

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**PRETORIA**  
28 SEPTEMBER 2022  
28 SEPTEMBER 2022

**No: 389**

**PART 1 OF 2**

**We all have the power to prevent AIDS**



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DEPARTMENT OF HEALTH

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# Closing times for **ORDINARY WEEKLY** **2022** GAUTENG PROVINCIAL GAZETTE

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

- **22 December 2021**, Wednesday for the issue of Wednesday **05 January 2022**
- **29 December 2021**, Wednesday for the issue of Wednesday **12 January 2022**
- **05 January**, Wednesday for the issue of Wednesday **19 January 2022**
- **12 January**, Wednesday for the issue of Wednesday **26 January 2022**
- **19 January**, Wednesday for the issue of Wednesday **02 February 2022**
- **26 January**, Wednesday, for the issue of Wednesday **09 February 2022**
- **02 February**, Wednesday for the issue of Wednesday **16 February 2022**
- **09 February**, Wednesday for the issue of Wednesday **23 February 2022**
- **16 February**, Wednesday for the issue of Wednesday **02 March 2022**
- **23 February**, Wednesday for the issue of Wednesday **09 March 2022**
- **02 March**, Wednesday for the issue of Wednesday **16 March 2022**
- **09 March**, Wednesday for the issue of Wednesday **23 March 2022**
- **16 March**, Wednesday for the issue of Wednesday **30 March 2022**
- **23 March**, Wednesday for the issue of Wednesday **06 April 2022**
- **30 March**, Wednesday for the issue of Wednesday **13 April 2022**
- **06 April**, Wednesday for the issue of Wednesday **20 April 2022**
- **13 April**, Wednesday for the issue of Wednesday **27 April 2022**
- **20 April**, Wednesday for the issue of Wednesday **04 May 2022**
- **26 April**, Tuesday for the issue of Wednesday **11 May 2022**
- **04 May**, Wednesday for the issue of Wednesday **18 May 2022**
- **11 May**, Wednesday for the issue of Wednesday **25 May 2022**
- **18 May**, Wednesday for the issue of Wednesday **01 June 2022**
- **25 May**, Wednesday for the issue of Wednesday **08 June 2022**
- **01 June**, Wednesday for the issue of Wednesday **15 June 2022**
- **08 June**, Wednesday for the issue of Wednesday **22 June 2022**
- **15 June**, Wednesday for the issue of Wednesday **29 June 2022**
- **22 June**, Wednesday for the issue of Wednesday **06 July 2022**
- **29 June**, Wednesday for the issue of Wednesday **13 July 2022**
- **06 July**, Wednesday for the issue of Wednesday **20 July 2022**
- **13 July**, Wednesday for the issue of Wednesday **27 July 2022**
- **20 July**, Wednesday for the issue of Wednesday **03 August 2022**
- **27 July**, Wednesday for the issue of Wednesday **10 August 2022**
- **03 August**, Wednesday for the issue of Wednesday **17 August 2022**
- **10 August**, Wednesday for the issue of Wednesday **24 August 2022**
- **17 August**, Wednesday for the issue of Wednesday **31 August 2022**
- **24 August**, Wednesday for the issue of Wednesday **07 September 2022**
- **31 August**, Wednesday for the issue of Wednesday **14 September 2022**
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- **14 September**, Wednesday for the issue of Wednesday **28 September 2022**
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- **26 October**, Wednesday for the issue of Wednesday **09 November 2022**
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- **09 November**, Wednesday for the issue of Wednesday **23 November 2022**
- **16 November**, Wednesday for the issue of Wednesday **30 November 2022**
- **23 November**, Wednesday for the issue of Wednesday **07 December 2022**
- **30 November**, Wednesday for the issue of Wednesday **14 December 2022**
- **07 December**, Wednesday for the issue of Wednesday **21 December 2022**
- **14 December**, Wednesday for the issue of Wednesday **28 December 2022**

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1257 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AS WELL AS AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY LAW, 2016 READ WITH SCHEDULE 23 THERETO**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Erf 941 Waverley hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by way of rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, as well as for the removal of certain conditions contained in the Title Deed, in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016, of the property as described above. The property is situated at Number 1293, Starkey Avenue, Waverley.

The rezoning is from “**Residential 1**” with a minimum erf size of 1000m<sup>2</sup> (density of 10 dwelling units per hectare) to the following:

- Proposed Remainder of Erf 941 : “Residential 1” with a minimum erf size of 900m<sup>2</sup>
- Proposed Portion 1 of Erf 941 : “Residential 1” with a minimum erf size of 600m<sup>2</sup>
- Proposed Portion 2 of Erf 941 : “Residential 1” with a minimum erf size of 600m<sup>2</sup>

Application is also made for the removal of the following conditions in Deed of Transfer T64900/2021: Condition 6 on page 3 of, which is regarded to be restrictive in context of the intended development, as well as Conditions 1, 3, 4, 5, 8, 9, 10(i), 10(ii), 11 and 12 on pages 3 and 4, which have become obsolete.

The intention of the application is to rezone the property in order to obtain the necessary land use rights to allow for the subdivision of the property into three full title erven, subject to certain conditions, as well as the removal of conditions of title, which may restrict said development.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 21 September 2022 until 19 October 2022.

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 September 2022, as published in the Provincial Gazette, the Beeld and The Star newspapers.

Address of Municipal offices: City of Tshwane Metropolitan Municipality, Room E10, corner Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: 19 October 2022.

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

Date on which the application will be published: 21 September 2022 and 28 September 2022.

Rezoning Item No: 36291

Removal Item No: 36290

**ALGEMENE KENNISGEWING 1257 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) ASOOK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

Ons, Origin Stads en Streekbeplanning (Edms) Bpk, synde die applikant van Erf 941, Waverley, gee hiermee ingevolge Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien in 2014), by wyse van hersonering in terme van Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, asook vir die opheffing van sekere beperkende voorwaardes in die titelakte in terme van Artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. Die eiendom is geleë te 1293, Starkey Laan, Waverley.

Die hersonering is vanaf "Residensieel 1" met 'n minimum erfgrootte van 1000m<sup>2</sup> (digtheid van 10 wooneenhede per hektaar) na die volgende:

- Voorgestelde Restant van Erf 941 : "Residensieel 1" met 'n minimum erfgrootte van 900m<sup>2</sup>
- Voorgestelde Gedeelte 1 van Erf 941: "Residensieel 1" met 'n minimum erfgrootte van 600m<sup>2</sup>
- Voorgestelde Gedeelte 2 van Erf 941: "Residensieel 1" met 'n minimum erfgrootte van 600m<sup>2</sup>

Aansoek is ook gedoen vir die opheffing die volgende voorwaardes in Titelakte T64900/2021: Voorwaarde 6 op bladsy 3, wat beskou word as beperkend in konteks van die beoogde ontwikkeling, asook Voorwaardes 1, 3, 4, 5, 8, 9, 10(i), 10(ii), 11 en 12 op bladsy 3 en 4, wat nie meer van toepassing is nie.

Die intensie van die applikant is om die eiendom te hersoneer om sodoende die nodige grondgebruiksregte te verkry om voorsiening te maak vir die onderverdeling van die eiendom in drie voltitel-erwe, onderhewig aan sekere voorwaardes, asook die opheffing van titelvoorwaardes wat die ontwikkeling mag beperk.

Enige besware of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word asook die persone se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon kan korrespondeer nie, moet ingedien word by, en skriftelike gerig word aan 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 21 September 2022 tot 19 Oktober 2022.

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](mailto: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 aansoekdokumentasie 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 September 2022, soos gepubliseer in die Gauteng Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale kantore: Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, hoek van Basden en Rabie Strate, Centurion Munisipale Kantore. Sluitingsdatum vir enige beswaar(e): 19 Oktober 2022.

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

Datum van publikasie van die kennisgewing: 21 September 2022 en 28 September 2022.

Hersonering Item No: 36291

Opheffing Item No: 36290

21-28



**GENERAL NOTICE 1258 OF 2022****NOTICE IN TERMS OF SECTION 10 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW 2019 OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND AMENDMENT OF CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN TERMS OF SECTION 50 and 48 OF EKURHULENI SPLUMA BY-LAW 2019  
AMENDMENT SCHEME NO. N00029**

We, Epitychia Trading (Pty)Ltd represented by Katlego Makhura, being the authorised agents of the owner of **Erf 1320 Dunnottar Township**, hereby give notice in terms of Section 10, of the application lodged in terms of Section 50 and 48 of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act By-law, 2019 to Ekurhuleni Metropolitan Municipality (Nigel Customer Care Area), for simultaneous Removal of Restrictions and Amendment of City of Ekurhuleni Town Planning Scheme 2014 (**amendment scheme no. N00029**) by the rezoning of the property from "Residential 1" to "Residential 3" as defined in terms of the Scheme.

Particulars of the application will be open for inspection during normal office hours at the office of The Area Manager: City Planning Department (Nigel Customer Care Area), ground floor, Civic Centre, 148 Hendrik Verwoerd Street, Nigel, for a period of 28 days from 21 September 2022.

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: to the Area Manager: City Planning Department at the above address within a period of 28 days from 21 September 2022.

Applicant: Epitychia Trading, P.O. Box 2882, Noordheuwel, 1756, Street Address: 2 Laurelwood, Van Damn Street, Little Falls. Cell: 076 452 6853, email: katlego@epitychia.co.za , (Ref: - Erf 1320 Dunnottar).

21-28

**GENERAL NOTICE 1261 OF 2022****NOTICE IN TERMS OF SECTION 10 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT (SPLUM) BY-LAW, 2019 OF APPLICATION FOR THE SIMULTANEOUS CONSOLIDATION AND AMENDMENT OF CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN TERMS OF SECTION 55 and 48 OF CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPLUM BY-LAW, 2019  
AMENDMENT SCHEME NO. A0343**

We, Epitychia Trading (Pty)Ltd represented by Katlego Makhura, being the authorised agents of the owner of **Erf 3416 and 3417 Brackendowns Extension 3 Township**, hereby give notice in terms of Section 10, of the application lodged in terms of Section 55 and 48 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act By-law, 2019, to the City of Ekurhuleni Metropolitan Municipality (Alberton Customer Care Area), for simultaneous Consolidation and Amendment of City of Ekurhuleni Town Planning Scheme 2014 (**amendment scheme no. A0343**) by the rezoning of the consolidated property from "Residential 1" to "Residential 3" as defined in terms of the Scheme.

Particulars of the application will be open for inspection during normal office hours at the office of the Area Manager: City Planning Department (Alberton Customer Care Area), 11<sup>th</sup> floor, Civic Centre, Alwyn Taljaard Street, New Redruth, Alberton, for a period of 28 days from 21 September 2022.

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: to the Area Manager: City Planning Department at the above address or P.O.Box 4, Alberton, 1450 within a period of 28 days from 21 September 2022.

Applicant: Epitychia Trading, P.O. Box 2882, Noordheuwel, 1756, Street Address: 2 Laurelwood, Van Damn Street, Little Falls. Cell: 076 452 6853, email: katlego@epitychia.co.za, (Ref: - Erf 3416 and 3417 Brackendowns).

21-28

**GENERAL NOTICE 1268 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Michael Vincent Van Blommestein of Van Blommestein & Associates**, being the applicant on behalf of the owner of Erf 500, Menlo Park hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the title deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 28 Seventeenth Street. The application is for the removal of Conditions (b), (c), (d), (e), (g) and (i) in Deed of Transfer T86213/2021. The intention of the Applicant in this matter is to remove outdated and restrictive title deed conditions to inter alia allow for the establishment of a business/ home enterprise on the property. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **21 September 2022 until 19 October 2022**. 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](mailto: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](mailto:newlanduseapplications@tshwane.gov.za). For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. Closing date for any objections and/or comments: **19 October 2022** Address of applicant: **Street Address:** 590 Sibelius Street, Lukasrand 0027; **Postal Address:** P O Box 17341 Groenkloof 0027; **Telephone:** 012 343 4547/ 012 343 5061, **Fax:** 086 578 6913, **e-mail:** [yba@mweb.co.za](mailto:yba@mweb.co.za) Dates on which notice will be published: 21 September 2022 and 28 September 2022  
**Item No 36287**

**ALGEMENE KENNISGEWING 1268 VAN 2022****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN DIE AANSOEK VIR DIE OPHEFFING VAN 'N BEPERKENDE VOORWAARDE IN DIE TITELAKTE IN TERME VAN ARTIKEL 16(2) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, **Michael Vincent van Blommestein van Van Blommestein & Associates**, synde die aansoeker namens die eienaar van Erf 500, Menlo Park, gee hiermee ingevolge Artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes in die titelakte in terme van Artikel 16(2) van die van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë op Seventeenthstraat 28. Die aansoek is vir die opheffing van Voorwaardes (b), (c), (d), (e), (g) en (i) in Deed of Transfer T86213/2021. Die bedoeling van die Aansoeker in hierdie saak is om die verouderde en beperkende titel voorwaardes te verwyder, sodat, onder andere, 'n besigheid/ tuis onderneming op die eindom bedryf kan word. Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/ of kommentaar indien, sal gedurende gewone kantoorure ingedien word by, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) van **21 September 2022 tot 19 Oktober 2022**. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure ter insae by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore: Middestad Gebou Thabo Sehumestraat 252, Pretoria As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). Die aansoeker kan by die indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat saam met die Munisipaliteit aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die applikant se intellektuele eiendomsreg inbreuk maak nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied van die aansoek nie. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure ter insae by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van Munisipale kantore: Kamer10, hv Basden en Rabistrate, Centurion Munisipale Kantore. Sluitingsdatum vir enige besware en / of kommentaar: **19 Oktober 2022**. Adres van applikant: **Straatadres:** Sibeliustraat 590, Lukasrand 0027; **Posadres:** Posbus 17341 Groenkloof 0027; **Telefoon:** 012 343 4547/012 343 5061, **Faks:** 086 578 6913, **e-pos:** [vba@mweb.co.za](mailto:vba@mweb.co.za). Datums waarop kennisgewing gepubliseer moet word: 21 September 2022 en 28 September 2022

**Item No 36287**

21-28

**GENERAL NOTICE 1270 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I/we, Willem Georg Groenewald (ID No. 700404 5221 08 7), member of Landmark Planning CC (Reg. No. 2009/101412/23), being the authorized agent of the owner/s of Erf 8, Oospoort, Erf 9, Oospoort Extension 1 and Erven 6 and 7, Oospoort 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 for the amendment of the Ekurhuleni Town Planning Scheme, 2021, by the rezoning of the properties described above, situated at 27 and 29 Bradford Road (Erf 8, Oospoort), 3 County Road and 4 Cumberland Road (Erf 9, Oospoort Extension 1), 25 Bradford Road (Erf 6, Oospoort Extension 2) and 21 and 23 Bradford Road (Erf 7, Oospoort Extension 2) from "*Special*", subject to the conditions contained in Amendment Schemes E0441, E0442 and E0443, to: "*Business 1*" including Filling Stations and Warehouse Retail, subject to certain proposed conditions as indicated in the application documents as submitted. The purpose of the application is to obtain a uniform zoning over the properties that constitute the "Eastgate Business Node" and to notorially tie the erven situated within different township extensions. The proposed "Business 1"-zoning will not result in an increase of the already approved developable gross floor area.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Cr van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale (Entrance Number 3, Room 248) and at the offices of Landmark Planning CC, for a period of 28 days from 21 September 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Edenvale Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Cnr van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale (Entrance Number 3, Room 248) or P.O. Box 25, Edenvale, 1610, within a period of 28 days from 21 September 2022.

Address of the authorised agent: Landmark Planning CC, 75 Jean Avenue, Doringkloof, Centurion, 0157. Tel: 012 667 4773 or 082 371 5770. E-mail: [info@land-mark.co.za](mailto:info@land-mark.co.za) 21-28

**GENERAL NOTICE 1272 OF 2022**

## MOGALE CITY LOCAL MUNICIPALITY

NOTICE OF REZONING APPLICATIONS IN TERMS OF SECTION 45 OF THE MOGALE CITY SPATIAL  
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018

We, Synchronicity Development Planning, being the applicant for Erf 1617 Noordheuwel Extension 3 Township, hereby give notice in terms of Section 45(2)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980 in respect of the mentioned property. The property is situated at 55 Shannon Road, Noordheuwel.

Application is made to rezone the property from "Special" for a dwelling house, dwelling house office, and related uses to "Special" with an annexure for offices, a dwelling unit and limited specialist retail with related and subservient uses.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning from 21 September 2022 to 19 October 2022.

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

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street & Monument Street,  
Krugersdorp

Closing date for any objections/comments: 19 October 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756  
Telephone: 082 448 7368 Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 21 and 28 September 2022

21-28

**GENERAL NOTICE 1278 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
REMAINDER OF ERF 1250 WITFONTEIN EXTENSION 37**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf R/1250 Witfontein Extension 37, 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 on a private road adjacent to the Curro Serengeti School, Serengeti Estate from "Special" for a Place of Instruction (including an Electrical Substation and Water Reservoir) to "Residential 3" at a density of 50 units/ha.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Customer Care Centre Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 21/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Customer Care Centre Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to Tshupo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 21/09/2022, on or before 19/10/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> 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: HS3235)

21-28

**GENERAL NOTICE 1279 OF 2022****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 1/10420 CLAYVILLE EXTENSION 52 AND ERVEN 11051, 11053, 11055 & 11056 CLAYVILLE EXTENSION 94**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd being authorized agent of the owners of Erf 1/10420 Clayville Extension 52 and Erven 11051, 11053, 11055 & 11056 Clayville Extension 94 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 just to the south of the corner of Olifantsfontein Road and Aluminium Drive, Clayville / Tembisa from "Business 2" and "Industrial 2" to "Residential 4" subject to a height of 4 storeys, coverage of 60% and a density of 145 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Tembisa CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 21/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Tembisa CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or PO Box 13 Kempton Park, 1620 or by email to Veronica.Nepfumbada@ekurhuleni.gov.za within a period of 28 days from 21/09/2022, on or before 19/10/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9 (Our ref: HS3104)

21-28

**GENERAL NOTICE 1280 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48, 50 AND 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 933 CLAYVILLE EXTENSION 9**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 933 Clayville Extension 9 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain restrictive conditions contained in Title Deed T20737/2015 of Erf 933 Clayville Extension 9 of which property is situated at situated at 2 Reginald Street Clayville Extension 9 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 a place of education, subject to a height of 2 storeys, coverage of 50% and the number of children attending the will be limited to 100, 8 classrooms and 237m<sup>2</sup>.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 21/09/2022, on or before 19/10/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, 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 Veronica.Nepfumbada@ekurhuleni.gov.za within a period of 28 days from 21/09/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716, E-MAIL: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za) (Our ref: HS3273)

21-28

**GENERAL NOTICE 1291 OF 2022**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
 NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF  
 THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, READ WITH SCHEDULE 23 THERETO  
 ONDERSTEPOORT EXTENSION 67**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the **ANNEXURE** hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **28 SEPTEMBER 2022** until **26 OCTOBER 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **26 OCTOBER 2022**. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant.

**Address of Municipal offices:** Middestad Building, 252 Thabo Sehume Street, Pretoria.

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

Dates on which notice will be published: **28 SEPTEMBER 2022 & 05 OCTOBER 2022**

**ANNEXURE**

**Name of township:** **ONDERSTEPOORT EXTENSION 67**

**Full name of applicant:** Van Zyl & Benadé Stadsbeplanners BK on behalf of SAFDEV SSDC (PTY) LTD

**Number of erven, proposed zoning and development control measures:**

1843 Erven: Residential 1, (Minimum Erf Size 200 m<sup>2</sup>), Height 2 storeys, Coverage 60%

1 Erf: Educational, Height 2 storeys, Coverage 60%, FAR 0,6

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

8 Erven: Municipal

12 Erven: Public Open Space

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

**Description of land on which township is to be established: PORTIONS 118, 128, 160, 161, 163, 164, 165, 166, 167 AND 168 OF THE FARM HAAKDOORNBOOM 267 JR.**

**Locality of proposed township:** The proposed township is situated in the northern regions of Tshwane (Region 2), east of the R80, between Hebron Road (K216) and the Metsi Metsuane Spruit.

**Reference:** ITEM NO 35574



**ALGEMENE KENNISGEWING 1291 VAN 2022**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEKE OM DORPSTIGTING INGEVOLGE ARTIKEL 16(4) VAN CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, SAAMGELEES MET SKEDULE 23 DAARTOE  
ONDERSTEPSPOORT UITBREIDING 67**

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

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waaronder 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](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf **28 SEPTEMBER 2022** tot **26 OKTOBER 2022**.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **26 OKTOBER 2022**. 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](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek.

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

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

Datums waarop kennisgewing gepubliseer word: **28 SEPTEMBER 2022 & 05 OKTOBER 2022**

**BYLAE****Naam van dorp:****ONDERSTEPSPOORT UITBREIDING 67****Volle naam van aansoeker:** Van Zyl & Benadé Stadsbeplanners BK namens SAFDEV SSDC (EDMS) BPK**Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreels:**1843 Erwe: Residensieel 1 (Minimum Erfgrootte 200 m<sup>2</sup>) Hoogte 2 verdiepings, Dekking 60%

1 Erf: Opvoedkundig, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6

7 Erwe: Inrigting, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6

8 Erwe: Munisipaal

12 Erwe: Publieke Oop Ruimte

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

**Beskrywing van grond waarop dorp gestig staan te word: GEDEELTE 118, 128, 160, 161, 163, 164, 165, 166, 167 AND 168 VAN DIE PLAAS HAAKDOORNBOOM 267 JR.**

**Ligging van voorgestelde dorp:** Die voorgestelde dorp is geleë in die noordelike deel van Tshwane (Region 2), oos van die R80, tussen Hebronweg (K216) en die Metsi Metsuane Spruit.

**Verwysing:** ITEM NO 35574

**GENERAL NOTICE 1292 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, READ WITH SCHEDULE 23 THERETO ONDERSTEEPOORT EXTENSION 68**

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the **ANNEXURE** hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from **28 SEPTEMBER 2022** until **26 OCTOBER 2022**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette and newspapers (Beeld & The Star). Closing date for any objections and/or comments: **26 OCTOBER 2022**. Should any interested and affected party wish to obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) or alternatively by requesting such copy from the applicant.

**Address of Municipal offices:** Middestad Building, 252 Thabo Sehume Street, Pretoria.

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

Dates on which notice will be published: **28 SEPTEMBER 2022 & 05 OCTOBER 2022**

**ANNEXURE**

**Name of township:** **ONDERSTEEPOORT EXTENSION 68**

**Full name of applicant:** Van Zyl & Benadé Stadsbeplanners BK on behalf of SAFDEV SSDC (PTY) LTD

**Number of erven, proposed zoning and development control measures:**

1771 Erven: Residential 1, (Minimum Erf Size 200 m<sup>2</sup>), Height 2 storeys, Coverage 60%

1 Erf: Educational, Height 2 storeys, Coverage 60%, FAR 0,6

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

6 Erven: Municipal

8 Erven: Public Open Space

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

**Description of land on which township is to be established: PORTIONS 130, 131, 132, 151, 152, 153, 155, 156 AND 157 OF THE FARM HAAKDOORNBOOM 267 JR.**

**Locality of proposed township:** The proposed township is situated in the northern regions of Tshwane (Region 2), east of the R80, between Hebron Road (K216) and the Metsi Metsuane Spruit.

**Reference:** ITEM NO 35698

**ALGEMENE KENNISGEWING 1292 VAN 2022**

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

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

Enige besware en/of kommentare, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za), ingedien of gerig word vanaf **28 SEPTEMBER 2022** tot **26 OKTOBER 2022**. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hieronder aangetoon, vir n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant en nuusblaai (Beeld & The Star). Sluitingsdatum vir enige besware en/of kommentare: **26 OKTOBER 2022**. 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](mailto:newlanduseapplications@tshwane.gov.za) of alternatiewelik deur sodanige afskrif van die applikant te versoek.

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

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

Datums waarop kennisgewing gepubliseer word: **28 SEPTEMBER 2022 & 05 OKTOBER 2022**

**BYLAE**

**Naam van dorp:** **ONDERSTEPSPOORT UITBREIDING 68**

**Volle naam van aansoeker:** Van Zyl & Benadé Stadsbeplanners BK namens SAFDEV SSDC (EDMS) BPK

**Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreels:**

1771 Erwe: Residensiële 1 (Minimum Erfgrootte 200 m<sup>2</sup>) Hoogte 2 verdiepings, Dekking 60%

1 Erf: Opvoedkundig, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6

12 Erwe: Inrigting, Hoogte 2 verdiepings, Dekking 60%, VRV 0,6

6 Erwe: Munisipaal

8 Erwe: Publieke Oop Ruimte

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

**Beskrywing van grond waarop dorp gestig staan te word: GEDEELTE 130, 131, 132, 151, 152, 153, 155, 156 EN 157 VAN DIE PLAAS HAAKDOORNBOOM 267 JR.**

**Ligging van voorgestelde dorp:** Die voorgestelde dorp is geleë in die noordelike deel van Tshwane (Region 2), oos van die R80, tussen Hebronweg (K216) en die Metsi Metsuane Spruit.

**Verwysing:** ITEM NO 35698

**GENERAL NOTICE 1293 OF 2022**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

CORRECTION NOTICE: **DAWN PARK EXTENSION 54** TOWNSHIP

Notice is hereby given in terms of Section 80 of the Town Planning and Townships Ordinance, 15 of 1986, read with Section 95 of the said ordinance that whereas an error occurred in the Condition of Establishment in respect of the Township Dawn Park Extension 54 established under Local Authority Notice 504 dated 24 March 2022 is hereby corrected as follows:

1. By the removal of paragraphs 1.5 and 3.1(a)(v).

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

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LOCAL AUTHORITY NOTICE

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

CORRECTION NOTICE: **DAWN PARK EXTENSION 55** TOWNSHIP

Notice is hereby given in terms of Section 80 of the Town Planning and Townships Ordinance, 15 of 1986, read with Section 95 of the said ordinance that whereas an error occurred in the Condition of Establishment in respect of the Township Dawn Park Extension 55 established under Local Authority Notice 505 dated 24 March 2022 is hereby corrected as follows:

1. By the removal of paragraphs 1.5 and 3.1(a)(v).

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

## GENERAL NOTICE 1294 OF 2022

**REZONING**APPLICATION SCHEME:

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

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

SITE DESCRIPTION:

Erf 413, Morningside Extension 53

Street Address: 124 Kelvin Drive, Morningside, 2052

APPLICATION TYPE:

Rezoning

APPLICATION PURPOSE:

To apply to the Council for the rezoning of the property to "Residential 3" to increase the residential density.

The above application will be made available by the applicant to any interested party and it will also be open for inspection only by arrangement and on request from 8:00 to 15:30 at the Metro Link, Ground Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P. O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to **objectionsplanning@joburg.org.za** by not later than 26 October 2022.

AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; peterroostp@gmail.com

**GENERAL NOTICE 1295 OF 2022****City of Johannesburg Land Use Scheme, 2018**

Notice is hereby given in terms of Sections 21 and 41 of the City of Johannesburg, Municipal Planning By-Law, 2016, that I, Mark Roux of Planning Worx, being the authorised agent of the owner, have applied to the City of Johannesburg for an amendment to the land use scheme and the removal of restrictive conditions of title.

**Site description:**

Erven 306-309 Parkwood (132 Jan Smuts Avenue)

**Application type:**

Application in terms of Sections 21 and 41 of the City of Johannesburg – Municipal Planning By-Law, 2016 to amend the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the abovementioned properties from “Business 1”, subject to certain conditions to “Business 1”, subject to amended conditions.

**Application purposes:**

The purpose of the application is to permit the continued use of the site for “Business 1” purposes and to increase the height, floor area and coverage.

The above application in terms of the City of Johannesburg Land Use Scheme, 2018 can be provided for inspection by requesting it from the authorised agent (as per the contact details below) or per prior arrangement on the Department of Development Planning’s Land Use e-platform.

Any objections or representations with regard to the application must be submitted to both the authorised agent (as per the contact details below) and the Registration Section of the Department of Development Planning (by post to PO Box 30733, Braamfontein, 2017, or a facsimile sent to (011)339 4000, or an e-mail sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za)) by not later than 26 October 2022. Kindly quote the following local authority reference numbers in all correspondence: Rezoning: 20-01-4270, Removal of title deed conditions: 20/13/2998/2022.

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

Authorised Agent: Mark Roux (Planning Worx), PO Box 130316, Bryanston, 2021, Cell: 083 281 7239, e-mail: [markr@planwrx.co.za](mailto:markr@planwrx.co.za).

**GENERAL NOTICE 1296 OF 2022****NOTICE OF APPLICATION FOR AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTION 21 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, François du Plooy, being the authorized agent of the owner of Erf 369 Mulbarton Extension 1 Township, give notice in terms of Section 21 of the Johannesburg Municipal Planning By-law, 2016, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013, (SPLUMA), that I have applied to the City of Johannesburg, for the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning the property described above, situated at 72 Bellairs Drive, Mulbarton, from Residential 1 to Business 4 for Offices only.

Particulars of the application will lie open for inspection during normal office hours and in terms of Section 40 of Act 16 of 2013 (SPLUMA), any interested person, who has the burden to establish his/her status as an interested person, shall lodge in writing, his/ her full objection/ interest in the application and also provide clear contact details to the office of the Executive Director: Department of Development Planning at 158 Loveday Street, Braamfontein, Room 8100, 8<sup>th</sup> Floor, block A, Metropolitan Centre, for a period of 28 (twenty eight) days from **28 September 2022**.

Objections, comments or representations in respect of the relevant application must be lodged with or made in writing to the City of Johannesburg, Executive Director: Department of Development Planning either by hand at the above address or by registered mail to P.O. Box 30733, Braamfontein, 2017; or a facsimile sent to (011) 339 4000; or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), from **28 September 2022 up to 26 October 2022**.

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

E-mail: [francois@fdpass.co.za](mailto:francois@fdpass.co.za)

## GENERAL NOTICE 1297 OF 2022

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

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of the **Remainder and Portion 1 of Erf 3533 Faerie Glen Extension 34**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in operation, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the properties described above. The properties are situated at 968 Tonetti Street and 997 Olympus Drive, respectively within the Faerie Glen Extension 34 township and the City of Tshwane's boundary.

In respect of the REMAINDER of Erf 3533 FAERIE GLEN extension 34-

- a. **From "USE ZONE 1: RESIDENTIAL 1", excluding one (1) additional dwelling-house**; with a minimum erf size of 500m<sup>2</sup>; a 'not applicable' density; a coverage of 50%; a 'not applicable' Floor Area Ratio (FAR); a height of one (1) storey, provided that a second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners; and further subject to certain building and development controls, and general conditions,
- b. **To "Use Zone 28: SPECIAL", for Veterinary Clinic (including a Caretaker's Flat), Veterinary Hospital and ancillary and subservient Animal Boarding Place, Pet Salon, Offices and one Dwelling-Unit**; with a 'not applicable' minimum erf size; a density of one Dwelling-Unit and one Caretaker's Flat per 1 000m<sup>2</sup>, a coverage of 40%; a Floor area Ratio (FAR) of 0.40, provided that the gross floor area for veterinary hospital/ clinic shall not exceed 260m<sup>2</sup>, and further provided that the gross floor area for the dwelling-unit shall not exceed 65m<sup>2</sup>, a height of 10 meters (2 storeys); and further subject to certain amended building and development controls, and general conditions.

In respect of the PORTION 1 of Erf 3533 FAERIE GLEN extension 34-

- a. **From "USE ZONE 1: RESIDENTIAL 1", excluding one (1) additional dwelling-house**; with a minimum erf size of 500m<sup>2</sup>; a 'not applicable' density; a coverage of 50%; a 'not applicable' Floor Area Ratio (FAR); a height of one (1) storey, provided that a second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners; and further subject to certain building and development controls, and general conditions,
- b. **To "Use Zone 28: SPECIAL", for Veterinary Clinic (including a Caretaker's Flat), Veterinary Hospital and ancillary and subservient Animal Boarding Place, Pet Salon, Offices and one Dwelling-Unit**; with a 'not applicable' minimum erf size; a density of one Dwelling-Unit and one Caretaker's Flat per 1 000m<sup>2</sup>, a coverage of 40%; a Floor area Ratio (FAR) of 0.40, provided that the gross floor area for veterinary hospital/ clinic shall not exceed 260m<sup>2</sup>, and further provided that the gross floor area for the dwelling-unit shall not exceed 65m<sup>2</sup>, a height of 10 meters (2 storeys); and further subject to certain amended building and development controls, and general conditions.

**The intention of the owner of the properties in this matter is to:** amend the zoning of both the Remainder of Erf 3533 Faerie Glen Extension 34 and Portion 1 of Erf 3533 Faerie Glen Extension 34. The amended zoning of which is determined by the scope and extent of the existing activities of the Olympus 24hr Animal Hospital situated on the RE/3533. The continued and legal existence of the clinic/ hospital requires an amendment of the zoning of the RE/3533. But more so, in order to ensure that the necessary on-site parking can be provided, the consolidation of the RE/ and PTN1/3533 is required. To affect the consolidation of the properties without bringing about a split zoning (which would be of no benefit in terms of on-site parking compliance) requires that both properties be rezoned.

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 **28 September 2022** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **26 October 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

**Address of Municipal offices:** Room 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 26 October 2022

**Address of authorised agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RC509

**Date on which notice will be published:** 28 September 2022 and 5 October 2022

**Item No:** 36338



**ALGEMENE KENNISGEWING 1297 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van die **Restant en Gedeelte 1 van Erf 3533 Faerie Glen Extension 34**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die herosnering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendomme hierbo beskryf. Die eiendomme is geleë te Tonettstraat nommer 968 en Olumpusrylaan nommer 997, onderskeidelik binne die Faerie Glen Uitbreiding 34 dorpsgebied en binne die Stad Tshwane se grense.

Ten opsigte van die Restant van Erf 3533 Faerie Glen Uitbreiding 34 –

- a. **Vanaf "GEBRUIKSONE 1: RESIDENSIEL 1", een (1) bykomende woonhuis uitgesluit**; met 'n minimum erfgrootte van 500m<sup>2</sup>; 'n nie toepaslike digtheid; 'n dekking van 50%; 'n nie toepaslike Vloeroppervlakteverhouding (FAR); 'n hoogte van een (1) verdieping, met dien verstande dat 'n tweede verdieping slegs toegelaat sal word indien die Munisipaliteit oortuig is dat sodanige bykomende verdieping nie die privaatheid van die aangrensende eiendomme se eenaars nadelig sal beïnvloed nie; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes,
- b. **Na "GEBRUIKSONE 28: SPESIAAL", vir Veeartsenykliniek (insluitend 'n opsigterwoonstel), Veeartseny Hospitaal en bykomende en ondergeskikte Diere losiesplek, Troeteldiersalon, Kantore en een Wooneenheid**; met 'n nie toepaslike minimum erfgrootte; 'n digtheid van een wooneenheid en een opsigterwoonstel per 1 000m<sup>2</sup>, 'n dekking van 40%; 'n Vloeroppervlakteverhouding (VOV) van 0.40, met dien verstande dat die bruto vloeroppervlakte vir veeartsenykundige hospitaal/kliniek nie 260m<sup>2</sup> sal oorskry nie, en verder met dien verstande dat die bruto vloeroppervlakte vir die wooneenheid nie 65m<sup>2</sup> sal oorskry nie, 'n hoogte van 10 meter (2 verdiepings); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Ten opsigte van Gedeelte 1 van Erf 3533 Faerie Glen Uitbreiding 34 –

- a. **Vanaf "GEBRUIKSONE 1: RESIDENSIEL 1", een (1) bykomende woonhuis uitgesluit**; met 'n minimum erfgrootte van 500m<sup>2</sup>; 'n nie toepaslike digtheid; 'n dekking van 50%; 'n nie toepaslike Vloeroppervlakteverhouding (FAR); 'n dekking van 40%; 'n Vloeroppervlakteverhouding (VOV) van 0.40, met dien verstande dat 'n tweede verdieping slegs toegelaat sal word indien die Munisipaliteit oortuig is dat sodanige bykomende verdieping nie die privaatheid van die aangrensende eiendomme se eenaars nadelig sal beïnvloed nie; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes,
- b. **Na "GEBRUIKSONE 28: SPESIAAL", vir Veeartsenykliniek (insluitend 'n opsigterwoonstel), Veeartseny Hospitaal en bykomende en ondergeskikte Diere losiesplek, Troeteldiersalon, Kantore en een Wooneenheid**; met 'n nie toepaslike minimum erfgrootte; 'n digtheid van een wooneenheid en een opsigterwoonstel per 1 000m<sup>2</sup>, 'n dekking van 40%; 'n Vloeroppervlakteverhouding (VOV) van 0.40, met dien verstande dat die bruto vloeroppervlakte vir veeartsenykundige hospitaal/kliniek nie 260m<sup>2</sup> sal oorskry nie, en verder met dien verstande dat die bruto vloeroppervlakte vir die wooneenheid nie 65m<sup>2</sup> sal oorskry nie, 'n hoogte van 10 meter (2 verdiepings); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

**Die voorneme van die eienaar van die eiendomme is:** om die sonering van beide die Restant van Erf 3533 Faerie Glen Uitbreiding 34 en Gedeelte 1 van Erf 3533 Faerie Glen Uitbreiding 34 te wysig. Die wysiging word bepaal deur die omvang van die bestaande aktiwiteite van die Olympus 24-uur Dierehospitaal geleë op die RE/3533. Die voortgesette en wettige bestaan van die kliniek/hospitaal vereis 'n wysiging van die sonering van die RE/3533. Maar meer nog, om te verseker dat die nodige parkeerplek op die perseel voorsien kan word, word die konsolidasie van die RE/ en PTN1/3533 vereis. Die konsolidasie van die eiendomme sonder om 'n gesplete sonering teweeg te bring (wat geen voordeel sou wees in terme van voldoening aan parkeerplek op die perseel nie), vereis dat beide eiendomme gehersoneer word.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **28 September 2022** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za tot **26 Oktober 2022** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

**Adres van Munisipale Kantore:** Kamer 8, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 26 Oktober 2022

**Adres van agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RC509

**Dag waarop die kennisgewing sal verskyn:** 28 September 2022 en 5 Oktober 2022

**Item No:** 36338

## GENERAL NOTICE 1298 OF 2022

**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE  
IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN  
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 295 TUNNEY EXTENSION 11 AND ERF 308 TUNNEY EXTENSION 13**

I, Patrick Baylis of VBH Town Planning (Pty) Ltd being the authorized agent of the owner of **Erf 295 Tunney Extension 11 and Erf 308 Tunney Extension 13** hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of restrictive conditions of title 11.A.1 to 7 and 12.A. 1.1 to 1.6 and 12B in title Deed T49456/2015, to allow for the redevelopment of the site for a data centre.

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, 5<sup>th</sup> Floor, Golden Heights Building, Corner Victoria and FH Odendaal Streets, Germiston, 1401, for a period of 28 days from 28 September 2022 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Floor, Golden Heights Building, Corner Victoria and FH Odendaal Streets, Germiston, 1401 or PO Box 145, Germiston, 1400 or by email to [Itumeleng.Nkoane@ekurhuleni.gov.za](mailto:Itumeleng.Nkoane@ekurhuleni.gov.za), within a period of 28 days from 28 September 2022 (date of first advertisement)

Address of the authorised agent: VBH Town Planning (Pty) Ltd, PO Box 3645, Halfway House, 1685, Tel: 011 315 9908, Cell 082 411 2904, Email [patrick@vbhplan.com](mailto:patrick@vbhplan.com).

**GENERAL NOTICE 1299 OF 2022****SCHEDULE 11 (Regulation 21)  
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP  
POMONA EXTENSION 80 RE-ADVERTISEMENT**

The Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby gives notice in terms of Section 69(6)(a) read with Section 96(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with Spatial Planning and Land Use Management Act, 2013 that an application to establish the township referred to in the annexure hereto, has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Department City Planning, 5<sup>th</sup> Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 28/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Area Manager at the above address or at P O Box 13, Kempton Park, 1620 within a period of 28 days from 28/09/2022.

ANNEXURE: Name of township: POMONA EXTENSION 80

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Honeydew Property Investment Pty Ltd

Number of erven in proposed township: 2 "Residential 3" erven with a density of 60 dwelling units per hectare and also "Roads".

Description of land on which township is to be established: Portion 2 of Holding 294 Pomona Estates Agricultural Holdings.

Locality of proposed township: Situated on the corner of Nina Avenue and Outenique Avenue, directly to the north of Pomona Extension 64. (DP979)

28-5

**ALGEMENE KENNISGEWING 1299 VAN 2022****BYLAE 11(Regulasie 21)  
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP  
POMONA UITBREIDING 80 HER-ADVERTENSIE**

Die Ekurhuleni, Kempton Park Diensleweringssentrum gee hiermee ingevolge Artikel 69(6)(a) saam gelees met Artikel 96(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met Ruimtelike Beplanning en Grondgebruik Bestuurswet, 2013 kennis dat 'n aansoek om die dorp in die bylae hier bygenoem, te stig deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Departement Stedelike Beplanning, 5de Vloer, Burgersentrum, h/v CR Swartrylaan en Pretoriaweg, Kempton Park en by die kantoor van Terraplan Gauteng Edms Bpk vir 'n tydperk van 28 dae vanaf 28/09/2022.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28/09/2022 skriftelik en in tweevoud by of tot die Area Bestuurder by bovermelde adres of by Posbus 13, Kempton Park, 1620 ingedien of gerig word.

BYLAE: Naam van dorp: POMONA UITBREIDING 80

Volle naam van aansoeker: Terraplan Gauteng Edms Bpk namens Honeydew Property Investment Edms Bpk

Aantal erwe in voorgestelde dorp: 2 "Residensieël 3" erwe met n digtheid van 60 eenhede per hektaar en ook "Paaie".

Beskrywing van grond waarop dorp gestig staan te word: Gedeelte 2 van Hoewe 294, Pomona Estates Landbouhoewes.

Ligging van voorgestelde dorp: Geleë op die hoek van Ninalaan en Outeniqualaan, direk Noord van Pomona Uitbreiding 64. (DP979)

28-5

**GENERAL NOTICE 1300 OF 2022****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 (BREDELL EXTENSION 104)**

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

Simultaneously an application is also made in terms of Section 124 of the City of Ekurhuleni Spatial Planning and Land Use Management By-Law, 2019 for the excision of the Holding R/206, Bredell Agricultural Holdings from the Agricultural Holdings Register in terms of the Agricultural Holdings (Transvaal) Registration Act No. 22 of 1919.

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, 5<sup>th</sup> Floor, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 28/09/2022.

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, 5<sup>th</sup> Floor, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park or PO Box 1903, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, within a period of 28 days from 28/09/2022, on or before 26/10/2022.

Dates on which notice will be published: 28/09/2022  
Closing date for any objections and/or comments: 26/10/2022

Address of applicant: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620 or 1<sup>st</sup> Floor Forum Building, 6 Thistle Road, Kempton Park, 1619, Telephone No: 011 394 1418/9. Fax No: 011 975 3716, E-Mail: jhb@terraplan.co.za, Terraplan Reference: DP 1015

**ANNEXURE**

Name of township: Holding R/206 Bredell Agricultural Holdings (proposed Bredell Extension 104)  
Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Rokon Truck and Plant Sales Pty Ltd  
Number of erven, proposed zoning and development control measures: Zoning: "Industrial 2" only for light industrial purposes, motor workshop and caretakers dwelling, Coverage: 30 %, Floor area: 1 000m<sup>2</sup> - light industrial, Height restriction: 3 storeys.

The property is located at 206A High Road. The intension of the applicant in this matter is to establish a light industrial township comprising of 2 "Industrial 2" erven.

Locality and description of property on which township is to be established: The site is bordered by Holding 1/206, Bredell Agricultural Holdings to the north, High Road to the east and south, and Eighth Avenue to the west.

**GENERAL NOTICE 1301 OF 2022****NOTICE OF APPLICATIONS FOR REZONING AND WRITTEN CONSENT A IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 ERF 1283 BARDENE EXTENSION 12**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 1283 Bardene Extension 12, which property is situated at 2 and 4 North Rand Road, Bardene, 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:

- i) The amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Business 2" to "Business 2" including the distribution and wholesale trade of liquor subject to a height of 3 storeys, coverage of 60% and a floor area ratio of 0,5 of which the distribution and wholesale trade is restricted to 1 700m<sup>2</sup>, and
- ii) Written consent "A" (parking relaxation) to reduce the applicable parking requirement from 231 parking bays (giving a ratio of 3.24 parking bays per 100m<sup>2</sup> retail floor area) to 3,24 parking spaces per 100 m<sup>2</sup> for shops / retail and 1 parking space per 100 m<sup>2</sup> for the distribution and wholesale trade of liquor.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 28/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 3rd Floor, Boksburg Civic Centre, cnr Trichardts Road and Commissioner Street, Boksburg or P O Box 215, Boksburg, 1460 or by email to [alrich.bestbier@ekurhuleni.gov.za](mailto:alrich.bestbier@ekurhuleni.gov.za) within a period of 28 days from 28/09/2022, on or before 26/10/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716. E-Mail: [jhb@terraplan.co.za](mailto:jhb@terraplan.co.za) (Our ref: HS3265)

**GENERAL NOTICE 1302 OF 2022**

APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018  
ERF 379 NEWCLARE

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

SITE DESCRIPTION: Erf 379, Township (Suburb) Name: Newclare , Street Address: 49 Croesus Avenue,  
Code: 2093

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

APPLICATION PURPOSES: Application is for the rezoning of Erf 379, Newclare from "Industrial 1" to "Residential 4", subject to a height of 4 storeys, coverage of 60%, floor area ratio of 1,2, a density of 250 units per hectare (maximum 12 dwelling units) and a parking ratio of 1 parking bay per 3 dwelling units

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 (applicable scheme) will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> 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 mentioned address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za by not later than 26/10/2022.

**OWNER / AUTHORISED AGENT**

Full name: Terraplan Gauteng Pty Ltd

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

Residential address: 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park

Tel No. (w): (011) 394 1418/9, Fax No: (011) 975 3716, E-mail address: jhb@terraplan.co.za, Our ref HS3266

SIGNED: Pieter venter

DATE: 28/09/2022

**GENERAL NOTICE 1303 OF 2022****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 1078 RANDHART EXTENSION 1**

I, PIETER VENTER being authorized agent of the owner hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the Title Deed T34039/2008 of Erf 1078 Randhart Extension 1 which property is situated at 13 Opperman Street.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Alberton Sub Section of the City of Ekurhuleni Metropolitan Municipality, 11<sup>th</sup> Floor, Alberton Civic Centre, Alwyn Taljaard Street, New Redruth, Alberton and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 28/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Alberton Sub Section of the City of Ekurhuleni Metropolitan Municipality, 11<sup>th</sup> Floor, Alberton Civic Centre, Alwyn Taljaard Street, New Redruth, Alberton or P O Box 4, Alberton, 1450 or by email to Mbali.Mojapelo@ekurhuleni.gov.za, within a period of 28 days from 28/09/2022, on or before 26/10/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, P O Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 392 1418/9. Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our Ref: HS3278)

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**GENERAL NOTICE 1304 OF 2022**

## MOGALE CITY LOCAL MUNICIPALITY

## NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE

**PROPOSED GREENGATE EXTENSION 114 TOWNSHIP**

We, Synchronicity Development Planning, being the applicant, give notice of an application in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, for the establishment of a mixed-use township to be known as Greengate Extension 114 as referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning to the address below or email [pauline.mokale@mogalecity.gov.za](mailto:pauline.mokale@mogalecity.gov.za) Tel No (011) 951-2004 and copy the applicant (detail below) from 28 September to 26 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for 28 days from 28 September 2022.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections/comments: 26 October 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756  
Telephone: 082 448 7368 Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 28 September and 5 October 2022

**ANNEXURE: PROPOSED GREENGATE EXTENSION 114 TOWNSHIP**

Full name of applicant: Synchronicity Development Planning on behalf of Umnotho for Empowerment NPO

The proposed township will comprise 7 erven, as follows

Erf Number	Zoning	Total Area	Total # of erven
1,2 and 6	"Residential 4"	1,8176 ha	3
3	"Business 2"	1,2449 ha	1
4	"Special" for a filling station	0,6723 ha	1
7	"Private Open Space"	0,2192 ha	1
5	"Special" for access	0,0786 ha	1
	Public Roads	1,6790 ha	
	Total	<b>5,7116 ha</b>	<b>7</b>

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

The Remainder of Portion 4 of the farm Rietfontein 189 IQ, located north the R114 and 1,5 km east of its intersection with Beyers Naudé Drive, Muldersdrift.



**GENERAL NOTICE 1305 OF 2022**  
**AMENDMENT OF LAND USE SCHEME (REZONING)**

**APPLICABLE SCHEME:**  
City of Johannesburg Land Use Scheme, 2018

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipal Planning By-law, 2016, that we, the undermentioned, have applied to the City of Johannesburg for the amendment to the land use scheme in respect of the properties.

**SITE DESCRIPTION**

Erf Number: Erven 345 & 566 and Erf 10  
Township Name: Ophirton and Lake View Estate Townships, respectively  
Street Address: 21, 23 and 27 Spring Street, Ophirton

**APPLICATION TYPE**

Amendment of Land Use Scheme (rezoning)

**APPLICATION PURPOSES:**

The amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning the erven from "Industrial 1" to "Industrial 2" to include a potentially noxious industry as primary land use right. The application does not propose the extension of any uses on the property but relates to the existing adhesives factory.

The above application will be open for inspection during office hours at the City's Metro Link, situated at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein, by arrangement and request, from 28 September 2022. To request this option, make direct contact with the Registration Counter, Development Planning, on 011 407 6202 during office hours. Copies of the application documents may also be requested by contacting the applicant at the below email address.

Any objection or representation concerning 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 by registered mail to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 399 4000, or an email sent to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than 26 October 2022.

**AUTHORISED AGENT:**

Full Name: Synchronicity Development Planning  
Postal Address: PO Box 1422, Noordheuwel, 1756  
Contact number: 082 448 7368  
Email address: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)  
Fax number: 086 758 2024  
Date: 28 September 2022

**GENERAL NOTICE 1306 OF 2022****NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAWS, 2016, FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of the registered owners of Erf 235, Waterkloof Glen, located at No. 382, Bruce Street, Waterkloof Glen, 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 A.(e) on Page 3, A.(f) on Page 3, A.(g) on Page 3, B.(a) on Page 4, B.(b), B.(b)(i) and B.(b)(ii) on Page 4, B.(c) on Page 4 and B.(d) on Page 4 of Title Deed Number T45329/2011, 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 28 September 2022 to 26 October 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/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: 26 October 2022. 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 Reference: (Item 35953).

**ALGEMENE KENNISGEWING 1306 VAN 2022****KENNISGEWING VAN 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKBESTUURSBYWET, 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 eienaars van Erf 235, Waterkloof Glen, geleë te No. 382, Bruce Straat, Waterkloof, 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 A.(e) op Bladsy 3, A.(f) op Bladsy 3, A.(g) op Bladsy 3, B.(a) op Bladsy 4, B.(b), B.(b)(i) en B.(b)(ii) op Bladsy 4, B.(c) op Bladsy 4 and B.(d) op Bladsy 4 van Titel Akte Nommer T45329/2011, 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, waaronder 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](mailto:CityP_Registration@tshwane.gov.za) vanaf 28 September 2022 tot en met 26 Oktober 2022. 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: 26 Oktober 2022. 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](mailto: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](mailto:newlanduseapplications@tshwane.gov.za). Vir doeleindes van die verkryging van 'n afskrif van die aansoek, moet kennis geneem word dat die belanghebbende en geaffekteerde party die munisipaliteit en die applikant van 'n e-posadres of ander kommunikasiemedium moet voorsien om die genoemde afskrif elektronies te verkry. Geen deel van die dokumente wat deur die munisipaliteit of die applikant verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat op die intellektuele eiendomsreg van die applikant inbreuk maak nie. Indien enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondgebruiksaansoek te besigtig of te verkry nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom, nie as gronde beskou om die verwerking en oorweging van die aansoek te verhoed nie. Adres van aansoeker: Posbus 11771, Hatfield, 0028. Tel no: 074 582 8820: E-pos: [bertus@bvtplan.co.za](mailto:bertus@bvtplan.co.za). Stad Tshwane Verwysing: (Item 35953).

**GENERAL NOTICE 1307 OF 2022****NOTICE OF A SIMULTANEOUS 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:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 313, Lynnwood, situated at Number 434 Queen's Crescent, Lynnwood, 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 above mentioned property from "Residential 1" to "Residential 2" Land Use Rights, at a density of 25 units per hectare, for a maximum of (11) eleven full title erven in terms of Section 16(1) and as required in terms of Schedule 3, and the simultaneous Removal of Restrictive Title Deed Conditions II.(b) and II.(g) on Page 3, III.(a), III.(c), III.(c)(i), III.(c)(ii), III.(c)(iii), III.(d) and III.(e) on Page 4 of Title Deed Number T8824/2008 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. The purpose of the said Rezoning- and Removal applications is to obtain the Land Use Rights as applied 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 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 28 September 2022 to 26 October 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/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. Telephone No: 0745828820: E-mail: bertus@bvtpplan.co.za. COT Ref.: Item no. 36000 (Removal) & Item no. 36001 (Rezoning).

**ALGEMENE KENNISGEWING 1307 VAN 2022****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 GRONDGEBRUIKBESTUURBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 313, Lynnwood, geleë te Nommer 434 Queen's Singel, Lynnwood, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, kennis 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 Grondgebruikbestuursbywet, 2016, vanaf "Residensieël 1" na "Residensieël 2" teen 'n digtheid van 25 Eenhede per hektaar, vir 'n maksimum van (11) elf voltiet erwe in terme van Artikel 16(1) en soos benodig in terme van Skedule 3, asook die gelyktydige verwydering van Beperkende Voorwaardes II.(b) en II.(g) op Bladsy 3, III.(a), III.(c), III.(c)(i), III.(c)(ii), III.(c)(iii), III.(d) en III.(e) op Bladsy 4 van Titel Akte Nommer 8824/2008, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruikbestuursbywet, 2016, en soos benodig in terme van Skedule 4 van die Stad Tshwane se Grondgebruikbestuursbywet, 2016. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waaronder die Munisipaliteit nie kan korrespondeer met die persone of liggame wat die beswaar(e) en/of kommentaar(e) indien nie, moet skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en- Ontwikkeling, Posbus 3242, Pretoria, 0001, of aan CityP\_Registration@Tshwane.gov.za vanaf 28 September 2022 tot 26 Oktober 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 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 aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtpplan.co.za. Stad Tshwane Verw.: COT Ref.: Item no. 36000 (Opheffing) & Item no. 36001 (Hersonering).

**GENERAL NOTICE 1308 OF 2022****NOTICE OF A SIMULTANEOUS 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:**

We, Bertus van Tonder Town Planning Consulting (Pty) Ltd, being the applicant of Erf 538, Lynnwood Ridge, situated at Number 294 Freesia Street, Lynnwood Ridge, 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 above mentioned property from "Special" as per Annexure B 9571 (Part A as per the Zoning Certificate of Erf 538 Lynnwood Ridge) and from "Residential 1" (Part B as per the Zoning Certificate of Erf 538, Lynnwood Ridge) to "Special" for Offices, Shops and a Showroom, and the simultaneous removal of restrictive title deed conditions I.(c) and I.(g) on Page 3, II.(a), II.(b), II.(b)(i) and II.(b)(ii) on Page 4, II.(c) on Page 5 and V on Page 6 of Title Deed T1791/2022 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. The purpose of the said Rezoning- and Removal applications is to obtain the Land Use Rights as applied 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 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 28 September 2022 to 26 October 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Gauteng Provincial Gazette/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. Telephone No: 0745828820: E-mail: bertus@bvtplan.co.za. COT Ref.: Item no. 36021 (Removal) & Item no. 36023 (Rezoning).

**ALGEMENE KENNISGEWING 1308 VAN 2022****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 GRONDGEBRUIKBESTUURSBYWET, 2016:**

Ons, Bertus van Tonder Town Planning Consulting (Edms) Bpk, synde die applikant te wees van Erf 538, Lynnwood Rif, geleë te Nommer 294 Freesia Straat, Lynnwood Rif, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, kennis 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 Grondgebruikbestuurs-bywet, 2016, vanaf "Spesiaal" soos per Bylae B 9571 (Gedeelte A soos per die Sonerings Sertifikaat van Erf 538, Lynnwood Rif) en vanaf "Residensieël 1" (Gedeelte B soos per die Sonerings Sertifikaat van Erf 538, Lynnwood Rif) na "Spesiaal" vir Kantore, Winkels en 'n Vertoon Lokaal, asook die gelyktydige verwydering van Beperkende Voorwaardes I.(c) en I.(g) op Bladsy 3, II.(a), II.(b), II.(b)(i) en II.(b)(ii) op Bladsy 4, II.(c) op Bladsy 5 en V op Bladsy 6 van Titel Akte T1791/2022, ingevolge Artikel 16(2) van die Stad Tshwane se Grondgebruikbestuursbywet, 2016, en soos benodig in terme van Skedule 4 van die Stad Tshwane se Grondgebruikbestuursbywet, 2016. 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 28 September 2022 tot 26 Oktober 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 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 aansoeker: Posbus 11771, Hatfield, 0028. Tel. no: 0745828820: E-pos: bertus@bvtplan.co.za. Stad Tshwane Verw.: COT Ref.: Item no. 36021 (Opheffing) & Item no. 36023 (Hersonering).

**GENERAL NOTICE 1309 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN  
TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH  
SCHEDULE 23 THERETO**

I, Willem Georg Groenewald of Landmark Planning CC, in my capacity as the authorised agent of the owner of the property namely Erf 262, Constantiapark, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 501 Handel Street, Constantiapark.

The application is for the removal of Conditions (a), (b), (e), (g), (h), (j), (j)(i), (j)(ii) and (k) contained in Deed of Transfer No. T15091/2022. The intention of the applicant in this matter is to free/rid the property of outdated title conditions and the conditions pertaining to building-lines, i.e. (k) as this condition is restrictive with regard to the future development of the application site and will hamper the approval of Building Plans by Tshwane's Building Control Division.

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, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 28 September 2022 until 26 October 2022.

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](mailto: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: [info@land-mark.co.za](mailto:info@land-mark.co.za)
- Physical Address of offices of applicant: 75 Jean Avenue, Centurion, 0157
- Contact Telephone Number: 012 667 4773

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 Room E10, corner of Basden and Rabie Streets, Centurion Municipal Offices and 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 28 September 2022. The costs of any hard copies of the application will be for the account of the party requesting same. Reference: (Item No.).



**ALGEMENE KENNISGEWING 1309 VAN 2022****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES VERTAVAT IN DIE  
AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUUR BY-WET,  
2016 SAAMGELEES MET SKEDULE 23**

Ek, Willem Georg Groenewald van Landmark Planning BK, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van die volgende eiendom naamlik Erf 262, Constantiapark, gee hiermee ingevolge Artikel 16(1) (f) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titelakte in terme van Artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur By-wet, 2016 van die bogenoemde eiendom. Die eiendom is geleë te Handelstraat 501, Constantiapark.

Die aansoek is vir die opheffing van Titelvoorwaardes (a), (b), (e), (g), (h), (j), (j)(i), (j)(ii) en (k) in Akte van Transport Nr. T15091/2022. Die voorneme van die applikant is om verouderde titelvoorwaardes te verwyder sowel as titelvoorwaardes wat verband hou met boulyne, d.i., (k) aangesien hierdie voorwaarde beperkend is tot die toekomstige ontwikkeling van die aansoekperseel en die goedkeuring van Bouplanne deur Tshwane se Boubeheerafdeling.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za vanaf 28 September 2022 tot 26 Oktober 2022.

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: info@land-mark.co.za
- Fisiese adres van die kantoor van die applikant: Jeanlaan 75, Centurion, 0157
- Kontak telefoonnommer: 012 667 4773

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 gekopieer, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien '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 kan gedurende gewone kantoorure by Kamer E10, hoek van Basden en Rabiestraat, Centurion Munisipale kantore en 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 28 September 2022. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Verwysing: (Item Nr.).

**GENERAL NOTICE 1310 OF 2022****AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME – 2018 (REZONING)**

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

**SITE DESCRIPTION**

**Erf No** : Erf 441  
**Township** : Randpark, Extension 3  
**Street Address** : 268 Republic Road, Randpark

**APPLICATION TYPE: REZONING**

Rezoning from "Special" (as defined within the Randburg Amendment Scheme No. 548N) to "Special" (as defined within the City of Johannesburg Land Use Scheme, 2018, in order to amend the associated building lines from 5, 10 and 15 m on respective boundaries to 3m along all boundaries.

The above application will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein, for a period of 28 (calendar) days from **28 September 2022**.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than **31 October 2022**.

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

**AUTHORISED AGENT**

Full Name : Gideon Jozua Liebenberg  
Postal Address : PO Box 1455, Saxonworld Code: 2132  
Physical Address: 61 Katherine Street, Sandown Ext. 54, Sandton Code: 2196  
Tel No (w): (011) 441 4736  
Fax No: (011) 441 4452  
Cell: 061 472 0657  
E-mail address: [Gliebenberg@broll.com](mailto:Gliebenberg@broll.com)

**DATE: 28 September 2022**

**GENERAL NOTICE 1311 OF 2022****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  
PYRAMID EXTENSION 02**

We, Plan Associates Development Planners (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 28 September 2022 (the first date of the publication of the notice set out in Section 16(1)(f) on the By-Law referred to above), until 26 October 2022 (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: 26 October 2022.

Address of applicant: Physical: 339 Hilda Street, Hilda Chambers, First Floor, Hatfield. Postal: Postnet Suite #211, Private Bag X15, Menlo Park, 0202. Telephone No: (012) 342 8701. Email address: info@planassociates.co.za  
Dates on which notice will be published: 28 September and 5 October 2022.

Should any interested and affected party wish to view or obtain a copy of the land development application, it can be viewed at the Office of the Municipality as indicated in the advertisement, or a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address as set out below in the advertisement.

**ANNEXURE**

Name of Township: Pyramid Extension 02

Full name of applicant: Plan Associates Development Planners (Pty) LTD

Number of erven, proposed zoning and development control measures: 2 erven zoned, "Business 3" with a Coverage of 25%, FAR of 0,25 and Height of 3 Storeys.

The intention of the applicant in this matter is to: establish a local business centrum for the area to be known as "Pyramid Extension 02" on the application site.

Locality and description of the property(ies) on which the township is to be established: part of Portion 41 of the Farm Honingnestkrans No. 269-JR, Gauteng is located approximately 10km to the north of Pretoria North along the eastern boundary of the Old Warmbaths Road / R101.

Reference: CPD PyramidX02

Item No. 36313

28-5

**ALGEMENE KENNISGEWING 1311 VAN 2022****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 PYRAMID UITBREIDING 02**

Ons, Plan Medewerkers Ontwikkelingsbeplanners (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 Bylae 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 28 September 2022 (die eerste verskyning van die kennisgewing uitgesit in Artikel 16(1)(f) van die Verordening waarna hierbo verwys word), tot en met 26 Oktober 2022 (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: 26 Oktober 2022.

Adres van applikant: Fisies: 339 Hildastraat, Hilda Chambers, Eerste Vloer, Hatfield. Posadres: Postnet Suite #211, Privaatsak X15, Menlopark, 0202. Telefoonnommer: (012) 342 8701. Epos adres: info@planassociates.co.za. Datums waarop kennisgewing gepubliseer sal word: 28 September en 5 Oktober 2022.

Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die Kantoor van die Munisipaliteit besigtig word soos in die advertensie aangedui, of so afskrif kan versoek word by die Munisipaliteit deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. of 'n afskrif kan van die applikant versoek word by die adres soos hieronder uiteengesit in die advertensie.

**BYLAE**

Naam van dorp: Pyramid Uitbreiding 02

Volle naam van applikant: Plan Medewerkers Ontwikkelingsbeplanners (Edms) BPK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 2 erwe gesoneer, "Besigheid 3" met 'n Dekking van 25%, VOV van 0,25 en Hoogte van 3 Verdiepings.

Die voorneme van die applicant in hierdie aangeleentheid is om: 'n plaaslike besigheidsentrum te vestig vir die gebied wat as "Pyramid Uitbreiding 02" op die aansoekterrein bekend staan.

Ligging en beskrywing van die eiendom(me) waarop die dorp gestig gaan word: deel van Gedeelte 41 van die Plaas Honingnestkrans Nr. 269-JR, Gauteng is geleë ongeveer 10km noord van Pretoria-Noord langs die oostelike grens van die Ou Warmbadweg / R101.

Verwysing: CPD PyramidX02

Item Nr: 36313

**GENERAL NOTICE 1312 OF 2022****CITY OF JOHANNESBURG**

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

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

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

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application No.	Road Name	Type of Restriction Relaxation Hours
Fleurhof Ext 19 & 20	CTE Consulting Town and Regional Planners	452	Zambezi Drive	<ul style="list-style-type: none"> <li>• A 24-hour manned boom (automated or manual) at Zambezi Drive near its intersection with Malicite Ave.</li> <li>• No fee may be charged for access to the restricted area.</li> <li>• Booms to be left in an upright position between 06:00 – 08:30AM and 15:30 – 18:00PM for traffic peak times.</li> <li>• Remotes, tags, cards, bio metric systems of intercom systems are not permitted and shall not be used by any resident or certain individuals as this may give rise to unfair discrimination in the use/access to public roads.</li> <li>• Only the security guard may have a remote to operate the boom.</li> <li>• No form of discrimination can be applied when granting access to the security access restriction area.</li> <li>• Signage showing duration of approval.</li> <li>• Personnel manning the access control points: <ul style="list-style-type: none"> <li>○ May only monitor activity.</li> <li>○ May not search vehicles or persons.</li> <li>○ May not request the filling in of a register or supplying personal information.</li> <li>○ May not delay traffic other than absolute minimum required to open any gate or boom.</li> <li>○ Pedestrian gate shall comply with universal access (Wheelchair friendly) guidelines and the City of Johannesburg's Complete Street Design Guideline.</li> </ul> </li> <li>• Locked palisade gate at Zambezi Drive near its intersection with Mara Road (South) and Kwango Road near its intersection with Mara Road.</li> <li>• capable of being opened immediately in the event of an emergency.</li> <li>• Remotes shall not be given to a certain group of residents as this may give rise to unfair discrimination.</li> <li>• Gate to be opened during Pikitup days.</li> <li>• A sign displaying the contact details of the key</li> </ul>

				<p>holder must be visible.</p> <ul style="list-style-type: none"> <li>• Signage to be approved by the JRA.</li> </ul> <p>Pedestrian gate shall comply with universal access guidelines and the City of Johannesburg's Complete Street Design Guideline.</p> <ul style="list-style-type: none"> <li>• A separate pedestrian gate with 24-hour unhindered pedestrian access at Zambezi Drive near its intersection with Mara Road (South) and Kwango Road near its intersection with Mara Road</li> <li>• Gate should be self-closing and no complex latch will be permitted.</li> <li>• Pedestrian gate shall comply with universal access guidelines and the City of Johannesburg's Complete Street Design Guideline.</li> <li>• Signage to be approved by the JRA.</li> <li>• The perimeter of the secured area must be properly fenced, including vacant stands.</li> <li>• Unrestricted access must be allowed at all times to employees of the state, the council and any municipal entity, organ of state, Telkom, Eskom and any telecommunications provider acting within the course and scope of their employment and the vehicles they use in connection with their employment, doctors on call, ambulances and any other emergency service.</li> <li>• All gates to comply with Pikitup requirements on collection days.</li> </ul>
<b>The City Reserves the right to revoke this approval should there be non-compliance.</b>				

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

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

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

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

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

Traffic Engineering Department  
 JRA (PTY) Ltd.  
 666 Sauer Street  
 Johannesburg

or

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

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

**GENERAL NOTICE 1313 OF 2022****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 owners of Erven 486 and 487 Moreletapark Extension 3 Township, Registration Division J.R, Province of Gauteng hereby give notice in terms of section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-Law, 2016 of the properties as described above.

**The properties are situated at:** 909 and 913 Rubenstein Drive, Moreletapark Extension 3.

**The rezoning is:** to rezone Erf 486 Moreletapark Extension 3 from "Special" for offices, medical consulting rooms and / or one dwelling house and Erf 487 Moreletapark Extension 3 from "Special" for Offices, medical consulting rooms, retail industry, showrooms and a place of instruction to "Special" for place of refreshment (inclusive of a drive through restaurant).

**The intension of the applicant in this matter is to:** rezone and develop the two respective erven (which will be consolidated into one property) for the purpose of a fast food / take-away outlet and drive through restaurant.

Should any interested or affected party wish to view or obtain a copy of the land development application:

-It can be viewed at the Office of the Municipality as indicated in the Advertisement; or

-a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19 by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); or

-a copy can be requested from the applicant at the address indicated in the advertisement.

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](mailto:newlanduseapplications@tshwane.gov.za) and/or the e-Tshwane (ETAPS) website.

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

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

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

Any objection(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](mailto:CityP_Registration@tshwane.gov.za) from **28 September 2022 until 26 October 2022**.

Full particulars and plans (if any) may be inspected as per information 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.

**Address of municipal offices:** The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Room E10, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices

**Closing date for any objections and/or comments:** 26 October 2022

**Address of applicant:** DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

**Telephone No:** 012 346 7890 Fax: 086 538 1064

**Dates on which notice will be published:** 28 September 2022 and 05 October 2022

**Reference: Item no:** CPD 9/2/4/2-6645 **T Item no:** 36094

**ALGEMENE KENNISGEWING 1313 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) BpK, die gemagtigde agent van die eienaar van Erwe 486 en 487 Moreletapark Uitbreiding 3 Dorpgebied, Registrasie Afdeling J.R, Provinsie van Gauteng gee hiermee kennis in terme van artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes in die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering ingevolge artikel 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 van die eiendom soos hierbo beskryf.

**Die eiendom is geleë:** Rubensteinrylaan 909 en 913, Moreletapark Uitbreiding 3.

**Die hersonering sal wees:** om Erf 486 Moreletapark Uitbreiding 3 te hersoneer vanaf "Spesiaal" vir kantore, mediese spreekkamers en/of een woonhuis en Erf 487 Moreletapark Uitbreiding 3 vanaf "Spesiaal" vir kantore, mediese spreekkamers, kleinhandelbedryf, vertoonlokale en 'n plek van onderrig na "Spesiaal" vir 'n plek van verversing (insluitend 'n ry deur restaurant).

**Die intensie van die eienaar/applikant in die geval is:** om die twee onderskeie erwe (wat in een eiendom gekonsolideer sal word) te ontwikkel vir die doel van 'n kitskos / wegneemete en deur restaurant te ry.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die aansoek vir grondontwikkeling wil besigtig of verkry:

-Dit kan besigtig word by die kantoor van die munisipaliteit soos aangedui in die advertensie; of

-'n afskrif kan van die munisipaliteit aangevra word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die tydperk wat die aansoek ter insae beskikbaar is nie, by die onderskeie munisipale kantoor, omdat die munisipale kantoor gesluit is vir COVID-19 deur sodanige eksemplaar deur die volgende kontakbesonderhede aan te vra: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za); of

-'n Afskrif kan van die aansoeker aangevra word by die adres wat in die advertensie aangedui word.

Addisioneel kan die aansoeker by die indiening van die aansoek 'n afskrif elektronies aanstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker moet toesien dat die eksemplaar wat gepubliseer of aan enige belanghebbende en geaffekteerde party voorsien word, die eksemplaar is wat by die munisipaliteit ingedien is aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) en/of die e-Tshwane webwerf.

Vir die doel van verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party 'n e-posadres (of ander) aan die Munisipaliteit en die aansoeker gee om die kopie elektronies te kan ontvang.

Geen gedeelte van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die intellektuele eiendomsreg van die aansoeker nie.

Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te verkry nie, word die versuim nie as gronde beskou om die verwerking en oorweging van die aansoek te verbied 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 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](mailto:CityP_Registration@tshwane.gov.za) vanaf **28 September 2022 tot en met 26 Oktober 2022**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerant Provinsiale Koerant / Beeld / Citizen.

**Adres van munisipale kantore:** Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste Centurion: Kamer E10, Stedelike Beplanning Kantore, H/V Basden- en Rabiestraat, Centurion Munisipale Kantoor.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 26 Oktober 2022.

**Adres van agent:** DLC Stadsbeplanning (Edms) BpK, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081

**Telefoon no:** 012 346 7890 Faks: 086 538 1064

**Datums wat die kennisgewing geplaas sal word:** 28 September 2022 en 05 Oktober 2022.

**Verwysing:** CPD 9/2/4/2-6645 T Item no: 36094



**GENERAL NOTICE 1314 OF 2022****REMOVAL OF RESTRICTIONS****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

Notice is hereby given, in terms of the provisions of Section 41 of the City of Johannesburg: Municipal Planning By-Law that I, the under-mentioned, have applied to the City of Johannesburg for the removal of a restrictive condition from the title deed of the property.

**SITE DESCRIPTION:**

**Erf Number:** Erf 19  
**Township Name:** Jan Hofmeyr  
**Street Address:** 17 Katjiepiering Street

**APPLICATION TYPE:**

Removal of Restrictions

**APPLICATION PURPOSES:**

The application is for the removal of Condition 5 from Title deed number T74676/2007.

The above application, made in terms of the City of Johannesburg Land Use Scheme, 2018, will be open for inspection on the City's e-platform for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)) with reference number: **20/13/3175/2022**.

**Please note that, due to the Corona Virus Pandemic, the City's e-platform may be down from time to time due to website traffic. In such an event, the application will be open for inspection on request at our e-mail address and/or our contact numbers below, a copy of the application will be made available to you by e-mail or by hand, free of cost.**

Any objection or representation with regard to the application must be submitted to both the owner/agent at their details below and the Registration Section of the Department of Development Planning via email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by no later than 26 October 2022.

**OWNER/AUTHORISED AGENT**

**Full name:** Thandeka Precious Thomas  
**Postal Address:** Cnr Oklahoma Ave & Maryland Cres, Cosmo City Ext. 0. **Code:** 2188  
**Cell No (w):** 073 344 5372  
**Email Address:** [thomasthandeka@gmail.com](mailto:thomasthandeka@gmail.com)  
**DATE:** 28 September 2022

**GENERAL NOTICE 1315 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE FOR A REZONING APPLICATION IN TERMS OF 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

I, Carlien Potgieter of Teropo Town and Regional Planners, being the applicant of Portion 76 of the farm Waterkloof 360-JR, Pretoria hereby give notice in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (as revised 2014) from "Agricultural" to "Institutional, subject to certain conditions (Charity Institution)" 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: 770 Petrus Street, Waterkloof, Pretoria. The advertisement for the rezoning is FROM **28 September 2022 TO 26 October 2022**. The intention of the applicant in this matter is to: Rezone the property from "Agricultural" to "Institutional, subject to certain conditions". 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: **28 September 2022 & 5 October 2022**

Closing date for any objections and/or comments: **26 October 2022**

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: info@teropo.co.za

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

Physical Address of offices of applicant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081

Contact Telephone Number: 0823381551 / 087-808-7925

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to 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 08h00 and 16h30 at the offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely **28 September 2022**. The costs of any hard copies of the application will be for the account of the party requesting same.

Item No: **36295**

**ALGEMENE KENNISGEWING 1315 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR N HERSONERINGS AANSOEK IN TERME VAN ARTIKEL 16(1) VAN DIE STAD VAN TSHWANE GROND GEBRUIK BESTUUR BYWETTE, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, die gemagtigde agent, van Gedeelte 76 van die Plaas Waterkloof 360-JR, Pretoria gee hiermee kennis in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 dat ek/ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (soos gewysig 2014) vanaf "Landbou" na "Instituut, onderworpe aan sekere voorwaardes" in terme van Artikel 16(1) van die Stad van Tshwane Grond Gebruiksbestuursplan Bywette, 2016 van die eiendom beskryf soos hierbo. Die eiendom is geleë in 770 Petrus Straat, Waterkloof, Pretoria. Die Hersonerings advertensie is **VAN 28 September 2022 TOT 26 Oktober 2022**. Die voorneme van die applikant is om die eiendom te hersoneer vanaf "Landbou" na "Instituut, onderworpe aan sekere voorwaardes (Liefdadigheidsinstelling)" Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot: Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante.

Datums waarop kennisgewing gepubliseer word: **28 September 2022 & 5 Oktober 2022**

Sluitingsdatum vir enige besware/ kommentare: **26 Oktober 2022**

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: info@teropo.co.za

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

Fisiese adres van die kantoor van die applikant: 39b Alcade Road, Lynnwood Glen Estate, Pretoria, 0081

Kontak telefoon nommer: 0823381551 / 087-808-7925

Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deur stuur óf die aansoek op sy webwerf publiseer (indien van toepassing) wat die bevestiging van die volledigheid daarvan deur die Munisipaliteit vergesel. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die Munisipaliteit aan 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 08h00 en 16h30 by die kantore van die applikant, soos hierbo uiteengesit, besigtig word, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing naamlik **28 September 2022**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Item No: **36295**

**GENERAL NOTICE 1316 OF 2022**

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:** Re/298 Bramley, situated 53 Kelvin Street.

**Application Type: Rezoning**

**Application purpose:** Rezoning from "Residential 1" to "special" for residential, storage, office and shop, subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and/or 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](mailto: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 26 October 2022. **Authorised Agent:** Kamlesh Bhana, 14 Lamone, 2 Nature Street, Sharonlea. (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 28 September 2022.

**GENERAL NOTICE 1317 OF 2022**

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:** 9/6958 Lenasia Ext 2, situated 18 Eland Street.

**Application Type: Rezoning**

**Application purpose:** Rezoning from "Institutional" to "Commercial 1" for commercial purposes, builders' yard and building material storage, subject to conditions. Particulars of the above application will be available for inspection at the Metrolink building at 158 Civic Boulevard, Braamfontein and/or 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](mailto: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 26 October 2022. **Authorised Agent:** Kamlesh Bhana, 14 Lamone, 2 Nature Street, Sharonlea. (Cell) 084 4442424. [pegasustp@vodamail.co.za](mailto:pegasustp@vodamail.co.za). Date of Publication: 28 September 2022.

**GENERAL NOTICE 1318 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of the **Remainder and Portion 1 of Erf 3533 Faerie Glen Extension 34**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the **City of Tshwane Metropolitan Municipality** for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in operation, by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, of the properties described above. The properties are situated at 968 Tonetti Street and 997 Olympus Drive, respectively within the Faerie Glen Extension 34 township and the City of Tshwane's boundary.

In respect of the REMAINDER of Erf 3533 FAERIE GLEN extension 34-

- a. **From "USE ZONE 1: RESIDENTIAL 1", excluding one (1) additional dwelling-house;** with a minimum erf size of 500m<sup>2</sup>; a 'not applicable' density; a coverage of 50%; a 'not applicable' Floor Area Ratio (FAR); a height of one (1) storey, provided that a second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners; and further subject to certain building and development controls, and general conditions,
- b. **To "Use Zone 28: SPECIAL", for Veterinary Clinic (including a Caretaker's Flat), Veterinary Hospital and ancillary and subservient Animal Boarding Place, Pet Salon, Offices and one Dwelling-Unit;** with a 'not applicable' minimum erf size; a density of one Dwelling-Unit and one Caretaker's Flat per 1 000m<sup>2</sup>, a coverage of 40%; a Floor area Ratio (FAR) of 0.40, provided that the gross floor area for veterinary hospital/ clinic shall not exceed 260m<sup>2</sup>, and further provided that the gross floor area for the dwelling-unit shall not exceed 65m<sup>2</sup>, a height of 10 meters (2 storeys); and further subject to certain amended building and development controls, and general conditions.

In respect of the PORTION 1 of Erf 3533 FAERIE GLEN extension 34-

- a. **From "USE ZONE 1: RESIDENTIAL 1", excluding one (1) additional dwelling-house;** with a minimum erf size of 500m<sup>2</sup>; a 'not applicable' density; a coverage of 50%; a 'not applicable' Floor Area Ratio (FAR); a height of one (1) storey, provided that a second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners; and further subject to certain building and development controls, and general conditions,
- b. **To "Use Zone 28: SPECIAL", for Veterinary Clinic (including a Caretaker's Flat), Veterinary Hospital and ancillary and subservient Animal Boarding Place, Pet Salon, Offices and one Dwelling-Unit;** with a 'not applicable' minimum erf size; a density of one Dwelling-Unit and one Caretaker's Flat per 1 000m<sup>2</sup>, a coverage of 40%; a Floor area Ratio (FAR) of 0.40, provided that the gross floor area for veterinary hospital/ clinic shall not exceed 260m<sup>2</sup>, and further provided that the gross floor area for the dwelling-unit shall not exceed 65m<sup>2</sup>, a height of 10 meters (2 storeys); and further subject to certain amended building and development controls, and general conditions.

**The intention of the owner of the properties in this matter is to:** amend the zoning of both the Remainder of Erf 3533 Faerie Glen Extension 34 and Portion 1 of Erf 3533 Faerie Glen Extension 34. The amended zoning of which is determined by the scope and extent of the existing activities of the Olympus 24hr Animal Hospital situated on the RE/3533. The continued and legal existence of the clinic/ hospital requires an amendment of the zoning of the RE/ and PTN1/3533. But more so, in order to ensure that the necessary on-site parking can be provided, the consolidation of the RE/ and PTN1/3533 is required. To affect the consolidation of the properties without bringing about a split zoning (which would be of no benefit in terms of on-site parking compliance) requires that both properties be rezoned.

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 **28 September 2022** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **26 October 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

**Address of Municipal offices:** Room 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 26 October 2022

**Address of authorised agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RC509

**Date on which notice will be published:** 28 September 2022 and 5 October 2022

**Item No:** 36338

## ALGEMENE KENNISGEWING 1318 VAN 2022

### STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2016.

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van die **Restant en Gedeelte 1 van Erf 3533 Faerie Glen Extension 34**, gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ons by die **Stad van Tshwane Metropolitaanse Munisipaliteit** aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendomme hierbo beskryf. Die eiendomme is geleë te Tonettistraat nommer 968 en Olumpusrylaan nommer 997, onderskeidelik binne die Faerie Glen Uitbreiding 34 dorpsgebied en binne die Stad Tshwane se grense.

Ten opsigte van die Restant van Erf 3533 Faerie Glen Uitbreiding 34 –

- a. **Vanaf "GEBRUIKSONE 1: RESIDENSIEL 1", een (1) bykomende woonhuis uitgesluit**; met 'n minimum erfgrootte van 500m<sup>2</sup>; 'n nie-toepaslike digtheid; 'n dekking van 50%; 'n nie-toepaslike vloeroppervlakteverhouding (FAR); 'n hoogte van een (1) verdieping, met dien verstande dat 'n tweede verdieping slegs toegelaat sal word indien die Munisipaliteit oortuig is dat sodanige bykomende verdieping nie die privaatheid van die aangrensende eiendomme se eienaars nadelig sal beïnvloed nie; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes,
- b. **Na "GEBRUIKSONE 28: SPESIAAL", vir Veeartsenykliniek (insluitend 'n opsigterwoonstel), Veeartseny Hospitaal en bykomende en ondergeskikte Diere losiesplek, Troeteldiersalon, Kantore en een Wooneenheid**; met 'n nie-toepaslike minimum erfgrootte; 'n digtheid van een wooneenheid en een opsigterwoonstel per 1 000m<sup>2</sup>, 'n dekking van 40%; 'n vloeroppervlakteverhouding (VOV) van 0.40, met dien verstande dat die bruto vloeroppervlakte vir veeartsenykundige hospitaal/kliniek nie 260m<sup>2</sup> sal oorskry nie, en verder met dien verstande dat die bruto vloeroppervlakte vir die wooneenheid nie 65m<sup>2</sup> sal oorskry nie, 'n hoogte van 10 meter (2 verdiepings); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Ten opsigte van Gedeelte 1 van Erf 3533 Faerie Glen Uitbreiding 34 –

- a. **Vanaf "GEBRUIKSONE 1: RESIDENSIEL 1", een (1) bykomende woonhuis uitgesluit**; met 'n minimum erfgrootte van 500m<sup>2</sup>; 'n nie-toepaslike digtheid; 'n dekking van 50%; 'n nie-toepaslike vloeroppervlakteverhouding (FAR); 'n hoogte van een (1) verdieping, met dien verstande dat 'n tweede verdieping slegs toegelaat sal word indien die Munisipaliteit oortuig is dat sodanige bykomende verdieping nie die privaatheid van die aangrensende eiendomme se eienaars nadelig sal beïnvloed nie; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes,
- b. **Na "GEBRUIKSONE 28: SPESIAAL", vir Veeartsenykliniek (insluitend 'n opsigterwoonstel), Veeartseny Hospitaal en bykomende en ondergeskikte Diere losiesplek, Troeteldiersalon, Kantore en een Wooneenheid**; met 'n nie-toepaslike minimum erfgrootte; 'n digtheid van een wooneenheid en een opsigterwoonstel per 1 000m<sup>2</sup>, 'n dekking van 40%; 'n vloeroppervlakteverhouding (VOV) van 0.40, met dien verstande dat die bruto vloeroppervlakte vir veeartsenykundige hospitaal/kliniek nie 260m<sup>2</sup> sal oorskry nie, en verder met dien verstande dat die bruto vloeroppervlakte vir die wooneenheid nie 65m<sup>2</sup> sal oorskry nie, 'n hoogte van 10 meter (2 verdiepings); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

**Die voorneme van die eienaar van die eiendomme is:** om die sonering van beide die Restant van Erf 3533 Faerie Glen Uitbreiding 34 en Gedeelte 1 van Erf 3533 Faerie Glen Uitbreiding 34 te wysig. Die wysiging word bepaal deur die omvang van die bestaande aktiwiteite van die Olympus 24-uur Dierehospitaal geleë op die RE/3533. Die voortgesette en wettige bestaan van die kliniek/hospitaal vereis 'n wysiging van die sonering van die RE/3533. Maar meer nog, om te verseker dat die nodige parkeerplek op die perseel voorsien kan word, word die konsolidasie van die RE/ en PTN1/3533 vereis. Die konsolidasie van die eiendomme sonder om 'n gesplete sonering teweeg te bring (wat geen voordeel sou wees in terme van voldoening aan parkeerplek op die perseel nie), vereis dat beide eiendomme gehersoneer word.

Enige besware en/of kommentare wat duidelik die gronde van die beswaar en die persoon(ne) se regte uiteensit en aandui hoe hulle belange deur die aansoek geaffekteer gaan word, asook die persoon(ne) se volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **28 September 2022** (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde Verordening, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP\_Registration@tshwane.gov.za tot **26 Oktober 2022** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

**Adres van Munisipale Kantore:** Kamer 8, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 26 Oktober 2022

**Adres van agent:** UrbanSmart Planning Studio (Pty) Ltd; P.O. Box 66465, Woodhill, Pretoria, 0076; 9 Warren Hills Close, Woodhill, Pretoria. Tel: (082) 737 2422 Fax: (086) 582 0369. Ref: RC509

**Dag waarop die kennisgewing sal verskyn:** 28 September 2022 en 5 Oktober 2022

**Item No:** 36338

28-5

**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 71 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****Notice No 24 of 2022****NOTICE IN TERMS OF SECTION 66 OF THE MOGALE CITY SPATIAL PLANNING & LAND USE  
MANAGEMENT BY-LAW 2018**

It is hereby notified in terms of the provisions of Section 67(4) of the Mogale City Spatial Planning & Land Use Management By-Law 2018 that the Mogale City Local Municipality has approved the removal of certain conditions contained in Title Deed T70444/2021 and T70445/2021, with reference to the following properties: Portions 63, 64 and 402 of the farm Rietfontein No 189-IQ.

The following conditions and/or phrases are hereby cancelled: Conditions 1B1, 1B2, 1B3, 2B1, 2B2 and 2B3 in Deed of Transfer T70444/2021 and Conditions 1(i), 1(ii) and 1(iii) in Deed of Transfer T70445/2021. This removal will come into effect on the date of publication of this notice.

Mr Makhosana Msezana  
Municipal Manager, PO Box 94, Krugersdorp, 1740

**PROCLAMATION NOTICE 72 OF 2022****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY****ERF 287 VANDERBIJL PARK CENTRAL WEST 1**

It is hereby notified in terms of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 that the Emfuleni Local Municipality has approved the following:

Removal of conditions E.(m), F.(a), F.(b), F.(d) and F.(e), as contained in Deed of Transfer T30339/2014, and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 of Erf 287, Vanderbijl Park Central West 1 from "Residential 1" to "Residential 1" with an annexure, subject to certain conditions.

The above will come into operation on 28 September 2022.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use), 1<sup>st</sup> floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1444.

**L.E.M. LESEANE, MUNICIPAL MANAGER**

28 September 2022

Notice Number: DP26/2022

**PROKLAMASIE 72 VAN 2022****PROKLAMASIE KENNISGEWING - EMFULENI PLAASLIKE MUNISIPALITEIT****ERF 287 VANDERBIJL PARK CENTRAL WEST 1**

Hierby word ooreenkomstig die bepalings van artikel 6(8) van Gauteng Wet op Opheffing van Beperkings, 1996, bekend gemaak dat die Emfuleni Plaaslike Munisipaliteit die volgende goedgekeur het:

Opheffing van voorwaardes E.(m), F.(a), F.(b), F.(d) en F.(e), soos vervat in Titelakte T30339/2014, en die gelyktydige wysiging van die Vanderbijlpark Dorpsbeplanningskema 1987 vir Erf 287 Vanderbijl Park Central West 1 vanaf "Residensieel 1" na "Residensieel 1" met 'n bylaag, onderhewig aan sekere voorwaardes.

Bogenoemde tree in werking op 28 September 2022.

Kaart 3 en Skema Klousules van hierdie wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ekonomiese Beplanning (Grondgebruik), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Eric Louw strate Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysigingskema staan bekend as Vanderbijlpark Wysigingskema H1444.

**L.E.M. LESEANE, MUNISIPALE BESTUURDER**

28 September 2022

Kennisgewingsnommer: DP26/2022

**PROCLAMATION NOTICE 73 OF 2022****PROCLAMATION NOTICE**  
**EMFULeni LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 57(1) of the Town Planning and Townships Ordinance, 1986, that the Emfuleni Local Municipality has approved the amendment of Vanderbijlpark Town Planning Scheme, 1987, by the rezoning of Erf 202 Vanderbijlpark SE4 from "Residential 1" to "Residential 3" with an annexure, be approved subject to certain conditions.

The above will come into operation on 28 September 2022.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use), 1<sup>st</sup> floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1519.

**L.E.M. LESEANE, MUNICIPAL MANAGER**

28 September 2022

Notice Number: DP22/2022

**PROKLAMASIE 73 VAN 2022****PROKLAMASIE KENNISGEWING**  
**EMFULeni PLAASLIKE MUNISIPALITEIT**

Hierby word ooreenkomstig die bepalings van artikel 57(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, bekend gemaak dat die Emfuleni Plaaslike Munisipaliteit die wysiging van die Vanderbijlpark Dorpsbeplanningskema, 1987, deur die hersonering van Erf 202 Vanderbijlpark SE4 vanaf "Residensieël 1" na "Residensieël 3" met 'n bylaag, onderhewig aan sekere voorwaardes, goedgekeur het.

Bogenoemde tree in werking op 28 September 2022.

Kaart 3 en Skema Klousules van hierdie wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ekonomiese Beplanning (Grondgebruik), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Eric Louwstrate Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysigingskema staan bekend as Vanderbijlpark Wysigingskema H1519.

**L.E.M. LESEANE, MUNISIPALE BESTUURDER**

28 September 2022

Kennisgewingnommer: DP22/2022



**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 792 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****RIETVLEI EXTENSION 23**

We, Multiprof Property Intelligence, 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 township in terms of Section 16(4) of the City of Tshwane Land Use Management, 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: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) on 21 September 2022, until 12 October 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 this 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](mailto: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](mailto: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, Room E10, Corner Basden and Rabie Streets, Centurion Municipal Offices

**Closing date for any objections and/or comments:** 19 October 2022.

**Address of applicant:** Unit 25 Garsfontein office park, 645 Jacqueline drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. tel: (012) 361 5095 / cell: 082 556 0944 / e-mail: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Dates on which notice will be published:** 21 September 2022 and 28 September 2022

**ANNEXURE**

Name of township: Rietvlei Extension 23

Full name of applicant: Multiprof Property Intelligence

Number of erven: The Township will consist of 2 erven.

Proposed zoning: Erf 1 – “Special” for Place of Public Worship, Place of Instruction, Children’s Home, Dwelling Units, Offices, Place of Refreshment, Social Hall, Sport and Recreation Club, including a Work shed with storage.

Development control measures: FAR: 0,25; Height: 2 storeys (10m); Coverage: 25%; Density: N/A; Building lines: Street 5m, all other boundaries 2m.

Erf 2 – “Special” for Workshop, bottling plant and warehouse.

Development control measures: FAR: 0,6; Height: 2 storeys (10m); Coverage: 50%; Density: N/A; Building lines: Street 5m, all other boundaries 2m.

Locality and description of the property on which township is to be established: The application site is situated at 40th Avenue, Doornkloof and is currently known as Remainder of Portion 62 of the Farm Doornkloof 391-JR.

**ITEM NO: 36011**

21–28

## PROVINSIALE KENNISGEWING 792 VAN 2022

## STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR DORPSTIGTINGAANSOEK IN TERMS VAN KLOUSULE 16(4) VNA  
DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016

## RIETVLEI EXTENSION 23

Ons, Multiprof Property Intelligence, in my kapasiteit as die aansoeker, gee hiermeem, ingevolge Klousule 16(1)(f) van die Tshwane Verordening of Grondgebruik Bestuur, 2015, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4) van die Tshane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg.

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) vanaf 21 September 2022 tot en met 19 Oktober 2022. Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die land ontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA) Addisioneel kan die aansoeker met indiening van die aansoek 'n elektorniese afskrif aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, begeleidende die elektroniese afskrif op die webblad, as enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en aangeraakde party gegee word, of die afskrif word aan die munisipaliteit ingedien by [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA). Vir die doeleinde om 'n afskrif van die aansoek te kry, moet die party wat belang stel of geaffekteer word, die munisipaliteit en die aansoeker van 'n e-pos address of enige ander wyse van kommunikasie voorsien om die elektroniese afskrif deur te stuur. Geen deel van die dokumente wat die munisipaliteit of die aansoeker verskaf, mag gekopieer word of in enige manier gepubliseer word of gebruik word in 'n manier wat sal oortree op die intellektuele eiendomsregte van die aansoeker. As enige party wat belang stel of geaffekteer word, geen stappe volg om die aansoek te kry en te sien nie, sal die mislukking deur die geaffekteerde of belangstellende party nie die aansoek benadeel nie. Die rede sal nie beskou word op die grond van die verwerking en oorweging van die aansoek te verbied nie.

**Adres van die Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, Hoek van Basden and Rabie Straat, Centurion Munisipaliteite Kantore.

**Sluitingsdatum vir enige beswaar(e):** 19 Oktober 2022.

**Naam en adres van gemagtigde agent:** Eenheid 25 Garsfontein Kantoorpark, 645 Jacqueline rylaan, Garsfontein / Posbus 1285, Garsfontein, 0042. tel: (012) 361 5095 / sel: 082 556 0944 / epos: info@mpdp.co.za

**Datum van publikasie van die kennisgewing:** 21 September 2022 en 28 September 2022

**BYLAE**

Naam van dorp: Rietvlei Uitbreiding 2

Naam van aansoeker: Multiprof Property Intelligence

Aantal erwe: Die dorp sal bestaan uit twee erwe.

Voorgesteld sonering: Erf 1 – “Spesiaal” vir Plek van openbare aanbidding, Plek van Instruksie, Kinderhuis, Wooneendhed, Kantore, Verversingsplek, Sosiale Saal, Sport-en ontspanningsklub, ingesluit 'n werkwinkel vir stoorplek.

Ontwikkeling beheermaatreëls: VRV: 0,25; Hoogte: 2 verdiepings (10m); Dekking: 25%; Digtheid: NVT; Boulyne: Straat 5m, alle ander grense 2m.

Erf 2 – “Spesiaal” for werkwinkel, botteleringsaanleg en pakhuis.

Ontwikkeling beheermaatreëls: VRV: 0,6; Hoogte: 2 verdiepings (10m); Dekking: 50%; Digtheid: NVT; Boulyne: Straat 5m, alle ander grense 2m.

Ligging en beskrywing van die eindom waarop dorp gestig gaan word: Die aansoekperseel is geleë te 40ste laan, Doornkloof en staan tans bekend as die oorblywende gedeelte van gedeelte 62 van die plaas Doornkloof 391-JR.

**ITEM NO: 36011**

21–28

**PROVINCIAL NOTICE 798 OF 2022**

## MOGALE CITY LOCAL MUNICIPALITY

## NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE

**PROPOSED MOGALE 42 TOWNSHIP**

We, Synchronicity Development Planning, being the applicant, give notice of an application in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, for the establishment of a mixed-use township to be known as Mogale Extension 42 as referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning to the address below or email [pauline.mokale@mogalecity.gov.za](mailto:pauline.mokale@mogalecity.gov.za) Tel No (011) 951-2004 and copy the applicant (detail below) from 21 September to 19 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for 28 days from 21 September 2022.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections/comments: 19 October 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756  
Telephone: 082 448 7368 Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 21 & 28 September 2022

**ANNEXURE: PROPOSED MOGALE EXTENSION 42 TOWNSHIP**

Full name of applicant: Synchronicity Development Planning on behalf of the landowners represented by Steenkamp Incorporated Attorneys

The proposed amended township will comprise 16 erven, as follows

Erf Number	Zoning	Total Area	Total # of erven
1 - 6	"Residential 3"	8,9006 ha	6
7 & 8	"Business 2"	2,7351 ha	2
9 - 13	"Commercial"	5,4630 ha	5
14 & 15	"Undetermined"	3,1942 ha	2
16	"Private Open Space"	12,1858 ha	1
	Public Roads	2,6924 ha	
	Total	<b>35,1711 ha</b>	<b>16</b>

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

Portions 1, 91 and 95 of the farm Nooitgedacht 534 JQ, located south of the R114 and west of Marina Road, Muldersdrift.

**PROVINCIAL NOTICE 799 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE****PROPOSED MOGALE 43 TOWNSHIP**

We, Synchronicity Development Planning, being the applicant, give notice of an application in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, for the establishment of a mixed-use township to be known as Mogale Extension 43 as referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning to the address below or email [pauline.mokale@mogalecity.gov.za](mailto:pauline.mokale@mogalecity.gov.za) Tel No (011) 951-2004 and copy the applicant (detail below) from 21 September to 19 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for 28 days from 21 September 2022.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections/comments: 19 October 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756  
Telephone: 082 448 7368 Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 21 & 28 September 2022

**ANNEXURE: PROPOSED MOGALE EXTENSION 43 TOWNSHIP**

Full name of applicant: Synchronicity Development Planning on behalf of the landowners represented by Steenkamp Incorporated Attorneys

The proposed amended township will comprise 13 erven, as follows

Erf Number	Zoning	Total Area	Total # of erven
1 – 7 & 9	“Residential 3”	21,4868 ha	8
8 & 11	“Business 2”	2,3581 ha	2
10	“Undetermined”	0,1840 ha	1
12 & 13	“Private Open Space”	7,3127 ha	2
	Public Roads	3,1931 ha	
Total		<b>34,5347 ha</b>	<b>16</b>

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

Portions 62, 134 and 135 of the farm Nooitgedacht 534 JQ, located west of Marina Road and south of the R114 road, Muldersdrift.

**PROVINCIAL NOTICE 800 OF 2022**

## MOGALE CITY LOCAL MUNICIPALITY

## NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE

**PROPOSED MOGALE 44 TOWNSHIP**

We, Synchronicity Development Planning, being the applicant, give notice of an application in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, for the establishment of a mixed-use township to be known as Mogale Extension 44 as referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning to the address below or email [pauline.mokale@mogalecity.gov.za](mailto:pauline.mokale@mogalecity.gov.za) Tel No (011) 951-2004 and copy the applicant (detail below) from 21 September to 19 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for 28 days from 21 September 2022.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections/comments: 19 October 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756  
Telephone: 082 448 7368 Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 21 & 28 September 2022

**ANNEXURE: PROPOSED MOGALE EXTENSION 44 TOWNSHIP**

Full name of applicant: Synchronicity Development Planning on behalf of the landowners represented by Steenkamp Incorporated Attorneys

The proposed amended township will comprise nine erven, as follows

Erf Number	Zoning	Total Area	Total # of erven
1 – 7	“Commercial”	5,4688 ha	7
8 & 9	“Undetermined”	2,4197 ha	2
	Public Roads	0,6770 ha	
		Total	
		<b>8,5655 ha</b>	<b>9</b>

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

Portion 132 of the farm Nooitgedacht 534 JQ, located east of Marina Road and south of the R114 road, Muldersdrift.

**PROVINCIAL NOTICE 801 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF THE****PROPOSED MOGALE 60 TOWNSHIP**

We, Synchronicity Development Planning, being the applicant, give notice of an application in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, for the establishment of a mixed-use township to be known as Mogale Extension 60 as referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Manager Economic Services, Development and Planning to the address below or email [pauline.mokale@mogalecity.gov.za](mailto:pauline.mokale@mogalecity.gov.za) Tel No (011) 951-2004 and copy the applicant (detail below) from 21 September to 19 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below for 28 days from 21 September 2022.

Address of Municipal offices: 1st floor, Furniture City Building, corner of Human Street and Monument Street, Krugersdorp

Closing date for any objections/comments: 19 October 2022

Postal address of applicant: PO Box 1422, Noordheuwel, 1756  
Telephone: 082 448 7368 Email: [info@synchroplan.co.za](mailto:info@synchroplan.co.za)

Dates on which notice will be published: 21 & 28 September 2022

**ANNEXURE: PROPOSED MOGALE EXTENSION 60 TOWNSHIP**

Full name of applicant: Synchronicity Development Planning on behalf of the landowners represented by Steenkamp Incorporated Attorneys

The proposed amended township will comprise eight erven, as follows

Erf Number	Zoning	Total Area	Total # of erven
1 - 3	"Residential 4"	13,7956 ha	3
4 & 5	"Business 2"	3,1126 ha	2
6	"Educational"	5,7032 ha	1
7	"Special" for a place of public worship and residential use	2,8621 ha	1
8	"Private Open Space"	0,2840 ha	1
	Public Roads	6,1608 ha	
	Total	<b>31,9183 ha</b>	<b>16</b>

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

Portions 11, 59, 93 and 94 of the farm Nooitgedacht 534 JQ, located east of Marina Road and south of the R114 road, Muldersdrift.



**PROVINCIAL NOTICE 802 OF 2022**

## CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

We, TN General Services Pty Ltd, being the authorized agent of the owner of Erf 587 Newlands Extension 3, and Portion 1 of Erf 834 Waterkloof Glen Extension 8 hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive title conditions contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the above mentioned properties. Erf 587 Newlands X.3 is situated at number 304 Bali Avenue, Newlands X.3 and Portion 1 of Erf 834 Waterkloof Glen X.8 is situated at 161 Garstfontein Road, Waterkloof Glen X.8. The application is for the removal of the condition stated hereunder, in Title Deed T000011479/2017.

*B. By virtue of Notarial Tie Agreement K7109/96S dated 18th of September 1996 to the within mentioned property shall be tied together with Erf 587 Newlands Extension 3, Registration Division J.R. Gauteng Province, Measuring 2,7623 (Two Comma Seven Six Two Three) and be regarded as one property in all intents and purposes except in respect of the City council of Pretoria's electricity, refuse removal, water supply and drainage by laws and that none of the properties shall be sold or transferred other than to the same transferee without the prior written consent of the Council first being obtained and that the Council shall have an absolute discretion to grant or withhold such consent. As will more fully appear from the said Notarial Tie Agreement.*

The intension of the applicant in this matter is to: remove the above restrictive condition in order to permit the properties to be registered separately and be excluded from the notarial tie agreement.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 21 September 2022 until 20 October 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 and Newspapers.

Address of Municipal offices: Centurion Municipal Offices, 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](mailto: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](mailto: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 October 2022. Address of applicant: P.O. Box 36052, Menlo Park, 0102, 0118. Tel no: 012 753 3159, Email: [info@tnservices.co.za](mailto:info@tnservices.co.za). Dates of notice publication: 21 September 2022 and 28 September 2022. Item no: 36298

**PROVINSIALE KENNISGEWING 802 VAN 2022**

## METROPOLITAANSE MUNISIPALITEIT STAD VAN TSHWANE

KENNISGEWING VAN DIE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016

Ons, TN General Services Pty Ltd, synde die gemagtigde agent van die eienaar van Erf 587 Newlands Uitbreiding 3, and Gedeelte 1 van Erf 834 Waterkloof Glen Uitbreiding 8, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelvoorwaardes vervat in die Titelakte ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 van bogenoemde eiendomme. Erf 587 Newlands Uitbreiding 3 is geleë te nommer 304 Bali Avenue, Newlands Uitbreiding 3 en Portion 1 of Erf 834 Waterkloof Glen Uitbreiding 8 is geleë te nommer 161 Garstfontein Road, Waterkloof Glen Uitbreiding 8. Die aansoek is vir die opheffing van die voorwaarde hieronder vermeld, in Titelakte T000011479/2017.

*B. By virtue of Notarial Tie Agreement K7109/96S dated 18th of September 1996 to the within mentioned property shall be tied together with Erf 587 Newlands Extension 3, Registration Division J.R. Gauteng Province, Measuring 2,7623 (Two Comma Seven Six Two Three) and be regarded as one property in all intents and purposes except in respect of the City council of Pretoria's electricity, refuse removal, water supply and drainage by laws and that none of the properties shall be sold or transferred other than to the same transferee without the prior written consent of the Council first being obtained and that the Council shall have an absolute discretion to grant or withhold such consent. As will more fully appear from the said Notarial Tie Agreement.*

*Die bedoeling van die applikant in hierdie saak is om: verwyder die bogenoemde beperkende voorwaarde ten einde toe te laat dat die eiendomme afsonderlik geregistreer word en uitgesluit word van die notariële akte van kopelling.* Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Groepshoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 21 September 2022 tot 20 Oktober 2022. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette en Koerante. Die adres van die Munisipale kantore: Centurion Munisipale kantore, Kamer E10, Hoek van Basden- and Rabiestrade, Centurion. 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](mailto: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](mailto: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. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 20 Oktober 2022. Adres van applikant: P.O. Box 36052, Menlo Park, 0102. Telefoon: 012 753 3159, E-pos: [info@tnservices.co.za](mailto:info@tnservices.co.za). Datum van publikasie van kennisgewing: 21 September 2022 and 28 September 2022. Item no: 36298

**PROVINCIAL NOTICE 803 OF 2022****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Cosmopolitan Consult (Pty) Ltd, being the applicant and authorised agent of the registered owner of Portions 113, 114, 115, and 116 of the farm Onderstepoort 266-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 establishment of the Onderstepoort Extension 58 in terms of Section 16(4) of the mentioned By-law, referred to in the Annexure below. 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, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or **CityP\_Registration@tshwane.gov.za** from 21 September 2022 to 19 October 2022. 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**, for a period of 28 days from 21 September 2022. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the applications electronically when requesting a copy of the application. A copy of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request to the e-mail address below for the same period. 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. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad Building, 252 Thabo Sehume Street, Pretoria. **Address of applicant:** Building F, Hertford Office Park, 90 Bekker Road, Midrand, and Cosmopolitan Consult (Pty) Ltd, P.O. Box 754, Auckland Park, 2006; Tel: (011) 541 3800; Email: antonm@cosmopro.co.za (Anton Mathey). **Dates on which notice will be published:** 21 and 28 September 2022. **Closing date for any objections and/or comments:** 19 October 2022.

**ANNEXURE**

**Name of Township:** Onderstepoort Extension 58.

**Name of Authorised Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Number of Erven, Proposed Zoning, and Proposed Development Control Measures:** Erven 1 - 231 zoned: "Residential 1", with a height of 2 storeys, coverage of 60%, FAR of N/A, and density of one Dwelling-house per erf, 2 erven zoned for "Private Open Space", 1 erf zoned "Special" for Access Control, 1 erf zoned "Public Open Space", 1 erf zoned "Municipal", 1 erf zoned "Special" for Private Road, and an area to be zoned "Existing Streets", subject to certain conditions.

**The intention of the Applicant/Owner in this matter is to:** To obtain approval for the establishment and develop an affordable residential security estate with 231 residential erven. **Description of the Property on which the Township is to be Established:** Parts of Portions 113, 114, 115, and 116 of the farm Onderstepoort 266-JR. **Location of the Property on which the Township is to be Established:** Portion 113 is situated at 6985 Mopanie Road, Portion 114 is situated at 7074 Mopanie Road, Portion 115 is situated at 4505 Mopanie Road, and Portion 116 is situated at 4669 Soutpan Road (A24215 Road), respectively. The portions and proposed township are situated to the north of Mopanie Road and between the R80 Highway and Soutpan Road. **Council Reference number:** APS / Item No.: 36277.

**PROVINSIALE KENNISGEWING 803 VAN 2022****DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN AANSOeke OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, Cosmopolitan Consult (Pty) Ltd, synde die gemagtigde agent en applikant van die eienaar van die Gedeeltes 113, 114, 115, en 116 van die plaas Onderstepoort 266-JR gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane, 2016, dat ons aansoek gedoen het vir die stigting van die dorp Onderstepoort Uitbreiding 58 in terme van Artikel 16(4) van voorgenoemde By-wet, 2016 soos beskryf in die onderstaande bylaag. Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en verduideliking van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek, 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 gedurende gewone kantoorure ingedien word of skriftelik gerig word aan die Groep: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestad Gebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of **CityP\_Registration@tshwane.gov.za** van 21 September 2022 tot 19 Oktober 2022. Indien enige geïnteresseerde en/of geaffekteerde party die aansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: **newlanduseapplications@tshwane.gov.za**, vir 'n periode van 28 dae vanaf 21 September 2022. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde en/of geaffekteerde party 'n epos adres of ander manier verskaf sodat die aansoek elektronies aangestuurd kan word. 'n Afskrif van die aansoek kan ook elektronies deur die gemagtigde agent beskikbaar gemaak word by ontvangs van 'n versoek per e-pos by die onderstaande e-posadres vir die deilfd tydperk. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Middestad Gebou, Thabo Sehume Straat 252, Pretoria. **Adres van applikant:** Gebou F, Hertford Kantoorpark, Bekker Straat 90, Midrand en Cosmopolitan Consult (Pty) Ltd, Posbus 754, Auckland Park, 2006; Tel: (011) 541 3800; Epos: antonm@cosmopro.co.za (Anton Mathey). **Datums waarop kennisgewing gepubliseer word:** 21 en 28 September 2022. **Sluitingsdatum vir enige besware en/of kommentare:** 19 Oktober 2022.

**BYLAAG**

**Naam van Dorp:** Onderstepoort Uitbreiding 58.

**Naam van Gemagtigde Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Aantal erwe, Voorgestelde Sonering en Voorgestelde Ontwikkeling Kontroles:** Erwe 1 – 231 gesoneer: "Residensiële 1", met 'n hoogte van 2 verdiepings, Dekking van 60%, VRV van N.v.T en digtheid van een Woonhuis per erf, 1 erf gesoneer "Spesiaal" vir Privaatpad, 1 erf gesoneer "Spesiaal" vir Toegangsbeheer, 1 erf gesoneer "Openbare Oop Ruimte", 1 erf gesoneer "Munisipaal", 2 erwe gesoneer "Privaat Oop Ruimte" en 'n gedeelte as "Bestaande Straat", onderhewig aan seker voorwaardes. **Die voorneme van die Aansoeker/Eienaar in hierdie saak is om:** Om goedkeuring te verkry vir die stigting van 'n residensiële privaat dorp met 231 residensiële erwe. **Beskrywing van die Eiendom waarop die Dorp Gestig Word:** Gedeeltes van Gedeeltes 113, 114, 115 en 116 van die plaas Onderstepoort 266-JR. **Ligging van die Eiendom waarop die Dorp Gestig Word:** Gedeelte 113 is geleë te Mopanie Straat 6985, 114 is geleë te Mopanie Straat 7074, 115 is geleë te Mopanie Pad Straat 4505, en Gedeelte 116 is geleë te Soutpan Straat (A24215 Straat) 4669, onderskeidelik. Die gedeelte en voorgestelde dorp is ook geleë noord van Mopanie Straat en tussen die R80 Hoofweg en Soutpan Straat. **Stadsraad Verwysing:** APS / Item No: 36277.

**PROVINCIAL NOTICE 804 OF 2022****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATIONS FOR THE****ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Cosmopolitan Consult (Pty) Ltd, being the applicant and authorised agent of the registered owner of Portion 116 of the farm Onderstepoort 266-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 establishment of the Onderstepoort Extension 59 in terms of Section 16(4) of the mentioned By-law, referred to in the Annexure below. 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, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or **CityP\_Registration@tshwane.gov.za** from 21 September 2022 to 19 October 2022. 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**, for a period of 28 days from 21 September 2022. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically when requesting a copy of the application. A copy of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request to the e-mail address below for the same period. 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. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad Building, 252 Thabo Sehume Street, Pretoria. **Address of applicant:** Building F, Hertford Office Park, 90 Bekker Road, Midrand, and Cosmopolitan Consult (Pty) Ltd, P.O. Box 754, Auckland Park, 2006; Tel: (011) 541 3800; Email: antonm@cosmopro.co.za (Anton Mathey). **Dates on which notice will be published:** 21 and 28 September 2022. **Closing date for any objections and/or comments:** 19 October 2022.

**ANNEXURE**

**Name of Township:** Onderstepoort Extension 59.

**Name of Authorised Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Number of Erven, Proposed Zoning, and Proposed Development Control Measures:** Erven 1 - 239 zoned: "Residential 1", with a height of 2 storeys, coverage of 60%, FAR of N/A, and density of one Dwelling-house per erf, 1 erf zoned "Special" for Private Road, 1 erf zoned for "Private Open Space", and an area to be zoned "Existing Streets", subject to certain conditions. **The intention of the Applicant/Owner in this matter is to:** To obtain approval for the establishment and develop an affordable residential security estate with 239 residential erven. **Description of the Property on which the Township is to be Established:** Part of Portion 116 of the farm Onderstepoort 266-JR. **Location of the Property on which the Township is to be Established:** Portion 116 is situated at 4669 Soutpan Road (A24215 Road). Access to the township will be gained from a future road that will gain access from Mopanie Road. The portion and proposed township are situated to the north of Mopanie Road and between the R80 Highway and Soutpan Road. **Council Reference Number:** APS / Item No.: 36278.

**PROVINSIALE KENNISGEWING 804 VAN 2022****DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN AANSOEKE OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, Cosmopolitan Consult (Pty) Ltd, synde die gemagtigde agent en applikant van die eienaar van die Gedeelte 116 van die plaas Ondertsepoort 266-JR gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane, 2016, dat ons aansoek gedoen het vir die stigting van die dorp Onderstepoort Uitbreiding 59 in terme van Artikel 16(4) van voorgenoemde By-wet, 2016 soos beskryf in die onderstaande bylaag. Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en verduideliking van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek, 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 gedurende gewone kantoorure ingedien word of skriftelik gerig word aan die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestad Gebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) van 21 September 2022 tot 19 Oktober 2022. Indien enige geïnteresseerde en/of geaffekteerde party die aansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za), vir 'n periode van 28 dae vanaf 21 September 2022. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde en/of geaffekteerde party 'n epos adres of ander manier verskaf sodat die aansoek elektronies aangestuurd kan word. 'n Afskrif van die aansoek kan ook elektronies deur die gemagtigde agent beskikbaar gemaak word by ontvangs van 'n versoek per e-pos by die onderstaande e-posadres vir die deilfde tydperk. 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 proesesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Middestad Gebou, Thabo Sehume Straat 252, Pretoria. **Adres van applikant:** Gebou F, Hertford Kantoorpark, Bekker Straat 90, Midrand en Cosmopolitan Consult (Pty) Ltd, Posbus 754, Auckland Park, 2006; Tel: (011) 541 3800; Epos: [antonm@cosmopro.co.za](mailto:antonm@cosmopro.co.za) (Anton Mathey). **Datums waarop kennisgewing gepubliseer word:** 21 en 28 September 2022. **Sluitingsdatum vir enige besware en/of kommentare:** 19 Oktober 2022.

**BYLAAG**

**Naam van Dorp:** Onderstepoort Uitbreiding 59.

**Naam van Gemagtigde Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Aantal Erwe, Voorgestelde Sonering en Voorgestelde Ontwikkeling Kontroles:** Erwe 1 - 239 gesoneer: "Residensiële 1", met 'n hoogte van 2 verdiepings, Dekking van 60%, VRV van N.v.T en digtheid van een Woonhuis per erf, 1 erf gesoneer "Spesiaal" vir Privaatpad, 1 erf gesoneer "Privaat Oop Ruimte" en 'n gedeelte as "Bestaande Straat", onderhewig aan seker voorwaardes. **Die Voorneme van die Aansoeker/Eienaar in Hierdie Saak is om:** Om goedkeuring te verkry vir die stigting van 'n residensiële privaat dorp met 239 residensiële erwe. **Beskrywing van die Eiendom Waarop die Dorp Gestig Word:** Deel van Gedeelte 116 van die plaas Ondertsepoort 266-JR. **Ligging van die Eiendom Waarop die Dorp Gestig Word:** Gedeelte 116 is geleë te Soutpan Straat (A24215 Straat) 4669. Toegang tot die dorp sal via 'n toekomsite pad wees wat direk toegang van Mopanie Straat af sal verkry. Die gedeelte en voorgestelde dorp is ook geleë noord van Mopanie Straat en tussen die R80 Hoofweg en Soutpan Straat. **Stadsraad Verwysing:** APS / Item No: 36278.

**PROVINCIAL NOTICE 805 OF 2022****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Cosmopolitan Consult (Pty) Ltd, being the applicant and authorised agent of the registered owner of Portion 112 of the farm Onderstepoort 266-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 establishment of the Onderstepoort Extension 63 in terms of Section 16(4) of the mentioned By-law, referred to in the Annexure below. 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, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or **CityP\_Registration@tshwane.gov.za** from 21 September 2022 to 19 October 2022. 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**, for a period of 28 days from 21 September 2022. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically when requesting a copy of the application. A copy of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request to the e-mail address below for the same period. 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. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad Building, 252 Thabo Sehume Street, Pretoria. **Address of applicant:** Building F, Hertford Office Park, 90 Bekker Road, Midrand, and Cosmopolitan Consult (Pty) Ltd, P.O. Box 754, Auckland Park, 2006; Tel: (011) 541 3800; Email: antonm@cosmopro.co.za (Anton Mathey). **Dates on which notice will be published:** 21 and 28 September 2022. **Closing date for any objections and/or comments:** 19 October 2022.

**ANNEXURE**

**Name of Township:** Onderstepoort Extension 63.

**Name of Authorised Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Number of Erven, Proposed Zoning, and Proposed Development Control Measures:** Erven 1 - 124 zoned: "Residential 1", with a height of 2 storeys, coverage of 60%, FAR of N/A, and density of one Dwelling-house per erf, 3 erven zoned for "Private Open Space", 1 erf zoned "Special" for Access Control, 1 erf zoned "Municipal", 1 erf zoned "Special" for Private Road, and an area to be zoned "Existing Streets", subject to certain conditions.

**The intention of the Applicant/Owner in this matter is to:** To obtain approval for the establishment and develop an affordable residential security estate with 124 residential erven. **Description of the Property on which the Township is to be Established:** A part of Portion 112 of the farm Onderstepoort 266-JR.

**Location of the Property on which the Township is to be Established:** Portion 112 is situated at 6909 Mopanie Road. The portion and proposed township is situated to the south of Mopanie Road and between the R80 Highway and Soutpan Road. Access to the proposed township will be via the future Huswane Road to be constructed that will intersect with Mopanie Road. **Council Reference number:** APS / Item No.: 36324.

**PROVINSIALE KENNISGEWING 805 VAN 2022****DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN AANSOEKE OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, Cosmopolitan Consult (Pty) Ltd, synde die gemagtigde agent en applikant van die eienaar van die Gedeelte 112 van die plaas Onderstepoort 266-JR gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane, 2016, dat ons aansoek gedoen het vir die stigting van die dorp Onderstepoort Uitbreiding 63 in terme van Artikel 16(4) van voorgenoemde By-wet, 2016 soos beskryf in die onderstaande bylaag. Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en verduideliking van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek, 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 gedurende gewone kantoorure ingedien word of skriftelik gerig word aan die Groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestad Gebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of **CityP\_Registration@tshwane.gov.za** van 21 September 2022 tot 28 Oktober 2022. Indien enige geïnteresseerde en/of geaffekteerde party die aansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakligting te gebruik: **newlanduseapplications@tshwane.gov.za**, vir 'n periode van 28 dae vanaf 21 September 2022. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde en/of geaffekteerde party 'n epos adres of ander manier verskaf sodat die aansoek elektronies aangestuur kan word. 'n Afskrif van die aansoek kan ook elektronies deur die gemagtigde agent beskikbaar gemaak word by ontvangs van 'n versoek per e-pos by die onderstaande e-posadres vir die deilfde tydperk. 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 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, Middestad Gebou, Thabo Sehume Straat 252, Pretoria. **Adres van applikant:** Gebou F, Hertford Kantoorpark, Bekker Straat 90, Midrand en Cosmopolitan Consult (Pty) Ltd, Posbus 754, Auckland Park, 2006; Tel: (011) 541 3800; Epos: antonm@cosmopro.co.za (Anton Mathey). **Datums waarop kennisgewing gepubliseer word:** 21 en 28 September 2022. **Sluitingsdatum vir enige besware en/of kommentare:** 19 Oktober 2022.

**BYLAAG**

**Naam van Dorp:** Onderstepoort Uitbreiding 63.

**Naam van Gemagtigde Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Aantal erwe, Voorgestelde Sonering en Voorgestelde Ontwikkeling Kontroles:** Erwe 1 – 124 gesoneer: "Residensiële 1", met 'n hoogte van 2 verdiepings, Dekking van 60%, VRV van N.v.T en digtheid van een Woonhuis per erf, 1 erf gesoneer "Spesiaal" vir Privaatpad, 1 erf gesoneer "Spesiaal" vir Toegangsbeheer, 1 erf gesoneer "Munisipaal", 3 erwe gesoneer "Privaatop Ruimte" en 'n gedeelte as "Bestaande Straat", onderhewig aan seker voorwaardes. **Die voorneme van die Aansoeker/Eienaar in hierdie saak is om:** Om goedkeuring te verkry vir die stigting van 'n residensiële privaat dorp met 124 residensiële erwe. **Beskrywing van die Eiendom waarop die Dorp Gestig Word:** 'n Gedeelte van Gedeelte 112 van die plaas Onderstepoort 266-JR. **Ligging van die Eiendom waarop die dorp Gestig Word:** Gedeeltes 112 is geleë te Mopanie Straat 6909. Die area en voorgestelde dorp is geleë suid van Mopanie Straat en tussen die R80 Hoofweg en Soutpan Straat. Toegant tot die dorp sal via die toekomstige Huswane Straat wees wat gebou gaan word wat aansluit by Mopanie Straat. **Stadsraad Verwysing:** APS / Item No.: 36324.



**PROVINCIAL NOTICE 806 OF 2022****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATIONS FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Cosmopolitan Consult (Pty) Ltd, being the applicant and authorised agent of the registered owner of Portions 68 and 69 of the farm Onderstepoort 266-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 establishment of the Onderstepoort Extension 65 in terms of Section 16(4) of the mentioned By-law, referred to in the Annexure below. 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, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or **CityP\_Registration@tshwane.gov.za** from 21 September 2022 to 19 October 2022. 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**, for a period of 28 days from 21 September 2022. Any interested or affected party shall provide an e-mail address or other means by which to provide a copy of the application electronically when requesting a copy of the application. A copy of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request to the e-mail address below for the same period. 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. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad Building, 252 Thabo Sehume Street, Pretoria. **Address of applicant:** Building F, Hertford Office Park, 90 Bekker Road, Midrand, and Cosmopolitan Consult (Pty) Ltd, P.O. Box 754, Auckland Park, 2006; Tel: (011) 541 3800; Email: antonm@cosmopro.co.za (Anton Mathey). **Dates on which notice will be published:** 21 and 28 September 2022. **Closing date for any objections and/or comments:** 19 October 2022.

**ANNEXURE**

**Name of Township:** Onderstepoort Extension 65.

**Name of Authorised Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Number of Erven, Proposed Zoning, and Proposed Development Control Measures:** Erven 1 - 170 zoned: "Residential 1", with a height of 2 storeys, coverage of 60%, FAR of N/A, and density of one Dwelling-house per erf, 1 erf zoned for "Private Open Space", 1 erf zoned "Special" for Access Control, 1 erf zoned "Special" for Private Road, and an area to be zoned "Existing Streets", subject to certain conditions.

**The intention of the Applicant/Owner in this matter is to:** To obtain approval for the establishment and develop an affordable residential security estate with 170 residential erven. **Description of the Property on which the Township is to be Established:** Parts of Portions 68 and 69 of the farm Onderstepoort 266-JR. **Location of the Property on which the Township is to be Established:** Portion 68 and 69 is situated at 6897 and 6957 Piet-My-Vrou Street, respectively. No direct access is currently available to these portions and access to the proposed will be obtained via the future road network to be developed. The portions and township are situated to the south of Mopanie Road and between the R80 Highway and Soutpan Road (Google Coordinates: Middle of Ptn 68: -25.536371, 28.119924 and Middel of Ptn 69: -25.536582, 28.121489), **Council Reference number:** APS / Item No.: 36326.

**PROVINSIALE KENNISGEWING 806 VAN 2022****DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN AANSOEKE OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, Cosmopolitan Consult (Pty) Ltd, synde die gemagtigde agent en applikant van die eienaar van die Gedeeltes 68 and 69 van die plaas Ondertsepoort 266-JR gee hiermee ingevolge artikel 16(1)(f) van die Stad van Tshwane, 2016, dat ons aansoek gedoen het vir die stigting van die dorp Onderstepoort Uitbreiding 65 in terme van Artikel 16(4) van voorgenoemde By-wet, 2016 soos beskryf in die onderstaande bylaag. Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en verduideliking van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek, 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 gedurende gewone kantoorure ingedien word of skriftelik gerig word aan die Groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestad Gebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of **CityP\_Registration@tshwane.gov.za** van 21 September 2022 tot 19 Oktober 2022. Indien enige geïnteresseerde en/of geaffekteerde party die aansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur die volgende kontakinsligting te gebruik: **newlanduseapplications@tshwane.gov.za**, vir 'n periode van 28 dae vanaf 21 September 2022. Wanneer 'n afskrif van die aansoek aangevra word, moet die geïnteresseerde en/of geaffekteerde party 'n epos adres of ander manier verskaf sodat die aansoek elektronies aangestuur kan word. 'n Afskrif van die aansoek kan ook elektronies deur die gemagtigde agent beskikbaar gemaak word by ontvangs van 'n versoek per e-pos by die onderstaande e-posadres vir die deilfde tydperk. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te prosesser of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Middestad Gebou, Thabo Sehume Straat 252, Pretoria. **Adres van applikant:** Gebou F, Hertford Kantoorpark, Bekker Straat 90, Midrand en Cosmopolitan Consult (Pty) Ltd, Posbus 754, Auckland Park, 2006; Tel: (011) 541 3800; Epos: antonm@cosmopro.co.za (Anton Mathey). **Datums waarop kennisgewing gepubliseer word:** 21 en 28 September 2022. **Sluitingsdatum vir enige besware en/of kommentare:** 19 Oktober 2022.

**BYLAAG**

**Naam van Dorp:** Onderstepoort Uitbreiding 65.

**Naam van Gemagtigde Agent:** Cosmopolitan Consult (Pty) Ltd (Reg. No. 2019/255856/07).

**Aantal erwe, Voorgestelde Sonering en Voorgestelde Ontwikkeling Kontroles:** Erwe 1 – 170 gesoneer: "Residensiële 1", met 'n hoogte van 2 verdiepings, Dekking van 60%, VRV van N.v.T en digtheid van een Woonhuis per erf, 1 erf gesoneer "Spesiaal" vir Privaatpad, 1 erf gesoneer "Spesiaal" vir Toegangsbeheer, 1 erf gesoneer "Privaatop Ruimte" en 'n gedeelte as "Bestaande Straat", onderhewig aan seker voorwaardes. **Die voorneme van die Aansoeker/Eienaar in hierdie saak is om:** Om goedkeuring te verkry vir die stigting van 'n residensiële privaat dorp met 170 residensiële erwe. **Beskrywing van die Eiendom waarop die Dorp Gestig Word:** 'n Gedeelte van Gedeelte 68 en 69 van die plaas Onderstepoort 266-JR. **Ligging van die Eiendom waarop die dorp Gestig Word:** Gedeeltes 68 en 69 is geleë te Piet-My-Vrou Straat 6897 en 6957, onderskeidelik. Die gedeeltes en voorgestelde dorp is geleë suid van Mopanie Straat en tussen die R80 Hoofweg en Soutpan Straat. Geen direkte toegang tot die gedeeltes is tans beskikbaar nie en toegang tot die voorgestelde dorp sal verkry word via die toekomstige paaie wat gebou gaan word. (Google Koördinate middel van Ged. 68: -25.536371, 28.119924 en middel van Ged. 69: -25.536582, 28.121489). **Stadsraad Verwysing:** APS / Item No.: 36326.

**PROVINCIAL NOTICE 814 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Holding 20, Timsrand Agricultural Holdings** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of restrictive title conditions in terms of Section 16(2) of the of the City of Tshwane Land Use Management By-Law, 2016. Condition C.(d)(i) in Title Deed T106080/1998 will be removed, in order to allow for a second dwelling house on the property. The property is situated on 20 Du Toit Road, Timsrand in Ward 106.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 21 September 2022 (*the first date of the publication of the notice*), until 20 October 2022.

*“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](mailto: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](mailto:newlanduseapplications@tshwane.gov.za).*

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

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

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

**Name and Address of applicant:** SFP Townplanning (Pty) Ltd

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

Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)

Dates on which notice will be published: 21 and 28 September 2022

Closing date for any objections and/or comments: 20 October 2022

**Reference:** CPD/0669/00020 (Item No. 36283) **Our ref:** F4235

**PROVINSIALE KENNISGEWING 814 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN DIE AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES  
INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Hoewe 20, Timsrand Landbouhoewes**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende titelvoorwaardes ingevolge Artikel 16 (2) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Voorwaarde C.(d)(i) in Titellakte T106080/1998 sal verwyder word, ten einde

voorsiening te maak vir 'n addisionele woonhuis / tweede woonhuis op die eiendom te ontwikkel. Die eiendom is gelee in 20 Du Toit Straat, Timsrand in Wyk 106.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 21 September 2022 (die datum van eerste publikasie van die kennisgewing) tot 20 Oktober 2022.

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

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

*Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie.*

*Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie.”*

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

**Naam en adres van aansoeker:** SFP Stadsbeplanning (Edms) Bpk  
371 Melk Straat, Nieuw Muckleneuk of Posbus 908, Groenkloof, 0027

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

Datum waarop kennisgewing gepubliseer word: 21 en 28 September 2022

Sluitingsdatum vir enige besware en/of kommentaar: 20 Oktober 2022

**Verwysing:** CPD/0669/00020 (Item No. 36283)

**Ons verwysing:** F4235

**PROVINCIAL NOTICE 816 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE  
LAND USE MANAGEMENT BY-LAW, 2016**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 729, Lyttelton Manor Extension 1 Township** hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The rezoning is from "Residential 1" to "Residential 2" with a density of "25 units per hectare" to allow for 5 full title dwelling units with one dwelling per 300m<sup>2</sup>, with a coverage of 35%, F.A.R. of 0.42 and a height of 2 storeys. The property is situated on 135, Monument Avenue, Lyttelton Manor in Ward 66.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 21 September 2022 (*the first date of the publication of the notice*), until 20 October 2022.

*"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](mailto: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](mailto:newlanduseapplications@tshwane.gov.za).*

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

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

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

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

Dates on which notice will be published: 21 and 28 September 2022

Closing date for any objections and/or comments: 20 October 2022

**Reference:** CPD 9/2/4/2-6726T (Item No. 36308) **Our ref:** F4223

## PROVINSIALE KENNISGEWING 816 VAN 2022

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

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erf 729, Dorp Lyttelton Manor Uitbreiding 1**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbepanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering is van "Residensieel 1" na "Residensieel 2" met 'n digtheid van "25 eenhede per hektaar" ten einde 5 voltitel wooneenhede met een woning per 300m<sup>2</sup>, te kan ontwikkel met 'n dekking van 35%, V.R.V. van 0.42 en 'n hoogte van 2 verdiepings. Die eiendom is geleë te 135, Monumentlaan, Lyttelton Manor in Wyk 66.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 21 September 2022 (*die datum van eerste publikasie van die kennisgewing*) tot 20 Oktober 2022.

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

*Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).*

*Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker 'n e-posadres of ander maniere moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie.*

*Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."*

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

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

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

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

Datum waarop kennisgewing gepubliseer word: 21 en 28 September 2022

Sluitingsdatum vir enige besware en/of kommentaar: 20 Oktober 2022

**Verwysing:** CPD 9/2/4/2-6726T (Item No. 36308)

**Ons verwysing:** F4223

**PROVINCIAL NOTICE 818 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  
GERARDSVILLE EXTENSION 2 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Part of Portion 16 and Part of Portion 66 of the farm Knopjeslaagte No. 385-JR**, hereby give notice in terms of Section 16(1)(f) read with Schedule 23 of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head, Economic Development and Spatial Planning, City of Tshwane Metropolitan Municipality, P. O. Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 21 September 2022 until 20 October 2022 (not less than 28 days after the date of first publication of the notice).

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

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

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

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

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

**Name and Address of applicant:** SFP Townplanning (Pty) Ltd  
371 Melk Street, Nieuw Muckleneuk, 0181 or P. O Box 908, Groenkloof, 0027  
Telephone No: (012) 346 2340 Fax: (012) 346 0638 Email: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Dates on which notice will be published: 21 and 28 September 2022  
Closing date for objections and/or comments: 20 October 2022

**ANNEXURE**

**Name of township:** Gerardsville Extension 2 Township.

**Full name of applicant:** SFP Townplanning (Pty) Ltd on behalf of the registered owner being Rosefield Farms (Pty) Ltd. **Erf 1** will be zoned "Educational" with a coverage of 5%, F.A.R. of 0.09 and a height of 2 storeys. **Erf 2** will be zoned for "Infrastructure Works".

**The intension of the developer** is to develop the property for educational purposes (private school).

**Description of property on which township is to be established:** Part of Portion 16 and Part of Portion 66 of the farm Knopjeslaagte No. 385-JR.

**Locality of the proposed Township:** The application property is located in Region 4, Ward 48, along Mimosa Avenue on the northern boundary. Portion 84, 85, 86 and 87 of the farm Knopjeslaagte No. 385-JR are located to the east of the application property. Remainder of Portion 64 of the farm Knopjeslaagte No. 385-JR is located to the south of the application property. Remainder of Portion 16 of the farm Doornrandje No. 386-JR and Portion 18 of the farm Doornrandje No. 386-JR are located to the west of the application property.

**Reference:** CPD 9/2/4/2-6667T (Item No. 36137)

**Our ref:** F3720

21-28

**PROVINSIALE KENNISGEWING 818 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016  
DORP GERARDSVILLE UITBREIDING 2**

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van n' **Gedeelte van Gedeelte 16 en n' Gedeelte van Gedeelte 66 van die plaas Knopjeslaagte No. 385-JR**, gee hiermee ingevolge Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016, dat ons aansoek gedoen

het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuurverordening, 2016 in die bylae hierby genoem.

Enige beswaar(e) en/of kommentaar(e), insluitende die gronde vir sodanige beswaar(e) en/of kommentaar(e) met volledige kontak informasie, waaronder die Munisipaliteit nie met die persoon of liggaam wat die kommentaar(e) of beswaar(e) ingedien het kan kommunikeer nie, moet binne nie minder as 28 dae na die datum van die eerste publikasie van die kennisgewing ingedien of gerig word aan: Die Groep Hoof, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Posbus 3242, Pretoria, 0001 of by CityP\_Registration@tshwane.gov.za vanaf 21 September 2022 tot 20 Oktober 2022 (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

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

*Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur óf die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).*

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

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

*Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende van die aansoek geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging te verbied nie."*

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

**Naam en adres van aansoeker:** SFP Stadsbeplanning (Edms) Bpk  
371 Melk Straat, Nieuw Muckleneuk, 0181 of Posbus 908, Groenkloof, 0027  
Tel: (012) 346 2340 Faks: (012) 346 0638 E-pos: [admin@sfplan.co.za](mailto:admin@sfplan.co.za)  
Datum waarop kennisgewing gepubliseer word: 21 en 28 September 2022  
Sluitingsdatum vir besware / kommentare: 20 Oktober 2022

#### **BYLAE**

**Naam van Dorp:** Dorp Gerardsville Uitbreiding 2.

**Volle naam van aansoeker:** SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar Rosefield Farms (Edms) Bpk.

**Erf 1** sal gesoneer word "Opvoedkundig" met 'n dekking van 5%, **V.R.V.** van 0.09 en 'n hoogte van **2 verdiepings**. **Erf 2** sal gesoneer word "Infrastruktuurwerke".

**Die voorneme van die ontwikkelaar** s om die eiendom te ontwikkel vir opvoedkundige doeleindes (privaat skool).

**Beskrywing van grond waarop dorp gestig gaan word:** n' gedeelte Gedeelte 16 en n' gedeelte Gedeelte 66 van die plaas Knopjeslaagte No. 385-JR.

**Ligging van voorgestelde dorp:** Die aansoek eiendom is geleë in streek 4, wyk 48, langs Mimosa-laan op die noordelike grens. Gedeeltes 84, 85, 86 en 87 van die plaas Knopjeslaagte No. 385-JR is oos van die aansoek eiendom geleë. Restant van Gedeelte 64 van die plaas Knopjeslaagte No. 385-JR is suid van die aansoek eiendom geleë. Restant van Gedeelte 16 van die plaas Doornrandje No. 386-JR en Gedeelte 18 van die plaas Doornrandje No. 386-JR is wes van die aansoek eiendom geleë.

**Verwysing:** CPD 9/2/4/2-6667T (Item No. 36137)

**Ons verw:** F3720



**PROVINCIAL NOTICE 819 OF 2022****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATION FOR THE REMOVAL OF TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Ina Jacobs, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of Erf 217 Meyerspark, situated at 217 Keuning Street, Meyerspark, 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 title deed conditions 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 3. including (i) and (ii), 4.(a), 4.(b), 4.(c) including (i) and (ii), 4.(d) and 4.(e) from Title Deed T62130/2019 in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intention of the applicant in this matter is to remove restrictive and obsolete title conditions from the relevant Title Deed to allow for the regularisation of the dwelling-house onsite.

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 Strategic Executive Director: Economic Development and Spatial Planning Department, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or CityP\_Registration@tshwane.gov.za to reach the Municipality from 28 September 2022 to 26 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices set out above and at the office of Metroplan set out below for a period of 28 days from 28 September 2022. A copy and/or details of the application will also be made available electronically by the authorized agent, upon receipt of an e-mail request, to the e-mail addresses below for a period of 28 days from 28 September 2022.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: (012) 804 2522; Fax: (012) 804 2877 and E-mail: ina@metroplan.net /mail.metroplan.net.

Dates on which notices will be published: 28 September 2022 and 5 October 2022.

Closing date for objection(s) and/or comment(s): 26 October 2022.

**Removal References / Item No: 36356.**

**PROVINSIALE KENNISGEWING 819 VAN 2022****DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN TITEL VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Ina Jacobs, van Metroplan Town Planners and Urban Designers (Edms) Bpk (Reg. Nr. 1992/006580/07) ("Metroplan"), synde die gemagtigde agent van die eienaar van Erf 217 Meyerspark, geleë te 217 Keuningstraat, Meyerspark, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur By-wet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van titelvoorwaardes 1.(a), 1.(b), 1.(c), 1.(d), 1.(e), 1.(f), 3. insluitende (i) en (ii), 4.(a), 4.(b), 4.(c) insluitende (i) en (ii), 4.(d) and 4.(e) in Titelakte T62130/2019 ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruiksbestuur By-wet, 2016. Die voorneme van die aansoeker in hierdie aangeleentheid is om beperkende en verouderde titelvoorwaardes uit die betrokke Titelakte te verwyder om voorsiening te maak vir die goedkeuring van die bestaande woonhuis op die terrein.

Enige beswaar(e) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n die persoon(e) se regte en hoe hul belange deur die aansoek geraak word deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar(s) en/of kommentaar(s) indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar indien nie, moet skriftelik ingedien of gemaak word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestadgebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of CityP\_Registration@tshwane.gov.za om die Munisipaliteit te bereik vanaf 28 September 2022 tot 26 Oktober 2022.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore hierbo aangedui en by die kantoor van Metroplan hieronder aangedui besigtig word vir 'n tydperk van 28 dae vanaf 28 September 2022. 'n Afskrif en/of besonderhede van die aansoek sal ook elektronies beskikbaar gestel word deur die gemagtigde agent, by ontvangs van 'n e-pos versoek, gerig aan die e-pos adresse hieronder vir 'n tydperk van 28 dae vanaf 28 September 2022.

Gemagtigde agent: Metroplan; Posadres: Posbus 916, Groenkloof, 0027; Fisiese adres: Rauch Laan 96, Georgeville, Pretoria; Tel: (012) 804 2522; Faks: (012) 804 2877; en E-pos: ina@metroplan.net /mail.metroplan.net.

Datums waarop kennisgewings gepubliseer word: 28 September 2022 en 5 Oktober 2022.

Die sluitingsdatum vir besware en/of kommentaar: 26 Oktober 2022.

**Opheffing Verwysings / Item Nr: 36356.**

**PROVINCIAL NOTICE 820 OF 2022****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTION 16(1) AND THE REMOVAL OF TITLE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Ina Jacobs, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of Erven 558 and 560 Brooklyn, situated at 1061 and 1069 Justice Mahomed Street, 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 the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014) by the rezoning of the properties described above in terms of Section 16(1) of the City of Tshwane Land Use Management By-law, 2016 from "Residential 1" to "Residential 3" with a density of 80 units per hectare (maximum of 40 units on the consolidated property) subject to an Annexure T and for the simultaneous removal of title condition (b) in Title Deed T141760/1999 applicable to Erf 558 Brooklyn and conditions (a) and (b) in Title Deed T114508/1999 applicable to Erf 560 Brooklyn in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. The intention of the applicant in this matter is to obtain the required rights to develop 40 units on the consolidated property, whilst removing restrictive and obsolete conditions of title from the Title Deeds.

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 Strategic Executive Director: Economic Development and Spatial Planning Department, Middestad Building, 252 Thabo Sehume Street, Pretoria or P.O. Box 3242, Pretoria, 0001 or CityP\_Registration@tshwane.gov.za to reach the Municipality from 28 September 2022 to 26 October 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices set out above and at the office of Metroplan set out below for a period of 28 days from 28 September 2022. A copy and/or details of the application will also be made available electronically by the authorized agent, upon receipt of an e-mail request, to the e-mail addresses below for a period of 28 days from 28 September 2022.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: (012) 804 2522; Fax: (012) 804 2877 and E-mail: ina@metroplan.net /mail.metroplan.net.

Dates on which notices will be published: 28 September 2022 and 5 October 2022.

Closing date for objection(s) and/or comment(s): 26 October 2022.

**References: Rezoning Item No: 36252.**

**Removal Item No: 36250.**

28-5

**PROVINSIALE KENNISGEWING 820 VAN 2022****DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNISGEWING VAN AANSOEKE OM HERSONERING IN TERME VAN ARTIKEL 16(1) EN DIE OPHEFFING VAN TITEL VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Ina Jacobs, van Metroplan Town Planners and Urban Designers (Edms) Bpk (Reg. Nr. 1992/006580/07) ("Metroplan"), synde die gemagtigde agent van die eienaar van Erwe 558 en 560 Brooklyn, geleë te 1061 en 1069 Justice Mahomed Straat, Brooklyn, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur By-wet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering van die eiendomme hierbo beskryf ingevolge Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuur By-wet, 2016 van "Residensieel 1" na "Residensieel 3" met 'n digtheid van 80 eenhede per hektaar (maksimum van 40 eenhede op die gekonsolideerde eiendom) onderhewig aan 'n Bylaag T en vir die gelyktydige opheffing van titelvoorwaarde (b) in Titelakte T141760/1999 van toepassing op Erf 558 Brooklyn en voorwaardes (a) en (b) in Titelakte T114508/1999 van toepassing op Erf 560 Brooklyn ingevolge Artikel 16(2) van die Stad van Tshwane Grondgebruiksbestuur By-wet, 2016. Die voorneme van die aansoeker in hierdie aangeleentheid is om regte te verkry om 40 eenhede op die gekonsolideerde eiendom te ontwikkel, terwyl beperkende en verouderde titelvoorwaardes uit die Titelaktes verwyder word.

Enige beswaar(e) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n die persoon(e) se regte en hoe hul belange deur die aansoek geraak word deur die aansoek geraak word met die volledige kontakbesonderhede van die persoon wat die beswaar(s) en/of kommentaar(s) indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar indien nie, moet skriftelik ingedien of gemaak word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestadgebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) om die Munisipaliteit te bereik vanaf 28 September 2022 tot 26 Oktober 2022.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore hierbo aangedui en by die kantoor van Metroplan hieronder aangedui besigtig word vir 'n tydperk van 28 dae vanaf 28 September 2022. 'n Afskrif en/of besonderhede van die aansoek sal ook elektronies beskikbaar gestel word deur die gemagtigde agent, by ontvangs van 'n e-pos versoek, gerig aan die e-pos adresse hieronder vir 'n tydperk van 28 dae vanaf 28 September 2022.

Gemagtigde agent: Metroplan; Posadres: Posbus 916, Groenkloof, 0027; Fisiese adres: Rauch Laan 96, Georgeville, Pretoria; Tel: (012) 804 2522; Faks: (012) 804 2877; en E-pos: [ina@metroplan.net](mailto:ina@metroplan.net) /[mail.metroplan.net](mailto:mail.metroplan.net).

Datums waarop kennisgewings gepubliseer word: 28 September 2022 en 5 Oktober 2022.

Die sluitingsdatum vir besware en/of kommentaar: 26 Oktober 2022.

**Verwysings: Hersonering Item Nr: 36252.**

**Opheffing Item Nr: 36250.**

28-5

**PROVINCIAL NOTICE 821 OF 2022**  
**CITY OF JOHANNESBURG**

**NOTICE OF FINAL APPROVAL OF A SECURITY ACCESS RESTRICTION FOR  
SECURITY REASONS**

Notice is hereby given that the City of Johannesburg, Pursuant to the provision of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the Fernsix Residents Against Crime NPC Reference Number 175. The security access restriction was originally advertised in the Government Gazette/ local newspaper for public comment on 29 September 2021 for a period of 30 days and all comments and objections were considered. The Security Access Restriction shall become effective from date of publication for a period of 02 years. In terms of the Municipal Systems Act, 32 of 2000. Appeals may be made to the Office of the City Manager within 21 days of notification at:

Office of The City Manager  
Metro Centre  
Council Chamber Wing  
158 Civic Boulevard  
Braamfontein  
citymanager@joburg.org.za

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



**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd  
[www.jra.org.za](http://www.jra.org.za)



**PROVINCIAL NOTICE 822 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF EKURHULENI LAND USE SCHEME, 2021 FOR REZONING IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019****ERF 771 BONAERO PARK (TO BE KNOWN AS PORTION 1 OF ERF 771 BONAERO PARK)**

I, Mdu Mashaba (from the firm Siphila Sonke Property Holding (Pty) Ltd) being the authorized agent of the owner of **Erf 771 Bonaero Park (To be known as Portion 1 of Erf 771 Bonaero Park)**, which is situated at 19 DF Malan Road, Bonaero Park, Kempton Park, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by rezoning the property from Public Open Space to Community Facility in order to have a Library as a primary right.

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, 5<sup>th</sup> floor, Room A506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Road, Kempton Park, for a period of 28 days from 28 September 2022 to 27 October 2022.

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, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart Drive and Pretoria Road, Kempton Park, 1620 or P.O. Box 13 Kempton Park, 1620 or by email to [Tshepo.Ramokoka@ekurhuleni.gov.za](mailto:Tshepo.Ramokoka@ekurhuleni.gov.za) within a period of 28 days from 28 September 2022 to 27 October 2022.

**Address of the authorised agent:** Siphila Sonke Property Holding (Pty) Ltd, 86 Skilpad Road, Monument Park, Pretoria, 0181. Tel: 0123464255 Email: [reabetswe@siphilasonke.co.za](mailto:reabetswe@siphilasonke.co.za)

**PROVINCIAL NOTICE 823 OF 2022**  
**City of Johannesburg Land Use Scheme, 2018**

**NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 OF THE CITY JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, THAT WE, THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:**

**APPLICATION REFERENCE:** 20-01-4167

**APPLICATION TYPE:** AMENDMENT OF LAND USE SCHEME

**APPLICATION PURPOSES:** AMENDMENT OF LAND USE SCHEME (REZONING) FROM "RESIDENTIAL 3" TO "BUSINESS 4" for the purpose of Offices

**SITE DESCRIPTION:**

**ERF (STAND) NO:** RE/730

**TOWNSHIP (SUBURB) NAME:** FOREST TOWN

**STREET ADDRESS:** CORNER OXFORD AND BIRNAM ROAD

**CODE:** 2093

The above application will be open for inspection from **28 SEPTEMBER 2022** between 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. Particulars of the above application can be viewed on the City's e-platform; for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the application can also be obtained from the applicant free of charge.

OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO NODE TOWN PLANNING AND DESIGN (AUTHORISED 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](mailto:objectionsplanning@joburg.org.za) NO LATER THAN **26 OCTOBER 2022** (28 days from the date on which the application notice was first displayed). ANY OBJECTIONS NOT FULLY MOTIVATED AS REQUIRED IN TERMS OF SECTION 68 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW 2016 (VALIDITY OF OBJECTIONS) MAY BE DEEMED INVALID AND MAY BE DISREGARDED DURING THE ASSESSMENT OF THE APPLICATION.

**AUTHORISED AGENT:** NODE TOWN PLANNING AND DESIGN (SAFFIYYA DAYA | ATIYYAH SALOOJEE)

**POSTAL ADDRESS:** P.O. BOX 3933 VANDERBIJLPARK, 1911

**TEL. NO:** +27 82 908 7386 or +27 83 775 2223

**Email:** [info@nodetownplanning.co.za](mailto:info@nodetownplanning.co.za)

**DATE:** 28 September 2022

**PROVINCIAL NOTICE 824 OF 2022**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF**  
**THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I/We, Arno Greyling of Smit and Fisher Planning being the applicant of property(ies) Erf 544, Garsfontein Township hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the of the City of Tshwane Land Use Management By-law, 2016 of the property(ies) as described above. The property(ies) is/are situated at: 669 Floris Street, Garsfontein (LUX Munidi Gemeente), Pretoria, 0081.

The rezoning is from: "Education" to "Education to include "Telecommunication Services" with "Telecommunication Services" added as a Primary Right to allow for a Fibre Node to be constructed on the property. The intension of the applicant in this matter is to allow for the necessary rights to develop a Fibre Node to be able to give fibre internet services to the surrounding community.

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](mailto:CityP_Registration@tshwane.gov.za) from **28 September 2022** , until **26 October 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.

Address of Municipal offices: 156A Rabie Street, Die Hoewes, Centurion, 0163.

Closing date for any objections and/or comments: **26 October 2022**

Name and Address of applicant: Smit & Fisher Planning (Pty) Ltd  
371 Melk Street, Nieuw Muckleneuk, 0181  
PO Box 908, Groenkloof, 0027  
Telephone No: (012) 346 2340  
Fax No: (012) 346 0638  
Email: [arno@sfplan.co.za](mailto:arno@sfplan.co.za)  
Our Ref: Frogfoot Garsfontein

Dates on which notice will be published: **28 September 2022**

**Reference:** CPD 36345

Item No 1691



**PROVINSIALE KENNISGEWING 824 VAN 2022**  
**CITY OF TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**KENNISGEWING VAN 'N AANSOEK VAN HERSONERING IN TERME VAN ARTIKEL 16(1) VAN**  
**CITY OF TSHWANE GRONDGEBRUIK EN BESTUUR BYWET , 2016**

Ek/Ons, Arno Greyling van Smit en Fisher Planning synde die applikant van eiendom(me) Erf 544, Garsfontein Dorpsgebied gee hiermee kennis ingevolge artikel 16(1)(f) van die City Of Tshwane Grondgebruik En Bestuur Bywet , 2016, dat ek/ons by die 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 City Of Tshwane Grondgebruik En Bestuur Bywet , 2016 van die eiendom(me) soos hierbo beskryf. Die eiendom(me) is geleë te: 669 Floris Straat, Garsfontein (LUX Munidi Gemeente), Pretoria, 0081.

Die hersonering is van "Onderwys" na "Onderwys" met "Telekommunikasiedienste" bygevoeg as 'n primêre reg om toe te laat dat die Veselnode (Fibre) op die eiendom gebou kan word. Die bedoeling van die aansoeker in hierdie saak is om voorsiening te maak vir die nodige regte om 'n Veselnode (Fibre) te ontwikkel om vesel internet dienste aan die omliggende gemeenskap te kan lewer.

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 persoon of liggaam wat die beswaar(e) indien nie en/of kommentaar(e), 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](mailto:CityP_Registration@tshwane.gov.za) **28 September 2022, tot 26 Oktober 2022.**

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 of Munisipale kantore: 156A Rabie Straat, Die Hoewes, Centurion, 0163.

Sluitingsdatum vir enige besware en/of kommentare: **26 Oktober 2022**

Naam en Adres of applikant: Smit & Fisher Planning (Edms.) Bpk.  
371 Melk Straat, Nieuw Muckleneuk, 0181  
Posbus 908, Groenkloof, 0027  
Telefoon No: (012) 346 2340  
Faks No: (012) 346 0638  
Epos: [arno@sfplan.co.za](mailto:arno@sfplan.co.za)  
Ons Ref: Frogfoot Garsfontein

Datums waarop kennisgewing gepubliseer sal word: 28 September 2022

**Reference:** CPD 36345

Item No 1691

**PROVINCIAL NOTICE 825 OF 2022****GAUTENG GAMBLING ACT, 1995****APPLICATION FOR AMENDMENT OF BOOKMAKER'S LICENCE**

Notice is hereby given that **DAY AND KNIGHT TRADING (PTY) LTD T/A ALLSTARS SPORTS BETTING (REGISTRATION NUMBER:2021/638933/07)** at 14 Daniel Malan Avenue, Florida Park, Gauteng, intends submitting an application to the Gauteng Gambling Board to take transfer of a bookmaker's license from **JOHN WILLIAM COOKE T/A ALLSTARS SPORT BETS** at SHOP 58, BIRCH ACRES MALL, ANDREW MAPHETO DRIVE, TEMBISA, KEMPTON PARK. The application will be open for inspection at the offices of the Board from 14 October 2022.

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

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018 or 125 Corlett Drive, Bramley, Johannesburg, within one month from 14 October 2022. Any person submitting representations should state in such representation whether or not they wish to make oral representations at the hearing of the application.

**PROVINCIAL NOTICE 826 OF 2022****CITY OF TSHWANE LAND METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Ludwig Greyvensteyn from Land Development Planning, being the applicant of Erf 989 Heuweloord Ext. 2 Centurion, hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (revised 2014), that I have applied to the Municipality for a Consent Use for: A place of Instruction for a swimming school. The property is situated at 81 Koorsboom Street Heuweloord. The current zoning of the property is USE Zone 1 Residential 1. The intention of the applicant in this matter is to obtain a Consent Use for a swimming school for children.

Any objections and/or comments, including the grounds for such objections with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection, shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, P.O. Box 3242 PRETORIA 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 28 September 2022 (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town Planning Scheme 2008 (revised 2014), until 26 October 2022 (not less than 28 days after the date of first publication of the notice 28 September 2022). Full particulars and plans (if any) may be inspected during office hours at the Municipal Offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette Address Municipal Offices: Registration Office, Room E10, Town Planning Office cnr Basden and Rabie Streets, Centurion.

Closing date for any objections: 26 October 2022.

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

***Date on which notice will be published: 28 September 2022***

Item: 35660

28-5

**PROVINSIALE KENNISGEWING 826 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE  
DORPSBEPLANNING SKEMA 2008 (HERSIEN 2014), LEES MET SEKSIE 16(3) VAN DIE STAD VAN TSHWANE  
LAND USE MANAGEMENT BY-LAW 2016**

Ek, Ludwig Greyvensteyn van Land Development Planning, synde die applikant van Erf 989 Heuweloord Uitbr. 2 Centurion, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ek by die Stad van Tshwane aansoek gedoen het vir: Toestemmingsgebruik vir 'n swemskool. Die eiendom is geleë te Koorsboomweg 81, Heuweloord uitbr. 2. Die huidige sonering van die eiendom is Gebruiksone 1 Residentieël 1.

Die intensie van die aansoeker is om aansoek te doen vir 'n toestemmingsgebruik vir 'n swemskool vir kinders. Enige besware en gronde vir besware, met volledige kontakbesonderhede van beswaarmaker waarsonder die Munisipaliteit nie kan korrespondeer nie, moet ingedien word en skriftelik gerig word aan: Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, POSBUS 3242, PRETORIA, 0001 of aan [cityp\\_registration@tshwane.go.za](mailto:cityp_registration@tshwane.go.za) vanaf 28 September 2022 (die datum van publikasie soos uiteengesit in Klousule 16 van die Tshwane Dorpsbelanningskema 2008 (hersien 2014) tot 26 Oktober 2022 (nie minder as 28 dae na datum van eerste publikasie van kennisgewing op 28 September 2022)).

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

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

Sluitingsdatum vir enige beswaar: 26 Oktober 2022

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

Tel: 082 821 2851

***Datum van eerste publikasie van kennisgewing: 28 September 2022***

Item: 35660

**PROVINCIAL NOTICE 827 OF 2022****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment of the City of Johannesburg Land Use Scheme, 2018.

**SITE DESCRIPTION:**

Erf no: Portion 2 of Erf 1185  
Township: Florida Park Extension 5  
Street Address: 12 Christiaan De Wet Road, Florida Park

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

**APPLICATION PURPOSES:** The purpose of this application is to rezone the above-mentioned properties from "Residential 3" to "**Special**" for the assembly and processing of flower arrangements, including subservient and related uses which includes the display of arrangements, work area for enterprise, storage of bulk stock, storage of the related uses/ products subservient to the main use, staff accommodation and areas reasonably required for the administrative function required for the enterprise, subject to conditions.

The above application, in terms of Section 21 of the the City of Johannesburg Municipal Planning By-Law 2016, City of Johannesburg Land Use Scheme, 2018, will be open for inspection from **28 September 2022** between 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8<sup>th</sup> Floor A- Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein. Particulars of the above application can be viewed on the City's e-platform; for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the application can also be obtained from the applicant free of charge. Any objection or representation with regards to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), by no later than **26 October 2022** (28 days from the date of advertisement).

**OWNER / AUTHORISED AGENT:** Full name: **Hunter Theron Inc.**; Postal address: P.O. Box 489 Florida Hills, 1716; Residential address: 53 Conrad Street, Florida North, 1709; Tel No. (w): (011) 472-1613; Fax No.: 086 645 3444; E-mail address: [dane@huntertheron.co.za](mailto:dane@huntertheron.co.za)

Date of placement of advert: **28 September 2022**

**Council Reference Number: 20-05-4294**

**PROVINCIAL NOTICE 828 OF 2022**  
**AMENDMENT OF LAND USE SCHEME (REZONING)**

Notice is hereby given in terms of Section 21 of the City of Johannesburg Municipality Planning By-Law, 2016, that I, the undersigned, Robert Bremner Fowler of Rob Fowler & Associates (Consulting Town & Regional Planners), intend to apply on behalf of the registered owner being Kamamax Properties Close Corporation, to the City of Johannesburg for the rezoning of the property identified below:

**SITE DESCRIPTION:**

Portion 4 of Erf 12, Westfield

**Street Address** : 67 Brahman Crescent, Westfield.

**APPLICATION TYPE:**

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

**APPLICATION PURPOSE:**

Proposed Rezoning from "Special" to "Special" for Shops, Commercial purposes and Offices subject to the same conditions with an addition of a "restaurant" for 60 patrons within a proposed floor area of 300m<sup>2</sup>.

Particulars of this application will be able to be inspected as follows, either : 1. Only by arrangement and on request from 08:00 to 15:30 at the Metro Link Development Planning Counter at the Metropolitan Centre, 158 Civic Boulevard, Braamfontein or 2. Directly by email from the applicant or 3. From the City's e-platform.

Any objections or representation with regard to the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning at the Metro Link desk, or P O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) not later than 26 October, 2022. 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.

**DATE OF FIRST ADVERTISEMENT** : 28 September, 2022.

**ADDRESS OF OWNER:** c/o **Rob Fowler & Associates**, (Consulting Town & Regional Planners)

PO Box 1905, Halfway House, 1685 Tel. 079 422 5633 Cell. 082 459 4932 or email [rob0208@gmail.com](mailto:rob0208@gmail.com)  
R2882

## PROVINCIAL NOTICE 829 OF 2022

**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, Herman Slabbert and Christine Meintjes from Urban Innovate Consulting CC, being the applicant of Erf 1771, Garsfontein Extension 8 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. 458 Jacqueline Drive, Garsfontein. The rezoning is from "Special" for the purposes of offices, hairdresser and beauty salon, including a dwelling unit of at least 40m<sup>2</sup> with a Floor Area Ratio of 0.3 to "Special" for offices, beauty salon, hair salon, place of refreshment, dwelling unit with a Floor Area Ratio of 0.5. The intension of the applicant in this matter is to rezone the property to allow the addition of a place of refreshment and to increase the office floor space. Any objection and/or comments including the grounds therefore with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comments, shall be lodged with or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 28 September 2022 until 26 October 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 Gauteng Provincial Gazette, Beeld and Citizen newspaper. Address of the Municipal Offices: Room 8 c/o Basden Avenue and Rabie Street, Centurion, Lyttelton. Closing date for any objections and/or comments: 26 October 2022. 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. 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 (physical / postal address): 9 Guild House, 239 Bronkhorst Street, Nieuw Muckleneuk. P.O. Box 27011, Monument Park, 0105. Contact No. 012 460 0670 / 083 229 5344. E-mail: info@urbaninnovate.co.za. Dates on which notice will be published: 28 September 2022 and 5 October 2022. **Reference:** ITEM: 36063.

**28-5**

## PROVINSIALE KENNISGEWING 829 VAN 2022

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) VAN DIE STAD  
TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, Herman Slabbert en Christine Meintjes van Urban Innovate Consulting CC, synde die applikant van Erf 1771, Garsfontein Uitbereiding 8 gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom beskryf hierbo. Die eiendom is geleë te nommer 458 Jacqueline Rylaan, Garsfontein. Die hersonering is vanaf "*Spesiaal*" vir die doeleindes van kantore, haarsalon en skoonheidsalon, insluitend 'n woonhuis van ten minste 40m<sup>2</sup> met 'n vloer ruimte verhouding van 0.3 na "*Spesiaal*" vir kantore, skoonheidsalon, haarsalon, plek van verversing en woonhuis met 'n vloer ruimte verhouding van 0.5. Die intensie van die applikant in hierdie geval is om die eiendom te laat hersonereer om sodoende toe te laat vir 'n plek van verversing en meer kantooroppervlak. Enige beswaar en/of verhoë met die gronde daarvoor met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar of verhoë ingedien het nie, moet skriftelik ingedien of gestuur word aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za vanaf 28 September 2022 tot 5 Oktober 2022. Volle besonderhede en Planne (indien enige) kan besigtig word gedurende gewone kantoor ure by die Munisipale kantore hieronder genoem, vir 'n tydperk van 28 dae vanaf datum van eerste plasing van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerant. Adres van die Munisipale Kantore: Kamer 8 h/v Basdenlaan en Rabiestraat, Centurion, Lyttelton. Sluitings datum vir besware of kommentare: 26 Oktober 2022. Indien 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. 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 die applikant (fisiese / posadres): 9 Guild House, 239 Bronkhorst Straat, Nieuw Muckleneuk. Posbus 27011, Monument Park, 0105. Kontak nommer 012 460 0670 / 083 229 5344. E-pos: info@urbaninnovate.co.za. Datums waarop kennisgewing geplaas word: 28 September 2022 en 5 Oktober 2022. **Verw no:** ITEM: 36063



## PROVINCIAL NOTICE 830 OF 2022

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

We, Herman Slabbert and Christine Meintjes from Urban Innovate Consulting CC, being the applicant of the Remainder of Portion 35 of the Farm Roodeplaat 293 JR, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we 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 as described above. The property is situated at No. 2160 Kameelfontein Road, Roodeplaat. The subdivision line will be established on the existing road traversing the subject property, creating two farm portions measuring  $\pm 9.731$ ha and  $\pm 7.9147$ ha respectively. It is the intention of the owner of the subject property to sell one of the two newly created portions. Any objection and/or comments including the grounds therefore with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection and/or comments, shall be lodged with or made in writing to the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 28 September 2022 until 26 October 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 Gauteng Provincial Gazette, Beeld and Citizen newspaper. Address of the Municipal Offices: Room 8 c/o Basden Avenue and Rabie Street, Centurion, Lyttelton. Closing date for any objections and/or comments: 26 October 2022. 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. 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 (physical / postal address): 9 Guild House, 239 Bronkhorst Street, Nieuw Muckleneuk. P.O. Box 27011, Monument Park, 0105. Contact No. 012 460 0670 / 083 229 5344. E-mail: info@urbaninnovate.co.za. Dates on which notice will be published: 28 September 2022 and 5 October 2022. **Reference:** ITEM: 36151.

**28-5**

## PROVINSIALE KENNISGEWING 830 VAN 2022

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N ONDERVERDELINGSAANSOEK INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN DIE  
STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, Herman Slabbert en Christine Meintjes van Urban Innovate Consulting CC, synde die applikant van die Restant van Gedeelte 35 van die Plaas Roodeplaat 293 JR gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir onderverdeling in terme van artikel 16(12)(a)(iii) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, vir die eiendom beskryf hierbo. Die eiendom is geleë te nommer 2160 Kameelfontein Pad, Roodeplaat. Die onderverdelingslyn word op die bestaande pad gevestig wat deur die eiendom loop, om sodoende twee gedeeltes te skep wat  $\pm 9.731$ ha en  $\pm 7.9147$ ha groot is. Die intensie van die applikant in hierdie geval is om een van die nuutgeskepde gedeeltes te verkoop. Enige beswaar en/of vertoë met die gronde daarvoor met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar of vertoë ingedien het nie, moet skriftelik ingedien of gestuur word aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP\_Registration@tshwane.gov.za vanaf 28 September 2022 tot 5 Oktober 2022. Volle besonderhede en Planne (indien enige) kan besigtig word gedurende gewone kantoor ure by die Munisipale kantore hieronder genoem, vir 'n tydperk van 28 dae vanaf datum van eerste plasing van die kennisgewing in die Gauteng Provinsiale Koerant, Beeld en Citizen koerant. Adres van die Munisipale Kantore: Kamer 8 h/v Basdenlaan en Rabiestraat, Centurion, Lyttelton. Sluitings datum vir besware of kommentare: 26 Oktober 2022. Indien 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. 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 die applikant (fisiese / posadres): 9 Guild House, 239 Bronkhorst Straat, Nieuw Muckleneuk. Posbus 27011, Monument Park, 0105. Kontak nommer 012 460 0670 / 083 229 5344. E-pos: info@urbaninnovate.co.za. Datums waarop kennisgewing geplaas word: 28 September 2022 en 5 Oktober 2022. **Verw no:** ITEM: 36151

**PROVINCIAL NOTICE 831 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION IN THE TITLE DEED IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Multiprof Property Intelligence (Pty) Ltd, being the applicant of property for Erf 123, Lynnwood Ridge 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) of the City of Tshwane Land use management by-law, 2016 the property is situated at no. 145 Camellia Avenue, Lynnwood Ridge.

The application is for the removal of the following conditions: Condition V in title deed T 28626 / 2013.

The intension of the applicant in this matter is to apply to the municipality to obtain approval of building plans by removing the conditions which are restrictive and conditions which are considered outdated and / or no longer relevant on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 on 28 September 2022, until 26 October 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 this 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](mailto: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](mailto: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:** Registry Office, No. 252 Thabo Sehume Street, Pretoria.

**Closing date for any objections and/or comments:** 26 October 2022.

**Address of applicant:** Multiprof Property Intelligence (Pty) Ltd, Unit 25, Garsfontein Office Park, 645 Jacqueline drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. Tel: (012) 361 5095 / cell: 082 556 0944 / e-mail: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Dates on which notice will be published:** 28 September 2022 & 5 October 2022.

**Item no: 35008**

**PROVINSIALE KENNISGEWING 831 VAN 2022****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURS BY-WET, 2016**

Ons, Multiprof Property Intelligence (PTY) LTD, synde die aansoeker namens die eienaar van Erf 123 Lynnwood Ridge, gee hiermee kennis ingevolge Artikel 16 (1) (f) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016, dat ons by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte ingevolge Artikel 16 (2) van die Stad Tshwane Verordening op Grondgebruikbestuur, 2016 van die bogenoemde eiendom. Die eiendom is geleë op Camellialaan 145, Lynnwood Ridge.

Die doel vir die opheffing van beperkende titelaktevoorwaardes is vir die verwyderingsvoorwaardes van toepassing op die titelakte van Erf 123, Lynnwood Ridge naamlik voorwaardes: V in Title deed T 28626 / 2013.

Die aansoeker se voorneme is om by die Munisipaliteit aansoek te doen vir die goedkeuring van bouplanne deur die beperkende voorwaardes en voorwaardes wat verouderd en / of nie meer van toepassing is nie, te verwyder.

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) vanaf 28 September 2022 tot en met 26 Oktober 2022.

Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die land ontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak:

[NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

Addisioneel kan die aansoeker met indiening van die aansoek 'n elektroniese afskrif aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, begeleidende die elektroniese afskrif op die webblad, as enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en aangeraakte party gegee word, of die afskrif word aan die munisipaliteit ingedien by

[NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA)

Vir die doeleinde om 'n afskrif van die aansoek te kry, moet die party wat belang stel of geaffekteer word, die munisipaliteit en die aansoeker van 'n e-pos address of enige ander wyse van kommunikasie voorsien om die elektroniese afskrif deur te stuur. Geen deel van die dokumente wat die munisipaliteit of die aansoeker verskaf, mag gekopieer word of in enige manier gepubliseer word of gebruik word in 'n manier wat sal oortree op die intellektuele eiendomsregte van die aansoeker.

As enige party wat belang stel of geaffekteer word, geen stappe volg om die aansoek te kry en te sien nie, sal die mislukking deur die geaffekteerde of belangstellende party nie die aansoek benadeel nie. Die rede sal nie beskou word op die grond van die verwerking en oorweging van die aansoek te verbied nie.

**Adres van munisipale kantore:** Registrasie Kantoor, No. 252 Thabo Sehume Straat, Pretoria.

**Sluitingsdatum vir enige kommentaar(e) en/of beswaar(e): 26 Oktober 2022.**

**Adres van gemagtigde agent:** Multiprof Property Intelligence (PTY) LTD, Eenheid 25, Garsfontein kantoorpark, Jacqueline Rylaan 645, Garsfontein / Posbus 1285, Garsfontein, 0042 / Tel: (012) 361 5095 / Sel: 082 556 0944 / E-Pos: info@mpdp.co.za

**Datum van publikasie van die kennisgewing: 28 September 2022 & 5 Oktober 2022.**

**Item Nommer: 35008**

28-5

**PROVINCIAL NOTICE 832 OF 2022****CITY OF TSHWANE LAND METROPOLITAN MUNICIPALITY NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014), READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Ludwig Greyvensteyn from Land Development Planning, being the applicant of Erf 1559 Lyttleton Manor, hereby give notice in terms of Clause 16 of the Tshwane Town Planning Scheme, 2008 (revised 2014), that I have applied to the Municipality for a Consent Use for: A place of Instruction and child care for educational purposes. The property is situated at 253 Zircon Street, Lyttleton Manor. The current zoning of the property is USE Zone 1 Residential 1. The intention of the applicant is to obtain a Consent Use for a Place of Instruction and Education.

Any objections and/or comments, including the grounds for such objections with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection, shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, P.O. Box 3242 PRETORIA 0001 or to [cityp\\_registration@tshwane.gov.za](mailto:cityp_registration@tshwane.gov.za) from 28 September 2022 (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town Planning Scheme 2008 (revised 2014), until 26 October 2022 (not less than 28 days after the date of first publication of the notice 28 September 2022).

Full particulars and plans (if any) may be inspected during office hours at the Municipal Offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette  
Address Municipal Offices: Registration Office, Room E10, Town Planning Office cnr Basden and Rabie Streets, Centurion.

Closing date for any objections: 26 October 2022.

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

***Date on which notice will be published: 28 September 2022***

Item: 35638

28-5

**PROVINSIALE KENNISGEWING 832 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE STAD VAN TSHWANE  
DORPSBEPLANNING SKEMA 2008 (HERSIEN 2014), LEES MET SEKSIE 16(3) VAN DIE STAD VAN TSHWANE  
LAND USE MANAGEMENT BY-LAW 2016**

Ek, Ludwig Greyvensteyn van Land Development Planning, synde die applikant van Erf 1559 Lyttleton Manor, gee hiermee kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), dat ek by die Stad van Tshwane aansoek gedoen het vir: Toestemmingsgebruik vir 'n plek van opleiding vir opvoedkundige doeleindes en kindersorg. Die eiendom is geleë te Zircon Straat 253, Lyttleton Manor. Die huidige sonering van die eiendom is Gebruiksone 1 Residentieël 1.

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

Enige besware en gronde vir besware, met volledige kontakbesonderhede van beswaarmaker waarsonder die Munisipaliteit nie kan korrespondeer nie, moet ingedien word en skriftelik gerig word aan: Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, POSBUS 3242, PRETORIA, 0001 of aan [cityp\\_registration@tshwane.go.za](mailto:cityp_registration@tshwane.go.za) vanaf 28 September 2022 (die datum van publikasie soos uiteengesit in Klousule 16 van die Tshwane Dorpsbelanningskema 2008 (hersien 2014) tot 26 Oktober 2022 (nie minder as 28 dae na datum van eerste publikasie van kennisgewing op 28 September 2022).

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

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

Sluitingsdatum vir enige beswaar: 26 Oktober 2022

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

Tel: 082 821 2851

***Datum van eerste publikasie van kennisgewing: 28 September 2022***

Item: 35638

**PROVINCIAL NOTICE 833 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Hugo Erasmus from the firm Hugo Erasmus Property Development, being the applicant of Erf 1511, Zwartkop x8, Registration Division JR, Province Gauteng hereby gives notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for:

- 1) Rezoning in terms of Section 16(1) of the Land Use Management By -Law for the amendment of the Tshwane Town Planning Scheme by the rezoning on the abovementioned erf from “Special for Guesthouse with 7 rooms” to “Residential 1”. The property is located at 4 Konglomoraat Avenue, Zwartkop x8.
- 2) The applicant has cancelled all other applications on the property and intends to acquire land use rights for the downscaling of the rights from “Special for Guesthouse with 7 rooms” to ordinary “Dwelling House”, known as a “Residential 1” zoning, on Erf 1511, Zwartkop x8.

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 other comments, shall be lodged with or made in writing to the Strategic Executive Director, City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 28 September 2022 until 26 October 2022.

Full particulars and plans (if any) may be requested as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Pretoria News and Beeld.

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](mailto: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 or affected party shall be the copy submitted with the Municipality to [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

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

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

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

Address of Municipal Offices: City Planning, Registration Office, Room E10, Basden and Rabie Streets , Centurion, Pretoria.

Closing date of objections and or comments: 26 October 2022.



Address of authorized agent: Hugo Erasmus Property Development, PO Box 7441, Centurion, 0046 or 4 Konglomoraat Avenue, Zwartkop x8, Centurion, 0157 tel: 012 643-0006 Email: [hugoerasmus@midrand-estates.co.za](mailto:hugoerasmus@midrand-estates.co.za)

Dates on which notices will be published: 28 September 2022 and 5 October 2022

Reference- Rezoning: CPD 9/2/4/2-6553T

Item no: 35 861

28-5

**PROVINSIALE KENNISGEWING 833 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN  
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Hugo Erasmus van die firma Hugo Erasmus Property Development CC, die applikant van Erf 1511, Zwartkop x8, Registrasie Afdeling JR, Gauteng Provinsie, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur By -Wet, 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir:

- 1) Hersonerings in terme van Artikel 16(1) van die Grondgebruik Bestuur By-wet vir die wysiging van die Tshwane Dorpsbeplanningskema, dmv die hersonerings van bogemelde erf vanaf "Spesiaal vir Gastehuis met 7 kamers" na "Residensieel 1". Die eiendom is geleë te Konglomoraatlaan 4, Zwartkop x8.
- 2) Die applikant het alle vorige aansoeke gekanselleer en beoog om grondgebruiksregte van toepassing op die eiendom af te skaal vanaf " Spesiaal vir Gastehuis met 7 kamers" na 'n gewone "Woon Eenheid" bekend as "Residensieel 1" sonering op Erf 1511, Zwartkop x8.

Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of tot: die Strategiese Uitvoerende Ditekteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan [City\\_Registration@tshwane.gov.za](mailto:City_Registration@tshwane.gov.za) ingedien of gerig word, vanaf 28 September 2022 tot 26 Oktober 2022.

Volledige besonderhede en planne (as daar is) kan, soos hieronder uiteengesit, bekom word vir die periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale koerant , Pretoria News en Beeld koerant.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: [Newlanduseapplications@tshwane.gov.za](mailto:Newlanduseapplications@tshwane.gov.za)

Daar benewens kan die aansoeker by indiening van die aansoek of 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese eksemplaar of op die webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende of geaffekteerde party gepubliseer of deurgegee is, dieselfde afskrif is wat ingedien is by die Munisipaliteit by [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za).

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker 'n e-pos of ander maniere moet verskaf om sodoende 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 word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie.

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

Adres van Munisipaliteit kantoor: Stedelike Beplanning. Registrasie Kantoor, Kamer E10, Hoek van Basden en Rabie Strate, Centurion Pretoria.

Sluitingsdatum van besware: 26 Oktober 2022

Adres van gemagtigde agent: Hugo Erasmus Property Development cc,  
Posbus 7441, Centurion, 0046 of 4 Konglomoraatlaan, Zwartkop X8, Centurion  
Telefoon nommer: (012) 643-0006  
Selfoon nommer: 082 456 8744  
E-pos: hugoerasmus@midrand-estates.co.za

Datums waarop kennisgewing gepubliseer word: 28 September 2022 en 5 Oktober 2022

Verwysing- Hersonerig: CPD9/2/4/2/-6553T

Item no: 35 861

28-5

**PROVINCIAL NOTICE 834 OF 2022**  
**City of Johannesburg Land Use Scheme, 2018**

**NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 OF THE CITY JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016, THAT WE, THE UNDERSIGNED, INTEND TO APPLY TO THE CITY OF JOHANNESBURG FOR:**

**APPLICATION REFERENCE:** 20-01-4318

**APPLICATION TYPE:** AMENDMENT OF LAND USE SCHEME

**APPLICATION PURPOSES:** AMENDMENT OF LAND USE SCHEME (REZONING) FROM "RESIDENTIAL 1" TO "BUSINESS 4" for the purpose of "MEDICAL CONSULTING ROOMS"

**SITE DESCRIPTION:**

**ERF (STAND) NO:** 722

**TOWNSHIP (SUBURB) NAME:** MULBARTON

**STREET ADDRESS:** 40 TRUE NORTH ROAD

**CODE:** 2190

The above application will be open for inspection from **28 SEPTEMBER 2022** between 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. Particulars of the above application can be viewed on the City's e-platform; for access by the public to inspect the application ([www.joburg.org.za](http://www.joburg.org.za)). A copy of the application can also be obtained from the applicant free of charge.

OBJECTION OR REPRESENTATION WITH REGARD TO THE APPLICATION MUST BE SUBMITTED TO NODE TOWN PLANNING AND DESIGN (AUTHORISED 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](mailto:objectionsplanning@joburg.org.za) NO LATER THAN **26 OCTOBER 2022** (28 days from the date on which the application notice was first displayed). ANY OBJECTIONS NOT FULLY MOTIVATED AS REQUIRED IN TERMS OF SECTION 68 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW 2016 (VALIDITY OF OBJECTIONS) MAY BE DEEMED INVALID AND MAY BE DISREGARDED DURING THE ASSESSMENT OF THE APPLICATION.

**AUTHORISED AGENT:** NODE TOWN PLANNING AND DESIGN (SAFFIYYA DAYA | ATIYYAH SALOOJEE)

**POSTAL ADDRESS:** P.O. BOX 3933 VANDERBIJLPARK, 1911

**TEL. NO:** +27 82 908 7386 or +27 83 775 2223

**Email:** [info@nodetownplanning.co.za](mailto:info@nodetownplanning.co.za)

**DATE:** 28 SEPTEMBER 2022

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1691 OF 2022**

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 1/10420 CLAYVILLE EXTENSION 52 AND ERVEN 11051, 11053, 11055 & 11056 CLAYVILLE EXTENSION 94

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd being authorized agent of the owners of Erf 1/10420 Clayville Extension 52 and Erven 11051, 11053, 11055 & 11056 Clayville Extension 94 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 just to the south of the corner of Olifantsfontein Road and Aluminium Drive, Clayville / Tembisa from "Business 2" and "Industrial 2" to "Residential 4" subject to a height of 4 storeys, coverage of 60% and a density of 145 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Tembisa CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 21/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, Tembisa CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or PO Box 13 Kempton Park, 1620 or by email to [Veronica.Nepfumbada@ekurhuleni.gov.za](mailto:Veronica.Nepfumbada@ekurhuleni.gov.za) within a period of 28 days from 21/09/2022, on or before 19/10/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9 (Our ref: HS3104)

**LOCAL AUTHORITY NOTICE 1692 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
REMAINDER OF ERF 1250 WITFONTEIN EXTENSION 37**

I, Willem Johannes Stefanus (Stefan) Roets of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf R/1250 Witfontein Extension 37, 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 on a private road adjacent to the Curro Serengeti School, Serengeti Estate from "Special" for a Place of Instruction (including an Electrical Substation and Water Reservoir) to "Residential 3" at a density of 50 units/ha.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Customer Care Centre Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 21/09/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Customer Care Centre Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to Tshupo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 21/09/2022, on or before 19/10/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> 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: HS3235)

21–28

**LOCAL AUTHORITY NOTICE 1693 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48, 50 AND 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
ERF 933 CLAYVILLE EXTENSION 9**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 933 Clayville Extension 9 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain restrictive conditions contained in Title Deed T20737/2015 of Erf 933 Clayville Extension 9 of which property is situated at situated at 2 Reginald Street Clayville Extension 9 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 a place of education, subject to a height of 2 storeys, coverage of 50% and the number of children attending the will be limited to 100, 8 classrooms and 237m<sup>2</sup>.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality 5<sup>th</sup> Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd, for a period of 28 days from 21/09/2022, on or before 19/10/2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Tembisa Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5<sup>th</sup> 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 Veronica.Nepfumbada@ekurhuleni.gov.za within a period of 28 days from 21/09/2022.

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1<sup>st</sup> 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: HS3273)

21–28

**LOCAL AUTHORITY NOTICE 1697 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****RIETVLEI EXTENSION 23**

We, Multiprof Property Intelligence, 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 township in terms of Section 16(4) of the City of Tshwane Land Use Management, 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: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) on 21 September 2022, until 12 October 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 this 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](mailto: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](mailto: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, Room E10, Corner Basden and Rabie Streets, Centurion Municipal Offices

**Closing date for any objections and/or comments:** 19 October 2022.

**Address of applicant:** Unit 25 Garsfontein office park, 645 Jacqueline drive, Garsfontein / P.O. Box 1285, Garsfontein, 0042. tel: (012) 361 5095 / cell: 082 556 0944 / e-mail: [info@mpdp.co.za](mailto:info@mpdp.co.za)

**Dates on which notice will be published:** 21 September 2022 and 28 September 2022

**ANNEXURE**

Name of township: Rietvlei Extension 23

Full name of applicant: Multiprof Property Intelligence

Number of erven: The Township will consist of 2 erven.

Proposed zoning: Erf 1 – “Special” for Place of Public Worship, Place of Instruction, Children’s Home, Dwelling Units, Offices, Place of Refreshment, Social Hall, Sport and Recreation Club, including a Work shed with storage.

Development control measures: FAR: 0,25; Height: 2 storeys (10m); Coverage: 25%; Density: N/A; Building lines: Street 5m, all other boundaries 2m.

Erf 2 – “Special” for Workshop, bottling plant and warehouse.

Development control measures: FAR: 0,6; Height: 2 storeys (10m); Coverage: 50%; Density: N/A; Building lines: Street 5m, all other boundaries 2m.

Locality and description of the property on which township is to be established: The application site is situated at 40th Avenue, Doornkloof and is currently known as Remainder of Portion 62 of the Farm Doornkloof 391-JR.

**ITEM NO: 36011**

21–28



**PLAASLIKE OWERHEID KENNISGEWING 1697 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VIR DORPSTIGTINGAANSOEK IN TERMS VAN KLOUSULE 16(4) VNA  
DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIKBESTUUR, 2016****RIETVLEI EXTENSION 23**

Ons, Multiprof Property Intelligence, in my kapasiteit as die aansoeker, gee hiermeem, ingevolge Klousule 16(1)(f) van die Tshwane Verordening of Grondgebruik Bestuur, 2015, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4) van die Tshane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg.

Enige beswaar(e) en/of kommentaar(e), met gronde vir die beswaar(e) en/of kommentaar(e) asook volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word by, of skriftelik gerig word aan: die groep hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of te e-pos na [Cityp\\_registration@tshwane.gov.za](mailto:Cityp_registration@tshwane.gov.za) vanaf 21 September 2022 tot en met 19 Oktober 2022. Volledige besonderhede van die aansoek en planne (indien enige) mag gedurende gewone kantoorure besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van hierdie kennisgewing in die Gauteng Provinsiale Gazette, Beeld en Citizen koerante. As enige party wat belang stel of benadeel word deur die aansoek, 'n afskrif van die land ontwikkelings aansoek vereis, kan hulle skriftelik navraag doen by die munisipaliteit deur die volgende te kontak: [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA). Addisioneel kan die aansoeker met indiening van die aansoek 'n elektorniese afskrif aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, begeleidende die elektroniese afskrif op die webblad, as enige. Die aansoeker moet verseker dat die afskrif wat aan enige belanghebbende en aangeraakde party gegee word, of die afskrif word aan die munisipaliteit ingedien by [NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA](mailto:NEWLANDUSEAPPLICATIONS@TSHWANE.GOV.ZA). Vir die doeleinde om 'n afskrif van die aansoek te kry, moet die party wat belang stel of geaffekteer word, die

munisipaliteit en die aansoeker van 'n e-pos address of enige ander wyse van kommunikasie voorsien om die elektroniese afskrif deur te stuur. Geen deel van die dokumente wat die munisipaliteit of die aansoeker verskaf, mag gekopieer word of in enige manier gepubliseer word of gebruik word in 'n manier wat sal oortree op die intellektuele eiendomsregte van die aansoeker. As enige party wat belang stel of geaffekteer word, geen stappe volg om die aansoek te kry en te sien nie, sal die mislukking deur die geaffekteerde of belangstellende party nie die aansoek benadeel nie. Die rede sal nie beskou word op die grond van die verwerking en oorweging van die aansoek te verbied nie.

**Adres van die Munisipale kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit, Kamer E10, Hoek van Basden and Rabie Straat, Centurion Munisipaliteite Kantore.

**Sluitingsdatum vir enige beswaar(e):** 19 Oktober 2022.

**Naam en adres van gemagtigde agent:** Eenheid 25 Garsfontein Kantoorpark, 645 Jacqueline rylaan, Garsfontein / Posbus 1285, Garsfontein, 0042. tel: (012) 361 5095 / sel: 082 556 0944 / epos: info@mpdp.co.za

**Datum van publikasie van die kennisgewing:** 21 September 2022 en 28 September 2022

## BYLAE

Naam van dorp: Rietvlei Uitbreiding 2

Naam van aansoeker: Multiprof Property Intelligence

Aantal erwe: Die dorp sal bestaan uit twee erwe.

Voorgesteld sonering: Erf 1 – “Spesiaal” vir Plek van openbare aanbidding, Plek van Instruksie, Kinderhuis, Wooneendhed, Kantore, Verversingsplek, Sosiale Saal, Sport-en ontspanningsklub, ingesluit 'n werkwinkel vir stoorplek.

Ontwikkeling beheermaatreëls: VRV: 0,25; Hoogte: 2 verdiepings (10m); Dekking: 25%; Digtheid: NVT; Boulyne: Straat 5m, alle ander grense 2m.

Erf 2 – “Spesiaal” for werkwinkel, botteleringsaanleg en pakhuis.

Ontwikkeling beheermaatreëls: VRV: 0,6; Hoogte: 2 verdiepings (10m); Dekking: 50%; Digtheid: NVT; Boulyne: Straat 5m, alle ander grense 2m.

Ligging en beskrywing van die eindom waarop dorp gestig gaan word: Die aansoekperseel is geleë te 40ste laan, Doornkloof en staan tans bekend as die oorblywende gedeelte van gedeelte 62 van die plaas Doornkloof 391-JR.

**ITEM NO: 36011**

**LOCAL AUTHORITY NOTICE 1754 OF 2022****CITY OF TSHWANE****CORRECTION NOTICE****DECLARATION OF EQUESTRIA EXTENSION 163 AS APPROVED TOWNSHIP****PRETORIA AMENDMENT SCHEME 13205P**

It is hereby notified in terms of the provisions of Section 80 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 1665 of 2022 in the Gauteng Provincial Gazette No 382 dated 21 September 2022, with regards to Equestria Extension 163, is hereby rectified as follows:

The following paragraphs need to be added after paragraph 1.14 to read as follows:

**"1.15 RESTRICTION ON THE TRANSFER AND REGISTRATION OF ERVEN/LAND**

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

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

(CPD 9/1/1/1-EQSx163 0015)  
(CPD 9/2/4/2-13205P)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

28 SEPTEMBER 2022  
(Notice 133/2022)

**LOCAL AUTHORITY NOTICE 1755 OF 2022****NOTICE OF APPLICATION FOR REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY LAWS, 2016, READ TOGETHER WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013).**

We, 88 Vilakazi Advisory Services (Pty) Ltd, being the authorized agent of the owners of Erf 1633, Erf 1637, Erf 1638, Erf 1639 & Erf 1640 Turffontein Township do hereby apply in terms of Section 41 of The City of Johannesburg Municipal Planning, 2016 By-Law for the amendment of City of Johannesburg Land Use Scheme 2018 land use rights of above-mentioned erven from "Business 1" to "Business 1" in order to allow for increase in height from 4 Storeys to 7 Storeys, an increase in density to 610 units per Hectare as well as increase in FAR to 3,6 in order to accommodate the proposed development.

Particulars of the application will lie for inspection from 08:00 to 15:00 at the Registration Counter, Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard Street, Braamfontein, for the period of 28 days from 28 September 2022 (date of first notice). Objections in respect of the application can be lodged with or made in writing to the above address.

Details of applicant:  
88 Vilakazi Advisory Services (Pty) Ltd.  
Tel: 078 436 1151  
Email: thabang.lloyd@gmail.com

**LOCAL AUTHORITY NOTICE 1756 OF 2022****NOTICE OF AN APPLICATION FOR THE SUBDIVISION OF LAND IN TERMS OF SECTION 16(12) (a) (iii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I **Desiree Vorster**, being the applicant of **Portion 54 Beynespoort 335 JR** hereby give notice, in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the above property.

The intention of the application in this matter is to subdivide the property into two portions.

**Number and approximate area of proposed portions:**

Proposed Portion 1 9, 7755 ha

Proposed Remainder 11, 6378 ha

TOTAL 21, 4133 ha

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including email address, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 28 September 2022 until the closing date 26 October 2022.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality at the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za)

Alternatively by requesting an identical copy of the land development application through the contact details of the applicant, at [desdesigns@vodamail.co.za](mailto:desdesigns@vodamail.co.za) which identical copy shall be provided by the applicant within 3 days of the request, from any interested and affected party. 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: 1<sup>st</sup> Floor Middelstad Building Thabo Sehume Street

Address of applicant: D. Vorster P.O.Box 1285 Garsfontein 0042 61 Nyala Road Buffelsdrift

Cell number of applicant: 082 4655 487 email: [desdesigns@vodamail.co.za](mailto:desdesigns@vodamail.co.za)

Closing date for any objections: 26 October 2022

Dates on which notice will be published: 28 September 2022 and 5 October 2022

**Portion 54 Beynespoort 335JR -Reference: CPD /0813/0000054 Item 33196**

**PLAASLIKE OWERHEID KENNISGEWING 1756 VAN 2022****KENNIS VAN 'N ONDERVERDELING AANSOEK VAN GROND INGEVOLGE ARTIKEL 16 (12) (A) (III) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR DEUR-WET, 2016**

Ek, **Desiree Vorster**, synde die aansoeker van **Gedeelte 54 Beynespoort 335JR** gee hiermee kennis, ingevolge artikel 16 (1) (f) van die Stad Tshwane Grondgebruiksbestuur Bywet, 2016, dat ek aansoek by die Stad van Tshwane Metropolitaanse Munisipaliteit gedoen het vir die onderverdeling van die bogenoemde eiendom.

Die doel van die aansoek is om die eiendom in twee te deel.

**Voorgestelde onverdeeling gedeeltes en ongeveer oppervlakte**

Voorgestelde Gedeelte 1	9 7755 ha
Voorgestelde Restant	11 6378 ha
TOTAAL	21 4133 ha

Enige beswaar (s) en/of kommentaar (s), insluitende die gronde vir sodanige beswaar (s) en/of kommentaar (e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon kan korrespondeer nie. Die beswaar (s) en/of kommentaar (s), moet skriftelik ingedien of gerig word aan: Die Groepse Ekonomiese Ontwikkeling en Ruimtelike Beplanning .Posbus 3242, Pretoria, 0001 of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 28 September 2022 tot die sluitingsdatum 26 Oktober 2022.

Enige belanghebbende of geaffekteerde party wat n afskrif van die grondontwikkelingsaansoek wil sien of verkry, kan n afskrif van die Munisipaliteit versoek word by die volgende kontakbesonderhede:

[newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die kontakbesonderhede van die applikant te gebruik by:

[desdesigns@vodamail.co.za](mailto:desdesigns@vodamail.co.za). Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie.

Adres van Munisipale kanoor: 1<sup>st</sup> Vloer Midderstad Gebou Thabo Sehume Straat.

Adres van gemagtigde agent: D. Vorster P.O.Box 1285 Garsfontein 004261 Nyala Road Buffelsdrift

Cell van gemagtigde agent: 082 4655 487 [desdesigns@vodamail.co.za](mailto:desdesigns@vodamail.co.za)

Sluitingsdatum vir enige beswaar(e): 26 Oktober 2022.

Datum van publikasie van die kennisgewing: 28 September 2022 and 5 Oktober 2022

**Gedeelte 54 Beynespoort 335JR -Verwysing: CPD /0813/0000054 Item 33196**

**LOCAL AUTHORITY NOTICE 1757 OF 2022****ERVEN 281 AND 282 PAGEVIEW**

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(2) to (10) and B(1) and (2) from Deed of Transfer T14122/2014 and T42179/2014 in terms of reference number 20/13/4269/2019 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" and "Public Open Space" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0729. Amendment Scheme 20-01-0729 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. 629/2022

**LOCAL AUTHORITY NOTICE 1758 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP  
IN TERMS OF SECTION 51 OF MOGALE CITY SPATIAL PLANNING AND  
LAND USE MANAGEMENT BY-LAW, 2018**

I, **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning**, being the applicant hereby give notice in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the establishment of the township in terms of Section 51 of Mogale City Spatial Planning and Land Use Management By-law, 2018 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: Manager: Development Planning from 28 September 2022 to 26 October 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 and Citizen newspapers. Address of Municipal offices: Department of Development Planning, Furncity Building, Ground floor, Corner of Human and Monuments Streets, Krugersdorp, 1740

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, 0157 or PO Box 7194, Centurion, 0046  
Telephone No: 012-6652330  
Email: smeissner@icon.co.za

Dates on which the notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: **Mogale Extension 59**

Full name of applicant: **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Johannesburg Pty Ltd** (Registration number 2005/013577/07).

Number of erven, proposed zoning and development control measures: 2 erven:  
1x "Residential 4" erf at a density of "130 units per ha"; height 5 storeys. 352 units in total; and  
1x "Private Open Space" erf.

Land Use Scheme applicable: Krugersdorp Town Planning Scheme of 1980 / Mogale City Land Use Scheme, 2022

The intension of the applicant in this matter is to establish a residential township on 2,7262 hectares consisting of 352 sectional title units.

Locality and description of property(ies) on which township is to be established: The proposed township will be situated on Part of Portion 162 of the farm Nooitgedacht 534-JQ. Mogale Extension 59 forms part of a bigger development consisting of Mogale Extensions 54 to 59 (referred to as Lion Pride Extension). The Lion Pride Extension will be situated directly west of Malibongwe Drive (P103-1), south east of the N14-Freeway and opposite the existing informal settlement east of Malibongwe Drive. Access to the township will be obtained from the existing road (to be upgraded) which intersects with Malibongwe Drive.



**LOCAL AUTHORITY NOTICE 1759 OF 2022****ERF 532 CRAIGHALL PARK**

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 (b) and (c) from Deed of Transfer T7118/2019 in terms of reference number 13/0439/2019 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-19416. Amendment Scheme 01-19416 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. 630/2022

**LOCAL AUTHORITY NOTICE 1760 OF 2022****AMENDMENT SCHEME 20-04-3352**

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 519 North Riding Extension 1 from "Special" to "Business 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-3352.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times. Amendment Scheme 20-04-3352 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.503/2022

**LOCAL AUTHORITY NOTICE 1761 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP  
IN TERMS OF SECTION 51 OF MOGALE CITY SPATIAL PLANNING AND  
LAND USE MANAGEMENT BY-LAW, 2018**

I, **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning**, being the applicant hereby give notice in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the establishment of the township in terms of Section 51 of Mogale City Spatial Planning and Land Use Management By-law, 2018 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: Manager: Development Planning from 28 September 2022 to 26 October 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 and Citizen newspapers. Address of Municipal offices: Department of Development Planning, Furncity Building, Ground floor, Corner of Human and Monuments Streets, Krugersdorp, 1740

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, 0157 or PO Box 7194, Centurion, 0046

Telephone No: 012-6652330

Email: smeissner@icon.co.za

Dates on which the notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: **Mogale Extension 58**

Full name of applicant: **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Johannesburg Pty Ltd** (Registration number 2005/013577/07).

Number of erven, proposed zoning and development control measures: 2 erven:  
2x "Residential 4" erven at a density of "130 units per ha"; height 5 storeys. 314 units in total; and  
"Existing street".

Land Use Scheme applicable: Krugersdorp Town Planning Scheme of 1980 / Mogale City Land Use Scheme, 2022

The intension of the applicant in this matter is to establish a residential township on 2,5654 hectares consisting of 314 sectional title units.

Locality and description of property(ies) on which township is to be established: The proposed township will be situated on Part of Remainder of Portion 23 and Part of Remainder of Portion 196 of the farm Nooitgedacht 534-JQ. Mogale Extension 58 forms part of a bigger development consisting of Mogale Extensions 54 to 59 (referred to as Lion Pride Extension). The Lion Pride Extension will be situated directly west of Malibongwe Drive (P103-1), south east of the N14-Freeway and opposite the existing informal settlement east of Malibongwe Drive. Access to the township will be obtained from the existing road (to be upgraded) which intersects with Malibongwe Drive.

**LOCAL AUTHORITY NOTICE 1762 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP  
IN TERMS OF SECTION 51 OF MOGALE CITY SPATIAL PLANNING AND  
LAND USE MANAGEMENT BY-LAW, 2018**

I, **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning**, being the applicant hereby give notice in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the establishment of the township in terms of Section 51 of Mogale City Spatial Planning and Land Use Management By-law, 2018 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: Manager: Development Planning from 28 September 2022 to 26 October 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 and Citizen newspapers. Address of Municipal offices: Department of Development Planning, Furncity Building, Ground floor, Corner of Human and Monuments Streets, Krugersdorp, 1740

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, 0157 or PO Box 7194, Centurion, 0046  
Telephone No: 012-6652330  
Email: smeissner@icon.co.za

Dates on which the notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: **Mogale Extension 57**

Full name of applicant: **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Johannesburg Pty Ltd** (Registration number 2005/013577/07).

Number of erven, proposed zoning and development control measures: 2 erven:  
1x "Residential 4" erven at a density of "130 units per ha"; height 5 storeys. 485 units in total; and  
1x "Private Open Space" erf.

Land Use Scheme applicable: Krugersdorp Town Planning Scheme of 1980 / Mogale City Land Use Scheme, 2022

The intension of the applicant in this matter is to establish a residential township on 3,9301 hectares consisting of 485 sectional title units.

Locality and description of property(ies) on which township is to be established: The proposed township will be situated on Part of Remainder of Portion 23, Part of Portion 162 and Part of the Remainder of Portion 196 of the farm Nooitgedacht 534-JQ. Mogale Extension 57 forms part of a bigger development consisting of Mogale Extensions 54 to 59 (referred to as Lion Pride Extension). The Lion Pride Extension will be situated directly west of Malibongwe Drive (P103-1), south east of the N14-Freeway and opposite the existing informal settlement east of Malibongwe Drive. Access to the township will be obtained from the existing road (to be upgraded) which intersects with Malibongwe Drive.

**LOCAL AUTHORITY NOTICE 1763 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP  
IN TERMS OF SECTION 51 OF MOGALE CITY SPATIAL PLANNING AND  
LAND USE MANAGEMENT BY-LAW, 2018**

I, **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning**, being the applicant hereby give notice in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the establishment of the township in terms of Section 51 of Mogale City Spatial Planning and Land Use Management By-law, 2018 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: Manager: Development Planning from 28 September 2022 to 26 October 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 and Citizen newspapers. Address of Municipal offices: Department of Development Planning, Furncity Building, Ground floor, Corner of Human and Monuments Streets, Krugersdorp, 1740

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, 0157 or PO Box 7194, Centurion, 0046  
Telephone No: 012-6652330  
Email: smeissner@icon.co.za

Dates on which the notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: **Mogale Extension 56**

Full name of applicant: **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Johannesburg Pty Ltd**: (Registration number 2005/013577/07).

Number of erven, proposed zoning and development control measures: 3 erven:  
2x "Residential 3" erven at a density of "40 units per ha"; height 4 storeys. 326 units in total;  
1x "Private Open Space" erf and "Existing street".

Land Use Scheme applicable: Krugersdorp Town Planning Scheme of 1980 / Mogale City Land Use Scheme, 2022

The intension of the applicant in this matter is to establish a residential township on 13,4183 hectares consisting of 326 sectional title units.

Locality and description of property(ies) on which township is to be established: The proposed township will be situated on Part of Portion 162 and Part of the Remainder of Portion 196 of the farm Nooitgedacht 534-JQ. Mogale Extension 56 forms part of a bigger development consisting of Mogale Extensions 54 to 59 (referred to as Lion Pride Extension). The Lion Pride Extension will be situated directly west of Malibongwe Drive (P103-1), south east of the N14-Freeway and opposite the existing informal settlement east of Malibongwe Drive. Access to the township will be obtained from the existing road (to be upgraded) which intersects with Malibongwe Drive.

**LOCAL AUTHORITY NOTICE 1764 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP  
IN TERMS OF SECTION 51 OF MOGALE CITY SPATIAL PLANNING AND  
LAND USE MANAGEMENT BY-LAW, 2018**

I, **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning**, being the applicant hereby give notice in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the establishment of the township in terms of Section 51 of Mogale City Spatial Planning and Land Use Management By-law, 2018 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: Manager: Development Planning from 28 September 2022 to 26 October 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 and Citizen newspapers. Address of Municipal offices: Department of Development Planning, Furncity Building, Ground floor, Corner of Human and Monuments Streets, Krugersdorp, 1740

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, 0157 or P O Box 7194, Centurion, 0046  
Telephone No: 012-6652330  
Email: smeissner@icon.co.za

Dates on which the notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: **Mogale Extension 55**

Full name of applicant: **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Johannesburg Pty Ltd** (Registration number 2005/013577/07).

Number of erven, proposed zoning and development control measures: 2 erven:  
1x "Residential 3" erf at a density of "40 units per ha"; height 4 storeys. 249 units in total; and  
1x "Private Open Space" erf.

Land Use Scheme applicable: Krugersdorp Town Planning Scheme of 1980 / Mogale City Land Use Scheme, 2022

The intension of the applicant in this matter is to establish a residential township on 7,6777 hectares consisting of 249 sectional title units.

Locality and description of property(ies) on which township is to be established: The proposed township will be situated on Part of Portion 162 and Part of the Remainder of Portion 196 of the farm Nooitgedacht 534-JQ. Mogale Extension 55 forms part of a bigger development consisting of Mogale Extensions 54 to 59 (referred to as Lion Pride Extension). The Lion Pride Extension will be situated directly west of Malibongwe Drive (P103-1), south east of the N14-Freeway and opposite the existing informal settlement east of Malibongwe Drive. Access to the township will be obtained from the existing road (to be upgraded) which intersects with Malibongwe Drive.

**LOCAL AUTHORITY NOTICE 1765 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP  
IN TERMS OF SECTION 51 OF MOGALE CITY SPATIAL PLANNING AND  
LAND USE MANAGEMENT BY-LAW, 2018**

I, **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning**, being the applicant hereby give notice in terms of Section 51(3)(a) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that I have applied to the Mogale City Local Municipality for the establishment of the township in terms of Section 51 of Mogale City Spatial Planning and Land Use Management By-law, 2018 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: Manager: Development Planning from 28 September 2022 to 26 October 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 and Citizen newspapers. Address of Municipal offices: Department of Development Planning, Furncity Building, Ground floor, Corner of Human and Monuments Streets, Krugersdorp, 1740

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, 0157 or PO Box 7194, Centurion, 0046  
Telephone No: 012-665 2330  
Email: smeissner@icon.co.za

Dates on which the notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: **Mogale Extension 54**

Full name of applicant: **SONJA MEISSNER-ROLOFF of SMR Town & Environmental Planning on behalf of Cosmopolitan Projects Johannesburg Pty Ltd**: Registration number 2005/013577/07.

Number of erven, proposed zoning and development control measures: 2 erven:  
1x "Residential 3" erf at a density of "40 units per ha"; height 4 storeys. 235 units in total;  
1x "Private Open Space" erf and proposed "Existing street".

Land Use Scheme applicable: Krugersdorp Town Planning Scheme of 1980 / Mogale City Land Use Scheme, 2022

The intension of the applicant in this matter is to establish a residential township on 9,5500 hectares consisting of 235 sectional title units.

Locality and description of property(ies) on which township is to be established: The proposed township will be situated on Part of Portion 162 and Part of the Remainder of Portion 196 of the farm Nooitgedacht 534-JQ. Mogale Extension 54 forms part of a bigger development consisting of Mogale Extensions 54 to 59 (referred to as Lion Pride Extension). The Lion Pride Extension will be situated directly west of Malibongwe Drive (P103-1), south east of the N14-Freeway and opposite the existing informal settlement east of Malibongwe Drive. Access to the township will be obtained from the existing road (to be upgraded) which intersects with Malibongwe Drive.

**LOCAL AUTHORITY NOTICE 1766 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Elize Castelyn Town Planners, being the applicant for Erf R/665 Pretoria North, situated at 307 Danie Theron Street, Pretoria North, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), for the rezoning of Erf 75 in Clarina Extension 6 in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016. The rezoning application is for Erf R/665 from "Residential 1" to "Business 4" (excluding medical rooms and a veterinary clinic). The intension is to use the property for offices.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from 28 September 2022 until 26 October 2022.

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

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

Closing date for any objections and/or comments: 26 October 2022

Dates on which notice will be published: 28 September 2022 and 5 October 2022

Item No: 36285

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**PLAASLIKE OWERHEID KENNISGEWING 1766 VAN 2022****STAD OF TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN HERSONERING AANSOEK IN TERME VAN AFDELING 16(1) VAN DIE  
DIE STAD VAN TSHWANE GRONDGEBRUIK BESTUUR BYWET, 2016**

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf R/665 Pretoria Noord, geleë te Danie Theron Straat 307, Pretoria Noord, gee hiermee kennis in terme van afdeling 16(1)(f) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016, dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van Erf R/665 Pretoria Noord in terme van afdeling 16(1) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016. Die hersonering aansoek is van "Residensieel 1" na "Besigheid 4" (uitgesluit mediese kamers en diere-kliniek) met die bedoeling om die eiendom te gebruik vir kantore.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / vertoë ingedien het, moet ingedien word of skriftelik gedoen word by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word tot [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 28 September 2022 tot 26 Oktober 2022.

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

Aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102. Tel. No: 012 3468772 / 083 3055487

Sluitingsdatum vir besware en / of vertoë: 26 Oktober 2022

Datums waarop kennisgewings gepubliseer word: 28 September 2022 en 5 Oktober 2022

Item No: 36285

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CONTINUES ON PAGE 130 OF BOOK 2

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GAUTENG**



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GAUTENG**

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**PRETORIA**  
28 SEPTEMBER 2022  
28 SEPTEMBER 2022

**No: 389**

**PART 2 OF 2**

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**LOCAL AUTHORITY NOTICE 1767 OF 2022****LESEDI LOCAL MUNICIPALITY**

We, LIEBENBERG MALAN MOFOLO INC (HEIDELBERG) hereby lodge a Proclamation notice in terms of Section 62 (4 and 5) of the Lesedi Spatial Planning and Land Use Management Bylaw of 2015 (Previously - Section 6 (8) of the Gauteng Removal of Restrictions Act (Act 3 Of 1996), that the Lesedi Local Municipality have approved the Removal of Restrictive Title Deed Application in terms of Section 61 (4) of the Bylaw. Condition B (d) (page 3) are hereby proclaimed to be removed from the Title Deed of Erf 4073 Heidelberg Extension 23 Township (T159597/2003) and all future title deed of the abovementioned erf.

The copy of the approved Removal of Restriction Application and Letter of Approval is filed with the Executive Manager, Local Economic Development and Planning Department, Civic Centre Building, No. 1 HF Verwoerd Street, Heidelberg. The document can also be requested via email at [lloyd@lesedi.gov.za](mailto:lloyd@lesedi.gov.za) and open for inspection during normal office hours at the above address.

**LIEBENBERG MALAN MOFOLO INC**  
**REGISTRARTION NO: 1990/006415/21**  
**20 UECKERMANN STREET**  
**HEIDELBERG, 1438**  
**TEL: 016 341-4164/5/6**  
**e-mail: transfer1@lmprok.co.za**

**LOCAL AUTHORITY NOTICE 1768 OF 2022**

**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 1427 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 for the removal of certain conditions contained in the Title Deed T 4858/2022 of **Erf 1427 Rynfield** which property is situated at 61 Struben Street.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 28 September 2022.

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](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 28 September 2022.

Address of the authorised agent: 10 Fairbairn Street Rynfield.

**LOCAL AUTHORITY NOTICE 1769 OF 2022****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 8 OF 1930 RYNFIELD**

We, Planit Planning Solutions CC, being authorized agent of the owner of **Erf 8 of 1930 Rynfield** hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at Struben Street Rynfield from "Residential 3 (20 units per hectare)" to "Residential 3 (35 units per hectare)".

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, Benoni CCC: 6th Floor, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni, for a period of 28 days from 28 September 2022.

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](mailto:Mdumiseni.Mkhize@ekurhuleni.gov.za), within a period of 28 days from 28 September 2022.

Address of the authorised agent: 10 Fairbairn Street Rynfield.

**LOCAL AUTHORITY NOTICE 1770 OF 2022****NOTICE OF APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 44 (3) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018.**

I, Sonja Meissner-Roloff of SMR Town & Environmental Planning, being the authorized agent of Holding 23, Lasiandra Agricultural Holdings, hereby give notice in terms of Section 44 (3) of The Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for an application for township establishment to be known as Vanderbijl Park South West No 8 Extension 1.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First Floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark, for 28 days from 28 September 2022. Any person, who wishes to object to the application or submit representations in respect thereof, must lodge the same in writing to the Municipal Manager at the named address or to P O Box 3, Vanderbijlpark, 1900 or fax to (016) 950 5533 within 28 days from 28 September 2022.

Name of township: Vanderbijl Park South West No 8 Extension 1

Full name of applicant: Sonja Meissner-Roloff, SMR Town & Environmental Planning, P O Box 7194, Centurion, 0046 on behalf of Wild Olive Village Proprietary Limited

Number of erven in proposed township: 2

Proposed zoning: Erven 1 and 2 (2,1414 ha): "Special" for a retirement village at a density of 20 units per hectare. The development will accommodate 42 dwelling units and a frail care / staff quarters component not exceeding 315m<sup>2</sup>.

Description of land on which the township is to be established: Holding 23, Lasiandra Agricultural Holdings

Locality of proposed township: The proposed township is situated between Friedman Street and Joubert Street in the Lasiandra Agricultural Holdings. Access will be obtained from Friedman Street.

DATE OF FIRST PUBLICATION: 28 September 2022

28-5

**PLAASLIKE OWERHEID KENNISGEWING 1770 VAN 2022****KENNISGEWING VAN AANSOEK OM DORPSTIGTING INGEVOLGE ARTIKEL 44(3) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018.**

Ek, Sonja Meissner-Roloff van SMR Town & Environmental Planning, gemagtigde agent van die eienaar van Hoewe 23, Lasiandra Landbouhoewes, gee hiermee kennis ingevolge Artikel 44(3) van Die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordeninge, 2018, dat ek aansoek gedoen het by Emfuleni Plaaslike Munisipaliteit vir 'n aansoek om dorpstigting wat bekend gaan staan as Vanderbijl Park South West No 8 Uitbreiding 1.

Besonderhede van die aansoek sal ter insae lê gedurende normale kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruiksbestuur, Eerste Vloer, Ou Trust Bank Gebou, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, vir 'n tydperk van 28 dae vanaf 28 September 2022. Besware teen of versoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 September 2022 skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark 1900 ingedien of gerig word of gefaks word na (016) 950 5533.

Naam van dorp: Vanderbijl Park South West No 8 Uitbreiding 1.

Volle naam van applikant: Sonja Meissner-Roloff, SMR Town & Environmental Planning, Posbus 7194, Centurion, 0046 namens Wild Olive Village Proprietary Limited

Aantal erwe in voorgestelde dorp: 2

Voorgestelde sonering: Erwe 1 en 2 (2,1414 ha): "Spesiaal" vir 'n aftree-oord met 'n digtheid van 20 eenhede per hektaar. Die ontwikkeling sal 42 wooneenhede akkommodeer asook 'n versorgingseenheid / personeelkwartiere komponent wat nie 315m<sup>2</sup> sal oorskry nie.

Beskrywing van grond waarop dorp gestig word: Hoewe 23, Lasiandra Landbouhoewes

Ligging van voorgestelde dorp: Die voorgestelde dorp is geleë tussen Friedmanstraat en Joubertstraat in die Lasiandra Landhouhoewes. Toegang na die ontwikkeling sal wees van Friedmanstraat.

DATUM VAN EERSTE PUBLIKASIE: 28 September 2022

28-5

**LOCAL AUTHORITY NOTICE 1771 OF 2022****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING  
SCHEME, 2008 (REVISED 2014) READ WITH SECTION 16(3) OF THE CITY OF TSHWANE LAND USE  
MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO**

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 **Portion 4 of Erf 15 Rietfontein** hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), read with Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for a **"Place of Child Care"**, subject to a maximum of 4 class / activity rooms and 50 children, subject to a Coverage of 50%, a Floor Area Ratio of 0.5, subject to certain further conditions.

The property is situated at: No. 275 Fifteenth Avenue, Rietfontein.

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

The intension of the applicant in this matter is to: obtain the rights for a "Place of Child Care" – subject to a maximum of 4 class / activity rooms and 50 children, subject to a Coverage of 50%, a Floor Area Ratio of 0.5.

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](mailto:CityP_Registration@tshwane.gov.za) from **28 September 2022** (the first date of the publication of the notice as set out in Clause 16(3)(v) of the Tshwane Town-planning Scheme, 2008 (Revised 2014),) until **26 October 2022** (not less than 28 days after the date of first publication of the notice).

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za) . Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below.

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](mailto:newlanduseapplications@tshwane.gov.za) .

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

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

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

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

Address of Municipal offices: **Pretoria Office: The Office of the General Manager: City Planning Division, City of Tshwane Metropolitan Municipality, : 7<sup>th</sup> Floor, Middestad Building, situated at 252 Thabo Sehume Street – new Municipal Offices, Pretoria Municipal Offices.**

Closing date for any objections and/or comments: **26 October 2022**

Address of applicant: **Street Address:** No. 39 Marili Avenue, Val-De-Grace Extension 03, 0184; **Postal Address:** P.O. Box 76173, Lynnwood Ridge, 0040; **Telephone:** (012) 809 4434; **Fax:** 086 610 1892; **Email:** [info@mto-townplanners.co.za](mailto:info@mto-townplanners.co.za); Dates on which the notice will be published: 28 September 2022

**Item No:** 35921

**PLAASLIKE OWERHEID KENNISGEWING 1771 VAN 2022****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN 'N AANSOEK VIR RAADSVERGUNNING IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE  
DORPBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKEL 16(3) VAN DIE STAD TSHWANE  
GRONDGEBRUIKBESTUUR BYWET, 2016 GELEES TESAME MET SKEDULE 23 DAARVAN**

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 eienaars van **Gedeelte 4 van Erf 15 Rietfontein** gee hiermee ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), saamgelees met Skedule 23 van die Stad Tshwane Grondgebruikbestuur Bywet, 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Toestemmingsgebruik, met dien verstande vir die oprigting van 'n **Kleuterskool ("Place of Child Care")**, onderworpe aan 'n maksimum van 4 klas / aktiwiteitskamers en 50 leerlinge / kinders, onderworpe aan 'n dekking van 50%, 'n vloeroppervlakteverhouding van 0.5, onderworpe aan sekere verdere voorwaardes.

**Die eiendom is gelee te:** Fifteenth Rylaan Nr. 275, Rietfontein.

**Die Huidige Sonering van die eiendom is "Residensieel 1".**

**Die bedoeling van die aansoeker in hierdie saak is** om die regte te bekom vir 'n Kleuterskool / "Place of Child Care" – onderworpe aan 'n maksimum van 4 klas / aktiwiteitskamers en 50 leerlinge / kinders, onderworpe aan 'n dekking van 50%, 'n vloeroppervlakteverhouding van 0.5.

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](mailto:CityP_Registration@tshwane.gov.za) vanaf **28 September 2022** [vanaf die eerste dag van publikasie van die kennisgewing, soos bepaal in Klousule 16(3)(v) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014)] **tot in met 26 Oktober 2022**.

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](mailto:newlanduseapplications@tshwane.gov.za). Alternatiewelik kan 'n afskrif van die aansoek bekom word by die applikant, by die kontak besonderhede hieronder.

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](mailto:newlanduseapplications@tshwane.gov.za).

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

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

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

Volledige besonderhede en planne (as daar is) 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. **Adres van die Munisipale Kantore: Pretoria Kantoor: Die Kantoor van die Algemene Bestuurder: Stadsbeplanningsafdeling, Stad van Tshwane Metropolitaanse Munisipaliteit, 7de Vloer, Middestad Gebou, gelee te Thabo Sehumestraat 252 – nuwe Munisipale Kantore, Pretoria Munisipale Kantore.**

**Sluitingsdatum vir enige besware en/of kommentare: 26 Oktober 2022.**

**Adres van Applikant: Straatadres:** Marili Laan Nr. 39, Val-De-Grace Uitbreiding 03, 0184; **Posadres:** Posbus 76173, Lynnwoodrif, 0040; **Telefoon:** (012) 809 4434; **Faks:** 086 610 1892; **Epos:** [info@mtowtownplanners.co.za](mailto:info@mtowtownplanners.co.za)

**Datum voorop die kennisgewing geplaas word:** 28 September 2022

**Item Nr:** 35921

**LOCAL AUTHORITY NOTICE 1772 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 TO BE KNOWN AS SHERE EXTENSION 7**

We, **The Town Planning Hub cc**, being the authorised agent/applicant of the owner of **the Remaining Extent of Portion 218 (a portion of Portion 2) of the farm Tweefontein 372JR** hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township Shere Extension 7 in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law, 2016, referred to in the Annexure hereto. 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](mailto:newlanduseapplications@tshwane.gov.za). A copy of the land development application is also available on our website – [www.tph.co.za](http://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](mailto:CityP_Registration@tshwane.gov.za) from 28 September 2022 until 26 October 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 Citizen newspapers. **Address of Municipal offices:** Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices. **Closing date of any objection(s) and/or comment(s):** 26 October 2022 **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 AH, 0084. Tel: (012) 809 2229 Ref: TPH22510 **Dates on which notice will be published:** 28 September and 5 October 2022. **ANNEXURE: Name of Township:** Shere Extension 7. **Name of applicant:** Beatrix Elizabeth Fletcher from the firm The Town Planning Hub cc. **Number of erven, proposed zoning and development control measures:** 2 Erven zoned "Special" for Business building (including shops), offices, shops, place of refreshment, car wash and indoor shooting range, with a height of 2 storeys, coverage of 40% and an FAR of 0.32. **The intention of the applicant in this matter is to:** obtain rights to develop a shopping centre to allow for the extension of the proposed shopping centre on the Leoproop township. **Locality and description of property:** The property is situated on the north-eastern corner of Catherine and Struben Roads, Shere. **Item nr:** 36325

## PLAASLIKE OWERHEID KENNISGEWING 1772 VAN 2022

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN GEVOLGE ARTIKEL 16(4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016 WAT BEKEND GAAN STAAN AS SHERE UITBREIDING 7**

Ons, **The Town Planning Hub cc**, synde die gemagtigde agent/aansoeker van **die Restant van Gedeelte 218 ('n gedeelte van Gedeelte 2) van die pless Tweefontein 372JR** gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016, kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die totstandkoming van die Shere Uitbreiding 7 dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur By-Wet, 2016, soos beskryf in die onderstaande bylaag. 'n Afskrif van die aansoek kan van die Munisipaliteit versoek word, deur 'n versoek te stuur aan [newlanduseapplications@tshwane.gov.za](mailto:newlanduseapplications@tshwane.gov.za). 'n Afskrif van die aansoek om grondontwikkeling is ook beskikbaar vanaf ons webtuiste – [www.tph.co.za](http://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, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar tesame met volle kontakbesonderhede, waar sonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet ingedien word of skriftelik gerig word tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, by Posbus 3242, Pretoria, 0001, of na [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 28 September 2022 tot 26 Oktober 2022. 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:** Kamer E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 26 Oktober 2022 **Adres van agent :** The Town Planning Hub cc; Posbus 11437, Silver Lakes, 0054; Lombardy Corporate Park, Blok B, Eenheid M, Cole Str, Shere. 0084. Tel: (012) 809 2229 Ref: TPH22510 **Datums waarop die advertensie geplaas word:** 28 September en 5 Oktober 2022. **BYLAAG: Naam van dorp:** Shere Uitbreiding 7. **Naam van gemagtigde agent:** Beatrix Elizabeth Fletcher van die firma The Town Planning Hub cc. **Aantal erwe, voorgestelde sonering en ontwikkelings kontroles:** 2 Erwe soneer "Spesiaal" vir Besigheidsgebou (winkels ingesluit), kantore, winkels, plek van verversing, motorwas en binnenshuise skietbaan, met 'n hoogte van 2 verdiepings, Dekking van 40% en 'n VRV van 0.32. **Die voorneme van die aansoek is om:** die regte te verkry om 'n winkelsentrum te ontwikkel vir die uitbreiding van die beoogde winkelsentrum op die

Leoprop dorp. **Ligging van die eiendom waarop die dorp gestig word:** Die eiendom is gelee op die noord-oostelike hoek van Catherin en Strubenweg, Shere. **Item nr:** 36325



**LOCAL AUTHORITY NOTICE 1773 OF 2022****APPLICABLE SCHEME:**

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 that we, the undersigned, intend to apply to the City of Johannesburg for the removal of restrictive conditions contained in the Title Deed.

**SITE DESCRIPTION:**

**Farm Portion:** Portion 269 of the farm Weltevreden 2021Q  
**Township:** proposed Blackheath Extension 8  
**Street Address:** 301 Pendorring Street, Cresta **Code:** 2001

**APPLICATION TYPE:**

Removal of restrictive Title Conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016;

**APPLICATION PURPOSE:**

The intention of the application is for the removal of the following restrictive Title Conditions: T19591/2018: (a); (b); (c); (d)

This submission is made to enable the developer to proclaim Blackheath Extension 8.

The above application will be open for inspection from 08h00 to 15h30 at the Registration Counter Department of Development Planning, Room 810, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 (twenty eight) days from 28 September 2022. 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 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 PO Box 30733, Braamfontein, 2017 or a facsimile sent to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by not later than 26 October 2022.

**Authorised Agent:** The Town Planning Hub CC  
**Postal Address:** PO Box 11437, Silver Lakes, Pretoria, 0054  
**Street Address:** Lombardy Corporate Park, Block B, Unit J, 1 Cole Street, Shere, 0081  
**Tel:** 012 809 2229  
**Email:** [tph@tph.co.za](mailto:tph@tph.co.za) / [bea@tph.co.za](mailto:bea@tph.co.za)

**LOCAL AUTHORITY NOTICE 1774 OF 2022**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 41 Cheltondale**.

The removal of Conditions (c) to (f), (i), (j) and (k) from Deed of Transfer T38523/2021.

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.502/2022

**LOCAL AUTHORITY NOTICE 1775 OF 2022****NOTICE OF APPLICATION FOR REZONING APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL BY LAWS, 2016, READ TOGETHER WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013).**

We, 88 Vilakazi Advisory Services (Pty) Ltd, being the authorized agent of the owners of Portion 1 of remaining extent of 2862 Jeppestown Township do hereby apply in terms of Section 41 of The City of Johannesburg Municipal Planning, 2016 By-Law for the amendment of City of Johannesburg Land Use Scheme 2018 land use rights of above-mentioned erven from "Business 1" to "Business 1" in order to allow for increase in height from 4 Storeys to 9 Storeys, increase in density to 575 units per Hectare as well as an FAR to 8 in order accommodate the proposed development.

Particulars of the application will lie for inspection from 08:00 to 15:00 at the Registration Counter, Development Planning, Room 8100, 8th Floor, A-Block, Metropolitan Centre, 158 Civic Boulevard Street, Braamfontein, for the period of 28 days from 28 September 2022 (date of first notice). Objections in respect of the application can be lodged with or made in writing to the above address.

Details of applicant:  
88 Vilakazi Advisory Services (Pty) Ltd.  
Tel: 078 436 1151  
Email: thabang.lloyd@gmail.com

**LOCAL AUTHORITY NOTICE 1776 OF 2022****AMENDMENT SCHEME 01-10614**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of portion 1 and the remaining extent of erf 972 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 01-10614. Amendment Scheme 01-10614 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, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

**LOCAL AUTHORITY NOTICE 1777 OF 2022****APPLICABLE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

**SITE DESCRIPTION:**

Erf/Erven (Stand) No(s): Erf 1620  
Township (Suburb) Name: Sunninghill Extension 81  
Street Address: 1 Inyanga Close

**APPLICATION TYPE:**

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

**APPLICATION PURPOSES:**

The application is for rezoning of a part of Erf 1620 Sunninghill Extension 81 (proposed Remaining Extent of Erf 1620) from "Special" for Offices, Residential dwelling units, Residential Buildings, Business Purposes, Places of Instruction, Institution, Hospital and Shop with a height of 4 storeys, FAR of 0,6 (193 units, 750 students, 4000m<sup>2</sup> GLA private hospital/ offices, 12500m<sup>2</sup> offices and 16739m<sup>2</sup> Private Hospital, coverage of 30% and no density restriction to "Special" for Offices, Residential dwelling units, Residential Buildings, Business Purposes, Places of Instruction, Institution, Hospital and Shop with a height of 4 storeys, FAR of 0,85 (362 units, 750 students, 2855m<sup>2</sup> GLA private hospital/ offices, 8921m<sup>2</sup> offices and 11947m<sup>2</sup> Private Hospital, coverage of 60% and Density 182du/ha in terms of the City of Johannesburg Land Use Scheme, 2018 in order to allow a mixed use development.

The authorized agent will be responsible to provide any interested party with a copy of the application documents upon request and could be contacted at details provided below. The department has also made arrangements that viewing of applications is done via the City's e-platform at [www.joburg.org.za](http://www.joburg.org.za).

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or a facsimile sent to (011) 339 4000, or an email send to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za), by not later than 26 October 2022.

Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application. Any objection or representation lodged with the City of Johannesburg must reference the City of Johannesburg Land Use Management application reference number in the objections. The application reference number is: 20-02-4309.

**AUTHORISED AGENT**

Full name: Daniel Paul van der Merwe, Postal Address: PO Box 2223 Cresta, 2118, Cell: 083 419 5755, Email Address: [danie@d-plan.co.za](mailto:danie@d-plan.co.za);

**DATE:** 28 September 2022

**LOCAL AUTHORITY NOTICE 1778 OF 2022****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), READ TOGETHER WITH SECTION 16(1)(f) OF THE CITY OF  
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Emendo (Pty) Ltd, being the applicant of Erf 293, Sinoville Township, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016, and for the removal of restrictive conditions contained in the Title Deed in terms of Section 16(2) of the By-Law for the property as described above. The property is situated on 115 Sefako Magatho Drive (Zambesi Drive), Pretoria.

The rezoning is from "Residential 1" to "Special" for the purposes of dwelling house, offices and vehicle sales showroom. The application is also made for the removal of the following conditions 2(a), 2(c), 2(c)(i), 2(c)(ii), 2(d) and 3 in Title Deed T28373/2013.

The intention of the applicant in this matter is to remove the abovementioned restrictive conditions from the aforementioned Title Deed in order to allow for the approval for an application to rezone the property from "Residential 1" to "Special" for the purposes of dwelling house, offices and vehicle sales showroom which has been submitted simultaneously in terms of Section 16(1) and 16(2) of the City of Tshwane Land Use Management By-law, 2016.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from Wednesday, 28<sup>th</sup> September 2022 until Wednesday, 26<sup>th</sup> October 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 Gauteng Provincial Gazette / Citizen and Beeld newspapers.

Address of Municipal offices: 7<sup>th</sup> Floor, Middestad Building  
Thabo Sehume Street, Pretoria, 0001

Closing date for any objections and/or comments: Wednesday, 26<sup>th</sup> October 2022.

Address of applicant	:	404 Anderson Street	PO Box 240
		Menlo Park	Groenkloof
		Pretoria	Pretoria
		0001	0027

Telephone No: 012 346 2526

Dates on which notice will be published: Wednesday, 28<sup>th</sup> September and Wednesday, 5<sup>th</sup> October 2022.

**Item No:** 36108 (Rezoning) & 36109 (Removal of Restrictions)

**PLAASLIKE OWERHEID KENNISGEWING 1778 VAN 2022****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N  
HERSONERING AANSOEK INGEVOLGE ARTIKEL 16 (1) EN' N AANSOEK OM DIE  
OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELVOORWAARDES INGEVOLGE  
ARTIKEL 16 (2), LEES TESAME MET ARTIKEL 15 (6) VAN DIE STAD TSHWANE  
GRONDGEBRUIK, BESTUURSVERORDENING, 2016**

Ons, Emendo (Edms) Bpk, synde die aansoeker van Erf 293, Sinoville Dorp, gee hiermee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbeheer Verordening, 2016, dat ons aansoek gedoen het aan die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersiëne 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbeheer Verordening 2016, en vir die opheffing van beperkende voorwaardes vervat in die Titelakte ingevolge Artikel 16(2) van die Verordening vir die eiendom soos hierbo beskryf. Die eiendom is gelee te 293 Blyde Laan, Pretoria.

Die hersonering is van "Residensieel 1" na "Spesiaal" vir die doeleindes van woonhuise, kantore en voertuigverkoopvertoonlokaal. Die aansoek word ook gedoen vir die opheffing van die volgende voorwaardes 2(a), 2(c), 2(c)(i), 2(c)(ii), 2(d) and 3 in Titelakte T28373/2013.

Die aansoeker se voorneme is om bogenoemde beperkende voorwaardes van voornoemde Titel Akte te verwyder ten einde die goedkeuring van 'n aansoek om die eiendom te hersoneer vanaf "Spesiaal" na "Residensieel 1" vir die doeleindes van woonhuise, kantore en voertuigverkoopvertoonlokaal wat gelyktydig ingedien is ingevolge Artikel 16(1) en 16(2) van die Stad Tshwane Grondgebruiksbeheerverordening, 2016.

Enige beswaar(s) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(e) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar indien nie en/of kommentaar(s) moet skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) ingedien word vanaf Woensdag, 28 September 2022 tot Woensdag, 26 Oktober 2022.

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

Adres van Munisipale Kantore: 7de Vloer, Middestad Gebou  
Thabo Sehume Straat, Pretoria, 0001

Sluitingsdatum vir enige besware en / of kommentaar: Woensdag, 26 Oktober 2022.

Adres van aplikant: 404 Anderson Street Posbus 240  
Menlo Park Groenkloof  
Pretoria Pretoria  
0001 0027

Telefoonnommer: 012 346 2526

Datums waarop kennisgewing gepubliseer sal word: Woensdag, 28 September en Woensdag, 5 Oktober 2022.

**Item Nr:** 36108 (Hersonering) & 36109 (Verwydering)

**LOCAL AUTHORITY NOTICE 1779 OF 2022**

**NOTICE IS HEREBY GIVEN FOR THE IMPROVEMENT OF LOCAL AUTHORITY NOTICE 19/2022 OF 22 MARCH 2022 BEING THE NOTICE IN TERMS OF WHICH THE TOWNSHIP OF HOMES HAVEN EXTENSION 26, WAS DECLARED AS AN APPROVED TOWNSHIP, BY THE SUBSTITUTION OF SUCH NOTICE BY THIS NOTICE:**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mogale City Local Municipality declared the township Homes Haven Extension 26 to be an approved Township on 22 March 2022, subject to the conditions set out in the Schedule of Proclamation 19 of 2022. Certain amendments / corrections are being made to include:

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICANT DONE BY DAVPROP 7 PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 278 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.**

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

The name of the township shall be **Homes Haven Extension 26**.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on **General Plan SG No 1999/2006**.

**1.3 STORMWATER DRAINAGE AND STREET DESIGN**

- (a) The township owner shall at the request of the local government supply the local government with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of an underground water drainage system. Such system must be designed in order to dispose of the runoff of a 1.10 year rainstorm and must ensure that the runoff of a 1.50 year rainstorm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamisation, kerbing and canalization of roads as well as the provision of retaining walls if required by the local government.

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

- (b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under the supervision of a civil engineer approved by the local government.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the local government until the streets are completed according to sub clause (b) above.
- (d) If the township owner fails to comply with the stipulations of sub clauses (a), (b) and (c) above, the local government will be entitled to do the required construction at the cost of the township owner.

#### **1.4 SEWERAGE**

- (a) The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township:
  - (i) Comprehensive lay-out plans;
  - (ii) Cross sections; and
  - (iii) Specifications of materials and equipment to be used during the construction of such sewerage system.
- (b) The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local government, to the satisfaction of the Director Water and Sanitation.
- (c) All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Director Water and Sanitation.

#### **1.5 WATER**

- (a) The township must, at request of the local government submit a detailed scheme with plans, cross sections and specifications for the provision of an underground water reticulation system, for approval.
- (b) The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved by the local government. All materials to be used in the proposed water network must approved by the local government.

#### **1.6 ELECTRICITY**

- (a) The township owner must submit to the municipality a detailed scheme with plans, specifications and electricity demand for the provision of an internal electricity reticulation network, including link services, connections and mini-substations, for approval.
- (b) The internal electricity distribution network must be designed according to the minimum requirements and specifications of the municipality and the National Energy Regulator and must cater for the specific after-diversity maximum demand required by the municipality.



- (c) The installation of all electricity infrastructure is subject to the inspection and approval of the municipality.
- (d) No internal electricity services will be taken over by the municipality at proclamation and a properly established legal entity shall take over the responsibility for the long-term maintenance thereof.
- (e) The applicant shall further make a contribution towards the upgrading of the external bulk electricity networks as determined by the local municipality.

#### **1.7 DISPOSAL OF EXISTING TITLE CONDITIONS**

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

#### **1.8 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION**

- (a) The applicant shall legally and properly constitute a Home Owners Association prior to the transfer of any erf in the township.
- (b) Erf 641 and all internal engineering services in the township shall, prior to or simultaneously with the registration of the first erven in the township be transferred to the Home Owners Association who shall take full responsibility for the maintenance of said Erf 641 and all internal engineering services in the township.
- (c) All owners of stands (or subdivide/consolidated portions thereof) in the township shall become and remain members of the Home Owners Association and shall be subject to its memorandum and articles until such owners legally cease to be owners of the aforesaid.

#### **1.9 REMOVAL OF REFUSE**

The township owner must at own cost remove refuse within the township to the satisfaction of the local government, if required by the local government.

#### **1.10 REMOVAL OR REPLACEMENT OF SERVICES**

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, Eskom, Telkom or other services, the cost thereof shall be borne by the township owner.

#### **1.11 REGISTRATION OF SERVITUDES**

- (a) The applicant shall, at his own cost, register servitudes to provide access or protect infrastructure in the township, where required.
- (b) Erf 641 Homes Haven Extension 26 Township is entitled to a perpetual right of way servitude over the whole of erf 610 Homes Haven Extension 7 Township.

#### **1.12 ENDOWMENT**

The township owner shall, in terms of the provisions of Section 98(2) read with Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum

**2. CONDITIONS OF TITLE****CONDITIONS IMPOSED BY THE LOCAL GOVERNMENT IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)****2.1 ALL ERVEN**

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

**2.2 ERVEN SUBJECT TO SPECIAL CONDITIONS:****(c) ERF 641**

The whole of Erf 641 is subject to a servitude of right of way and municipal purposes as indicated on the General Plan.

**(d) Erf 611 to 640**

The ervens are entitled to a servitude of right of way over Erf 641 as indicated on the General Plan.

Mrs D Diale, Acting Municipal Manager

**LOCAL AUTHORITY NOTICE 1780 OF 2022****NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019  
DUNNOTTAR EXTENSION 8**

I Jacobus Alwyn Buitendag of Izwelisha Town Planners Proprietary Limited, being the applicant hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni for the establishment of the township, referred to in the Annexure hereto,

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Nigel Sub Section of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, City Planning Reception, Engineers Building, 145 Eeufees Street, cnr Hendrik Verwoerd Street, Nigel, for a period of 28 days from **28 September 2022** (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Nigel Sub Section of the City of Ekurhuleni Metropolitan Municipality, Ground Floor, City Planning Reception, Engineers Building, 145 Eeufees Street, cnr Hendrik Verwoerd Street, Nigel or P.O. Box 23 Nigel, 1491 or by email to [dirk.vanrooyen@ekurhuleni.gov.za](mailto:dirk.vanrooyen@ekurhuleni.gov.za), within a period of 28 days from 28 September 2022 (date of first advertisement)

Closing date for any objections and/or comments: 26 October 2022

Address of applicant: 658 Trichardts Road, Beyers Park, Boksburg, 1459; PO Box 2256, Boksburg, 1460  
Telephone No: 0119180100

Dates on which notice will be published: 28 September 2022 and 5 October 2022

**ANNEXURE**

Name of township: Dunnottar Extension 8

Full name of applicant: Izwelisha Town Planners of behalf of the Ekurhuleni Metropolitan Municipality.

Number of erven, proposed zoning and development control measures:

“Industrial 1” (including a residential and office component): 1 Erf

“Roads”: 1 Erf

The intension of the applicant in this matter is to: Establish a steel manufacturing plant.

Description of property on which township is to be established: Part of the Remainder of Portion 23, farm Grootfontein No 165-IR

The proposed township is situated: Approximately 3km due east from Dunnottar Township and 0,5km east of the Dunnottar Military Base. Provincial Road R51 (Nigel/Springs Road) is situated approximately 1,3 kilometres to the west of the site and affords access to the site.

**Reference:** JAB/124722/bh

**LOCAL AUTHORITY NOTICE 1781 OF 2022****CITY OF JOHANNESBURG**

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

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

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Applica tion Ref. No.	Road Name	Type of Restriction Relaxation Hours
Cyrildene	China Town, Cyrildene, Residents Association, Road Closure	453	Lionel Street Janelea Street Esme Road	Roads to be closed at one end only with double swing gates and separate pedestrian gates are : Lionel Street corner Aida Avenue; Janelea Street corner Aida Avenue; Esme Road corner Cyril Crescent.. Gates will be open between 06:00 and 08:30 and 14:30 to 16:00 for peak traffic. Pedestrian gates will be open between 06:00 and 18:00 daily

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

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

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

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

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

Traffic Engineering Department  
JRA (PTY) Ltd.  
666 Sauer Street  
Johannesburg

or

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

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

**LOCAL AUTHORITY NOTICE 1782 OF 2022****AMENDMENT SCHEMES 01-18375**

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 1839 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 01-18375 and will come into operation 28 September 2022 date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> 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 638/2022

**LOCAL AUTHORITY NOTICE 1783 OF 2022****ERVEN 2580, 2581, 2582, 2583 AND 2584 JOHANNESBURG**  
**REF NO.: 20/13/1455/2022**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 2580, 2581, 2582, 2583 and 2584 Johannesburg:

The removal of Conditions 3.(b), 4.(1), 4.(7), 5(b), 6.(1), 6.(7) and 7 from Deed of Transfer T000081/2006. This notice will come into operation on 28 September 2022 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 639/2022

**LOCAL AUTHORITY NOTICE 1784 OF 2022****PORTION 7 OF ERF 1215 SUNNINGHILL EXT 76  
REF NO.: 20/13/2493/2021**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Portion 7 of Erf 1215 Sunninghill Extension 76:

The removal of Conditions (g) from Deed of Transfer T59087/2015. This notice will come into operation on 28 September 2022 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 637/2022

**LOCAL AUTHORITY NOTICE 1785 OF 2022****AMENDMENT SCHEMES 01-17566**

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 23 of Erf 1783 Triomf 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 01-17566 and will come into operation 28 September 2022 date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> 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 492/2022

**LOCAL AUTHORITY NOTICE 1786 OF 2022****1862 BLAIRGOWRIE  
REF NO.: 20/13/4569/2021**

Notice is hereby given in terms of Section 42(4) of the of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 1862 Blairgowrie:

The removal of Conditions (g) from Deed of Transfer T59087/2015. This notice will come into operation on 28 September 2022 date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No 488/2022

**LOCAL AUTHORITY NOTICE 1787 OF 2022****AMENDMENT SCHEME: 20-01-2973 and 20/13/3463/2020**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 600 and 601 Highlands North:

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, by the rezoning of the Erven 600 and 601 Highlands North 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 20-01-2973, will come into operation on 28 September 2022 date of publication hereof.

**AND**

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/3463/2020, the removal of conditions (2) up to and including (6) from Deed of Transfer T8084/2017;

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.491/2022

**LOCAL AUTHORITY NOTICE 1788 OF 2022****AMENDMENT SCHEME 20-01-0117 &  
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/0607/2019**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erven 1090 and 1092 Highlands North

- (1) The removal of Conditions 1.A.(1), 1.A.(2), 1.A.(3), 1.A.(4) and 1.A.(5) in Deed of Transfer T15072/2003 in respect of Erven 1090 and 1092 Highlands North;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erven 1090 and 1092 Highlands North 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 20-01-3491, which will come into operation on date of publication hereof.

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

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 597/2022



**LOCAL AUTHORITY NOTICE 1789 OF 2022**

Newspaper advertisement for amendment suspension or removal of restrictive or obsolete conditions or obligations, servitudes or reservation in respect of land.

Notice is hereby Given, In Terms Of Section 41 of the City of Johannesburg Municipal Planning By – Law, 2016 That I/We, The Undersigned, Intend to apply to the City of Johannesburg.

**APPLICATION TYPE:**

Removal of restrictive conditions (c) (I) and (d) (II) from title deed No T77465/92 Ref: 20/13/2614/2022

**APPLICATION PURPOSE:**

In order to permit a division of land alterations on existing house.

**SITE DESCRIPTION:**

Erf/erven (stand) No (s): 9  
Township (suburb) name: LOUGHERIN A.H.  
Street address: 9 ANTRIM CRESCENT, CODE: 2110

Particulars of the application will lie for inspection during normal office hours from 08:00 to 15:30 at the office of Urban Vision Town and Regional Planners Consultant, situated at No, 9 Stafford Street, Westdene, Johannesburg or at the City of Johannesburg: Registration Section of the Department of Development Planning, situated at No. 158 Civic Boulevard, Braamfontein, 8<sup>th</sup> Floor, A Block–Metro Centre Building or on the e-platform of the City of Johannesburg: [www.joburg.org.za](http://www.joburg.org.za), (click on “Land Use”, followed by “Land Use Management”, followed by “Advertised Land Use Applications” for a period of 28 days from **26<sup>th</sup> of October 2022**. Copies of application documents are available from [www.joburg.org.za](http://www.joburg.org.za) and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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, Email Sent To [objectionsplanning@joburg.org.za](mailto:objectionsplanning@joburg.org.za), By no later than **26<sup>th</sup> of October 2022**

**OWNER/AUTHORISED AGENT**

Full Name: MCUNU VUSUMUZI ERNEST  
Address: P O BOX 418, MONDEOR, CODE: 2110  
Cell: 082-411 5283  
Date: 28/09/2022

**LOCAL AUTHORITY NOTICE 1790 OF 2022****NOTICE OF APPLICATION FOR THE AMENDMENT OF RANDFONTEIN TOWN PLANNING SCHEME, 1988 IN TERMS OF SECTION 37 OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY – LAW, 2017**

iNkanyezi Town Planning Consultants being the authorized agent of the owner of **Erf 8921 Mohlakeng Extension 5, Randfontein**, hereby give notice terms of Section 37 of the Rand West City Local Municipality Spatial Planning and Land Use Management By – Law, 2017. It has applied to the Rand West City Local Municipality for the amendment of the Town-planning Scheme known as the Randfontein Town Planning Scheme, 1988 by the rezoning of the properties described above, situated at **8921 Leshufi Street Mohlakeng Extension 5, Randfontein** from “Residential 1” to “Residential 2” with annexure for relaxation of the parking spaces.

Particulars of the application will lie for inspection during normal office at the Offices of Economic Development, Human Settlement and Planning – Town Planning Unit, 1<sup>st</sup> floor room no. 1, Library Building, c/o Sutherland Avenue and Pollock Street, Randfontein for 28 days of the public participation, from 28<sup>th</sup> September 2022 until 25<sup>th</sup> October 2022.

Objections, if any, to the application, together with the grounds thereof, must be lodged in writing to the Municipal Manager, Rand West City Local Municipality, PO Box 218, RANDFONTEIN, 1760 and to the applicant for 28 days of the public participation, from 28<sup>th</sup> September 2022 until 25<sup>th</sup> October 2022.

Address of an Agent(s): iNkanyezi Town Planning Consultants, 7565 Maseko Street Orlando West 1801. Cell: 065 702 6662 Email: [inkanyezi15@gmail.com](mailto:inkanyezi15@gmail.com).

**LOCAL AUTHORITY NOTICE 1794 OF 2022**  
**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), READ TOGETHER WITH SECTION 16(1)(f) OF THE CITY OF**  
**TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Emendo (Pty) Ltd, being the applicant of Erf 284 and Erf 285, Sinoville Township, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016, and for the removal of restrictive conditions contained in the Title Deed in terms of Section 16(2) of the By-Law for the property as described above. The property is situated on corner Marico Street and Aldo Street, Pretoria.

The rezoning is from "Residential 1" to "Special" for the purposes of dwelling house, offices and vehicle sales showroom. The application is also made for the removal of the following conditions 1.B. (a), 1.B.(c), 1.B(c)(i), 1.B.(c)(ii), 1.B.(d), 1.B.(f), 2.B.(a), 2.B.(c), 2.B.(c)(i), 2.B.(c)(ii), 2.B.(d), 2.C, in Title Deed T44848/2018.

The intention of the applicant in this matter is to remove the abovementioned restrictive conditions from the aforementioned Title Deed in order to allow for the approval for an application to rezone the property from "Residential 1" to "Special" for the purposes of dwelling house, offices and vehicle sales showroom which has been submitted simultaneously in terms of Section 16(1) and 16(2) of the City of Tshwane Land Use Management By-law, 2016.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) from Wednesday, 21<sup>st</sup> September until Wednesday, 19<sup>th</sup> October 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 Gauteng Provincial Gazette / Citizen and Beeld newspapers.

Address of Municipal offices: LG004, Isivuno House  
143 Lilian Ngoyi Street Municipal Offices

Closing date for any objections and/or comments: Wednesday, 19<sup>th</sup> October 2022.

Address of applicant	:	404 Anderson Street	PO Box 240
		Menlo Park	Groenkloof
		Pretoria	Pretoria
		0001	0027

Telephone No: 012 346 2526

Dates on which notice will be published: Wednesday, 21<sup>st</sup> September and Wednesday, 28<sup>th</sup> September 2022.

**Item No:** 36114 (Rezoning) & 36115 (Removal of Restrictions)

**PLAASLIKE OWERHEID KENNISGEWING 1794 VAN 2022**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN 'N**  
**HERSONERING AANSOEK INGEVOLGE ARTIKEL 16 (1) EN' N AANSOEK OM DIE**  
**OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELVOORWAARDES INGEVOLGE**  
**ARTIKEL 16 (2), LEES TESAME MET ARTIKEL 16 (1)(f) VAN DIE STAD TSHWANE**  
**GRONDGEBRUIK, BESTUURSVERORDENING, 2016**

Ons, Emendo (Edms) Bpk, synde die aansoeker van Erwe 284 an 285, Sinoville Dorp, gee hiermee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbeheer Verordening, 2016, dat ons aansoek gedoen het aan die Stad van Tshwane Metropolitaanse Munisipaliteit, vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbeheer Verordening 2016, en vir die opheffing van beperkende voorwaardes vervat in die Titelakte ingevolge Artikel 16(2) van die Verordening vir die eiendom soos hierbo beskryf. Die eiendom is gelee by Marico Straat en Aldo Straat hoek, Pretoria.

Die hersonering is van "Residensiaal 1" na "Spesiaal" vir die doeleindes van woonhuise, kantore en voertuigverkoopvertoonlokaal. Die aansoek word ook gedoen vir die opheffing van die volgende voorwaardes C a), C b) en C c) in Titelakte T44848/2018.

Die aansoeker se voorneme is om bogenoemde beperkende voorwaardes van voornoemde Titel Akte te verwyder ten einde die goedkeuring van 'n aansoek om die eiendom te hersoneer vanaf "Spesiaal" na "Residensieel1" vir die doeleindes van woonhuise, kantore en voertuigverkoopvertoonlokaal wat gelyktydig ingedien is ingevolge Artikel 16(1) en 16(2) van die Stad Tshwane Grondgebruiksbeheerverordening, 2016.

Enige beswaar(s) en/of kommentaar(s), met inbegrip van die gronde vir sodanige beswaar(e) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan ooreenstem met die persoon of liggaam wat die beswaar indien nie en/of kommentaar(s) moet skriftelik by die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by [CityP.Registration@tshwane.gov.za](mailto:CityP.Registration@tshwane.gov.za) ingedien word vanaf Woensdag 21 September tot Woensdag 19 Oktober 2022.

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

Adres van Munisipale Kantore: 7de Vloer, Middestad Gebou  
Thabo Sehume Straat, Pretoria, 0001

Sluitingsdatum vir enige besware en / of kommentaar: Woensdag 19 Oktober 2022.

Adres van applikant:	404 Anderson Street	Posbus 240
	Menlo Park	Groenkloof
	Pretoria	Pretoria
	0001	0027

Telefoonnommer: 012 346 2526

Datums waarop kennisgewing gepubliseer sal word: Woensdag 21 September en Woensdag 28 September 2022.

**Item Nr:** 36114 (Hersonering) & 36115 (Verwydering)

21-28







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Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065