

**NOTICE 490 OF 2020****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF SIMULTANEOUS REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN THE TITLE DEED IN  
TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND  
CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN-PLANNING SCHEME,  
2008 (REVISED 2014)**

I, Magnus Herman Adolf Wessels from NewPlan Town Planning (PTY) LTD, being the applicant in my capacity as the authorized agent acting for the owner of Erven 160 and 161, Monumentpark located at 30 and 32 Impala Road Monumentpark, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that I have applied to the City of Tshwane Metropolitan Municipality for;

1. The removal of certain conditions contained in the Title Deeds in terms of Section 16(2), read with Section 15(6) of the Tshwane Land Use Management By-law, 2016 of the above-mentioned properties. The application is for the removal of the following conditions; Conditions 1(b), 1(c), 1(d), 1(e), 1(f), 1(h), 1(i), 1(j), 1(j)(i), 1(j)(ii), 1(k) and 1(l) in Deed of Transfer T61546/2019 of Erf 160 and Conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(h), 2(i), 2(j), 2(j)(i), 2(j)(ii), 2(k) and 2(l) in Deed of Transfer T53321/2008 of Erf 161. The intension of the applicant in this matter is to free/rid the properties of title conditions that are restrictive with regards to a proposed use and to allow the approval of building plans of the application sites, and
2. In terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), consent to use the properties as a single Place of Childcare for a maximum of 100 children. The zoning of the properties will remain Residential 1.

Please note a separate application has been submitted to consolidate the two erven. 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 5 August 2020. Full particulars and plans (if any) may be inspected during normal office hours at the municipal offices as set out below, for a period of 28 days from the date of first publication of this notice in the Provincial Gazette, The Citizen and Beeld. Address of Municipal Offices: Room E10, Cnr Basden and Rabie Streets, Centurion. Alternatively, the applicant can be contacted to view the applications. Closing date for any objections and/or comments: 2 September 2020. Physical Address of Applicant: 111 Antelope Street, Pretorius Park X18. Postal Address of Applicant: Po Box 40224, Moreleta Ridge, 0044. Telephone No: 083 822 6712 Email: [info@newplan.co.za](mailto:info@newplan.co.za). Dates on which notice will be published: 5 and 12 August 2020.

Reference: CPD/0444/00160 (Removal)  
CPD MNP/0444/160 (Consent)

Item No: 31655  
Item No: 31651