

***THE PROVINCE OF
GAUTENG***



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GAUTENG***

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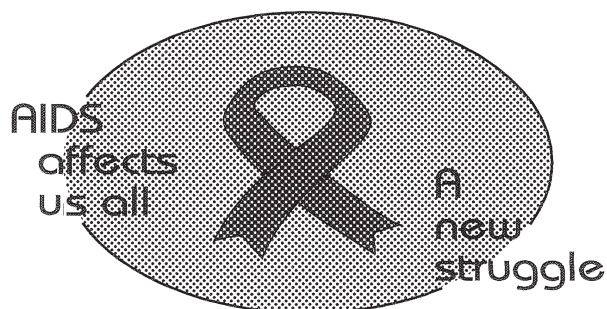
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PRETORIA
19 JANUARY 2022
19 JANUARIE 2022

No: 14

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 67 OF 2022**

NOTICE OF APPLICATION FOR AMENDMENT OF CITY OF JOHANNESBURG LAND USE SCHEME, 2018 IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY –LAW, 2016 ON ERF 14 GALLO MANOR EXTENSION 1

APPLICATION PURPOSES

To Rezone the property from “Residential 1” to “Residential 2” for the purpose of dwelling units

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): **Erf 14**

Township (Suburb) Name: **Gallo Manor Extension 1**

Street address: **27 canterbury crescent** code: **2052**

Due to the Covid-19 Pandemic, the following options have been put in place for members of the public and interested parties to view and obtain copies of the application documents for a period of 28 days from 19 January 2022:

- The owner/authorized agent will be responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the owner/authorized agent either telephonically on 083 273 9466 or via e-mail at northenscopeinfo@gmail.com to request the relevant documents.
- Alternatively, members of the public/interested parties will also have the opportunity to inspect the application during office hours at the City's Thuso House, situated at 61 Jorissen Street, Braamfontein, which has been identified as the interim public point of entry for development planning walk-in services. A desk will be available for the public / interested parties to inspect the application, only by arrangement and on request. To request this option, please make direct contact with the registration counter, Department of Development Planning on 011 407 6202 during office hours to arrange to view the application with Registration department at 8th floor.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than **19 January 2022 (19 January 2022 to 16 February 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.

OWNER / AUTHORISED AGENT

Full name: NorthernScope Urban Planning Solutions, **Postal Address:** 159 Kerk Street, Ermelo, 2350, **Tell No/Cell:** 083 273 9466, **Email address:** northenscopeinfo@gmail.com

Date: 19 January 2022

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 30 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 45 OF THE MOGALE CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, Hunter Theron Inc., being the authorized agent for Portion 110 (a Portion of portion 45) of the Farm Nooitgedacht 534 J.Q., hereby give notice in terms of Section 45(2)(a) of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law 2018, that we have applied to the Mogale City Local Municipality for the amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of the above-mentioned property from "Agriculture" to "Agriculture", with an Annexure, subject to conditions.

The property is located east and adjacent to Sunset Drive, south and adjacent to Bokmakierie Drive, in the Nooitgedacht area, within the jurisdiction of Mogale City Local Municipality.

The intention of the applicant is to rezone the said property from "Agriculture" to "Agriculture", with an Annexure to allow for a food packaging plant, associated storage and distribution of food stuff, subservient administrative offices, associated activities, and four dwelling units, subject to conditions.

Proposed Amendment Scheme No.1989 with proposed Annexure No.1675

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be made in writing to the Municipal Manager at P O Box 94, Krugersdorp 1740, or email paulette.mokale@mogalecity.gov.za, Tel No. : 011 951-2004 with a copy to the applicant (details below) from 19 January 2022 to 16 February 2022.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices as well as the office of the applicant between 09:00-15:00 Monday to Fridays, as set out below, for a period of 28 (twenty-eight) days from 19 January 2022.

Address of Municipal offices : Development Planning, First Floor, Furniture City Building, Cnr. of Human Street and Monument Street, Krugersdorp.

Closing date for any objections and/or comments: 16 February 2022

Address of applicant : Hunter Theron Inc., 53 Conrad Street, Florida North, 1719 / P O Box 489, Florida Hills, 1716 / Tel No : 011 472-1613/ Email : etienne@huntertheron.co.za

Dates on which notice will be published: 19 January 2022 and 26 January 2022

19-26

PROVINCIAL NOTICE 31 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 BYLAW, 2016**

I, J Paul van Wyk (Pr Pln) of the firm J Paul van Wyk Urban Economists & Planners cc, being the authorized agent of the owners / applicants of Erven 189 and 190, Faerie Glen Extension 1, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw 2016, that I have, in terms of Section 16(1) of the City of Tshwane Land Use Management Bylaw 2016, applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by rezoning of the properties described above. Erven 189 and 190 are situated at 470 and 474, Indiana Avenue respectively, south of and abutting Atterbury Road (M11-route) between Selikats Causeway (east) and Alsatian Street (west) (immediately east of the Moreleta Spruit) in Faerie Glen Extension 1. The GPS coordinates of the approximate centre position of the site are 25° 47' 06,169" South and 28° 18' 09,173" East. The properties are being rezoned from Residential 1 (Use zone 1) to Special (Use zone 28) for purposes of block of flats, dwelling-units, duplex dwellings subject to an Annexure T set of conditions including inter alia a development density of 80 dwelling-units per hectare (27 dwelling-units maximum), coverage of 40% plus 10% for covered parking and solar energy installations, height of 3-storeys (13m) and a floor area ratio of 0,6. The intention of the application is to obtain appropriate land-use rights to establish and operate a low-rise residential dwelling complex in line with the forward planning for the area on the (to be) consolidated 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), must be lodged with, or made in writing to the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 14013, Lyttelton, 0140 or to CityP_Registration@tshwane.gov.za, from 19 January until 16 February 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, namely 19 January 2022. Address of municipal offices: Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality: Registry, Room E10, cnr Basden and Rabie Street, Centurion, Tshwane. Should the Municipal offices, during the inspection period, be inaccessible due to Covid-19 related reasons, any interested or affected party who wishes to view or obtain a copy of the land development application, can request it from the Municipality through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon request by an interested or affected party, forward a copy of the application to him / her electronically. For purposes of obtaining a copy of the application, it must be noted that the interested or affected party must provide the Municipality and the applicant with an email address or other means to enable the applicant 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 the intellectual property rights of the applicant or the authors of reports incorporated in such application. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 16 February 2022. Address of applicant: Email: airtaxi@mweb.co.za Fax: (086) 684-1263 Postal: PO Box 11522, Hatfield, 0028. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notices will be published 19 and 26 January 2022. Tshwane ETAPS reference number: 34719.

19-26

PROVINSIALE KENNISGEWING 31 VAN 2022**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'n AANSOEK VIR HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016**

Ek, J Paul van Wyk (Pr Pln) van die firma J Paul van Wyk Stedelike Ekonomie & Beplanners BK., as gemagtigde agent van die eienaars / aansoekers van Erwe 189 and 190, Faerie Glen Uitbreiding 1, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet 2016, dat ek, in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruiksbestuur Bywet 2016, 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 eiendomme hierbo beskryf. Erwe 189 en 190 is geleë te 470 en 474, Indianalaan onderskeidelik, suid van en aangrensend aan Atterburyweg (M11-roete) tussen Selikats Causeway (oos) en Alsationstraat (wes) (direk oos van die Moreletaspruit) in Faerie Glen Uitbreiding 1. Die GPS koördinate van die benaderde middelpunt van die terrein is 25° 47' 06,169" Suid en 28° 18' 09,173" Oos. Die eiendomme word hersoneer vanaf Residensieël 1 (Gebruiksone 1) na Spesiaal (Gebruiksone 28) vir doeleindes van woonstelblok, wooneenhede, duplekswonings onderhewig aan 'n Bylae T stel voorwaardes, insluitend ondermeer 'n ontwikkelingsdigtheid van 80 wooneenhede per hektaar (27 wooneenhede maksimum), dekking van 40% plus 10% vir oordekte parking en sonenergie installasies, hoogte van 3-verdiepings (13m), en vloeruitverhouding van 0,6. Die bedoeling van die aansoek is om gepaste grondgebruiksregte te bekom om 'n laag-bou woonkompleks te vestig en te bedryf in ooreenstemming met die vooruitbeplanning vir die area op die toekomstig-gekonsolideerde eiendom. Enige beswaar (-are) en/of kommentaar (-are), met inbegrip van die gronde vir sodanige beswaar (-are) en / of kommentaar (-are), met volledige kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (-are) en/of kommentaar (-are) indien nie, moet aan die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 14013, Lyttelton, 0140 of aan CityP_Registration@tshwane.gov.za gerig word, vanaf 19 Januarie tot 16 Februarie 2022. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n periode van 28 dae vanaf datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, naamlik 19 Januarie 2022. Adres van munisipalekantoor: Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad van Tshwane Metropolitaanse Munisipaliteit: Registrasie, Kamer E10, hoek van Basden- en Rabiestraat, Centurion, Tshwane. Sou die Munisipale kantore ontoeganklik wees gedurende die besigtigingstydperk vanweë Covid-19 verwante redes, kan enige belanghebbende of geaffekteerde party wat 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, 'n afskrif van die Munisipaliteit versoek deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Verder kan die aansoeker op versoek van 'n belanghebbende of geaffekteerde party 'n afskrif van die aansoek elektronies stuur aan hom / haar. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende of geaffekteerde party die Munisipaliteit en die aansoeker van 'n eposadres of ander manier moet voorsien om die applikant toe te laat om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele eiendom van die aansoeker of die outeurs van die betrokke verslae wat daarin vervat word nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word sodanige versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar (-are) en/of kommentaar (-are): 16 Februarie 2022. Adres van aansoeker: Epos: airtaxi@mweb.co.za Faks: (086) 684-1263 Pos: Posbus 11522, Hatfield, 0028. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewings gepubliseer word: 19 en 26 Januarie 2022. Tshwane ETAPS verwysingsnommer: 34719.

19-26

PROVINCIAL NOTICE 32 OF 2022**NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF LAND USE MANAGEMENT BY-LAW, 2016 AND THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE OF THE CITY OF LAND USE MANAGEMENT BY-LAW, 2016**

I, Maryjane Chikukwa, of Alpha Town Planning, being the authorised agent of the registered owner(s) of Erf 49 Wierdapark, situated at 169 Ruimte Road, 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 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 the removal of restrictive title deed conditions in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property described above. The proposed rezoning is from "Residential 1" to "Special" for a place of instruction and a beauty and hair salon AND for the removal of restrictive title deed condition, Condition {2B}; [a]; [b]; [c] on pages 3-4 of the title deed (Title deed No: T 129148/07). The purpose of the application is to free the property of title conditions that are restrictive with regards to the proposed rezoning.

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) in respect of the application must be lodged with or made in writing to the Strategic Executive Director PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za, from 19 January 2022 until 17 February 2022. Full particulars of the application will lie for inspection during normal office hours at the office of The Strategic Executive Director: City Planning and Development, Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices, P.O. Box 14013, Lyttelton, 0140 for a period of 28 days from from the date of first publication of the notice in the Provincial Gazette, Citizen and Beeld newspapers.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality by requesting such copy from the following email address: newlanduseapplications@tshwane.gov.za. Alternatively, such a copy can be requested by contacting the applicant by means of the contact details as indicated in the notice. 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 on e-Tshwane portal. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for objections: 17 February 2022

Address of agent: P.O.BOX 408 KELVIN, 2054. Tel: 082 319 5577, E-Mail: tp1@alphatp.co.za

Date of first publication: 19 January 2022. Date of second publication 26 January 2022

Ref no (Rezoning): (Item 34628)

Ref no (Removal): (Item no: 34629)

19-26

PROVINSIALE KENNISGEWING 32 VAN 2022**KENNISGEWING VAN 'N HERSONERINGSTOEPASSING INGEVOLGE AFDELING 16 (1) VAN DIE STAD GRONDGEBRUIKSBESTUUR, 2016 EN DIE VERWYDERING VAN BEPERKENDE TITELAKTIEVOORWAARDES INGEVOLGE AFDELING 16 (2) VAN DIE STAD VAN GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Maryjane Chikukwa, van Alpha Town Planning, synde die gemagtigde agent van die geregistreerde eienaar(s) van Erf 49 Wierdapark, geleë te Ruimteweg 169, gee hiermee kennis ingevolge Artikel 16 (1) (f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, wat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16 (1) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 EN die opheffing van beperkende titelaktevoorwaardes ingevolge Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom hierbo beskryf. Die voorgestelde hersonering is van "Residensieel 1" na "Spesiaal" vir 'n plek van onderrig en 'n skoonheid- en haarsalon EN vir die opheffing van beperkende titelaktevoorwaarde, Voorwaarde {2B}; [a]; [b]; [c] op bladsye 3-4 van die titelakte (Titelakte No: T 129148/07). Die doel van die aansoek is om die eiendom te bevry van titelvoorwaardes wat beperkend is ten opsigte van die voorgestelde hersonering.

Enige beswaar(s) en/of kommentaar(s) insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie. en/of kommentaar(s) ten opsigte van die aansoek moet ingedien of skriftelik by die Strategiese Uitvoerende Direkteur Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za, vanaf 19 Januarie 2022 tot 17 Februarie 2022 ingedien word. Volledige besonderhede van die aansoek le te insae gedurende gewone kantoorure by die kantoor van Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Kamer E10, Hnr van Basden- en Rabiestraat, Centurion Munisipale Kantore, PO Box 14013, Lyttelton, 0140 vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Citizen en Beeld koerante.

Indien enige belangstellende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif van die volgende e-posadres aan te vra: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan so 'n afskrif aangevra word deur die aansoeker te kontak deur middel van die kontakbesonderhede soos aangedui in die kennisgewing. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n kopie elektronies aanstuur óf die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit op die Tshwane-portaal ingedien word. Vir doeleindes om 'n afskrif van die aansoek te bekom, moet kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om die genoemde afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker verskaf word, mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie beskou word as gronde om die verwerking en oorweging te verbied. van die aansoek. Sluitingsdatum vir besware: 17 Februarie 2022

Adres van agent: P.O.BOX 408 KELVIN, 2054. Tel: 082 319 5577, E-pos: tp1@alphatp.co.za

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19-26

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