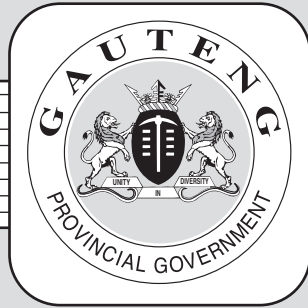


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GAUTENG**

# Provincial Gazette Provinsiale Koerant

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28 APRIL 2022  
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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 290 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4)  
OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016 READ WITH SCHEDULE 23  
THERETO****RASLOW EXTENSION 51**

We, TN Town Planning and General Services (Pty) Ltd, being the applicant of the owner of the Remaining Extent of Portion 14 of the Farm Swartkop 383-JR, hereby gives notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 14013, Lyttelton, 0140 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 28 April 2022 until 27 May 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Star newspapers. Address of municipal offices: Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality: Registry, Room E10, cnr Basden and Rabie Street, Centurion. Should the Municipal offices be inaccessible due to Covid-19 related reasons, any interested or affected party who wish to view or obtain a copy of the land development application, can request it from the Municipality through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or from the applicant at [info@tnservices.co.za](mailto:info@tnservices.co.za). The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party shall 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 any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 27 May 2022. Address of applicant: Email: [info@tnservices.co.za](mailto:info@tnservices.co.za). Fax: (086) 206-2224. Postal: P.O. Box 36052, Menlo Park, 0102, Telephone: 0676405057. Dates on which notice will be published: 28 April 2022 and 05 May 2022.

**ANNEXURE**

Name of township: Raslow Extension 51. Full name of applicant: TN Town Planning and General Services (Pty) Ltd. Number of erven in proposed township: 2 erven. Proposed Erf 1 and Proposed Erf 2 to be zoned Business 2 (Use zone:7) in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014) subject to the proposed development controls: Coverage of 30%, Height of 2 storeys and Floor Area Ratio of 0,24. The intention of the application is to obtain the necessary land use-rights permitting the subject property to be used for business purposes. The total floor area of the proposed development is 3179 m<sup>2</sup>. Description of land on which township is to be established: Remaining Extent of Portion 14 of the Farm Swartkop 383-JR. Locality of proposed township: The subject property is under the jurisdiction of the City of Tshwane Metropolitan Municipality. It is located in Region 4, ward number 48. It is located at the corner of Amesite Street and Lochner Road, in Swartkop 383-JR. GPS coordinates 28°06'34.6"E, 25°51'24.9"S. Item number: 35588.

**PROVINSIALE KENNISGEWING 290 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN  
RASLOUW UITBREIDING 51**

Ons, TN Town Planning and General Services (Pty) Ltd, synde die applikant van die eenaars van die Resterende Gedeelte van Gedeelte 14 van die Plaas Swartkop 383-JR, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, in die Bylae hierby uiteengesit. Enige beswaar(-are) en/of kommentaar(-are), met inbegrip van die gronde vir sodanige beswaar(-are) en/of kommentaar(-are) met volledige kontakbesonderhede waaronder die munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(-are) en/of kommentaar(-are) indien nie, moet aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 14013, Lyttelton, 0140, of aan CityP\_Registration@tshwane.gov.za gerig word vanaf 28 April 2022 tot 27 Mei 2022. 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 kennisgewing in die Provinsiale Koerant, Beeld en The Star koerante.

Adres van munisipalekantoor: Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad van Tshwane Metropolitaanse Munisipaliteit: Registrasie, Kamer E10, hoek van Basden- en Rabiestraat, Centurion. Sou die Munisipale kantore ontoeganklik wees vanweë Covid-19 verwante redes, kan enige belanghebbende of geaffekteerde party wat 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, 'n afskrif van die munisipaliteit versoek deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za of vanaf die aansoeker by info@tnservices.co.za. Die aansoeker moet toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n eposadres 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 eiendom van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of bekom nie, word die versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar(-are) en/of kommentaar(-are): 27 Mei 2022. Adres van aansoeker: E-pos: info@tnservices.co.za. Faks: (086) 206-2224. Pos: Posbus 36052, Menlo Park, 0102, Telefoon: 0676405057. Datums waarop kennisgewing gepubliseer word: 28 April 2022 en 05 Mei 2022.

**BYLAE**

Naam van die dorp: Raslouw Uitbreiding 51. Volle naam van aansoeker: TN Town Planning and General Services (Pty) Ltd. Aantal erwe in voorgestelde dorp: 2 erwe. Voorgestelde Erf 1 en Voorgestelde Erf 2 om gesoneer te word as Besigheid 2 (Gebruiksone:7) ingevolge die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) onderhewig aan die voorgestelde ontwikkelingskontroles: dekking van 30%, hoogte van 2 verdiepings en vloeroppervlakteverhouding van 0,24. Die bedoeling van die aansoek is om die nodige grondgebruiksregte te verkry wat toelaat dat die betrokke eiendom vir besigheidsdoeleindes gebruik word. Die totale vloeroppervlakte van die voorgestelde ontwikkeling is 3179 m<sup>2</sup>. Beskrywing van grond waarop dorp gestig word: Resterende Gedeelte van Gedeelte 14 van die Plaas Swartkop 383-JR. Ligging van voorgestelde dorp Die betrokke eiendom is onder die jurisdiksie van die Stad Tshwane Metropolitaanse Munisipaliteit. Dit is geleë in Streek 4, wyk nommer 48. Dit is geleë op die hoek van Amesitestraat en Lochnerweg, in Swartkop 383-JR. GPS-koördinate: 28°06'34.6"E, 25°51'24.9"S. Tshwane APS verwysingsnommer: 35588.







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