area ratio of 0,3, a coverage of 30% and a height of 2 storeys, to "Residential 1" with density of one dwelling-house per erf, a coverage of 55% and a height of 2 storeys (10 metres). The intention is to allow the owner to extend the existing dwelling house 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, 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 20 September 2023 until 18 October 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices Room as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld or The Citizen and on site namely 20 September 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.

Address of Municipal offices: The Strategic Executive Director, City Planning and Development, Registry, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 18 October 2023

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, 0046
Highveld Office Park, Charles de Gaulle Crescent, Highveld Extension 12, Telephone No: 082 789 7297, plandev@iafrica.com

Dates on which notice will be published: 20 and 27 September 2023.

Reference: Item no 38407

20-27

ALGEMENE KENNISGEWING 1061 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaar van Erf 190 Paradiso, gee hiermee kennis 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 The City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë te Via Firenze Straat 190, Paradiso. Die hersonering is vanaf "Residential 1" met 'n digtheid van een woonhuis per erf, 'n vloer oppervlakte verhouding van 0,3, 'n dekking van 30% en 'n hoogte van 2 verdiepings na "Residential 1" met 'n digtheid van een woonhuis per erf, 'n dekking van 55% en 'n hoogte van 2 verdiepings (10 meters). Die intensie is om die eienaar toe te laat om die bestaande woonhuis op die eiendom uit te brei.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 20 September 2023 tot op 18 Oktober 2023. Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en Citizen naamlik 20 September 2023.

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur the elektroniese kopie voorsien kan word. Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applikant. Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die gond ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

Address of Municipal offices: Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Registry, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Sluitingsdatum vir enige besware en/of kommentare: 18 Oktober 2023

Adres van die applikant: Plandev Town and Regional Planners, Posbus 7710, CENTURION, 0046

Highveld Office Park, Charles de Gaulle Crecent, Highveld Uitbreiding 12, Telefoon Nr: 082 789 7297, plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 20 en 27 September 2023

Verwysingsnommer: Item no 38407

20-27

GENERAL NOTICE 1063 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF SIMULTANEOUS APPLICATIONS FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND
CONSENT USE IN TERMS OF SECTIONS 16(2) AND (3) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

I, Nicholas Johannes Smith of Plandev Town and Regional Planners, being the authorized applicant of the owners of Erf 833, Lyttelton Manor Extension 1, gives notice that I have applied for the removal of restrictive title conditions/servitudes (d), (e), (f), (g), (i), (j), (k), (l), (m)(i), (m)(ii), (m)(iii), (p)(i), (p)(ii), (p)(iii), (p)(iv) and (q) in the title deed (T 49688/1981) of above-mentioned property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The property is situated at 169, Retief Avenue, Lyttelton Manor Extension 1. The intention is to allow the owner to develop a Nursing Home on the property.

I have also simultaneously applied for 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, for consent use to use the property for an Institution restricted to a Nursing Home (maximum 25 beds) with a maximum allowed floor area ratio of 0,55 and a height of 1 storey.

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 20 September 2023 until 18 October 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices Room F16/E10 as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Die Beeld or The Citizen and on site namely 20 September 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 or the E-Tshwane portal. 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: The Strategic Executive Director, City Planning and Development, Room F16/E10, Cnr Basden and Rabie Street, Lyttelton Agricultural Holdings, Centurion.

Closing date for any objections and/or comments: 18 October 2023

Address of applicant: Plandev Town and Regional Planners, PO Box 7710, CENTURION, Highveld Office Park, Charles de Gaulle Crescent, Highveld, Telephone No: 082 789 7297, plandev@iafrica.com

Dates on which notice will be published: 20 and 27 September 2023.

References: Item numbers 38471 and 38469

20-27

ALGEMENE KENNISGEWING 1063 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN GELYKTYDIGE AANSOEKE VIR OPHEFFING VAN BEPERKENDE
TITELVOORWAARDES EN TOESTEMMINGSGEBRUIK IN TERME VAN ARTIKEL 16(2) EN (3) VAN THE
CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, Nicholas Johannes Smith van Plandev Stads en Streeksbeplanners, synde die gemagtigde applikant van die eienaars van Erf 833, Lyttelton Manor Uitbreiding 1, gee hiermee kennis in dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkender titel voorwaardes/serwitute (d), (e), (f), (g), (i), (j), (k), (l), (m)(i), (m)(ii), (m)(iii), (p)(i), (p)(ii), (p)(iii), (p)(iv) and (q) in the title deed (T 49688/1981) van die eiendom hierbo genoem in terme van Artikel 16 (2)) van The City of Tshwane Land Use Management By-law, 2016. Die eiendom is geleë te Retief Laan 169, Lyttelton Manor. Die intensie is om die eienaar toe te laat om 'n "Nursing Home" op die eiendom te ontwikkel.

Ek het ook gelyktydig aansoek gedoen vir 'n Toestemmingsgebruik in terme van Klousule 16(1)(a) van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van The City of Tshwane Land Use Management By-law, 2016 vir toestemming om die eiendom te gebruik vir 'n Instituut beperk tot 'n "Nursing Home" (maksimum 25 beddens) met 'n maksimum toelaatbare vloer oppervlakte verhouding van 0,55 en 'n hoogte van 1 verdieping.

Enige beswaar/besware en/of kommentaar/kommentare, insluitende die gronde vir sulke beswaar/besware en kommentaar/kommentare saam met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wie die beswaar/besware of kommentaar/kommentare ingedien het nie moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 20 September 2023 tot op 18 Oktober 2023. Besonderhede asook planne (indien enige) van die aansoeke lê ter insae gedurende gewone kantoorure by die Munisipale kantore, Kamer F16/E10 soos hieronder uiteengesit vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen, naamlik 20 September 2023.

Indien enige belangstellende of geaffekteerde party wens om 'n afskrif van die aansoek te bekom, kan 'n afskrif versoek word vanaf die Munisipaliteit, deur so 'n afskrif te versoek deur die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Bykomende mag die applikant tydens indiening van die aansoek of 'n elektroniese kopie aanstuur of die aansoek publiseer op hul webtuiste, indien enige, met die bevestiging van volledigheid vanaf die Munisipaliteit, wat die aandoek vergesel. Die applikant moet verseker dat die kopie van die aansoek gepubliseer of aangestuur aan enige belangstellende of geaffekteerde party sal die kopie wees soos ingedien by die Munisipaliteit na newlanduseapplications@tshwane.gov.za of op die E-Tshwane portal. Vir die bekoming van 'n kopie van die aansoek, moet dit genoteer word dat 'n belangstellende of geaffekteerde party moet die Munisipaliteit en die Applikant voorsien van 'n e-pos adres of 'n ander manier waardeur the elektroniese kopie voorsien kan word.

Geen deel van die dokumente voorsien deur die Munisipaliteit of die applikant, mag gekopieër word, herkopieër word of in enige formaat gepubliseer of gebruik word op 'n wyse wat sal inbreek maak op die intellektuele eiendoms regte van die applikant. Indien enige belangstellende of geaffekteerde party nie enige stappe neem om die aansoek te besigtig of 'n kopie van die gond ontwikkelings aansoek te bekom nie, die versuim van 'n belangstellende of geaffekteerde party om 'n kopie van die aansoek te bekom, nie geag sal word as redes om die prosessering en oorweging van die aansoek te verhoed nie.

Adres van die Munisipale kantore: Die Strategiese Uitvoerende Direkteur, Stadsbeplanning en Ontwikkeling, Kamer F16/E10, h/v Basden en Rabie Straat, Lyttelton Landbouhoewes, Centurion.

Sluitingsdatum vir enige besware en/of kommentare: 18 Oktober 2023

Adres van die applikant: Plandev Stads en Streeksbeplanners, Posbus 7710, Highveld Kantoor Park, Charles de Gaulle Crescent, Highveld, Telefoon Nr: 082 789 7297, plandev@iafrica.com

Datums waarop die kennisgewing gepubliseer word: 20 en 27 September 2023.

Verwysingsnommers: Item nommers 38471 and 38469

20-27

GENERAL NOTICE 1064 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, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of Holding 18 Pumulani Agricultural Holdings, 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 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 of the mentioned property in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016. The property under application is situated at no. 1817, Karee Street, Pumulani Agricultural Holdings. The application for Rezoning is from "Agricultural" to "Special" for a Transport Depot with subservient offices, overnight accommodation and ablution facilities for truck drivers and one dwelling house.

The intension of the applicant in this matter is to formalise the existing Transport Depot with subservient offices, overnight accommodation and ablution facilities for truck drivers 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, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 20 September 2023, until 18 October 2023.

Full particulars and plans of the application may be perused electronically during normal office hours at the Pretoria Municipal Offices on the 1st floor, Middestad Building, No. 252 Thabo Sehume Street, Pretoria for a period of 28 days from the first date of publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application 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 on the E-Tshwane portal. 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 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: 18 October 2023

Dates on which notice will be published: 20 September 2023 and 27 September 2023

Address of agent: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen

P O Box 72729, Lynnwood Ridge, 0040

Tel: (012) 993 5848, E-Mail: Nadia.holtzhausen@plankonsult.co.za

Reference: ITEM no. 38458

20-27

ALGEMENE KENNISGEWING 1064 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE
GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van Hoewe 18, Pumulani Landbouhoewe, gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 & Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die gemelde eiendom in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom onder aansoek is geleë te Kareestraat nr. 1817, Pumulani Landbouhoewes.

Die aansoek om Hersonering is van "Landbou" na "Spesiaal" vir 'n Vervoerdepot met ondergeëkte kantore, oornag akkommodasie en ablusiefasiliteite vir trokbestuurders en een woonhuis.

Die intensie van die applikant in hierdie geval is om die huidige Vervoerdepot met oornag akkommodasie en ablusiefasiliteite vir trokbestuurders op die eiendom te formaliseer.

Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 20 September 2023 tot 18 Oktober 2023.

Volledige besonderhede en planne van die aansoek kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, by die Pretoria Munisipale Kantore op die 1ste vloer, Middestadgebou te Thabo Sehumestraat Nr. 252, Pretoria. Indien 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: newlanduseapplications@tshwane.gov.za, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die aansoeker kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige

belanghebbende en geaffekteerde party gestuur word, die afskrif is wat op die E-Tshwane portaal ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of 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.

Sluitingsdatum vir enige besware en/of verhoë: 18 Oktober 2023

Datums waarop kennisgewing geplaas sal word: 20 September 2023 en 27 September 2023

Adres van agent: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen

Posbus 72729, Lynnwood Rif, 0040

Tel: (012) 993 5848, E-pos: Nadia.holtzhausen@plankonsult.co.za

Verwysing: ITEM nr. 38458

20-27

GENERAL NOTICE 1071 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We The Practice Group (Pty) Ltd, being the applicant in our capacity as the authorized agent acting for the owner of Erf 194, Ashlea Gardens, 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 conditions of title in terms of Section 16(2) of the Tshwane Land Use Management By-law, 2016 of the property as described above. The restrictive conditions to be removed are, conditions (a) up to and including (n) from Title deed T81874/2014. The subject property is situated west of the N1 National Road, in Ashlea Gardens at 165 Garsfontein Road, a short distance south of Pro Arte High School.

It is the intention of the land development applicant to register a sectional title scheme on the subject property and it is necessary to remove the conditions of title for such purpose.

Any objection(s) and/or comment(s), including the grounds of 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 20 September 2023, until 18 October 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, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: frederick@practicegroup.co.za
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

Address of municipal offices: Room E10, cnr of Basden and Rabie Street, Centurion Municipal office.

Full particulars and plans (if any) may be inspected at the aforesaid municipal office during normal office hours between 8h00 and 16h30 and at the offices of the applicant as set out herein, for a period of 28 days from the date of first publication of the notice namely 20 September 2023. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081, Tel: 012-362 1741

Date of 1st publication: 20 September 2023

Date of 2nd publication: 27 September 2023

Closing date for any objections/comments: 18 October 2023

Reference: Removal Application: Item Number: 38491

20-27

ALGEMENE KENNISGEWING 1071 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES UIT DIE TITELAKTE
INGEVOLGE ARTIKEL 16 (2) ONDERSKEIDELIK VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016**

Ons The Practice Group (Edms) Bpk, synde die applikant in ons hoedanigheid as gemagtigde agent van die eienaar van die Erf 194, Ashlea Gardens, gee hiermee kennis in terme van Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte van die voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuurverordening, 2016. Die aansoek is vir die verwydering van die volgende voorwaardes: Voorwaardes (a) tot en met, en insluitend (n) uit die titelakte T81874/2014. Die onderwerpeïendom is naby en ten weste van die N1 Hoofweg geleë te Garsfontein Straat 165 in die Ashlea Gardens gebied, 'n kort afstand suid van Pro Arte Hoërskool.

Dit is die voorneme van die grondontwikkelingsapplikant om 'n deeltitelskema op die onderwerpeïendom te registreer. Die titelvoorwaardes moet verwyder word om die deeltitelskema moontlik te maak.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by city_registration@tshwane.gov.za vanaf 20 September 2023, tot 18 Oktober 2023.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die aansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik:

- Epos adres: frederick@practicegroup.co.za
- Posadres: posbus 35895, menlopark, 0102
- Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Adres van munisipale kantore: Kamer E10, h/v Basden en Rabie Straat, Centurion Munisipale kantoor.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 te bogemelde munisipale kantoor en die kantoor van die applikant, soos hierin uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 20 September 2023. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081, Tel: 012-362 1741

Datum van 1st publikasie: 20 September 2023

Datum van 2de publikasie: 27 September 2023

Sluitingsdatum vir enige besware/kommentare: 18 Oktober 2023

Verwysing: Opheffingsaansoek: Item Nommer: 38330

20-27

GENERAL NOTICE 1072 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/We, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent/applicant of the owner of Erf 1 Kungwini Country Estate, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at number 1010 Matroosberg Street, Kungwini Country Estate. The rezoning is as follows: Part ABGHJA from "Residential 2" to "Special" for a Boat House and Mini/Public Storage & Part BCDEFG from "Residential 2" to "Residential 2" for Dwelling Units (not more than two dwelling units). The intention is to develop a part of the property for boat houses and mini/public storage and retain the existing zoning for two dwelling houses on the separate portion. All further conditions and restrictions are indicated in the Annexure T submitted with the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 20 September 2023 until 18 October 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 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, Star Newspaper and Beeld Newspaper. 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: 18 October 2023. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5136. Dates on which notice will be published: 20 September 2023 and 27 September 2023.

Item no: 38487

20-27

ALGEMENE KENNISGEWING 1072 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR HERSONERING AANSOEK IN TERME VAN KLOUSULE 16(1) VAN DIE STAD VAN
TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016**

Ek/ons, Lorenzo Massimo Giovannoni, van die firma EVS Planning, die gemagtigde agent/aansoeker van die eienaar van Erf 1 Kungwini Country Estate, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) deur die hersonering in terme van Klousule 16(1) van die Stad van Tshwane Verordening op Grondgebruik Bestuur, 2016, ten opsigte van die bogenoemde eiendom. Die eiendom is geleë by nommer 1010 Matroosberg Straat, Kungwini Country Estate. Die hersonering is as volg: Gedeelte ABGHJA van "Residensieël 2" na "Spesiaal" vir 'n Boot Huis & Mini/Publieke Store & Gedeelte BCDEFG van "Residensieël 2" na "Residensieël 2" vir Wooneenhede (nie meer as twee wooneenhede nie). Die doel van die aansoek is om een gedeelte te ontwikkel vir boot huis en mini/publieke store en die bestaande sonering vir die twee wooneenhede op die ander gedeelte van die grond te behou. Alle verdere voorwaardes en beperkings word aangedui in die Bylae T wat saam met die aansoek ingedien is. Enige beswaar(e) 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 cityp_registration@tshwane.gov.za ingedien of gerig word, vanaf 20 September 2023 tot 18 Oktober 2023. 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 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. Volledige besonderhede en planne (as daar is) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant, Star Koerant en Beeld Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, 1^{ste} Vloer, Middestadgebou, Thabo Sehume Straat 252, Pretoria. Sluitingsdatum vir besware: 18 Oktober 2023. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Nr. 87 Sonja Straat, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanung.co.za Faks: 086 672 9548 Verw: E5136. Datums waarop kennisgewing gepubliseer word: 20 September 2023 en 27 September 2023.

Item no: 38487

20-27

GENERAL NOTICE 1073 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) AND AS REQUIRED IN TERMS OF SCHEDULE 3 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016: PORTION 394 (A PORTION OF PORTION 170) OF THE FARM WITFONTEIN 301-JR, TO BE KNOWN AS HEATHERVIEW EXTENSION 82:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of section 16(4) and as required in terms of Schedule 3 of the City of Tshwane's Land Use Management By-laws, 2016, referred to in the Annexure below. 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 persons or bodies 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 20 September 2023 to 19 October 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 Gauteng Provincial Gazette/Die Beeld/The Citizen newspapers. Address of Municipal Offices: Akasia Municipal Complex, 485 Heinrich Ave, 1st floor, Room F12, Karenpark. 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 applicant: P.O. Box 11771, Hatfield, 0028. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. Closing date for any objections and/or comments: 19 October 2023. **ANNEXURE:** Name of township: Heatherview Extension 82. Full name of applicant: Bertus van Tonder Town Planning Consulting (Pty) Ltd. Number of erven, proposed zoning and development control measures: 4 Erven: Erven 1 and 2, Heatherview Extension 82: "Residential 1" at a Density of 1 Dwelling unit per erf, Coverage of 50% and a Height of 2 stories. Erf 3, Heatherview Extension 82: "Special" for Warehousing, a Distribution Centre **EXCLUDING** a Transport Depot, with an F.A.R of 0.4, Coverage of 50% and a Height of 2 Stories, including Offices, Ancillary to the Primary Land Use, of 100m² and a Caretaker's Flat. Erf 4, Heatherview Extension 82: Private Open Space, with a Height of 2 Stories and Coverage of 20%. The intension of the applicant in this matter is to develop the property for the uses as applied for, and said property is 39 730 m² in extent. Description and Locality of property on which township is to be established: Portion 394 (a Portion of Portion 170) of the Farm Witfontein 301-JR, located at Number 10 Second Avenue, Witfontein 301-JR. City of Tshwane Reference.: (Item No 37158).

20-27

ALGEMENE KENNISGEWING 1073 VAN 2023

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N DORPSTIGTINGSAANSOEK IN TERME VAN ARTIKEL 16(4) EN SOOS VEREIS INGEVOLGE SKEDULE 3 VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSBYWETTE, 2016: GEDEELTE 394 ('N GEDEELTE VAN GEDEELTE 170) VAN DIE PLAAS WITFONTEIN 301-JR, WAT BEKEND SAL STAAN AS HEATHERVIEW UITBREIDING 82:

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaars, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiks Beheer Verordening, 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) en soos vereis in terme van Skedule 3 van Stad Tshwane se Grondgebruiksbeheer Verordeninge, 2016, soos verwys na in die Bylae hieronder. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP_Registration@Tshwane.gov.za vanaf 20 September 2023 tot 19 Oktober 2023. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Gautengse Provinsiale Koerant/Die Beeld/The Citizen. Adres van Munisipale kantore: Akasia Munisipale Kompleks, 485 Heinrichlaan, 1ste vloer, Kamer F12, Karenpark. 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. Die applikant kan by indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese kopie op hul webwerf, indien enige. Die applikant moet toesien dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel 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 op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek 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 oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Sluitingsdatum vir besware en/of kommentare: 19 Oktober 2023. **BYLAE:** Naam van dorp: Heatherview Uitbreiding 82. Volle naam van aansoeker: Bertus van Tonder Town Planning Consulting (Edms.) Bpk. Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 4 Erwe: Erwe 1 en 2, Heatherview Uitbreiding 82: "Residensieël 1" met 'n Digtheid van 1 Wooneenheid per erf, Dekking van 50% en 'n Hoogte van 2 verdiepings. Erf 3, Heatherview Uitbreiding 82: "Spesiaal" vir Pakhuise, 'n Verspreidings Sentrum UITGESLUIT 'n Vervoerdepot, met 'n V.R.V van 0.4, Dekking van 50% en 'n Hoogte van 2 verdiepings, insluitende, aanverwant tot die Hoofgebruik, kantore van 100m² en 'n Opsigterswoning. Erf 4, Heatherview Uitbreiding 82: Privaat Oop Ruimte, met 'n Hoogte van 2 verdiepings en Dekking van 20%. Die intensie van die applikant in hierdie saak is om die eiendom te ontwikkel vir die gebruike waarvoor daar aansoek gedoen word, en genoemde eiendom is 39 730 m² groot. Beskrywing en Ligging van eiendom waarop dorpstigting gevestig gaan word: Gedeelte 394 ('n Gedeelte van Gedeelte 170) van die Plaas Witfontein 301-JR, geleë te Nommer 10 Tweede Laan, Witfontein 301-JR. Stad van Tshwane Verwysing.: (Item No 37158).

20-27

GENERAL NOTICE 1082 OF 2023**DECLARATION OF AN APPROVED REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND
LAND USE MANAGEMENT BY-LAW, 2019****ERF 5616, BENONI EXTENSION 16 TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) 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 the removal of restrictive title conditions B(h), B(i) and B(k) from Deed of Transfer T25887/2005.

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.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**CD 30 /2023**

27 September 2023

GENERAL NOTICE 1083 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIONS APPLICATION IN TERMS
OF SECTIONS 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
READ WITH SCHEDULE 23 THERETO.**

I, Hubert Kingston Pr. Pln. A68/1985 of City Planning Matters CC, the applicant in my capacity as authorized agent of the owner of property namely Erf 114, Val-de-Grace Township, Registration Division -JR, Gauteng, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for;

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 number 69 Kremetart Street, Val-de-Grace Township. The rezoning is FROM Use Zone 1: Use Zone 1: "Residential 1", in terms of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) TO Use Zone 3: "Residential 3" for dwelling units, subject to a Density of 16 dwelling units per hectare enabling a maximum of three units, a Coverage of 50% including covered parking and Height of two (2) storeys (10m), a Floor Area Ratio of 0.5 and subject to other conditions contained in a proposed Annexure T. The intention of the applicant in this matter is to renovate/upgrade the existing dwelling house and develop a further two (2) dwelling units between Kremetart Street and the existing dwelling house.

2] To request the City of Tshwane in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 for the Removal of Restrictive Title Deed Conditions (j), (l)(i) – (ii) and (m) from Title Deed T 56652/2022.

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, as well as the applicant (contact details below) within 28 days from the date of the first publication of the notice on 27 September 2023 in the Provincial Gazette, Beeld and Citizen newspapers.

Should any interested and affected party wish to view or obtain a copy of the land development application, copies can be obtained at Pretoria Office: General Manager: City Planning Division, City of Tshwane Metropolitan Municipality: 7th Floor, Middestad Building, situated at 252 Thabo Sehume Street, Pretoria or be requested from the Municipality, at the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, an identical copy of the land use application may be requested using the following contact details of the applicant: Address: City Planning Matters CC, 207 Long Avenue, Waterkloof, 0182

Contact telephone number: 012- 346 6066 / 082 5777 941 e-mail: kingston@cityplan.co.za

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the Council offices, or the applicant referred to above, for a period of 28 days from the date of first publication of the notice namely 27 September 2023 (the first date). The costs of any hard copies of the application, will be for the account of the party requesting same. Dates on which the notice will be published: 27 September 2023 (first date) and 4 October 2023 (second date). Closing date for any objections and or comments: 25 October 2023.

Reference: COT Ref : Item 38534 (Rezoning) and COT Ref.: Item 38535(Removal).

ALGEMENE KENNISGEWING 1083 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N GELYLTIDIGE HERSONERING EN OPHEFFING VAN TITELAKTE
VOORWAARDES IN TERME VAN ARTIKELS 16(1) EN 16(2) VAN DIE STAD VAN TSHWANE SE
GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23.**

Ek, Hubert Kingston Pr. Pln. A68/1985 van City Planning Matters BK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 114, Val-de-Grace, Registrasie Afdeling JR, Gauteng gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om;

1] Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Kremetartstraat 69, Val-de-Grace Dorp. Die hersonering is VANAF Gebruiksone 1: "Residensieel 1", volgens die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) TOT Gebruiksone 3: "Residensieel 3", onderworpe aan 'n digtheid van 16 eenhede per hektaar met 'n maksimum van drie (3) wooneenhede, Dekking van 50% onderdak parkering ingesluit, Hoogte van twee (2) verdiepings (10m), Vloerarea verhouding van 0.5 en ander voorwaardes vervat in 'n voorgestelde Bylae T.

Die voorneme van die applikant is die opknapping/opgradering van die bestaande woonhuis en die oprigting van 'n verdere twee (2) wooneenhede tussen Kremetartstraat en die bestaande woonhuis.

2] Om ingevolge Artikel 16(2) die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, die Stad van Tshwane te versoek om die bestaande Titelakte Vooraardes (j), l(i) – (ii), en (m) van Titelakte T 56652/2022 op te hef en/of te kanselleer.

Enige beswaar(e) en/of kommentaar(e), insluitende 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 aan of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za en die applikant (kontak besonderhede hieronder), binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante vanaf 27 September 2023. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif verkry word by die Tshwane Munisipaliteit: Registrasie Kantoor, Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkelings Dienste, Pretoria Kantoor, 7de Vloer Middestad gebou, geleë te Thabo Sehume Straat 252, Pretoria of versoek word deur die volgende kontak besonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik, kan 'n identiese afskrif van die Grondgebruiksaansoek van die applikant versoek word deur die volgende kontak besonderhede van die applikant te gebruik: -Adres van die applikant: City Planning Matters BK, Longlaan 207, Waterkloof, Pretoria 0182 -Kontak telefoon nommer: (012) 346 6066 / 082 5777 941 -Epos adres: kingston@cityplan.co.za Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die aansoeker, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 27 September 2023 (die eerste datum). Die koste van die harde kopieë van die aansoek, is vir die rekening van die party wat dit versoek. Datums waarop die kennisgewing gepubliseer sal word is 27 September 2023(eerste datum) en 4 Oktober 2023 (tweede datum). Sluitings datum vir besware of kommentare is 25 Oktober 2023.

Verwysing: COT Verwysings nr. Item 38534 (Hersonering) en COT Verwysings nr. Item 38535 (Opheffing)

27–3

GENERAL NOTICE 1084 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIONS APPLICATION IN TERMS
OF SECTIONS 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
READ WITH SCHEDULE 23 THERETO.

I, Hubert Kingston Pr. Pln. A68/1985 of City Planning Matters CC, the applicant in my capacity as authorized agent of the owner of property namely Erf 114, Val-de-Grace Township, Registration Division -JR, Gauteng, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for;

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 number 69 Kremetart Street, Val-de-Grace Township. The rezoning is FROM Use Zone 1: Use Zone 1: "Residential 1", in terms of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) TO Use Zone 3: "Residential 3" for dwelling units, subject to a Density of 16 dwelling units per hectare enabling a maximum of three units, a Coverage of 50% including covered parking and Height of two (2) storeys (10m), a Floor Area Ratio of 0.5 and subject to other conditions contained in a proposed Annexure T. The intention of the applicant in this matter is to renovate/upgrade the existing dwelling house and develop a further two (2) dwelling units between Kremetart Street and the existing dwelling house.

2] To request the City of Tshwane in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 for the Removal of Restrictive Title Deed Conditions (j), (l)(i) – (ii) and (m) from Title Deed T 56652/2022.

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, as well as the applicant (contact details below) within 28 days from the date of the first publication of the notice on 27 September 2023 in the Provincial Gazette, Beeld and Citizen newspapers.

Should any interested and affected party wish to view or obtain a copy of the land development application, copies can be obtained at Pretoria Office: General Manager: City Planning Division, City of Tshwane Metropolitan Municipality: 7th Floor, Middestad Building, situated at 252 Thabo Sehume Street, Pretoria or be requested from the Municipality, at the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, an identical copy of the land use application may be requested using the following contact details of the applicant:

Address: City Planning Matters CC, 207 Long Avenue, Waterkloof, 0182

Contact telephone number: 012- 346 6066 / 082 5777 941 e-mail: kingston@cityplan.co.za

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the Council offices, or the applicant referred to above, for a period of 28 days from the date of first publication of the notice namely 27 September 2023 (the first date). The costs of any hard copies of the application, will be for the account of the party requesting same. Dates on which the notice will be published: 27 September 2023 (first date) and 4 October 2023 (second date). Closing date for any objections and or comments: 25 October 2023.

Reference: COT Ref : Item (Rezoning) and COT Ref.: Item(Removal).

27-3

ALGEMENE KENNISGEWING 1084 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N GELYLTIDIGE HERSONERING EN OPHEFFING VAN TITELAKTE
VOORWAARDES IN TERME VAN ARTIKELS 16(1) EN 16(2) VAN DIE STAD VAN TSHWANE SE
GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23.**

Ek, Hubert Kingston Pr. Pln. A68/1985 van City Planning Matters BK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 114, Val-de-Grace, Registrasie Afdeling JR, Gauteng gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om;

1] Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) deur die hersonering van die bogenoemde eiendom ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Kremetartstraat 69, Val-de-Grace Dorp. Die hersonering is VANAF Gebruiksone 1: "Residensieel 1", volgens die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) TOT Gebruiksone 3: "Residensieel 3", onderworpe aan 'n digtheid van 16 eenhede per hektaar met 'n maksimum van drie (3) wooneenhede, Dekking van 50% onderdak parking ingesluit, Hoogte van twee (2) verdiepings (10m), Vloerarea verhouding van 0.5 en ander voorwaardes vervat in 'n voorgestelde Bylae T.

Die voorneme van die applikant is die opknapping/opgradering van die bestaande woonhuis en die oprigting van 'n verdere twee (2) wooneenhede tussen Kremetartstraat en die bestaande woonhuis.

2] Om ingevolge Artikel 16(2) die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, die Stad van Tshwane te versoek om die bestaande Titelakte Vooraardes (j), l(i) – (ii), en (m) van Titelakte T 56652/2022 op te hef en/of te kanselleer.

Enige beswaar(e) en/of kommentaar(e), insluitende 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 aan of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registrasie@tshwane.gov.za en die applikant (kontak besonderhede hieronder), binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante vanaf 27 September 2023. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif verkry word by die Tshwane Munisipaliteit: Registrasie Kantoor, Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkelings Dienste, Pretoria Kantoor, 7de Vloer Middestad gebou, geleë te Thabo Sehume Straat 252, Pretoria of versoek word deur die volgende kontak besonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik, kan 'n identiese afskrif van die Grondgebruiksaansoek van die applikant versoek word deur die volgende kontak besonderhede van die applikant te gebruik: -Adres van die applikant: City Planning Matters BK, Longlaan 207, Waterkloof, Pretoria 0182 -Kontak telefoon nommer: (012) 346 6066 / 082 5777 941 -Epos adres: kingston@cityplan.co.za Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die aansoeker, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 27 September 2023 (die eerste datum). Die koste van die harde kopieë van die aansoek, is vir die rekening van die party wat dit versoek. Datums waarop die kennisgewing gepubliseer sal word is 27 September 2023(eerste datum) en 4 Oktober 2023 (tweede datum). Sluitings datum vir besware of kommentare is 25 Oktober 2023.

Verwysing: COT Verwysings nr. Item (Hersonering) en COT Verwysings nr. Item (Opheffing)

27-3

GENERAL NOTICE 1085 OF 2023**CITY OF JOHANNESBURG
NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF
SECTION 26 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016
TOWNSHIP ESTABLISHMENT****AMENDMENT SCHEME No. : 20-04-5082**

The authorised agent on behalf of the registered owner of the property described below hereby gives notice in terms of Section 26 of The City of Johannesburg Municipal Planning By-Law, 2016, that an application to establish the township referred to in the Annexure hereto, has been lodged in respect of Portion 1 of Holding 501 North Riding A. H.

ANNEXURE

Name of Township: **Suikerbosspark Extension 10**

Full name of applicant: **Raven Town Planners on behalf of Stanjan Investments (Pty) Ltd**

Number of erven in proposed township: 4

Erf 1 for "Residential 3" : Permitting 30 dwelling units per hectare, subject to certain conditions.

Erf 2 for "Business 1" : Subject to certain conditions.

Erf 3 for "Institutional" : For a Place of Worship, subject to certain conditions.

Erf 4 for "Private Open Space": Subject to the general provisions of the scheme.

Locality of proposed township: the south-western intersection of Boundary and Honeydew Road, North Riding A.H, 23 Honeydew Road, North Riding A.H.

Purpose of the Application : is to establish a Township on the property comprising of public roads and erven to be zoned "Residential 3", "Business 1", "Institutional" and "Private Open Space", subject to certain conditions, in order to allow for the development of dwelling houses, businesses and a church on the property, as well as the protection of the 32m buffer along a flood-line as determined by creating an open space.

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 the Metro Link at 158 Civic Boulevard, Braamfontein for a period of 28 days from **27 September 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 Executive Director : Development Planning 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

25 October 2023

Contact details of applicant (authorised agent):

RAVEN Town Planners
Town and Regional Planners
P O Box 522359
SAXONWOLD
2132

(PH) 011 882 4035
(FAX) 011 887 9830
E-mail : rick@raventp.co.za

GENERAL NOTICE 1086 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE CITY OF TSHWANE TOWN-PLANNING
SCHEME, 2008 (REVISED 2014)**

I/We, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent/applicant of the owner of Erf 2108 Garsfontein Extension 8, hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) that I/we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use to add a Place of Child Care to the existing rights. The current zoning of the property is "Residential 1" subject to certain conditions contained in the zoning certificate. The property is situated at number 386 Rina van Zyl Street, Garsfontein. The intention of the applicant in this matter is to add a Place of Child Care as a secondary right to the existing "Residential 1" zoning. All further conditions and restrictions are indicated in the Consent Use Annexure submitted with the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 27 September 2023 until 25 October 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 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. Address of Municipal offices: Economic Development and Spatial Planning, Registration Office, Room E10, Cnr. Basden and Rabie Streets, Centurion, Pretoria. Closing date for objections and/or comments: 25 October 2023. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5147. Date on which notice will be published: 27 September 2023. Item no: 38536

ALGEMENE KENNISGEWING 1086 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE
DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014)**

Ek/Ons, Lorenzo Massimo Giovannoni, van die firma EVS Planning, die gemagtigde agent/aansoeker van die eienaar van Erf 2108 Garsfontein Extension 8, gee hiermee, ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik om 'n Plek van Kindersorg by die bestaande regte te voeg. Die huidige sonering van die eiendom is "Residensieël 1" onderhewig aan sekere voorwaardes vervat in die soneringstifikaat. Die eiendom is geleë by nommer 386 Rina van Zyl Straat, Garsfontein. Die doel van die aansoeker in die verband is om 'n Plek van Kindersorg as 'n sekondêre reg by die bestaande "Residensieël 1" sonering by te voeg. Alle verdere voorwaardes en beperkings word aangedui in die Toestemmingsgebruik bylae wat saam met die aansoek ingedien is. Enige beswaar(e) en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder 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 ingedien of gerig word, vanaf 27 September 2023 tot 25 Oktober 2023. 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. Volledige besonderhede en planne (as daar is) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Registrasie Kantoor, Kamer E10, H.v. Basden en Rabie Straat, Centurion, Pretoria. Sluitingsdatum vir besware: 25 Oktober 2023. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Nr. 87 Sonja Straat, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5147. Datum waarop kennisgewing gepubliseer word: 27 September 2023. Item no: 38536

GENERAL NOTICE 1086 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE CITY OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

I/We, Lorenzo Massimo Giovannoni, of the firm EVS Planning, being the authorised agent/applicant of the owner of Erf 2108 Garsfontein Extension 8, hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) that I/we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use to add a Place of Child Care to the existing rights. The current zoning of the property is "Residential 1" subject to certain conditions contained in the zoning certificate. The property is situated at number 386 Rina van Zyl Street, Garsfontein. The intention of the applicant in this matter is to add a Place of Child Care as a secondary right to the existing "Residential 1" zoning. All further conditions and restrictions are indicated in the Consent Use Annexure submitted with the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 27 September 2023 until 25 October 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 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. Address of Municipal offices: Economic Development and Spatial Planning, Registration Office, Room E10, Cnr. Basden and Rabie Streets, Centurion, Pretoria. Closing date for objections and/or comments: 25 October 2023. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5147. Date on which notice will be published: 27 September 2023. Item no: 38536

ALGEMENE KENNISGEWING 1086 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE
DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014)**

Ek/Ons, Lorenzo Massimo Giovannoni, van die firma EVS Planning, die gemagtigde agent/aansoeker van die eienaar van Erf 2108 Garsfontein Extension 8, gee hiermee, ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik om 'n Plek van Kindersorg by die bestaande regte te voeg. Die huidige sonering van die eiendom is "Residensieël 1" onderhewig aan sekere voorwaardes vervat in die soneringstifikaat. Die eiendom is geleë by nommer 386 Rina van Zyl Straat, Garsfontein. Die doel van die aansoeker in die verband is om 'n Plek van Kindersorg as 'n sekondêre reg by die bestaande "Residensieël 1" sonering by te voeg. Alle verdere voorwaardes en beperkings word aangedui in die Toestemmingsgebruik bylae wat saam met die aansoek ingedien is. Enige beswaar(e) 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 ingedien of gerig word, vanaf 27 September 2023 tot 25 Oktober 2023. 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 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. Volledige besonderhede en planne (as daar is) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Belplanning, Registrasie Kantoor, Kamer E10, H.v. Basden en Rabie Straat, Centurion, Pretoria. Sluitingsdatum vir besware: 25 Oktober 2023. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Nr. 87 Sonja Straat, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5147. Datum waarop kennisgewing gepubliseer word: 27 September 2023. Item no: 38536

GENERAL NOTICE 1087 OF 2023**NOTICE OF AN APPLICATION IN TERMS OF SECTION 49 AND SECTION 53 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019, AS READ TOGETHER WITH THE CITY OF EKURHULENI LAND USE SCHEME 2021**

I, François du Plooy, being the authorised agent of the owner of Erf 151 Randhart Township, give notice in terms of Section 49 and Section 53 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, as read together with the City of Ekurhuleni Land Use Scheme 2021, (SPLUMA), that I have applied to Ekurhuleni Metropolitan Municipality (Alberton Customer Care Agency) for the simultaneous removal of certain Restrictive Title Conditions and for subdivision of the property situated at 5 General Alberts Avenue, into two (2) Portions.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 45 of SPLUMA, (Act 16 of 2013), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/her full objection/ interest in the application and also provide clear contact details to the office of the Area Manager: City Planning Department, Level 11, Alberton Customer Care Agency, Alwyn Taljaard Avenue, Alberton for the period of 28 days from **27 September 2023**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department at the above address or at P.O. Box 4, Alberton 1450, within a period of 28 days from **27 September 2023 up to 25 October 2023**.

Address of applicant: François du Plooy Associates, P.O. Box 85108, Emmarentia, 2029. Tel: (011) 568 8329.

E-mail: francois@fdpass.co.za

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GENERAL NOTICE 1088 OF 2023**AMENDMENT SCHEME 20-11-3774**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of **Portion 2 and Remaining Extent of Erf 1845 Greenstone Hill Extension 24** from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-11-3774.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-11-3774 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 525/2023

GENERAL NOTICE 1089 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, New Town Town Planners, being the applicant and authorised agent of the registered owners of **Erven 24 Kungwini Country Estate (Portions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71 of Erf 24, Kungwini Country Estate.)**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The proposed zoning is to rectify the issues that City of Tshwane inherited from Kungwini Local Municipality. The properties are located within the "Aquavista Mountain Estate towards the northern boundary of the Bronkhorstbaai area and north of the Bronkhorstspuit Dam, Kungwini Country Estate. The rezoning of the mentioned erven are from "Residential 2" for a dwelling house to "Residential 1" at a density of 1 dwelling house per erf and "Special" for Private Open Space with ancillary and subservient uses and "Special" for a Private Road in order to allow for abovementioned land use rights 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, 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 27 September 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 25 October 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 New Town 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. 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 of Tshwane Metropolitan Municipality; Middestad building situated at 252 Thabo Sehume Street – new Pta Municipal Offices and/or Centurion Office: Room E10, Cnr of Basden and Rabie Streets. **Closing date for any objections and/or comments:** 25 October 2023. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1441. **Dates on which notice will be published:** 27 September 2023 & 4 October 2023. **Reference (Council):** Item no.: 38037.

27-3

ALGEMENE KENNISGEWING 1089 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

Ons, Nuwe Stadsbeplanners, synde die aansoeker en gemagtigde agent van die geregistreerde eienaars van **Erf 24 Kungwini Country Estate (Portions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71 of Erf 24, Kungwini Country Estate)**, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruik Bestuursverordening, 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 van Tshwane Grondgebruikbestuursverordening, 2016 van die eiendomme soos hierbo beskryf. Die voorgestelde sonering is om die kwessies wat Stad Tshwane van die Kungwini Plaaslike Munisipaliteit geërf het, reg te stel. Die eiendomme is geleë binne die "Aquavista Berglandgoed na die noordelike grens van die Bronkhorstbaai area en noord van die Bronkhorstspuitdam, Kungwini Country Estate. Die hersonering van die genoemde erwe is vanaf "Residensieel 2" vir 'n woonhuis tot "Residensieel 1" teen 'n digtheid van 1 woonhuis per erf en "Spesiaal" vir Privaat Oopruimte met aanverwante en ondergeskikte gebruike en "Spesiaal" vir 'n Privaatpad ten einde voorsiening te maak vir bogenoemde grondgebruiksregte op die eiendom. 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 27 September 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 25 Oktober 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 en kantore van New Town Stadsbeplanners 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. 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; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Munisipaliteit Kantore en/of Centurion Kantore, Kamer E10, H/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 25 Oktober 2023. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1441. **Datums waarop die advertensie geplaas word:** 27 September 2023 en 4 Oktober 2023. **Verwysing (Stadsraad):** Item no.: 38037.

27-3

GENERAL NOTICE 1090 OF 2023**PROVINCIAL GAZETTE ADVERTISEMENT FOR THE AMENDMENT TO THE LAND USE SCHEME (REZONING) AS WELL AS FOR THE STREET CLOSURE, SUBDIVISION AND CONSOLIDATION IN TERMS OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Applicable scheme: City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law 2016, that we the undersigned, applied to the City of Johannesburg for the amendment of the land use scheme, the subdivision and simultaneous consolidation as well as for the permanent closure of a public place and diversion of a street.

Site Description: Erven 26, 27 & 28, Princess Extension 14 (To be known as Erf 493, Princess x14)

Street Address: 820 Harry Road, Princess Extension 14, 1724

Application type(s): Rezoning, Street Closure, Subdivision and Consolidation

Application purposes: It is proposed that Vlakvoëltjie street be closed in accordance with JRA requirements and the road master planning of Princess X14. As part of this process, part of the subject property has to be subdivided, rezoned to "Existing public roads" and consolidated into Vlakvoëltjie street in order to create the required Cul-de-sac as part of the street closure of Vlakvoëltjie street. Part of the road closure is also proposed to be subdivided from Vlakvoëltjie Street, Rezoned to Residential 3 and consolidated with Erf 28, Princess X14.

The above applications, made in terms of the City of Joburg Land Use Scheme, 2018 read with the City of Johannesburg Municipal planning By-law, 2016 will lie for inspection during normal office hours from 08h00 to 15h30 at the Registration Counter, Department of Development Planning Room 8100, 8th floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any Objections to or representations in respect of 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 sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za, by no later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal planning By-law, 2016 (validity of objections) may be deemed invalid and may be disregarded during the assessment of the application.

Authorised agent:	Plankonsult Incorporated,
Residential Address:	389 Lois Avenue, Waterkloof Glen
Postal Address:	P O Box 72729, Lynnwood Ridge, 0040
Tel:	(012) 993 5848, Fax: (012) 993 1292,
E-Mail:	Dante.Moelich@plankonsult.co.za
Date of publication:	27 September 2023

27-4

GENERAL NOTICE 1091 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
Douglasdale, Johannesburg	Ryan Road Closure	42	Ryan Road at its intersection with Niven Avenue	24hour automated manned boom, Remotes, tags, cards, intercoms or biometric access systems shall not be used by any resident or certain individuals as this may give rise to unfair discrimination. Only security guard may have remote to operate boom. A separate pedestrian gate with 24h unlimited access. Gate should be self-closing and no complex latch will be permitted.

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 unless stated pedestrian gates have limited hours operations.
- 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.



a world class African city

City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



GENERAL NOTICE 1092 OF 2023**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 (AND SIMULTANEOUS EXCISION IN TERMS OF SECTION 124) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****BARDENE EXTENSION 105**

(OVER HOLDING 70 BARTLETT AGRICULTURAL HOLDINGS EXTENSION 1, BOKSBURG)

We, Eugene Marais Town Planners, on behalf of and duly authorised by Ontrak Investments 105 Pty) Ltd, 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 we have applied to the City of Ekurhuleni Metropolitan Municipality for the establishment of the township (and simultaneous excision of the holding), 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 Manager: Town Planning, Boksburg Sub-cluster, City Planning Department from 27 September 2023 (being the first date of the publication of the notice set out in section 10 of the By-law referred to above), until 25 October 2023.

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

Address of Municipal offices: The Manager: Town Planning; City Planning Department, Second Floor, Municipal Building, Corner of Trichardt Street and Market Street, Boksburg, or P.O. Box 215, Boksburg, 1460, (or Francois.Vos@Ekurhuleni.gov.za // Nomsa.Mathebula@Ekurhuleni.gov.za).

Closing date for any objections and/or comments: 25 October 2023.

Address of applicant:

Care of Eugene Marais Town Planners, 50 Elanus Crescent, Salem Park, off Mossie Road, Sunward Park, Boksburg, or Postnet Suite 49, Private Bag X4, Elspark, 1418. (em-townplan@mweb.co.za)
Telephone No: +27 (0)76 409-8125

Dates of publication of notice: 27 September 2023 and 04 October 2023.

ANNEXURE

Name of township: BARDENE EXTENSION 105.

Full name of applicant: Ontrak Investments 105 (Pty) Ltd.

Number of erven, proposed zoning and development control measures:

Number of erven: 2

Erven 1 and 2. Proposed Zoning : Industrial 2; Height: 1 storey; Coverage: 60%; Floor Area Ratio: 0,6.

The intension of the applicant in this matter is to develop the property for Mini storage, warehousing and offices.

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

Holding 70, Bartlett Agricultural Holdings Extension 1

The proposed township is situated at 70 Middle Road, Bartlett, Boksburg.

Reference: Local Authority: 15/3/3/04/105: Applicant: EMS/2019/33

27-4

GENERAL NOTICE 1093 OF 2023

NOTICE IN TERMS OF SECTION 32 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW,
2016

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 32 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Tinie Bezuidenhout of Tinie Bezuidenhout and Associates, intend to apply to the City of Johannesburg for the extension of a township boundary.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): A part of the Remaining Extent of Portion 1

Township (Suburb) Name: Waterval 5-IR

Street Address: The parcel of land located on the north-eastern corner of the intersection between Karkloof Crescent and Simlak Drive in the Waterfall Node.

APPLICATION TYPE:

Application is hereby made in terms of Section 32 of the City of Johannesburg Municipal Planning By-Law, 2016, to extend the boundaries of the township, known as Jukskei View Extension 87 to include a part of the Remaining Extent of Portion 1 of the Farm Waterval 5-IR

APPLICATION PURPOSES:

The effect of the application will facilitate the expansion of Jukskei View Extension 87 in order to better realign the developable area and the development of the site with mixed uses.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 27 September 2023. Copies of the application documents may be requested to be emailed or hand delivered to interested parties by contacting the applicant on 011 467-1004 or tiniebez@tiniebez.co.za.

The application will also be open for inspection on the e-platform of the City of Johannesburg's website: www.joburg.org.za for a period of 28 days from 27 September 2023. The City of Johannesburg application reference number is 20-07-4664.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to both the applicant and objectionsplanning@joburg.org.za by not later than 25 October 2023. Please quote City of Johannesburg Reference 20-07-4664 in your objection.

Contact details of applicant (authorised agent): Tinie Bezuidenhout and Associates, P.O. Box 98558, Sloane Park, 2152, 4 Sanda Close, Morningside, 2196, Tel: (011) 467 1004, Fax: 086 571 9966, Cell: 083 253 9812, e-mail: tiniebez@tiniebez.co.za.

GENERAL NOTICE 1094 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, I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

Site Description – Erven 999 – 1002 Bezuidenhout Valley, 1090 Albertina Sisulu, 2098

Application Type – Rezoning (AS 20-01-5092)

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 999 – 1002 Bezuidenhout Valley from Business 1 to Business 1, subject to conditions in order to permit 56 dwelling units on the site.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

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 an e-mail sent to Objectionsplanning@joburg.org.za, by not later than 26 October 2023.

Authorised Agent

Full name: Mario Di Cicco
Postal address: P.O. Box 2487, Bedfordview, Code: 2008
Mobile: 083 654 0180
E-mail address: mariodc.projects@gmail.com
Date: 27 September 2023

GENERAL NOTICE 1095 OF 2023

NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48, 49 AND 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019

I, Pieter Venter on behalf of Terraplan Gauteng Pty Ltd being authorized agent of the owners of Erven 447, R/955, 1/955 and 1/1621 Clayville Extension 4 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, Tembisa Customer Care Centre for the removal of certain conditions contained in the Title Deed T18866/2021 which properties are situated at situated at 6, 10, 12, 14, Industry Road, Clayville Extension 4 and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the properties from "Social Services" and "Industrial 1" to "Industrial 1" with a height of 3 storeys, coverage of 70%, and a floor area ratio of 1.5, and in terms of Section 22(2) of the Spatial Planning and Land Use Management Act 2013 to depart from the provisions of the Metropolitan and Regional Spatial Development Framework.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 27/09/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park 1620 or by e-mail to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 27/09/2023 (on or before 25/10/2023).

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: 0113941418/9 / 0119758542. Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3219)

27-4

GENERAL NOTICE 1096 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 : ERF 43 JANSEN PARK**

I, Pieter Venter 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 T21872/2023 of ERF 43 JANSEN PARK which property is situated at 7 Edgar Road, Jansen Park.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, Cnr Trichardts Road and Commissioner Street, Boksburg, and at the offices of Terraplan Gauteng (Pty)Ltd for a period of 28 days from 27/09/2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, Cnr Trichardts Road And Commissioner Street, Boksburg or PO Box 215, Boksburg, 1460 or by email to Alrich.Bestbier@ekurhuleni.gov.za within a period of 28 days from 27/09/2023 (on or before 25/10/2023).

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: 0113941418/9 or 0119758542, Fax: 0119753716, e-mail: jhb@terraplan.co.za (Our ref: HS3392)

27-4

GENERAL NOTICE 1097 OF 2023**NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULeni LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Erf 66 Vanderbijl Park SW 5 Township hereby give notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of the provisions of sections 38 and 62 of the said By-Law on 27 September 2023 to the Emfuleni Local Municipality for the removal of restrictive title conditions in the relevant title deed (T37704/2022) and simultaneous amendment of the Emfuleni Land Use Scheme, 2023, by the re-zoning of the property situated at Nr. 35 Elgar Street, Vanderbijl Park SW 5 Town from "Residential 1" to "Residential 1" with a density of 1 dwelling per 1500m² (Proposed subdivisions 1 & 2) and 1 dwelling per 2000m² (Proposed remainder). The purposes of the application is to subdivide the property into 3 portions with a density of one dwelling house per new subdivision.

Particulars of the application will lie for inspection during normal office hours (08:00 – 16:00) at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Pres. Kruger Street & Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 27 September 2023. Objections, comment or representations in respect of the application must be lodged with or made in writing by registered post, by hand, by facsimile or by e-mail to the Strategic Manager at the above address within a period of 28 days from 27 September 2023.

Details of agent: Vaalplan Town & Regional Planners, C/O H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net, website: www.vaalplan.co.za

ALGEMENE KENNISGEWING 1097 VAN 2023**KENNISGEWING IN TERME VAN ARTIKEL 38(2) VAN DIE EMFULeni PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE**

Ek, H. L. Janse van Rensburg, synde die gemagtigde agent van die eienaar van Erf 66 Vanderbijl Park SW 5 Dorp, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van die bepalings van artikels 38 & 62 van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit 'n aansoek op 27 September 2023 ingedien het vir die ophef van beperkende titelvoorwaardes in die relevante akte (T37704/2023) en gelyktydig vir die wysiging van die Emfuleni Grondgebruik Skema, 2023, deur die hersonering van die eiendom geleë te Elgarstraat 35, Vanderbijlpark SW 5 vanaf "Residensieel 1" na "Residensieel 1" met 'n digtheid van 1 woonhuis per 1500m² (Voorgestelde onderverdelings 1 & 2) en 2000m² (Voorgestelde restant). Die doel van die aansoek is om die erf in drie (3) te onderverdeel met 'n digtheid van 1 woning per onderverdeling.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure (08:00 – 16:00) by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Pres. Krugerstraat & Eric Louw Weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 27 September 2023.

Besware, kommentare of verhoë ten opsigte van die aansoek moet by die Strategiese Bestuurder by bovermelde adres ingedien of gerig word, skriftelik per geregistreerde pos, per hand, per faks of per e-pos binne 'n tydperk van 28 dae vanaf 27 September 2023.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, s/v H. L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-pos: vaalplan1@telkomsa.net, webblad: www.vaalplan.co.za

GENERAL NOTICE 1098 OF 2023**NOTICE IN TERMS OF SECTION 38(2) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Portion 4 of Holding 97 Drumblade Agricultural Holdings hereby give notice in terms of section 38(2) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of section 38 of the mentioned by law on 27 August 2023 to the Midvaal Local Municipality for the change of land use rights also known as re-zoning of the property(ies) described above, situated at Portion 4 of Holding 97 Drumblade Agricultural Holdings, Peter Road, from "Agriculture" to "Recreation" in terms of the Midvaal Land Use Scheme, 2023 (Review). The owner intends to use the property for purposes of a function venue.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the date on which the notice appeared, with or made in writing to municipality at: The Office of the Executive Director: Development and Planning, Municipal Offices, Mitchell Street, Meyerton or P. O. Box 9, Meyerton, 1960, Tel: (016) 360 7400.

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 / Citizen newspaper. Closing date for any objections: 25 October 2023

Address of applicant: Vaalplan Town & Regional Planners, H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net, website: www.vaalplan.co.za

Date on which notice is published: 27 September 2023

GENERAL NOTICE 1099 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, **Jacques Rossouw** of the Firm **J Rossouw Town Planners & Associates (Pty) Ltd**, the applicant in my capacity as authorised agent of the owner of **the Remainder of Portion 1 of Erf 1978, Villieria 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 Bylaw, 2016 of the property as described above. **The property is situated at 780 29th Avenue, Villieria Township. The rezoning is from "Residential 1" to "Residential 3" with a density of "80 dwelling-units per hectare" for a maximum of 6 dwelling-units at a Height of 2 storeys, Coverage of 54% and F.A.R of 0,5, subject to certain proposed conditions.**

The intension of the applicant in this matter is to obtain appropriate land use rights to develop 6 dwelling-units on the abovementioned 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and jrossouw@jrtpa.co.za (the applicant) **from 27 September 2023 until 25 October 2023.**

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices and Offices of J Rossouw Town Planners & Associates as set out below, for a period of 28 days from **27 September 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.

Address of Municipal offices: 7th Floor, Middestad Building, 252 Thabo Sehume Street, Municipal Offices, Pretoria. **Closing date for any objections and/or comments:** 25 October 2023 **Address of applicant:** J Rossouw Town Planners & Associates (Pty) Ltd, 708 Steekbaard Street, Garsfontein Extension 10, Pretoria, P O Box 72604, Lynnwood Ridge, 0040, www.jrtpa.co.za. Telephone: 010 010 5479 or Fax 086 573 3481 or E-mail: jrossouw@jrtpa.co.za **Date on which the application will be published:** 27 September 2023 and 4 October 2023 **Council Reference Number - Item No:** 38529

27-4

ALGEMENE KENNISGEWING 1099 VAN 2023

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 SAAMGELEES MET
SKEDULE 23**

Ek, **Jacques Rossouw** van die Firma **J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk**, synde die applicant in my hoedanigheid as gemagtige agent van die eienaar van **die Restant van Gedeelte 1 van Erf 1978, Dorp Villieria**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. **Die eiendom is geleë te 29ste Laan 780, Dorp Villieria. Die hersonering is vanaf "Residensieël 1" na "Residensieël 3" met 'n digtheid van "80 wooneenhede per hektaar" vir 'n maksimum van 6 wooneenhede met 'n hoogte van 2 verdiepings, Dekking van 54% en V.R.V. van 0,5, onderworpe aan sekere voorgestelde voorwaardes.**

Die intensie van die applikant is om toepaslike grondgebruiksregte te verkry vir die ontwikkeling van 6 wooneenhede op bogenoemde eiendom.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by en skriftelik gerig word aan Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za en jrossouw@jrtpa.co.za (applikant) vanaf **27 September 2023 tot 25 Oktober 2023**.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale Kantore en Kantore van J Rossouw Stadsbeplanners & Medewerkers soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **27 September 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 of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat saam met die munisipaliteit aan newlanduseapplications@tshwane.gov.za voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie.

Adres van die Munisipale kantore: 7de Vloer, Middestadgebou, Thabo Sehumestraat 252, Munisipale Kantore, Pretoria. **Sluitingsdatum vir enige beswaar(e):** 25 Oktober 2023 **Adres van gemagtigde agent (applikant):** J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk, Steekbaardstraat 708, Garsfontein Uitbreiding 10, Pretoria, Posbus 72604, Lynnwoodrif, 0040, www.jrtpa.co.za. Telefoon: 010 010 5479 of Faks: 086 573 3481 of E-pos: jrossouw@jrtpa.co.za **Datum van publikasie van die kennisgewing:** 27 September 2023 en 4 Oktober 2023 **Stadsraad Verwysings Nommer - Item No:** 38529

GENERAL NOTICE 1100 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, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owners of the properties mentioned below, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the properties described below:

1. **ERF 272 RHODESFIELD**
Situated at 10 Catalina Avenue, Rhodesfield rezone from "Residential 1" to "Business 2" only for a motor dealer, subject to a height of 2 storeys, coverage of 50% and a floor area ratio of 0.5. (Our ref: HS3335)
2. **ERVEN 665 AND 2957 KEMPTON PARK EXTENSION 2**
Situated at 64 and 68 Kerk Street, Kempton Park Extension 2 rezone from respectively "Residential 4" and "Community Facility" to "Community Facility" for a place of education for a private school, subject to a height of 2 storeys, coverage of 35%, floor area ratio of 0.3 (a maximum of 420 children) and also apply in terms of Section 55 for the consolidation of the two erven. (Our ref: HS3362)

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 Level, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 27/09/2023.

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 the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A506/8, Main Building, Kempton Park Civic Centre c/o CR Swart and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 27/09/2023 (on or before 25/10/2023).

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: 0113941418/9 / 0119758542. Fax: 0119753716, E-mail: jhb@terraplan.co.za,

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GENERAL NOTICE 1101 OF 2023
CITY OF JOHANNESBURG
NOTICE OF APPLICATION FOR AN AMENDMENT TO THE LAND USE SCHEME

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given in terms of Section 21 (2) of the City of Johannesburg Municipal Planning By-Laws, 2016, which I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Remaining Extent of Erf 1068 Ferndale

APPLICATION TYPE:

Rezoning to Permit The Use of A Guest House

APPLICATION REFERENCE NUMBER:

20-04-5115

APPLICATION PURPOSES:

The applicant intends to rezone Remaining Extent of Erf 1068 Ferndale to permit the use of a guest house on the property.

The above application, in terms of the City of Johannesburg Municipal Planning By-Law, 2016, will be open for inspection only by arrangement and on request from the Registration Department through the City Of Johannesburg e-platform website – www.joburg.org.za. Further to this, the above application will also be available at request and free of charge from the applicant as per below contact information.

Any objections or representation with regard to the application must be submitted to the owner/ agent and the Registration Section of the Department of Development Planning via email to ObjectionsPlanning@joburg.org.za, by not later than 25th October 2023.

AUTHORISED AGENT:

Full name: Katlego Pule (Pr. Pln)

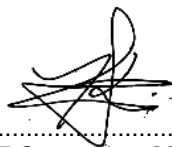
Postal address: 32 Addie Avenue
Selection Park
Springs
1559

Cell: 0768441930

Email address: katlegoinnocentpule@gmail.com

Signed:

Date: 27 September 2023



GENERAL NOTICE 1102 OF 2023

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

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, Tinie Bezuidenhout of Tinie Bezuidenhout and Associates, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): Erven 255 to 258

Township (Suburb) Name: Umthombo Extensions 44 and 45

Street Address: 10 and 12 West Road and 71 and 73 Alsatian Road, Umthombo Extensions 44 and 45

APPLICATION TYPE:

Application is hereby made in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, for the rezoning of Erven 255 and 256 (to be known as Consolidated Erf 287) Umthombo Extension 44 and Erven 257 and 258 (to be known as Consolidated Erf 288) Umthombo Extension 45 from "Residential 3" permitting dwelling units and residential buildings, subject to certain conditions, to "Residential 3" permitting dwelling units and residential buildings, subject to amended conditions.

APPLICATION PURPOSES:

The effect of the application will facilitate the reduction of the permissible Floor Area Ratio.

The above application will be available for inspection from 08:00 to 15:30 at the office of Tinie Bezuidenhout and Associates, located at 4 Sanda Close, Morningside from 27 September 2023. Copies of the application documents may be requested to be emailed or hand delivered to interested parties by contacting the applicant on 011 467-1004 or tiniebez@tiniebez.co.za.

The application will also be open for inspection on the e-platform of the City of Johannesburg's website: www.joburg.org.za for a period of 28 days from 27 September 2023. The City of Johannesburg application reference number is 20-07-5032.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000 or an email sent to both the applicant and objectionsplanning@joburg.org.za by not later than 25 October 2023. Please quote City of Johannesburg Reference 20-07-5032 in your objection.

Contact details of applicant (authorised agent): Tinie Bezuidenhout and Associates, P.O. Box 98558, Sloane Park, 2152, 4 Sanda Close, Morningside, 2196, Tel: (011) 467 1004, Fax: 086 571 9966, Cell: 083 253 9812, e-mail: tiniebez@tiniebez.co.za.

GENERAL NOTICE 1103 OF 2023**DECLARATION OF AN APPROVED REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND
LAND USE MANAGEMENT BY-LAW, 2019****ERF 5616, BENONI EXTENSION 16 TOWNSHIP**

It is hereby notified in terms of the provisions of section 50(5) 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 the removal of restrictive title conditions B(h), B(i) and B(k) from Deed of Transfer T25887/2005.

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.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CD 30 /2023
27 September 2023**

GENERAL NOTICE 1104 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, I, the undersigned, intend to apply to the City of Johannesburg for an amendment to the land use scheme.

Site Description – Erven 999 – 1002 Bezuidenhout Valley, 1090 Albertina Sisulu, 2098

Application Type – Rezoning (AS 20-01-5092)

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 999 – 1002 Bezuidenhout Valley from Business 1 to Business 1, subject to conditions in order to permit 56 dwelling units on the site.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Metropolitan Centre, 158 Civic Boulevard, Braamfontein or with the authorised agent.

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 an e-mail send to Objectionsplanning@joburg.org.za, by not later than 26 October 2023.

Authorised Agent

Full name: Mario Di Cicco
Postal address: P.O. Box 2487, Bedfordview, Code: 2008
Mobile: 083 654 0180
E-mail address: mariodc.projects@gmail.com
Date: 27 September 2023

GENERAL NOTICE 1105 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 AS WELL AS 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**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Remainder of Erf 771, Menlo Park, hereby give notice in terms of Section 16(1)(f), Schedule 13 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 way of rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, as well as 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 Number 428A, Atterbury Road, Menlo Park.

The rezoning is from "Residential 1" to "Residential 4" with a density of 160 dwelling units per hectare (maximum of thirty (30) Dwelling-units on the erf), subject to certain conditions.

Application is also made for the removal of Condition (a) on page 2, Conditions (b), (c), (d) and (e) on page 3, Conditions (f), (g), (h), (i), (j), (k) and (l) on page 4 and Conditions (m) and (n) on page 5 of Title Deed T4842/1988.

The intention of the application is to rezone the property in order to obtain the necessary land use rights to accommodate multiple dwelling units (block of flats) on the property, subject to certain conditions, as well as the removal of conditions of title, which may restrict said development.

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 27 September 2023 until 25 October 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, 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 27 September 2023, as published in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 25 October 2023.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P.O. Box 2162, Brooklyn Square, 0075. Telephone: 012 346 3735, Fax: 012 346 4217 or E-mail: plan@origintrp.co.za

Date on which the application will be published: 27 September 2023 and 4 October 2023.

Rezoning Item No: 38485

Removal Item No: 38486

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ALGEMENE KENNISGEWING 1105 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) ASOOK VIR DIE
OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, Origin Stads – en Streekbeplanning (Edms) Bpk, synde die applikant van Restant van Erf 771 Menlo Park, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 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 in 2014), by wyse van hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, asook vir die opheffing van sekere beperkende voorwaardes in die titelakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te 428A, Atterburyweg, Menlo Park.

Die hersonering is vanaf "Residensieel 1" na "Residensieel 4" met 'n digtheid van 160 wooneenhede per hektaar (maksimum van dertig (30) wooneenhede op die erf), onderhewig aan sekere voorwaardes

Aansoek is ook gedoen vir die opheffing van Voorwaarde (a) op bladsy 2, Voorwaardes (b), (c), (d) en (e) op bladsy 3, Voorwaardes (f), (g), (h), (i), (j), (k) en (l) op bladsy 4 en Voordwaardes (m) en (n) op bladsy 5 van Titelakte T4842/1988.

Die intensie van die applikant is om die eiendom te hersoneer om sodoende die nodige grondgebruiksregte te verkry om veelvuldige wooneenhede (woonstelle) op die eiendom te akkommodeer, onderhewig is aan sekere voorwaardes, asook die opheffing van titelvoorwaardes wat die ontwikkeling mag beperk.

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, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 27 September 2023 tot 25 Oktober 2023.

Indien 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.

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 kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 27 September 2023, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 25 Oktober 2023.

Adres van gemagtigde agent: Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735, Faks: (012) 346 4217 of E-pos: plan@origintrp.co.za

Datum van publikasie van die kennisgewing: 27 September 2023 en 4 Oktober 2023.

Hersonering Item No: 38485

Opheffing Item No: 38486

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GENERAL NOTICE 1106 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 AS WELL AS 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**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erf 661, Menlo Park, hereby give notice in terms of Section 16(1)(f), Schedule 13 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 way of rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, as well as 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 Number 61, Twenty Second Street, Menlo Park.

The rezoning is from "Residential 1" to "Residential 4" with a density of 120 dwelling units per hectare (maximum of twenty-four (24) Dwelling-units on the erf), subject to certain conditions.

Application is also made for the removal of Conditions (a), (b), (c) and (d) on page 3, Condition (e) on page 4, Conditions (f), (g), (h), (i), (j) and (k) on page 5 and Conditions (l)(i), (l)(ii), (m), (n), (o), (p) and (q) on page 6 of Title Deed T27459/1991.

The intention of the application is to rezone the property in order to obtain the necessary land use rights to accommodate multiple dwelling units (block of flats) on the property, subject to certain conditions, as well as the removal of conditions of title, which may restrict said development.

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 27 September 2023 until 25 October 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, 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 27 September 2023, as published in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 25 October 2023.

Address of applicant: 306 Melk Street, Nieuw Muckleneuk, 0181, Pretoria, P.O. Box 2162, Brooklyn Square, 0075. Telephone: 012 346 3735, Fax: 012 346 4217 or E-mail: plan@origintrp.co.za

Date on which the application will be published: 27 September 2023 and 4 October 2023.

Rezoning Item No: 38489

Removal Item No: 38490

27-4

ALGEMENE KENNISGEWING 1106 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) ASOOK VIR DIE
OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016**

Ons, Origin Stads – en Streekbeplanning (Edms) Bpk, synde die applikant van Erf 661 Menlo Park, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 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 in 2014), by wyse van hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, asook vir die opheffing van sekere beperkende voorwaardes in die titelakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te 61, Twee-en-Twintigstestraat, Menlo Park.

Die hersonering is vanaf "Residensieel 1" na "Residensieel 4" met 'n digtheid van 120 wooneenhede per hektaar (maksimum van vier-en-twintig (24) wooneenhede op die erf), onderhewig aan sekere voorwaardes.

Aansoek is ook gedoen vir die opheffing van Voorwaardes (a), (b), (c) en (d) op bladsy 3 en Voorwaarde (e) op bladsy 4, Voorwaardes (f), (g), (h), (i), (j) en (k) op bladsy 5 en Voorwaardes (l)(i), (l)(ii), (m), (n), (o), (p) en (q) op bladsy 4 van Titelakte T27459/1991.

Die intensie van die applikant is om die eiendom te hersoneer om sodoende die nodige grondgebruiksregte te verkry om veelvuldige wooneenhede (woonstelle) op die eiendom te akkommodeer, onderhewig is aan sekere voorwaardes, asook die opheffing van titelvoorwaardes wat die ontwikkeling mag beperk.

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, skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, ingedien of gerig word by Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 27 September 2023 tot 25 Oktober 2023.

Indien 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.

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 kan gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf 27 September 2023, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 25 Oktober 2023.

Adres van gemagtigde agent: Melkstraat 306, Nieuw Muckleneuk. Posbus 2162, Brooklyn Square, 0075. Tel: (012) 346 3735, Faks: (012) 346 4217 of E-pos: plan@origintr.co.za

Datum van publikasie van die kennisgewing: 27 September 2023 en 4 Oktober 2023.

Hersonering Item No: 38489

Opheffing Item No: 38490

27-4

GENERAL NOTICE 1107 OF 2023**NOTICE IN TERMS OF SECTION 38(2) OF THE EMFULeni LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Erf 66 Vanderbijl Park SW 5 Township hereby give notice in terms of Section 38(2) of the Emfuleni Local Municipality Spatial Planning and Land Use Management By-law, 2018 that I have submitted an application in terms of the provisions of sections 38 and 62 of the said By-Law on 27 September 2023 to the Emfuleni Local Municipality for the removal of restrictive title conditions in the relevant title deed (T37704/2022) and simultaneous amendment of the Emfuleni Land Use Scheme, 2023, by the re-zoning of the property situated at Nr. 35 Elgar Street, Vanderbijl Park SW 5 Town from "Residential 1" to "Residential 1" with a density of 1 dwelling per 1250m² (Proposed subdivisions 1 & 2) and 1 dwelling per 1500m² (Proposed remainder). The purposes of the application is to subdivide the property into 3 portions with a density of one dwelling house per new subdivision.

Particulars of the application will lie for inspection during normal office hours (08:00 – 16:00) at the office of the Strategic Manager, Development Planning, first floor, municipal offices, Emfuleni Local Municipality, corner of Pres. Kruger Street & Eric Louw Street, P. O. Box 3, Vanderbijlpark, 1900, for the period of 28 days from 27 September 2023. Objections, comment or representations in respect of the application must be lodged with or made in writing by registered post, by hand, by facsimile or by e-mail to the Strategic Manager at the above address within a period of 28 days from 27 September 2023.

Details of agent: Vaalplan Town & Regional Planners, C/O H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net, website: www.vaalplan.co.za

ALGEMENE KENNISGEWING 1107 VAN 2023**KENNISGEWING IN TERME VAN ARTIKEL 38(2) VAN DIE EMFULeni PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR REGULASIES, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKREGTE**

Ek, H. L. Janse van Rensburg, synde die gemagtigde agent van die eienaar van Erf 66 Vanderbijl Park SW 5 Dorp, gee hiermee ingevolge Artikel 38(2) van die Emfuleni Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Regulasies, 2018 kennis dat ek in terme van die bepalings van artikels 38 & 62 van die genoemde regulasies by die Emfuleni Plaaslike Munisipaliteit 'n aansoek op 27 September 2023 ingedien het vir die ophef van beperkende titelvoorwaardes in die relevante akte (T37704/2023) en gelyktydig vir die wysiging van die Emfuleni Grondgebruik Skema, 2023, deur die hersonering van die eiendom geleë te Elgarstraat 35, Vanderbijlpark SW 5 vanaf "Residensieel 1" na "Residensieel 1" met 'n digtheid van 1 woonhuis per 1250m² (Voorgestelde onderverdelings 1 & 2) en 1500m² (Voorgestelde restant). Die doel van die aansoek is om die erf in drie (3) te onderverdeel met 'n digtheid van 1 woning per onderverdeling.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure (08:00 – 16:00) by die kantoor van die Strategiese Bestuurder, Ontwikkelingsbeplanning, eerste vloer, munisipale kantore, Emfuleni Plaaslike Munisipaliteit, hoek van Pres. Krugerstraat & Eric Louw Weg, Posbus 3, Vanderbijlpark, 1900, vir 'n tydperk van 28 dae vanaf 27 September 2023.

Besware, kommentare of verhoë ten opsigte van die aansoek moet by die Strategiese Bestuurder by bovermelde adres ingedien of gerig word, skriftelik per geregistreerde pos, per hand, per faks of per e-pos binne 'n tydperk van 28 dae vanaf 27 September 2023.

Besonderhede van agent: Vaalplan Stads- en Streekbeplanners, s/v H. L. Janse van Rensburg, Livingstone Boulevard 43, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-pos: vaalplan1@telkomsa.net, webblad: www.vaalplan.co.za

GENERAL NOTICE 1108 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 – PROPOSED MONTANA EXTENSION 218 TOWNSHIP**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the **authorised agent/applicant of the owner of Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R.**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the establishment of a township to be known as **Montana Extension 218** on Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R., Gauteng Province, in terms of Section 16(4)(a) of the City of Tshwane Land Use Management By-Law, 2016, as referred to in the Annexure hereunder.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za within 28 days from **27 September 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 **25 October 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. Alternatively, 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. Should any interested or affected party not take steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to view and/or obtain a copy shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning and Development, Land Use Management Administration, 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Closing date of any objection(s) and/or comment(s): 25 October 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: T516.

Date on which notice will be published: 27 September 2023 and 4 October 2023

ANNEXURE

Name of township: Proposed Montana Extension 218 Township.

Full name of applicant: UrbanSmart Planning Studio (Pty) Ltd.

Number of erven, proposed zoning and development control measures:

- (1) The proposed township comprise two (2) erven as detailed below and will be consolidated upon proclamation of the township to form a single erf.
- (2) **Proposed Erven 2397 and 2398 :** "Use Zone : 28 'Special' for Parking Site, Home Improvement Centre, Builder's Yard and ancillary and subservient Garden Centre and Restaurant", with a Coverage of 40%, provided that any roofed area over the Builder's Yard shall be excluded from coverage; a Floor Area Ratio of 0.22, provided that (1) Restaurant shall be restricted to a maximum gross floor area of 150sqm, (2) Offices and Training Rooms shall be restricted to a maximum gross floor area of 450sqm, and (3) the area of the Builder's Yard shall be excluded; a Height of 2 storeys (12m); Street Building Lines in terms of Clause 9, provided that (1) a 16m street building line shall be applicable along Road K99 (Dr. Swanepoel Road), provided that the said building line may be relaxed to 10m with the permission of the Gauteng Department Roads and Transport (GDRT), (2) a 5m street building line shall be applicable along Haveman Road, and (3) the erection of a pump room and fire water tanks shall be permitted within the five (5) meter street building line along Haveman Road; Parking Requirements in terms of Clause 28, provided that parking shall be provided at a ratio of 3.4 parking spaces per 100sqm Gross Floor Area for all uses; and further subject to certain building and development controls, and general conditions.

The intension of the applicant in this matter is to: establish a township on Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R. as proposed. This will allow the existing Chamberlain DIY Hardware store to extend its buildings and operations onto the said property.

Locality and description of the property(ies) on which the township is to be established: The township is proposed on Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R. Portion 664 is situated along Dr. Swanepoel Road (Road K99), in proximity of the intersection of Dr. Swanepoel Road and Third Road. Portion 664 abuts the existing Chamberlain DIY Hardware store situated on Erf 1963 Montana Extension 138.

The proposed township is situated on: the entire Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R., Tshwane, Gauteng Province.

Reference No.: -

Item No. 38532

27-4

ALGEMENE KENNISGEWING 1108 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE MONTANA UITBREIDING 218 DORPSGEBIED**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein No. 324 - J.R.**, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir die stigting van 'n dorp wat bekend sal staan as **Montana Uitbreiding 218** op Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein No. 324 - J.R., Gauteng Provinsie, in terme van Artikel 16(4)(a) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, soos verwys in die bylae hier onder.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit en/of applikant nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **27 September 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 **25 Oktober 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. Alternatiewelik kan volledige besonderhede en planne (as daar is) deur die Munisipaliteit aangevra word, deur sodanige afskrif te versoek van af die volgende kontakbesonderhede: 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. Indien enige belanghebbende of geaffekteerde party nie stappe neem 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 Munisipale Kantore: Stadsbeplanning en -ontwikkeling ("City Planning and Development"), Grondgebruikbestuursadministrasie ("Land Use Management Administration"), 7de Floor, Middestadgebou, Thabo Sehumestraat 252, Pretoria.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 25 Oktober 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: T516.

Dag waarop die kennisgewing sal verskyn: 27 September 2023 en 4 Oktober 2023.

BYLAE

Naam van dorp: Voorgestelde Montana Uitbreiding 218 Dorpsgebied.

Volle naam van applikant: UrbanSmart Planning Studio (Edms.) Bpk.

Aantal erwe, voorgestelde sonering en beheermaatreëls:

- (1) Die voorgestelde dorp bestaan uit twee (2) erwe soos hieronder uiteengesit en sal by proklamasie van die dorp gekonsolideer word om 'n enkele erf te vorm.
- (2) **Voorgestelde Erwe 2397 en 2398** : "Gebruiksone : 28 'Spesiaal' vir Parkeerterrein, Huisverbeteringsentrum, Bouerswerf en bykomende en ondergeskikte Tuinsentrum en Restaurant", met 'n Dekking van 40%, met dien verstande dat enige dakoppervlakte oor die Bouerswerf van dekking uitgesluit word; 'n Vloeroppervlakteverhouding van 0.22, met dien verstande dat (1) Restaurant beperk sal word tot 'n maksimum bruto vloeroppervlakte van 150vkm, (2) Kantore en Opleidingskamers beperk sal word tot 'n maksimum bruto vloeroppervlakte van 450vkm, en (3) die oppervlakte van die Bouerswerf sal uitgesluit word; 'n Hoogte van 2 verdiepings (12m); Straatboulyne ingevolge Klousule 9, met dien verstande dat (1) 'n 16m straatboulyn langs Pad K99 (Dr. Swanepoelweg) van toepassing sal wees, met dien verstande dat die boulyn tot 10m verslap kan word met die toestemming van die Gauteng Departement Paaie en Vervoer (GDRT), (2) 'n 5m straatboulyn sal langs Havemanweg van toepassing wees, en (3) die oprigting van 'n pompkamer en brandwatertanks sal toegelaat word binne die vyf (5) meter straatboulyn langs Havemanweg; Parkeervereistes in terme van Klousule 28, met dien verstande dat parkering

voorsien moet word teen 'n verhouding van 3.4 parkeerplekke per 100vkm bruto vloeroppervlakte vir alle gebruike; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die applikant in hierdie aangeleentheid is om: 'n dorp te stig op Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein Nr 324 - J.R. soos voorgestel. Dit sal die bestaande Chamberlain selfdoen-hardewarewinkel in staat stel om sy geboue en bedrywigheede na die genoemde eiendom uit te brei.

Ligging en beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Die dorp word voorgestel op Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein Nr 324 - J.R. Gedeelte 664 is geleë langs Dr Swanepoelweg (Pad K99), naby die kruising van Dr. Swanepoelweg en Derdeweg. Gedeelte 664 grens aan die bestaande Chamberlain DIY Hardewarewinkel geleë op Erf 1963 Montana Uitbreiding 138.

Die voorgestelde dorp is geleë op: die hele Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein No. 324 - J.R., Tshwane, Gauteng Provinsie.

Verwysings No.: -

Item No. 38532

27-4

GENERAL NOTICE 1109 OF 2023**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE FOR THE REMOVAL OF CONDITIONS OF TITLE AND SIMULTANEOUS REZONING APPLICATION IN
TERMS OF SECTIONS 41 AND 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Gavin Ashley Edwards, of GE Town Planning Consultancy CC, being the authorised agent of the owner of Portion 2 of Erf 205 Dunkeld Township, hereby give notice in terms of Sections 41 and 21(2) of the City of Johannesburg Municipal Planning By-Law, 2016, and the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that I have applied to the City of Johannesburg Metropolitan Municipality for the removal of conditions of title and the simultaneous amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the abovementioned property, situated on the western/south-western corner of the intersection between Bompas Road and Christopherson Road, which property's physical address is 19 Christopherson, from "Residential 1" permitting one (1) dwelling per erf, subject to certain conditions to "Residential 3" permitting dwelling units and residential buildings, including ancillary and related uses (as defined), subject to amended conditions. The effect of the application will permit the removal of restrictive conditions of title and the development of thirty-two (32) dwelling units with ancillary and related uses (as defined) in respect of Portion 2 of Erf 205 Dunkeld Township.

The above application will be open for inspection from 08:00 to 15:30 at the offices of GE Town Planning Consultancy, located at 06 Porsche Avenue, Wierda Park, Centurion, for a period of twenty-eight (28) days from 27 September 2023. A copy of the application documents can be provided via email, upon request to the authorised agent (contact details below). The application will also be placed on the City's e-platform for access by the public to inspect the application (www.joburg.org.za). The application reference numbers are: 20-02-4843 (iro the rezoning application) and 20/13/1543/2023 (iro removal of conditions of title application).

Any objection(s) to or representation(s) in respect of the application must be lodged with or made in writing to both the owner/agent and the Registration Section of the Department of Development Planning at the above address or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339-4000, or an email sent to objectionsplanning@joburg.org.za, within a period of twenty-eight (28) days from 27 September 2023 and by no later than 25 October 2023, inclusive.

Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Address of authorised agent: c/o GE Town Planning Consultancy CC, P.O. Box 787285, Sandton, 2146, Tel No.: (012) 653-4488, Cell No.: 082 553 3589 and email: gavingetp@outlook.com

GENERAL NOTICE 1110 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, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owners of the properties mentioned below, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the properties described below:

1. **ERF 272 RHODESFIELD**
Situating at 10 Catalina Avenue, Rhodesfield rezone from "Residential 1" to "Business 2" only for a motor dealer, subject to a height of 2 storeys, coverage of 50% and a floor area ratio of 0.5. (Our ref: HS3335)
2. **ERVEN 665 AND 2957 KEMPTON PARK EXTENSION 2**
Situating at 64 and 68 Kerk Street, Kempton Park Extension 2 rezone from respectively "Residential 4" and "Community Facility" to "Community Facility" for a place of education for a private school, subject to a height of 2 storeys, coverage of 35%, floor area ratio of 0.3 (a maximum of 420 children) and also apply in terms of Section 55 for the consolidation of the two erven. (Our ref: HS3362)

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 Level, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 27/09/2023.

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 the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A506/8, Main Building, Kempton Park Civic Centre c/o CR Swart and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 27/09/2023 (on or before 25/10/2023).

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: 0113941418/9 / 0119758542. Fax: 0119753716, E-mail: jhb@terraplan.co.za

27-4

GENERAL NOTICE 1111 OF 2023**NOTICE IN TERMS OF SECTION 38(2) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Portion 4 of Holding 97 Drumblade Agricultural Holdings hereby give notice in terms of section 38(2) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of section 38 of the mentioned by law on 27 August 2023 to the Midvaal Local Municipality for the change of land use rights also known as re-zoning of the property(ies) described above, situated at Portion 4 of Holding 97 Drumblade Agricultural Holdings, Peter Road, from "Agriculture" to "Recreation" in terms of the Midvaal Land Use Scheme, 2023 (Review). The owner intends to use the property for purposes of a function venue.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the date on which the notice appeared, with or made in writing to municipality at: The Office of the Executive Director: Development and Planning, Municipal Offices, Mitchell Street, Meyerton or P. O. Box 9, Meyerton, 1960, Tel: (016) 360 7400.

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 / Citizen newspaper. Closing date for any objections: 25 October 2023

Address of applicant: Vaalplan Town & Regional Planners, H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net, website: www.vaalplan.co.za

Date on which notice is published: 27 September 2023

GENERAL NOTICE 1112 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 – PROPOSED MONTANA EXTENSION 218 TOWNSHIP**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the **authorised agent/applicant of the owner of Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R.**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the establishment of a township to be known as **Montana Extension 218** on Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R., Gauteng Province, in terms of Section 16(4)(a) of the City of Tshwane Land Use Management By-Law, 2016, as referred to in the Annexure hereunder.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za within 28 days from **27 September 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 **25 October 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. Alternatively, 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. Should any interested or affected party not take steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to view and/or obtain a copy shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning and Development, Land Use Management Administration, 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Closing date of any objection(s) and/or comment(s): 25 October 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: T516.

Date on which notice will be published: 27 September 2023 and 4 October 2023

ANNEXURE

Name of township: Proposed Montana Extension 218 Township.

Full name of applicant: UrbanSmart Planning Studio (Pty) Ltd.

Number of erven, proposed zoning and development control measures:

- (1) The proposed township comprise two (2) erven as detailed below and will be consolidated upon proclamation of the township to form a single erf.
- (2) **Proposed Erven 2397 and 2398 :** "Use Zone : 28 'Special' for Parking Site, Home Improvement Centre, Builder's Yard and ancillary and subservient Garden Centre and Restaurant", with a Coverage of 40%, provided that any roofed area over the Builder's Yard shall be excluded from coverage; a Floor Area Ratio of 0.22, provided that (1) Restaurant shall be restricted to a maximum gross floor area of 150sqm, (2) Offices and Training Rooms shall be restricted to a maximum gross floor area of 450sqm, and (3) the area of the Builder's Yard shall be excluded; a Height of 2 storeys (12m); Street Building Lines in terms of Clause 9, provided that (1) a 16m street building line shall be applicable along Road K99 (Dr. Swanepoel Road), provided that the said building line may be relaxed to 10m with the permission of the Gauteng Department Roads and Transport (GDRT), (2) a 5m street building line shall be applicable along Haveman Road, and (3) the erection of a pump room and fire water tanks shall be permitted within the five (5) meter street building line along Haveman Road; Parking Requirements in terms of Clause 28, provided that parking shall be provided at a ratio of 3.4 parking spaces per 100sqm Gross Floor Area for all uses; and further subject to certain building and development controls, and general conditions.

The intension of the applicant in this matter is to: establish a township on Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R. as proposed. This will allow the existing Chamberlain DIY Hardware store to extend its buildings and operations onto the said property.

Locality and description of the property(ies) on which the township is to be established: The township is proposed on Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R. Portion 664 is situated along Dr. Swanepoel Road (Road K99), in proximity of the intersection of Dr. Swanepoel Road and Third Road. Portion 664 abuts the existing Chamberlain DIY Hardware store situated on Erf 1963 Montana Extension 138.

The proposed township is situated on: the entire Portion 664 (a portion of Portion 21) of the Farm Hartebeestfontein No. 324 - J.R., Tshwane, Gauteng Province.

Reference No.: -

Item No. 38532

27-4

ALGEMENE KENNISGEWING 1112 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016 – VOORGESTELDE MONTANA UITBREIDING 218 DORPSGEBIED**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein No. 324 - J.R.**, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het vir die stigting van 'n dorp wat bekend sal staan as **Montana Uitbreiding 218** op Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein No. 324 - J.R., Gauteng Provinsie, in terme van Artikel 16(4)(a) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, soos verwys in die bylae hier onder.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit en/of applikant nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **27 September 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 **25 Oktober 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 Citizën koerante. Alternatiewelik kan volledige besonderhede en planne (as daar is) deur die Munisipaliteit aangevra word, deur sodanige afskrif te versoek van af die volgende kontakbesonderhede: 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 Citizën. Indien enige belanghebbende of geaffekteerde party nie stappe neem 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 Munisipale Kantore: Stadsbeplanning en -ontwikkeling ("City Planning and Development"), Grondgebruikbestuursadministrasie ("Land Use Management Administration"), 7de Vloer, Middestadgebou, Thabo Sehumestraat 252, Pretoria.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 25 Oktober 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: T516.

Dag waarop die kennisgewing sal verskyn: 27 September 2023 en 4 Oktober 2023.

BYLAE

Naam van dorp: Voorgestelde Montana Uitbreiding 218 Dorpsgebied.

Volle naam van applikant: UrbanSmart Planning Studio (Edms.) Bpk.

Aantal erwe, voorgestelde sonering en beheermaatreëls:

- (1) Die voorgestelde dorp bestaan uit twee (2) erwe soos hieronder uiteengesit en sal by proklamasie van die dorp gekonsolideer word om 'n enkele erf te vorm.
- (2) **Voorgestelde Erwe 2397 en 2398 :** "Gebruiksone : 28 'Spesiaal' vir Parkeerterrein, Huisverbeteringsentrum, Bouerswerf en bykomende en ondergeskikte Tuinsentrum en Restaurant", met 'n Dekking van 40%, met dien verstande dat enige dakoppervlakte oor die Bouerswerf van dekking uitgesluit word; 'n Vloeroppervlakteverhouding van 0.22, met dien verstande dat (1) Restaurant beperk sal word tot 'n maksimum bruto vloeroppervlakte van 150vkm, (2) Kantore en Opleidingskamers beperk sal word tot 'n maksimum bruto vloeroppervlakte van 450vkm, en (3) die oppervlakte van die Bouerswerf sal uitgesluit word; 'n Hoogte van 2 verdiepings (12m); Straatboulyne ingevolge Klousule 9, met dien verstande dat (1) 'n 16m straatboulyn langs Pad K99 (Dr. Swanepoelweg) van toepassing sal wees, met dien verstande dat die boulyn tot 10m verslap kan word met die toestemming van die Gauteng Departement Paaie en Vervoer (GDRT), (2) 'n 5m straatboulyn sal langs Havemanweg van toepassing wees, en (3) die oprigting van 'n pompkamer en brandwatertanks sal toegelaat word binne die vyf (5) meter straatboulyn langs Havemanweg; Parkeervereistes in terme van Klousule 28, met dien verstande dat parkering

voorsien moet word teen 'n verhouding van 3.4 parkeerplekke per 100vkm bruto vloeroppervlakte vir alle gebruike; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die applikant in hierdie aangeleentheid is om: 'n dorp te stig op Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein Nr 324 - J.R. soos voorgestel. Dit sal die bestaande Chamberlain selfdoen-hardewarewinkel in staat stel om sy geboue en bedrywighede na die genoemde eiendom uit te brei.

Ligging en beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Die dorp word voorgestel op Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein Nr 324 - J.R. Gedeelte 664 is geleë langs Dr Swanepoelweg (Pad K99), naby die kruising van Dr. Swanepoelweg en Derdeweg. Gedeelte 664 grens aan die bestaande Chamberlain DIY Hardewarewinkel geleë op Erf 1963 Montana Uitbreiding 138.

Die voorgestelde dorp is geleë op: die hele Gedeelte 664 ('n gedeelte van Gedeelte 21) van die Plaas Hartebeestfontein No. 324 - J.R., Tshwane, Gauteng Provinsie.

Verwysings No.: -

Item No. 38532

27-4

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 76 OF 2023****PROCLAMATION NOTICE- EMFULENI LOCAL MUNICIPALITY**
EMFULENI LAND USE SCHEME, 2023 – R34
ERF 637 WALDRIFT

Notice is hereby given in terms of the provisions of section 39(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By Laws, 2018 that Emfuleni Local Municipality has approved the amendment of the Emfuleni Land Use Scheme, 2023 (previously the Vereeniging Town Planning Scheme, 1992) by the rezoning of the following property:

Erf 637 Waldrift Township from “Residential 1” to “Special” for a Guest house subject to certain conditions. The above will come into operation on 27 September 2023. In terms of section 43(1) of the Emfuleni Municipality Spatial Planning and Land Use Management By Laws, 2018 this approval will lapse after 3 years from the date of approval if conditions are not being complied with.

The amendment scheme is filed with the Manager Land Use Management, 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 the Emfuleni Land Use Scheme, 2023 - R34.

APRIL NTULI, MUNICIPAL MANAGER

27 September 2023

Notice Number: VER-06/2023

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 812 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), READ WITH SCHEDULE 23 THERETO**

We, Multiprof Property Intelligence (Pty) Ltd, being the authorized applicant of the owner of Erf 629 Constancia Park, hereby give notice in terms of Section 16 of the Tshwane Town-planning Scheme, 2008 (2014) that we have applied to the City of Tshwane Metropolitan Municipality for the Consent Use, as described above. The property is situated at: 593 Mendelssohn Street, Constancia.

The current zoning of the property is Residential 1.

The intention of the applicant in this matter is to: obtain the consent from the City of Tshwane Metropolitan Municipality to operate a place of instruction on the abovementioned 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 email address), without which the Municipality and/or applicant cannot correspond with the person(s) or body(ies) 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 20 September 2023 to 18 October 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 the first publication of this notice in the Gauteng Provincial Gazette newspaper. The costs of any hard copies of the application will be for the account of the party requesting same.

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 the application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices:

Room F110, Corner of Basden and Rabie Street, Centurion Municipal Offices

Closing date for any objections and/or comments: **18 October 2023**

Address of applicant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042

Tel: 012 361 5095

Email: info@mpdp.co.za

Date(s) on which notice will be published: 20 September 2023 and 27 September 2023

ITEM NO: 38246

20-27

PROVINSIALE KENNISGEWING 812 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), GELEES SAAM MET BYLAE 23 DAARVAN**

Ons, Multiprof Property Intelligence (Edms) Bpk, synde die gemagtigde aplikant te wees namens die eienaar van Erf 629 Constancia Park, gee hiermee kennis ingevolge Artikel 16 van die Tshwane Dorpsbeplanningskema, 2008 (2014) dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Toestemmingsgebruik, soos hierbo beskryf. Die eiendom is geleë op: Nommer 593 Mendelssohn Straat, Constancia.

Die huidige sonering van die eiendom is Residensieel 1

Die voorneme van die aplikant in hierdie saak is om: die toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit verkry om 'n plek van onderrig op bogenoemde eiendom te bedryf.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede (selnummer en/of e-posadres), waarsonder die Munisipaliteit en/of aansoeker nie kan korrespondeer met die persoon(ne) of liggeme wat die beswaar(e) en/of kommentaar(e) indien nie, moet ingedien word by, of skriftelik gerig word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001, of aan CityP_Registration@tshwane.gov.za vanaf 20 September 2023 tot 18 Oktober 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 die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette koerant. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, die aplikant kan by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese afskrif of op hul webwerf, indien enige. Die aplikant moet toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die afskrif is wat by die Munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za.

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker moet gee om die afskrif elektronies te kan ontvang. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aplikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende of geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verboed nie.

Adres van Munisipale kantore:

Kamer F110, Hoek van Basden en Rabie Straat, Centurion Munisipale Kantore

Sluitingsdatum vir enige besware en/of kommentaar: **18 Oktober 2023**

Adres van aplikant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042
Tel: 012 361 5095 E-pos: info@mpdp.co.za

Datum(s) waarop kennisgewing sal verskyn: 20 September 2023 en 27 September 2023

ITEM NO: 38246

20-27

PROVINCIAL NOTICE 814 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

We, *Gibbs Planning & Development*, being the applicant (acting as the authorised agent of the owner) of **Portion 2 of ERF 401, HATFIELD**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law that we have applied to the City of Tshwane Metropolitan Municipality for Rezoning. The subject property is situated at 311 Richard Street, Hatfield. The current zoning of the property is **Residential 1**. The intention of the applicant in this matter is to: rezone to **Special for Living Units** having a **maximum coverage of 50% and FAR of 1 with a height of two storeys**.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with the full contact details (cell number and/or email address), without which the municipality **and/or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001; or to CityP_Registration@tshwane.gov.za within 28 days from the date of first publication of the notice in the Provincial Gazette, namely: **20 September 2023**.

Address of the Municipal offices: Registration office, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Closing date for objections and/or comments: 20 Oktober 2023.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party:

- E-mail address: planning@gibbsplanningdev.co.za
- Postal Address: POSTNET SUITE 358, PRIVATE BAG X1, DIE WILGERS, 0041
- Contact Telephone Number: 083 679-2004

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

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

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

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

Reference: [Item No: 36482]

PROVINSIALE KENNISGEWING 814 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

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

Ons, Gibbs Planning & Development, synde die applikant (wat optree as die gemagtigde agent van die eienaar) van **Gedeelte 2 van ERF 401, HATFIELD**, in ons hoedanigheid, gee hiermee, ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir hersonering. Hierdie eiendom is geleë te Richardstraat 311, Hatfield. Die bestaande sonering op hierdie eiendom is **Residensieel 1**. Die doel van hierdie aansoek is om: te hersoneer tot **Spesiaal vir woon-eenhede (living units)** met 'n **maximum dekking van 50% en 'n VRV van 1 met 'n hoogte van twee verdiepings**.

Enige beswaar en/of kommentaar insluitend die redes vir die beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede (selfoonnommer en/of epos adres), waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtebeplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, naamlik **20 September 2023**.

Adres van die Munisipale kantore: Registration office, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Sluitingsdatum vir enige besware/ kommentare: 20 Oktober 2023.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: 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: planning@gibbsplanningdev.co.za
- Posadres: POSTNET SUITE 358, PRIVATE BAG X1, DIE WILGERS, 0041
- Kontak telefoonnommer: 083 679 2004

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: [Item No: 36482]

PROVINCIAL NOTICE 819 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 854, 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 "Business 4" to allow for medical consulting rooms and a dwelling house, with a coverage of 60%, F.A.R. of 0.26 and a height of 1 storey. The property is situated on 504, Atterbury Road, 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 20 September 2023 (the first date of the publication of the notice), until 19 October 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: 20 and 27 September 2023

Closing date for any objections and/or comments: 19 October 2023

Reference: CPD 9/2/4/2-7193T (Item No. 38333) **Our ref:** F4445

20-27

PROVINSIALE KENNISGEWING 819 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 854, 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 "Besigheid 4" om voorsiening te maak vir mediese spreekkamers en 'n woonhuis, met 'n dekking van 60%, V.R.V. van 0.26 en 'n hoogte

van 1 verdieping. Die eiendom is geleë te 504, Atterburyweg, Menlopark 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 20 September 2023 (die datum van eerste publikasie van die kennisgewing) tot 19 Oktober 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: 20 en 27 September 2023
Sluitingsdatum vir enige besware en/of kommentaar: 19 Oktober 2023
Verwysing: CPD 9/2/4/2-7193T (Item No. 38333) **Ons verwysing:** F4445

PROVINCIAL NOTICE 822 OF 2023

CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF TITLE CONDITIONS IN A TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

We, Multiprof Property Intelligence (Pty) Ltd, being the authorized applicant of the owner of Remainder of Erf 110 Waltloo, 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 deed conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016. The property is situated at: Mundt Street 300, Waltloo, Pretoria.

The removal of restrictive title deed conditions application is for the removal of conditions 1.(a); 1.(b); 1.(c); 1.(d); 1.(e); 1.(f); 1.(h)(i); 1.(h)(ii); 1.(i); 1. (j) ; 1.(k); 1.(l); - III. Definitions of the title deed T089193/2011, subject to certain conditions.

The intention of the applicant in this matter is to: remove the restrictive title deed conditions as described above to allow for the consent use of a noxious industry, as well as for the approval of building plans, on the property as described above.

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(s) or body(ies) 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 20 September 2023 to 18 October 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 the first publication of this notice in the Gauteng 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 . 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 the application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning and Development Department: 7th Floor, Thabo Sehume Street, Middestad Building

Closing date for any objections and/or comments: 18 October 2023

Address of applicant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042, Tel: 012 361 5095, Email: info@mpdp.co.za

Date(s) on which notice will be published: 20 September 2023 and 27 September 2023

Reference: Item No. 38354

20–27

PROVINSIALE KENNISGEWING 822 VAN 2023

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING, WYSIGING OF OPSKORTING VAN TITELVOORWAARDES IN 'N TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURS BYWET, 2016

Ons, Multiprof Property Intelligence (Edms) Bpk, synde die gemagtigde apikant te wees namens die eienaar van Remainder of Erf 110 Waltloo, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelakte voorwaardes ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuurs Bywet, 2016. Die eiendom is geleë op: Nommer Mundt Straat 300, Waltloo, Pretoria.

Die opheffing van beperkende titelaktevoorwaardes aansoek is vir die opheffing van voorwaardes 1.(a); 1.(b); 1.(c); 1.(d); 1.(e); 1.(f); 1.(h)(i); 1.(h)(ii); 1.(i); 1. (j) ; 1.(k); 1.(l); - III. Definitions van die titelakte T089193/2011, onderworpe aan sekere voorwaardes

Die voorneme van die apikant in hierdie saak is om: die beperkende titelaktevoorwaardes soos hierbo beskryf om voorsiening te maak vir die toestemmingsgebruik van 'n skadelike bedryf, asook vir die goedkeuring van bouplanne, op die eiendom soos hierbo beskryf.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of komentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon(ne) of liggame wat die beswaar(e) en/of komentaar(e) indien nie, moet ingedien word by, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP_Registration@tshwane.gov.za vanaf 20 September 2023 tot 18 Oktober 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 die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry, 'n afskrif kan van die Munisipaliteit aangevra word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, die apikant kan by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel deur 'n elektroniese afskrif of op hul webwerf, indien enige. Die apikant moet toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die afskrif is wat by die Munisipaliteit ingedien is aan newlanduseapplications@tshwane.gov.za.

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker moet gee om die afskrif elektronies te kan ontvang. Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die apikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende of geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verboed nie.

Adres van Munisipale kantore: Departement Stadsbeplanning en Ontwikkeling, 7^{de} Vloer, Thabo Sehume Straat, Middestad Gebou

Sluitingsdatum vir enige besware en/of kommentaar: 18 Oktober 2023

Adres van apikant: Unit 25, Garsfontein office park, 645 Jacqueline drive, Garsfontein, 0042, Tel: 012 361 5095, E-pos: info@mpdp.co.za

Datum(s) waarop kennisgewing sal verskyn: 20 September 2023 en 27 September 2023

Verwysing: ITEM NO: 38354

20-27

PROVINCIAL NOTICE 823 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, New Town Town Planners, being the applicant and authorised agent of the registered owners of **Erf 25 Kungwini Country Estate (Portions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 23, 25, 26, 27, 28 & 29 of Erf 25, Kungwini Country Estate)**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The proposed zoning is to rectify the issues that City of Tshwane inherited from Kungwini Local Municipality. The properties are located within the "Aquavista Mountain Estate towards the northern boundary of the Bronkhorstbaai area and north of the Bronkhorstspruit Dam, Kungwini Country Estate. The rezoning of the mentioned erven are from "Residential 2" for a dwelling house to "Residential 1" at a density of 1 dwelling house per erf and "Special" for a Private Road in order to allow for abovementioned land use rights 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, 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 27 September 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 25 October 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 New Town 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. 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 of Tshwane Metropolitan Municipality; Middestad building situated at 252 Thabo Sehume Street – new Pta Municipal Offices and/or Centurion Office: Room E10, Cnr of Basden and Rabie Streets. **Closing date for any objections and/or comments:** 25 October 2023. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1441. **Dates on which notice will be published:** 27 September 2023 & 4 October 2023. **Reference (Council):** Item no.: 38195.

27-4

PROVINSIALE KENNISGEWING 823 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

Ons, Nuwe Stadsbeplanners, synde die aansoeker en gemagtigde agent van die geregistreerde eienaars van **Erf 25 Kungwini Country Estate (Erf 25 Kungwini Country (Portions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 23, 25, 26, 27, 28 & 29 of Erf 25, Kungwini Country Estate)**, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruik Bestuursverordening, 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 van Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom soos hierbo beskryf. Die voorgestelde sonering is om die kwessies wat Stad Tshwane van die Kungwini Plaaslike Munisipaliteit geërf het, reg te stel. Die eiendom is geleë binne die "Aquavista Berglandgoed na die noordelike grens van die Bronkhorstbaai area en noord van die Bronkhorstsdam, Kungwini Country Estate. Die hersonering van die genoemde erwe is vanaf "Residensieel 2" vir 'n woonhuis tot "Residensieel 1" teen 'n digtheid van 1 woonhuis per erf en "Spesiaal" vir 'n Privaatpad ten einde voorsiening te maak vir bogenoemde grondgebruiksregte op die eiendom. 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 27 September 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 25 Oktober 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 en kantore van New Town Stadsbeplanners 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 versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif '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 afskrif 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 proses of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Munisipaliteit Kantore en/of Centurion Kantore, Kamer E10, H/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 25 Oktober 2023. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1441. **Datums waarop die advertensie geplaas word:** 27 September 2023 en 4 Oktober 2023. **Verwysing (Stadsraad):** Item no.: 38195.

27-4

PROVINCIAL NOTICE 824 OF 2023**NOTICE OF A CONSENT USE APPLICATION IN TERMS OF SECTION 16 (3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014).**

We, Worthwhile Designs and City Planning Pty Ltd (authorized applicant or agent by the owner of subject application) of Erf 989 Heuweloord Extension 02 Township, hereby give notice that we have lodged an application with the City of Tshwane in terms of Section 16 (3) of the City of Tshwane Land Use Management By-Law 2016 read with Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014), for a Consent Use in order to operate a place of instruction for a swimming school that will offer lessons to 12 learners per 30 minutes with operation time 9am-18:00pm Monday-Fridays and 9am-15:00pm on Saturdays.

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 Director: City Planning and Development, P.O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 27 September 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 25 October 2023 (not less than 28 days after the publication of the notice).

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

Address of Municipal offices: Centurion Municipal Office, Town Planning offices: Cnr Basden Avenu & Rabie Street, Lyttleton, Centurion Room 8 and/or E10

Applicant Email Address: worthwhilekhlekani@gmail.com/ ntuli.kw@city-planning.co.za

Postal/Physical Address: 16160 Joseph Molatloha Crescent, Kagiso Ex 12, Mogale City 1754

Tel/Cell numbers: 078 029 4686/ 072 697 1505

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. Address of Municipal offices: Centurion Municipal Office, Town Planning offices: Cnr Basden Avenu & Rabie Street, Lyttleton, Centurion Room 8 and/or E10

Closing date for any objections and/or comments: 25 October 2023

Date (s) on which notice will be published: 27 September 2023

Reference/ Item no: Consent Use Item: 38451

PROVINSIALE KENNISGEWING 824 VAN 2023

KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN ARTIKEL 16 (3) VAN DIE STAD TSHWANE VERORDENING VIR GRONDGEBRUIKBESTUUR, 2016 GELEES SAAM MET KLOUSEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN, 2014).

Ons, Worthwhile Designs and City Planning Pty Ltd (gemagtigde applikant of agent deur die eienaar van onderwerpaansoek) van Erf 989 Heuweloord Uitbreiding 02 Dorpsgebied, gee hiermee kennis dat ons 'n aansoek by die Stad Tshwane ingedien het ingevolge Artikel 16 (3) van die Stad Tshwane Grondgebruikbestuursverordening 2016 saamgelees met Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien, 2014), vir 'n Toestemmingsgebruik ten einde 'n plek van onderrig te bedryf vir 'n swemschool wat lesse sal aanbied aan 12 leerders per 30 minute met operasietyd 9vm-18:00nm. Maandag-Vrydae en 9vm-15:00nm. op Saterdag.

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) en/of kommentaar(e), moet ingedien word by of skriftelik gerig word aan: Die Strategiese Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 27 September 2023 (die eerste datum van die publikasie van die kennisgewing uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008, (Hersien 2014) tot 25 Oktober 2023 (nie minder nie as 28 dae na die publikasie van die kennisgewing).

Indien enige belanghebbende of geaffekteerde party 'n grondgebruikontwikkelingsaansoek (toestemmingsgebruikaansoek) 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, alternatiewelik deur so 'n afskrif aan te vra deur die volgende kontakbesonderhede van die aansoeker:

Adres van Munisipale kantore: Centurion Munisipale Kantoor, Stadsbeplanningskantore: Cnr Basden Avenu & Rabiestraat, Lyttleton, Centurion Kamer 8 en/of E10

Aansoeker se e-posadres: worthwhilekhlekani@gmail.com/ ntuli.kw@city-planning.co.za

Posadres/Fisiese adres: 16160 Joseph Molatlhoa Crescent, Kagiso Ex 12, Mogale City 1754

Tel/Selnommers: 078 029 4686/ 072 697 1505

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die. Adres van Munisipale kantore: Centurion Munisipale Kantoor, Stadsbeplanningskantore: Cnr Basden Avenu & Rabiestraat, Lyttleton, Centurion Kamer 8 en/of E10

Sluitingsdatum vir enige besware en/of kommentaar: 25 Oktober 2023

Datum(s) waarop kennisgewing gepubliseer sal word: 27 September 2023

Verwysing/ Item nr: Toestemming Gebruik Item: 38451

PROVINCIAL NOTICE 825 OF 2023

NOTICE IN TERMS OF SECTION 35(2) AND 59(4) OF THE MERAFONG CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2020, READ WITH RELEVANT SECTIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, ACT 16 OF 2013.

I, Claude Cannon, being the authorised agent of the owner of Erf 467, Oberholzer Township, hereby give notice in terms of Section 35(2) and 59(4) of the Merafong City Local Municipality Spatial Planning and Land Use Management By-Law, 2020 that I have applied to Merafong City Local Municipality in terms of Section 35(1) of said By-Law for written consent to operate a "Guesthouse" on Erf 467, Oberholzer situated at 42 Eggo Jan Street, Oberholzer. Application is also made in terms of Section 59(4) of the aforementioned By-Laws for the simultaneous removal of restrictive conditions namely conditions B (e); (f); (g); (h); (i); (j); (k); (l); (m) and (n) contained in Deed of Transfer T07565/2013.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Spatial Planning & Environmental Management, Room G21, Halite Street, Carletonville for a period of 28 days from 27 September 2023.

Objection to or representation in respect of the application together with full contact details of the person submitting the objection or making representation must be made in writing and lodged by registered post, hand or e-mail to the Municipal Manager at postal address: PO Box 3, Carletonville, 2500; by hand: to the above address; or by email : to jsmith@merafong.gov.za within a period of 28 days from 27 September 2023.

Authorised agent: Claude Cannon, 15 George Street, Rosettenville, Johannesburg, 2092. Cell: 081 719 6146. Email :cannon.claude87@gmail.com .
Official date of application submission and publication: 27 September 2023.

PROVINCIAL NOTICE 826 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 **Erven 3301 and 3302, Rosslyn Extension 58 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 zoning will remain "Industrial 1", the rezoning application is to remove certain land uses on the permitted uses, all other development controls will remain as approved. The uses permitted will be Commercial Use, Industry, Light Industry, Parking Garage and Parking Site with a coverage of 60%, F.A.R. of 0.5 and a height 2 storeys. The properties are situated at 6589 and 6597, Tungsten Drive in Rosslyn, in Ward 37.

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 27 September 2023 (the first date of the publication of the notice), until 26 October 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, 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 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: 27 September 2023 and 4 October 2023

Closing date for any objections and/or comments: 26 October 2023

Reference: CPD 9/2/4/2-7224T (Item No. 38460)

Our ref: F4485

27-4

PROVINSIALE KENNISGEWING 826 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 **Erwe 3301 en 3302, Dorp Rosslyn Uitbreiding 58**, 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 sonering sal "Industrieel 1" bly, die hersoneringsaansoek is om sekere grondgebruike op die toegelate gebruike te verwyder, alle ander ontwikkelingskontroles sal bly soos goedgekeur. Die gebruike wat toegelaat sal word, sal Kommersiële Gebruike, Nywerheid, Ligte Nywerheid, Parkeergarage en Parkeerterrein wees met 'n dekking van 60%, V.R.V. van 0,5 en 'n hoogte 2 verdiepings. Die eiendom is geleë te 6589 en 6597, Tungsten Rylaan in Rosslyn, in Wyk 37.

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 27 September 2023 (die datum van eerste publikasie van die kennisgewing) tot 26 Oktober 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, 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 of Posbus 908, Groenkloof, 0027

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

Datum waarop kennisgewing gepubliseer word: 27 September 2023 en 4 Oktober 2023

Sluitingsdatum vir enige besware en/of kommentaar: 26 Oktober 2023

Verwysing: CPD 9/2/4/2-7224T (Item No. 38460 **Ons verwysing:** F4485

PROVINCIAL NOTICE 827 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, New Town Town Planners, being the applicant and authorised agent of the registered owners of **Erf 25 Kungwini Country Estate (Portions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 23, 25, 26, 27, 28 & 29 of Erf 25, Kungwini Country Estate)**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The proposed zoning is to rectify the issues that City of Tshwane inherited from Kungwini Local Municipality. The properties are located within the "Aquavista Mountain Estate towards the northern boundary of the Bronkhorstbaai area and north of the Bronkhorstspruit Dam, Kungwini Country Estate. The rezoning of the mentioned erven are from "Residential 2" for a dwelling house to "Residential 1" at a density of 1 dwelling house per erf and "Special" for a Private Road in order to allow for abovementioned land use rights 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, 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 27 September 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 25 October 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 New Town 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. 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 of Tshwane Metropolitan Municipality; Middestad building situated at 252 Thabo Sehume Street – new Pta Municipal Offices and/or Centurion Office: Room E10, Cnr of Basden and Rabie Streets. **Closing date for any objections and/or comments:** 25 October 2023. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1441. **Dates on which notice will be published:** 27 September 2023 & 4 October 2023. **Reference (Council):** Item no.: 38195.

27-4

PROVINSIALE KENNISGEWING 827 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

Ons, Nuwe Stadsbeplanners, synde die aansoeker en gemagtigde agent van die geregistreerde eienaars van **Erf 25 Kungwini Country Estate (Erf 25 Kungwini Country (Portions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 23, 25, 26, 27, 28 & 29 of Erf 25, Kungwini Country Estate))**, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruik Bestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die herosnering ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 van die eiendomme soos hierbo beskryf. Die voorgestelde sonering is om die kwessies wat Stad Tshwane van die Kungwini Plaaslike Munisipaliteit geërf het, reg te stel. Die eiendomme is geleë binne die "Aquavista Berglandgoed na die noordelike grens van die Bronkhorstbaai area en noord van die Bronkhorstspuitdam, Kungwini Country Estate. Die herosnering van die genoemde erwe is vanaf "Residensieel 2" vir 'n woonhuis tot "Residensieel 1" teen 'n digtheid van 1 woonhuis per erf en "Spesiaal" vir 'n Privaatpad ten einde voorsiening te maak vir bogenoemde grondgebruiksregte op die eiendom. 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 27 September 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 25 Oktober 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 en kantore van New Town Stadsbeplanners 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 versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif '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 afskrif 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; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Munisipaliteit Kantore en/of Centurion Kantore, Kamer E10, H/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 25 Oktober 2023. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1441. **Datums waarop die advertensie geplaas word:** 27 September 2023 en 4 Oktober 2023. **Verwysing (Stadsraad):** Item no.: 38195.

27-4

PROVINCIAL NOTICE 828 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, New Town Town Planners, being the applicant and authorised agent of the registered owners of **Erf 15 Kungwini Country Estate (Portions 7, 8, 9, 10, 11, 12 and Remainder of Erf 15)**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The proposed zoning is to rectify the issues that City of Tshwane inherited from Kungwini Local Municipality. The properties are located within the "Aquavista Mountain Estate towards the northern boundary of the Bronkhorstbaai area and north of the Bronkhorstspuit Dam, Kungwini Country Estate. The rezoning of the mentioned erven are from "Residential 2" for a dwelling house to "Residential 1" at a density of 1 dwelling house per erf and "Special" for Recreational Resort with ancillary and subservient uses and "Special" for a Private road in order to allow for abovementioned land use rights 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, 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 27 September 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 25 October 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 New Town 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. 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 of Tshwane Metropolitan Municipality; Middestad building situated at 252 Thabo Sehume Street – new Pta Municipal Offices and/or Centurion Office: Room E10, Cnr of Basden and Rabie Streets. **Closing date for any objections and/or comments:** 25 October 2023. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1441. **Dates on which notice will be published:** 27 September 2023 & 4 October 2023. **Reference (Council):** Item no.: 37969.

27-4

PROVINSIALE KENNISGEWING 828 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

Ons, Nuwe Stadsbeplanners, synde die aansoeker en gemagtigde agent van die geregistreerde eienaars van Erf 15 Kungwini Country Estate (Portions 7, 8, 9, 10, 11, 12 and Remainder of Erf 15), gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruik Bestuursverordening, 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 van Tshwane Grondgebruikbestuursverordening, 2016 van die eiendomme soos hierbo beskryf. Die voorgestelde sonering is om die kwessies wat Stad Tshwane van die Kungwini Plaaslike Munisipaliteit geërf het, reg te stel. Die eiendomme is geleë binne die "Aquavista Berglandgoed na die noordelike grens van die Bronkhorstbaai area en noord van die Bronkhorstspuitdam, Kungwini Country Estate. Die hersonering van die genoemde erwe is vanaf "Residensieel 2" vir 'n woonhuis na "Residensieel 1" teen 'n digtheid van 1 woonhuis per erf en "Spesiaal" vir Ontspanningsoord met aanverwante en ondergeskikte gebruike en "Spesiaal" vir 'n Privaat pad ten einde voorsiening te maak vir bogenoemde grondgebruiksregte op die eiendom. 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 27 September 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 25 Oktober 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 en kantore van New Town Stadsbeplanners 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 versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif '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 afskrif 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 aantas 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; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Munisipaliteit Kantore en/of Centurion Kantore, Kamer E10, H/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 25 Oktober 2023. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1441. **Datums waarop die advertensie geplaas word:** 27 September 2023 en 4 Oktober 2023. **Verwysing (Stadsraad):** Item no.: 37969.

PROVINCIAL NOTICE 829 OF 2023

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

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of **ERF 54 HAZELWOOD** hereby gives notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **ERF 54 HAZELWOOD** from "Special" for offices and beauty/health spa to "Special" for offices, beauty/health spa and place of refreshment.

The property is situated at 26 Oaktree Avenue, Hazelwood. The intention of the applicant in this matter is to add the rights for Place of Refreshment to the existing rights.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), 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, at Room E10, Centurion Municipal Offices, cnr Basden and Rabie Streets, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 27 September 2023 until 25 October 2023. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) will lie for inspection at the Municipal Office at the address above and at the offices of Metroplan at the address provided below for 28 days from 27 September 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be obtained from the Municipality, at the address above, for a period of 28 days from 27 September 2023. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 27 September 2023.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; and E-mail: viljoen@metroplan.net/harriet@metroplan.net. Notices will be placed on-site for 14 days from: 27 September 2023. Closing date for objection(s) and or comment(s): 25 October 2023.

Reference:

Item Number: 38509

27-4

PROVINSIALE KENNISGEWING 829 VAN 2023

KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 54 HAZELWOOD** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n **ERF 54 HAZELWOOD** vanaf "Spesiaal" vir kantore en skoonheid/gesondheid- salon na "Spesiaal vir " kantore, skoonheid/gesondheid- salon en verversingsplek.

Die eiendom is geleë te Oaktreestraat 26, Hazelwood. Die voorneme van die aansoeker in hierdie saak is om die bestaande regte uit te brei deur verversingsplek in te sluit.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by Centurion Munisipale kantore, Kamer E10, hoek van Basden en Rabie Strate, Lyttelton, Centurion of by CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik vanaf 27 September 2023 tot 25 Oktober 2023. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Volledige besonderhede van die aansoek en planne (indien enige) sal ter insae lê by die Munisipale Kantore by bogenoemde adres en by die kantore van Metroplan by die adres hier onder verskaf vir 28 dae vanaf 27 September 2023. Indien enige geïnteresseerde of geïmpasseerde party die aansoek wil besigtig of 'n afskrif wil aanvra, kan 'n afskrif aangevra word by die munisipale kantore vir 'n periode van 28 dae vanaf 27 September 2023. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 27 September 2023 ontvang word.

Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012 804 2522; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf: 27 September 2023. Sluitingsdatum vir besware- en/of kommentare: 25 Oktober 2023.

Verwysing:

Item Nommer: 38509

27-4

PROVINCIAL NOTICE 830 OF 2023

NEWSPAPER NOTICE**APPLICABLE SCHEME:****Johannesburg Town Planning Scheme, 2018**

Notice is hereby given, in terms of section 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:

APPLICATION PURPOSES:**Removal of Restrictive Conditions****SITE DESCRIPTION:****ERF / ERVEN (Stand) No(s): 4****Township (Suburb) Name: Bordeaux****Street Address: 28 Hilltop Street, Bordeaux**

Particulars of this application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A – Block, Metropolitan Centre, Civic Boulevard, Braamfontien.

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, Braamfontien, 2017, or a facsimile sent to (011) 339 4000, or an email sent to ObjectionsPlanning@joburg.org.za, by no later than **06 November 2023**

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016 by **06 November 2023** may be deemed invalid and may be disregarded during the assessment of the application.

OWNER / AUTHORISED AGENT:**Full Name: ECD Upliftment Projects and Consulting****Postal Address: P.O.Box 938 Walkerville****Code: 1876****Telephone Number (W): 073 515 8478****Fax Number: 086 654 7715****Cellphone Number: 083 308 8620****Email Address: lisa@ecdupliftmentprojects.co.za****Dated: 27 September 2023**

PROVINCIAL NOTICE 831 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**

We Rifumo Town and Regional Planners, being the authorized agent of the owner of Erf 71 Noordwyk,, 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 3 Acacia street, Noordwyk , from “Residential 1” to “Residential 1” the intention is to develop the property with a guest house consisting of 14 guest suites

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 applicants at 60 Grey Stone, Mooikloof Ridge, Pretoria, and the Metrolink at 158 Civic Boulevard, Braamfontein for a period of 28 days from 27 September 2023. Copies of application documents will also be made available electronically 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 25 Oct 2023

Contact details of applicant (authorised agent): Rifumo Town & Regional Planners; 60 Grey Stone, Mooikloof Ridge, Pretoria, info@rifumotp.co.za

Date; 27 September 2023

PROVINCIAL NOTICE 832 OF 2023

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

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of **ERF 54 HAZELWOOD** hereby gives notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **ERF 54 HAZELWOOD** from "Special" for offices and beauty/health spa to "Special" for offices, beauty/health spa and place of refreshment.

The property is situated at 26 Oaktree Avenue, Hazelwood. The intention of the applicant in this matter is to add the rights for Place of Refreshment to the existing rights.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), 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, at Room E10, Centurion Municipal Offices, cnr Basden and Rabie Streets, or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 27 September 2023 until 25 October 2023. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) will lie for inspection at the Municipal Office at the address above and at the offices of Metroplan at the address provided below for 28 days from 27 September 2023. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be obtained from the Municipality, at the address above, for a period of 28 days from 27 September 2023. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 27 September 2023.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; and E-mail: viljoen@metroplan.net/harriet@metroplan.net. Notices will be placed on-site for 14 days from: 27 September 2023. Closing date for objection(s) and or comment(s): 25 October 2023.

Reference:

Item Number: 38509

27-4

PROVINSIALE KENNISGEWING 832 VAN 2023

KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 54 HAZELWOOD** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n **ERF 54 HAZELWOOD** vanaf "Spesiaal" vir kantore en skoonheid/gesondheid- salon na "Spesiaal vir " kantore, skoonheid/gesondheid- salon en verversingsplek.

Die eiendom is geleë te Oaktreestraat 26, Hazelwood. Die voorneme van die aansoeker in hierdie saak is om die bestaande regte uit te brei deur verversingsplek in te sluit.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by Centurion Munisipale kantore, Kamer E10, hoek van Basden en Rabie Strate, Lyttelton, Centurion of by CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik vanaf 27 September 2023 tot 25 Oktober 2023. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Volledige besonderhede van die aansoek en planne (indien enige) sal ter insae lê by die Munisipale Kantore by bogenoemde adres en by die kantore van Metroplan by die adres hier onder verskaf vir 28 dae vanaf 27 September 2023. Indien enige geïntereseerde of geïmpakteerde party die aansoek wil besigtig of 'n afskrif wil aanvra, kan 'n afskrif aangevra word by die munisipale kantore vir 'n periode van 28 dae vanaf 27 September 2023. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 27 September 2023 ontvang word.

Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel:012 804 2522; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf: 27 September 2023. Sluitingsdatum vir besware- en/of kommentare: 25 Oktober 2023.

Verwysing:

Item Nommer: 38509

27-4

PROVINCIAL NOTICE 833 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, Noel Brownlee being authorized agent of the owner of the Erf 276 Edenvale hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme (CELUS), 2021, by the rezoning of the property described above, situated at 106 Seventh Avenue Edenvale from "Business 3" to "Business 2" for a place of education for 60 children.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 27 September 2023 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 27 September 2023. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za 083 255 6583

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PROVINCIAL NOTICE 834 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, **Getrude Mohamed**, being the owner(s) / applicant (s) of erf / erven / portions **Erf 5137 Eersterust Ext 6** (complete description of property as set out in the title deed) hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that I / we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a **Place of Child Care**. The property is situated at **519 Westside Avenue, Eersterust 0022**. The current zoning of the property is **5137 Eersterust X6, Westside Avenue**. The intention of the applicant in this matter is to (indicate the proposed development) establish a **Place of Child Care**, commonly known as an **Early Childhood Development** facility for a total of 40 Children to be taken care of at the above mentioned 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP Registratons@tshwane.gov.za from 27 September 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 06 November 2023 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of the Site notice

In addition to the above:

Should and interested or affected party wish to view or obtain a copy of the land development application, copy can be requested from the Municipality, by requesting such copy through the following contact details: @tshwane.gov.za (indicate the specific e-mail address that the interested / affected party can use to obtain the electronic copy of the application from the Municipality)

Any interested and affected party must provide the Municipality and the applicant with an e-mail address or other means to provide the said copy electronically should he / she wishes to obtain a copy of the application.

No part of the documents provided by the Municipality or the applicant, may be copied

PROVINCIAL NOTICE 835 OF 2023**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): Erven 161-162
Township (Suburb) Name: Halfway Gardens Ext 4
Street Address: No 428 & 438 Janadel Avenue, Halfway Gardens Ext 4 Code: 1686

APPLICATION TYPE:

Amendment of the Land Use Scheme (Rezoning) in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016

APPLICATION PURPOSES:

Rezoning **from** **“Special” (Erf 161)**, Primary Rights: Offices, training centres, dwelling units and places of instruction, Height: 2 storeys, not exceeding 14m above NGL, Coverage: 40%, FAR: 0.4 of which 0.35 may be used for commercial purposes, Parking: 4/100m²GLA; Building lines: 10m on all sides and may be relaxed, **and** **“Special” (Erf 162)** Primary Rights: Not specified, Height: As per Scheme, Coverage: 40%, FAR: 0.4, Parking: As per scheme, Building lines: As per Scheme **to** **“Business 4”**, Primary rights: Offices including Residential Buildings subservient to the primary office use, provided that residential buildings be limited to 24 rooms. Height: 2 Storeys, Coverage: 40%, FAR: 0.5, Building Lines: 20m along the northern boundary (N1 Freeway), 5m on Janadel Avenue, 3m along all other boundaries. Parking: 4 bays per 100m².

The purpose of the application is to apply for appropriate zoning controls to enable Funda Medical to redevelop and refurbish the existing offices on site and to incorporate zoning parameters to accommodate the unique land use mix that this highly specialized company requires.

The above application will be open for inspection from 08:00 to 15:30 at the Metro Link, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of 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. The application reference number is **20-07-5114**.

AUTHORISED AGENT

Full name: Johannes Gerrit Busser, Postal Address: PO Box 291803 Melville, 2109, Street Address: 355 Beyers Naude Drive, Northcliff, Randburg. Cell: 082 653 4155, Email: jon@urbandynamics.co.za

DATE: 27 September 2023

PROVINCIAL NOTICE 836 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, James Marais (910 111 5987 080), being the authorised agent of the owner of Erf 182 Erasmuskloof Extension 3, 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 582 Lois Avenue, Erasmuskloof, Pretoria, 0181.

The rezoning is from "Residential 1" to "Special". The intention of the applicant in this matter is to: accommodate the proposed "Dispensary" and/or "Medical Consulting Rooms" and/or "Clinic" 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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 27 September 2023 until 25 October 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 The Star Newspaper.

Address of Municipal Offices: Room 16, Corner of Basden and Rabie Street, Centurion, 0163 | Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001.

Address of Applicant: Waterford Bridge, Suite C15, Block C, Waterford Court, Die Hoewes, Centurion, 0163 | P.O. Box 12184, Die Hoewes, 0163 | Tel: 082 304 9840 | Email: james@waterbridge.co.za

Date of First Publication: 27 September 2023.

Date of Second Publication: 4 October 2023.

Closing date for any objections and/or comments: 25 October 2023.

Reference: 9/2/4/2-7174T

Item No: 38243

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement. 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.

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PROVINSIALE KENNISGEWING 836 VAN 2023

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD
VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ek, James Marais (910 111 5987 080), die gemagtige agent van die eienaar van Erf 182 Erasmuskloof Uitbreiding 3, gee hiermee kennis, ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die Stad aansoek gedoen het van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë op Lois Laan 582, Erasmuskooft, Pretoria, 0181.

Die hersonering is van "Residensieel 1" na "Spesiaal". Die voorneme van die aansoeker in hierdie aangeleentheid is om: Die voorgestelde "Apteekkamer" en/of "Mediese Spreekkamers" en/of "Kliniek" op die genoemde eiendom te akkommodeer.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanig beswaar of kommentaar kan korrespondeer nie, sal ingedien op skrif gerig aan:: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 27 September 2023 tot 25 Oktober 2023.

Volledige besonderhede en planne (waar van toepassing) sal beskikbaar wees vir inspeksie gedurende normale kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette / Beeld en The Star Koerant.

Adres van Munisipale Kantore: Kamer 16, Hoek van Basden- en Rabiestraat, Centurion, 0163 | Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001.

Adres van Applikant: Waterford Bridge, Suite C15, Blok C, Waterford Court, Die Hoewes, Centurion, 0163 | P.O. Box 12184, Die Hoewes, 0163 | Tel: 082 304 9840 | E-pos: james@waterbridge.co.za

Datum van Eerste Publikasie: 27 September 2023.

Datum van Tweede Publikasie: 4 Oktober 2023

Sluitingsdatum vir enige besware en/of kommentaar: 25 Oktober 2023.

Verwysing: 9/2/4/2-7174T

Item No: 38243

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is. Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. 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. As 'n belanghebbende of geaffekteerde party nie stappe neem 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.

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PROVINCIAL NOTICE 837 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, Noel Brownlee being authorized agent of the owner of Portion 9 of Erf 133 Edendale hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme (CELUS), 2021, by the rezoning of the property described above, situated at 72 Fourteenth Avenue Edenvale from "Business 3" to "Business 2" for a place of education for 60 children.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 27 September 2023 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 27 September 2023. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za 083 255 6583

PROVINCIAL NOTICE 838 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, New Town Town Planners, being the applicant and authorised agent of the registered owners of **Erf 26 Kungwini Country Estate (Portions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 141, 142, 143, RE/144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208 of Erf 26, Kungwini Country Estate)**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The proposed zoning is to rectify the issues that City of Tshwane inherited from Kungwini Local Municipality. The properties are located within the "Aquavista Mountain Estate towards the northern boundary of the Bronkhorstbaai area and north of the Bronkhorstspuit Dam, Kungwini Country Estate. The rezoning of the mentioned erven are from "Residential 2" for a dwelling house to "Residential 1" at a density of 1 dwelling house per erf, "Residential 2" at a density of 14 du/ha permitting 6 dwelling units, "Special" for a Guard House, "Special" for a Boat House with ancillary and Subservient land uses (office), "Special" for Private Open Space with ancillary and subservient uses and "Special" for a Private Road in order to allow for abovementioned land use rights 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, 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 27 September 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 25 October 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 New Town 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. 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 of Tshwane Metropolitan Municipality; Middestad building situated at 252 Thabo Sehume Street – new Pta Municipal Offices and/or Centurion Office: Room E10, Cnr of Basden and Rabie Streets. **Closing date for any objections and/or comments:** 25 October 2023. **Address of applicant (Physical as well as postal address):** 105 Club Avenue, Waterkloof Heights and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1441. **Dates on which notice will be published:** 27 September 2023 & 4 October 2023. **Reference (Council):** Item no.: 38226.

27-4

PROVINSIALE KENNISGEWING 838 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

Ons, Nuwe Stadsbeplanners, synde die aansoeker en gemagtigde agent van die geregistreerde eienaars van **Erf 26 Kungwini Country Estate (Portions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 141, 142, 143, RE/144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208 of Erf 26, Kungwini Country Estate)**, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruik Bestuursverordening, 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 van Tshwane Grondgebruikbestuursverordening, 2016 van die eiendomme soos hierbo beskryf. Die voorgestelde sonering is om die kwessies wat Stad Tshwane van die Kungwini Plaaslike Munisipaliteit geërf het, reg te stel. Die eiendomme is geleë binne die "Aquavista Berglandgoed na die noordelike grens van die Bronkhorstbaai area en noord van die Bronkhorstspuitdam, Kungwini Country Estate. Die hersonering van die genoemde erwe is vanaf en "Residensieel 2" vir 'n woonhuis na "Residensieel 1" teen 'n digtheid van 1 woonhuis per erf, "Residensieel 2" teen 'n digtheid van 14 du/ha wat 6 wooneenhede toelaat, "Spesiaal" vir 'n Waghuis, "Spesiaal" " vir 'n boothuis met aanverwante en ondergeskikte gebruike (kantoor), "Spesiaal" vir 'n privaat oop ruimte met aanverwante en ondergeskikte gebruike en "Spesiaal" vir 'n privaat pad ten einde voorsiening te maak vir bogenoemde grondgebruiksregte op die eiendom. 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 27 September 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 25 Oktober 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 en kantore van New Town Stadsbeplanners 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. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif '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 afskrif 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;; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Munisipaliteit Kantore en/of Centurion Kantore, Kamer E10, H/v Basden en Rabie Strate, Centurion Munisipale Kantore .

Sluitingsdatum vir enige besware en/of kommentaar: 25 Oktober 2023. **Adres van agent:** Club Laan 105, Waterkloof Heights en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1441. **Datums waarop die advertensie geplaas word:** 27 September 2023 en 4 Oktober 2023. **Verwysing (Stadsraad):** Item no.: 38226.

PROVINCIAL NOTICE 839 OF 2023**GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR GAUTENG GAMING MACHINE (SITE) LICENCE**

Notice is hereby given that:

1. **Spartan Kitchen (Pty) Ltd** trading as **Spartan Kitchen** situated at 15 Foreman Street, Spartan, Kempton Park;
2. **Act of One973 (Pty) Ltd** trading as **LaCasa Spit and Shisanyama** situated at Unit 4 and 5, 289 Fox Street, Maboneng Precinct, Johannesburg;

Intends on submitting an application to the Gauteng Gambling Board for a Site Operator Licence for Limited Pay-out Machines at the above-mentioned site. This application will be open for public inspection at the offices of the Board from the **10 October 2023**.

GAUTENG GAMBLING ACT NO 4, OF 1995**APPLICATION FOR AN AMENDMENT OF LICENCE AS CONTEMPLATED IN SECTION 35 OF THE ACT**

Notice is hereby given that:

1. **Van Reenen Restaurant (Pty) Ltd** situated at 113 Robert Sobukwe (Esselen Street) Sunnyside, Pretoria intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Van Reenen Restaurant (Pty) Ltd** to **EGL Creations (Pty) Ltd trading as Europa Groove Lounge**.
2. **Lodewikus and Michael Investments (Pty) Ltd** situated at 146 Church Street (18 WF Nkomo Street) Pretoria West, intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Lodewikus and Michael Investments (Pty) Ltd** to **Johannes Michael van Reenen trading as The Blue Room**.
3. **Cascade Snooker and Pool Lounge CC** situated at Shop 17, Corner Victoria and Cascade Road, Littlefalls, Extension 01, Roodepoort intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Cascade Snooker and Pool Lounge CC** to **The Crow Bar (Pty) Ltd trading as The Crow Bar**.

These applications will be open for public inspection at the offices of the Board from the **10 October 2023**.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the

lodging of written representations in respect of the applications.

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from **10 October 2023**.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application.

PROVINCIAL NOTICE 840 OF 2023**NOTICE OF APPLICATION IN TERMS OF SECTION 62 & 38, OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2017 FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND THE AMENDMENT OF MIDVAAL SPATIAL PLANNING AND LAND USE SCHEME, 2023 (REZONING).**

We, MM Town Planning Services, being the authorized agent of the owner of **REMAINING EXTENT OF ERF 65 MEYERTON TOWNSHIP, IR GAUTENG**, hereby give notice in terms of section 62 & 38 of the Midvaal Spatial Planning and Land Use Management By-Laws, 2017, That we have applied to the **MIDVAAL LOCAL MUNICIPALITY**, for the Removal of Restrictive Conditions, Condition (d), (e) & (h) in Deed of Transfer T82387/2021 and Rezoning of **REMAINING EXTENT OF ERF 65 MEYERTON TOWNSHIP, IR GAUTENG** from "Residential 1" to "Residential 2". Any objections or comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date of which the notice appeared, with or made in writing to the Municipality at: c/o TOWN PLANNING, at the Civic Centre Building, MITCHELL STREET, MEYERTON, 1961.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days from the date of first publication of the advert in the Provincial Gazette and the Citizen newspaper. Closing date for any objections: 25 October 2023. Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441/ Tel No 016-349 2948/ 082 4000 909 info@townplanningservices.co.za. Date on which notice will be published: 27 September 2023.

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1228 OF 2023****APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for Township Establishment.

DESCRIPTION.

Erf (Stand) No(s): Remaining Extent of Portion 2 and Portion 58 (a portion of portion 2)-**Naturena Ext 45**
Township (Suburb) Name: Farm Olifantsvlei No. 316 IQ.

Street Address: Corner Golden Highway and Fun Valley Road

APPLICATION TYPE:

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

APPLICATION PURPOSES:

The application is for the establishment of proposed **Naturena Extension 45** situated on a part of the Remaining Extent of Portion 2 and Portion 58 (a portion of portion 2) of the Farm Olifantsvlei 316 IQ. The proposed township will consist of 1 erf zoned "Public Garage" including convenience shops, restaurants and automatic teller machines (ATM'S), with Height: 2 storeys, FAR: 0,6, Coverage: 60%, Building Lines: 3m along street boundaries and 1 erf zoned "Business 2" for shops and restaurants with Height: 3 storeys, FAR: 0,6, Coverage: 70%, Building Lines: 3m along street, Parking: as per Scheme in terms of the City of Johannesburg Land Use Scheme, 2018.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at www.joburg.org.za. The 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 owner / agent and the Registration Section of the Department of Development Planning by post to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20-01-5100

AUTHORISED AGENT

Zuzile Development Planners (Pty) Ltd, Full Name: Nomfundo Sibanyoni, Address of Authorised Agent: 1 Protea Place, Sandown, Sandton, 2196, Email: nomfundo@zuzile.co.za, Cell: 072 539 4121

DATE: 27 September 2023

LOCAL AUTHORITY NOTICE 1229 OF 2023
ERF 1072 BRYANSTON

Notice is hereby given in terms of Section 22(4) and (7), read with Section 42(4) and (5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (o)i-ii, (p) and (r) from Deed of Transfer T50800/2014 in terms of reference number 20/13/2941/2022 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-4251. Amendment Scheme 20-02-4251 will come into operation on date of publication.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
3Notice No. 414/2022

LOCAL AUTHORITY NOTICE 1230 OF 2023
AMENDMENT SCHEME 20-05-4717

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 347, 1696 and 2003 Roodepoort from "Business 1" and "Special" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-4717. Amendment Scheme 20-05-4717 will come into operation on the date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 485/2023

LOCAL AUTHORITY NOTICE 1231 OF 2023**NOTICE IN TERMS OF SECTION 38(2) OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 FOR A CHANGE OF LAND USE RIGHTS**

I, H. L. Janse van Rensburg, being the agent of the owner of Portion 4 of Holding 97 Drumblade Agricultural Holdings hereby give notice in terms of section 38(2) of the Midvaal Local Municipality Land Use Management by-Law, 2017 that I have submitted an application in terms of section 38 of the mentioned by law on 27 August 2023 to the Midvaal Local Municipality for the change of land use rights also known as re-zoning of the property(ies) described above, situated at Portion 4 of Holding 97 Drumblade Agricultural Holdings, Peter Road, from "Agriculture" to "Recreation" in terms of the Midvaal Land Use Scheme, 2023 (Review). The owner intends to use the property for purposes of a function venue.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the date on which the notice appeared, with or made in writing to municipality at: The Office of the Executive Director: Development and Planning, Municipal Offices, Mitchell Street, Meyerton or P. O. Box 9, Meyerton, 1960, Tel: (016) 360 7400.

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 / Citizen newspaper. Closing date for any objections: 25 October 2023

Address of applicant: Vaalplan Town & Regional Planners, H. L. Janse van Rensburg, 43 Livingstone Boulevard, Vanderbijlpark, 1911, Tel: (016) 981 0507, e-mail: vaalplan1@telkomsa.net, website: www.vaalplan.co.za

Date on which notice is published: 27 September 2023

LOCAL AUTHORITY NOTICE 1232 OF 2023**NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019 – ERF 769 RYNFIELD TOWNSHIP - CELUS NO. B 0970C**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section) for the Removal of Conditions c), f), g), h) and i) from Deed of Transfer T. 50740/2022 pertaining to Erf 769 Rynfield Township, which property is located on the corner of O'Reilly Merry Street and Dingler Street, at No. 2 Dingler Street, Rynfield, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: B 0970C), by the Rezoning of the said property from its current zoning of "Residential 1" to a zoning of "Business 2" solely for a Hair/Beauty Salon including a Spa, a Place of Refreshment limited to a Coffee Shop and 3 Dwelling Units.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: City Planning Department, Benoni Sub Section, Sixth Floor, Civic Centre, Corner Elston and Tom Jones Streets, Benoni CBD, for a period of 28 days from 27 September 2023.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or Private Bag X 014, Benoni 1500, or Email: Shaunise.Mitchell@ekurhuleni.gov.za - on or before 25 October 2023.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Cell: 082 924 7882 - Email: info@mztownplanning.co.za

Dates of publications: 27 September and 3 October 2023.

LOCAL AUTHORITY NOTICE 1233 OF 2023**NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, we have applied to the City of Johannesburg for the rezoning of Erf 157 Auckland Park.

APPLICABLE SCHEME:

City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION:

Erf 157 Auckland Park, situated at No. 80 Richmond Avenue, Auckland Park, 2092.

APPLICATION TYPE:

Amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 157 Auckland Park from "Residential 3" to "Residential 3", subject to conditions.

APPLICATION PURPOSES:

The primary purpose of this application is essentially to allow the increase of development controls by increasing the floor area ratio from 1.0 to 2.5 on the subject property.

***This application is submitted in support of the recent approved rezoning with an Amendment Scheme. 20-01-0425 as promulgated by the COJ Land Use Management Department on 25 May 2022.**

Particulars of the application will lie for inspection during normal office hours from 08:00 to 15:30 at the office of Urban Vision Town and Regional Planners Consultant, situated at No. 9 Stafford Street, Westdene, Johannesburg or at the City of Johannesburg: Registration Section of the Department of Development Planning, situated at No. 158 Civic Boulevard, Braamfontein, 8th Floor, A Block–Metro Centre Building or 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" for a period of 28 days from 27 September 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.

The application reference number is rezoning Reference number: 20-01-5081

Any objection or representation with regard to the application must be submitted to both the authorized agent and the Registration Section of the Department of Development Planning at the above addresses, 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 hcjoburg20@gmail.com by not later than 25 October 2023.

Authorised Agent	: Urban Vision Town and Regional Planners
Postal Address	: PostNet Suit 68, Private Bag X9, Melville, 2109
Contact Details	: Cell: 082 767 6785; E-mail address: Hcjoburg20@gmail.com
Date	: 27 September 2023

LOCAL AUTHORITY NOTICE 1234 OF 2023

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

I, Henco Smit on behalf of Terraplan Gauteng Pty Ltd, being the applicant of the property known as Erf R/1/1420 Pretoria hereby give 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 Metropolitan Municipality for a Consent Use to use the property as described above for the purpose of a "Place of public worship".

The property is situated at 278 Rose Etta Street, Pretoria.

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

The intension of the applicant in this matter is to develop a "Place of public worship" on the property.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: newlanduseapplications@tshwane.gov.za, or alternatively request a copy from the applicant at jhb@terraplan.co.za.

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

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection and/or comment, including the grounds thereof and full contact details, shall be lodged within or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from 27/09/2023 until 25/10/2023.

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 27/09/2023.

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

Closing date for any objections and / or comments: 25/10/2023

Full name of applicant: Terraplan Gauteng Pty Ltd

Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or PO Box 1903, Kempton Park, 1620. Tel No: 011 394 1418/19/28. Fax No: 011 975 3716, E-mail: jhb@terraplan.co.za.

Date on which the notice will be published: 27/09/2023

Terraplan Reference: HS3322

Item No. 38399

PLAASLIKE OWERHEID KENNISGEWING 1234 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N SPESIALE TOESTEMMINGSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014) GELEES MET ARTIKEL 16(3) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Henco Smit namens Terraplan Gauteng Edms Bpk, synde die applikant van eiendom bekend as Erf R/1/1420 Pretoria, gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saamgelees met Artikel 16(3) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir hulle Spesiale Toestemming om die eiendom soos hierbo beskryf te gebruik vir die oprig en bedryf van 'n publieke plek van aanbidding.

Die eiendom is geleë te 278 Rose Etta Straat, Pretoria.

Die huidige sonering van die eiendom is "Residensieel 1"

Die applikant se intensie is om 'n "Publieke plek van aanbidding" op die perseel te ontwikkel.

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

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

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

Enige besware en / of kommentare, insluitende die grondige redes daarvoor met volle kontak besonderhede moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 27/09/2023 tot 25/10/2023.

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 27/09/2023.

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

Die sluitingsdatum vir enige besware en / of kommentare is 25/10/2023

Volle naam van applikant: Terraplan Gauteng Edms Bpk

Adres and applikant: 1 ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620.

Tel No: 011 394 1418/19/28, Faks No: 011 975 3716. E-pos: jhb@terraplan.co.za

Datum waarop aansoek geadverteer sal word: 27/09/2023

Terraplan Verwysing: HS3322 Item no: 38399

LOCAL AUTHORITY NOTICE 1235 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, Erwee Property Consultants CC, being the applicant of the property, the Remainder of Erf 418, Hatfield, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at:

- No. 1285, Park Street on the Remainder of Erf 418, Hatfield.

The rezoning is from "Special" for the purposes of (1) One Dwelling-house, Home Undertaking in terms of Schedule IX; or (2) One Guest-House to "Special" for the purposes of One Guest-House and one 'Spaza Shop'.

The intension of the applicant in this matter is to utilize a portion of the property for the operation of a 'Spaza Shop'. For the purpose of the application a 'Spaza Shop' means a shop only for the selling of daily convenience goods, prepared and pre-wrapped food directly to the public, excluding alcoholic beverages, table games or electronic games.

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 / newlanduseapplications@tshwane.gov.za from 27 September 2023 until 25 October 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 / local Newspaper.

Address of Municipal offices: Economic Development and Spatial Planning: LUMA, 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria

Closing date for any objections and/or comments: 25 October 2023.

Agent: Erwee Property Consultants CC ; P.O Box 13464, Riverside, 1226 ; Portion 365 farm White River, 1240, Tel: 082 882 7440 ; Eemail: admin@erweetpc.co.za ; Ref: Rez - Re.Erf418, Hatfield.

27-4

PLAASLIKE OWERHEID KENNISGEWING 1235 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR HERSONERING IN TERME VAN SEKSIE 16(1) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, Erwee Property Consultants CC, die applikant op die Restant van Erf 418, Hatfield, gee hiermee kennis ingevolge Seksie 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016, dat ons van voorneme is om by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek te doen vir die wysiging van die Tshwane Stadsbeplannings skema, 2008 (Gewysig 2014), deur die hersonering van die bogenoemde eiendom in terme van Seksie 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016.

- Die eiendom is te gelee no.1285, Park Straat op die Restant van Erf 418, Hatfield.

Die hersonering is van "Spesiaal" vir die doeleindes van; (1) Een woonhuis, Tuis onderneming in terme van Skedule IX; of (2) Een Gaste huis na "Spesiaal" vir die doeleindes van Een Gaste huis en Een 'Spaza Shop'.

Die intensie van die applikant is om 'n gedeelte van die eiendom vir die doeleindes van die bedryf van n 'Spaza Shop' te gebruik. Vir die doel die voorgestelde wysiging skema, beteken 'Spaza shop' n winkel wat slegs daglikse gerief goedere, voorbereide en verpakte kos direk aan die publiek verkoop, met alkoholiese drank, tafel en elektroniese speletjies uitgesluit.

Enigeen wat beswaar teen die voorgestelde gebruik wil aanteken moet sodanige beswaar, tesame met die redes daarvoor, skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning & Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za / newlanduseapplications@tshwane.gov.za vanaf 27 September 2023 tot 25 Oktober 2023 stuur.

Voledige besonderhede and planne aangaande hierdie aansoek le ter insae gedurende gewone kantoorure by die onderstaande Munisipale kantore, vir n tydperk van 28 dae vanaf die datum van die 1st plasing van die kennisgewing in die Provinsiale Gazette / plaaslike koerant.

Adres van Munisipale kantore: Ekonomiese Ontwikkeling and Ruimtelike Beplanning, 7^{de} Vloer, Middestad Gebou, 252 Thabo Sehume Straat, Pretoria

Sluitings datum vir enige besware en / of kommentaar: 25 Oktober 2023.

Agent: Erwee Property Consultants CC; Posbus 13464, Riverside, 1226; Gedeelte 365, Plaas, Witrivier; Tel: 082 882 7440; Epos: admin@erweetpc.co.za ; Verw: Rez - Re.Erf 418, Hatfield.

27-4

LOCAL AUTHORITY NOTICE 1236 OF 2023

NOTICE OF APPLICATION FOR THE SIMULTANEOUS SUBDIVISION, REZONING AND CONSOLIDATION IN TERMS OF SECTIONS 38 AND 51 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2016

I, Kagelelo Chamboko of KTI Development Planners being the authorised applicants of **ERVEN 2521, 2588 AND 2591 EYE OF AFRICA EXT 1**, hereby give notice in terms of Section 51 and Section 38(2)(a) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for a simultaneous:

1. Subdivision of Erf 2591 Eye of Africa Extension 1 into three portions, being the Remainder of Erf 2591, the proposed Portion 1 of Erf 2591 Eye of Africa Extension 1 (measuring 1491m²) and the proposed Portion 2 of Erf 2591 Eye of Africa Ext 1 (measuring 1619m²)
2. Rezoning of the Proposed Portion 1 of Erf 2591 Eye of Africa Extension 1 from "Transport" to "Business 2"
3. Rezoning of the Proposed Portion 2 of Erf 2591 Eye of Africa Extension 1 from "Transport" to "Open Space"
4. Rezoning of Erf 2588 Eye of Africa Extension 1 from "Open Space" to "Business 2"
5. Consolidation of the proposed Portion 1 of Erf 2591 Eye of Africa Extension 1 with Erf 2588 Eye of Africa Extension 1
6. Consolidation of the Proposed Portion 2 of Erf 2591 Eye of Africa Extension 1 with Erf 2521 Eye of Africa Extension 1

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Executive Director: Development and Planning, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from 27 September 2023 to 25 October 2023.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, Midvaal Local Municipality, 25 Mitchell Street, cnr Junius and

Mitchell Streets, Meyerton 1960. Kindly note that a full identical copy of the application may be requested from the applicant via the e-mail address provided below.

Closing date for objections: 25 October 2023.

Address of applicant: KTI Development Planners, Postnet Suite 60 Private Bag X1
Glenvista 2058, Email: kagelelo@ktidp.com or Cell: 0725549992

LOCAL AUTHORITY NOTICE 1237 OF 2023**NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019 – ERF 769 RYNFIELD TOWNSHIP - CELUS NO. B 0970C**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section) for the Removal of Conditions c), f), g), h) and i) from Deed of Transfer T. 50740/2022 pertaining to Erf 769 Rynfield Township, which property is located on the corner of O'Reilly Merry Street and Dingler Street, at No. 2 Dingler Street, Rynfield, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: B 0970C), by the Rezoning of the said property from its current zoning of "Residential 1" to a zoning of "Business 2" solely for a Hair/Beauty Salon including a Spa, a Place of Refreshment limited to a Coffee Shop and 3 Dwelling Units.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: City Planning Department, Benoni Sub Section, Sixth Floor, Civic Centre, Corner Elston and Tom Jones Streets, Benoni CBD, for a period of 28 days from 27 September 2023.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or Private Bag X 014, Benoni 1500, or Email: Shaunise.Mitchell@ekurhuleni.gov.za - on or before 25 October 2023.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Cell: 082 924 7882 - Email: info@mztownplanning.co.za

Dates of publications: 27 September and 3 October 2023.

27-4

LOCAL AUTHORITY NOTICE 1238 OF 2023**AMENDMENT SCHEME 20-02-3221**

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 1 Simba from "Residential 3" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3221. Amendment Scheme 20-02-3221 will come into operation on the date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 481/2023

LOCAL AUTHORITY NOTICE 1239 OF 2023**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIPS IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, PIETER VENTER from Terraplan Gauteng Pty Ltd, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/we have applied to the City of Ekurhuleni for the establishment of the townships, referred to in the Annexures hereto.

Particulars of the applications 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 27/09/2023.

Objections to or representations in respect of the applications 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 13, Kempton Park, 1620, or by email to Tshepo.Ramokoka@ekurhuleni.gov.za from 27/09/2023.

Closing date for any objections and/or comments: 25/10/2023
Dates on which notice will be published: 27/09/2023 and 04/10/2023

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

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Trans-Acht Pty Ltd
Locality and description of the properties on which the townships are to be established: Portions of Portion R/32 of the farm Witfontein 15 I.R. The sites form part of the Riverfields Development, just to the south-east of the Harvest Place shopping centre. Situated between Monument Road / Blaauwklippen Avenue and Mulder Road.

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 23 (Portion 187 of the farm Witfontein 15 I.R.)
Number of erven, proposed zoning and development control measures:
Erven 1 & 2 (to be consolidated), Proposed zoning "Social Services" (hospital, clinic and related land uses), Height 4 storeys, Coverage 80% (40% buildings, 40% covered parking), FAR 0,73, Hospital floor area restricted to 44500 m² and day hospital limited to 36 beds, Density N/A, Parking and Building lines As per Scheme. Erven 3 and 4, zoned "Roads" for private roads. The intention of the owner in this matter is to develop the property for a hospital and ancillary facilities. The proposed township is situated at the corner of Monument Road / Blaauwklippen Avenue. (Terraplan Ref: DP1077)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 64 (Portion 188 of the farm Witfontein 15 I.R.)
Number of erven, proposed zoning and development control measures:
Erven 1 & 2 (to be consolidated), Proposed zoning "Residential 3" (Retirement Village/Lifestyle Development) inclusive of an old age home, Height 3 storeys, Coverage 80% (70% buildings, 10% covered parking), FAR 0.66, Density 85 units/hectare, Parking and building lines As per Scheme. The intention of the owner in this matter is to develop the property for a retirement village. The proposed township is situated on Blaauwklippen Avenue between Monument Road and Mulder Road. (Terraplan Ref DP1078)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 65 (Portion 189 of the farm Witfontein 15 I.R.)
Number of erven, proposed zoning and development control measures:
Erven 1 & 2 (to be consolidated) Proposed zoning "Residential 3", Height 3 storeys, Coverage 80% (70% buildings/10% covered parking), FAR 0,64, Density 65 units per hectare, Parking and Building Lines As per Scheme, And also "Roads" for a public road. The intention of the owner in this matter is to develop the property for residential

densification. The proposed township is situated to the north-west of the Monument Road / Blaauwklippen Avenue crossing just to the north-east of the Harvest Place Shopping Centre. (Terraplan Ref DP1079)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 66 (Portion 190 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2, Proposed Zoning: "Industrial 2" for Commercial Purposes only - Warehouses and Distribution Centres, Primary Rights – Warehouses and Distribution Centres, Height 3 storeys (22m maximum), Coverage 70% (Buildings 60%, Undercover parking 10%), FAR 0.6, Parking and Building lines As per Town Planning Scheme. Erf 3: Proposed zoning: "Roads" (Private / Access Control), (Contour Place) And also "Roads" for a Public Road (Mulder Road). The intention of the applicant in this matter is to establish an Industrial township on the property. The proposed township is situated adjacent to Mulder Road. (Terraplan Ref DP1080)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 71 (Portion 191 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2 (to be consolidated), Proposed zoning "Residential 3", Height 3 storeys, Coverage 80% (70% buildings/10% covered parking), FAR 0,64, Density 65 units per hectare, Parking and Building lines as per Scheme. The intention of the owner in this matter is to develop the property for residential densification. The proposed township is situated to the east of the Monument Road / Blaauwklippen Avenue crossing. (Terraplan Ref DP1081)

27-4

LOCAL AUTHORITY NOTICE 1240 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A SPECIAL CONSENT APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN
PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Henco Smit on behalf of Terraplan Gauteng Pty Ltd, being the applicant of the property known as Erf R/1/1420 Pretoria hereby give 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 Metropolitan Municipality for a Consent Use to use the property as described above for the purpose of a "Place of public worship".

The property is situated at 278 Rose Etta Street, Pretoria.

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

The intension of the applicant in this matter is to develop a "Place of public worship" on the property.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: newlanduseapplications@tshwane.gov.za, or alternatively request a copy from the applicant at jhb@terraplan.co.za.

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

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection and/or comment, including the grounds thereof and full contact details, shall be lodged within or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from 27/09/2023 until 25/10/2023.

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 27/09/2023.

Address of Municipal Offices: Room E10, Cnr Basden and Rabie Streets, Centurion Municipal Offices.
Closing date for any objections and / or comments: 25/10/2023

Full name of applicant: Terraplan Gauteng Pty Ltd

Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or PO Box 1903, Kempton Park, 1620. Tel No: 011 394 1418/19/28. Fax No: 011 975 3716, E-mail: jhb@terraplan.co.za.

Date on which the notice will be published: 27/09/2023

Terraplan Reference: HS3322

Item No. 38399

PLAASLIKE OWERHEID KENNISGEWING 1240 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N SPESIALE TOESTEMMINGSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014) GELEES MET ARTIKEL 16(3) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Henco Smit namens Terraplan Gauteng Edms Bpk, synde die applikant van eiendom bekend as Erf R/1/1420 Pretoria, gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saamgelees met Artikel 16(3) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir hulle Spesiale Toestemming om die eiendom soos hierbo beskryf te gebruik vir die oprig en bedryf van 'n publieke plek van aanbidding.

Die eiendom is geleë te 278 Rose Etta Straat, Pretoria.

Die huidige sonering van die eiendom is "Residensieel 1"

Die applikant se intensie is om 'n "Publieke plek van aanbidding" op die perseel te ontwikkel.

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

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

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

Enige besware en / of kommentare, insluitende die grondige redes daarvoor met volle kontak besonderhede moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 27/09/2023 tot 25/10/2023.

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 27/09/2023.

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

Die sluitingsdatum vir enige besware en / of kommentare is 25/10/2023

Volle naam van applikant: Terraplan Gauteng Edms Bpk

Adres and applikant: 1 ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620.

Tel No: 011 394 1418/19/28, Faks No: 011 975 3716. E-pos: jhb@terraplan.co.za

Datum waarop aansoek geadverteer sal word: 27/09/2023

Terraplan Verwysing: HS3322 Item no: 38399

LOCAL AUTHORITY NOTICE 1241 OF 2023**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 4958T**

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Raslouw Extension 32, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Group Legal and Secretariat Services, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 4958T.

(CPD 9/1/1/1-RSLx32 0313 (4958T))
(CPD 9/2/4/2-4958T) (Item 29385)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

__ SEPTEMBER 2023
(Notice 107/2023)

CITY OF TSHWANE**DECLARATION OF RASLOUW EXTENSION 32 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Raslouw Extension 32 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-RSLx32 0313 (4958T))
(CPD 9/2/4/2-4958T) (Item 29385)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FARHANA KHAN (ID No 670914 0454 08 3) AND MOHAMED SHIRAZ SULEMAN AHMED (ID No 631108 5047 08 7), IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 102 (A PORTION OF PORTION 16) OF THE FARM SWARTKOP 383JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Raslouw Extension 32.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3407/2017.

1.3 PROVISION OF OPEN SPACE AND/OR ENDOWMENT

1.3.1 The township owner is liable, in terms of Section 98(2) of the Ordinance, 1886 read with Regulation 44(1) of the Town-planning and Townships Regulations, to pay or provide open space of an area of 20 – 1 units x 24m² = 456m².

1.3.2 The township lay-out plan provide an area of 471m² on Erf 483 for purposes of open space and parks in lieu of the payment of an endowment as provided for in Regulation 44 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986). Erf 483 shall be transferred to the Non Profit Company prior to or simultaneously with the transfer or registration of any other erven or units in the township.

- 1.3.3 The title deed of each and every owner excluding Erf 483 shall contain a condition stating that such owner is entitled to use the private open space and that Erf 483 may not be transferred, leased, or alienated in any way whatsoever by the Non Profit Company without obtaining the prior written permission of each and every owner as well as the municipality.
- 1.3.4 A servitude for municipal purposes and right of way shall be registered over Erf 483 in favour of and to the satisfaction of the City of Tshwane, and all erven or units in the Township.
- 1.3.5 In the event of this erf being sold, the township applicant/owner/Non Profit Company shall become liable for payment of an endowment as provided for in regulation 44 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.4 PRECAUTIONARY MEASURES

- 1.4.1 The township owner shall appoint a competent person(s) to compile a CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.
- 1.4.2 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-
 - 1.4.2.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and
 - 1.4.2.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

1.5 RECEIVING AND DISPOSAL OF STORMWATER

The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Municipality.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter and building rubble within the township area removed to the satisfaction of the City of Tshwane, when required to do so by the Municipality.

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.

1.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY SASOL

The township owner shall at his own expense comply with all the conditions imposed by Sasol Gas Limited, in terms of Regulation No R60 of the Occupational Health and Safety Act (Act 85 of 1993).

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, if applicable, those by which exemption has been granted from compliance with regulations No 1182 and 1183, promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be.

1.13 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNERS' ASSOCIATION)

Erf 483 shall be transferred to the Non Profit Company (Homeowners' Association) when the first erven/dwelling units in the township becomes transferable, by and at the expense of the township owner.

The erf may not be transferred thereafter by the Non Profit Company prior to the written consent of the City of Tshwane and each and every owner of the erven in the township having been obtained.

1.14 FORMATION AND DUTIES OF THE NON PROFIT COMPANY (HOMEOWNERS' ASSOCIATION)

1.14.1 Prior to or simultaneously with the transfer of any erf or unit in the township, Erf 483 shall be registered in the name of the Non Profit Company (Homeowners' Association).

1.14.2 Each and every owner of an erf or unit in the township shall become a member of the Non Profit Company (Homeowners' Association) upon transfer of the erf.

1.14.3 The Non Profit Company (Homeowners' Association) which organization shall have full responsibility for the functioning and proper maintenance of the said erven and the engineering services within the said erven *as determined by the services agreement for this township*.

1.14.4 The Non Profit Company (Homeowners' Association) shall have full legal power to levy from each and every member the cost incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default in payments by any member.

1.14.5 A servitude for municipal purposes and right of way shall be registered over Erf 483 in favour of and to the satisfaction of the City of Tshwane, and all erven or units in the Township.

1.14.6 The City of Tshwane shall have unrestricted access to Erf 483 at all times.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

2.1 RESTRICTIONS ON THE TRANSFER OF LAND

In terms of section 82(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no Erf or Erven in the township may be transferred, until the City of Tshwane Municipality has certified that the township owner has complied with his obligations as contained in section 82 and the conditions of establishment have been complied with.

In terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as a condition of approval of township establishment, the registration of a Certificate of Registered Title, the opening of a Sectional Title Scheme or registration or transfer of a sectional title unit, resulting from the approval of this township may be not be performed unless the Local Authority certifies that all the requirements and conditions for the registration thereof, have been complied with read with section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013 where applicable.

2.1.1 ERF 483

2.1.1.1 The erven shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the costs of the township owner, be transferred only to Non Profit Company (Homeowners' Association) which organization shall have full responsibility for the functioning and proper maintenance of the said erven and the engineering services within the said erven.

2.1.1.2 The Erven shall not be transferred into the name of any purchaser other than the Non Profit Company without the written consent of the local authority and as well as each registered owner in the township first having been obtained.

2.1.2 ERF 484

A right of way servitude, as depicted on diagram SG Number 2669/2021 is to be registered over Erf 484 in favour of Erf 483 prior to or simultaneously with the registration of the first transfer of an erf/unit in the township at the cost of the township owner.

2.2 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

2.3 THE DEVELOPER'S OBLIGATIONS

2.3.1 MEMORANDUM OF INCORPORATION

The township owner must at his own cost establish a Non Profit Company (Homeowners' Association) in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008). All the owners of erven and/or units in the township must become members of the Non Profit Company. A copy of the registered Memorandum of Incorporation must be submitted to the City of Tshwane.

The Memorandum of Incorporation must clearly state that the main objective of the Homeowners' Association is the maintenance of the Non Profit Company's property and the internal engineering services of the township (i.e. water, sewerage, electricity, roads and stormwater) and the aesthetic evaluation of building plans. The township owner is deemed to be a member of the Non Profit Company, with all the rights and obligations of an ordinary member, until the last erf or unit has been transferred.

2.3.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of roads and stormwater infrastructure as well as water and electricity services, for approval prior to the commencement of the construction of the said services. The detail design drawings will only be evaluated after the required Services Reports have been approved.

2.3.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane may at its own discretion allow an exception in respect of the internal road and storm water. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

2.3.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the local authority has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services i.e. water, sewerage, electricity, and the road and storm water sewers have been completed.

A retention guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services, roads and stormwater and the electricity services, which guarantee must be issued in favour of the local authority for an amount that is equal to 10% of the contract cost, and proof of this must be submitted to the City of Tshwane.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes;

3.1 Excluding the following servitude which affects Philirene street and Erf 484 in the township only:

“B. Kragtens Notariele Akte No K4027/1997s gedateer 6 Maart 1997 is die hierin-vermelde eiendom onderworpe aan ‘n Pyplyn Serwituut met bykomende reg ten gunste van die Suid Afrikaanse Gas Distribusie Korporasie Beperk aangedui deur die lyn op Kaart LG No1992/1998.”

3.2 Including the following condition which affects erven 483 and 484 in the township:

“C. Onderhewig aan die volgende voorwaarde neergele en afdwingbaar deur die Stadsraad van Centurion, naamlik die Transportnemer slegs geboue op die eiendom hiermee getranspoteer mag oprig op ‘n gebied wat geologies geskik is vir boudoeleindes.”

CONTINUES ON PAGE 130 OF BOOK 2

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GAUTENG**



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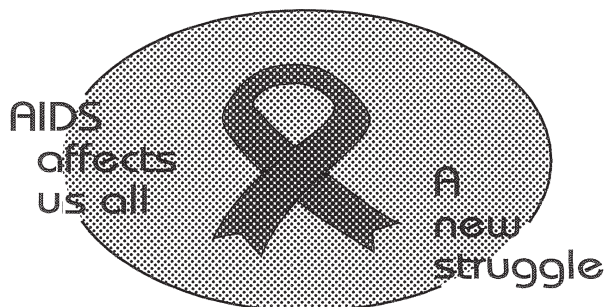
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PART 2 OF 2

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4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

4.1.1 ERF 484

4.1.1.1 The erf shall be subject to a servitude, 3 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.

4.1.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from thereof.

4.1.1.3 The City of Tshwane shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

4.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 4.1.1 above, the undermentioned erven shall be subject to the conditions as indicated:

4.1.2.1 ERF 484

The erf is subject to a 5m building line along Philirene Road (the eastern boundary of the erf). The building line may not be relaxed without the written consent of the Municipality and Gaskor (Sasol). No building of any nature shall be erected within the building restriction area without the written consent of the Municipality and Gaskor (Sasol).

4.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

4.2.1 ERF 484

The erf is subject to the following conditions in favour of the non profit company to be created on transfer of the erven to any purchaser:

Upon transfer, each and every owner of an erf in the township shall on transfer automatically become a member of Erf 32 Raslouw Home Owners Association NPC (Registration number 2020/707956/08) for the development (hereinafter referred to as the 'Association') and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:

4.2.1.1 Every owner of the erf or owner of any sub-divided portion of an erf or owner of any unit thereon, shall on transfer automatically become and shall remain a member of the Association and shall be subject to its Constitution until he/she ceases to be an owner as aforesaid and the property may not be transferred without the consent in writing of the Association, which condition must be included in the title deed of the portion.

4.2.1.2 Transfer of the erf to a third party is allowed only with the consent of the Municipality and then only if the development of the dwelling-unit has been completed to the satisfaction of the Municipality in accordance with the approved site development plan.

4.2.1.3 The erf is subject to a servitude, 3m wide, in favour of the non profit Company for sewerage and other engineering services, along any two boundaries other than a street boundary and in the case of a pan-handle erf, an additional servitude, 2 m wide across the access portion of the erf, if and when required by the non profit company: Provided that the non profit Company may dispense with any such servitude.

4.2.2 ERF 484

4.2.2.1 The erf is entitled to a servitude for open space over Erf 483.

4.2.2.2 The erf is entitled to a servitude for municipal services and right of way over Erf 483.

4.2.3 ERF 483

The erf is subject to a servitude for open space in favour of Erf 484.

4.2.4 ERF 483

The erf is subject to a servitude for municipal services and right of way in favour of Erf 484.

LOCAL AUTHORITY NOTICE 1242 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
REMAINDER OF ERF 451 BARDENE EXTENSION 6**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087) being authorized agent of the owner of **Remainder of Erf 456 Bardene Extension 6** 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 (Boksburg Customer Care Centre) for the amendment of the City of Ekurhuleni Land Use Management Scheme, 2021, by the rezoning of the property described above, situated at 451 Middle Road, Bardene Extension 6 from "Industrial 2" to "Industrial 2" including Shops, subject to amended development control mechanisms. (FAR, 1.0 provided that the retail floor area may not exceed 550 m² of the total floor area).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, for a period of 28 days from 27 September 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg or P O Box 215, Boksburg, 1460 or by email to Alrich.Bestbier@ekurhuleni.gov.za, within a period of 28 days from 27 September 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park; P.O. Box 12415, Aston Manor, 1630. 011 391 4618 / 011 391 3354

LOCAL AUTHORITY NOTICE 1243 OF 2023**AMENDMENT SCHEME: 20-01-4321 and 20/13/3221/2022**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 50 Southdale

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning of Erf 50 Southdale from "Residential 1" to "Commercial 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4321, will come into operation on 27 September 2023 date of publication hereof.

AND

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/3221/2022, the removal of conditions (b), (c), (d), (e), (f), (g), (h), (i), (j)(i), (j)(ii), (k), (l) and definition (ii) from Deed of Transfer T35971/2019.

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. 420/2023

LOCAL AUTHORITY NOTICE 1244 OF 2023**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **HENNING LOMBAARD** 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 subdivision of the Remaining Extent of Portion 67 of the Farm Brakfontein 390 JR in terms of section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016.

The intension of the applicant in this matter is to: Subdivide the Remaining Extent of Portion 67 of the farm Brakfontein 390JR into two portions.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality 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 27 September 2023 until 25 October 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 /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: 25 October 2023.

Address of applicant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 or Po Box 39727, Faerie Glen, 0043
Email: henning.lombaard@m-t.co.za
Tel No: 012 676 8500

Dates on which notice will be published: 27 September 2023 and 4 October 2023.

Description of properties: Remaining Extent of Portion 67 of the Farm Brakfontein 390 JR
Number and area of proposed portions:
Proposed portion: 2.2915 Ha in extent.
Proposed remainder: 76.8324 Ha in extent.

Item No: 38516

27-4

PLAASLIKE OWERHEID KENNISGEWING 1244 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR DIE ONDERVERDEELING VAN GROND IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016,**

Ek, **HENNING LOMBAARD** synde die applikant in my hoedanigheid, gee hiermee kennins ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die Resterende Gedeelte van Gedeelte 67 van die Plaas Brakfontein 390 JR, in terme van Artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruiksbestuurverordening 2016.

Die voorneme van die applikant in die aansoek is: Om die Resterende Gedeelte van Gedeelte 67 van die Plaas Brakfontein 390JR te onderverdeel in twee gedeeltes.

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 27 September 2023 tot en met 25 Oktober 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 nuusblaai, 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): 25 Oktober 2023.

Adress van applikant: 11 Byls Bridge Boulevard, Building 14, Block C. 2nd Floor, Centurion, 0157 of Po Box 39727, Faerie Glen, 0043
Epos: henning.lombard@m-t.co.za en cobus.cronje@m-t.co.za
Tel No: 012 676 8500

Datums van publikasie: 27 September 2023 en 4 Oktober 2023

Beskrywing van eindom: Resterende Gedeelte van Gedeelte 67 van die Plaas Brakfontein 390 JR.
Nommer en area van voorgestelde gedeeltes:
Voorgestelde gedeelte: 2.2915 Ha.
Voorgestelde restant: 76.8324 Ha

Item No: 38516

27-4

LOCAL AUTHORITY NOTICE 1245 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, Erwee Property Consultants CC, being the applicant of the property, the Remainder of Erf 418, Hatfield, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property described above. The property is situated at:

- No. 1285, Park Street on the Remainder of Erf 418, Hatfield.

The rezoning is from "Special" for the purposes of (1) One Dwelling-house, Home Undertaking in terms of Schedule IX; or (2) One Guest-House to "Special" for the purposes of One Guest-House and one 'Spaza Shop'.

The intension of the applicant in this matter is to utilize a portion of the property for the operation of a 'Spaza Shop'. For the purpose of the application a 'Spaza Shop' means a shop only for the selling of daily convenience goods, prepared and pre-wrapped food directly to the public, excluding alcoholic beverages, table games or electronic games.

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 / newlanduseapplications@tshwane.gov.za from 27 September 2023 until 25 October 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 / local Newspaper.

Address of Municipal offices: Economic Development and Spatial Planning: LUMA, 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria

Closing date for any objections and/or comments: 25 October 2023.

Agent: Erwee Property Consultants CC ; P.O Box 13464, Riverside, 1226 ; Portion 365 farm White River, 1240, Tel: 082 882 7440 ; Eemail: admin@erweetpc.co.za ; Ref: Rez - Re.Erf418, Hatfield.

27-4

PLAASLIKE OWERHEID KENNISGEWING 1245 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR HERSONERING IN TERME VAN SEKSIE 16(1) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, Erwee Property Consultants CC, die applikant op die Restant van Erf 418, Hatfield, gee hiermee kennis ingevolge Seksie 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016, dat ons van voorneme is om by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek te doen vir die wysiging van die Tshwane Stadsbeplannings skema, 2008 (Gewysig 2014), deur die hersonering van die bogenoemde eiendom in terme van Seksie 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By-wet, 2016.

- Die eiendom is te geleë no.1285, Park Straat op die Restant van Erf 418, Hatfield.

Die hersonering is van "Spesiaal" vir die doeleindes van; (1) Een woonhuis, Tuis onderneming in terme van Skedule IX; of (2) Een Gaste huis na "Spesiaal" vir die doeleindes van Een Gaste huis en Een 'Spaza Shop'.

Die intensie van die applikant is om 'n gedeelte van die eiendom vir die doeleindes van die bedryf van n 'Spaza Shop' te gebruik. Vir die doel die voorgestelde wysiging skema, beteken 'Spaza shop' n winkel wat slegs daglikse gerief goedere, voorbereide en verpakte kos direk aan die publiek verkoop, met alkoholiese drank, tafel en elektroniese speletjies uitgesluit.

Enigeen wat beswaar teen die voorgestelde gebruik wil aanteken moet sodanige beswaar, tesame met die redes daarvoor, skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning & Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za / newlanduseapplications@tshwane.gov.za vanaf 27 September 2023 tot 25 Oktober 2023 stuur.

Voledige besonderhede and planne aangaande hierdie aansoek le ter insae gedurende gewone kantoorure by die onderstaande Munisipale kantore, vir n tydperk van 28 dae vanaf die datum van die 1st plasing van die kennisgewing in die Provinsiale Gazette / plaaslike koerant.

Adres van Munisipale kantore: Ekonomiese Ontwikkeling and Ruimtelike Beplanning, 7^{de} Vloer, Middestad Gebou, 252 Thabo Sehume Straat, Pretoria

Sluitings datum vir enige besware en / of kommentaar: 25 Oktober 2023.

Agent: Erwee Property Consultants CC; Posbus 13464, Riverside, 1226; Gedeelte 365, Plaas, Witrivier; Tel: 082 882 7440; Epos: admin@erweetpc.co.za ; Verw: Rez - Re.Erf 418, Hatfield.

27-4

LOCAL AUTHORITY NOTICE 1246 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 I Kagelelo Chamboko of KTI Development Planners, intends to apply to the City of Johannesburg for amendment of the City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION:

Erf: 3050

Township: Lenasia South Extension 3

Street Address: Number 18 Manchester Close, Lenasia South Extension 3, 1829

APPLICATION TYPE

Rezoning

APPLICATION PURPOSE

To rezone the property from "Residential 1" to "Residential 2" with a density of 40 dwelling units per hectare permitting a maximum of four (4) dwelling units on the property

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-Blok, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner or 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 email send to ObjectionsPlanning@joburg.org.za by no later 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

CLOSING DATE FOR OBJECTIONS: 25 OCTOBER 2023**OWNER/AUTHORISED AGENT**

Full name: Kagelelo Chamboko of KTI Development Planners

Postal Address: Postnet Suite 60 Private Bag X1 GLENVISTA 2058

Cell: 0725549992

Email address: kagelelo@ktidp.com

Website: www.ktidp.com

Date: 27 September 2023

LOCAL AUTHORITY NOTICE 1247 OF 2023**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for Township Establishment.

SITE DESCRIPTION:

Erf (Stand) No(s): Remaining Extent of Portion 2 of the Farm Olifantsvlei 316 IQ. **(Naturena Ext 49)**

Township (Suburb) Name: Farm Olifantsvlei No. 316 IQ.

Street Address: Corner Golden Highway and Cavendish Street, Nancefield.

APPLICATION TYPE:

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

APPLICATION PURPOSES:

The application is for the establishment of proposed **Naturena Extension 49** situated on a part of the Remaining Extent of Portion 2 of the Farm Olifantsvlei 316 IQ. The proposed township will consist of 2 erven zoned "Public Garage" with Height: 3 storeys, FAR: 0,6, Coverage: 60%, Building Lines: 3m along street boundaries and 16m along K45, Parking: as per Scheme in terms of the City of Johannesburg Land Use Scheme, 2018.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at www.joburg.org.za. The 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 owner / agent and the Registration Section of the Department of Development Planning by post to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20-01-5066

AUTHORISED AGENT

Zuzile Development Planners (Pty) Ltd, Full Name: Nomfundo Sibanyoni, Address of Authorised Agent: 1 Protea Place, Sandown, Sandton, 2196, Email: nomfundo@zuzile.co.za, Cell: 072 539 4121

DATE: 27 September 2023

LOCAL AUTHORITY NOTICE 1248 OF 2023**AMENDMENT SCHEME 20-01-4453**

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 29 Cresta from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4453. Amendment Scheme 20-01-4453 will come into operation on the date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 358/2023

LOCAL AUTHORITY NOTICE 1249 OF 2023**DECLARATION OF AN APPROVED REMOVAL OF RESTRICTIVE TITLE CONDITIONS
APPLICATION****ROR-4**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SECTION 50(5) OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 211 MOREHILL EXTENSION 1 TOWNSHIP

It is hereby notified in terms of the provisions of section 50(5) 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 the removal of restrictive title conditions (B) from Deed of Transfer T13068/2022.

The application as approved will lie for inspection at the Manager: Town Planning, Benoni Sub Section, Cnr. Tom Jones and Elston Avenue, Benoni during normal office hours.

CD31 /2023**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

September 2023

LOCAL AUTHORITY NOTICE 1250 OF 2023

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 284**

Ontdekkerspark

The removal of conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j)(i), (j0(ii), (k) and (l) from Deed of Transfer T17535/2017.

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

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality

Notice No 461/2023

LOCAL AUTHORITY NOTICE 1251 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 PROVISIONALLY APPROVED the following Security Access Restriction and
Thereby authorised the Johannesburg Roads Agency to give effect to the said interim approval and
Further manage the process and resultant administrative processes of the interim approval.

Notice is given further that this provisional/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
Ruiterhof, Randburg	Nicolyn Avenue Randburg Association	354	Nicolyn Ave	Security access restriction

Should there be no objections the restriction will officially come into operation two months from the date of display of the final decision in the Government Provincial Gazette and shall be valid for 02 years.

Further particulars relating to the application as well as a plan to indicate the proposed closure may be inspected by appointment 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 unless stated pedestrian gates have limited hours operation.
- 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 or Traffic Engineering Department
JRA (PTY) Ltd. JRA (PTY) Ltd.
75 Helen Joseph Street Braamfontein X70
Johannesburg Braamfontein 2107

Email: cmoalusi@jira.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



Contact person: Nobuntu Ciko Duze | Cell: 071 413 9817 | Email: nobuntud@joburg.org.za

LOCAL AUTHORITY NOTICE 1252 OF 2023
AMENDMENT SCHEME: 20-01-4321 and 20/13/3221/2022

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 50 Southdale

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning of Erf 50 Southdale from "Residential 1" to "Commercial 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4321, will come into operation on 27 September 2023 date of publication hereof.

AND

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/3221/2022, the removal of conditions (b), (c), (d), (e), (f), (g), (h), (i), (j)(i), (j)(ii), (k), (l) and definition (ii) from Deed of Transfer T35971/2019.

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. 420/2023

LOCAL AUTHORITY NOTICE 1253 OF 2023
CORRECTION NOTICE
AMENDMENT SCHEME 20/13/0064/2022

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that Notice 1354 of 2022 which appeared on 17 August 2022, and Notice 811 of 2023 which appeared 28 June 2023 with regards to Erf 81 Quellerina needs to be amended accordingly to include:

Heading "32 Constantia Kloof" and "12 Constatia Kloof" to be replaced by "Erf 81 Quellerina".

Director: Development Planning
Notice No. 498/2022
Date: 27 September 2023

LOCAL AUTHORITY NOTICE 1254 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 I Kagelelo Chamboko of KTI Development Planners, intends to apply to the City of Johannesburg for amendment of the City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION:

Erf: 3050

Township: Lenasia South Extension 3

Street Address: Number 18 Manchester Close, Lenasia South Extension 3, 1829

APPLICATION TYPE

Rezoning

APPLICATION PURPOSE

To rezone the property from "Residential 1" to "Residential 2" with a density of 40 dwelling units per hectare permitting a maximum of four (4) dwelling units on the property

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-Blok, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner or 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 email send to ObjectionsPlanning@joburg.org.za by no later 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

CLOSING DATE FOR OBJECTIONS: 25 OCTOBER 2023**OWNER/AUTHORISED AGENT**

Full name: Kagelelo Chamboko of KTI Development Planners

Postal Address: Postnet Suite 60 Private Bag X1 GLENVISTA 2058

Cell: 0725549992

Email address: kagelelo@ktidp.com

Website: www.ktidp.com

Date: 27 September 2023

LOCAL AUTHORITY NOTICE 1255 OF 2023**MIDVAAL LOCAL MUNICIPALITY****PORTION 4 OF ERF1050 THE DE DEUR ESTATES LIMITED TOWNSHIP**

Notice is hereby given in terms of the provisions of Section 39 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **approved** the amendment of the Midvaal Land Use Scheme, 2023, for Portion 4 of Erf 105 The De Deur Estates Limited Township from "Industrial 1" with a coverage of 75% for a scrap yard to "Industrial 1" with a coverage of 5% for a scrap yard. This amendment is known as MLUS163 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 1256 OF 2023**ERF 1849 HIGHLANDS NORTH**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following amendment in respect of **Erf 1849 Highlands North**:

The amendment of restrictive condition (i) to read as "No building line shall apply to the street (front) boundary as well as the side boundaries" as contained in Deed of Transfer No. T41879/2017.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 821/2022

LOCAL AUTHORITY NOTICE 1257 OF 2023**NOTICE OF APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, we have applied to the City of Johannesburg for the rezoning of Erf 157 Auckland Park.

APPLICABLE SCHEME:

City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION:

Erf 157 Auckland Park, situated at No. 80 Richmond Avenue, Auckland Park, 2092.

APPLICATION TYPE:

Amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 157 Auckland Park from "Residential 3" to "Residential 3", subject to conditions.

APPLICATION PURPOSES:

The primary purpose of this application is essentially to allow the increase of development controls by increasing the floor area ratio from 1.0 to 2.5 on the subject property.

***This application is submitted in support of the recent approved rezoning with an Amendment Scheme. 20-01-0425 as promulgated by the COJ Land Use Management Department on 25 May 2022.**

Particulars of the application will lie for inspection during normal office hours from 08:00 to 15:30 at the office of Urban Vision Town and Regional Planners Consultant, situated at No. 9 Stafford Street, Westdene, Johannesburg or at the City of Johannesburg: Registration Section of the Department of Development Planning, situated at No. 158 Civic Boulevard, Braamfontein, 8th Floor, A Block–Metro Centre Building or 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" for a period of 28 days from 27 September 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.

The application reference number is rezoning Reference number: 20-01-5081

Any objection or representation with regard to the application must be submitted to both the authorized agent and the Registration Section of the Department of Development Planning at the above addresses, 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 hcjoburg20@gmail.com by not later than 25 October 2023.

Authorised Agent : Urban Vision Town and Regional Planners
Postal Address : PostNet Suit 68, Private Bag X9, Melville, 2109
Contact Details : Cell: 082 767 6785; E-mail address: Hcjoburg20@gmail.com
Date : 27 September 2023

LOCAL AUTHORITY NOTICE 1258 OF 2023

NOTICE

NOTICE OF APPLICATION FOR AN AMENDMENT OF RANDFONTEIN TOWN PLANNING SCHEME, 1988 IN TERMS OF SECTION 37 OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017

Lulo Spatial Development Consultants being the authorized agent of the owner of **Erf 539 Randgate, Randfontein**, hereby give notice terms 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 an amendment of the Town-planning Scheme known as the Randfontein Town Planning Scheme, 1988 by the rezoning of the properties described above, situated at **14 Henning Street Randgate, Randfontein** from “Residential 1” to “Residential 3”.

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 from date of public participation.

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 from the date of public participation.

Address of an Agent(s): Lulo Spatial Development Consultants, 17 Eaton Avenue, Bryanston. Cell: 078 588 1479 Email: luluchunku@gmail.com / lungile@lulospatialdevco.com

LOCAL AUTHORITY NOTICE 1259 OF 2023**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for Township Establishment.

SITE DESCRIPTION:

Erf (Stand) No(s): Remaining Extent of Portion 2 of the Farm Olifantsvlei 316 IQ.
Township (Suburb) Name: Farm Olifantsvlei No. 316 IQ (**Naturena Ext 51**)
Street Address: Golden Highway, Nancefield.

APPLICATION TYPE:

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

APPLICATION PURPOSES:

The application is for the establishment of proposed **Naturena Extension 51** situated on a part of the Remaining Extent of Portion 2 of the Farm Olifantsvlei 316 IQ. The proposed township will consist of 2 erven zoned "Business 1" as per scheme for a community shopping centre with Height: 3 storeys, FAR: 0,6, Coverage: As per SDP, Building Lines: 3m along street boundaries and 16m along K45, Parking: as per Scheme in terms of the City of Johannesburg Land Use Scheme, 2018.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at www.joburg.org.za. The 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 owner / agent and the Registration Section of the Department of Development Planning by post to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20-01-5077

AUTHORISED AGENT

Zuzile Development Planners (Pty) Ltd, Full Name: Nomfundo Sibanyoni, Address of Authorised Agent: 1 Protea Place, Sandown, Sandton, 2196, Email: nomfundo@zuzile.co.za, Cell: 072 539 4121

DATE: 27 September 2023

LOCAL AUTHORITY NOTICE 1260 OF 2023**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for Township Establishment.

SITE DESCRIPTION:

Erf (Stand) No(s): Remaining Extent of Portion 2 of the Farm Olifantsvlei 316 IQ
Township (Suburb) Name: Farm Olifantsvlei No. 316 IQ (**Naturena Ext 50**).
Street Address: Corner Golden Highway and Cavendish Street, Nancefield.

APPLICATION TYPE:

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

APPLICATION PURPOSES:

The application is for the establishment of proposed **Naturena Extension 50** situated on a part of the Remaining Extent of Portion 2 of the Farm Olifantsvlei 316 IQ. The proposed township will consist of 2 erven zoned "Business 2" including shops, restaurants and drive-thru restaurants with Height: 3 storeys, FAR: 0,6, Coverage: 70%, Building Lines: 3m along street boundaries and 16m along K45, Parking: as per Scheme in terms of the City of Johannesburg Land Use Scheme, 2018.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at www.joburg.org.za. The 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 owner / agent and the Registration Section of the Department of Development Planning by post to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20-01-5064

AUTHORISED AGENT

Zuzile Development Planners (Pty) Ltd, Full Name: Nomfundo Sibanyoni, Address of Authorised Agent: 1 Protea Place, Sandown, Sandton, 2196, Email: nomfundo@zuzile.co.za, Cell: 072 539 4121

DATE: 27 September 2023

LOCAL AUTHORITY NOTICE 1261 OF 2023**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIPS IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, PIETER VENTER from Terraplan Gauteng Pty Ltd, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/we have applied to the City of Ekurhuleni for the establishment of the townships, referred to in the Annexures hereto.

Particulars of the applications 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 27/09/2023.

Objections to or representations in respect of the applications 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 13, Kempton Park, 1620, or by email to Tshepo.Ramokoka@ekurhuleni.gov.za from 27/09/2023.

Closing date for any objections and/or comments: 25/10/2023

Dates on which notice will be published: 27/09/2023 and 04/10/2023

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

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Trans-Acht Pty Ltd

Locality and description of the properties on which the townships are to be established: Portions of Portion R/32 of the farm Witfontein 15 I.R. The sites form part of the Riverfields Development, just to the south-east of the Harvest Place shopping centre. Situated between Monument Road / Blaauwklippen Avenue and Mulder Road.

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 23 (Portion 187 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2 (to be consolidated), Proposed zoning "Social Services" (hospital, clinic and related land uses), Height 4 storeys, Coverage 80% (40% buildings, 40% covered parking), FAR 0,73, Hospital floor area restricted to 44500 m² and day hospital limited to 36 beds, Density N/A, Parking and Building lines As per Scheme. Erven 3 and 4, zoned "Roads" for private roads. The intention of the owner in this matter is to develop the property for a hospital and ancillary facilities. The proposed township is situated at the corner of Monument Road / Blaauwklippen Avenue. (Terraplan Ref: DP1077)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 64 (Portion 188 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2 (to be consolidated), Proposed zoning "Residential 3" (Retirement Village/Lifestyle Development) inclusive of an old age home, Height 3 storeys, Coverage 80% (70% buildings, 10% covered parking), FAR 0.66, Density 85 units/hectare, Parking and building lines As per Scheme. The intention of the owner in this matter is to develop the property for a retirement village. The proposed township is situated on Blaauwklippen Avenue between Monument Road and Mulder Road. (Terraplan Ref DP1078)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 65 (Portion 189 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2 (to be consolidated) Proposed zoning "Residential 3", Height 3 storeys, Coverage 80% (70% buildings/10% covered parking), FAR 0,64, Density 65 units per hectare, Parking and Building Lines As per Scheme, And also "Roads" for a public road. The intention of the owner in this matter is to develop the property for residential

densification. The proposed township is situated to the north-west of the Monument Road / Blaauwklippen Avenue crossing just to the north-east of the Harvest Place Shopping Centre. (Terraplan Ref DP1079)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 66 (Portion 190 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2, Proposed Zoning: "Industrial 2" for Commercial Purposes only - Warehouses and Distribution Centres, Primary Rights – Warehouses and Distribution Centres, Height 3 storeys (22m maximum), Coverage 70% (Buildings 60%, Undercover parking 10%), FAR 0.6, Parking and Building lines As per Town Planning Scheme. Erf 3: Proposed zoning: "Roads" (Private / Access Control), (Contour Place) And also "Roads" for a Public Road (Mulder Road). The intention of the applicant in this matter is to establish an Industrial township on the property. The proposed township is situated adjacent to Mulder Road. (Terraplan Ref DP1080)

ANNEXURE:

Name of township: PROPOSED GLEN ERASMIA EXTENSION 71 (Portion 191 of the farm Witfontein 15 I.R.)

Number of erven, proposed zoning and development control measures:

Erven 1 & 2 (to be consolidated), Proposed zoning "Residential 3", Height 3 storeys, Coverage 80% (70% buildings/10% covered parking), FAR 0,64, Density 65 units per hectare, Parking and Building lines as per Scheme. The intention of the owner in this matter is to develop the property for residential densification. The proposed township is situated to the east of the Monument Road / Blaauwklippen Avenue crossing. (Terraplan Ref DP1081)

LOCAL AUTHORITY NOTICE 1262 OF 2023

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

I, Henco Smit on behalf of Terraplan Gauteng Pty Ltd, being the applicant of the property known as Erf R/1/1420 Pretoria hereby give 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 Metropolitan Municipality for a Consent Use to use the property as described above for the purpose of a "Place of public worship".

The property is situated at 278 Rose Etta Street, Pretoria.

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

The intension of the applicant in this matter is to develop a "Place of public worship" on the property.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, through the following contact details: newlanduseapplications@tshwane.gov.za, or alternatively request a copy from the applicant at jhb@terraplan.co.za.

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

For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection and/or comment, including the grounds thereof and full contact details, shall be lodged within or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za within 28 days from 27/09/2023 until 25/10/2023.

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 27/09/2023.

Address of Municipal Offices: Room E10, Cnr Basden and Rabie Streets, Centurion Municipal Offices.
Closing date for any objections and / or comments: 25/10/2023

Full name of applicant: Terraplan Gauteng Pty Ltd

Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or PO Box 1903, Kempton Park, 1620. Tel No: 011 394 1418/19/28. Fax No: 011 975 3716, E-mail: jhb@terraplan.co.za.

Date on which the notice will be published: 27/09/2023 Terraplan Reference: HS3322 Item No. 38399

PLAASLIKE OWERHEID KENNISGEWING 1262 VAN 2023**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N SPESIALE TOESTEMMINGSAANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014) GELEES MET ARTIKEL 16(3) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Henco Smit namens Terraplan Gauteng Edms Bpk, synde die applikant van eiendom bekend as Erf R/1/1420 Pretoria, gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) saamgelees met Artikel 16(3) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir hulle Spesiale Toestemming om die eiendom soos hierbo beskryf te gebruik vir die oprig en bedryf van 'n publieke plek van aanbidding.

Die eiendom is geleë te 278 Rose Etta Straat, Pretoria.

Die huidige sonering van die eiendom is "Residensieel 1"

Die applikant se intensie is om 'n "Publieke plek van aanbidding" op die perseel te ontwikkel.

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

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïmpakteerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za.

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

Enige besware en / of kommentare, insluitende die grondige redes daarvoor met volle kontak besonderhede moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 27/09/2023 tot 25/10/2023.

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 27/09/2023.

Adres van Munisipale kantore: Kamer E10, h/v Basden en Rabiestrade, Centurion Munisipale Kantore.
Die sluitingsdatum vir enige besware en / of kommentare is 25/10/2023

Volle naam van applikant: Terraplan Gauteng Edms Bpk

Adres and applikant: 1 ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620.
Tel No: 011 394 1418/19/28, Faks No: 011 975 3716. E-pos: jhb@terraplan.co.za

Datum waarop aansoek geadverteer sal word: 27/09/2023

Terraplan Verwysing: HS3322 Item no: 38399

LOCAL AUTHORITY NOTICE 1263 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
REMAINDER OF ERF 451 BARDENE EXTENSION 6**

I, Gideon Johannes Jacobus van Zyl (ID Number 7002085252087) being authorized agent of the owner of **Remainder of Erf 456 Bardene Extension 6** 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 (Boksburg Customer Care Centre) for the amendment of the City of Ekurhuleni Land Use Management Scheme, 2021, by the rezoning of the property described above, situated at 451 Middle Road, Bardene Extension 6 from "Industrial 2" to "Industrial 2" including Shops, subject to amended development control mechanisms. (FAR, 1.0 provided that the retail floor area may not exceed 550 m² of the total floor area).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, for a period of 28 days from 27 September 2023.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg or P O Box 215, Boksburg, 1460 or by email to Alrich.Bestbier@ekurhuleni.gov.za, within a period of 28 days from 27 September 2023.

Address of the authorised agent: Deon van Zyl Town Planners, 4 Claret, Glen Erasmia, Kempton Park; P.O. Box 12415, Aston Manor, 1630. 011 391 4618 / 011 391 3354

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LOCAL AUTHORITY NOTICE 1264 OF 2023**APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for Township Establishment.

DESCRIPTION:

Erf (Stand) No(s): Remaining Extent of Portion 2 and Portion 58 (a portion of portion 2)-**Naturena Ext 45**
Township (Suburb) Name: Farm Olifantsvlei No. 316 IQ.
Street Address: Corner Golden Highway and Fun Valley Road

APPLICATION TYPE:

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

APPLICATION PURPOSES:

The application is for the establishment of proposed **Naturena Extension 45** situated on a part of the Remaining Extent of Portion 2 and Portion 58 (a portion of portion 2) of the Farm Olifantsvlei 316 IQ. The proposed township will consist of 1 erf zoned "Public Garage" including convenience shops, restaurants and automatic teller machines (ATM'S), with Height: 2 storeys, FAR: 0,6, Coverage: 60%, Building Lines: 3m along street boundaries and 1 erf zoned "Business 2" for shops and restaurants with Height: 3 storeys, FAR: 0,6, Coverage: 70%, Building Lines: 3m along street, Parking: as per Scheme in terms of the City of Johannesburg Land Use Scheme, 2018.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at www.joburg.org.za. The 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 owner / agent and the Registration Section of the Department of Development Planning by post to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than 25 October 2023.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20-01-5100

AUTHORISED AGENT

Zuzile Development Planners (Pty) Ltd, Full Name: Nomfundo Sibanyoni, Address of Authorised Agent: 1 Protea Place, Sandown, Sandton, 2196, Email: nomfundo@zuzile.co.za, Cell: 072 539 4121

DATE: 27 September 2023

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