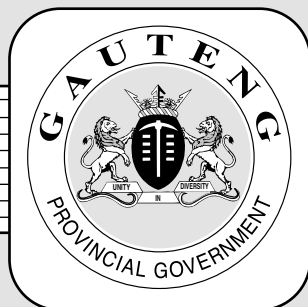


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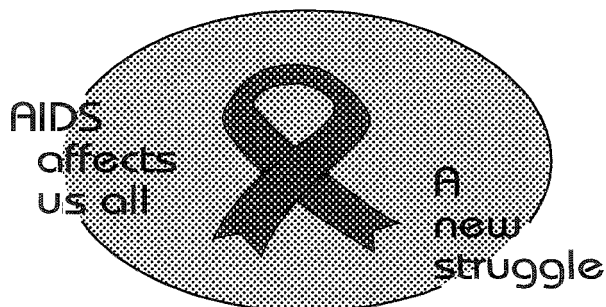
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PRETORIA
21 FEBRUARY 2024
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No: 57

PART 1 OF 2

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GAUTENG PROVINCIAL GAZETTE

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

- **20 December 2023**, Wednesday for the issue of Wednesday **03 January 2024**
- **27 December 2023**, Wednesday for the issue of Wednesday **10 January 2024**
- **03 January**, Wednesday for the issue of Wednesday **17 January 2024**
- **10 January**, Wednesday for the issue of Wednesday **24 January 2024**
- **17 January**, Wednesday for the issue of Wednesday **31 January 2024**
- **24 January**, Wednesday for the issue of Wednesday **07 February 2024**
- **31 January**, Wednesday for the issue of Wednesday **14 February 2024**
- **07 February**, Wednesday for the issue of Wednesday **21 February 2024**
- **14 February**, Wednesday for the issue of Wednesday **28 February 2024**
- **21 February**, Wednesday for the issue of Wednesday **06 March 2024**
- **28 February**, Wednesday for the issue of Wednesday **13 March 2024**
- **06 March**, Wednesday for the issue of Wednesday **20 March 2024**
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- **24 April**, Wednesday for the issue of Wednesday **08 May 2024**
- **30 April**, Tuesday for the issue of Wednesday **15 May 2024**
- **08 May**, Wednesday for the issue of Wednesday **22 May 2024**
- **15 May**, Wednesday for the issue of Wednesday **29 May 2024**
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- **04 December**, Wednesday for the issue of Wednesday **18 December 2024**
- **11 December**, Wednesday for the issue of Wednesday **25 December 2024**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 148 OF 2024****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE'S LAND USE MANAGEMENT BY-LAWS, 2016, READ WITH SCHEDULE 23 THERETO:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 341, Paradiso, situated at Number 341 Messina Street, Paradiso, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane's Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the Rezoning of the abovementioned property in terms of Section 16(1) of the City of Tshwane Land Use Management By-laws, 2016, from "Residential 1" as per Annexure T MPUA95 and Amendment Scheme 564 to "Special" for a Dwelling House at a Density of 1 Dwelling House per Erf, Coverage of 65%, a Height of 2 storeys and an F.A.R of 0.65. 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 14 February 2024 to 13 March 2024. Closing date for any objections and/or comments: 13 March 2024. 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 and The Citizen newspapers. Address of Municipal offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. 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: 074 582 8820: E-mail: bertus@bvtplan.co.za. City of Tshwane Ref.: APS Item no. 38531.

ALGEMENE KENNISGEWING 148 VAN 2024**STAD VAN TSHWANE: KENNISGEWING VIR 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSBYWETTE, 2016, SAAMGELEES MET SKEDULE 23:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 341, Paradiso, geleë te Nommer 341 Messina Straat, Paradiso, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuursbywette, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 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 Grondgebruiksbestuursbywette, 2016, vanaf "Residensieël 1" soos per Bylae T MPUA95 en Wysigingskema 564, na "Spesiaal" vir 'n Woonhuis teen 'n Digtheid van 1 Woonhuis per Erf, Dekking van 65%, 'n Hoogte van 2 verdiepings en 'n V.R.V van 0.65. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder 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 14 Februarie 2024 tot 13 Maart 2024. Sluitingsdatum vir enige besware: 13 Maart 2024. 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 en The Citizen. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. 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 applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: Item no. 38531.

GENERAL NOTICE 153 OF 2024

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

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of Erf 177, Babelegi, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at: no. 177 Monawa Street, Babelegi. The intension of the application is to include a Place of Worship. The rezoning of Erf 177 Babelegi from "Industrial 1" to "Industrial 1" including a Place of Worship shall be limited to a Gross floor area of 350 m². The total FAR is 0.6, subject to certain proposed conditions.

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 14 February 2024 until 13 March 2024. 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 14 February 2024) until 13 March 2024. 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 13 March 2024.

Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 157 Springbok Street, Wierdapark, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 012 654 0475. Our ref. LIN-041-23. Date of publication: 14 & 21 February 2024; reference: Item no.: 38917

14-21

ALGEMENE KENNISGEWING 153 VAN 2024

**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**

Ek Nobuhle Sibeko, 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Erf 177, Babelegi, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen 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 te: nr. Monawastraat 177, Babelegi. Die bedoeling van die aansoek is om 'n Plek van Aanbidding in te sluit. Die hersonering van Erf 177 Babelegi van "Industrieel 1" na "Industrieel 1" insluitend 'n Plek van Aanbidding sal beperk word tot 'n bruto vloeroppervlakte van 350 m². Die totale FAR is 0,6, onderhewig aan sekere voorgestelde voorwaardes.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 14 Februarie 2024 tot 13 Maart 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word. Hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangewra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (eerste datum van publikasie van die kennisgewing 14 Februarie 2024) tot 13 Maart 2024. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n kopie elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar is 13 Maart 2024.

Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Stadsbeplanners, Springbokstraat 157, Wierdapark, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 012 654 0475. Ons verw. LIN-041-23. Datum van publikasie: 14 & 21 Februarie 2024; verwysing: Item nr.: 38917

14-21

GENERAL NOTICE 155 OF 2024**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 21
(1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I Ntwanano Masingi, of Smart Growth Development Group PTY Ltd, being the applicant on behalf of the owners of Erf 1156 Ferndale Township, hereby give notice in terms of Section 21 of the City of Johannesburg Municipal Planning By-law, 2016, that I/we 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, located on 231 Main Ave, Ferndale Township, Randburg, Johannesburg from "Residential" 1 to "Special" for the purpose Spa and Wellness Centre.

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 days from 14 February 2024. Copies of the application documentation will also be made available electronically within 24 hours from the request by E-mail, to the E-mail address below during the same period.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the above mentioned 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 submissions or comments and/or objections 12 March 2024. Address of applicant: 154 Vos Street, Sunnyside, 0002. Postal: PO Box 3167, Giyani, 0826. Telephone No: 071 800 7429/ 0615093881. Email: smart88growth@gmail.com. **Reference: 20-04-5188**

14-21

ALGEMENE KENNISGEWING 155 VAN 2024**STAD JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE
ARTIKEL 21 (1) VAN DIE STAD JOHANNESBURG MUNISIPALE BEPLANNINGVERORDENING, 2016**

I Ntwanano Masingi, van Smart Growth Development Group PTY Ltd, synde die applikant namens die eienaars van Erf 1156 Ferndale Township, gee hiermee kennis ingevolge Artikel 21 van die Stad Johannesburg Munisipale Beplanningsverordening, 2016, dat ek/ ons het by die Stad Johannesburg aansoek gedoen vir die wysiging van die Stadsbeplanningskema bekend as die Stad Johannesburg Grondgebruikskema, 2018 deur die hersonering van die eiendom hierbo beskryf, geleë op Main Ave 231, Ferndale Dorpsgebied, Randburg, Johannesburg vanaf "Residensieel" 1 tot "Spesiaal" vir die doel Spa en Welstandsentrum.

Bogenoemde aansoek, ingevolge die Stad Johannesburg Grondgebruikskema, 2018, sal ter insae wees vanaf 8:00 tot 15:30 by die Registrasietoonbank, Departement van Ontwikkelingsbeplanning, Kamer 8100, 8ste Vloer, A-blok, Metropolitan Centre, Civic Boulevard 158, Braamfontein vir 'n tydperk van 28 dae vanaf 14 Maart 2024. Afskrifte van die aansoekdokumentasie sal ook elektronies beskikbaar gestel word binne 24 uur vanaf die versoek per e-pos, na die E-posadres hieronder tydens die dieselfde tydperk.

Besware teen of vertoe ten opsigte van die aansoek moet skriftelik, per geregistreerde pos, per hand, per faks of e-pos, op of voor die sluitingsdatum vir kommentaar en/of besware soos hieronder uiteengesit, ingedien of gerig word. die Direkteur, Ontwikkelingsbeplanning en Stedelike Bestuur by bogenoemde adres of by P.O. Box 30733, Braamfontein, 2017 (FAKS 011-339 4000), E-pos objectionsplanning@joburg.org.za en met die applikant by die ondergenoemde kontakbesonderhede. Sluitingsdatum vir voorleggings of kommentaar en/of besware 12 Maart 2024. Adres van applikant: Vosstraat 154, Sunnyside, 0002. Pos: Posbus 3167, Giyani, 0826. Telefoonnr: 071 800 7429/ 061150938888epos@gmailg. .com. Verwysing: 20-04-5188

14-21

GENERAL NOTICE 156 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTIONS 16(1) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, DLC Town Plan (Pty) Ltd, being the authorised agent of the owner of Erf 1346 Moreletapark Extension 9 (Unit 1 & 2 of Sectional Title Scheme known as Devillebois Marieul 1279), Registration Division JR, The Province of Gauteng, hereby give notice in terms of Section 16(1)(f) and Schedule 13 & Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above.

The property is situated at: 1279 De Villebois Mareuil Drive, Moreletapark.

The rezoning is: from "Residential 1" to "Special" for the purpose of dwelling units, or medical consulting rooms, or offices, or veterinary clinic, or retail industry, or light industry.

The intension of the applicant in this matter is to: Rezone the property – in order to formalise the current land use (Motor Workshop), and accommodate alternative uses as indicated above.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality **and / or applicant** cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning & Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **14 February 2024 until 13 March 2024**.

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

Address of Municipal Offices: The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Room 8, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

Applicant Email address: dlc02@dlcgroup.co.za

Postal Address: P.O. Box 35921 Menlo Park, 0102.

Physical Address of offices of applicant: DLC Town Plan (Pty) Ltd, 61 Thomas Edison Street, Menlo Park, 0081.

Website: www.dlcgroup.co.za

Contact Telephone Number 012 345 7890 **Fax:** 086 538 1064

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 at the offices of the Municipality and / or applicant as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Citizen newspaper. The costs of any hard copies of the application will be for the account of the party requesting same.

Closing date for any objections and/or comments: 13 March 2024.

Dates on which notice will be published: 14 February 2024 and 21 February 2024.

Reference / Item no: Rezoning Item: 38369

14-21

ALGEMENE KENNISGEWING 156 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE
STAD TSHWANE GRONDGEBRUIK BESTUUR VERORDENING (BYWET), 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Erf 1346 Moreletapark Uitbreiding 9 (Eenheid 1 en 2 van Deeltitel Skema bekend as Devillebois Marieul 1279), Registrasie Afdeling J.R. Provinsie van Gauteng, gee hiermee kennis in terme van Artikel 16(1)(f) en Skedule 13 & Skedule 23 van die Stad van Tshwane Grondgebruiksbestuur Verordening (Bywet), 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die en wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruik Bestuur Verordening (Bywet), 2016 van die eiendom beskryf soos hierbo.

Die eiendom is geleë: De Villebois Mareuil Laan 1279, Moreletapark.

Die hersonering sal wees: vanaf "Residensieel 1" na "Spesiaal" vir die doel van woonenhede, of mediese spreekkamers, of kantore, of veearts kliniek, of kleinhandelbedryf, of ligte nywerheid.

Die intensie van die eienaar/applikant in die geval is: ten einde die huidige grondgebruik (motor werkswinkel) te formaliser en om voorsiening te maak vir bogenoemde alternatiewe gebruike.

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(e) geaffekteer gaan word, asook die persoon(ne) se volledige kontakbesonderhede (selnommer en/of e-posadres), waarsonder die Munisipaliteit en / of applikant nie met die persoon(ne) kan korrespondeer nie, moet ingedien word of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **14 Februarie 2024** tot en met **13 Maart 2024**.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelings aansoek (hersoneringsaansoek) wil besigtig of verkry, 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: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste Centurion: Kamer 8, Stedelike Beplanning Kantore, H/V Basden- en Rabiestraat, Centurion Munisipale Kantoor.

Aansoeker se e-posadres: dlc02@dlcgroup.co.za

Posadres: P.O. Box 35921 Menlo Park, 0102.

Fisiese adres van kantore van applikant: DLC Town Plan (Pty) Ltd, Thomas Edison Straat 61, Menlo Park, 0081.

Webwerf: www.dlcgroup.co.za

Kontak Telefoonnommer: 012 345 7890 **Faks:** 086 538 1064

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 16h30 by die kantore van die Munisipaliteit en/of applikant soos hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld / Citizen koerant besigtig word. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek.

Sluitingsdatum vir enige besware en/of kommentaar: 13 Maart 2024

Datums waarop kennisgewing gepubliseer sal word: 14 Februarie 2024 en 21 Februarie 2024.

Verwysing / Item nr: Hersonering Item: 38369

14-21

GENERAL NOTICE 157 OF 2024**NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2019 MEYERSDAL X 31**

We, Aeterno Town Planning (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 for the establishment of the township known as Meyersdal x 31

Details of the application are contained in the Annexure hereto. Particulars of the applications will lie for inspection during normal office hours at the office of the Area Manager: City Development Department, Level 11, Civic Centre, Alberton, for a period of 28 days from 14 February 2024.

Objections to or representations in respect of the applications, must be lodged with or made in writing to the Area Manager: City Development Department, at the above address or at P. O. Box 4, Alberton, 1450, within a period of 28 days from 14 February 2024

ANNEXURE: MEYERSDAL X 31**Location**

The township is located north of the Meyersdal Nature Estate and south of the townships of Linmeyer and Risana. It is bordered by the Klipriviersberg ridge on its southern side, the N12 Southern By-pass on its northern side and Road R59 on its eastern side

Description of land: The township is located on part of Portion 136 and Portion 240 of the farm Klipriviersberg 106 IR, located in the area of jurisdiction of the Ekurhuleni Municipality, Alberton Service Delivery Centre.

Number and zoning of erven:

- 240 Residential 1 erven
- 2 Special erven for an equestrian center, clubhouse and hotel
- 1 Special erf for mini storage
- 1 Special erf for a guard house
- 1 Special erf for a sports facility
- 1 Special erf for access, access control and the conveyance of municipal services
- 8 Res 3 erven to be developed at 30 units per ha
- 3 Res 3 erven for a retirement village
- 1 Business 3 erf for offices
- 8 Private open space erven

Name of applicant: Aeterno Town Planning (Pty) Ltd

Address of applicant: 338 Danny Street, Lynnwood Park, Pretoria, 0081, P O Box 1435, Faerie Glen, 0043 Tel 012 348 5081/0824435008(514)

14-21

GENERAL NOTICE 158 OF 2024**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 Urban Arrow Town Planning and Development Consulting (Pty) Ltd, being the authorised agent on behalf of the owners of **Erf 1127 Pierre Van Ryneveld Ext 2** give notice in terms of Section 16(1)(f) read with Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, for the proposed rezoning of **Erf 1127 Pierre Van Ryneveld Ext 2** in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the property as described above. The property is situated at 41 Kloppe Road. It is the intention of the owner to rezone the subject property from "**Special**" for the purposes of a Beauty Salon to "**Special**" for a Hair- and Beauty Salon and a Place of Refreshment, including a dwelling House, subject to the following development controls: Height: 2 storeys for Dwelling House all other uses 01 storey, FAR: Hair- and Beauty Salon: 185m², Place of Refreshment: 40 m², Coverage: 50%. The purpose of the application is to allow the operation of a coffee shop. 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 **14 February 2024** until **13 March 2024**. 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 **14 February 2024**, as published in the Provincial Gazette, Beeld and Citizen. Address of Municipal offices: City of Tshwane Metropolitan Municipality; Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: **13 March 2024**. Address of applicant: 756 Panbult Street, Faerie Glen, Pretoria, 0040, Telephone: 083 599 0377, or E-mail: info@urbanarrow.co.za. Date on which the application will be published: **14 & 21 February 2024**. Reference: **Item 39432 (Rezoning)**

14-21

ALGEMENE KENNISGEWING 158 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD
VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons Urban Arrow Town Planning and Development Consulting (Pty) Ltd, synde die gemagtigde agent van die eienaar van **Erf 1127 Pierre Van Ryneveld Ext 2**, gee hiermee kennis ingevolge Artikel 16(1)(f) saamgelees met Skedule 13 van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis vir die voorgestelde hersonering van **Erf 1127 Pierre Van Ryneveld Ext 2** ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom hierbo beskryf. Die adres van die eiendom is geleë te 41 Kloppe Straat. Dit is die voorneme van die eienaar om die eiendom te hersoneer van "**Spesiaal**" vir 'n Haar- en Skoonheidssalon na "**Spesiaal**" vir 'n Haar- en Skoonheidssalon en 'n Plek van Verversing, insluitend 'n woonhuis. onderhewig aan die volgende ontwikkelingsbeheermaatreëls: Hoogte: 2 verdiepings vir Woonhuis, alle ander gebruike 01 verdieping, VRV: Haar- en Skoonheidssalon: 185m² en Plek van Verversing: 40m², Dekking: 50%. 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 **14 Februarie 2024** tot **13 Maart 2024**. 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 **14 Februarie 2024**, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en Citizen. Adres van die Munisipale kantore: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion, Pretoria. Sluitingsdatum vir enige beswaar(e): **13 Maart 2024**. Adres van gemagtigde agent: 756 Panbult Street, Faerie Glen, Pretoria, 0040, Tel: 083 599 0377, of E-pos: info@urbanarrow.co.za Datum van publikasie van die kennisgewing: **14 & 21 Februarie 2024**. Verwysing (Munisipaliteit): **Item 39432 (Hersonering)**

14-21

GENERAL NOTICE 159 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) READ WITH SECTION 15(6)
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We Urban Arrow Town Planning and Development Consulting (Pty) Ltd, being the authorised agent on behalf of the owners of **Erf 533 Wierdapark** give notice in terms of Section 16(1)(f) read with Schedule 13 of the City of Tshwane Land Use Management By-Law, 2016, for the proposed rezoning of **Erf Erf 533 Wierdapark** 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 274 Theuns Van Niekerk Street. It is the intention of the owner to rezone the subject property from **“Residential 1” to “Residential 4”** subject to the following development controls: Height: 2 storeys, Density: 80 dwelling units per hectare to allow a maximum of 11 dwelling units in total, FAR: 0.7, Coverage: 60% Application is also made for the removal of Restrictive Conditions for Deed of Transfer T71536/2021 for Conditions Condition A: (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), including subsections, to allow and make provisions for the proposed rezoning and approval of building plans. 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 **14 February 2024** until **13 March 2024**. 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 **14 February 2024**, as published in the Provincial Gazette, Beeld and Citizen. Address of Municipal offices: City of Tshwane Metropolitan Municipality; Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: **13 March 2024**. Address of applicant: 756 Panbult Street, Faerie Glen, Pretoria, 0040, Telephone: 083 599 0377, or E-mail: info@urbanarrow.co.za. Date on which the application will be published: **14 February & 21 February 2024**. Reference Item **39267 (Rezoning) & Item 39268 (Removal)**.

14-21

ALGEMENE KENNISGEWING 159 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING AANSOEK IN TERME VAN ARTIKEL 16(1) SAAMGELEES
MET ARTIKEL 15(6) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR
VERORDENING, 2016**

Ons Urban Arrow Town Planning and Development Consulting (Pty) Ltd, synde die gemagtigde agent van die eienaar van **Erf 533 Wierdapark**, gee hiermee kennis ingevolge Artikel 16(1)(f) saamgelees met Skedule 13 van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis vir die voorgestelde hersonering van **Erf 533 Wierdapark** ingevolge Artikel 16(1) saamgelees met Artikel 15(6) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 van die eiendom hierbo beskryf. Die adres van die eiendom is geleë te 274 Theuns Van Niekerk Straat. Dit is die voorneme van die eienaar om die eiendom te hersoneer van **“Residensieel 1” na “Residensieel 4”** onderhewig aan die volgende ontwikkelingsbeheermaatreëls: Hoogte: 2 verdiepings, Digtheid: 80wooneenhede per hektaar om 'n maksimum van 11 wooneenhede in totaal toe te laat, VRV: 0.7, Dekking: 60%. Daar word ook aansoek gedoen vir die opheffing van beperkende voorwaardes vir transportakte T71536/2021 vir voorwaardes A: (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), insluitend subartikels, om toe te laat en voorsiening te maak vir die voorgestelde hersonering en goedkeuring van bouplanne. 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 **14 Februarie 2024** tot **13 Maart 2024**. 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 wil 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 **14 Februarie 2024**, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en Citizen. Adres van die Munisipale kantore: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion, Pretoria. Sluitingsdatum vir enige beswaar(e): **13 Maart 2024**. Adres van gemagtigde agent: 756 Panbult Street, Faerie Glen, Pretoria, 0040, Tel: 083 599 0377, of E-pos: info@urbanarrow.co.za Datum van publikasie van die kennisgewing: **14 Februarie & 21 Februarie 2024**. Verwysing (Munisipaliteit): Item: **39267 (Hersonering) & Item 39268 (Opheffing)**.

14-21

GENERAL NOTICE 160 OF 2024**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, **Simangele Portia Mzinyane** of the firm **Inkanyiso Planning Developments (Pty) Ltd**, the applicant in my capacity as authorised agent of the owner of **Portion 1 of Erf 406 Wolmer 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 657 Stasie Street, Wolmer, Township. The rezoning is from "Residential 1" to "Residential 2" with a density of "80 dwelling-units per hectare" for a maximum of 10 dwelling-units at a Height of 2 storeys, Coverage of 40,8% and F.A.R. of 0,81, subject to certain proposed conditions. The intension of the applicant in this matter is to obtain appropriate land use rights to develop 10 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 mzinyanesp@gmail.com (the applicant) **from 14 February 2024 until 13 March 2024.** Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices and offices of the applicant at 1896 Mpane Street, Orlando East for a period of 28 days from **14 February 2024**. 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, City Panning Building, Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Avenue), 1st Floor, Room F12, Karenpark, Akasia 16 Dale Avenue, Akasia. **Closing date for any objections and/or comments:** 06 March 2024 **Address of applicant:** Inkanyiso Planning Developments (Pty) Ltd, 1896 Mpane Street, Orlando East, 1804. Telephone: 011 935 1847 or E-mail: mzinyanesp@gmail.com **Date on which the application will be published:** 14 February 2024 and 21 February 2024 **Council Reference Number - Item No:** 38434 **CPD:** 9/2/4/2-7215T

14-21

ALGEMENE KENNISGEWING 160 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N AANSOEK OOR HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016 GELEES MET BYLAE 23 DAARVAN**

Ek, **Simangele Portia Mzinyane** van die firma **Inkanyiso Planning Developments (Pty) Ltd**, die applikant in my hoedanigheid as gemagtigde agent van die eienaar van Gedeelte 1 van Erf 406 Wolmer Township, 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 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 eiendom is geleë te Stasiestraat 657, Wolmer, Dorpsgebied. Die hersonering is van "Residensieel 1" na "Residensieel 2" met 'n digtheid van "80 wooneenhede per hektaar" vir 'n maksimum van 10 wooneenhede op 'n Hoogte van 2 verdiepings, Dekking van 40,8% en F.A.R. van 0,81, onderworpe aan sekere voorgestelde voorwaardes. Die voorneme van die applikant in hierdie saak is om toepaslike grondgebruiksregte te verkry om 10 wooneenhede op bogenoemde eiendom te 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 word by, of skriftelik gemaak word aan: Die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za en mzinyanesp@gmail.com (die aansoeker) vanaf **14 Februarie 2024 tot 13 Maart 2024**. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die munisipale kantore en kantore van die aansoeker by Mpanestraat 1896, Orlando-Oos besigtig word vir 'n tydperk van 28 dae vanaf **14 Februarie 2024**. Indien enige belanghebbende of geaffekteerde party wil 'n afskrif van die grondontwikkelingsaansoek te sien of te bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n kopie elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie as gronde beskou word om die verwerking en oorweging te verbied nie. van die aansoek. **Adres van Munisipale kantore:** Stad Tshwane, Stad Panning-gebou, Akasia Munisipale Kompleks, Heinrichlaan 485 (ingang Dalelaan), 1ste Vloer, Kamer F12, Karenpark, Akasia Dalelaan 16, Akasia. Sluitingsdatum vir enige besware en/of kommentaar: 06 Maart 2024. **Adres van aansoeker:** Inkanyiso Planning Developments (Pty) Ltd, Mpanestraat 1896, Orlando Oos, 1804. **Telefoon:** 011 935 1847 of **E-pos:** mzinyanesp@gmail.com **Datum waarop die aansoek gepubliseer sal word:** 14 Februarie 2024 en 21 Februarie 2024. Raadsverwysingsnommer - **Item No:** 38434 **CPD:** 9/2/4/2-7215T

14-21

GENERAL NOTICE 161 OF 2024

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

ERF 554 KLOPPERPARK

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of ERF 554 KLOPPERPARK 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 51 Kruin Street, Kloppepark from "Community Facility" to "Community Facility" for a private school, subject to a height of 2 storeys, coverage of 40%, floor area ratio of 0.5 and a maximum of a 100 children.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, 175 Meyer Street, c/o Meyer- & Library Streets, United House Building, 1st Floor, Germiston, 1400 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 14/02/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Sub Section of the City of the City of Ekurhuleni Metropolitan Municipality, 175 Meyer Street, c/o Meyer- & Library Streets, United House Building, 1st Floor, Germiston, 1400 or P O Box 145, Germiston, 1400 or by email to ltumeleng.nkoane@ekurhuleni.gov.za within a period of 28 days from 14/02/2024 (on or before 13/03/2024).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394 1418/9, Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3369)

GENERAL NOTICE 162 OF 2024

NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 : MARYVLEI EXTENSION 36

I, Pieter Venter, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I/we have applied to the City of Ekurhuleni for the establishment of a township, referred to in the Annexure hereto,

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Brakpan Sub Section of the City of Ekurhuleni Metropolitan Municipality, Brakpan Civic Centre, C/O Escombe Avenue and Elliot Avenue, and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 14/02/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Brakpan Sub Section of the City of the City of Ekurhuleni Metropolitan Municipality, Brakpan CCC, E-Block, Room E212, Brakpan Civic Centre, cnr Elliot Road and Escombe Avenue or PO Box 15, Brakpan, 1540 or by email to Dudu.Twala@ekurhuleni.gov.za within a period of 28 days from 14/02/2024 (on or before 13/03/2024).

Address of Municipal offices: Department City Planning, Brakpan Civic Centre, C/O Elliot Road and Escombe Avenue, Brakpan

Closing date for any objections and/or comments: 13/03/2024
Dates on which notice will be published: 14/02/2024 and 21/02/2024

Address of applicant: Terraplan Gauteng Pty Ltd, P.O. Box 1903, Kempton Park, 1620 or 1st Floor, Forum Building, 6 Thistle Road, Kempton Park. Tel No: 011 394 1418, Fax: No: 011 975 3716, E-mail: jhb@terraplan.co.za. Reference: DP1092

ANNEXURE

Name of township: Maryvlei Extension 36

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Lobito Investments (Pty) Ltd

The township will comprise of two erven (to be consolidated), and will be zoned as follows:

Zoning: "Industrial 2" only for a truck stop, engineering workshop and offices , Coverage 10%, Floor area ratio 1500m², Height restriction 2 storeys, Density N/A AND "Roads".

The intension of the applicant in this matter is to establish a truck stop, engineering workshop and offices.

The township is to be established on Portion 432 of the farm Witpoortje 117 I.R., situated on Springs Road, Witpoort Estate Agricultural Holdings.

GENERAL NOTICE 163 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 : ERVEN 62 AND 63, SELECTION PARK**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 62 and 63, Selection Park 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 above, situated at 3 and 5 Roxburgh Road, Selection Park from "Residential 1" to "Business 2" only for business purposes and place of refreshment with a coverage of 35%, height of 2 storeys, floor area ratio of 0.2 and also the consolidation of the two erven.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Springs Sub Section, Springs Civic Centre, 4th Floor, F-Block, Springs Civic Centre, cnr Planation and South Main Reef Road, Springs and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 14/02/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Springs Sub Section of the City of Ekurhuleni Metropolitan Municipality, Springs Civic Centre, 4th Floor, F-Block, cnr Plantation and South Main Reef Roads, Springs or PO Box 45, Springs, 1560 or by email to Dirk.vRooyen@ekurhuleni.gov.za within a period of 28 days from 14/02/2024 (on or before 13/03/2024).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3388)

14-21

GENERAL NOTICE 165 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 571 BROOKLYN** hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for:

1. The amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at **1169 JUSTICE MAHOMED STREET, BROOKLYN**. The rezoning is from **RESIDENTIAL 1 WITH A MINIMUM ERF SIZE OF 1000 m² to RESIDENTIAL 4 WITH A DENSITY OF 80 DWELLING UNITS PER HECTARE**. The intention of the applicant in this matter is to **develop 20 DWELLING UNITS ON THE ERF**.
2. The removal of certain conditions contained in the title deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The application is for the removal of **CONDITIONS 1 and 2 in the Title Deed T 005942 / 2003**. The intention of the applicant in this matter is to remove conditions that are redundant and irrelevant and will restrict the proposed development on the property as mentioned in paragraph 1 above.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices and the Applicants offices as indicated below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Star. Address of Municipal Offices (see address below). Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. or alternatively by requesting such copy from the applicant (see address below).

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

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and the applicant (contact details below) within 28 days from the date of the first publication (14 February 2024) of the notice in the Provincial Gazette, Beeld and Star newspapers.

ADDRESS OF MUNICIPAL OFFICES: The Strategic Executive Director: Economic Development and Spatial Planning
Middestad offices: General Manager: City Planning Division, City of Tshwane Metropolitan Municipality: 7th Floor, Middestad Building, situated at 252 Thabo Sehume Street, Pretoria.

ADDRESS OF APPLICANT: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 4686, Pretoria, 0001, 29C Selati Street, Ashlea Gardens, Telephone No: 012-346 1805, e-mail: vzbd@esnet.co.za

Dates on which notice will be published: **14 February 2024 & 21 February 2024**
Closing date for any objections and/or comments: **13 March 2024**.

REZONING REFERENCE: (ITEM 39095)

REMOVAL REFERENCE: (ITEM 39096)

ALGEMENE KENNISGEWING 165 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) EN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERF 571 BROOKLYN** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om:

1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **JUSTICE MAHOMEDSTRAAT 1196, BROOKLYN**. Die hersonering is van **RESIDENSIEEL 1 MET 'N MINIMUM ERF GROOTTE VAN 1000 m²** na **RESIDENSIEEL 4 MET 'N DIGTHEID VAN 80 WOONEENHEDE PER HEKTAAR**. Die applikant se bedoeling met hierdie saak is om **20 WOONEENHEDE OP DIE ERF TE ONTWIKKEL**.
2. Die opheffing van sekere voorwaardes in die Titellakte ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die aansoek is vir die opheffing van **VOORWAARDES 1 en 2 in die Titel Akte T 005942/2003**. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titellakte wat oorbodig en irrelevant is en wat die voorgestelde ontwikkeling soos genoem in par. 1 hierbo sal beperk.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Star. Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant (adres hieronder) te versoek.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte benadeel nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, en die applikant (kontak besonderhede hieronder), binne 28 dae van die datum van eerste verskyning (14 Februarie 2024) van die kennisgewing in die Provinsiale Koerant, Beeld en Star koerante ingedien word.

ADRES VAN MUNISIPALE KANTORE: Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkelings Dienste, Pretoria Kantoor, 7de Vloer Middestad gebou, geleë te Thabo Sehume Straat 252, Pretoria.

ADRES VAN APPLIKANT: Van Zyl & Benadé Stadsbeplanners BK, Posbus 4686, Pretoria, 0001, Selatistraat 29C, Ashlea Gardens, Tel: 012- 346 1805 082 559 6372, e-mail: vzbd@esnet.co.za

Datums waarop kennisgewing gepubliseer word: **14 Februarie 2024 (eerste datum) & 21 Februarie 2024**
Sluitingsdatum vir enige besware en/of kommentare: **13 Maart 2024**

HERSONERING VERWYSING: (ITEM 39095)

OPHEFFING VERWYSING: (ITEM 39096)

GENERAL NOTICE 171 OF 2024**NOTICE OF APPLICATION FOR AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME 2018, AND THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW 2016**

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law 2016 that I, the undersigned, applied to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme 2018, and the removal of restrictive title deed conditions.

Site description: Erf 58 Carenvale (265 Ontdekkers Road, Carenvale, 1724)

The application is for the rezoning of the site from "Residential 1" to "Business 4" and for the removal of restrictive title deed conditions. The purpose of the application is to formalise the existing offices on the site. The reference numbers of the application are as follows: **20-05-5263** (rezoning) and **20/13/3746/2023** (removal of restrictions).

The application will be available for e-viewing by interested parties at www.joburg.org.za (select "A-Z", then "Land Use Development Management", then "Land Use Management", then "Advertised Land Use Applications") for a period of 28 days from **21 February 2024**. Electronic copies of the documentation can also be requested from the applicant at the email address below.

Any person having an objection to the application must lodge such written objection together with the grounds thereof and their contact details to both the applicant (see details below) and the Department of Development Planning at ObjectionsPlanning@joburg.org.za, by not later than **20 March 2024**. The reference numbers stated above must be included in the communication.

Applicant: Alida Steyn Stads- en Streekbeplanners BK
PO Box 2526 Wilropark 1731 / Tel: (011) 955-4450 / E-mail: alidasteyn@mweb.co.za
Date: 21 February 2024

GENERAL NOTICE 172 OF 2024

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, Jurgens Moolman -Town Design Development Pty Ltd, being the authorized agent of the owner of Erf 48, Bronkhorstbaai Township, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above from "Business 4" to "Business 2". The property is situated at Matroosberg Street, Bronkhorstbaai Township.

The intension of the rezoning application in this matter is to acquire the land use rights in order to use the property of the above mentioned property for the purpose of Business Buildings which include Shops, Place of Refreshment, Hairdresser and inter alia use. 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 29 November 2023 & until 06 December 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 a copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy 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 the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Die Beeld and Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria

Closing date for any objections and/or comments: 10TH January 2024

Address of applicant: 31 Gemsbok street, BHS, 1020 or Postnet Suite 81, Private Bag x10578, 1020

Telephone No: 0845253061 Email: jurgensmoolman@gmail.com

Dates on which notice will be published: 29 November 2023 & until 06 December 2023

Item Number: 39028

21–28

GENERAL NOTICE 173 OF 2024**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF SECTION 56(1)(b)(i) AND (ii) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013
EKURHULENI AMENDMENT SCHEME G0399**

We, TERRAPLAN GAUTENG PTY LTD, being the authorised agent of the owner of Erf 2134 Admin Triangle, hereby give notice in terms of Section 56(1)(b)(i) and (ii) of the Town Planning and Townships Ordinance, 1986 read with the Spatial Planning and Land Use Management Act (Act 16 of 2013) read with the Ekurhuleni Town Planning Scheme 2014, that we have applied to the Ekurhuleni Metropolitan Municipality, Germiston Customer Care Centre for the amendment of the town-planning scheme known as Ekurhuleni Town Planning Scheme 2014, by the rezoning of the property described above, situated at Corner Masakhane/ Tshabalala and Mabona Street, Admin Triangle from "Private Open Space" to "Business 2" for a "Place of Refreshment", with a height of 2 storeys, coverage 6.81%, and floor area ratio: N/A

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, 5th Floor, Gold Heights Building, Cnr Odendaal and Victoria Streets, Germiston for the period of 28 days from 21/02/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager at the above address or at PO Box 145, Germiston, 1400, within a period of 28 days from 21/02/2024 (on or before 20/03/2024).

Address of agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619, Tel (011) 394 1418/9, Fax: (011) 975 3716, E-mail: jhb@terraplan.co.za (Ref: HS3189)

21-28

ALGEMENE KENNISGEWING 173 VAN 2024**KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56(1)(b)(i) EN (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) GELEES TESAAME MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR (WET 16 VAN 2013)
EKURHULENI WYSIGINGSKEMA G0399**

Ons, TERRAPLAN GAUTENG EDMS BPK, synde die gemagtige agent van die eienaar van Erf 2134 Admin Triangle, gee hiermee ingevolge Artikel 56(1)(b)(i) en (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruiksbestuur (Wet 16 van 2013) saamgelees met die Ekurhuleni Dorpsbeplanningskema, 2014, kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit, Germiston Diensleweringssentrum aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ekurhuleni Dorpsbeplanningskema, 2014 deur die hersonering van die eiendom hierbo beskryf, geleë op die hoek van Masakhame / Tshabalala en Mabonastreet, Admin Triangle vanaf "Privaat Oopruimte" na "Besigheid 2" vir 'n Verversingsplek met 'n hoogte van 2 verdiepings, dekking van 6,81% en vloerruimte verhouding: N/A.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Departement Stedelike Beplanning, 5de Vloer, Gold Height Gebou, h/v Odendaal en Victoriastraat, Germiston vir 'n tydperk van 28 dae vanaf 21/02/2024.

Besware teen of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 21/02/2024 (op of voor 20/03/2024) skriftelik by of tot die Area Bestuurder by bovermelde adres of by Posbus 145 Germiston, 1400 ingedien of gerig word.

Adres van agent: Terraplan Gauteng Edms Bpk, Posbus 1903, Kempton Park, 1620, 1st Vloer, Forumgebou, Thistleweg 6, Kempton Park, 1619. Tel (011) 394-1418/9, Fax: (011) 975 3716, E-Mail: jhb@terraplan.co.za (Verwysingsnr: HS3189)

21-28

GENERAL NOTICE 174 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERVEN 598, 599, 600, 604 AND 2733, BIRCH ACRES EXTENSION 1**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of ERVEN 598, 599, 600, 604 AND 2733, BIRCH ACRES EXTENSION 1 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 above, situated at 4 and 6 Maraboe Road and 5, 7 and 9 Korhaan Road, Birch Acres Extension 1 from "Residential 1" and "Community Facility" to "Community Facility" for a private school and childcare facility, subject to a height of 3 storeys, coverage of 50%, floor area ratio of 0.5, maximum of 400 children and for the consolidation of the five erven.

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, 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 21/02/2024.

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, Civic Centre c/o CR Sward 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 21/02/2024 on or before 20/03/2024.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9, Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3272)

21-28

GENERAL NOTICE 175 OF 2024**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 1078 RANDHART 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 2(a)–(h), 2(j)–(n) and 2(r) from Deed of Transfer No. T45039/2008 of Erf 1078 Randhart Extension 1 Township.

The approved documents will lie for inspection at the Manager: Town Planning, Alberton Sub Section, City of Ekurhuleni Metropolitan Municipality, Alberton Civic Centre, during normal office hours.

This approval shall come into operation on the date of publication of this notice.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, Dr Imogen Mashazi, City Manager, 2nd Floor, Head Office Building, Cnr Cross & Roses Streets, Germiston, Notice No. AO01/2024

GENERAL NOTICE 176 OF 2024**NOTICE OF APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITION, REZONING APPLICATION IN TERMS SECTION 68, SECTION 50, SECTION 48 AND SECTION 58 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 1446 DAVEYTON**

I, Pieter Venter being authorized agent of the owner of ERF 1446, DAVEYTON hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Care Centre) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the removal of restrictive condition, rezoning and written consent type A of the property described above, situated at 1446 Hlomela Street, Daveyton from "Residential 2" to "Residential 3" for boarding rooms restricted to 18 boarding rooms, coverage of 50%, height of 2 storeys and a floor area ratio of 0.7 and parking relaxation from 0.5 parking bays to 0.3 parking bays.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni, and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 21/02/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014, Benoni, 1500 or by email to Mdumiseni.Mkhize@ekurhuleni.gov.za, within a period of 28 days from 21/02/2024 on or before 20/03/2024.

Address of the authorised agent:

Terraplan Gauteng Pty Ltd, P O Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394 1418/8. Fax: 011 975 3716, e-mail: jhb@terraplan.co.za (our ref: HS3389)

21-28

GENERAL NOTICE 177 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE IN TERMS OF SECTION 16(1)(f) FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF
SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
MAMELODI EXTENSION 37**

We, Durapi Consulting (Pty) Ltd, being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of a township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za from 21 February 2024 (the first date of the publication of the notice set out in Section 16(1)(f) on the By-Law referred to above), until 20 March 2024 (not less than 28 days after the date of first publication of the notice).

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

Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 20 March 2024

Address of applicant: Physical: Central Park, Block M, 400 16th Road, Randjespark, Ext 52. Postal: PO Box 1838, Faerie Glen, 0043. Telephone No: (011) 312 8629. Email address: herman@durapi.co.za
Dates on which notice will be published: 21 and 28 February 2024

ANNEXURE

Name of Township: Mamelodi Extension 37

Full name of applicant: Durapi Consulting (Pty) Ltd

Number of erven, proposed zoning and development control measures: 352 erven zoned "Residential 1", 5 erven zoned "Public Open Space" and "Public Streets".

The applicant's intention in this matter is to: Formalize and develop sustainable integrated development and to provide housing opportunities in the region.

Locality and description of the property on which the township is to be established: Portions 25 and 26 of the Farm Pienaarspoort No. 339-JR, Gauteng, approximately 16,7 ha in extent, under the jurisdiction of the City of Tshwane Metropolitan Municipality

Reference: CPD MamelodiX37

Item No: 39103

21-28

ALGEMENE KENNISGEWING 177 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING IN TERME VAN ARTIKEL 16(1)(f) VIR DIE STIGTING VAN 'N DORP IN TERME VAN
ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016
MAMELODI UITBREIDING 37**

Ons, Durapi Consulting (Edms) Bpk, synde die applikant gee hiermee in terme van Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016 waarna in die Bylaag hierby verwys word.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede, waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word, of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 21 Februarie 2024 (die eerste verskyning van die kennisgewing uitgesit in Artikel 16(1)(f) van die Verordening waarna hierbo verwys word), tot en met 20 Maart 2024 (nie minder as 28 dae na die datum van eerste publikasie van die kennisgewing nie).

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale Kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie kennisgewing in die Gauteng Provinsiale Koerant, Beeld en die Citizen.

Adres van die Munisipale kantore: Registrasie Kantoor, 252 Thabo Sehume Straat, Pretoria. Sluitings datum vir enige besware en/of kommentare: 20 Maart 2024.

Adres van applikant: Fisies: Central Park, Blok M, 400 16de Weg, Randjespark Uitbr 52. Posadres: Posbus 1838, Faerie Glen, 0043. Telefoonnommer: (011) 312 8629. Epos adres: herman@durapi.co.za.
Datums waarop kennisgewing gepubliseer sal word: 21 en 28 Februarie 2024.

BYLAAG

Naam van dorp: Mamelodi Uitbreiding 37

Volle naam van applikant: Durapi Consulting (Edms) Bpk

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 352 erwe gesoneer "Residensieël 1", 5 erwe gesoneer "Publieke Oopruimte" en "Publieke Strate".

Die voorneme van die applikant in hierdie aangeleentheid is om: Formaliseer en ontwikkel volhoubare geïntegreerde ontwikkeling en om behuisingsgeleenthede in die streek te verskaf.

Ligging en beskrywing van die eiendom waarop die dorp gestig gaan word: Gedeeltes 25 en 26 van die Plaas Pienaarspoort Nr. 339-JR, Gauteng, ongeveer 16,7 ha groot, onder die jurisdieksie van die Stad van Tshwane Metropolitaanse Munisipaliteit

Verwysing: CPD MamelodiX37

Item Nr: 39103

21-28

GENERAL NOTICE 178 OF 2024

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, Jurgens Moolman -Town Design Development Pty Ltd, being the authorized agent of the owner of Erf 48, Bronkhorstbaai Township, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above from "Business 4" to "Business 2". The property is situated at Matroosberg Street, Bronkhorstbaai Township.

The intension of the rezoning application in this matter is to acquire the land use rights in order to use the property of the above mentioned property for the purpose of Business Buildings which include Shops, Place of Refreshment, Hairdresser and inter alia use. 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 29 November 2023 & until 06 December 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 a copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy 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 the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Die Beeld and Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria

Closing date for any objections and/or comments: 10TH January 2024

Address of applicant: 31 Gembok street, BHS, 1020 or Postnet Suite 81, Private Bag x10578, 1020

Telephone No: 0845253061 Email: jurgensmoolman@gmail.com

Dates on which notice will be published: 29 November 2023 & until 06 December 2023

Item Number: 39028

GENERAL NOTICE 179 OF 2024**HEARING BY THE GAUTENG GAMBLING BOARD IN RESPECT OF APPLICATIONS FOR LICENCES**

Notice is hereby given in terms of Section 27 read with Section 20 (1) (a) and (b), of the Gauteng Gambling Act, No 4 of 1995, as amended ('The Act') that public hearings will be held at the office of the Gauteng Gambling Board, 125 Corlett Drive, Bramley, Johannesburg on, Wednesday, 28 February 2024 at 10h00 or soon thereafter in respect of the following applications received in terms of the Act:

Application for the amendment of a bookmaker licence

Emazweni Sports Betting (Pty) Ltd to relocate from Erf 131, Victoria Street, Germiston Central, Germiston to Erf 539, 61 High Road, Georgetown, Germiston

4 Racing (Pty) Ltd to appoint Banzostar (Pty) Ltd as the management company at The Pavillion, Turffontein Racecourse, No 14 Turf Club Street, Turffontein, Johannesburg

Top Bet SA Pty) Ltd to relocate from Shop 35 to 37, Northcliff Shopping Centre, Beyers Naude Drive, Northcliff, Gauteng to Shop 27B and 29 Mamelodi Square, 111 of Farm Mamelodi 608, Gauteng

Application for a National Manufacturer licence

Supagaming (Pty) Ltd at No. 37 Fricker Road, Illovo, Johannesburg

Application for the amendment of a bingo licence

Viva Bingo Centurion Lake (Pty) Ltd t/a Goldrush Bingo to relocate from Site 2193, Lucas Mangope Highway, Unit U, Odi District, Mabopane to Shop 401B, Wonderpark Shopping Centre, 344 Brits Road, Karen Park, Pretoria

Application by 4 Racing (Pty) Ltd for amendment of totalizator licence to appoint new agents

Cruz Bar (Pty) Ltd t/a TAB Elsburg at Erf 176, 16 Van Riebeeck Street, Elsburg, Germiston

Application for consent to hold a financial interest.

Letsosa Moeti Matona in Darioswing Investment (Pty) Ltd t/a Diepkloof International

Liz Zhufu in Manhattan Hotel and Action Bar (Pty) Ltd

LPM applications and amendments**Crazyslots Pty Ltd****Transfer of Gaming Machine Licence from**

Gary Mark Erasmus t/a Rocka Billy Pool Club to Rocka Billy Pool Club CC t/a Rocka Billy Pool Club at Eden Terrace Shopping Centre and Van Tonder Street, Edenglen, Germiston

Applications for gaming machine licenses

Phambili Gaming (Pty) Ltd t/a Soccershop Sports Betting Randburg at 171 Bram Fisher Drive, Randburg for five (5) limited payout machines

Phambili Gaming (Pty) Ltd t/a Soccershop Sports Betting Vosloorus at Shop 2, Naledi Centre, 6160 MC Botha Avenue, Vosloorus for five (5) limited payout machines

Golden Bay Properties 175 CC t/a The Dance Palace at 336 Ontdekkers Road, Discovery Extension 3, Roodepoort for five (5) limited payout machines

Applications for an additional gaming machine licence.

Jll Company (Pty) Ltd t/a Supabets Dobsonville at Shop 3, Dobsonpoint Shopping Centre, 52 Mohajane Drive, Dobsonville, Johannesburg for ten (10) limited payout machines

Phambili Gaming (Pty) Ltd t/a Soccershop Sports Betting Randburg at 171 Bram Fisher Drive, Randburg for fifteen (15) limited payout machines

Phambili Gaming (Pty) Ltd t/a Soccershop Sports Betting Vosloorus at Shop 2, Naledi Centre, 6160 MC Botha Avenue, Vosloorus for ten (10) limited payout machines

Egoli Gaming (Pty) Ltd t/a Goldrush Gaming**Applications for gaming machine licenses**

Shebeen WCS (Pty) Ltd t/a Beer Box at No 739, Corner Olifantsfontein Road & Pretoria Road, Randjesfontein, Midrand for five (5) limited payout machines

Amendment of Gaming Machine Licences

Supaworld Gauteng (Pty) Ltd t/a Supabets Hammanskraal to amend its gaming machine licence to increase the number of limited payout machines from two (2) to five (5) at Shop 46-47, Kopanong Kudube Shopping Centre, Douglas Rens Road, Kudube extension 4, Hammanskraal

Applications for an additional gaming machine licence.

The Club Mayfair (Pty) Ltd t/a The Club at 95 Railway Street, Mayfair, Johannesburg for twenty (20) limited payout machines

Grand Gaming Gauteng (Pty) Ltd t/a Grand Gaming Slots**Applications for gaming machine licenses**

Emanuel Nascimento De Sousa t/a Umoya Grill at Erf no 7, Esther Park, 95 Parkland, Kempton Park for five (5) limited payout machines

Microlicious (Pty) Ltd t/a Coolz Crafty Corner at 110 Lakefield Avenue, ext 39, Lakefield, Benoni for five (5) limited payout machines

Grand Gaming Hotslots (Pty) Ltd t/a Hot Slots**Applications for gaming machine licenses**

Xiaopo Enterprise trading (Pty) Ltd t/a O Canto Latino at DSL Building, 101 Robert Sobukwe Street, Pretoria for two (2) limited payout machines

Nishal Ramesh Bhana t/a Kaalvoet Piet Pub & Grill at 319 Lavender Road, Grootvlei, Pretoria for two (2) limited payout machines

T Dos Santos Limbo t/a Eloff Street Tavern at 15 Eloff Street, Johannesburg for five (5) limited payout machines

Playbet (Pty) Ltd t/a Playbet at 556 Jules Street, Malvern, Johannesburg for five (5) limited payout machines

Jose Marcelino De Abreu Gomes t/a Marcelo's Pub at Erf 1276, Shop 10, Ellerines Building, 17 Emerald Street, Caletownville for five (5) limited payout machines

Vukani Gaming Gauteng t/a VSlots**Transfer of Gaming Machine Licence from**

The Royal Square Investments 405 CC to The Gaming Company (Pty) Ltd at Corner Ontdekkers and Swart Avenue, Shop 25, Wilrogate Shopping Centre, Wilogate, Roodepoort for five (5) limited payout machines

Amendment of Gaming Machine Licences

The Gaming Company (Pty) Ltd t/a The Joker to substitute Route Operator from Egoli Gaming (Pty) Ltd t/a Goldrush Gaming to Vukani Gaming Gauteng (Pty) Ltd t/a Vslots

Applications for gaming machine licenses

Emazweni Sports Betting (Pty) Ltd t/a Betxchange Kempton Park at 23 Pretoria Road, Kempton Park for five (5) limited payout machines

Tryon Steven Pombo t/a Top Level Chesanyama and Pub at Shop 20A, Josua Doore Building, Cnr Market and Eloff Street, Krugersdorp for five (5) limited payout machines

Latinos Pub & Grill at Erf No 114, Shop 17 & 18, No 31 Fouche Road, Pierre Van Ryneveld, Pretoria for two (2) limited payout machines
K2022738279 (South Africa) (Pty) Ltd t/a TR Gaming Hokaai Sentrum at Shop No 2A, Graaf Reinette Street, Fairie Glen, Pretoria for five (5) limited payout machines

Betting World (Pty) Ltd t/a Betting World Hoek Street at S07B & S02 Ground Floor, 47 De Villers and Corner Hoek Street, Johannesburg for five (5) limited payout machines

Applications for an additional gaming machine licence.

Krish 2 Investments cc t/a Jika Majika at Shop 01 Flamingo Retail Centre, 321 Bloed Street, Pretoria for fifteen (15) limited payout machines

The meeting will be held at the offices of the Gauteng Gambling Board on face-to-face basis on Wednesday, 28 February 2024 at 10:00am or soon thereafter.

For any enquiries, contact the Manager: Licensing, during normal office hours of the Board, at:

Mobile: 011 581 4874

Email: njabulon@ggb.org.za

GENERAL NOTICE 180 OF 2024**APPLICATIONS TO SERVE ON THE BOARD
OF THE TRANSPORT AUTHORITY FOR GAUTENG**

Transport Authority for Gauteng (TAG) is established in terms of Gauteng Transport Authority Act No. 2 of 2019, to develop an integrated transport system which contributes to environmental sustainability and social cohesion and promotes economic progress in the Gauteng Province.

The Gauteng Member of the Executive Council for Transport and Logistics would like to invite suitable candidates to serve as Members of the TAG Board.

REQUIREMENTS FOR APPLICATIONS

Candidates should have leadership qualities and be committed to the primary objects and mandate of TAG. The functional competencies needed in the TAG Board have been developed in line with Section 10 (e) of the Gauteng Transport Authority Act No. 02 of 2019. These are Financial and Risk Management, Transport Planning, Transport Engineering, Development and Environmental matters, Legal and Compliance, Strategic Partnerships and Stakeholder Management, Information and Communication Technology, as well as Human Resources.

In addition to the above competencies, three (3) or more years Board experience in the Public or Private Sector during the five (5) years prior to this application, experience in corporate governance, as well as, personal and social competencies required of a Board Member, will be an added advantage.



DISQUALIFICATIONS FOR APPOINTMENT

Section 12(1) of the Gauteng Transport Authority Act No.02 of 2019 stipulates the following criteria to determine eligibility for appointment to the TAG Board:

A candidate may not be appointed as a Member of the TAG Board if that candidate:

- a) Is not citizen or permanent resident of the Republic;
- b) is not permanently residing in the Gauteng Province;
- c) is a Member of Parliament, a Provincial Legislature, a Municipal Council or a House of Traditional Leaders established in terms of the Act of Parliament or Provincial Legislation;
- d) is an unrehabilitated insolvent;
- e) is of unsound mind, as declared by a competent court;
- f) has at any time been convicted of an offence involving dishonesty;
- g) has at any time been removed from office of trust on account of misconduct;
- h) has previously been removed from the Board for a breach of any provision of the Gauteng Transport Authority Act;
- i) has not obtained a required level of security clearance by a State Security Agency as may be determined by the Executive Council; and
- j) is not fit and proper person to hold office as a member of the Board.

TERMS AND CONDITIONS

The term of office for Members of the Board is three (3) years. A Member whose term of office has expired is eligible for reappointment provided that such a Member may not serve for more than two (2) consecutive terms. Remuneration



for Members of the Board is in line with the rates prescribed by the National Treasury.

SUPPORTING DOCUMENTS

Candidates are required to submit the following documents:

- a) Full CV including Board experience;
- b) Copies of qualifications certified in the last 3 months;
- c) Copy of the ID certified in the last three months;
- d) Copy of the relevant professional certificates certified in the last three months; and
- e) Two reference letters.

The above documents should be mailed on or before **04 March 2024** to the email address below:

mec@taggcr.co.za

Enquiries can also be mailed to the email address above. Late and incomplete applications will not be considered.

Kindly note that qualifying candidates will be required to complete the declaration of interests and confidentiality form. Verification of qualifications and the background checks will be conducted.

Correspondence will be limited to short-listed candidates. If you have not been contacted within four (4) months after the closing date, please consider your application as unsuccessful.

GENERAL NOTICE 181 OF 2024**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, read together with the Spatial Planning and Land Use Management Act, 2013, that I, Ciska Bezuidenhout, have applied to the City of Johannesburg for the following:

Site description : Erf 242, Amorosa, Extension 3

Street address : 80 Flora Haase Road (corner Van der Kloof Street), Amorosa, Extension 3

Application type : Rezoning to remove line of no access

Application purpose : Rezoning to remove line of no access along a portion of Van der Kloof Street.

The above application will be made available, by arrangement and on request, by the agent to any interested party and it will also be open for inspection from 21 February 2024, by making an appointment between 8:00 to 15:30 at the Bram Park Office in Braamfontein, or the application can be viewed on the City's e-platform (www.joburg.org.za) for a period of 28 days. Lee-Anne McKenzie can be contacted to make an appointment to view the file at the Bram Park Office (lee-annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted, fully motivated together with the reasons for objecting, 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 20 March 2024.

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

Date of advertisement : 21 February 2024

Council Reference Number : 20-05-5303

GENERAL NOTICE 182 OF 2024**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, read together with the Spatial Planning and Land Use Management Act, 2013, that I, Ciska Bezuidenhout, have applied to the City of Johannesburg for the following:

Site description : Erf 196, Glenanda

Street address : 39 Vorster Avenue, Glenanda

Application type : Rezoning to "Educational"

Application purpose : Rezoning to "Educational" for college and accommodation for 75 students.

The above application will be made available, by arrangement and on request, by the agent to any interested party and it will also be open for inspection from 21 February 2024, by making an appointment between 8:00 to 15:30 at the Bram Park Office in Braamfontein, or the application can be viewed on the City's e-platform (www.joburg.org.za) for a period of 28 days. Lee-Anne McKenzie can be contacted to make an appointment to view the file at the Bram Park Office (lee-annem@joburg.org.za).

Any objection or representation with regard to the application must be submitted, fully motivated together with the reasons for objecting, 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 20 March 2024.

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

Date of advertisement : 21 February 2024

Council Reference Number : 20-01-5274

GENERAL NOTICE 183 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and Section 41 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 and also for the removal of a restrictive condition of title.

Site Description – Remaining Extent of Portion 28 of Erf 711 Craighall, 192 Hamilton Road, 2196.

Application Type – Rezoning and Removal of a Restriction of Title (AS 20-01-5299 & RoR 20/13/0123/2024)

Application Purposes

To amend the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the Remaining Extent of Portion 28 of Erf 711 Craighall from Residential 1 to Residential 2, subject to conditions in order to permit 3 dwelling units on the site and also for the removal of a restrictive condition of title.

The above application will be open for inspection by arrangement and on request from the Department of Development Planning, Registration counter, Department of Development Planning, weekdays, from 08h00 – 13h00 at Forum ii, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg.

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 21 March 2024.

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: 21 February 2024

GENERAL NOTICE 184 OF 2024**EMFULENI LOCAL MUNICIPALITY****PROPOSED PERMANENT CLOSURE AND ALIENATION OF A PORTION OF ROAD RESERVE KNOWN AS RING ROAD ADJACENT TO ERVEN 229 AND 230 (FUNDAMENTAL SCHOOL), THREE RIVERS**

Notice is hereby given in terms of Sections 67, 68 and 79(18), of the Local Government Ordinance, 1939 (17 of 1939) as amended, that the Emfuleni Local Municipality intends to permanently close and alienate a portion of road reserve known as Ring Road adjacent to Erven 229 and 230 (Fundamental School), Three Rivers for additional parking purposes.

Further particulars and details such as a locality plan, Council resolution and conditions in respect of the proposed permanent closing and alienation of the property may be inspected during office hours being 08:00 to 16:00 (Monday to Friday) at the Economic Development, Planning & Human Settlements Offices (Old Trust Bank Building), first floor room 261, on the corner of President Kruger & Eric Louw Streets, Vanderbijlpark.

Any person who wishes to lodge an objection or who will have any claim for compensation to the proposed portion of road reserve closure and/or alienation in terms of Sections 67, 68 and 79(18) of the Local Governance Ordinance, 1939 (17 of 1939) as amended, may lodge such objection, or claim in writing with the Municipal Manager, Emfuleni Local Municipality (mmsecretary@emfuleni.gov.za / belindap@emfuleni.gov.za) no later than 30 days from the date of this publication. Any person who cannot write may come to the office where a staff member will assist that person to transcribe his/hers comments and representations.

**P.O. BOX 3
VANDERBIJLPARK 1900
DATE OF FIRST PUBLICATION: 21 February 2024**

**A. NTULI
MUNICIPAL MANAGER**

ALGEMENE KENNISGEWING 184 VAN 2024**EMFULENI PLAASLIKE MUNISIPALITEIT****VOORGESTELDE PERMANENTE SLUITING EN VERVREEMDING VAN 'N GEDEELTE VAN 'N PAD RESERWE BEKEND AS RINGWEG AANGRENSEND AAN ERWE 229 EN 230 (FUNDAMENTAL SCHOOL) DRIE RIVIERE**

Kennis geskied hiermee ingevolge die bepalings van Artikels 67, 68 en 79(18) van die Ordonnansie op Plaaslike Bestuur, 1939 (17 van 1939) soos gewysig, van die Emfuleni Plaaslike Munisipaliteit se voorneme om 'n gedeelte van 'n padreserwe bekend as Ringweg aangrensend aan Erwe 229 en 230 (Fundamental School) permanent te sluit en te verkoop vir addisionele parking doeleindes.

Verdere besonderhede en inligting soos 'n liggingsplan, Raadsbesluit en voorwaardes met betrekking tot die voorgestelde permanente padreserwe sluiting en vervreemding kan besigtig word tydens kantoorure 08:00 tot 16:00 (Maandag tot Vrydag) by die Economic Development, Planning & Human Settlements kantore, eerste vloer kamer 261 op die hoek van President Kruger en Eric Louw Straat, Vanderbijlpark.

Enige persoon wat beswaar teen die voorgestelde padreserwe sluiting en vervreemding mag hê of enige eis opskadevergoeding mag hê, moet sodanige beswaar of eis, skriftelik by die Munisipale Bestuurder, Emfuleni Plaaslike Munisipaliteit (mmsecretary@emfuleni.gov.za / belindap@emfuleni.gov.za) indien, nie later as 30 dae vanaf die datum van die publikasie hiervan nie. Enige persoon wat nie kan skryf nie, kan die kantore besoek waar 'n personeellid hom/haar sal help om hul kommentaar of verhoë af te neem.

**POSBUS 3
VANDERBIJLPARK 1900
DATUM VAN EERSTE PUBLIKASIE: 21 February 2024**

**A. NTULI
MUNISIPALE BESTUURDER**

GENERAL NOTICE 185 OF 2024**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 Erf 49, Waterkloof Glen, 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. 381 Lois Avenue, Waterkloof Glen. The application for Rezoning is from "Residential 1" to "Special" for Offices, Retail Industry with a showroom for displaying purposes and one Dwelling-Unit.

The intension of the applicant in this matter is to formalise the existing Offices, Retail Industry with a showroom for displaying purposes and one dwelling-unit the erf is currently being utilised for.

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 21 February 2024 until 20 March 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at the Centurion Municipal Offices: Room E10, Cnr of Basden and Rabie Streets, Centurion, by any interested and affected party 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: 20 March 2024

Dates on which notice will be published: 21 February 2024 and 28 February 2024

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. 39413

21-28

ALGEMENE KENNISGEWING 185 VAN 2024**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 Erf 49, Waterkloof Glen, 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 Loislaan nr. 381, Waterkloof Glen.

Die aansoek om Hersonering is van "Residensieël 1" na "Spesiaal" vir Kantore, Kleinhandelbedryf met 'n vertoonlokaal vir uitstaldoeleindes en een woonhuis.

Die intensie van die applikant in hierdie geval is om die bestaande kantore, Kleinhandelbedryf met 'n vertoonlokaal en een woonhuis op die eiendom te formaliseer.

Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë 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 21 Februarie 2024 to 20 Maart 2024.

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 eerste datum van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, by die Centurion Munisipale Kantore: Kamer E10, h/v Basden- en Rabiestraat, Centurion. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelaarsaansoek 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 grondontwikkelaarsaansoek 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 vertoë: 20 Maart 2024

Datums waarop kennisgewing geplaas sal word: 21 Februarie 2024 en 28 Februarie 2024

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. 39413

GENERAL NOTICE 186 OF 2024**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
MONTANA PARK EXTENSION 135**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Portion 456 of the farm Hartebeestfontein 324-JR, hereby gives notice in terms of Section 16(1)(f) and 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 establishment of a township on the property described above, in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the body or person 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 21 February 2024 until 20 March 2024.

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 21 February 2024, first date of publication in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Middestad Building, 7th floor, Spatial Planning; Development Facilitation & Implementation, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 20 March 2024.

Address of authorized agent: Origin Town and Regional Planning (Pty) Ltd, 306 Melk Street, Nieuw Muckleneuk. P.O. Box 2162, Brooklyn Square, 0075. Telephone: (012) 346-3735, Fax: 012 346 4217 or E-mail: plan@origintrp.co.za

Date of first publication: 21 February 2024

Date of second publication: 28 February 2024

ANNEXURE

Name of Township: Montana Park Extension 135.

Full Name of Applicant: Origin Town and Regional Planning (Pty) Ltd on behalf of Vresthena (Pty) Ltd.

Number of Erven, Proposed Zoning and Development Control Measures: Consisting of two (2) Erven, Erven 1 and 2 zoned "*Special*" for the purposes of Motor Dealerships, Motor Workshop, Car Wash, Vehicle Sales Mart, Motor Service Centre, Shops, Place of Refreshment and Beauty/Health Spa. The intention of the application is to obtain the necessary land use rights to allow for the development of a motor dealership and related uses.

Locality and description of the property on which township is to be established: The proposed township will be established on Portion 456 of the farm Hartebeestfontein 324-JR, which property measures approximately 1.9505 hectares in extent. The subject property is situated at number 235, Phyllis Avenue, Montana Park and is bordered by Zambesi Drive to the North, Phyllis Avenue to the East, and Veda Avenue to the South, Montana Park.

ITEM NO: 39526

21–28

ALGEMENE KENNISGEWING 186 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016
MONTANA PARK UITBREIDING 135**

Ons, Origin Stads en Streeksbeplanning (Edms) Bpk, synde die applikant van Gedeelte 456 van die plaas Hartebeestfontein 324-JR, gee hiermee ingevolge Artikel 16(1)(f) en Skedule 13 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp op die bogenoemde eiendom, in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, in die Bylae hierby uiteengesit.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die party(e) se regte uiteensit en aandui hoe hul belange deur die aansoek geaffekteer gaan word asook die party(e) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die party(e) kan korrespondeer nie, moet ingedien word by, en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning, Afdeling Grondgebruiksregte, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 21 Februarie 2024 tot 20 Maart 2024.

Indien enige belangstellende of geaffekteerde partye die aansoek wil sien of 'n kopie wil ontvang van die grondgebruiksaansoek, 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 21 Februarie 2024, eerste datum van publikasie in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Middestad Gebou, 7^{de} vloer, Ruimtelike Beplanning; Ontwikkeling Fasilitering & Implementering, 252 Thabo Sehumestraat, Pretoria. Sluitingsdatum vir enige beswaar(e): 20 Maart 2024.

Adres van gemagtigde agent: Origin Stads en Streeksbeplanning (Edms) Bpk, 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 eerste publikasie: 21 Februarie 2024

Datum van tweede publikasie: 28 Februarie 2024

BYLAE

Naam van die dorp: Montana Park Uitbreiding 135

Volle name van die applikant: Origin Stads en Streeksbeplanning (Edms) Bpk namens Vresthena (Edms) Bpk.

Aantal erwe, voorgestelde sonering en ontwikkelingsbeperkings: Bestaande uit twee (2) Erwe, Erwe 1 en 2 soneer as "Spesiaal" vir doeleindes van Motorhandelaar, Motorwerkswinkel, Karwas, Motorverkoopsmark, Motordienssentrum, Winkels, Verversingsplek en Skoonheid/Gesondheidsalon. Die intensie van die applikant is om die nodige grondgebruiksregte te verkry vir die ontwikkeling van 'n motorhandelaar en aanverwante gebruike.

Ligging en beskrywing van die eiendom waarop die dorp gestig word: Die voorgestelde dorp is geleë op Gedeelte 456 van die plaas Hartebeestfontein 324-JR, wat ongeveer 1.9505 hektaar groot is. Die eiendom is geleë te nommer 235, Phyllislaan, Montana Park en grens aan Zambesiweg aan die noorde, Phyllislaan aan die ooste en Vedalaan aan die Suide, Montana Park.

ITEM NO: 39526

21–28

GENERAL NOTICE 187 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AS REQUIRED IN TERMS OF SCHEDULE 3 OF THE CITY OF TSHWANE'S LAND USE MANAGEMENT BY-LAW, 2016, READ WITH SCHEDULE 23 THERETO:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 671, Faerie Glen Extension 1, situated at Number 337 Manitoba Drive, Faerie Glen Extension 1, hereby give notice in terms of section 16(1)(f) of the City of Tshwane's Land Use Management By-laws, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the Rezoning of the abovementioned property in terms of Section 16(1) of the City of Tshwane's Land Use Management By-laws, 2016, from "Residential 2" in terms of Annexure T T3794 and Amendment Scheme 6118T to "Residential 1" with a Minimum Erf Size of 700m². 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 21 February 2024 to 20 March 2024. Closing date for any objections and/or comments: 20 March 2024. 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, Beeld and The Citizen newspapers. Address of Municipal offices: Registration Office, Room E10, Corner of Basden- And Rabie Streets, Centurion. 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. City of Tshwane Ref.: APS Item no. 38502.

21-28

ALGEMENE KENNISGEWING 187 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N HERSONERINGS AANSOEK INGEVOLGE ARTIKEL 16(1) EN SOOS VEREIS INGEVOLGE SKEDULE 3 VAN STAD TSHWANE SE GRONDGEBRUIKSBESTUURSWET, 2016, SAAMGELEES MET SKEDULE 23:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 671, Faerie Glen Uitbreiding 1, geleë te Nommer 337 Manitoba Rylaan, Faerie Glen Uitbreiding 1, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuursbywette, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 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 Grondgebruiksbestuursbywet, 2016, vanaf "Residensieël 2" ingevolge van Bylae T T3794 en Wysigingsskema 6118T na "Residensieël 1" met 'n minimum erfgrootte van 700m². Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder 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 21 Februarie 2024 tot 20 Maart 2024. Sluitingsdatum vir enige besware: 20 Maart 2024. 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 en The Citizen. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. 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 applikant: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: APS Item no. 38502.

21–28

GENERAL NOTICE 188 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A JOINT REZONING- AND A REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION IN TERMS OF SECTIONS 16(1) AND 16(2) RESPECTIVELY OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016, READ WITH SCHEDULE 23 THERETO:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 996, Queenswood, located at 1269 Woodlands Drive, Queenswood, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-laws, 2016, that we have applied for the Removal of Restrictive Title Deed Conditions 2. on Page 2, 6. and 7. on Page 3, 13., 13.(a) and 13.(b), 14. and 15. on Page 4 of the Title Deed Number T41682/2013, in terms of Section 16(2), and as required in terms of Schedule 4 of the City of Tshwane Land Use Management By-Laws, 2016, and for the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014), for the simultaneous Rezoning of the abovementioned property from "Residential 1" with a minimum erf size of 1000m² to "Residential 1" with a minimum erf size of 900m², in terms of Section 16(1) of the City of Tshwane Land Use Management By-Laws, 2016. The purpose of the said Removal- and Rezoning applications is to obtain the Land Use Rights as applied for and to allow for the Subdivision of 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 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 21 February 2024 to 20 March 2024. 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/Beeld/Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. 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. Tel. No: 0745828820: E-mail: bertus@bvtplan.co.za. COT Ref.: Item no. 39476 (Removal) & Item no. 39477 (Rezoning).

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ALGEMENE KENNISGEWING 188 VAN 2024**STAD TSHWANE MUNISIPALITEIT: KENNISGEWING VAN 'N GESAMENTLIKE HERSONERINGS- EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES AANSOEK INGEVOLGE ARTIKELS 16(1) EN 16(2) ONDERSKEIDELIK VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWETTE, 2016, SAAMGELEES MET SKEDULE 23:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 996, Queenswood, geleë te 1269 Woodlands Rylaan, Queenswood, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursbywette, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die verwydering van Beperkende Titel Akte Voorwaardes 2. op Bladsy 2, 6., 7. op Bladsy 3, 13., 13.(a), 13.(b), 14. en 15. op Bladsy 4 van Titel Akte Nommer T41682/2013, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruikbestuursbywette, 2016, en soos benodig in terme van Skedule 4 van die Stad Tshwane se Grondgebruikbestuursbywette, 2016, en vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die gelyktydige Hersonerings van die bogenoemde eiendom vanaf "Residensieël 1" met 'n minimum erfgrootte van 1000m² na "Residensieël 1" met 'n minimum erfgrootte van 900m², ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuursbywette, 2016. Die doel van die genoemde verwyderings- en hersoneringsaansoeke is om die grondgebruiksregte te bekom soos waarvoor aansoek gedoen is en om die Onderverdeling van die Eiendom moontlik te maak. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder 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 21 Februarie 2024 tot 20 Maart 2024. 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 Gazette/Beeld/Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, Hoek van Basden- en Rabie Strate, Centurion. 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 aanseker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: Item no. 39476 (Opheffing) & Item no. 39477 (Hersonering).

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GENERAL NOTICE 189 OF 2024

ANNEXURE A

(SPECIMEN ADVERTISEMENT)

GAUTENG GAMBLING ACT, 1995

APPLICATION FOR CONSENT TO HOLD AN INTEREST AS CONTEMPLATED IN
SECTION 38 OF THE ACT

Notice is hereby given that Sun International Limited through its wholly owned **Sun International (South Africa) Limited** of **06 Sandown Valley Crescent, Sandown, Sandton 2196** intends applying to the Gauteng Gambling Board for consent to hold an interest as contemplated in Section 38 of the Gauteng Gambling Act, 1995, as amended, **directly in Peermont Global Proprietary Limited, indirectly Peermont Holdings Proprietary Limited (Group)**. The application will be open to the public for inspection at the offices of the Gauteng Gambling Board from **21 February 2024 for thirty (30) days**.

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

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from 19 February 2024.

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.

ALGEMENE KENNISGEWING 189 VAN 2024**ANNEXURE A****(SPECIMEN ADVERTISEMENT)****GAUTENG DOBBELWET, 1995****AANSOEK OM TOESTEMMING VIR 'N BELANG INGEVOLGE ARTIKEL 38 VAN DIE WET**

Kennis word hiermee gegee dat Sun International Beperk deur sy volle besit van **Sun International (South Africa) Beperk** van **06 Sandown Valley Crescent, Sandown, Sandton 2196**, van voorneme is om by die Gauteng Dobbelaarad aansoek te doen vir toestemming om ingevolge Artikel 38 van die Gauteng Dobbelaarad, 1995, soos gewysig, **'n direkte belang te hou in Peermont Global Eiendoms Beperk, en indirek in Peermont Holdings Eiendoms Beperk, (Groep)**. Die aansoek sal vanaf **21 Februarie 2024 vir dertig (30) dae** oop wees vir inspeksie deur die publiek, by die kantore van die Gautengse Dobbelaarad.

Aandag word gevestig op die bepalings van Artikel 20 van die Gautengse Dobbelaarad, 1995, wat voorsiening maak vir die voorlegging van skriftelike verhoë ten opsigte van die aansoek.

Skriftelike verhoë moet binne een maand vanaf 19 Februarie 2024 by die Hoof- Uitvoerende Beampte, Gauteng Dobbelaarad, Privaat Sak 15, Bramley 2018, ingedien word.

Sodanige verhoë moet minstens die volgende inligting bevat:

- (a) die naam van die aansoeker waarop verhoë betrekking het;
- (b) die grond of gronde waarop verhoë gerig word;
- (c) die naam, adres, telefoon- en faksnommer van die persoon wat die verhoë indien
- (d) 'n aanduiding of die persoon wat die verhoë indien die raad wil versoek om nie sodanige persoon se identiteit bekend te maak mag word nie en die gronde vir sodanige versoek; en
- (e) of hulle mondelinge verhoë by die aanhoor van die aansoek wil rig of nie.

GENERAL NOTICE 190 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016,:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owner of Portion 2 of Erf 572, Lynnwood, 443C Kiepersol Avenue, Lynnwood, hereby give notice in terms of Section 16(1)(f) and as required in terms of Schedule 4 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 1(g), 2.(a), 2.(c), 2.(c)(i), 2.c(ii), 2.(c)(iii), 2.(d) on Page 4 and 5.(a) on Page 5 from Title Deed T11971/2021, in terms of Section 16(2) and as required in terms of Schedule 4 of the City of Tshwane Land Use Management by-law, 2016. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s) shall be lodged with or made in writing to: The Strategic Executive Director, City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@Tshwane.gov.za from 21 February 2024 to 20 March 2024. 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/Beeld/Citizen newspapers. Address of Municipal Offices: Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion. Closing date for any objections and/or comments: 20 March 2024. 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. City of Tshwane Reference: APS Item No. 39414.

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ALGEMENE KENNISGEWING 190 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURSWET, 2016, VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES:**

Ons, Bertus van Tonder Town Planning Consulting (Pty) Ltd, synde die applikant te wees van die geregistreerde eienaar van Gedeelte 2 van Erf 572, Lynnwood, geleë te No. 433C Kiepersol Laan, Lynnwood, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016, kennis dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die verwydering van Beperkende Titelakte Voorwaardes 1(g), 2.(a), 2.(c), 2.(c)(i), 2.(c)(ii), 2.(c)(iii), 2.(d) op Bladsy 4 en 5.(a) op Bladsy 5 van Titel Akte Nommer T11971/2021, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuursbywet, 2016. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kontak maak met die persoon of instansie wat die beswaar(e) en/of kommentaar(e) indien nie, kan gedurende gewone kantoorure ingedien of gerig word aan: Die Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 21 Februarie 2024 tot en met 20 Maart 2024. 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 hierdie kennisgewing in die Gauteng Provinsiale Gazette/Beeld/Citizen koerante. Adres van Munisipale kantore: Registrasie kantoor, Kamer E10, hoek van Basden- en Rabie Strate, Centurion. Sluitingsdatum vir enige besware en/of kommentaar: 20 Maart 2024. 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

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. Stad Tshwane Verw.: Item no. 39476 (Opheffing) & Item no. 39477 (Hersonering).

21–28

GENERAL NOTICE 191 OF 2024

NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION

In terms of the National Environmental Management Act (Act No. 107 of 1998) and the EIA Regulations GNR. 324-327 (as amended), notice is given of the following Environmental Impact Assessment application:

- ❖ The proposed development of the Momentous Savannah 175MW / 630 MWh Battery Energy Storage System (BESS) will include the BESS area, the connection lines, a substation, an operations & maintenance area, a switching station, a temporary laydown area, and supporting infrastructure.
- ❖ Property description: the proposed development will be located on the remainder of portion 4 of the farm Varkenslaagte 119 Registration Division I.Q., Gauteng, the remainder of portion 5 of the farm Varkenslaagte 119, Registration Division I.Q., Gauteng and portion 23 and portion 28 of the farm Doornfontein 118, Registration Division I.Q., Gauteng.
- ❖ Alternatives: Two layout / location alternative will be considered on the same property as mentioned above.
- ❖ Extent: The footprint of the proposed development will be approximately 19 hectares for both alternatives.
- ❖ Applicant: Momentous Savannah RF (PTY) LTD
- ❖ Location: The site is located approximately 16 km South West of Carletonville, Gauteng (26°25'18.16" S; 27°17'49.30" E).
- ❖ Environmental Assessment Practitioner (EAP):
Global Green Environmental Consultants
Contact Person: Charlotte Cilliers
Cell: 072 573 8962
E-mail: charlotte@globalgreensa.co.za
- ❖ Application process to follow: Basic Assessment application process.

Taking the above into consideration, the application for Environmental Authorisation will be submitted to the National Department of Forestry, Fisheries and the Environment.

For any further information and / or to ensure that you are identified as an interested and/or affected party to the EIA application, please submit your name, contact information and interest in the matter, in writing, to the EAP given above **within 30 days from the date of this newspaper.**

GENERAL NOTICE 192 OF 2024**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF MOGALE CITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Andre Enslin of Wesplan Incorporated, being the applicant of Erf 1605 Noordheuwel Extension 3 Township, Registration Division I.Q. Province of Gauteng, hereby give notice in terms of section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022 by the rezoning of the property as described above. The property is situated at 227 Bell Drive, Noordheuwel.

The rezoning of the erf is from "Residential 1" to "Special" for offices, beauty parlour, teagarden/coffee shop and professional- and medical consulting rooms and related uses.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: Town Planning from 21 February 2024 until 20 March 2024.

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

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

Closing date for any objections and/or comments: 20 March 2024

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

Wesplan Incorporated, 22 De Wet Street, Krugersdorp North.

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

Telephone No: (011) 953-1082

Dates on which notice will be published: 21 February 2024 and 28 February 2024.

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GENERAL NOTICE 193 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF THE PROVISIONS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of Erf 2300, Ga-Rankuwa Unit 2 hereby give notice in terms of Section 16(1)(f) and Schedule 13 of the city of Tshwane Land Use Management By-law, 2016, that I have applied to the city of Tshwane Metropolitan Municipality for a Consent Use for a Boarding House in terms of the provisions of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the property as described above. The property is situated at 6965 (A05684). The purpose of the application is to establish a "Boarding House" on the application site. The developmental controls are: coverage: 60%, height: 2 storeys and far: 0.98.

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 21 February 2024 until 20 March 2024. 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 21 February 2024) until 20 March 2024. 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: Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st floor, Room F12, Karenpark, Akasia Municipal Offices. Closing date for any objections and/or comments is 20 March 2024.

Address of agent: Nobuhle Sibeko a, member of Lindtitz Town Planners, 157 Springbok Street, Wierdapark, Centurion, 0157. E-Mail: Info@Lindtitztownplanners.co.za. Tel. 012 654 0475. Our Ref. Lin-064-23. Dates of Publication: 21 February 2024; Reference: Item No.: 39489

ALGEMENE KENNISGEWING 193 VAN 2024**STAD TSHWANE METROPOLITAANSE GEMEENTE****KENNISGEWING VAN AANSOEK OM TOESTEMMING INGEVOLGE DIE BEPALINGE VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE**

Ek Nobuhle Sibeko, 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Erf 2300, Ga-Rankuwa Unit 2 gee hiermee kennis ingevolge Artikel 16(1)(f) en Bylae 13 van die stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Losieshuis ingevolge die bepalings van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die eiendom soos hierbo beskryf. Die eiendom is geleë op 6965 (A05684). Die doel van die aansoek is om 'n "Lossieshuis" op die aansoekterrein te vestig. Die ontwikkelingskontroles is: dekking: 60%, hoogte: 2 verdiepinge en ver: 0, 98.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 21 Februarie 2024 tot 20 Maart 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word soos uiteengesit hieronder, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (Eerste datum van publikasie van die kennisgewing 21 Februarie 2024) tot 20 Maart 2024. Daarbenewens kan die aansoeker by indiening van die aansoek of 'n kopie elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Akasia Munisipale Kompleks Heinrichlaan 485 (Ingang Dalestraat) 1ste vloer, Kamer F12, Karenpark, Akasia Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar is 20 Maart 2024.

Adres van agent: Nobuhle Sibeko a, lid van Lindtitz Stadsbeplanners, Springbokstraat 157, Wierdapark, Centurion, 0157. E-pos: Info@Lindtitztownplanners.co.za. Tel. 012 654 0475. Ons Verw. Lin-064-23. Datums van publikasie: 21 Februarie 2024; Verwysing: Item No.: 39489.

GENERAL NOTICE 194 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF THE PROVISIONS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of Portion 731, Derdepoort 326 JR hereby give notice in terms of Section 16(1)(f) and Schedule 13 of the city of Tshwane Land Use Management By-law, 2016, that I have applied to the city of Tshwane Metropolitan Municipality for a Consent Use for a Place of Childcare in terms of the provisions of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the property as described above. The property is situated at 622 A10329. The purpose of the application is to establish an "Agricultural Industry" on the application site. The developmental controls are: coverage: 50%, height: 2 storeys and far: 0.12.

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 21 February 2024 until 20 March 2024. 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 21 February 2024) until 20 March 2024. 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 20 March 2024.

Address of agent: Nobuhle Sibeko a, member of Lindtitz Town Planners, 157 Springbok Street, Wierdapark, Centurion, 0157. E-Mail: Info@Lindtitztownplanners.co.za. Tel. 012 654 0475. Our Ref. Lin-070-23. Dates of Publication: 21 February 2024; Reference: Item No.: 39529

ALGEMENE KENNISGEWING 194 VAN 2024**STAD TSHWANE METROPOLITAANSE GEMEENTE****KENNISGEWING VAN AANSOEK OM TOESTEMMING INGEVOLGE DIE BEPALINGE VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE**

Ek Nobuhle Sibeko 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Portion 731, Derdepoort 326 JR gee hiermee kennis ingevolge Artikel 16(1)(f) en Bylae 13 van die stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Plek van Kindersorg ingevolge die bepalings van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die eiendom soos hierbo beskryf. Die eiendom is geleë te 622 A10329. Die doel van die aansoek is om 'n "Landboubedryf" op die aansoekterrein te vestig. Die ontwikkelingskontroles is: dekking: 50%, hoogte: 2 verdiepings en ver: 0,12.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 21 Februarie 2024 tot 20 Maart 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word. Hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (Eerste datum van publikasie van die kennisgewing 21 Februarie 2024) tot 20 Maart 2024. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n kopie elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die Munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit ingedien word by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk sal maak op intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehume straat 252 – nuwe Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar is 20 Maart 2024.

Adres van agent: Nobuhle Sibeko a, lid van Lindtitz Stadsbeplanners, Springbokstraat 157, Wierdapark, Centurion, 0157. E-pos: Info@Lindtitztownplanners.co.za. Tel. 012 654 0475. Ons Verw. Lin-070-23. Datums van publikasie: 21 Februarie 2024; Verwysing: Item No.: 39529

GENERAL NOTICE 195 OF 2024**THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD 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 A TOWNSHIP**

I, Nobuhle Sibeko from Lindtitz Town Planners Pty Ltd, 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 the township referred to in the Annexure hereto, has been received by it. The application was submitted on November 2023. Particulars of the application are open to inspection during normal office hours at the office of the Municipality at: 25 Mitchel Street, Meyerton for the period of 28 days from 21 February 2024 (the date of the first publication of this notice). 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 office or posted to him/her at PO Box 9, Meyerton, 1960, within a period of 28 days from 21 February 2024 (the date of first publication of this notice). Closing date for any objections: 20 March 2024. Address of *owner/ applicant : (Physical as well as postal address) 157 Springbok Street, Wierdapark, Centurion. P.O Box number 51477, Wierdapark, Cen. 0149. Telephone No: 012 654 0475. Dates on which notice will be published: 21 & 28 February 2024.

ANNEXURE Name of township: Elands Lifestyle Estate. Full name of applicant: Nobuhle Sibeko director of Lindtitz Town Planners. Number of erven, proposed zoning and development control measures: ERF 1: **Residential 3** for Dwelling units, Guard House, Clubhouse, Refuse; FAR: 0.72; Height: 3 Storeys; Coverage: 50%; Density: 185 du/ha permitting. ERF 2: **Business 2**; including Dwelling units, Guard House, Clubhouse, Refuse Area & Retail Centre, Generation of Energy; FAR: 0.76; Height: 3 Storeys; Coverage: 50%; Density: 192 du/ha permitting. ERF 3: **Residential 3** for Dwelling units, Guard House, Clubhouse, Refuse Area; FAR: 0.68; Height: 3 Storeys; Coverage: 50%; Density: 186 du/ha permitting. ERF 4: **Transport**; FAR: n/a; Height: n/a; Coverage: n/a; Density: n/a. Description of land on which township is to be established: Portions 170, 168 And 169 Of the farm Elandsfontein, 334-IQ. Locality of proposed township: The application site is located toward boarder of City of Johannesburg Metropolitan Municipal and Midvaal Local Municipality along N1 Highway and R550. The proposed township is situated: the application site is located toward boarder of City of Johannesburg Metropolitan Municipal and Midvaal Local Municipality along N1 Highway and R550. **Reference 15/3/16.**

21–28

GENERAL NOTICE 196 OF 2024
NOTICE OF DIVISION OF LAND

Notice is hereby given, in terms of Section 53 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, that the application has been submitted to the Midvaal Local Municipality for the subdivision of the land described below:

SITE DESCRIPTION.

Holding 28 Valley Settlements Agricultural Holdings No 1

APPLICATION.

Subdivision of holding in extent of 4,8566 hectares into 5 portions and 2 portions of 1 hectares each and 2 portions of 0,9521 hectares each and a remainder extent of 0,9524 hectares.

Particulars for the above application will be open for inspection from 08:00 to 15:30 at Midvaal Municipality, 25 Mitchell Street, Meyerton, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Citizen Newspaper.

Any objection or comment, with the grounds fully motivated and contact details, are to be lodged within a period of 28 days from the first date on which this notice appeared, and made in writing to:

Midvaal Local Municipality
P O Box 9, Meyerton, 1960

Email: D&Padmin_objections@midvaal.gov.za

AUTHORISED AGENT:

Associated Planners & Surveyors
102 Main Road, Walkerville, 1961
Contact: 081 3271494 / 060 2630090

Email: admin@apsprojects.co.za

DATE OF PUBLICATION:

21 FEBRUARY 2024

GENERAL NOTICE 197 OF 2024**APPLICABLE SCHEME:****JOHANNESBURG TOWN PLANNING 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 the amendment of the **Johannesburg Town Planning Scheme, 2018**.

APPLICATION PURPOSE:

To rezone erf 25 from "Residential 1" to "Residential 3" for dwelling unit purposes with a density of 60 du/ha.

SITE DESCRIPTION:

Erf/Erven (stand) No(s) : 25
Township (Suburb) Name : Marlboro Gardens Extension 1 Township
Street Address : 37 Sunflower Crescent, Marlboro Gardens Extension 1, 2090

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than the **20th of March 2024**.

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

OWNER / AUTHORISED AGENT

Full Name : Lethukukhanya Khanyile (Infinity Planning Consultants)
Postal Address: 282 5th Avenue, Mid-Ennerdale, Ennerdale, 1830
Cell : 083 240 7398
E-mail address: lethukukhanyak@gmail.com

DATE: 21 FEBRUARY 2024

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 18 OF 2024****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME K0892C****PORTION 797 (PORTION OF PORTION 15) OF THE FARM RIETFontein 31 IR**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the Ekurhuleni Land Use Scheme, 2021 being the rezoning of **Portion 797 (a portion of portion 15) of the Farm Rietfontein No 31-JR**, from "Agricultural" to "Community Facility" for a school, subject to certain further conditions.

The Ekurhuleni Land Use Scheme, 2021 and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Kempton Park Amendment Scheme **K0892C** and shall come into operation on the date of publication of this notice.

(Reference number... CP002.2024)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
21 February 2024

PROCLAMATION NOTICE 19 OF 2024**CORRECTION NOTICE**

The City of Johannesburg Metropolitan Municipality herewith gives notice that Local Authority Notice 1671 of 2021 dated 1 December 2021 in respect of **Erf 600 Northcliff Extension 2**, has been amended as follows:

By the substitution of paragraph a) with the following:

"a) *The removal of conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m) and (n) from Deed of Transfer T24163/2020.*"

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 611/2023

PROCLAMATION NOTICE 20 OF 2024**AMENDMENT SCHEME 20-02-3907**

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 part of Portion 2 of Erf 65 Kelvin from "Residential 1" to "Residential 2", subject to general provisions of the scheme as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3907. Amendment Scheme 20-02-3907 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 299/2023

PROCLAMATION NOTICE 21 OF 2024**PORTION 88 OF ERF 724 KEW**

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

- (1) The removal of Conditions A.(a) and (b), B.(a), (b), (d), (e), (f), (g), (i) and (j) from Deed of Transfer T99177/1998 in terms of reference number 20/13/0001/2021 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 "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3052. Amendment Scheme 20-01-3052 will come into operation on date of publication.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 336/2023

PROCLAMATION NOTICE 22 OF 2024**LESEDI LOCAL MUNICIPALITY****INCORPORATION OF OBED MTHOMBENI NKOSI EXTENSION 3 TOWNSHIP INTO THE LESEDI LAND USE MANAGEMENT SCHEME: AMENDMENT SCHEME NO. 502**

Lesedi Local Municipality hereby in terms of Section 45(15) of the Lesedi Spatial Planning and Land Use Management By-Law 2015, declares that it has approved an amendment scheme, being an amendment of the Lesedi Land Use Management Scheme, relating to the land included in Obed Mthombeni Nkosi Extension 3 Township. Map 3 and the Scheme Clauses of this Amendment Scheme are filed with the Executive Manager, LED and Planning, Civic Centre Building: No 1 H.F. Verwoerd Street, Heidelberg, Lesedi Local Municipality, and are open for inspection during normal office hours.

The amendment is known as Lesedi Amendment Scheme 502 and shall come into operation on the date of this notice.

Lesedi Local Municipality Offices
P.O. Box 201
Heidelberg
1438

MUNICIPAL MANAGER

Notice Nr: ____/2024
File Ref: 15/3/502

LOCAL AUTHORITY NOTICE ____**LESEDI LOCAL MUNICIPALITY
OBED MTHOMBENI NKOSI EXTENSION 3 TOWNSHIP****DECLARATION OF AN APPROVED TOWNSHIP**

In terms of the provisions of Section 45(15) of the Lesedi Spatial Planning and Land Use Management By-Law 2015, the Lesedi Local Municipality hereby declares Obed Mthombeni Nkosi Extension 3 Township to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

2. **CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

2.1 **NAME**

The name of the township shall be Obed Mthombeni Nkosi Extension 3.

2.2 **DESIGN**

The township shall consist of erven, parks and streets as indicated on SG No. 1244/2022.

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) All erven shall be made subject to existing conditions of title and servitudes, if any, but excluding the following servitudes which affect only the erven noted:

- i. Kragtens Akte van Sessie Nr. 530/1973 geregistreer op 12 April 1973, is 'n pyplyn serwituut van 9.44 meter oor die eiendom Hiermee getransporteer, gesedeer aan die Republiek van Suid-Afrika, soos meer volledig sal blyk uit gesegde akte van Sessie, which affect only erven 5378, 5379, 5380, 5381 and streets in the township.
- ii. The erf shall be subject to the existing servitude which represents the centreline of a sewer line servitude of 5.00m wide represented by diagrams SG No. 518/2001 in favour of the local municipality, which affect only erven 5385 and 5386 and streets, *vide* Notarial Deed No. S_____K.

2.4 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the Lesedi Local Municipality by and at the expense of the township owner:
Parks (public open space): Erven 5376-5386
All roads within the township

2.5 PRECAUTIONARY MEASURES

- (a) The township owner shall appoint a competent person(s) to:
- i. conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.
- (b) The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-
- i. 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; and
 - ii. 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.

2.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the storm water drainage of the township in such a way as to fit in with that of the existing Road and

he shall receive and dispose of the storm water running off or being diverted from the road.

2.7 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.

2.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

2.9 DEMOLITION OF BUILDINGS AND STRUCTURES

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

2.10 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Lesedi Local Municipality, when required to do so by the Lesedi Local Municipality.

2.11 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.

2.12 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.

2.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this

township.

OR

The township owner shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

2.14 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999 and that any conditions that may affect the township are incorporated in these conditions as amendments to these conditions.

2.15 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF ALL STREETS

- (a) Provision shall be made for pedestrian movement along the eastern side of all streets within Residential areas to the satisfaction of the Lesedi Local Municipality.
- (b) A taxi lay-by with adequate space for two (2) taxis shall be provided in the township to the satisfaction of the Lesedi Local Municipality.

2.16 THE DEVELOPER'S OBLIGATIONS

2.16.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Lesedi Local Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

2.16.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

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

Department.

2.16.3 COMPLETION OF THE SCHEME

The developer or land owner remains liable for the development of the entire housing scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the Lesedi Local Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the Lesedi Local Municipality must be notified of this without delay.

2.16.4 APPROVAL OF BUILDING PLANS

Before any erf is transferred, the developer must have building plans approved at the Lesedi Local Municipality in respect of every erf, excluding Erven 5376 up to 5386, in accordance with the approved site development plan. The Power of Attorney to transfer the erven must be endorsed by the Lesedi Local Municipality.

- 2.16.5 No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

3. CONDITIONS OF TITLE

- 3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE LESEDI LOCAL MUNICIPALITY IN TERMS OF **SECTION 45(15)** OF THE BY-LAW

3.1.1 ALL ERVEN

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the Lesedi Local Municipality along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- (b) 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 2 m from it.
- (c) The Lesedi Local Municipality 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 Lesedi Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Lesedi Local Municipality shall make good

any damage caused during the laying, maintenance or removal of such services and other works.

3.1.2 ERVEN 5253, 5281, 5303, 5369, 5376, 5378, 5382, 5384 AND 5385

The erven shall be subject to the 5m servitude which represents the centreline of a bulk sewer line servitude in favour of the local municipality as indicated in the general plan.

3.1.3 ERVEN 5384 (PUBLIC OPEN SPACE)

The erf shall be subject to a 10m wide right of way servitude in favour of erf 5253 as indicated on the general plan.

3.1.4 ERF 5253

The erf shall be entitled to a 10m wide right of way servitude over erf 5384 as indicated on the general plan.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE LESEDI LAND USE MANAGEMENT SCHEME IN TERMS OF SECTION 45 OF THE LESEDI LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015

4.1 ERVEN 4486-5249

1	Use Zone	RESIDENTIAL 1
2	Uses permitted	Dwelling Houses
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme
6	Density	One dwelling unit per erf
7	Coverage	60%
8	Height	3 storeys
9	Floor area ratio	N/A
10	Building lines	According to Town Planning Scheme
11	Parking requirements	Table C
12	Paving areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	(1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality. (2) Any panhandle must be at least 3 metres wide.

14	Loading and off-loading facilities	To the satisfaction of the Municipality.
15	Turning facilities	To the satisfaction of the Municipality.
16	Physical barriers	To the satisfaction of the Municipality.
17	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General: (1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met. (2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality. (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.	

4.2 ERVEN 5250-5255

1	Use Zone	RESIDENTIAL 2
2	Uses permitted	Flats Group Housing Retirement Village Residential Buildings Dwelling House
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme
6	Density	120 Units per Ha
7	Coverage	60%
8	Height	3 storeys: Provided that a third storey shall only be allowed if the Municipality is satisfied that such storey will not detrimentally affect

		the privacy of the adjoining property owners.
9	Floor area ratio	0.6
10	Building lines	According to Town Planning Scheme
11	Parking requirements	Table C
12	Paving areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	(1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality. (2) Any panhandle must be at least 3 metres wide.
14	Loading and off-loading facilities	To the satisfaction of the Municipality.
15	Turning facilities	To the satisfaction of the Municipality.
16	Physical barriers	To the satisfaction of the Municipality.
17	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General: (1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met. (2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality. (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.	

4.3 ERVEN 5256-5258

1	Use Zone	BUSINESS 2
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2	Uses permitted	Businesses Offices Medical Consulting Rooms Places of Refreshment Shops Flats Public Garage Residential Buildings Dwelling Houses Financial Establishments
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme
6	Density	Not applicable
7	Coverage	80%
8	Height	3 Storeys
9	Floor area ratio	1.0
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Parking requirements	(1) Demarcated parking spaces, together with the necessary paved maneuvering space shall be provided on the erf to the satisfaction of the Municipality, in accordance with Table C of the scheme (2) The parking area shall be located, developed and landscaped in accordance with an approved site development plan and landscape plan.
12	Paving areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
14	Loading and off-loading facilities	All loading and off loading activities shall take place on the erf.

15	Turning facilities	Turning space for light vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
16	Physical barriers	A non-removable physical barrier, at least 1.5m high, must be erected on the street erf boundary, the approved accesses excluded
17	Health measures	(1) Any requirements for air pollution-, noise abatement- or health control measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General: (1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met (2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality. (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.	

4.4 ERF 5364

1	Use Zone	PUBLIC GARAGE
2	Uses permitted	Public Garage
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme

6	Density	Not applicable
7	Coverage	60%
8	Height	2 Storeys
9	Floor area ratio	Not applicable
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
14	Loading and off-loading facilities	All loading and offloading activities shall take place on the erf.
15	Turning facilities	Turning space for light vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
16	Physical barriers	A non-removable physical barrier, at least 1.5m high, must be erected on the street erf boundary, the approved accesses excluded
17	Health measures	(1) Any requirements for air pollution-, noise abatement- or health control measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General:	
	(1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as	

	described in the geological report. On completion of the structures, he must certify that all his specifications have been met
	(2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.
	(3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.

4.4 ERVEN 5365-5374

1	Use Zone	INSTITUTIONAL
2	Uses permitted	Educational Institutions Places of Instruction Place of Worship Social Halls Retirement Village Cafeteria Dwelling House Public Open Space
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme
6	Density	In terms of Town Planning Scheme
7	Coverage	70%
8	Height	2 Storeys
9	Floor area ratio	In terms of Town Planning Scheme
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
14	Loading and off-loading facilities	All loading and off loading activities shall take place on the erf.

15	Turning facilities	Turning space for light vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
16	Physical barriers	A non-removable physical barrier, at least 1.5m high, must be erected on the street erf boundary, the approved accesses excluded
17	Health measures	(1) Any requirements for air pollution-, noise abatement- or health control measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General:	(1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met (2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality. (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.

4.4 ERF 5375

1	Use Zone	UNDETERMINED
2	Uses permitted	Mining Agricultural Uses
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme
6	Density	Not applicable
7	Coverage	Not applicable

8	Height	2 Storeys
9	Floor area ratio	Not applicable
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
14	Loading and off-loading facilities	All loading and off loading activities shall take place on the erf.
15	Turning facilities	Turning space for light vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
16	Physical barriers	A non-removable physical barrier, at least 1.5m high, must be erected on the street erf boundary, the approved accesses excluded
17	Health measures	(2) Any requirements for air pollution-, noise abatement- or health control measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General: (1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met	

	(2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality. (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.
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4.8 ERVEN 5376-5386

1	Use Zone	PUBLIC OPEN SPACE
2	Uses permitted	Public Open Spaces Public Parks Sports and Recreation Cafeteria Gardens and Parks Playgrounds Natural Conservation Area Municipal Caravan Parks Agricultural Uses
3	Use with consent	Table B Colum 4
4	Uses not permitted	Table B Colum 5
5	Definitions	In terms of Town Planning Scheme
6	Density	Not applicable
7	Coverage	60%
8	Height	3 Storeys
9	Floor area ratio	N/A
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of

		the Municipality.
11	Parking requirements	To the satisfaction of the Municipality
12	Paving areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	(1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality. (2) Any panhandle must be at least 3 meters wide.
14	Loading and off-loading facilities	All loading and off loading activities shall take place on the erf.
15	Turning facilities	Turning space for light vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
16	Physical barriers	A non-removable physical barrier, at least 1.5m high, must be erected on the street erf boundary, the approved accesses excluded
17	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior permission of the Municipality.
18	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
19	General: (1) No structures shall be erected on the erven prior to the appointment of a professional Structural or Geo-technical Engineer, who shall design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the geological report. On completion of the structures, he must certify that all his specifications have been met	

	(2) Proposals to overcome detrimental soil conditions to the satisfaction of the Lesedi Local Municipality shall be contained in all building plans submitted for approval, and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality. (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Lesedi Land Use Management Scheme.
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PROCLAMATION NOTICE 23 OF 2024

LOCAL AUTHORITY NOTICE 01 OF 2024

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
BRAKPAN SUB SECTION**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of the provisions of Section 103 of the Town-planning and Townships Ordinance, 1986 read together with relevant Section of the Spatial Planning and Land Use Management Act, 2013 the City of Ekurhuleni Metropolitan Municipality hereby declares Dalpark Extension 3 Township situated on Portion 521 (A Portion OF Portion 95) of The Farm Witpoortje 117 to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION, MADE BY DOUBLE TIME INVESTMENTS (PTY) LTD *HEREINAFTER REFERRED TO AS THE DEVELOPER) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 521 (A PORTION OF PORTION 95) OF THE FARM WITPOORTJE 117, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN APPROVED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

1. GENERAL CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Dalpark Extension 3.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No 357/2018.

1.3 OBLIGATIONS WITH REGARDS TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil the obligation in respect of the provision of water, electricity and sanitary services and the installations of systems therefore, as well as the construction of the roads and stormwater drainage system as previously agreed upon between the township owner and the local authority.

1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs shall be borne by the township owner.

1.5 ACCESS

Access must be provided to the satisfaction of the Local Authority as prescribed by the approved traffic impact study.

1.6 ENDOWMENT

The township owner shall, in terms of provisions of section 98(2) and 98(3) of the Town Planning and Townships Ordinance, 1986, pay an amount to be determined by the local authority, which amount shall be used by the local authority for the provision of land for parks and / or open spaces. Such endowment shall be payable in terms of provisions of section 81 of the said ordinance read with section 95 thereof.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The storm water design for this development must also include the internal storm water runoff across and between the individual erven. The design must include identification of the necessary storm water routes, pipes, wall openings and channels which must be clearly written into the title deeds of the affected properties, or otherwise clearly enforced on the purchasers of individual erven and their successors in title. If a low point is created in the township, provision must be made to drain a 1:20 year flood to prevent flooding of the surrounding properties.

1.8 SPECIAL CONDITIONS

None

2. DISPOSAL OF ALL EXISTING CONDITIONS OF TITLE

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

2.2 Excluding the following condition which only affects a street in the township.

“C Subject to a Perpetual Servitude to convey and transmit water in favour of RAND WATER BOARD established in terms of Section 84 of Water Service Act 108 of 1997, The servitude are being 1 522 (One Five Two Two) square metres in extent as depicted by the figure ABhgA on Diagram SG 355/2018, as will more fully appear from Notarial Deed of Servitude K6552/2003S”.

2.3 Including the following conditions which do affect the township and shall be made applicable to all the erven in the township:

“A GEDEELTE 55 van die genoemde plaas Witpoortje 117 (waarvan die eiendom hiermee geregistreer 'n gedeelte uitmaak) is onderhewig aan die volgende voorwaardes opgelê en afdwingbaar deur die Stadsraad van Brakpan:

1. No buildings shall be erected on the property without the written consent of the Town Council of Brakpan first had and obtained.
2. No slaughterhouse, factory or other industry whatever shall be established or conducted on the said property.
3. No cattle kraal, cowshed or other structure shall be erected on the said property without written consent of the Town Council of Brakpan first had and obtained.

3. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AD INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.

3.1 ALL ERVEN

3.1.1 The erf is subject to a servitude, 2m wide, in favour of the local authority and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf an additional servitude for municipal purposes 2 m wide across the access portion of the erf if and when required by the local authority.

3.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large, rooted trees shall be planted within the area of such servitude or within 2m thereof.

3.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works.

3.1.4 As this land is liable to subsidence, settlement, shocks and cracking whereby damage may be caused to buildings or structures erected thereon, the owner of the said land undertakes not at any time to require from the holder of mining title underlying, adjoining or adjacent to the said land or from the Inspector of Mines, that any protection to the surface of said land or to any buildings or structure whatever situated thereon shall be given in terms of Regulations, framed under the powers contained in the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002), or any amendment thereof, and accept all risk of damage to such surfaces, building or structure which may be caused by mining operations past, present or future, either underneath said land or elsewhere.

4. CONDITIONS TO BE INCORPORATED INTO THE CITY OF EKURHULENI LAND USE SCHEME, 2021 IN ADDITION TO THE GENERAL PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

4.1 ERF 4578 AND THE BUILDINGS TO BE ERECTED THERE ON SHALL BE USED AND ARE SUBJECT TO THE FOLLOWING CONDITIONS

USE ZONE NUMBER	1
LAND USE CATEGORY	RESIDENTIAL 1
PRIMARY RIGHTS	As per Scheme
SECONDARY RIGHTS	As per Scheme
DENSITY	One dwelling per 300m ²
HEIGHT	2 storeys

COVERAGE	60%
FLOOR AREA RATION (FAR)	N/A
BUILDING LINES	As per scheme
SPECIAL BUILDING LINES	Buildings and structures hereafter erected on the erf shall be erected at least 5 (five) metres from boundary abutting on a street and 16m abutting Springs Road (K132).
LINES OF NO ACCES	No access will be allowed to the erf abutting Springs Road (K132) and for a distance of 100m along the erf abutting Afrikaner Road.
PARKING REQUIREMENTS	As per Scheme
LOADING REQUIREMENTS	N/A
SITE DEVELOPMENT PLAN (SDP)	N/A
ADDITIONAL CONDITIONS / SPECIAL RIGHTS / RESTRICTIONS	The foundation of all buildings to be erected on the erf, shall be designed by a civil engineer to the satisfaction of the local authority after the soil on the property on which the buildings after being erected has been investigated by a civil engineer to the satisfaction of the local authority.

4.2 ERF 4579 AND THE BUILDINGS TO BE ERECTED THERE ON SHALL BE USED AND ARE SUBJECT TO THE FOLLOWING CONDITIONS:

USE ZONE NUMBER	7
LAND USE CATEGORY (ZONING)	BUSINESS 3
PRIMARY RIGHTS	As per Scheme including a public garage
SECONDARY RIGHTS	As per Scheme
DENSITY	N/A
HEIGHT	2 Storeys
COVERAGE	60%
FLOOR AREA RATION (far)	1.0
BUILDING LINES	As per Scheme
SPECIAL BUILDING LINES	Buildings and structures hereafter erected on the erf shall be erected at least 16m abutting Springs Road (K132)
LINES OF NO ACCESS	No access will be allowed to the erf abutting Springs Road (K132) and for a distance of 100m along the erf abutting Afrikaner Road.
PARKING REQUIREMENTS	As per Scheme
LOADING REQUIREMENTS	As per Scheme
SITE DEVELOPMENT PLAN (SDP)	A site development plan to the satisfaction of the local authority shall be submitted and approved before any building plans may be submitted.

EKURHULENI METROPOLITAN MUNICIPALITY
(BRAKPAN SUB SECTION)
CITY OF EKURHULENI LAND USE SCHEME 2021: AMENDMENT SCHEME R0102C

The City of Ekurhuleni Metropolitan Municipality (Brakpan Sub Section) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 read together with relevant section of the Spatial Planning and Land Use Management Act, 2013, declares that it has approved an amendment scheme, being an amendment of the City of Ekurhuleni Land Use scheme, 2021, comprising the same land as included in the township of DALPARK EXTENSION 3 Township.

The approved Amendment Scheme documents will lie for inspection at the Office of the Manager: Town Planning, Brakpan Sub-Section during normal office hours.

This amendment is known as Ekurhuleni Amendment Scheme R0102C.

I. MASHAZI, City Manager, City of Ekurhuleni Metropolitan Municipality
2nd Floor, Head Office Building
Corner Cross and Rose Street
Germiston Private Bag X1069
Germiston
1400
Notice 01/2024

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 146 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

I Steyn Swanepoel, being the applicant and authorised agent of the registered owner of **Erf 182 Rosslyn Oos** give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the rezoning of the mentioned property as described below. The property can be located at 66 Van Niekerk Street Rosslyn. The purpose of this application is to obtain change the rights for Industrial 2 to industrial 1 for purposes to obtain building plan approval from the fire department. 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 14 February 2024 (the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above), until 13 March 2024 (not less than 28 days after the date of first publication of the notice). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Dssconsulting as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za and/or Dssconsulting@mweb.co.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Address of Municipal offices: The application can be electronically perused at City of Tshwane Metropolitan Municipality: Centurion Municipal Offices, Room E10, Corner Basden- and Rabie Streets, Centurion and/or **Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st floor, Room F12, Karenpark, Akasia** and/or Middestad Building Situated at 252 Thabo Sehume Street -new municipal offices. Closing date for any objections and/or comments: 13 March 2024. Address of applicant (Physical as well as postal address): 362 Oberon Avenue, Faerie Glen, Pretoria, and P.O. Box 724, Elarduspark, 0153; Tel: 081 896 6413; Email: dssconsulting@mweb.co.za; Reference: Q-182 Rosslyn. Dates on which notice will be published: 14 and 21 February 2024. **COUNCIL REFERENCE: Item Number: 39428**

14-21

PROVINSIALE KENNISGEWING 146 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

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

Ek, Steyn Swanepoel, synde die gemagtigde agent van die geregistreerde eienaar van **Erf 182 Rosslyn Oos** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Hersonering van die eiendom soos hieronder beskryf. Die doel van die aansoek is om die regte te wysig van Industriële 2 na Industriële 1 vir die doeleindes om bouplan goedkeuring te verkry van die Brandweer Departement. 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, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 14 Februarie 2024 (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 13 Maart 2024 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of ge-afekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za en/of dssconsulting@mweb.co.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n 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 proesseer of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. Adres van Munisipale Kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, die aansoek kan elektronies deurgeles word by Centurion Munisipale kantore, kamer E10, hoek van Basden- and Rabie Streets, Centurion en/of **Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st vloer, Kamer F12, Karenpark**, en/of middestad gebou geleë 252 Thabo Sehume straat- nuwe pta munisipaliteit kantore. Sluitingsdatum vir enige besware en/of kommentaar: 13 Maart 2024. Adres van agent: 362 Oberon Avenue, Faerie Glen, Pretoria en, Posbus 724, Elarduspark, 0153; Tel: 081 896 6413; Epos: dssconsulting@mweb.co.za. Verwysing: Q-Riviera Datums waarop die advertensie geplaas word: 14 en 21 Februarie 2024.: **Verwysing (Stadsraad): Item Number: 39428**

14-21

PROVINCIAL NOTICE 147 OF 2024

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 the Remainder of Erf 110 Waverley hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 1173 Cunningham Avenue, Waverley. The rezoning of the mentioned erf is from "Residential 1" to "Special" for a Place of Refreshment and Drive-in Restaurant, subject to certain conditions. The intention of the applicant is obtain the rights for a Drive-in Restaurant and a Place of Refreshment. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 14 February 2024 (the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above), until 13 March 2024 (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 first date of 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 Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Office. Closing date for any objections and/or comments: 13 March 2024. Address of applicant (Physical as well as postal address): 60th 22nd Street Menlo Park and New Town Town Planners CC, Posbus 95617, Waterkloof, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; Reference: A1466. Dates on which notice will be published: 14 February 2024 and 21 February 2024. Reference (Council): Item Number: 39458

14-21

PROVINSIALE KENNISGEWING 147 VAN 2024

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, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaars van die Restant van Erf 110 Waverley gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te 1173 Cunningham laan, Waverley. Die hersonering van die bogenoemde erf is vanaf "Residensieel 1" na "Spesiaal" vir n Plek Verversings en In-ry Restaurant, onderhewig aan sekere voorwaardes. Die voorname van die eienaar is om die regte te bekom vir n Verversings Plek en In-ry Restaurant. 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, waaronder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 14 Februarie 2024 (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 13 Maart 2024 (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 proseseer 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 Thabo Sehume straat - nuwe Pta Munisipaliteit. Sluitingsdatum vir enige besware en/of kommentaar: 13 Maart 2024. Adres van agent: 60ste 22ste straat Menlo Park en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; Verwysing: A1466. Datums waarop die advertensie geplaas word: 14 Februarie 2024 en 21 Februarie 2024. Verwysing (Stadsraad): 39458

14-21

PROVINCIAL NOTICE 149 OF 2024

**NOTICE IN TERMS OF SECTION 38(1) and 51(1) OF THE MIDVAAL
LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2017, FOR REZONING AND SUBSEQUENT
SUBDIVISION**

We, H.K Right of Way Trading and Projects 105 (PTY) LTD, being the authorised agent of the owners for **Portions 0 of ERF 32 THE of the township BALMORAL ESTATES**, hereby give notice in terms of the **Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017**, that we have lodged an application with the Midvaal Local Municipality for the amendment of the Midvaal Land Use Scheme, 2017 by rezoning and subsequently subdividing the above-mentioned properties situated on 32 East Road, The Balmoral Estates, De Deur, 1884

Any comments, representations and/or objections (with the ground thereof), should be lodged in writing within 28 days from **11 October 2023**, the first publication to the following contact details: Midvaal Local Municipality, 25 Mitchell Street, Meyerton, or posted to The Executive Manager, Development and Planning Department, P O Box 9, Meyerton, 1960.

The full particulars of the application may be inspected during normal office hours at the above-mentioned address (between 07:30 to 15:30), for a period of 28 days from the first date on which the notice appeared.

Description of Land: Portions 0 of ERF 32 THE of the township BALMORAL ESTATES**Proposed Rezoning**

The applicants' intentions are to amend the applicable density to allow for the subdivision of the subject site to three portions for the purpose developing residential houses on all three proposed subdivisions. The land use will remain as "Residential one".

Proposed Subdivision

Proposed Subdivision - New Portions	Size
Portion "A"	2007,000m ²
Portion "B"	2007.000m ²
Portion "C"	4015,000m ²
Total Size of Subject Site	8030 m²

Address of the Agent: H.K Right of Way Trading and Projects 105 (PTY) LTD,
06 Mokondo Street, Atteridgeville;0008
Contact No.: 065 848 3301; Email: info@hkrway.co.za

14-21

PROVINSIALE KENNISGEWING 149 VAN 2024

KENNISGEWING INGEVOLGE ARTIKEL 38(1) en 51(1) VAN DIE MIDVAAL PLAASLIKE MUNISIPALITEIT VERORDENING OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2017, VIR HERSONERING EN DAAROPVOLGENDE ONDERVERDELING

Ons, H.K Right of Way Trading and Projects 105 (PTY) LTD, synde die gemagtigde agent van die eienaars vir Gedeeltes 0 van ERF 32 THE van die dorp BALMORAL ESTATES, gee hiermee kennis ingevolge die Midvaal Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruik Bestuursverordening, 2017, dat ons 'n aansoek by die Midvaal Plaaslike Munisipaliteit ingedien het vir die wysiging van die Midvaal Grondgebruikskema, 2017 deur die hersonering en vervolgens onderverdeling van die bogenoemde eiendomme geleë op Oosweg 32, The Balmoral Estates, De Deur, 1884

Enige kommentaar, versoë en/of besware (met die grond daarvan), moet skriftelik ingedien word binne 28 dae vanaf **11 Oktober 2023** die eerste publikasie by die volgende kontakbesonderhede: Midvaal Plaaslike Munisipaliteit, Mitchellstraat 25, Meyerton, of gepos word aan Die Uitvoerende Bestuurder, Ontwikkelings- en Beplanningsafdeling, Posbus 9, Meyerton, 1960.

Die volledige besonderhede van die aansoek kan gedurende gewone kantoorure by bogenoemde adres (tussen 07:30 tot 15:30) besigtig word vir 'n tydperk van 28 dae vanaf die eerste datum waarop die kennisgewing verskyn het.

Beskrywing van Grond: Gedeeltes 0 van ERF 32 DIE van die dorp BALMORAL ESTATES

Voorgestelde Hersonering

Die aansoekers se voorneme is om die toepaslike digtheid te wysig om voorsiening te maak vir die onderverdeling van die onderwerp in drie gedeeltes met die doel om residensiële huise op al drie voorgestelde onderverdelings te ontwikkel. Die grondgebruik sal as "Residensiële een" bly.

Voorgestelde Onderverdeling

Voorgestelde Onderverdeling Voorgestelde Onderverdeling - Nuwe Gedeeltes	Grootte
Gedeelte "A"	2007,000m ²
Gedeelte "B"	2007,000m ²
Gedeelte "C"	4015,000m ²
Totale Grootte van Onderwerp Terrein	8030 m²

Adres van die Agent: H.K Right of Way Trading and Projects 105 (PTY) LTD,
Mokondostraat 06, Atteridgeville;0008

Kontaknommer: 065 848 3301; E-pos: info@hkrway.co.za

14-21

PROVINCIAL NOTICE 153 OF 2024**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, **Noksa 23 Development Planners**, applicant of **Portion 366 of the Farm Mooiplaats 367-JR** hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of a part of the property as described above from **"Undetermined"** to **"Special"**. The property is situated at: **3794 Rooireier Road Mooiplaats**.

The Rezoning is from **"Undetermined"** to **"Special"**. The intension of the property owner is to develop a **Lodge with 25 Chalets**.

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 **14 February 2024 until 13 March 2024**. 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: Registration Office, 252 Thabo Sehume Street. Closing date for any objections and/or comments: **13 March 2024**. Address of applicant: 30 Viljoen Street, Krugersdorp, 1739 & P.O Box 3345, Kenmare, 1745

Telephone No: **010 030 0671**

Email: **info@noksa.co.za**

Dates on which notice will be published: **14 February 2024 & 21 February 2024**

Item No: **39499**

14-21

PROVINSIALE KENNISGEWING 153 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OOR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD TSHWANE VERORDENING OP DIE BESTUUR VAN GRONDGEBRUIK, 2016**

Ons, **Noksa 23 Ontwikkelingsbeplanners**, aansoeker van **Gedeelte 66 van die Plaas Mooiplaats 367-JR** gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van 'n deel van die eiendom soos hierbo beskryf vanaf **"Onbepaald"** tot **"Spesiaal"**. Die eiendom is geleë te: **3794 Rooireier Straat Mooiplaats**.

Die Hersonering is van **"Onbepaald"** na **"Spesiaal"**. Die voorneme van die eienaar van die eiendom is om 'n **Lodge met 25 Chalets** te ontwikkel.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf **14 Februarie 2024 tot 13 Maart 2024**. 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 Provinsiale Koerant.

Adres van Munisipale kantore: Registrasiekantoor, 252 Thabo Sehume Straat. Sluitingsdatum vir enige besware en/of kommentaar: **13 Maart 2024**. Adres van applikant: Viljoenstraat 30, Krugersdorp, 1739 & Posbus 3345, Kenmare, 1745.

Telefoonnummer: **010 030 0671**

E-pos: **info@noksa.co.za**

Datums waarop kennisgewing gepubliseer sal word: **14 Februarie 2024 & 21 Februarie 2024**

Item No: **39499**

14-21

PROVINCIAL NOTICE 154 OF 2024**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, **Noksa 23 Development Planners**, applicant of **Portion 101 of the Farm Kliepeland 524 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 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 a part of the property as described above from **"Undetermined"** to **"Public Garage"**. The property is situated at: **R25 Regional Road In Bronkhorspruit**.

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 **14 February 2024** until **13 March 2024**. 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: Registration Office, 252 Thabo Sehume Street. Closing date for any objections and/or comments: **13 March 2024**. Address of applicant: 30 Viljoen Street, Krugersdorp, 1739 & P.O Box 3345, Kenmare, 1745

Telephone No: **010 030 0671**

Email: **info@noksa.co.za**

Dates on which notice will be published: **14 February 2024 & 21 February 2024**

Item No: **39498**

PROVINSIALE KENNISGEWING 154 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OOR HERSONERING IN TERME VAN ARTIKEL 16(1) VAN
DIE STAD TSHWANE VERORDENING OP DIE BESTUUR VAN GRONDGEBRUIK, 2016**

Ons, **Noksa 23 Ontwikkelingsbeplanners**, aansoeker van **Gedeelte 101 van die Plaas Kliepeland 524 J.R** gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van 'n **deel** van die eiendom soos hierbo beskryf vanaf **"Onbepaald"** tot **"Publieke Garage"**. Die eiendom is geleë te: **R25 Streekpad In Bronkhorspruit**.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf **14 Februarie 2024** tot **13 Maart 2024**. 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 Provinsiale Koerant.

Adres van Munisipale kantore: Registrasiekantoor, 252 Thabo Sehume Straat. Sluitingsdatum vir enige besware en/of kommentaar: **13 Maart 2024**. Adres van aplikant: Viljoenstraat 30, Krugersdorp, 1739 & Posbus 3345, Kenmare, 1745.

Telefoonnummer: **010 030 0671**

E-pos: **info@noksa.co.za**

Datums waarop kennisgewing gepubliseer sal word: **14 Februarie 2024 & 21 Februarie 2024**

Item No: **39498**

PROVINCIAL NOTICE 155 OF 2024**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****REMAINING EXTENT OF ERF 261 ELMA PARK EXTENSION 11 & PORTION 553 OF THE FARM RIETFontein 63-IR: AMENDMENT SCHEME E0585C**

I, WILLEM BUITENDAG of Di Cicco & Buitendag CC, being the authorised agent of the owner of the Remaining Extent of Erf 261 Elma Park Extension 11 and Portion 553 of the Farm Rietfontein 63-IR, 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 Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the said properties mentioned above, situated at 144 Boeing Road East, Elma Park X11 from Business 3 to Business 3, subject to conditions in order to also permit mini-storage on the site.

Particulars of this application will lie for inspection during normal office hours at the offices of the Area Manager: City Planning, cnr Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale (Entrance 3, Room 248) for a period of 28 days from 31 January 2024.

Objections to or representation in respect of the application must be made or lodged in writing to the Area Manager, City Planning, at the above address or at P.O. Box 25, Edenvale, 1610 within a period of 28 (twenty-eight) days from 31 January 2024.

Willem Buitendag,	P.O. Box 2398,	Bedfordview, 2008
Cell: 083 650 3321	Fax: 086 266 1476	E-mail: willie@dcandb.co.za
Dates of publication:	14 & 21 Feb 2024	

PROVINCIAL NOTICE 176 OF 2024

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 the amendment of the City of Johannesburg Land Use Scheme, 2018.

Site Description: Erf 838 Randparkrif Ext 14, situated at 9 Dale Lace Avenue.

Application Type: Rezoning

Application purpose: Rezoning from "Residential 1" to "Business 4" for medical consulting rooms, subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and via an email request made to the applicant. Any objections to or representations with regards to the application must be submitted to both the owner/agent and sent to objectionsplanning@joburg.org.za of the Registration Section of the Department of Development Planning, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 3394000 by no later than 20 March 2024. **Authorised Agent:** Kamlesh Bhana, 14 Lamone, Sharonlea. (Cell) 084 4442424. kamlesh@pegasustp.co.za. Date of Publication: 21 February 2024

PROVINCIAL NOTICE 177 OF 2024**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lorenzo Giovannoni, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of **ERF 216 WATERKLOOF HEIGHTS EXTENSION 8** 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 216 WATERKLOOF HEIGHTS EXTENSION 8** from "Residential 1" with a minimum erf size of 1500m² to "Residential 1" with a minimum erf size of 700m² subject to conditions contained in an Annexure T. The property is situated at 74 Nondela Road, Waterkloof Heights. The intention of the applicant in this matter is to rezone the property to amend the minimum erf size to allow the property to be subdivided into two portions.

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, Centurion Municipal Offices, Room E10, cnr Basden and Rabie Streets, Lyttleton Centurion, or P.O. Box 3242, Pretoria, 0001, or CityP_Registration@tshwane.gov.za to reach the Municipality from 21 February 2024 until 20 March 2024. 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 offices set out above and at the offices of Metroplan at the address provided below for a period of 28 days from 21 February 2024. 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 21 February 2024.

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: laurenzo@metroplan.net / mail@metroplan.net
Notice(s) will be placed onsite for 14 days from: 21 February 2024.

Dates on which notices will be published: 21 February 2024 and 28 February 2024.

Closing date for objection(s) and or comment(s): 20 March 2024.

Item Number: 39508

21-28

PROVINSIALE KENNISGEWING 177 VAN 2024

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

Ek, Lorenzo Giovannoni, van Metroplan Town Planners and Urban Designers (Edms) Bpk (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 216 WATERKLOOF HEIGHTS UITBREIDING 8** 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 216 WATERKLOOF HEIGHTS UITBREIDING 8** vanaf "Residensieël 1" met 'n minimum erf grootte van 1500m² na "Residensieël 1" met 'n minimum erf grootte van 700m² onderhewig aan voorwaardes vervat in 'n Bylae T. Die eiendom is geleë te 74 Nondela Straat, Waterkloof Heights. Die voorneme van die aansoeker in hierdie aangeleentheid is om die eiendom te hersoneer om die minimum erf grootte te wysig om die eiendom in twee gedeeltes te onderverdeel.

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 Posbus 3242, Pretoria, 0001, of CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik vanaf 21 Februarie 2024 tot 20 Maart 2024. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word by die e-posadresse hieronder verskaf.

Volledige besonderhede van die aansoek en planne (indien enige) sal ter insae lê by die Munisipale Kantore soos aangedui hierbo en by die kantore van Metroplan by die adres hier onder verskaf vir 28 dae vanaf 21 Februarie 2024. 'n Afskrif en/of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n e-pos versoek, wat binne 28 dae vanaf 21 Februarie 2024 ontvang word.

Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel: 012 804 2522; en E-pos: laurenzo@metroplan.net / mail@metroplan.net.

Kennisgewing(s) sal op die perseel geplaas word vir 14 dae vanaf: 21 Februarie 2024.

Datums waarop kennisgewings gepubliseer word: 21 Februarie 2024 and 28 Februarie 2024.

Sluitingsdatum vir beswaar(e) en/of kommentaar: 20 Maart 2024.

Item Nommer: 39508

21-28

PROVINCIAL NOTICE 178 OF 2024

The Midvaal Spatial Planning and Land Use Management By-law, 2015
Notice of application for amendment of the Midvaal Land Use Scheme, 2023, i.t.o. Section 38 of the Midvaal Spatial Planning and Land Use Management By-law, 2015, read together with the relevant provisions of the Spatial Planning & Land-Use Management Act, 2013,
I, Osvaldo DC Gonçalves, being the authorised agent of the owner of **Portion 184 Farm Hartsenbergfontein 332-IQ**, hereby give notice i.t.o. Section 38 of the the Midvaal Spatial Planning and Land Use Management By-law, 2015, that I have applied to the Midvaal Local Municipality for the amendment of the Midvaal Land Use Scheme, 2023, by the rezoning of the above property situated at 131 Sixth Avenue from **Rural Residential to Agriculture**.
Particulars of the application will lie for inspection during normal office hours at the office of Development & Planning, Midvaal Local Municipality Offices, Mitchel Street, Meyerton, for a period of 28 days from **14 February 2024**. Objections or representations must be made in writing to the Executive Director: Development & Planning Department Midvaal Local Municipality PO Box 9 Midvaal1960, within a period of 28 days from **14 February 2024**.
Agent: Ozzie Gonsalves Town Planning PO Box 990135, Ris Park, 2053.
082 677 7790 ozziegonsalves@yahoo.com

PROVINCIAL NOTICE 179 OF 2024

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
NOTICE OF A REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF SECTION 41 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 Erf 70 Winston Ridge Township, hereby give notice in terms of Section 41 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 [conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n) and (o) inclusive], in Deed of Transfer T74115/2002 in respect of Erf 70 Winston Ridge.

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 21 February 2024. 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 mentioned application's reference number is: 20/13/0523/2023.

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 21 February 2024 and by no later than 20 March 2024. 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.

PROVINCIAL NOTICE 180 OF 2024**NOTICE OF APPLICATION IN TERMS OF SECTION 38, OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2017 FOR 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 **PORTION 9 OF ERF 1103 MEYERTON TOWNSHIP**, hereby give notice in terms of section 38 of the Midvaal Spatial Planning and Land Use Management By-Laws, 2017, That we have applied to the **MIDVAAL LOCAL MUNICIPALITY**, for the Rezoning of PORTION 9 OF ERF 1103 MEYERTON TOWNSHIP from "Residential 1" to "Institutional" for a crèche. Any objections or comments with the grounds thereof and contact details shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to the Municipality at 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: 20 March 2024. Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441/ Tel No 016-349 2948/ 082 4000 909 admin@townplanningservices.co.za. Date on which notice will be published: 21 February 2024.

PROVINCIAL NOTICE 181 OF 2024**NOTICE OF APPLICATION IN TERMS OF SECTION 53, OF THE MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2017 FOR A SUBDIVISION APPLICATION.**

We, MM Town Planning Services, being the authorized agent of the owner of **PORTION 30 OF THE FARM STRYFONTEIN 477**, hereby give notice in terms of section 53 of the Midvaal Spatial Planning and Land Use Management By-Laws, 2017, That we have applied to the **MIDVAAL LOCAL MUNICIPALITY**, for the Subdivision of **PORTION 30 OF THE FARM STRYFONTEIN 477 IR.**

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: 20 March 2024. Address of applicant: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441 / Tel No 016-349 2948/ 082 4000 909 admin@townplanningservices.co.za. Date on which notice will be published: 21 February 2024.

PROVINCIAL NOTICE 182 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF CONSENT USE IN TERMS 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 (the "LUM By-law")**

I, Francois Pietersen with identity number 610106 5100 08 3, being the authorised agent of Portion 217 Bashewa Agricultural Holdings hereby gives notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a Lodge. The property is situated at Portion 217 Bashewa Agricultural Holdings. The current zoning is "Use zone 19: Undetermined". The intention of the applicant in this matter is to utilise the property for a Lodge. Any objection(s) and/or comments, including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 21 February 2024 until 20 March 2024. Full particulars and plans may be inspected during normal office hours at the Municipality offices as set out below, for a period of 28 days from the date of publication of the notice in the Gauteng Provincial Gazette / Die Beeld and The Citizen newspapers. Address of Municipality offices: City of Tshwane Metropolitan Municipality; Registration Office, Room E10, Corner of Basden- and Rabie Streets, Centurion, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 20 March 2024. Address of applicant: 452 Eeufees Street, Pretoria North, 0182. Cell: 076 291 5961. Email address: info@clconsultants.co.za Date of notice publication: 21 February 2024. Reference: Item number: 39475.

PROVINSIALE KENNISGEWING 182 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUUR-BYWET, 2016.**

Ek, Francois Pietersen met identiteitsnommer 610106 5100 08 3, die gemagtigde agent van die eienaar van die eiendom Gedeelte 217 Bashewa Landbou Hoewe gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Tshwane Grondgebruiksbestuur-Bywet, 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir toestemming vir 'n Lodge om die eiendom vir doeleindes vir akkomodasie vir gaste te gebruik, onderworpe aan sekere voorwaardes. Die eiendom is geleë te Gedeelte 217 Bashewa Landbou Hoewes. Die huidige sonering van die eiendom is Gebruiksone 19 "Undetermined". Die voorneme van die eienaar is om die eiendom te gebruik vir doeleindes van 'n Lodge. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP Registration@tshwane.gov.za vanaf 21 Februarie 2024 tot 20 Maart 2024. Volledige besonderhede en planne mag gedurende gewone kantoorure geïnspekteer word by Munisipale kantore soos onder uiteengesit, vir 'n periode van 28 dae van die plasing van die kennisgewing in die Gauteng Provinsiale Gazette / Die Beeld en The Citizen koerante. Adres van die Munisipale kantoor: Stad van Tshwane Metropolitaanse Munisipaliteit kantore geleë te Registrasiekantoor, Kamer E10, Hoek van Basden- en Rabie-Strate, Centurion, Pretoria. Sou enige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede:

newlanduseapplications@tshwane.gov.za Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die munisipaliteit by newlanduseapplications@tshwane.gov.za ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. Indien 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die posessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 20 Maart 2024. Adres en posadres van applikant: Eeufesstraat 452, Pretoria-Noord, 0182. Sel – 076 291 5961 E-posadres: info@clconsultants.co.za. Datum van publikasie van kennisgewing 21 Februarie 2024. Verwysing: Itemnommer: 39475.

PROVINCIAL NOTICE 183 OF 2024**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 PORTION 1 OF PORTION 1 OF ERF 61 LIBRADENE**

I, Hermann Joachim Scholtz on behalf of The Town Planner and Company, 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 (Boksburg Sub Section) for the removal of certain conditions contained in the Title Deed T32332/2023 of Portion 1 of Erf 61 Libradene which property is situated at 13 Kloppe Avenue Libradene Boksburg and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" to "Community Facility" for the purpose of "Place of Education" and "Place of Instruction" including an ancillary "dwelling unit", subject to certain conditions.

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 Trichardt's Road and Commissioner Street, Boksburg for a period of 28 days from 21 February, 2024. 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 Trichardt's 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 21 February, 2024.

Address of the authorised agent: Clearwater Office Park | Office Park 1 South | Block | Suite 1 | cnr of Atlas and Park Roads Parkhaven | 1459 | Boksburg | Ekurhuleni | Gauteng | South Africa | Fax +27 86 677 0143 | PO Box 7775 | Birchleigh | Kempton Park | 1621 | info@thetownplannerandcompany.co.za | www.thetownplannerandcompany.co.za

21-28

PROVINCIAL NOTICE 184 OF 2024**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**

We, MM Town Planning Services being authorized agent of the owner of Remainder of Extent of ERF 207 Nigel 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 65 Von Geusau Street, Nigel from "Residential 1" to "Business 2 for a Place of Refreshments (Pub & Grill)".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Nigel Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, City Planning Reception, 145 Eeufees Street, c/o Eeufees and Hendrik Verwoerd Streets, Nigel, for a period of 28 days from 21 February 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Nigel Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, City Planning Reception, 145 Eeufees Street, c/o Eeufees and Hendrik Verwoerd Streets, Nigel or P.O. Box 23 NIGEL, 1491 or by email to Dirk.vRooyen@ekurhuleni.gov.za, within a period of 28 days from 21 February 2024.

Address of the authorised agent: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441/ Tel No 016-349 2948/ 082 4000 909 admin@townplanningservices.co.za.

Date of first publication: 21 February 2024.

Date of second publication: 28 February 2024.

Closing date for objections: 20 March 2024.

21-28

PROVINSIALE KENNISGEWING 184 VAN 2024**KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE STADSBEPLANNINGSKEMA-AANSOEK INGEVOLGE ARTIKEL 48 VAN DIE STAD EKURHULENI METROPOLITAANSE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING, 2019**

Ons, MM Town Planning Services wat gemagtigde agent is van die eienaar van Remainder of Extent of ERF 207 Nigel gee hiermee kennis in terme van Artikel 10 van die Stad Ekurhuleni Metropolitaanse Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2019, dat ons by die Stad Ekurhuleni Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Stad Ekurhuleni Grondgebruikskema, 2021, deur die hersonering van die eiendom hierbo beskryf, geleë te Von Geusastraat 65, Nigel van "Residensieel 1" tot "Besigheid 2 vir 'n plek van verversings (Pub & Grill)".

Besonderhede van die aansoek sal gedurende normale kantoorure by die kantoor van die Areabestuurder: Stadsbeplanningsafdeling, Nigel Kliëntedienssentrum van die Stad Ekurhuleni Metropolitaanse Munisipaliteit, Grondvloer, Stadsbeplanningsontvangs, Eeufesstraat 145, c/o Eeufes- en Hendrik Verwoerdstraat, Nigel, vir 'n tydperk van 28 dae vanaf 21 Februarie 2024 vir inspeksie lê.

Besware teen of vertoë ten opsigte van die aansoek moet ingedien word by of skriftelik gemaak word by die Areabestuurder: Stadsbeplanningsafdeling, Nigel Kliëntedienssentrum van die Stad Ekurhuleni Metropolitaanse Munisipaliteit, Grondvloer, Stadsbeplanningsontvangs, Eeufesstraat 145, c/o Eeufes- en Hendrik Verwoerdstraat, Nigel of Posbus 23 NIGEL, 1491 of per e-pos aan Dirk.vRooyen@ekurhuleni.gov.za, binne 'n tydperk van 28 dae vanaf 21 Februarie 2024.

Adres van die gemagtigde agent: MM TOWN PLANNING SERVICES: 59 HF VERWOERD STR, HEIDELBERG, 1441/ Tel No 016-349 2948/ 082 4000 909 admin@townplanningservices.co.za.

Datum van eerste publikasie: 21 Februarie 2024.

Datum van tweede publikasie: 28 Februarie 2024.

Sluitingsdatum vir besware: 20 Maart 2024.

21-28

PROVINCIAL NOTICE 185 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF A TOWN PLANNING SCHEME IN TERMS OF SECTION 38 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW****MIDVAAL LAND USE SCHEME MLUS217**

We, Abakwa-Nyambi Town Planning, being the authorised agent of the owner of Erf 126 Kliprivier Township hereby give notice in terms of Section 38 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, that we have applied to the Midvaal Local Municipality for the amendment of the town planning scheme known as the Midvaal Land Use Scheme, by the rezoning of the property described above situated on Totius Street, from "Residential 1" to "Residential 2".

Particulars of the application will lie for inspection during normal office hours at the offices of the Executive Director: Development Planning and Housing, Mitchell Street, Civic Centre, Meyerton, for a period of 28 days from **21st of February 2024**.

Objections to or representation in respect of the application must be lodged with or made in writing to the Executive Director: Development Planning and Housing, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **21st of February 2024**.

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

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 165 OF 2024****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 38/2772 KEMPTON PARK EXTENSION**

I, Saziso Zumbu Buthelezi being the authorized agent of the owner of **Erf 38/2772, Kempton Park Extension** 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 (Kempton Park Customer Care Area) for the amendment of the City of Ekurhuleni Land Use Management Scheme, 2021, by the rezoning of the property described above, situated at 07 Block House, Kempton Park Extension, from "Business 3" to "Community Facility" for a school, subject to certain restrictive conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr. CR Swart and Pretoria Roads, Kempton Park, for a period of 28 days from 14 February 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr. CR Swart and Pretoria Roads, Kempton Park or PO Box 13, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, within a period of 28 days from 21 February 2024.

Address of the authorised agent: Urban Strategies Town Planners, 98 Commissioner Street Kempton Park Extension 2; Cell: 078 979 4233

14–21

LOCAL AUTHORITY NOTICE 171 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF [1] AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) AND [2] A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Mauritz Oosthuizen of MTO Town Planners CC t/a MTO Town & Regional Planners (Reg. No.: 2005/135370/23)**, being the applicant on behalf of the registered owner/s of **Erf 621 Constantia Park** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for **[1]** the removal of certain conditions contained in the title deed in terms of Section 16(2); and **[2]** for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the property as described above. The property is situated at **No. 577 Mendelssohn Street**.

The Application is for the removal of **Conditions I, II(a) up to and including Condition II(d) (including all sub-conditions)**, contained in Deed of Transfer **T23068/2023**.

The Rezoning is **from** "Residential 1" (*subject to one dwelling house/unit per minimum erf size of 1000m²*), subject to a certain further conditions **to** "Business 4" for the purposes of Dwelling Units and/or Offices and/or **Hair Dressing Salon**, subject to certain further conditions.

The intension of the applicant in this matter is to allow for the erection of the newly proposed **Hair Dressing Salon** on the Application Site.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za **from 14 February 2024 (first date of publication of the notice) until 13 March 2024 (28 days after first date of publication)**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the **Gauteng Provincial Gazette / Beeld / The Star**.

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

An electronic copy of the land development application can also be obtained from the applicant : info@mto-townplanners.co.za

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

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

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

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

Address of Municipal offices: Centurion Office: The Office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections and/or comments: **13 March 2024**

Address of applicant: **Street Address:** No. 39 Marili Avenue, Val-De-Grace Extension 03, 0184; **Postal Address:** P.O. Box 36266, Menlo Park, 0102; **Telephone:** (012) 809 4434; **Fax:** 086 610 1892; **Email:** info@mto-townplanners.co.za

Dates on which notice will be published: **14 February 2024 and 21 February 2024**

Reference: CPD 9/2/4/2-7358T (Rezoning) and CPD/0116/00621 (Removal); **Item No:** 39101 (Rezoning) and 39100 (Removal)

PLAASLIKE OWERHEID KENNISGEWING 171 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN [1] DIE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITEL AKTE IN TERME VAN ARTIKEL 16(2) EN [2] DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, **Mauritz Oosthuizen van MTO Town Planners CC t/a MTO Town & Regional Planners (Reg. Nr.: 2005/135370/23)**, synde die aansoeker namens die registreerde eienaar/s van **Erf 621 Constantia Park** gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die City of Tshwane Land Use Management By-Law, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir vir [1] die opheffing van sekere voorwaardes in die titel akte in terme van Artikel 16(2); en [2] vir die wysiging van die Tshwane – Dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die van die City of Tshwane Land Use Management By-Law, 2016, van die eiendom hierbo beskryf. Die eiendom is gelee te **Mendelssohn Straat Nr. 577**.

Die Aansoek is vir die opheffing van **Voorwaardes I, II(a) tot in met en insluitend Voorwaarde II(d)** (*insluitend al die sub-voorwaardes*) in Deed of Transfer **T23068/2023**.

Die Hersonering is **vanaf** "Residensieel 1" (*onderworpe aan een wooneenheid per minimum erf grootte van 1000m²*), onderworpe aan sekere verdere voorwaardes **na** "Besigheid 4" vir die doeleindes van Wooneenhede en/of Kantore en/of **Haarsalon**, onderworpe aan sekere verdere voorwaardes.

Die bedoeling van die aansoeker in hierdie saak is om die eiendom / aansoekterrein te omskep in 'n **Haarsalon**.

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien, sal gedurende gewone kantoor-ure ingedien word by, of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za **vanaf 14 Februarie 2024 (eerste datum van publikasie van die kennisgewing) tot in met 13 Maart 2024 (28 dae na die eerste dag van publikasie)**.

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

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

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

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

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

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

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

Sluitingsdatum vir enige besware en/of kommentare: 13 Maart 2024.

Adres van Applikant: Straatadres: Marili-Laan Nr. 39, Val-De-Grace Uitbreiding 03, 0184; **Posadres:** Posbus 36266, Menlo Park, 0102; **Telefoon:** (012) 809 4434; **Faks:** 086 610 1892; **Epos:** info@mto-townplanners.co.za

Datums van plasing van die betrokke kennisgewing: 14 Februarie 2024 en 21 Februarie 2024

Verwysing: CPD 9/2/4/2-7358T (Hersonering) en CPD/0116/00621 (Opheffing); **Item No:** 39101 (Hersonering) en 39100 (Opheffing)

LOCAL AUTHORITY NOTICE 172 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of Portion 134 of the farm Elandsfontein 352 JR hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision in terms of Section 16(12)(a)(iii) of the City of Tshwane Land Use Management By-law, 2016 of the property described above. The property is situated at 6238 Francolin Road, Elandsfontein – west of Atteridgeville.

The zoning is Agriculture and the application is for the subdivision of the property into 2 portions i.e Portion 1 – 0.8772 ha. and the remainder 20.8291ha.

The intention of the landowner in this matter is to subdivide the property in 2 portions and the zoning will remain Agricultural.

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 comments(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 14 February 2024 until 13 March 2024.

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 / Beeld/ Citizen.

Address of Municipal Offices: Pretoria Municipal Offices, 7 Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and / or comments: 13 March 2024

Address of authorized agent: Platinum Town and Regional Planners CC, 61 Woodlands Avenue Pecanwood, Box 583, Broederstroom, 0240;

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 14 & 21 February 2024.

Reference No: Item No: 38918

14–21

PLAASLIKE OWERHEID KENNISGEWING 172 VAN 2024

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING IN TERME VAN ARTIKEL 16(1)(f) VAN DIE
STAD TSHWANE GRONDGEBRUIKSBESTUURSWET, 2016**

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Gedeelte 134 van die plaas Elandsfontein 352 JR gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die onderverdeling van die eiendom hierbo beskryf in terme van Seksie 16(12) (a)(iii) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016.

Die eiendom is geleë te 6238 Francolin Road, Elandsfontein ten weste van Atteridgeville.

Die sonering is Landbou en die aansoek is vir die onderverdeling van die eiendom in twee gedeeltes te wete: Gedeelte 1 – 0.8772 ha. en die Restant 20.8291 ha.

Die bedoeling van die grondeienaar in hierdie geval is die onderverdeling van die eiendom in 2 gedeeltes en die sonering bly Landbou.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 14 Februarie 2024 tot 13 Maart 2024.

Volle besonderhede van die aansoek en planne (indien enige) lê vir inspeksie gedurende gewone kantoorure by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk 28 dae vanaf die eerste dag van publikasie van die kennisgewing in die Provinsiale Koerant / Beeld / Citizen.

Adres van Munisipale Kantore: Pretoria Munisipale Kantore , 7 de Vloer, Middestad Gebou , 252 Thabo Sehume Straat ,Pretoria.

Sluitingsdatum vir enige besware en / of kommentare: 13 Maart 2024

Adres van gemagtigde agent: Platinum Town and Regional Planners CC, 61 Woodlands Avenue Pecanwood , Posbus 583,Broederstroom, 0240 ; Telefoon nrs: 083 226 1316 of 072 184 9621

Datums waarop kennisgewing gepubliseer word: 14 & 21 Februarie 2024

Verwysing Nr: Item Nr: 38918

14–21

LOCAL AUTHORITY NOTICE 173 OF 2024**INOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 759 KEMPTON PARK EXTENSION 2**

I, Saziso Zumbu Buthelezi being the authorized agent of the owner of **Erf 759, Kempton Park Extension 2** hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Area) for the amendment of the City of Ekurhuleni Land Use Management Scheme, 2021, by the rezoning of the property described above, situated at 106 Swart Street, Kempton Park Extension 2, from "Residential 1" to "Residential 3" for 4 dwelling units on the property, subject to certain restrictive conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr. CR Swart and Pretoria Roads, Kempton Park, for a period of 28 days from 14 February 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr. CR Swart and Pretoria Roads, Kempton Park or PO Box 13, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, within a period of 28 days from 14 February 2024.

Address of the authorised agent: Urban Strategies Town Planners, 98 Commissioner Street Kempton Park Extension 2; Cell: 078 979 4233

14-21

LOCAL AUTHORITY NOTICE 181 OF 2024**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 1694 RYNFIELD.**

We, Planit Planning Solutions CC. 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 we have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) for the removal of certain conditions contained in the Title Deed T31052/2022 of Erf 1694 Rynfield Township which property is situated at 12 Kuper Steet, Rynfield, Benoni.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 14 February 2024.

Objection to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Benoni Customer Care Centre, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014, Benoni, 1500, or by email to Mdumiseni.Mkhize@ekurhuleni.gov.za within a period of 28 days from 14 February 2024.

Address of authorised agent: Planit Planning Solutions CC., P.O. Box 12381, BENORYN, 1504

14-21

LOCAL AUTHORITY NOTICE 182 OF 2024**SCHEDULES 45 AND 46– CLOSURE OF AN OPEN SPACE AND ROADS****THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****PROPOSED CLOSING OF PUBLIC OPEN SPACE ERF AND CERTAIN ROADS IN
DALPARK EXTENSION 18 TOWNSHIP**

Notice is hereby given in terms of **sections 67 and 68 of the Local Government Ordinance, 1939** read with Section 10 and Section 63(7) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that the City of Ekurhuleni Metropolitan Municipality intends to close permanently the following erf and roads:

Public Open Space Erf 4569, Portion of Lake Sancha (reserved as Erf 5841 at Surveyor General), Lake Rotoma (reserved as Erf 5803 at S.G.), Lake Nyos (reserved as Erf 5804 at S.G.), Ptn. of Lake Powell (reserved as Erf 5805 at S.G.), Ptn. Of Skamel Road (reserved as Erf 5806 at S.G. - Name noted in adjacent Dalpark Extension 1), Lake Michigan (reserved as Erf 5808 at S.G.), Lake Towada (reserved as Erf 5810 at S.G.), Lake Utah (reserved as Erf 5811 at S.G.), Lake Chapala (reserved as Erf 5812 at S.G.), Portions of Lake Wentworth (reserved as Erven 5813 and 5834 at S.G.), Portion of Lake Hazen (reserved as Erf 5814 at S.G.), Ptn of Lake Don Pedro (reserved as Erf 5815 at S.G.), Lake Saroma (reserved as Erf 5827 at S.G.), Portions of Lake George (reserved as Erven 5828, 5842 and 5843 at S.G.), Lake Kariba (reserved as Erf 5829 at S.G.), Portions of Lake Volta (reserved as Erven 5830 and 5844 at S.G.), Lake Bay (reserved as Erf 5831 at S.G.), Portions of Lake Skadar (reserved as Erven 5832 and 5845 at S.G.), Lake Nakaro (reserved as Erf 5833 at S.G.), Lake Huron (reserved as Erf 5835 at S.G.), Lake Nona (reserved as Erf 5836 at S.G.), Lake Village (reserved as Erf 5837 at S.G.), "link road" between Lake Bay and Lake Wentworth (reserved as Erf 5838 at S.G.), Lake Webster (reserved as Erf 5817 at S.G.), Lake Inari (reserved as Erf 5818 at S.G.), Lake Chad (reserved as Erf 5819 at S.G.), Lake Tahoe (reserved as Erf 5821 at S.G.), Erf 4518 (zoned "Roads" – Erf No. remains unchanged), Erf 4527 (zoned "Roads" – Erf No. remains unchanged), Lake Natron (reserved as Erf 5822 at S.G.), Lake Slapy (reserved as Erf 5823 at S.G.), Lake Ree (reserved as Erf 5824 at S.G.) AND Lake Toya (reserved as Erf 5825 at S.G.).

A plan showing the locality of the abovementioned erf and roads that are to be closed is open for inspection in the office of The Area Manager, City Planning, Brakpan CCC: E-Block, Room E212, Brakpan Civic Centre, cnr. Elliot Rd and Escombe Avenue, Brakpan from **14 February 2024 to 15 March 2024** during working hours.

Any person who has any objection to the proposed closing of the said erf or roads who will have any claim for compensation if the aforesaid closing is carried out, shall lodge his objection, or claim in writing with the Brakpan CCC at the above address or at PO Box 15, Brakpan, 1540, not later than 15 March 2024.

JAB/12559/bh

LOCAL AUTHORITY NOTICE 185 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 : ERF 124 DALVIEW**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 124 Dalview, 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 69 Van der Walt Road, Dalview from "Residential 1" to "Business 2", subject to certain restrictive measures.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Brakpan Sub Section of the City of Ekurhuleni Metropolitan Municipality, c/o Escombe Avenue and Elliot Avenue, Brakpan and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 14/02/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Brakpan Sub Section of the City of Ekurhuleni Metropolitan Municipality, c/o Escombe Avenue and Elliot Avenue, Brakpan or PO Box 15, Brakpan, 1540 or by email to Dudu.Twala@ekurhuleni.gov.za within a period of 28 days from 14/02/2024 (on or before 13/03/2024).

Address of the authorised agent:

Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716. E-Mail: jhb@terraplan.co.za (Our ref: HS3384)

14-21

LOCAL AUTHORITY NOTICE 188 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR AMENDMENT OF 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 OVER ERVEN 303 & 304 SINOVILLE TOWNSHIP.**

We Mokone Town Planners and Property Consultants Pty Ltd being the authorized agent of the owners of Erven 303 & 304 Sinoville hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management Bylaw, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment in terms of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the Rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016. The property is situated on Erven 303 & 304 Sinoville Township.

The intension of the applicant in this matter is to Rezone the subject property from Residential 1 to Special Uses for Vehicle Sales Mart and/or Vehicle Sales Showroom and ancillary Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development Economic Development and Spatial Planning, 7 Floor Middestad Building, 225 Thabo Sehume Street, Pretoria, PO Box 3242, Pretoria, 0001 or an e-mail send to CityP_Registration@tshwane.gov.za. Closing date for objections: 13 March 2024.

Full particulars of the application will be open for inspection during normal working hours at the above mentioned office, for a period of 28 days from the 14 February 2024. AUTHORISED AGENT DETAILS: Mokone Town Planners and Property Consultants (Pty) Ltd; Address No. Kutlwanong Democratic Centre, Office Su40, 357 Vissagie Street, Pretoria Central, 0002; Tel No (w): 012 881 1803/067 675 5555; Email Address: info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com. Date of First publication: 14 February 2024 and Second publication: 21 February 2024 Items Rezoning: **37644**.

14-21

PLAASLIKE OWERHEID KENNISGEWING 188 VAN 2024**STAD TSHWANE METROPOLITAN MUNISIPALITEIT KENNISGEWING VIR WYSIGING VAN TSHWANE DORPSBEPLANNINGSKEMA 2008 (HERSIEN 2014) DEUR DIE HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE LANDGEBRUIKSBESTUUR, S 30-30 30 30 30 OVILLE DORP.**

Ons Mokone Town Planners and Property Consultants Pty Ltd, synde die gemagtigde agent van die eienaars van Erve 303 & 304 Sinoville, gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek /ons het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen vir die wysiging ingevolge die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die Hersonerig ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Deur -wet, 2016. Die eiendom is geleë op Erve 303 & 304 Sinoville Township.

Die voorneme van die applikant in hierdie aangeleentheid is om die onderwerpeiendom te hersoneer vanaf Residensiële 1 na Spesiale Gebruike vir Voertuigverkope Mart en/of Voertuigverkope vertoonlokaal en bykomende kantoor.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestad-gebou 7, Thabo Sehumestraat 225, Pretoria, Posbus 3242, Pretoria, 0001 of 'n e-pos stuur na CityP_Registration@tshwane.gov.za. Sluitingsdatum vir besware: 13 Maart 2024.

Volledige besonderhede van die aansoek sal gedurende normale werksure by bogenoemde kantoor ter insae lê, vir 'n tydperk van 28 dae vanaf 14 Februarie 2024. GEMAGTIGDE AGENT BESONDERHEDE: Mokone Town Planners and Property Consultants (Edms) Bpk.; Adres No Kutlwanong Demokratiese Sentrum, Kantoor Su40, Vissagiestraat 357, Pretoria Sentraal, 0002; Tel No (w): 012 881 1803/067 675 5555; E-posadres: info@mokoneconsulting.co.za/mokoneplannersptyltd@gmail.com. Datum van Eerste publikasie: 14 Februarie 2024 en Tweede publikasie: 21 Februarie 2024 Items Hersonerig: 37644.

14-21

LOCAL AUTHORITY NOTICE 189 OF 2024

SCHEDULE 44 – NOTICE FOR THE ALTERATION/AMENDMENT OF A GENERAL PLAN (APPLICATION)**THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE ALTERATION/AMENDMENT OF A GENERAL PLAN IN TERMS OF SECTION 63 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
DALPARK EXTENSION 18 TOWNSHIP**

I **Jacobus Alwyn Buitendag**, the applicant, on behalf of The City of Ekurhuleni Human Settlements Department, **hereby gives notice in terms of Section 63(3) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019**, that an application has been made for the alteration/amendment of the general plan of the township known as **Dalpark Extension 18**.

The application together with the relevant plans, documents and information will lie for inspection during normal office hours at the Municipal offices, at The Area Manager, City Planning, Brakpan CCC: E-Block, Room E212, Brakpan Civic Centre, cnr. Elliot Rd and Escombe Avenue, Brakpan for a period of 30 days from 14 February 2024.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Area Manager at the above address or at PO Box 15, Brakpan, 1540 from **14 February 2024** until **15 March 2024**.

Closing date for any objections:

13 March 2024

Address of applicant: Izwelisha Town Planners (Pty) Ltd, 658 Trichardts Road, Beyers Park, Boksburg, 1459/PO Box 2256, Boksburg, 1460

Telephone No: 0119180100

Dates on which notice will be published: 14 and 21 February 2024

Reference:

JAB/12558/bh

14-21

LOCAL AUTHORITY NOTICE 191 OF 2024



SMARTGROWTH
DEVELOPMENT GROUP

Company Reg. No.: 2018/02567/07

154 Vos Street
Ellie Heights Sunnyside
Pretoria
Gauteng
0002

Office 42
Giyani Business Complex
Opposite Post Office
Limpopo (Giyani)
0826

Rethabile Garden
House No.: 55
4118 Sedibe Street
Polokwane

Cell: 071 800 7429/061 509 3881

Email: masingin88@gmail.com

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, Jan Ntemane of Nhluvuko Civil and Construction (Pty), being the applicant on behalf of the owner of The Remaining extent of Portion 79 Of the Farm Kameel Zyn Kraal 547- JR hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of The Remaining extent of Portion 79 Of the Farm Kameel Zyn Kraal 547- JR The property is located along the (2101 R25). The current zoning of the property is "Undetermined" (Use Zone 19). The intention of the applicant in the matter is to subdivide the subject property measuring 81 484ha into 8 Portions Portion 1: 11.48ha, Portion 2: 10.00ha, Portion 3: 10.40ha, Portion 4: 9.60ha, Portion 5: 10.00ha, Portion 6: 10.00okayha, Portion 7: 10.00ha and Portion 8: 10.00ha.

Any objection and/or comments, 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 14 February 2024 to 12 March 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, The Star and Beeld newspapers. Address of Municipal Offices: City of Tshwane, Economic Development and Spatial Planning Department, Middestad Building, 7th Floor, 252 Thabo Sehume Street, Pretoria, 0001. Closing date for any objections and/or comments: 12 March 2024. Address of applicant: Kgaswane Country Lodge Ptn 21 & 85 of Farm 330JQ, Boschfontein, Rustenburg, 0299. Postal: Postnet Suite 11170, P/Bag X82329, Rustenburg, 0300 Telephone No: 082 901 6799 Email: Jan@nhluvuko.com. Dates on which the notice will be published: 14 March 2024 and 21 March 2024 in the Gauteng Provincial Gazette, The Star and Beeld newspapers. Reference: CPD/0478/00000179

CITY OF TSHWANE METROPOLITAN MUNICIPALITY KENNISGEWING VAN 'N AANSOEK OOR HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016.

Ek, Jan Ntemane van Nhluvuko Civil and Construction (Edms), synde die applikant namens die eienaar van Die Resterende omvang van Gedeelte 79 Van die Plaas Kameel Zyn Kraal 547- JR 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 onderverdeling van Die Resterende omvang van Gedeelte 79 Van die Plaas Kameel Zyn Kraal 547- JR Die eiendom is geleë langs die (2101) R25). Die huidige sonering van die eiendom is "Onbepaald" (Gebruiksone 19). Die voorneme van die applikant in die aangeleentheid is om die onderhawige eiendom wat 81 484ha groot is, te onderverdeel in 8 Gedeeltes Gedeelte 1: 11.48ha, Gedeelte 2: 10.00ha, Gedeelte 3: 10.40ha, Gedeelte 4: 9.60ha, Gedeelte 5: 10.00ha, Gedeelte 6: 10.00 okayha, Gedeelte 7: 10.00ha en Gedeelte 8: 10.00ha.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) en/of kommentaar indien nie. s), moet ingedien word by of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 14 Februarie 2024 tot 12 Maart 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant, The Star en Beeld koerante. Adres van Munisipale Kantore: Stad Tshwane, Departement Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria, 0001. Sluitingsdatum vir enige besware en/of kommentaar: 12 Maart 2024. Adres van applikant: Kgaswane Country Lodge Ptn 21 & 85 van Plaas 330JQ, Boschfontein, Rustenburg, 0299. Pos: Postnet Suite 11170, P/Bag X82329, Rustenburg, 0300 Telefoonnummer: 082 901 6799 E-pos: Jan@nhluvuko.com. Datums waarop die kennisgewing gepubliseer sal word: 14 Maart 2024 en 21 Maart 2024 in die Gauteng Provinsiale Koerant, The Star en Beeld koerante. Verwysing: CPD/0478/00000179

TOWN PLANNING | ARCHITECTURAL DESIGN | BUILDING CONSTRUCTION

LOCAL AUTHORITY NOTICE 193 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME OF 2018
GLENVIEW EXTENSION 20 TOWNSHIP TO BE ESTABLISHED ON PORTION 1 OF
HOLDING 69 GLEN AUSTIN AGRICULTURAL HOLDINGS
CITY OF JOHANNESBURG REGISTRATION 20-07-4853**

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

SITE DESCRIPTION:

Property Description: Portion 1 of Holding 69 Glen Austin Agricultural Holdings
Street Address: 164 Allan Road, Glen Austin Agricultural Holdings, Midrand, 1685

APPLICATION TYPE:

Township establishment on Portion 1 of Holding 69 Glen Austin Agricultural Holdings, to be known as Glenview Extension 20

APPLICATION PURPOSES:

The purpose of the application is to establish a township comprising of two (2) erven and a Public Road on Portion 1 of Holding 69 Glen Austin AH. The erven will be zoned as "Special" for purposes of vehicle and motor rental, "offices", "place of instruction", "motor workshop and services" and "workshops", subject to certain restrictive conditions.

The above application will be open for inspection / viewing, weekdays, from 08H00 – 13H00 at Forum ii, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg by appointment for a period of 28 days from 14 February 2024.

For appointments, all interested parties should email landuseapplications@joburg.org.za.

Land development applications can also be viewed on the City of Johannesburg website (www.joburg.org.za).

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, 2107, or a facsimile sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, for a period of 28 days from 14 February 2024.

AUTHORISED AGENT

Full name: Gideon Johannes Jacobus van Zyl
Postal Address: P O Box 12415, Aston Manor Code: 1630
Residential Address: 4 Claret Place, Glen Erasmia, Kempton Park, 1620
Tel No (w): (011) 391 4618 Fax No.: N/A
Cell: 083 693 8249
Email address: deon@dvz.co.za

14-21

LOCAL AUTHORITY NOTICE 195 OF 2024
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED CLOSING OF DRACHMA ROAD

Notice is hereby given in terms of sections 67 of the Local Government Ordinance, 1939 and Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law 2019 that the City of Ekurhuleni Metropolitan Municipality intends to close permanently Drachma Road in Bardene Extension 52 Township.

A plan showing the locality of the abovementioned street/portion of street that is to be closed is open for inspection in the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor. Boksburg Civic Centre, c/o Trichardts Road & Market Street, from **14 February 2024** (date of notice in the Provincial Gazette and newspapers) to **15 March 2024** (30 days from the first date) during working hours.

Any person who has any objection to the proposed closing of the said erf or who will have any claim for compensation if the aforesaid closing is carried out, shall lodge his objection or claim in writing with to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor. Boksburg Civic Centre, c/o Trichardts Road & Market Street or P.O. Box 215 BOKSBURG, 1460, or by email to Francois.Vos@ekurhuleni.gov.za, by not later than **15 March 2024**

Reference: BardeneX52(Road Closure)
L. Du Plooy

14-21

LOCAL AUTHORITY NOTICE 198 OF 2024

NOTICE IN TERMS OF SECTION 10 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUMA) BY-LAW 2019 OF APPLICATION FOR AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME, 2021 IN TERMS OF SECTION 48 OF EKURHULENI SPLUMA BY-LAW 2019

AMENDMENT SCHEME NO.: B01023C

We, GVS & Associates Town Planners, being the authorized agent of the owners of **Erf 5508 Alliance Extension 10 Township**, hereby give notice in terms of Section 10 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management (Spluma) By-law 2019, that we have applied to the Ekurhuleni Metropolitan Municipality (Benoni Customer Care), in terms of section 48 of Ekurhuleni SPLUMA By-law 2019 for the amendment of City of Ekurhuleni Land Use Scheme, 2021 (**amendment scheme no. B01023C**), by rezoning of the property from "Community Facility for a place of education" to partly "Residential 1" and partly "Roads".

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Benoni Customer Care), 6th floor, Civic Centre, at corner of Elston Avenue and Tom Jones Street, Benoni, for a period of 28 days from 21 February 2024.

Objections or representations 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 Private Bag X014, Benoni, 1500, or at mdumisen.mkhize@ekurhuleni.gov.za within a period of 28 days from 21 February 2024. Applicant; GVS & Associates Town Planners, Po Box 78246, Sandton, 2146 Tel: (011) 472 2320 e-mail: gvsassoc@mweb.co.za, (Ref: - R2320).

21-28

LOCAL AUTHORITY NOTICE 199 OF 2024**CORRECTION NOTICE
REMOVAL OF RESTRICTIVE TITLE CONDITIONS**

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that **Notice 1665 of 2023** which appeared on **27 December 2023**, with regards to **Erf 963 Morningside Extension 35**, needs to be amended, as in the notice the portion number was omitted, and it will be amended to read as follows:

*“.....has approved the following in respect of **Portion 1 of Erf 963 Morningside Extension 35**”*

Director: Development Planning

Notice No: 715/2024

LOCAL AUTHORITY NOTICE 200 OF 2024**AMENDMENT SCHEME 20-01-4645**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 1 of Erf 119 Rosebank 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 20-01-4645.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4645 will come into operation on date of publication hereof.

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality

Notice No.506/2023

LOCAL AUTHORITY NOTICE 201 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 4 THERETO**

I, Petru Wooldridge, the applicant in my capacity as authorized agent of the owner of **Erf 1079, Waverley**, hereby give notice in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive conditions 1(a) to 1(l) (inclusive) in Deed of Transfer T61268/2018 relevant to the abovementioned property. The property is situated at 1343 Dunwoodie Street, Waverley. The intention of the applicant in this matter is to remove the abovementioned title conditions, in order to develop 6 dwelling-units on the property, as well as to remove irrelevant conditions in the title deed which are already controlled by the Tshwane Town-planning Scheme, 2008 (Revised 2014) and National Building Regulations.

The application can be viewed at the Pretoria Municipal office, 252 Thabo Sehume Street, Middestad building, Registry, 6th floor, during normal office hours. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to **CityP_Registration@tshwane.gov.za** within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: 21 and 28 February 2024.

Closing date for any objections and/or comments: 20 March 2024.

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: **petruw@mweb.co.za**
- ☐ Postal Address: P O Box 66211, Woodhill, 0076
- ☐ Physical Address of offices of applicant: 30 Wanderers Crescent, Woodhill, Pretoria
- ☐ Contact Telephone Number: 0832354390

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to **newlanduseapplications@tshwane.gov.za**. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 15h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 21 February 2024. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: Item 38896

PLAASLIKE OWERHEID KENNISGEWING 201 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUUR-VERORDENING, 2016 SAAMGELEES MET SKEDULE 4 DAARVAN**

Ek, Petru Wooldridge, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van **Erf 1079, Waverley**, gee hiermee ingevolge Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van voorwaardes 1(a) tot 1(l) (ingesluit) in Akte van Transport T61268/2018 met betrekking tot bogemelde eiendom. Die eiendom is geleë te Dunwoodiestraat 1343, Waverley. Die voorneme van die applikant is om die titelvoorwaardes op te hef ten einde 6 wooneenhede op die eiendom te ontwikkel asook om uitgediende, verouderde en irrelevante voorwaardes in die titelakte op te hef wat reeds deur die Tshwane Dorpsbeplaningskema, 2008 (Hersien 2014) en Nasionale Bouregulasies beheer word.

Die aansoek kan gedurende gewone kantoorure besigtig word by die Pretoria Munisipale kantoor, Thabo Sehumestraat 252, Middestad Gebou, Registrasie, 6de vloer. Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of **CityP_Registration@tshwane.gov.za** binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Koerant, Beeld en Citizien koerante. Datums waarop kennisgewing gepubliseer word: 21 en 28 Februarie 2024.

Sluitingsdatum vir enige besware/ kommentare: 20 Maart 2024.

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: petruw@mweb.co.za
- ☐ Posadres: Posbus 66211, Woodhill, Pretoria, 0076
- ☐ Fisiese adres van die kantoor van die applikant: Wanderers Crescent 30, Woodhill, Pretoria
- ☐ Kontak telefoonnommer: 0832354390

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

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 15h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik 21 Februarie 2024. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: Item 38896

LOCAL AUTHORITY NOTICE 202 OF 2024**AMENDMENT SCHEME 20-07-3640**

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 **Erf 1421 Halfway Gardens Extension 17** from "Special" to "Special", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-07-3640.

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 20-07-3640 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 712/2024

LOCAL AUTHORITY NOTICE 203 OF 2024**AMENDMENT SCHEME 20-01-3205**

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 1402 Houghton Estate from "Residential 1" to "Residential 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3205.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3205 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.690/2023

LOCAL AUTHORITY NOTICE 204 OF 2024**AMENDMENT SCHEME 02-9576**

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 962 Morningside Extension 35 from "Business 4" to "Business 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-9576.

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 02-9576 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 440/2023

LOCAL AUTHORITY NOTICE 205 OF 2024**AMENDMENT SCHEME 20-01-4645**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 1 of Erf 119 Rosebank from "Residential 1" to "Residential 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4645.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4645 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 506/2023

LOCAL AUTHORITY NOTICE 206 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 1 OF ERF 271 RIVERSDALE 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 1 of Erf 271 Riversdale Township from "Residential 1" with a density of one (1) dwelling per 1 000m² to "Residential 2" with a density of 25 dwelling units per hectare permitting 10 dwelling units. This amendment is known as MLUS188 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 207 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 5 OF THE FARM SCHAPENVREUGD 370-IQ (PREVIOUSLY KNOWN AS
PORTION 2 OF HOLDING 35 IRONSIDE AGRICULTURAL HOLDINGS)**

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 5 of the farm Schapenvreugd 370-IQ (previously known as Portion 2 of Holding 35 Ironside Agricultural Holdings) from "Agriculture" to "Agriculture" with an annexure for all agriculture primary rights, including retail and wholesale of gas with incidental storage and administration offices. This amendment is known as MLUS166 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 208 OF 2024**MIDVAAL LOCAL MUNICIPALITY****ERF 835 MEYERTON TOWNSHIP**

Notice is hereby given, in terms of Section 63(4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that MIDVAAL LOCAL MUNICIPALITY **has approved** the Removal of Condition (e) from the Deed of Transfer T001049/2004 pertaining to Erf 835 Meyerton Township. Furthermore, in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, the Municipality has approved the amendment of the Midvaal Land Use Scheme, 2023 for Erf 835 Meyerton Township from "Residential 1" with a density of 1 Dwelling per Erf to "Residential 2" with a density of 12 Dwelling units per hectare" permitting 3 dwelling units. This amendment is known as MLUS193 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 209 OF 2024**AMENDMENT SCHEME 20-01-4610**

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 **Erf 1126 Westdene** 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 20-01-4610.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-4610 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 696/2024

LOCAL AUTHORITY NOTICE 210 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016, that 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 667, Erf 668 and Portion 1 of Erf 804

Township: Vrededorp

Street Address: Number 34 and 36 Fourteenth Street and Number 12 De La Rey Street, Vrededorp

APPLICATION TYPE

Rezoning and Consolidation

APPLICATION PURPOSE

- (1) Amendment of the Town-Planning Scheme known as the City of Johannesburg Land Use Scheme, 2018, by the rezoning of:

- ☐ Erf 667 Vrededorp from Business 1 to Industrial 1
- ☐ Erf 668 Vrededorp from Residential 1 to Industrial 1
- ☐ Portion 1 of Erf 804 Vrededorp from Industrial 1 to Industrial 1 in order to increase coverage from 70% to 80%

- (2) Consolidation of Erven 667, 668 and Portion 1 of Erf 804 Vrededorp

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 20 March 2024.

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: 20 MARCH 2024**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: 21 FEBRUARY 2024

LOCAL AUTHORITY NOTICE 211 OF 2024**NOTICE OF APPLICATION FOR THE SIMULTANEOUS AMENDMENT OF MIDVAAL LAND USE SCHEME AND EXCISION IN TERMS OF SECTIONS 38 AND 84 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 **HOLDING 16 IRONSIDE AGRICULTURAL HOLDINGS**, hereby give notice in terms of Section 84 and Section 38(2)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that I have applied to the Midvaal Local Municipality for a simultaneous Excision and amendment of the Midvaal Land Use Scheme also known as rezoning of the property described above, situated at Plot 16, Road 6, Ironside Agricultural Holdings from **"Agriculture" to "Business 2"**, permitting a Medical Centre with ancillary land uses, subject to the conditions.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Executive Director: Development and Planning, Midvaal Local Municipality, P O Box 9, Meyerton, 1960, within a period of 28 days calculated from **21 February 2024 to 20 March 2024**.

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, for a period of 28 days from 21 February 2024. 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: 20 March 2024.

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

LOCAL AUTHORITY NOTICE 212 OF 2024
ERF 202 BLACKHEATH

Notice is hereby given in terms of Section 42.(4) and Section 42.(5) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in terms of reference number 20/13/2719/2023:

The removal of Conditions 3., 5., 6. and 7. from Deed of Transfer T10961/2023.

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

This notice will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 717/2024

LOCAL AUTHORITY NOTICE 213 OF 2024
THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
AMENDMENT SCHEME F0556C

NOTICE OF APPLICATIONS FOR REZONING AND CONSOLIDATION IN TERMS OF SECTION 68 OF THE
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2019
ERF 1257 AND DRACHMA AVENUE, BARDENE EXTENSION 52; REMAINDER OF ERF 1168,
BARDENE EXTENSION 59; AND ERF 1326, BARDENE EXTENSION 104

I, Jacobus Alwyn Buitendag, being the authorized agent of the owner of Erf 1257 and Drachma Avenue, Bardene Extension 52; Remainder of Erf 1168, Bardene Extension 59; and Erf 1326, Bardene Extension 104, which properties are situated on the north-western corner of Trichardts Road and North Rand Road, 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 Care Centre) for the

- i) amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the properties from "Business 2" and "Roads" to "Business 2", subject to certain conditions; and
- ii) for consolidation of Erf 1257 with that portion of Drachma Avenue (to be known as Erf 1336 after closure), situated within Bardene Extension 52 Township.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor, Boksburg Civic Centre, cnr Trichardts Road & Market Street, for a period of 28 days from 21 February 2024.

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, 2ND floor, Boksburg Civic Centre, c/o Trichardts Road & Market Street or P.O. Box 215 BOKSBURG, 1460 or by email to Francois.Vos@ekurhuleni.gov.za, within a period of 28 days from 21 February 2024 (date of first advertisement).

Address of the authorised agent: The African Planning Partnership, 658 Trichardts Road, Beyers Park, Boksburg, 1459

LOCAL AUTHORITY NOTICE 214 OF 2024**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 682 RYNFIELD.**

We, Planit Planning Solutions CC. 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 we have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) for the removal of certain conditions contained in the Title Deed T5061/2023 of Erf 682 Rynfield, which property is situated at 5 Burgers Street, Rynfield, Benoni.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 21 February 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag X014 BENONI, 1500 or by email to Mdumiseni.Mkhize@ekurhuleni.gov.za, within a period of 28 days from 21 February 2024

Address of authorised agent: 10 Fairbairn Street, Rynfield.

21–28

LOCAL AUTHORITY NOTICE 215 OF 2024**AMENDMENT SCHEME 02-18503**

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 **Erf 226 Ilovo** from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 02-18503.

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 02-18503 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 667/2024

LOCAL AUTHORITY NOTICE 216 OF 2024
AMENDMENT SCHEME 20-02-4756

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 **Erf 860 Woodmead Extension 5** from "Special" to "Business 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-4756.

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 20-02-4756 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 702/2024

LOCAL AUTHORITY NOTICE 217 OF 2024
AMENDMENT SCHEME 20-01-3331

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 **Erven 1653 and 1654 Ormonde Extension 51** from "Residential 2" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3331.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-01-3331 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 492/2024

LOCAL AUTHORITY NOTICE 218 OF 2024

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 the **Remaining Extent of Portion 250 Knopjeslaagte 385-JR**.

The removal of Conditions A.1 and A.2. from Deed of Transfer T76036/2022.

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.560/2023

LOCAL AUTHORITY NOTICE 219 OF 2024

LOCAL AUTHORITY NOTICE CD11 /2024

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
RYNFIELD EXTENSION 88 TOWNSHIP
DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of Section 103(1) of the Town-Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Rynfield Extension 88 Township situated on the Remainder of Portion 171 and Portion 172 of the farm Vlakfontein 69 I.R., to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY NORMAN ANDREW TRADING 6 (PROPRIETARY) LIMITED (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 171 AND PORTION 172 OF THE FARM VLAKFONTEIN 69 I.R. HAS BEEN GRANTED BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

A. CONDITIONS OF ESTABLISHMENT.

- (1) **NAME**
The name of the township shall be RYNFIELD EXTENSION 88 TOWNSHIP.
- (2) **DESIGN.**
The township shall consist of erven as indicated on the approved General Plan S.G. No. 2427/2022.
- (3) **CONDITIONS TO BE REGISTERED AFFECTING ERVEN**
The township owner shall at own expense cause the following erven to be consolidated: Erven 4177 and 4178.
- (4) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing title conditions and servitudes, if any.

- (a) Excluding the following which shall affect Erf 4177 only;

By virtue of notarial deed of servitude K 2912/2013 S dated 07 March 2013 the within mentioned property is subject to right in perpetuity to the use of a servitude, for municipal services other than for road purposes, a strip of 3 (three) metres wide running parallel to and along the north western boundary of the property of which is indicated by the line AB on servitude diagram SG No 511/2013 in favour of the Ekurhuleni Metropolitan Municipality as will more fully appear from the said notarial deed of servitude.

- (b) Excluding the following which shall affect Erf 4178 only;

The within mentioned property is subject to a servitude in perpetuity for municipal services other than for road purposes, 3 (three) metres wide parallel to and along the North Western boundary of the property as indicated by the line AB on diagram SG 8952/1998 as will more fully appear from Servitude K 2029/2013 S dated 4 April 2013.

(5) STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (a) The township owner shall, on request by the Local Authority, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Municipality. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the Municipality, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Municipality as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Municipality until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof, the Municipality shall be entitled to do the work at the cost of the township owner.

(6) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall within such period as the Municipality may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore.

(7) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owner.

The township owner shall consult with the Municipality before any existing municipal service(s) need to be replaced or removed.

(8) ENDOWMENT

The township owner shall, in terms of Sections 98(2) and (3) of the Town Planning and Township Ordinance, 15 of 1986, pay a lump sum endowment to the Municipality, for the provision of land for parks (Public Open Space).

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER.

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

(10) ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Head of Department: Roads and Stormwater Planning.

(11) SOIL CONDITIONS.

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his/her/its own expense, cause all existing buildings and structures, situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Municipality, when required to do so by the Municipality.

(13) PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the Municipality in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(14) REMOVAL OF LITTER

The township owner shall at his/her own expense, cause all litter within the township area to be removed, to the satisfaction of the Municipality, when required to do so by the Municipality.

(15) SPECIAL CONDITIONS

(a) The township owner shall ensure that in the event of a sectional title scheme being registered, a Body Corporate (legal entity) is established, alternately in the event of a subdivision, a Section 21 Company (legal entity) is established at the cost of the developer/township owner.

(b) The said Body Corporate/Section 21 Company (legal entity) shall, in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control relating to the property.

(c) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 1986 (act 95 of 1986), then and in such event, the conditions contained herein and in conflict with the provisions of the Sectional Titles act, 1986, shall be read as pro-non-scripto.

(d) A security control facility, which may include a guard house, a stop sign, a chain, a boom, a gate – irrespective of whether same is manned or automated – may be erected on the premises for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. A 24-hour access shall be available at all times for municipal and emergency purposes.

(e) The township owner referred to in (d) above may erect and man the facility referred to in (d) above, and all costs in this regard will be borne by the Association.

(f) Should such facility conflict with any services of the Local Authority or Eskom or Telkom within the services area, the Municipality shall have the sole discretion to inform the Association by registered letter that the security facility has been discontinued, whereupon the facility shall be removed by the Association at its own cost.

B. CONDITIONS OF TITLE.

(1) All erven shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- a. The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- b. No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- c. The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Municipality.

(2) CONDITIONS IN FAVOUR OF THIRD PARTIES TO BE REGISTERED

- (a) Every owner of the property or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a member of the Property Owners Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the property nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a member of the Property Owner's Association.
- (b) The owner of the property or of any subdivided portion thereof or any person who has an interest therein, shall not be entitled to transfer the property or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Property Owners Association that the provisions of the Property Owners Association have been complied with.

LOCAL AUTHORITY NOTICE CD11/2024

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME B0969C

The City of Ekurhuleni, Benoni Customer Care Sub-cluster hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the City of Ekurhuleni Land Use Scheme 2021, comprising the same land as included in the township of **RYNFIELD EXTENSION 88** Township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Customer Care Area, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme B0969C and shall come into operation from date of publication of this notice.

Notice No. CD11/2024

LOCAL AUTHORITY NOTICE 220 OF 2024
AMENDMENT SCHEME 20-04-5126

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 **Erven 46 and 52 Cresta and Erf 43 Darrenwood** from "Residential 1" and "Educational" to "Residential 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-5126.

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 20-04-5126 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
 Notice No. 605/2024

LOCAL AUTHORITY NOTICE 221 OF 2024

ADVERTISEMENT NOTICE PROVINCIAL GAZETTE NOTICE TSHWANE TOWN-PLANNING SCHEME, 2008

Notice is hereby given to all whom it may concern, that in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008, (Revised 2014) read with section 16(3) of the City of Tshwane Land Use management By-law 2016. I, Amanda, Kathleen Muller intend applying to The City of Tshwane for consent for: "Place of Instruction" on Erf 272, also known as 254 Tipperary Road, Hennopspark located in a "Residential" zone. Any objection, with the grounds therefore, shall be lodged with or made in writing to: The Strategic Executive Director: City Planning, Development and Regional Services. *Centurion: Room F8, Town Planning Office, cnr Basden and Rabie Streets, Centurion, PO Box 14013, Lyttelton, 0140: or within 28 days of the publication of the advertisement in the Provincial Gazette, viz **????????**. Full particulars and plans (if any) may be inspected during normal office hours at the above mentioned office, for a period of 28 days after the publication of the advertisement in the Provincial Gazette. Closing date for any objections: 3 March 2024. Applicant street and postal address 97 Old Kent Road, Midstream Estate, Postnet Suite 038, Private Bag X1007, Lyttelton, 0140, TELEPHONE: 061 407 0237

PLAASLIKE OWERHEID KENNISGEWING 221 VAN 2024

TSHWANE – DORPSBEPLANNINGSKEME, 2008 Ingevolge klousule 16 van die Tshwane – Dorpsbeplanningskema, 2008, (hersien in 2014) word hiermee aan alle belanghebbendes kennis gegee dat ek, Amanda Kathleen Muller van voornemens is om by die Stad Tshwane aansoek te doen om toestemming vir "Plek van Onderrig" Erf 272 ook bekend as Tipperary Laan 254, Hennopspark geleë in 'n Residentiele sone. Enige beswaar, met die redes daarvoor, moet binne 28 dae na publikasie van die advertensie in die Provinsiale Koerant, nl **????????** skriftelik by of tot: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling end Streeksdienste Centurion: Kamer 8, Stedelike Beplanning Kantore, h/v Basden-en Rabiestraat, Centurion. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir 'n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. Sluitingsdatum vir enige besware 3 Maart 2024. AANVRAER STRAATNAAM EN POSADRES Old Kent Straat 97, Midstream Estate, Postnet Suite 038, Privaat sak X1007, Lyttelton, 0140. TELEFOON: 061 407 0237

LOCAL AUTHORITY NOTICE 222 OF 2024
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 6194T

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **6194T**, being the rezoning of Erf 689, Hennospark Extension 70, from "Industrial 2" with a coverage of 45% and FAR of 0.45, to "**Industrial 2**", Table B, Column 3, with a coverage of 60% and FAR of 0.76, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **6194T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-6194T (Item 34327))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

21 FEBRUARY 2024
(Notice 219/2024)

LOCAL AUTHORITY NOTICE 223 OF 2024

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

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner of **the Remaining Extent of Portion 140 (a portion of Portion 15) of the farm Mooiplaats 367JR and Portion 554 (a portion of Portion 139) of the farm Mooiplaats 367JR** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2)(d) of the City of Tshwane Land Use Management By-law, 2016, read with Section 45(6) of the Spatial Planning and Land Use Management Act, 2013 of the above mentioned properties. The properties are situated south of the N4 and west of R964 (Boschkop/Donkerhoek Road). The application is for the removal of conditions F.; F.(a); F.(b) in Title Deed T66521/2015 (Remaining Extent of Portion 140) and conditions E.; E.(a); E.(b) in Title Deed T35483/2016 (Portion 554). A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website – www.tph.co.za. Should an interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, 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 **21 February 2024** until **20 March 2024**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. **Address of Municipal Offices:** 7th Floor, Middestad Building, 225 Thabo Sehume Street, Pretoria, 0001. **Closing date for any objections and/or comments:** 20 March 2024 **Address of authorised agent:** The Town Planning Hub cc; PO Box 11437, Silver Lakes, 0054; Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH21437 **Dates on which notice will be published:** 21 and 28 February 2024 **Reference nr:** CPD/0785/00140/R **ITEM NO. 33816**

21–28

PLAASLIKE OWERHEID KENNISGEWING 223 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van die eienaar van **die Restant van Gedeelte 140 ('n gedeelte van Gedeelte 15) van die plaas Mooiplaats 367JR en Gedeelte 554 ('n gedeelte van Gedeelte 139) van die plaas Mooiplaats 367JR** gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte in terme van Artikel 16(2)(d) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 gelees met Artikel 45(6) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 van die eiendom hierbo beskryf. Die eiendomme is geleë suid van die N4 en wes van R964 (Boschkop / Donkerhoekweg). Die aansoek is vir die opheffing van voorwaardes F.; F.(a); F.(b) in Akte T66521/2015 (Restant van gedeelte 140) en voorwaardes E.; E.(a); E.(b) in Akte T35483/2016 (Gedeelte 554). 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek om grondontwikkeling is ook beskikbaar vanaf ons webtuiste – www.tph.co.za. Indien 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie beskou as rede om die verwerking en oorweging van die aansoek te stop nie. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien word of gepos word na Posbus 3242, Pretoria, 0001 of 'n e-pos na CityP_Registration@tshwane.gov.za gestuur word, tussen **21 Februarie 2024 en 20 Maart 2024**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. **Adres van Munisipale Kantore:** 7de Vloer, Middestand gebou, 225 Thabo Sehumestraat, Pretoria, 0001. **Sluitingsdatum vir enige besware en/of kommentaar:** 20 Maart 2024 **Adres van agent:** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Straat, Shere, Pretoria. Tel: (012) 809 2229. Ref: TPH21437 **Datums waarop die advertensie geplaas word:** 21 en 28 Februarie 2024 **Verwysings nr:** CPD/0785/00140/R **ITEM NO. 33816**

21–28

LOCAL AUTHORITY NOTICE 224 OF 2024**TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)**

Notice is hereby given to all whom it may concern, that in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), read with section 16(3) of the City of Tshwane Land Use Management By-Law 2016, I **Beatrix Elizabeth Fletcher** applied to the City of Tshwane for an amendment (in terms of Section 16(18) of the Tshwane Land Use Management By-Law, 2016) to the consent use to permit an Equestrian Centre on **the Remaining Portion of Portion 140 (a portion of Portion 15) of the farm Mooiplaats 367JR and Portion 554 (a portion of Portion 139) of the farm Mooiplaats 367JR** situated south of the N4 and west of R964 (Boschkop/Donkerhoek Road) and located in a "Undetermined" zone. The properties are zoned "Undetermined". The intention of this application is to apply for consent to permit an Equestrian Centre. A copy of the land development application can be requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za. A copy of the land development application is also available on our website – www.tph.co.za. 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 Municipal Offices, 7th Floor, Middestad Building, 225 Thabo Sehume Street, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za, from **21 February 2024 until 20 March 2024**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 28 days after the publication of the advertisement in the Provincial Gazette. **Closing date for any objections:** 20 March 2024 **Address of applicant:** The Town Planning Hub CC, PO Box 11437, Silver Lakes, 0054 / Lombardy Corporate Park, Block B, Unit M, Cole Rd, Shere AH, 0084; Tel: (012) 809 2229, Ref nr: TPH21433 **Reference nr:** CPD/0785/00140/R **ITEM NO. 33817**

21–28

PLAASLIKE OWERHEID KENNISGEWING 224 VAN 2024**TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (GEWYSIG 2014)**

Ingevolge Klousule 16 van die Tshwane - Dorpsbeplanningskema, 2008, gelees met Artikel 16(3) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 word hiermee aan alle belanghebbendes kennis gegee dat ek, **Beatrix Elizabeth Fletcher** aansoek gedoen het by die Stad van Tshwane vir 'n wysiging (involge Artikel 16(18) van die Tshwane Grondgebruikbestuursverordening, 2016) vir toestemming om 'n Perdryskool toe te laat op die **Restant van Gedeelte 140 ('n gedeelte van Gedeelte 15) van die plaas Mooiplaats 367JR en Gedeelte 554 ('n gedeelte van Gedeelte 139) van die plaas Mooiplaats 367JR** toe te laat. Geleë suid van die N4 en wes van R964 (Boschkop / Donkerhoekweg) en geleë in 'n "Onbepaald" sone. Die eiendom is soneer "Onbepaald". Die bedoeling van hierdie aansoek is om aansoek te doen vir toestemming om 'n perdryskool met 'n gewysigde definisie toe te laat. 'n Afskrif van die aansoek om grondontwikkeling kan vanaf die Munisipaliteit aangevra word, deur 'n versoek te rig aan: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek is ook beskikbaar vanaf ons webtuiste – www.tph.co.za. Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of Munisipale Kantore, 7de Vloer, Middestand gebou, 225 Thabo Sehumestraat, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za vanaf **21 Februarie 2024 tot 20 Maart 2024**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word vir 'n periode van 28 dae na publikasie van die kennisgewing in die Provinsiale Koerant. **Sluitingsdatum vir enige besware: 20 Maart 2024** **Adres van applikant:** The Town Planning Hub CC, PO Box 11437, Silver Lakes, 0054 / Lombardy Corporate Park, Blok B, Eenheid M, Cole Str, Shere. 0084; Tel: (012) 809 2229. Ref nr: TPH21433 **Verwysings nr: CPD/0785/00140/R ITEM NO. 33817**

21–28

LOCAL AUTHORITY NOTICE 225 OF 2024

**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND
REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT
BY-LAW, 2019**

**ERF 161 MALVERN EAST TOWNSHIP
AMENDMENT SCHEME NUMBER: G0548C**

We, Urbandevplan Consulting being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality (Germiston Care Centre) for the removal of certain conditions contained in the Title Deed T000010056/2010 of **Erf 161 Malvern East Township** which property is situated at 33 Senator Road and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" to "Residential 3", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston CCA Sub Section of the City of Ekurhuleni Metropolitan Municipality, Corner Victoria and Oodendaal Street, Golden Heights Building, 5th floor, for a period of 28 days from 21 February 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning, Germiston of the City of Ekurhuleni Metropolitan Municipality, Corner Victoria and Oodendaal Street, Golden Heights Building, 5th floor or, P.O. Box 145, Germiston, 1400 or by email to Itumeleng.Nkoane@ekurhuleni.gov.za, within a period of 28 days from 21 February 2024.

Address of the authorised agent: 7 Fred Oberholzer Street, Minnebron, Brakpan, 1459, email: info@urbandevplan.co.za

21–28

LOCAL AUTHORITY NOTICE 226 OF 2024**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND
REZONING APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT
BY-LAW, 2019****ERF 562 DELVILLE TOWNSHIP
AMENDMENT SCHEME NUMBER: G0549C**

We, Urbandevplan Consulting being the authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that we have applied to the City of Ekurhuleni Metropolitan Municipality (Germiston Care Centre) for the removal of certain conditions contained in the Title Deed T000036350/2016 of **Erf 562 Delville Township** which property is situated at 41 Menin Road and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" to "Residential 3", subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Germiston CCA Sub Section of the City of Ekurhuleni Metropolitan Municipality, Corner Victoria and Oodendaal Street, Golden Heights Building, 5th floor, for a period of 28 days from 21 February 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning, Germiston of the City of Ekurhuleni Metropolitan Municipality, Corner Victoria and Oodendaal Street, Golden Heights Building, 5th floor or, P.O Box 145, Germiston, 1400 or by email to Itumeleng.Nkoane@ekurhuleni.gov.za, within a period of 28 days from 21 February 2024.

Address of the authorised agent: 7 Fred Oberholzer Street, Minnebron, Brakpan, 1459, email: info@urbandevplan.co.za

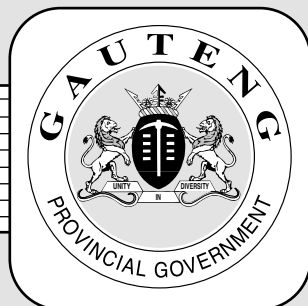
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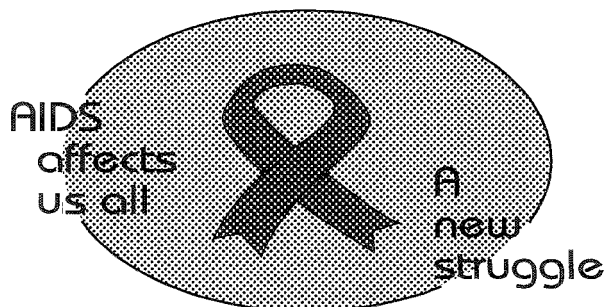
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PART 2 OF 2

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LOCAL AUTHORITY NOTICE 227 OF 2024**LENASIA SOUTH EXTENSION 32**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Lenasia South Extension 32** to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES OF THE TIME BEING OF THE SALMAN FARSI ISLAMIC TRUST (REGISTRATION NUMBER IT 6839/2003) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 75 OF THE FARM FONTEINE 313-IQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.**(1) NAME**

The name of the township is **Lenasia South Extension 32**.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 1033/2019.

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not have been commenced before 5 January 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 15 April 2023 from the date of their letter the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed within a period of five years from the date of their letter. The application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 03-12559/01.

(c) Access to or egress from the township shall only be permitted from Spring Road.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads shall be received and disposed of.

(9) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(12) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-Law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(14) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(15) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 10915 and 10916, to the local authority for approval. The consolidation may not be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and the erven to be consolidated, have been submitted or paid to the said local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

A. Including the following which does affect the township and shall be made applicable to the individual erven in the township:

The expropriation of a portion measuring 1200m² of the property by National Transport commission in terms of Section 8(1)(a) of Act 54/71, Notice No. EX582/79, as more fully set out in Conditions k. of Deed of Transfer T9350/09.

3. CONDITIONS OF TITLE.

A. Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-Law.

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as H1.

(2) ALL ERVEN

(a) Each erven are each subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(3) ALL ERVEN

(a) The local authority had limited the electricity supply to the erven to 500kVA and should the registered owners of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township of **Lenasia South Extension 32**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 03-12559.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. T168/2024

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