

**THE PROVINCE OF
GAUTENG**



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No: 20

PART 1 OF 2

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GAUTENG PROVINCIAL GAZETTE

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

- **20 December 2023**, Wednesday for the issue of Wednesday **03 January 2024**
- **27 December 2023**, Wednesday for the issue of Wednesday **10 January 2024**
- **03 January**, Wednesday for the issue of Wednesday **17 January 2024**
- **10 January**, Wednesday for the issue of Wednesday **24 January 2024**
- **17 January**, Wednesday for the issue of Wednesday **31 January 2024**
- **24 January**, Wednesday for the issue of Wednesday **07 February 2024**
- **31 January**, Wednesday for the issue of Wednesday **14 February 2024**
- **07 February**, Wednesday for the issue of Wednesday **21 February 2024**
- **14 February**, Wednesday for the issue of Wednesday **28 February 2024**
- **21 February**, Wednesday for the issue of Wednesday **06 March 2024**
- **28 February**, Wednesday for the issue of Wednesday **13 March 2024**
- **06 March**, Wednesday for the issue of Wednesday **20 March 2024**
- **13 March**, Wednesday for the issue of Wednesday **27 March 2024**
- **20 March**, Tuesday for the issue of Wednesday **03 April 2024**
- **27 March**, Wednesday for the issue of Wednesday **10 April 2024**
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- **24 April**, Wednesday for the issue of Wednesday **08 May 2024**
- **30 April**, Tuesday for the issue of Wednesday **15 May 2024**
- **08 May**, Wednesday for the issue of Wednesday **22 May 2024**
- **15 May**, Wednesday for the issue of Wednesday **29 May 2024**
- **22 May**, Wednesday for the issue of Wednesday **05 June 2024**
- **29 May**, Wednesday for the issue of Wednesday **12 June 2024**
- **05 June**, Wednesday for the issue of Wednesday **19 June 2024**
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- **11 December**, Wednesday for the issue of Wednesday **25 December 2024**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 35 OF 2024****CITY OF TSHWANE METROPOLITAN MUNICIPALITY: NOTICE OF A REZONING APPLICATION ITO SECTION 16(1) AND A REMOVAL OF RESTRICTIVE TITLE CONDITIONS APPLICATION ITO SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 ("TSHWANE LUM BY-LAW")**

I, Helena Kellermann, the applicant of the Remainder of Erf 80, Monumentpark Township, Registration Division J.R., Province of Gauteng hereby give notice that I have applied to the City of Tshwane Metropolitan Municipality for:

1. The amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the Tshwane LUM By-Law, 2016 of the property as described above. The rezoning is from "Residential 2" with a density of not more than 9 dwelling-units per ha to "Residential 1" subject to a minimum erf size of 500m² including one additional dwelling house under Table B column 3 (maximum of 2 dwelling-units on the property).
2. The Removal of restrictive conditions (a) up to and including (l) and (o) in Title Deed T65524/2013 in terms of section 16(2) of the Tshwane LUM By-law.

The intension of the applicant is to utilise the relevant property for a total of two (2) dwelling units / houses.

The property is situated at: 5 Squirrel Avenue, Monumentpark, Pretoria.

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 from 17 January to 14 February 2024. Should any interested and affected party wish to view or obtain a copy of the land development application, it can be viewed at the relevant Municipal Office or 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. 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 / Die Beeld and The Business Day newspapers.

Address of Municipal offices: Room F7, Town-Planning Office, cnr Basden Avenue and Rabie Streets, Centurion.

Address of applicant: E-mail: helena@developlan.co.za, Physical: 51 Van Wouw Street, Groenkloof, 0181, Postal: Postnet Suite #29, Private Bag X06, Waterkloof, 0145, Telephone No: 082 888 4454.

Closing date for any objections and/or comments: 14 February 2024.

Dates on which notice will be published: 17 and 24 January 2024.

Reference nrs: Rezoning: LU63/04444/00080/R/REZ (Item 39256) **Removal:** LU63/04444/00080/R/REM (Item 39259)

17-24

ALGEMENE KENNISGEWING 35 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT: KENNIS VAN 'N HERSONERINGSAAANSOEK ITV ARTIKEL 16(1) EN 'N OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES ITV ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBEHEER VERORDENING, 2016 ("TSHWANE LUM BY-LAW")**

Ek, Helena Kellermann, die applikant van Die Restant van Erf 80, Monumentpark Dorp, Registrasie Afdeling J.R., Provinsie van Gauteng gee hiermee kennis dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir:

1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van artikel 16(1) van die Tshwane LUM By-Law, 2016 van die eiendom hierbo beskryf. Die hersonering is vanaf "Residensieel 2" met 'n digtheid van nie meer as 9 wooneenhede per ha na "Residensieel 1" onderworpe aan 'n minimum erf grootte van 500m², insluitend een addisionele woonhuis onder Tabel B kolom 3 (maksimum van 2 wooneenhede op die eiendom).
2. Die Opheffing van beperkende voorwaardes (a) tot en met (o) in Titel Akte T65524/2013 in terme van artikel 16(2) van die Tshwane LUM By-law.

Die intensie van die applikant is om die relevante eiendom te gebruik vir 'n totaal van twee (2) wooneenhede / huise. Die eiendom is geleë te: Squirrel Laan 5, Monumentpark, Pretoria.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak details, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het, kan kommunikeer nie, sal ingedien word, of skriftelik gerig word aan: Die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 17 Januarie tot 14 Februarie 2024. Sou enige geïntereseerde of geaffekteerde party die grondontwikkelingsaansoek wou besigtig of 'n kopie daarvan wil bekom, kan dit besigtig word by die relevante Munisipale Kantoor of 'n kopie kan aangevra word van die Munisipaliteit deur die Munisipaliteit te kontak by: newlanduseapplications@tshwane.gov.za. Alternatiewelik, kan die kopie aangevra word deur die applikant te kontak by die kontakdetails soos aangedui in die kennisgewing. Volle besonderhede en planne (indien enige) kan besigtig word tydens normale kantoorure by die Munisipale kantore soos hieronder aangedui, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Die Beeld en The Business Day koerante.

Adres van Munisipale kantore: Kamer F7, Stadsbeplanningskantoor, h/v Basden Laan en Rabie Straat, Centurion.

Adres van applikant: E-pos: helena@developlan.co.za, Fisies: Van Wouw Straat 51, Groenkloof, 0181, Pos: Postnet Suite #29, Privaat Sak X06, Waterkloof, 0145, Telefoon No: 082 888 4454.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 14 Februarie 2024.

Publikasiedatums van kennisgewing: 17 and 24 Januarie 2024.

Verw. nrs: Hersonering: LU63/04444/00080/R/REZ (Item 39256) **Opheffing:** LU63/04444/00080/R/REM (Item 39259)

17-24

GENERAL NOTICE 40 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE**

I, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23), being the Applicant on Erf 50 Colbyn (located at 41 Douglas Street, Colbyn), gives herewith notice that I have submitted the following Applications to the City of Tshwane Metropolitan Municipality:

- the removal, amendment or suspension, in terms of Section 16(2)(a) and Schedule 4 of the City of Tshwane Land-use Management By-law (2016), with regards to Condition 2) in Title Deed Number T71772/2015; and
- consent for a "second dwelling house" on Erf 50 Colbyn, in terms of Clauses 14(10) and 15 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).

Full details of the Applications and plans (if any) can be studied during normal office hours at the Municipal Offices for a period of 28 days from 17 January 2024. The address of the Municipal Offices is: the Group Head: Economic Development and Spatial Planning, Registration or 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Electronic copies of the Applications can also be requested from the Applicant at amund@vodamail.co.za / 072 184 9621.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details which without the Municipality cannot communicate with the person or entity submitting the objection(s) and / or comment(s), have to be delivered or submitted in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 440, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 January 2024 to 14 February 2024.

Closing date for any objection(s) and / or comment(s): 14 February 2024

Address of the applicant: Platinum Town and Regional Planners CC; 52 Seaview Drive, Bettys Bay, 7141; Postnet Suite #51, Orivate Bag X15, Somerset West, 7129; 072 184 9621 or 083 226 1316; amund@vodamail.co.za

Dates when notice is published: 17 and 24 January 2024 (Gauteng Provincial Gazette, Beeld and Citizen)

Item: 38878 and 38960

17-24

ALGEMENE KENNISGEWING 40 VAN 2024
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING

Ek, Amund Paul Beneke (Platinum Town and Regional Planners CC, 2008/161136/23) synde die Applikant op Erf 50 Colbyn (geleë te Douglas Straat 41, Colbyn) gee hiermee kennis dat die volgende Aansoeke by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien is:

- ☐ die verwydering, wysiging of opskorting, ingevolge Artikel 16(2)(a) en Bylae 4 van die Stad Tshwane Grondgebruikbestuursverordening (2016), met betrekking tot Voorwaarde 2) in Titelakte Nommer T71772/ 2015; en
- ☐ toestemming vir 'n "tweede woonhuis" op Erf 50 Colbyn, ingevolge Klousules 14(10) en 15 van die Tshwane Dorpsbeplanningskema (2008)(hersien 2014), saamgelees met Artikel 16(3) van die Stad Tshwane Land -gebruik Bestuursverordening (2016).

Volle besonderhede van die Aansoeke en planne (indien enige) kan gedurende normale kantoorure bestudeer word by die Munisipale Kantore vir 'n periode van 28 dae vanaf 17 Januarie 2024. Die adres van die Munisipale Kantore is: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Registrasie of 7de Vloer, Middestad Building, Thabo Sehume Straat 252, Pretoria. Elektroniese kopieë kan ook aangevra word by die Aansoeker by amund@vodamail.co.za / 072 184 9621.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) indien nie, moet gelewer of skriftelik gerig word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 440, Pretoria, 0001 of tot Cityp_Registration@tshwane.gov.za vanaf 17 Januarie 2024 tot 14 Februarie 2024.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 14 Februarie 2024

Adres van die applikant: Platinum Town and Regional Planners CC; Seaview Drive 52, Bettys Bay, 7141; Postnet Suite #51, Privaatsak X15, Somerset West, 7129, 072 184 9621 of 083 226 1316; amund@vodamail.co.za

Datums wanneer kennisgewing gepubliseer word: 17 en 24 Januarie 2024 (Gauteng Provinsiale Koerant, Beeld en Citizen)

Item: 38878 and 38960

17-24

GENERAL NOTICE 42 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWN PURSUANT TO SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016****THE HOLDINGS X344**

We, Platinum Town and Regional Planners CC (2008/161136/23), being the authorized agent of the Landowner, hereby gives notice in terms of Section 16(1)(f) and Schedule 13 of the City of Tshwane Land Use Management By-law, 2016, that we in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 applied to the City of Tshwane Metropolitan Municipality for the establishment of the town Die Hoewes Extension 344, as referred to in the Annexure hereto.

Full details and plans (if any) may be inspected during normal office hours at the Municipal offices, as set out below, for a period of 28 days from the date of the first publication of the notice in the Provincial Gazette / Beeld / Citizen. The address of the Municipal Offices is: the Group Head: Economic Development and Spatial Planning, Centurion Municipal Offices, Room E10, co Basden and Rabie Streets, Centurion. An electronic copy of the Application can also be requested from the Applicant at amund@vodamail.co.za / 072 184 9621.

Any objection and/or comment, including the grounds for such objection and/or comment, with full contact details, without which the Municipality cannot correspond with the person or body who wishes to object and/or comment, can be directed to The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or at CityP_Registration@tshwane.gov.za from 17 January 2024 to 14 February 2024.

Address of Municipal offices: The Group Head: Economic Development and Spatial Planning; PO Box 3242, Pretoria, 0001 or Room E10, Centurion Municipal Offices, co Basden and Rabie Streets, Centurion.

Closing date for any objections and/or comments: 14 February 2024

Address of applicant: Platinum Town and Regional Planners, Postnet Suite #51, Private Bag X15, Somerset West, 7129; amund@vodamail.co.za; Telephone numbers 072 184 9621 or 083 226 1316

Dates on which notice is published: 17 and 24 January 2024, Government Gazette / Beeld / Citizen

ANNEXURE

Name of town: Die Hoewes Extension 344

Full name of applicant: Platinum Town and Regional Planners CC (2008/161136/23)

Description of property on which the town is to be established: Portion 263 of the farm Lyttelton 381-JR, City of Tshwane Municipal Area, Gauteng.

Number of erven, proposed zoning and development measures: The proposed town will consist of 2 erven (Erven 937 and 938), to be consolidated after proclamation of the town. The proposed land use is "Residential 3"; with a density of 122 units per hectare, a FAR of 0.7, a coverage of 22.5%, and a maximum height of 4 floors.

Location of the proposed town: The proposed town Die Hoewes X344 is situated in the north-west corner of Von Willich Street and South Street, Lyttelton, Centurion.

Item No: 38618

17-24

ALGEMENE KENNISGEWING 42 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP INGEVOLGE ARTIKEL 16(4) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUURSWET, 2016****DIE HOEWES X344**

Ons, Platinum Stads- en Streekbeplanners BK (2008/161136/23), synde die gemagtigde agent van die Grondeienaar, gee hiermee ingevolge Artikel 16(1)(f) en Skedule 13 van die Stad Tshwane Grondgebruikbestuursbywet, 2016, kennis dat ons in terme van Artikel 16(4) van die Stad Tshwane Grondgebruikbestuursbywet, 2016 by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die stigting van die dorp Die Hoewes Uitbreiding 344, soos verwys na in die Bylae hierby.

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 die eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant / Beeld / Citizen, geïnspekteer word. Die adres van die Munisipale Kantore is: die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Centurion Munisipale Kantore, Kamer E10, hv Basden en Rabie Strate, Centurion. 'n Elektroniese kopie van die Aansoek kan ook aangevra word by die Aansoeker by amund@vodamail.co.za / 072 184 9621.

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 wil lewer, kan gerig word aan Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 17 Januarie 2024 tot 14 Februarie 2024.

Adres van Munisipale kantore: Die Groepshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning; Posbus 3242, Pretoria, 0001 of Kamer E10, Centurion Munisipale Kantore, hv Basden en Rabie Strate, Centurion.

Sluitingsdatum vir enige besware en / of kommentaar: 14 Februarie 2024

Adres van aansoeker: Platinum Stads- en Streekbeplanners, Postnet Suite #51, Privaatsak X15, Somerset Wes, 7129; amund@vodamail.co.za Telefoonnommers 072 184 9621 of 083 226 1316

Datums waarop kennisgewing gepubliseer word: 17 en 24 Januarie 2024, Staatskoerant / Beeld / Citizen

BYLAE

Naam van dorp: Die Hoewes Uitbreiding 344

Volle naam van aansoeker: Platinum Stads- en Streekbeplanners BK (2008/161136/23)

Beskrywing van eiendom waarop dorp gestig staan te word: Gedeelte 263 van die plaas Lyttelton 381-JR, Stad Tshwane Munisipale Area, Gauteng.

Aantal erwe, voorgestelde sonering en ontwikkelingsmaatreëls: Die voorgestelde dorp sal bestaan uit 2 erwe (Erwe 937 en 938), om gekonsolideer te word na proklamasie van die dorp. Die voorgestelde grondgebruik is "Residential 3"; met 'n digtheid van 122 eenhede per hektaar, 'n VRV van 0.7, 'n dekking van 22.5%, en 'n maksimum hoogte van 4 verdiepings.

Ligging van die voorgestelde dorp: Die voorgestelde dorp Die Hoewes X344 is in die noordwestelike hoek van Von Willichstraat en Suidstraat, Lyttelton, Centurion geleë.

Item No: 38618

17-24

GENERAL NOTICE 43 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO

I, **Jacques Rossouw** of the Firm **J Rossouw Town Planners & Associates (Pty) Ltd**, the applicant in my capacity as authorised agent of the owner of **Erf 175, Arcadia Township**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management Bylaw, 2016 of the property as described above. **The property is situated at 909 Stanza Bopape Street, Arcadia Township. The rezoning is from "Special" for the purposes of a Place of Instruction or for Dwelling-house Office or for Medical and Dental Consulting Rooms or Offices for an Embassy or for one Dwelling House to "Residential 3" with a density of "60 dwelling-units per hectare" for a maximum of 15 dwelling-units at a Height of 2 storeys, Coverage of 37% and F.A.R of 0,6, subject to certain proposed conditions.**

The intension of the applicant in this matter is to obtain appropriate land use rights to allow for the development of 15 dwelling-units on the abovementioned property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za and jrossouw@jrtpa.co.za **from 17 January 2024 until 14 February 2024.**

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices and Offices of J Rossouw Town Planners & Associates as set out below, for a period of 28 days from **17 January 2024.**

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: **newlanduseapplications@tshwane.gov.za**. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to **newlanduseapplications@tshwane.gov.za**. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: 7th Floor, Middestad Building, 252 Thabo Sehume Street, Municipal Offices, Pretoria. **Closing date for any objections and/or comments:** 14 February 2024 **Address of applicant:** J Rossouw Town Planners & Associates (Pty) Ltd, 708 Steekbaard Street, Garsfontein Extension 10, Pretoria, P O Box 160, Garsfontein, 0042, Telephone: 010 010 5479 or Fax 086 573 3481 or E-mail: jrossouw@jrtpa.co.za **Date on which the application will be published:** 17 January 2024 and 24 January 2024 **Council Reference Number:** Item No: 39223

17-24

ALGEMENE KENNISGEWING 43 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUUR BYWET, 2016 SAAMGELEES MET SKEDULE
23

Ek, **Jacques Rossouw** van die Firma **J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk**, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van **Erf 175, Dorp Arcadia**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ek by die Stad van 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 van Tshwane Grondgebruikbestuur Bywet, 2016, van die eiendom soos hierbo beskryf. **Die eiendom is geleë te** Stanza Bopape Straat 909, Dorp Arcadia. **Die hersonering is vanaf** "Spesiaal" vir die doeleindes van 'n plek van onderrig of vir woonhuiskantoor of vir mediese en tandheelkundige spreekkamers of kantore vir 'n ambassade of vir een woonhuis na "Residensieël 3" met 'n digtheid van "60 wooneenhede per hektaar" vir 'n maksimum van 15 wooneenhede met 'n hoogte van 2 verdiepings, Dekking van 37% en V.R.V. van 0,6, onderworpe aan sekere voorgestelde voorwaardes.

Die intensie van die applikant is om toepaslike grondgebruiksregte te verkry vir die ontwikkeling van 15 wooneenhede op bogenoemde eiendom.

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 skriftelik gerig word aan Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za en jrossouw@jrtpa.co.za vanaf **17 Januarie 2024 tot 14 Februarie 2024**.

Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale Kantore en Kantore van J Rossouw Stadsbeplanners & Medewerkers soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **17 Januarie 2024**.

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. Daarbenewens kan die applikant by indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant 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 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 applikant '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 applikant voorsien is, 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 enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie.

Adres van die Munisipale kantore: 7de Vloer, Middestadgebou, Thabo Sehume Straat 252, Munisipale Kantore, Pretoria. **Sluitingsdatum vir enige beswaar(e):** 14 Februarie 2024 **Adres van gemagtigde agent (applikant):** J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk, Steekbaardstraat 708, Garsfontein Uitbreiding 10, Pretoria, Posbus 160, Garsfontein, 0042, Telefoon: 010 010 5479 of Faks: 086 573 3481 of E-pos: jrossouw@jrtpa.co.za **Datum van publikasie van die kennisgewing:** 17 Januarie 2024 en 24 Januarie 2024 **Stadsraad Verwysings Nommer:** Item No: 39223

17-24

GENERAL NOTICE 44 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATIONS FOR THE REZONING AND REMOVAL / AMENDMENT /
SUSPENSION OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTIONS
16(1) AND 16(2), READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016 AND READ WITH SCHEDULE 23 THERETO**

I, **Jacques Rossouw** of the Firm **J Rossouw Town Planners & Associates (Pty) Ltd**, being the applicant in respect of the **Remainder of Erf 967, Waterkloof Ridge Township**, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for:

1. the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1), read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is located at 314 Sanford Street, Waterkloof Ridge. The rezoning is from "Residential 1" to "Residential 3" with a density of "25 dwelling-units per hectare" for a maximum of 7 dwelling-units at a Height of 2 storeys, Coverage of 35% and F.A.R of 0,4, subject to certain proposed conditions. The purpose of the application is to acquire the necessary land-use rights to develop 7 dwelling-units on the application property.
2. the removal / amendment / suspension of certain conditions contained in the Title Deed of the property as described above in terms of Section 16(2), read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016. The application is for the removal / amendment / suspension of the following conditions: 1 to 5, 6(i), 6(ii), 6(iii), 6(iv), 7 to 12 contained in Title Deed T41978/1986. The purpose of the application is to free/rid the property of title conditions that are restrictive with regards to the proposed rezoning, future development on the property and will restrict the submission and approval of Building Plans.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za **from 17 January 2024 until 14 February 2024**. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from **17 January 2024**. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: **newlanduseapplications@tshwane.gov.za**. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to **newlanduseapplications@tshwane.gov.za**. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Municipal Offices:** Room E10, cnr Basden and Rabie Streets, Centurion. **Closing date for any objections and/or comments:** 14 February 2024 **Address of applicant:** J Rossouw Town Planners & Associates (Pty) Ltd, 708 Steekbaard Street, Garsfontein Extension 10, Pretoria, P O Box 160, Garsfontein, 0042. Telephone: 010 010 5479 or Fax 086 573 3481 or E-mail: jrossouw@jrtpa.co.za. **Dates on which the applications will be published:** 17 January 2024 and 24 January 2024. **Council Reference No:** Item No: 39296 (Rezoning) and Item No: 39295 (Removal of Restrictive Conditions)

17-24

ALGEMENE KENNISGEWING 44 VAN 2024

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEKE VIR HERSONERING EN VERWYDERING / WYSIGING /
OPSKORTING VAN BEPERKENDE TITEL VOORWAARDES IN DIE TITELAKTE IN TERME VAN
ARTIKELS 16(1) EN 16(2), SAAMGELEES MET ARTIKEL 15(6) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKBESTUUR BYWET, 2016 EN SAAMGELEES MET SKEDULE 23**

Ek, **Jacques Rossouw** van die Firma **J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk**, synde die applikant ten opsigte van die **Restant van Erf 967, Dorp Waterkloofrif**, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Bywet, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16(1), saamgelees met Artikel 15(6) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 van die eiendom hierbo genoem. Die eiendom is geleë te Sanfordstraat 314, Waterkloofrif. Die hersonering is vanaf "Residensieël 1" na "Residensieël 3" met 'n digtheid van "25 wooneenhede per hektaar" vir 'n maksimum van 7 wooneenhede met 'n hoogte van 2 verdiepings, Dekking van 35% en V.R.V. van 0,4, onderworpe aan sekere voorgestelde voorwaardes. Die doel van die aansoek is om die nodige grondgebruiksregte te bekom vir die ontwikkeling van 7 wooneenhede op die aansoek eiendom.
2. die verwydering / wysiging / opskorting van beperkende titelvoorwaardes vervat in die Titelakte van die eiendom soos bo genoem in terme van Artikel 16(2), saamgelees met Artikel 15(6) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016. Die aansoek is vir die verwydering / wysiging / opskorting van die volgende voorwaardes: 1 tot 5, 6(i), 6(ii), 6(iii), 6(iv), 7 tot 12 in Titelakte T41978/1986. Die doel van die aansoek is om die eiendom te bevry van titelvoorwaardes wat beperkend is ten opsigte van die voorgestelde hersonering, toekomstige ontwikkeling van die eiendom en wat die indiening en goedkeuring van bouplanne kan belemmer.

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 skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf **17 Januarie 2024 tot 14 Februarie 2024**. Volledige besonderhede en planne (indien enige) van die aansoek sal gedurende gewone kantoorure kan besigtig word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf **17 Januarie 2024**. 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**. Daarbenewens kan die applikant by indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant 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** 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 applikant '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 applikant voorsien is, 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 enige belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie beskou word as gronde om die verwerking en oorweging van die aansoek te verbied nie. **Adres van die Munisipale kantore:** Kamer E10, hoek van Basden en Rabie Strate, Centurion. **Sluitingsdatum vir enige beswaar(e):** 14 Februarie 2024 **Adres van gemagtigde agent:** J Rossouw Stadsbeplanners & Medewerkers (Edms) Bpk, Steekbaardstraat 708, Garsfontein Uitbreiding 10, Pretoria, Posbus 160, Garsfontein, 0042. Telefoon: 010 010 5479 of Faks: 086 573 3481 of E-pos: jrossouw@jrtpa.co.za. **Datums van publikasie van die kennisgewing:** 17 Januarie 2024 en 24 Januarie 2024. **Stadsraad Verwysings No: Item No:** 39296 (Hersonering) en **Item No:** 39295 (Verwydering van beperkende titelvoorwaardes)

17-24

GENERAL NOTICE 45 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP/EXTENSION OF BOUNDARIES IN TERMS OF
SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
DOORNPOORT EXTENSION 54

I/We, Magdalena Christina Alberts of the firm EVS Town Planning (Pty) Ltd (Registration Number 2019/019148/07), being the authorised agent/applicant, 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 establishment of a township/extension of township boundaries 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: City Planning and Development, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 17 January 2024 to 14 February 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy 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 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. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Star Newspaper and Beeld Newspaper. Address of Municipal offices: Economic Development and Spatial Planning, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for objections and/or comments: 14 February 2024. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, Email: info@evsplanung.co.za. Fax: 086 672 9548. Ref: E5138. Dates on which notice will be published: 17 January 2024 and 24 January 2024.

ANNEXURE

Name of township: Doornpoort Extension 54
 Full name of applicant: EVS Town Planning (Pty) Ltd.
 Number of erven: The Township will consist of 3 erven.

Proposed zoning: **Erf 5402:** Special for Distribution Centre; **Erf 5403:** Special for Private Street and **Erf 5404:** Existing Street.

Development control measures: **Erf 5402:** FAR: 0.4 provided that the gross floor area shall not exceed 124 304m²; Height: 35m; Coverage: 60%; Density: Not applicable; Building Lines: Streets 5m & All other boundaries 2m. **Erf 5403:** FAR: 0.4; Height: 35m; Coverage: 50%; Density: Not applicable; Building Lines: Not applicable. **Erf 5404:** FAR: Not applicable; Height: Not applicable; Coverage: Not applicable; Density: Not applicable; Building Lines: Not applicable.

Locality and description of the property on which township is to be established: The application is located on a part of the Remainder of the farm Doornpoort 295 JR. The farm is located between the farm Waterval 273-JR and Haakdoornlaagte 277-JR in the north, Rynoue AH and the farm Kameeldrift 298-JR to the east, Doornpoort townships to the south and the farm De Onderstepoort 300-JR and Bon Accord Agricultural Holdings to the south. The property is further traversed by the N4 highway, the N1 Highway and the rail line including the Pyramid Shunting Yard and is currently known as a Part of the Remainder of the farm Doornpoort 295-JR. The specific location of this part of the Remainder of the farm Doornpoort 295 on which the township is to be established is in the north-western corner of the property, adjacent and to the east of the Remainder of the farm De Onderstepoort 300 JR, Portion 294 of the farm De Onderstepoort 300 JR (De Onderstepoort Ext 56), Holding 72 Bon Accord Agricultural Holdings and Holding 104, Bon Accord Agricultural Holdings. **Item no:** 38899

ALGEMENE KENNISGEWING 45 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGTING/UITBREIDING VAN GRENSE AANSOEK IN TERME VAN KLOUSULE 16(4) VAN DIE
STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016
DOORNPPOORT UITBREIDING 54

Ek/Ons, Magdalena Christina Alberts, van die firma EVS Town Planning (Pty) Ltd (Registrasie Nommer 2019/019148/07), in my kapasiteit as die gemagtigde agent/aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp/uitbreiding van grense van 'n dorp, ingevolge Klousule 16(4) van die Tshwane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg. 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 aan: Die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan cityp_registration@tshwane.gov.za ingedien of gerig word, vanaf 17 Januarie 2024 tot 14 Februarie 2024. Indien 'n 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. Daarbenewens kan die aansoeker met indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die aansoeker 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) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale Koerant, Star Koerant en Beeld Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Belplanning, 1^{ste} Vloer, Middestadgebou, Thabo Sehume Straat 252, Pretoria. Sluitingsdatum vir besware: 14 Februarie 2024. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Sonja Straat Nr. 87, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanung.co.za Faks: 086 672 9548 Verw: E5138. Datums waarop kennisgewing gepubliseer word: 17 Januarie 2024 en 24 Januarie 2024.

BYLAE

Naam van dorp: Doornpoort Uitbreiding 54.

Volle naam van aansoeker: EVS Town Planning (Pty) Ltd.

Aantal erwe: Die dorp sal bestaan uit 3 erwe.

Voorgestelde Sonering: **Erf 5402:** Spesiaal vir Verspreidingsentrum; **Erf 5403:** Spesiaal vir Privaat Straat & **Erf 5404:** Bestaande Straat.

Ontwikkeling beheermaatreëls: **Erf 5402:** VRV: 0.4 met dien verstande dat die bruto vloeroppervlakte nie 124 304m² oorskry nie; Hoogte: 35m; Dekking: 60%; Digtheid: Nie van toepassing nie; Boulyne: Straat 5m & Alle ander grense 2m. **Erf 5403:** VRV: 0.4; Hoogte: 35m; Dekking: 50%; Digtheid: Nie van toepassing nie; Boulyne: Nie van toepassing nie. **Erf 5404:** VRV: Nie van toepassing nie; Hoogte: Nie van toepassing nie; Dekking: Nie van toepassing nie; Digtheid: Nie van toepassing nie; Boulyne: Nie van toepassing nie.

Ligging en beskrywing van die eiendom waarop dorp gestig gaan word: Die aansoekperseel is geleë op 'n gedeelte van die Restant van die Plaas Doornpoort 295 JR. Die plaas is geleë tussen die plaas Waterval 273-JR en Haakdoornlaagte 277-JR in die noorde, Rynoue AH en die plaas Kameeldrift 298-JR in die ooste, Doornpoort dorpsgebiede in die suide en die plaas De Onderstepoort 300-JR en Bon Accord Landbouhoewes na die suide. Die eiendom word verder deurkruis deur die N4 hoofweg, N1 hoofweg en die spoorlyn insluitend die Pyramid Rangeringwerf en staan tans bekend as 'n Deel van die Restant van die plaas Doornpoort 295-JR. Die spesifieke ligging van die gedeelte van die Restant van die Plaas Doornpoort 295 JR waarop die dorp gestig staan te word is in die noord westelike hoek van die grond, aangrensend en oos van die Restant van Gedeelte 92 van die plaas De Onderstepoort 300 JR (De Onderstepoort Uitbreiding 56), Gedeelte 294 van die plaas De Onderstepoort 300 JR, Hoewe 72 Bon Accord Landbou Hoewe en Hoewe 104, Bon Accord Landbou Hoewes. **Item no: 38899**

GENERAL NOTICE 46 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP/EXTENSION OF BOUNDARIES IN
TERMS OF SECTION 16(4) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
DOORNPOORT EXTENSION 55

I/We, Magdalena Christina Alberts of the firm EVS Town Planning (Pty) Ltd (Registration Number 2019/019148/07), being the authorised agent/applicant, 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 establishment of a township/extension of boundaries 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: City Planning and Development, PO Box 3242, Pretoria, 0001; or to cityp_registration@tshwane.gov.za from 17 January 2024 until 14 February 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy 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 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. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Star Newspaper and Beeld Newspaper. Address of Municipal offices: Economic Development and Spatial Planning, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for objections and/or comments: 14 February 2024. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, Email: info@evsplanung.co.za. Fax: 086 672 9548. Ref: E5143. Dates on which notice will be published: 17 January 2024 and 24 January 2024

ANNEXURE

Name of township: Doornpoort Extension 55

Full name of applicant: EVS Town Planning (Pty) Ltd.

Number of erven: The Township will consist of 2 erven which will be consolidated to become one erf.

Proposed zoning: **Erven 5405 & 5406 (to be consolidated):** Special for a Distribution Centre

Development control measures: **Erf 5405 & 5406 (to be consolidated):** FAR: 0.57 provided that the gross floor area shall not exceed 171 570m²; Height: 35m; Coverage: 60%; Density: Not applicable; Building Lines: Streets 5m & All other boundaries 2m.

Locality and description of the property on which township is to be established: The application is located on a part of the Remainder of the farm Doornpoort 295 JR. The farm is located between the farm Waterval 273-JR and Haakdoornlaagte 277-JR in the north, Rynoue AH and the farm Kameeldrift 298-JR to the east, Doornpoort townships to the south and the farm De Onderstepoort 300-JR and Bon Accord Agricultural Holdings to the south. The property is further traversed by the N4 highway, the N1 Highway and the rail line including the Pyramid Shunting Yard and is currently known as a Part of the Remainder of the farm Doornpoort 295-JR. The specific location of this part of the Remainder of the farm Doornpoort 295 JR on which the township is to be established is in the north-western quadrant of the property, generally to the east of the Remainder of Portion 92 of the farm De Onderstepoort 300 JR (De Onderstepoort Ext 56), Portion 294 of the farm De Onderstepoort 300 JR, Holding 72 Bon Accord Agricultural Holdings and Holding 104, Bon Accord Agricultural Holdings.

Item no: 38900

17-24

ALGEMENE KENNISGEWING 46 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGTING/UITBREIDING VAN GRENSE AANSOEK IN TERME VAN KLOUSULE
16(4) VAN DIE STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016
DOORNPPOORT UITBREIDING 55**

Ek/Ons, Magdalena Christina Alberts, van die firma EVS Town Planning (Pty) Ltd (Registration Number 2019/019148/07), in my kapasiteit as die gemagtigde agent/aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp/uitbreiding van grense van 'n dorp, ingevolge Klousule 16(4) van die Tshwane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg. Enige beswaar en/of kommentaar met vermelding van die redes vir die beswaar en/of kommentaar, met volledige kontakbesonderhede, waaronder die munisipaliteit nie met die beswaarmaker kan kommunikeer nie, kan skriftelik by of aan: Die Strategiese Uitvoerende Direkteur: Stadbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan cityp_registration@tshwane.gov.za ingedien of gerig word, vanaf 17 Januarie 2024 tot 14 Februarie 2024. Indien 'n 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. 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 op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die aansoeker 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) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale Koerant, Star Koerant en Beeld Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Belplanning, 1^{ste} Vloer, Middestadgebou, Thabo Sehume Straat 252, Pretoria. Sluitingsdatum vir besware: 14 Februarie 2024. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Sonja Straat Nr. 87, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5143. Datums waarop kennisgewing gepubliseer word: 17 Januarie 2024 en 24 Januarie 2024.

BYLAE

Naam van dorp: Doornpoort Uitbreiding 55.

Volle naam van aansoeker: EVS Town Planning (Pty) Ltd.

Aantal erwe: Die dorp sal bestaan uit 2 erwe wat gekonsolideer sal word.

Voorgestelde Sonering: **Erf 5405 & 5406 (voorgestel om gekonsolideer te word):** Spesiaal vir Verspreidingsentrum

Ontwikkelings beheermaatreëls: **Erf 5405 & 5406 (voorgestel om gekonsolideer te word):** VRV: 0.57 met dien verstande dat die bruto vloeroppervlakte nie 171 570m² oorskry nie; Hoogte: 35m; Dekking: 60%; Digtheid: Nie van toepassing nie; Boulyne: Straat 5m & Alle ander grense 2m.

Ligging en beskrywing van die eiendom waarop dorp gestig gaan word: Die aansoekperseel is geleë op 'n gedeelte van die Restant van die Plaas Doornpoort 295 JR. Die plaas is geleë tussen die plaas Waterval 273-JR en Haakdoornlaagte 277-JR in die noorde, Rynoue AH en die plaas Kameeldrift 298-JR in die ooste, Doornpoort dorpsgebiede in die suide en die plaas De Onderstepoort 300-JR en Bon Accord Landbouhoewes na die suide. Die eiendom word verder deurkruis deur die N4 hoofweg, N1 hoofweg en die spoorlyn insluitend die Pyramid Rangeringwerf. Die spesifieke ligging van die gedeelte van die Restant van die Plaas Doornpoort 295 JR waarop die dorp gestig staan te word is in die noord westelike gedeelte van die grond, in 'n algemen oostelike rigting van die Restant van Gedeelte 92 van die plaas De Onderstepoort 300 JR (De Onderstepoort Uitbreiding 56), Gedeelte 294 van die plaas De Onderstepoort 300 JR, Hoewe 72 Bon Accord Landbou Hoewe and Hoewe 104, Bon Accord Landbou Hoewes. **Item no: 38900**

17-24

GENERAL NOTICE 48 OF 2024

CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
NOTICE OF AN APPLICATION FOR A SUBDIVISION IN TERMS OF SECTION 16(12)(a)(iii) OF THE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016
REMAINDER OF THE FARM DOORNPOORT 295 JR

I/We, Magdalena Christina Alberts, of the firm EVS Planning EVS Town Planning (Pty) Ltd (Registration Number 2019/019148/07), being the authorised agent/applicant of the owner of Remainder of the farm Doornpoort 295-JR, 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 subdivision of the property described below. The intention of the applicant in this matter is to subdivide the Remainder of the farm Doornpoort 295-JR property in order to create five portions as indicated below. The application is located on a part of the Remainder of the farm Doornpoort 295 JR. The farm is located between the farm Waterval 273-JR and Haakdoornlaagte 277-JR in the north, Rynoue AH and the farm Kameeldrift 298-JR to the east, Doornpoort townships to the south and the farm De Onderstepoort 300-JR and Bon Accord Agricultural Holdings to the south. The property is further traversed by the N4 highway, the N1 Highway and the rail line including the Pyramid Shunting Yard and is currently known as a Part of the Remainder of the farm Doornpoort 295-JR. The specific location of this part of the Remainder of the farm Doornpoort 295 on which the subdivision is to be registered is in the north western corner of the property, adjacent and to the east of the Remainder of Portion 92 of the farm De Onderstepoort 300 JR and directly adjacent and to the south of the Pyramid South Rail line and Bon Accord Agricultural Holdings. 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 17 January 2024 to 14 February 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy 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 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. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Star and Beeld Newspapers. Address of Municipal offices: Economic Development and Spatial Planning, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 14 February 2024. Address of authorized agent/applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 6004611/082 327 0478, Email: info@evsplanning.co.za. Fax: 086 672 9548. Ref: E5114. Dates on which notice will be published: 17 January 2024 and 24 January 2024.

Description of property: Remainder of the farm Doornpoort 295 JR measuring 2893.8823ha**Number and area of proposed portions:**

Proposed Portion 169 in extent approximately 61.2110ha;

Proposed Portion 170 in extent approximately 38ha;

Proposed Portion 171 in extent approximately 30.1ha;

Proposed Portion 172 in extent approximately 34.7ha;

Proposed Remainder in extent approximately 2729.8823ha.

Item no: 38966

ALGEMENE KENNISGEWING 48 VAN 2024**STAD VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016
KENNISGEWING VAN 'N AANSOEK VIR 'N ONDERVERDELING IN TERME VAN KLOUSULE 16(12)(a)(iii) VAN DIE STAD
VAN TSHWANE VERORDENING OP GRONDGEBRUIK BESTUUR, 2016
RENTANT VAN DIE PLAAS DOORNPPOORT 295JR**

Ek/Ons, Magdalena Christina Alberts, van die firma EVS Planning EVS Town Planning (Pty) Ltd (Registrasie Nommer 2019/019148/07), in my kapasiteit as die gemagtigde agent/aansoeker van die eienaar van die Rentant van die plaas Doornpoort 295-JR, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom hieronder beskryf. Die bedoeling van die aansoeker in hierdie geval is om die Rentant van die Plaas Doornpoort 295-JR te onderverdeel ten einde vyf gedeeltes te skep soos hieronder aangedui. Die aansoekerperseel is geleë op 'n gedeelte van die Rentant van die Plaas Doornpoort 295 JR. Die plaas is geleë tussen die plaas Waterval 273-JR en Haakdoornlaagte 277-JR in die noorde, Rynoue AH en die plaas Kameeldrift 298-JR in die ooste, Doornpoort dorpsgebiede in die suide en die plaas De Onderstepoort 300-JR en Bon Accord Landbouhoewes ten suide. Die eiendom word verder deurkruis deur die N4 hoofweg, N1 hoofweg en die spoorlyn insluitend die Pyramid Rangeringwerf. Die spesifieke ligging van die gedeelte van die Rentant van die Plaas Doornpoort 295 JR waarop die onderverdeling geskied is in die noord westelike hoek van die grond, aangrensend en oos van die Rentant van Gedeelte 92 van die plaas De Onderstepoort 300 JR en Bon Accord Landbou Hoewes en aangrensend en suid van die Pyramid South Treinspoor. Enige beswaar(e) en/of kommentaar(e) 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 aan: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001; of cityp_registration@tshwane.gov.za ingedien of gerig word, vanaf 17 Januarie 2024 tot 14 Februarie 2024. Indien 'n 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. Daarbenewens kan die applikant met indiening van die aansoek of 'n kopie elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, gesamentlik met die elektroniese kopie op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die aansoeker se intellektuele eiendomsreg benadeel nie. Indien enige belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek(e) 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) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publiskasie van hierdie kennisgewing in die Provinsiale Koerant, Star Koerant en Beeld Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Belplanning, 1^{ste} Vloer, Middestad Geboue, Thabo Sehume Straat 252, Pretoria. Sluitingsdatum vir besware: 14 Februarie 2024. Adres van gemagtigde agent/aansoeker: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Sonja Straat Nr. 87, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanung.co.za Faks: 086 672 9548 Verw: E5114. Datums waarop kennisgewing gepubliseer sal word: 17 Januarie 2024 en 24 Januarie 2024.

Beskrywing van eiendom: Die Rentant van die Plaas Doornpoort 295 JR ongeveer 2893.8823ha groot**Aantal en oppervlakte van die voorgestelde gedeeltes**

Voorgestelde Gedeelte 169 wat ongeveer 61.2110ha groot is;

Voorgestelde Gedeelte 170 wat ongeveer 38ha groot is;

Voorgestelde Gedeelte 171 wat ongeveer 30.1ha groot is;

Voorgestelde Gedeelte 172 wat ongeveer 34.7ha groot is;

Voorgestelde Rentant wat ongeveer 2729.8823ha groot is.

Item no: 38966

17-24

GENERAL NOTICE 49 OF 2024**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
DOORNPOORT EXTENSION 53**

I/We, Magdalena Christina Alberts of the firm EVS Town Planning (Pty) Ltd (Registration Number 2019/019148/07), being the authorised agent/applicant, 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 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 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 17 January 2024 until 14 February 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy 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 the intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and 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, Star Newspaper and Beeld Newspaper. Address of Municipal offices: Economic Development and Spatial Planning, 1st Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for objections and/or comments: 14 February 2024. Address of applicant: EVS Planning, Postnet Suite 59, Private Bag X1028, Lyttelton, 0140 or Nr. 87 Sonja Street, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, Email: info@evsplanung.co.za. Fax: 086 672 9548. Ref: E5139. Dates on which notice will be published: 17 January 2024 and 24 January 2024.

ANNEXURE

Name of township: Doornpoort Extension 53

Full name of applicant: EVS Town Planning (Pty) Ltd.

Number of erven: The Township will consist of 2 erven which will be consolidated to one erf.

Proposed zoning: **Erven 5399 & 5400 (to be consolidated)**: Special for Agricultural Industry, Data Centre, Distribution Centre, Industry, Parking Site, Telecommunication Mast.

Development control measures: **Erven 5399 & 5400 (to be consolidated)**: FAR: The gross floor area of the buildings over the consolidated erf shall not exceed 125 000m² provided that the following land uses shall be restricted to 62 500m² (Agricultural Industry, Data Centre, Industry); Height: 35m; Coverage: 80%; Density: Not applicable; Building Lines: Streets 5m & All other boundaries 4.5m.

Locality and description of the property on which township is to be established: The application is located on a part of the Remainder of the farm Doornpoort 295 JR. The farm is located between the farm Waterval 273-JR and Haakdoornlaagte 277-JR in the north, Rynoue AH and the farm Kameeldrift 298-JR to the east, Doornpoort townships to the south and the farm De Onderstepoort 300-JR and Bon Accord Agricultural Holdings to the south. The property is further traversed by the N4 highway, the N1 Highway and the rail line including the Pyramid Shunting Yard and is currently known as a Part of the Remainder of the farm Doornpoort 295-JR. The specific location of this part of the Remainder of the farm Doornpoort 295 on which the township is to be established is in the north-western corner of the property, adjacent and to the east of the Remainder of Portion 92 of the farm De Onderstepoort 300 JR (De Onderstepoort Ext 56) and directly adjacent and to the south of the Pyramid south Rail line. **Item no:** 38898

ALGEMENE KENNISGEWING 49 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DORPSTIGTING AANSOEK IN TERME VAN KLOUSULE 16(4) VAN DIE STAD VAN TSHWANE
VERORDENING OP GRONDGEBRUIK BESTUUR, 2016
DOORNPPOORT UITBREIDING 53**

Ek/Ons, Magdalena Christina Alberts, van die firma EVS Town Planning (Pty) Ltd (Registrasie Nommer 2019/019148/07), in my kapasiteit as die gemagtigde agent/aansoeker, gee hiermee, ingevolge Klousule 16(1)(f) van die Tshwane Verordening op Grondgebruik Bestuur, 2016 kennis dat ek/ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van 'n dorp ingevolge Klousule 16(4) van die Tshwane Verordening op Grondgebruik Bestuur, 2016, vermeld in die Bylae hierby aangeheg. 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 aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan cityp_registration@tshwane.gov.za ingedien of gerig word, vanaf 17 Januarie 2024 tot 14 Februarie 2024. Indien 'n 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. 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 op hul webwerf, indien enige. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit ingedien is, aan newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party vir die Munisipaliteit, asook die aansoeker 'n e-posadres of ander manier moet verskaf om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n wyse wat die aansoeker 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) lê ter insae gedurende gewone kantoorure by die Munisipale kantore vir 'n periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale Koerant, Star Koerant en Beeld Koerant. Adres van Munisipale kantoor: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, 1^{ste} Vloer, Middestadgebou, Thabo Sehume Straat 252, Pretoria. Sluitingsdatum vir besware: 14 Februarie 2024. Adres van gemagtigde agent: EVS Planning, Postnet Suite 59, Privaatsak X1028, Lyttelton, 0140 of Sonja Straat Nr. 87, Doringkloof, Centurion, 0157. Tel: 061 600 4611/082 327 0478, E-pos: info@evsplanning.co.za Faks: 086 672 9548 Verw: E5139. Datums waarop kennisgewing gepubliseer word: 17 Januarie 2024 en 24 Januarie 2024.

BYLAE

Naam van dorp: Doornpoort Uitbreiding 53.

Volle naam van aansoeker: EVS Town Planning (Pty) Ltd.

Aantal erwe: Die dorp sal bestaan uit 2 erwe wat gekonsolideer sal word na een erf.

Voorgestelde Sonering: **Erwe 5399 & 5400 (voorgestel om gekonsolideer te word):** Spesiaal vir Landbou Nywerheid, Dataseentrum, Verspreidingsentrum, Nywerheid, Parkeerterrein, Telekomunikasiemas.

Ontwikkeling beheermaatreëls: **Erwe 5399 & 5400 (voorgestel om gekonsolideer te word):** VRV: Die bruto vloeroppervlakte van die geboue mag nie 125 000m² oorskry nie, met dien verstande dat die volgende gebruike beperk word tot 62 500m² (Landbou Nywerheid, Dataseentrum & Nywerheid); Hoogte: 35m; Dekking: 80%; Digtheid: Nie van toepassing nie; Boulyne: Straat 5m & Alle ander grense 4.5m.

Ligging en beskrywing van die eiendom waarop dorp gestig gaan word: Die aansoekperseel is geleë op 'n gedeelte van die Restant van die Plaas Doornpoort 295 JR. Die plaas is geleë tussen die plaas Waterval 273-JR en Haakdoornlaagte 277-JR in die noorde, Rynoue AH en die plaas Kameeldrift 298-JR in die ooste, Doornpoort dorpsgebiede in die suide en die plaas De Onderstepoort 300-JR en Bon Accord Landbouhoewes na die suide. Die eiendom word verder deurkruis deur die N4 hoofweg, N1 hoofweg en die spoorlyn insluitend die Pyramid Rangeringwerf. Die spesifieke ligging van die gedeelte van die Restant van die Plaas Doornpoort 295 JR waarop die dorp gestig staan te word is in die noord westelike hoek van die grond, aangrensend en oos van die Restant van Gedeelte 92 van die plaas De Onderstepoort 300 JR (De Onderstepoort Uitbreiding 56) en aangrensend en suid van die Pyramid South Treinspoor.

Item no: 38898

17-24

GENERAL NOTICE 50 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF THE AMENDMENT OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) READ WITH SECTION 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of Erf 536, Waterkloof, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of restrictive Title Deed conditions contained in the Title Deed of this property in terms of Section 16(2) read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016 and read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996).

The property is situated at no. 450, Lawley Street, Waterkloof. The application for Amendment of Title Deed conditions is for the amendment of condition (a) in the registered Title Deed no. T95601/2022 of Erf 536, Waterkloof. The intension of the applicant in this matter is to amend the restrictive part of condition (a) by removing the following wording from the first part of this condition, namely: "Not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected on the said Erf and the Erf shall not be subdivided" to enable the erection of two dwelling houses on the erf and the future subdivision of the erf into 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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 January 2024, until 14 February 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at the Centurion Municipal Offices: Room E10, Cnr of Basden and Rabie Streets, Centurion, by any interested and affected party for a period of 28 days from the first date of publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality on the E-Tshwane portal. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Closing date for any objections and/or comments: 14 February 2024

Dates on which notice will be published: 17 January 2024 and 24 January 2024

Address of agent: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen
P O Box 72729, Lynnwood Ridge, 0040
Tel: (012) 993 5848, E-Mail: anna-marie.potgieter@plankonsult.co.za
Reference: ITEM no. 38923

17-24

ALGEMENE KENNISGEWING 50 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE WYSIGING VAN BEPERKENDE TITELVOORWAARDES INGEVOLGE ARTIKEL 16(2) SAAMGELEES MET
ARTIKEL 15(6) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van Erf 536, Waterkloof, gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 & Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van beperkende voorwaardes vervat in die Titellakte van die eiendom in terme van Artikel 16(2), saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 en saamgelees met die Gauteng Wet op Opheffing van Beperkings 1996 (Wet 3 van 1996).

Die eiendom is geleë te Lawleystraat nr. 450, Waterkloof. Die aansoek om wysiging van beperkende Titelvoorwaardes is vir die wysiging van voorwaarde (a) in die geregistreerde Titellakte nr. T95601/2022 vir Erf 536, Waterkloof. Die intensie van die applikant in hierdie geval is om die beperkende gedeelte van voorwaarde (a) te wysig deur die verwydering van die eerste gedeelte van die betrokke voorwaarde, naamlik: "Not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected on the said Erf and the Erf shall not be subdivided" ten einde die oprigting van twee woonhuise en toekomstige onderverdeling van die erf moontlik te maak.

Besware teen of verhoë, insluitend die redes vir die besware en/of verhoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of verhoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 17 Januarie 2024 tot 14 Februarie 2024.

Volledige besonderhede en planne van die aansoek kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, by die Centurion Munisipale Kantore: Kamer E10, h/v Basden- en Rabiestraat, Centurion. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die 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, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die aansoeker kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat op die E-Tshwane portaal ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Sluitingsdatum vir enige besware en/of verhoë: 14 Februarie 2024

Datums waarop kennisgewing geplaas sal word: 17 Januarie 2024 en 24 Januarie 2024

Adres van agent: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen
Posbus 72729, Lynnwood Rif, 0040
Tel: (012) 993 5848, E-pos: anna-marie.potgieter@plankonsult.co.za

Verwysing: ITEM nr. 38923

GENERAL NOTICE 51 OF 2024**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 : BREDELL EXTENSION 129**

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

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 49 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, 5th Floor, Room A506/8, 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 17/01/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park, PO Box 13, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 17/01/2024.

Closing date for any objections and/or comments: 14/02/2024

Dates on which notice will be published: 17/01/2024 and 24/01/2024

Address of applicant: PO Box 1903, Kempton Park, 1620 / 1st Floor, Forum Building, 6 Thistle Road, Kempton Park. Tel No: 011 3941418/9, 011 9758542, Fax No: 0119753716, E-Mail: jhb@terraplan.co.za.

ANNEXURE

Name of township: Bredell Extension 129

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of CG Ferrar

Number of erven, proposed zoning and development control measures: The township will comprise of two erven (to be consolidated), and will be zoned as follow: "Industrial 2" excluding showrooms, builder's yard, auctioneer, offices and wholesale trade but including subservient offices, Coverage 60%, Floor area ratio 0.6, Height restriction 3 storeys.

The intension of the applicant is to establish an Industrial township on the property.

Locality and description of the property on which the township is to be established: Situated on Holding 49 Bredell Agricultural Holdings, 49 Seventh Avenue, Bredell Agricultural Holdings.

Reference: 15/3/7/B8 x129 Terraplan Ref: DP1095

17-24

GENERAL NOTICE 52 OF 2024**NOTICE OF APPLICATIONS FOR REZONING IN TERMS OF SECTIONS 48 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 70, KEMPTON PARK EXTENSION**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 70, Kempton Park Extension, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of the property described above, situated at 48 North Rand Road, Kempton Park Extension from "Business 2" to "Business 2", subject to a height of 3 storeys, coverage of 60%, FAR of 0.93, and a density of 85 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 17/01/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or PO Box 13 Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 17/01/2024 (on or before 14/02/2024).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel (011) 394-1418/9. Fax: (011) 975 3716. E-Mail: jhb@terraplan.co.za (Ref: HS3134)

17-24

GENERAL NOTICE 53 OF 2024

**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME AND CONSOLIDATION
APPLICATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERVEN 1828 & 1829 WITFONTEIN EXTENSION 73**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 1828 & 1829 Witfontein Extension 73, which properties are situated on a private road adjacent to the Curro Serengeti School, Serengeti Estate 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:

- i) the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of Erf 1828 Witfontein Extension 73 from "Special" for Equestrian Centre and Riding School & Erf 1829 Witfontein Extension 73 from "Special" for a Nursery, Community Service Centre, Agricultural" to "Residential 3" at a density of 50 units/ha, height of 3 storeys and coverage of 60%.
- ii) The consolidation of Erven 1828 & 1829 Witfontein Extension 73.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, 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 17/01/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 17/01/2024 (on or before 14/02/2024).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3279)

17-24

GENERAL NOTICE 54 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERVEN 851 AND 852 KEMPTON PARK EXTENSION 2**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 851 and 852, Kempton Park Extension 2, (to be consolidated) hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme 2021, by the rezoning of the properties described above, situated at 100 and 102 Commissioner Street, Kempton Park Extension 2 from "Residential 1" to "Residential 4", subject to a height of 4 storeys, coverage of 60% and a floor area ratio of 1,6 and a density of 226 dwelling units per hectare (60 dwelling units on the consolidated site).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park and at the office of Terraplan Gauteng Pty Ltd for a period of 28 days from 17/01/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of the City of Ekurhuleni Metropolitan Municipality, 5th Level, Room A 506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart and Pretoria Road, Kempton Park, 1620 or P O Box 13 Kempton Park, 1620 or by email to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 17/01/2024 (on or before 14/02/2024).

Address of the authorised agent: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620, 1st Floor, Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel: 011 394-1418/9. Fax: 011 975 3716, E-mail: jhb@terraplan.co.za (Our ref: HS3326)

17-24

GENERAL NOTICE 56 OF 2024**THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD NOTICE INTERMS
OF SECTION 44 OF THE MIDVAAL LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-
LAW, 2016 FOR THE ESTABLISHMENT OF A TOWNSHIP****MIDVAAL LOCAL MUNICIPALITY NOTICE OF APPLICATION FOR ESTABLISHMENT OF
TOWNSHIP GRACEVIEW EXTENSION 13**

I, Matthys Johannes Human, hereby give notice in terms of section 44(3)(a) of the Midvaal Local Municipality Land Use Management By-law, 2016, that an application to establish the township referred to in the Annexure hereto, has been received by it.

Particulars of the application are open to inspection during normal office hours at the office of the Municipality at Department Development & Planning, Municipal Offices Ground floor, Mitchell Street, Meyerton for a period of 28 days from 17 January 2024.

Objections to or representations together with contact details in respect of the application must be lodged in writing and in duplicate with the Municipality at the above office or posted to him/her at PO Box 9, Meyerton, 1960, within a period of 28 days from 17 January 2024. Closing date for any objections: 14 February 2024.

Address of applicant: Welwyn Town and Regional Planners, 1 Mumford Street, Vanderbijlpark CW1, 1911 and P.O. Box 6436, Vanderbijlpark, 1900. Telephone No: 016 933 9293. Dates on which notice will be published: 17 and 24 January 2024.

ANNEXURE

Name of township : GRACEVIEW Extension 13

Full name of applicant: Matthys Johannes Human for Welwyn Town & Regional Planners

Number of erven, proposed zoning and development control measures:

Erf 1 "INDUSTRIAL 2 " (for Fuel Depot, Panel Beater and Vehicle Workshop);
Height 3 storeys; Coverage 15%; FAR 0,2.

Erven 2 & 3 "AGRICULTURE" Height 2 storeys; Coverage 10%; FAR as per council.

Erf 4 "TRANSPORT" for public road. All conditions as per council.

Description of land on which township is to be established: Portions 20 and 26 of the Farm Nooitgedacht 176 IR

Locality of proposed township: The proposed township is situated south west of the Graceview precinct consisting mainly of the Heineken brewery and its associated infrastructure.

Midvaal Reference: 15/3/115

17-24

GENERAL NOTICE 57 OF 2024**NOTICE OF A REZONING APPLICATION 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**

I, Maryjane Chikukwa, of Alpha Town Planning, being the authorised agent of the registered owner(s) of Erf 182 Eldoraigane, situated at 5 Saxby Avenue West, 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 "Business 4" for Offices AND for the removal of restrictive title deed conditions. The proposed development entails Offices restricted to a maximum floor area ratio of 0,16 translating to 333sqm. The conditions to be removed are Condition [3](d); [3](i); [3](j), [5](a); [5](c);[5](d) on pages 4-6 of the title deed (Title deed No: T 000050460/2022). The purpose of the removal 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 The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za, from 17 January 2024 until 14 February 2024. Full particulars of the application may be inspected electronically during normal office hours at the 1st Floor, Middestad Building, no. 252 Thabo Sehume Street, Pretoria or Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices for a period of 28 days 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: 14 February 2024

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

Date of first publication: 17 January 2024. Date of second publication 24 January 2024

Ref no (Rezoning): (Item 39114)

Ref no (Removal): (Item no: 39113)

17-24

ALGEMENE KENNISGEWING 57 VAN 2024**KENNISGEWING VAN 'N AANSOEK OOR HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE VERORDENING VIR GRONDGEBRUIKBESTUUR, 2016 EN DIE OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES IN TERME VAN ARTIKEL 16(2) NUWE ARTIKEL 16(2) CWA GEBRUIK BESTUUR VERORDENING, 2016**

Ek, Maryjane Chikukwa, van Alpha Town Planning, synde die gemagtigde agent van die geregistreerde eienaar(s) van Erf 182 Eldoraigne, geleë te Saxbylaan-Wes 5, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering ingevolge Artikel 16(1) van die Stad 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 "Besigheid 4" vir kantore EN vir die opheffing van beperkende titelaktevoorwaardes. Die voorgestelde ontwikkeling behels kantore wat beperk is tot 'n maksimum vloeroppervlakteverhouding van 0,16 wat neerkom op 333vkm. Die voorwaardes wat verwyder moet word, is Voorwaarde [3](d); [3](i); [3](j); [5](a); [5](c);[5](d) op bladsye 4-6 van die titelakte (Titelakte No: T 000050460/2022). Die doel van die verwyderingsaansoek is om die eiendom te bevry van titelvoorwaardes wat beperkend is met betrekking tot 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 gerig word aan die Die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za, vanaf 17 Januarie 2024 tot 14 Februarie 2024. Volledige besonderhede van die aansoek kan elektronies besigtig word gedurende gewone kantoorure by die 1ste Vloer, Middestadgebou, no. Thabo Sehumestraat 252, Pretoria of Kamer E10, Hnr van Basden- en Rabiestraat, Centurion Munisipale Kantore 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 intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie as gronde beskou word om die verwerking en oorweging te verbied nie. van die aansoek.

Sluitingsdatum vir besware: 14 Februarie 2024

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

Datum van eerste publikasie: 17 Januarie 2024. Datum van tweede publikasie 24 Januarie 2024

Verwysingsnr (Hersonering): (Item 39114)

Verwysingsnr (Verwydering): (Item nr: 39113)

GENERAL NOTICE 61 OF 2024**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 Erf 726 Silver Lakes, 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 "Residential 1" to "Special for a Guesthouse" 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: 51 La Quinta Street, Silver Lakes, Pretoria. The advertisement for the rezoning is **FROM 17 January 2024 TO 14 February 2024**. The intention of the applicant in this matter is to: Rezone the property from "Residential 1" to "Special for a Guesthouse". 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. **Address of Municipal offices:** The City of Tshwane Metropolitan Municipality, Pretoria Office: Registration Office, First Floor, Municipal Building, 252 Thabo Sehume Street, Pretoria within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Citizen newspapers. Dates on which the notice will be published: **17 & 24 January 2024**. Closing date for any objections and/or comments: **14 February 2024**. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting an identical copy of the land development application through the following contact details of the applicant, which copy shall be provided by the applicant within 3 days of the request, from any interested and affected party :E-mail address: info@teropo.co.za, Postal Address: Postnet Suite 46, Private Bag x37, Lynnwood Ridge, 0040, Physical Address of offices of applicant: 755 Wapadrand Road, 5 Marulani Lodge, 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 the purpose of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality, or the applicant may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 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 **17 January 2024**. The costs of any hard copies of the application will be for the account of the party requesting same. Item No: **38953**

17-24

ALGEMENE KENNISGEWING 61 VAN 2024**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 Erf 726 Silver Lakes, 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 "Residensieël 1" na "Spesiaal vir 'n Gastehuis" 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 La Quinta Straat 51, Silver Lakes, Pretoria. Hersonerings advertensie is VAN **17 Januarie 2024** TOT **14 Februarie 2024**. Die voorneme van die applikant is om die eiendom te hersoneer vanaf "Residensieël 1" na "Spesiaal vir 'n Gastehuis". 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 Adres van Munisipale Kantore: Die Stad van Tshwane Metropolitaanse Munisipaliteit, Pretoria Kantoor: Registrasie Kantore, Eerste Vloer, Middestad Gebou, 252 Thabo Sehume Straat, Pretoria binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en die Citizen koerante. Datums waarop kennisgewing gepubliseer word: **17 & 24 Januarie 2024**. Sluitingsdatum vir enige besware/ kommentare: **14 Februarie 2024**. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n identiese afskrif van die grondgebruiksaansoek van die applikant versoek word deur die volgende kontakbesonderhede van die applikant te gebruik. Die sal binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party, deur die applikant voorsien word: Epos adres: info@teropo.co.za, Posadres: Postnet Suite 46, Private Bag x37, Lynnwoodrif, 0040. Fisiese adres van die kantoor van die applikant: 755 Wapadrand Weg, 5 Marulani Lodge, Wapadrand, 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 8h00 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 **17 Januarie 2024**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Item No: **38953**

17-24

GENERAL NOTICE 62 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A SUBDIVISION APPLICATION IN TERMS OF SECTION 16(12)(a)(iii) AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) 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, the applicant in my capacity as authorized agent of the owners of property namely Portion 123 (a portion of Portion 2) of the farm Zwavelpoort 373-JR Gauteng, 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 a subdivision in terms of section 16(12)(a)(iii) and for the Removal of Restrictive conditions 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: 3541 Achilles Way, Pretoria East. The subdivision advertisement is FROM **17 January 2024 TO 14 February 2024**. The intention of the applicant in this matter is to: Subdivide the property into (two) 2 portions of approximately 4.2 and remove the following conditions Page 5 No C 1-3 as per Title Deed T4807/1974. 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 the notice will be published: **17 & 24 January 2024**. Closing date for any objections and/or comments: **14 February 2024**. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: cityp_registration@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: 755 Wapadrand Road, Marulani Lodge No 5, Wapadrand, Pretoria, 0081. Contact Telephone Number: 0823381551 / 087-808-7925. Address of Municipal offices: The City of Tshwane Metropolitan Municipality, Centurion Office: Registration Office, Room E10, cnr Basden and Rabie Streets, Pretoria. 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 cityp_registration@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 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 **17 January 2024**. The costs of any hard copies of the application will be for the account of the party requesting same. Item No. **39054 (Subdivision) & 39062 (ROR)**

17-24

ALGEMENE KENNISGEWING 62 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N ONDERVERDELING IN TERME VAN ARTIKEL 16(12)(a)(iii) EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET SKEDULE 23**

Ek, Carlien Potgieter van Teropo Stads-en Streeksbeplanners, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaars van die volgende eiendom(me) naamlik Gedeelte 123 ('n gedeelte van Gedeelte 2) van die plaas Zwavelpoort 373-JR, Gauteng, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n onderverdeling ingevolge Artikel 16(12)(a)(iii) en die opheffing van beperkende voorwaardes in terme van Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuur Verordening, 2016 van die bogenoemde eiendom(me). Die eiendom is geleë: 3541 Achilles Weg, Oos van Pretoria. Die onderverdeling advertensie is VAN **17 Januarie 2024** TOT **14 Februarie 2024**. Die voorneme van die applikant is om die eiendom in twee (2) gedeeltes te verdeel van ongeveer 4.2ha en die volgende beperkedne voorwaarde op te hef Bladsy 5 No C 1-3 soos per Title Akte T4807/1974 . Enige beswaar(e) en/of kommentar(e), insluitend die gronde van beswaar(e) en/of kommentaar(e) met die volle kontakbesonderhede (selfoonnommer en/of epos adres) waarsonder die Munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, sal gerig word of skriftelik ingedien word by of tot : Die Bestuurshoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen koerante. Datums waarop kennisgewing gepubliseer word: **17 & 24 Januarie 2024**. Sluitingsdatum vir enige besware/ kommentare: **14 Februarie 2024**. Sou enige belanghebbende of geaffekteerde party, 'n afskrif van die grondgebruiksaansoek wil bekom, kan 'n afskrif van die Munisipaliteit aangevra word. So 'n afskrif kan versoek word deur die volgende kontakbesonderhede te gebruik: cityp_registration@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: 755 Wapadrand Road, Marulani Lodge No 5, Wapadrand, Pretoria, 0081. Kontak telefoonnommer: 0823381551 / 087-808-7925. Adres van Munisipale Kantore: Die Stad van Tshwane Metropolitaanse Munisipaliteit, Pretoria Kantoor: Registrasie Kantore, Kamer E10, h/v Basden en Rabie Strate, Pretoria. Daarbenewens kan die aansoeker by indiening van die aansoek óf 'n afskrif elektronies deurstuur 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 cityp_registration@tshwane.gov.za voorgelê is. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 8h00 en 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 **17 Januarie 2024**. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek. Item Nr. **39054 (Onderverdeling) & 39062 (ROR)**

17-24

GENERAL NOTICE 64 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

We, Guy Balderson Town Planners, being the authorised agents of the owner of Erf 539 Georgetown, hereby give notice that we have applied to 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 (Germiston Customer Care Centre) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at No. 61 High Street, Georgetown, from "Industrial 2" as per annexure G151 including business purposes to "Business 1" to permit business purposes, shops and a place of entertainment, Coverage: 100%, Height: 3 storeys, FAR: 3.0, subject to certain conditions. (Reference Number / Amendment Scheme G0542C).

Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/48cgR9v> and/or the application will lie for inspection during normal office hours at the office of the Area Manager: Germiston Customer Care Centre, Department - City Planning, Golden Heights Building, 5TH Floor, Cnr. Victoria & Odendaal Street, Germiston, 1401 for a period of 28 days from 24 January 2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: Germiston Customer Care Centre, Department - City Planning, P.O. Box 145, Germiston, 1401 and the applicant within a period of 28 days from 24 January 2024. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent.

Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

24-31

GENERAL NOTICE 65 OF 2024**NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owners of Erven 497-502 Jeppestown, hereby give notice that we have applied in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the properties described above, situated at 21 & 23 Hans Street, 46 & 44 Jules Street and 22 Janie Street, Jeppestown, from "Industrial 1" to "Residential 4" to permit a residential building including shops and business purposes as a primary right, Height: 5 Storeys, FAR: 2.5 (provided that non residential uses shall not exceed 1,000m²), Density: maximum of 250 beds on the site, subject to certain conditions (City of Johannesburg rezoning reference number: 20-01-5189). The intention is to permit affordable housing with supporting uses on the site. Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/496w3pW> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** info@gbtp.co.za within a period of **28 days from 24 January 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

GENERAL NOTICE 66 OF 2024

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY NOTICE OF
APPLICATION: REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF
SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW,
2016**

We, UrbanSmart Planning Studio (Pty) Ltd., being the authorised agent/applicant of the owner of **ERF 15 STEELEDAL**, hereby give notice in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we have applied to the **City of Johannesburg Metropolitan Municipality** for the removal of certain restrictive and superfluous title conditions as contained in the Deed of Transfer T32668/2014 of Erf 15 Steeledale.

SITE DESCRIPTION: Erf 15 Steeledale

STREET ADDRESS: 16 Linroy Street, Steeledale

APPLICATION MADE: The cancellation/removal of Conditions 1.(a) up to and including 1.(j)(i) on pages 2 – 4 of the Deed of Transfer (T32668/2014).

APPLICATION PURPOSES: The intension of the property owner in this matter is to refurbish their property via certain renovations and additions to their factory, for which they are undergoing site and building plan approval. As part of this process they require plan approval for the existing Guardhouses situated at the various site access points. However, Condition 1.(i) on page 4 of the respective Deed of Transfer is restrictive in terms of the placement of buildings in relation to the street boundaries of the site. Therefore, to enable site and building plan approval the restrictive condition of title require removal from the respective Deed of Transfer. Furthermore, it is considered good practice to remove the superfluous conditions along with the restrictive condition from the respective Deed of Transfer.

The following options are available for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 24 January 2024:

- ☐ Particulars of the above application will be open for inspection by appointment only (via Landuseapplications@joburg.org.za) at the Registration Counter, Department of Development Planning, Forum 1, Block B, Braampark Office Park, 33 Hoofd Street, Braamfontein; OR
- ☐ On request, an electronic copy of the land development application can be made available via an email to info@urbansmart.co.za; OR
- ☐ On the City's website at www.joburg.org.za (click on "City Services", then "Land Use Development Management", then "Land Use Management", then "Advertised Land Use Applications", and then select appropriate calendar year). Alternatively copy below link into a web browser (https://joburg.org.za/departments/_Pages/Development%20Planning%202020/Advertised%20Land%20Use%20Applications/Advertised-Land-Use-Applications.aspx).

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 PO Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to objectionsplanning@joburg.org.za and info@urbansmart.co.za, by not later than 21 February 2024. Please note that your name (legible) and full contact details (physical address, postal address, cell phone number, e-mail address) must be included in the objection/representation.

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.
Email: nadia@urbansmart.co.za / info@urbansmart.co.za
Ref: RRC522

Date of publication: 24 January 2024

City of Johannesburg application reg no: 20/13/3634/2023

GENERAL NOTICE 67 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF APPLICATIONS: 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 **Portion 37 of Erf 456 Wapadrand Extension 10**, 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 property described above. The property is situated at number 2010 A28856 street, within the Wapadrand Extension 10 township.

The rezoning of **Portion 37 of Erf 456 Wapadrand Extension 10**, is **FROM "Use Zone 2 : Residential 2"**, with a maximum Density of 25 dwelling-units per hectare of gross erf area (prior to any part of the erf being cut-off for a public street or communal open space); a not-applicable Minimum erf size; a Coverage of 40% (Schedule 4); a not-applicable Floor Area Ratio (Schedule 4); a Height of 2 storeys (Schedule 4); a Street Building Line subject to Clause 9 (2,0m); a Building Restriction Area subject to Clause 12, Table A; and further subject to certain building and development controls, and general conditions; **TO "Use Zone 1 : Residential 1"**, with a non-applicable Density; a Minimum erf size of 177sqm; a Coverage of 63%; a non-applicable Floor Area Ratio; a Height of 2 storeys (10m); a zero meter (0m) Street Building Line along the common boundary of the erf with Portion 87 of Erf 456 Wapadrand Extension 10 as indicated on the proposed Scheme Map; certain amended Building Restriction Areas along the common boundaries of the erf with Portions 38, 36, 40 and 41 of Erf 456 Wapadrand Extension 10 as indicated on the proposed Scheme Map; and further subject to certain amended building and development controls, and general conditions.

The intension of the applicant in this matter is to: Firstly, to amend the use zone of the property from 'Residential 2' to 'Residential 1' and thereby rectify the density issue through the introduction of a 'minimum erf size' which is applicable to 'Residential 1' zoned erven. Secondly, to rectify the breach in coverage by specifying a coverage that is based on the footprint of the existing structures. Thirdly, to rectify the encroachments of Street Building Lines and Building Restriction Areas by specifying specific building lines and restriction areas in accordance with the footprint of the existing structures. Lastly, to exclude the necessity for the submission of a Site- and Landscape- development plans.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za within 28 days from **24 January 2024** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **21 February 2024**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Alternatively, 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 or 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. Should any interested or affected party not take steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to view and/or obtain a copy shall not be regarded as grounds to prohibit the processing and consideration of the application.

Address of Municipal offices: City Planning and Development, Registration Office, Centurion Municipal Offices, cnr Basden Avenue and Rabie Street, Lyttelton, Centurion.

Closing date of any objection(s) and/or comment(s): 21 February 2024.

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: R547

Date on which notice will be published: 24 January 2024 and 31 January 2024

Ref no: -

Item No: 4537

24-31

ALGEMENE KENNISGEWING 67 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEKE:
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 **Gedeelte 37 van Erf 456 Wapadrand Uitbreiding 10**, 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 Grondgebruikbestuurverordening, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te nommer 2010 A28856 straat, binne die Wapadrand Uitbreiding 10 dorpsgebied.

Die hersonering van **Gedeelte 37 van Erf 456 Wapadrand Uitbreiding 10**, is **VANAF “Gebruiksone 2 : Residensieel 2”**, met 'n maksimum digtheid van 25 wooneenhede per hektaar bruto erfoppervlakte (voordat enige deel van die erf afgesny word vir 'n openbare straat of gemeenskaplike oop ruimte); 'n nie-toepaslike Minimum erfgrootte; 'n Dekking van 40% (Skedule 4); 'n nie-toepaslike vloeroppervlakteverhouding (Skedule 4); 'n Hoogte van 2 verdiepings (Skedule 4); 'n Straatboulyn onderhewig aan Klousule 9 (2,0m); 'n Boubeperkingsgebied onderhewig aan Klousule 12, Tabel A; en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes; **NA “Gebruiksone 1 : Residensieel 1”**, met 'n nie-toepasbare Digtheid; 'n Minimum erfgrootte van 177vkm; 'n Dekking van 63%; 'n nie-toepaslike vloeroppervlakteverhouding; 'n Hoogte van 2 verdiepings (10m); 'n nul meter (0m) Straatboulyn langs die gemeenskaplike grens van die erf met Gedeelte 87 van Erf 456 Wapadrand Uitbreiding 10 soos aangedui op die voorgestelde Skemakaart; sekere gewysigde Boubeperkingsgebiede langs die gemeenskaplike grense van die erf met Gedeeltes 38, 36, 40 en 41 van Erf 456 Wapadrand Uitbreiding 10 soos aangedui op die voorgestelde Skemakaart; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die applikant in hierdie aangeleentheid is om: Eerstens, om die gebruiksone van die eiendom van 'Residensieel 2' na 'Residensieel 1' te wysig en sodoende die digtheidskwessie reg te stel deur die instelling van 'n 'minimum erfgrootte' wat van toepassing is op 'Residensieel 1' gesoneerde erwe. Tweedens, om die oortreding van dekking reg te stel deur 'n dekking te spesifiseer wat gebaseer is op die voetspoor van die bestaande strukture. Derdens, om die oortredings van Straatboulyne en Boubeperkingsgebiede reg te stel deur spesifieke boulyne en beperkingsgebiede in ooreenstemming met die voetspoor van die bestaande strukture te spesifiseer. Laastens, om die noodsaaklikheid van die indiening van 'n Terrein- en Landskap-ontwikkelingsplan uit te sluit.

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 en/of applikant nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf **24 Januarie 2024** (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 **21 Februarie 2024**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Alternatiewelik kan volledige besonderhede en planne (as daar is) deur die Munisipaliteit aangevra word, deur sodanige afskrif te versoek van af die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za; of direk van die applikant by nadia@urbansmart.co.za of 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. Indien enige belanghebbende of geaffekteerde party nie stappe neem 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 Kantore: Stadsbeplanning en -ontwikkeling (“City Planning and Development”), Registrasiekantoor, Centurion Munisipale Kantore, Hv Basdenlaan en Rabiestraat, Lyttelton, Centurion.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 21 Februarie 2024.

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: R547

Dag waarop die kennisgewing sal verskyn: 21 Januarie 2024 en 31 Januarie 2024.

Verwysings no: -

Item No: 4537

24–31

GENERAL NOTICE 68 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018
ERF 1320, SUNNINGHILL EXTENSION 114**

APPLICABLE SCHEME: City of Johannesburg Land Use Scheme, 2018

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

SITE DESCRIPTION: Erf 1320, Sunninghill Extension 114, 3 Eglin Road, Sunninghill, 2191

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 1320, Sunninghill Extension 114 from "Business 4" to "Business 2" for Dwelling Units, Places of Instruction, Business Purposes, Institutions, and Restaurant limited to 300m², subject to a height of 3 storeys, coverage of 70%, floor area ratio of 0.9 and a density of 160 units per hectare (maximum 127 dwelling units).

The above application, in terms of the City of Johannesburg Land Use Scheme, 2018 will be open for inspection from 8:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein and at the offices of Terraplan Gauteng Pty Ltd.

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 abovementioned address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to 0113394000, or an e-mail send to objectionsplanning@joburg.org.za by not later than 21/02/2024.

OWNER / AUTHORISED AGENT; Full name: Terraplan Gauteng Pty Ltd, Postal address: PO Box 1903, Kempton Park, 1620, Residential address: 1st 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 HS3371

DATE: 24/01/2024

SIGNED: H. SMIT

GENERAL NOTICE 69 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION AND SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS
IN TERMS OF SECTION 16(1) AND 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW,
2016 AND DEVIATION IN TERMS OF SECTION 22 OF THE SPATIAL PLANNING AND LAND USE
MANAGEMENT ACT (16 OF 2013)**

I, Hendrik (Henco) Johannes Stephanus Smit of Terraplan Gauteng Pty Ltd, being the applicant of Erf 131 Colbyn, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, read with the Spatial Planning and Land Use Management Act, 2013, 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) and 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 and the deviation from the RSDF Region 3 in terms of the Spatial Planning and Land Use Management Act (16 of 2013), of the property as described above. The property is situated at: 154 Thomson Street, Colbyn, City of Tshwane.

The rezoning is from "Residential 1" to "Business 2", subject to the following development conditions: Primary Rights: Shop (limited to 604m²), Social Hall, and Cafeteria, with a coverage of 50%, Height of 10 metres and a floor area ratio of 0.5. The application is also for the removal of the following conditions (a)-(f) in Title Deed T34631/2021 as well as a Deviation from the RSDF, Region 3. The intention of the applicant is to rezone the property from "Residential 1" to "Business 2" for shops limited to 604m² in order to accommodate a "Vellie Boutique".

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

In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced, or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Any objection and/or comment, including the grounds thereof and full contact details, 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 24/01/2024 until 21/02/2024.

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

Address of Municipal offices: City Planning, Land Use Rights Division, Room LG004, Isivuno House, 143 Lillian Ngoyi Street, Pretoria.

Closing date for any objections and/or comments: 21/02/2024

Dates on which the notice will be published: 24/01/2024 and 31/01/2024

Item No's: 38816 and 38852

Full name of applicant: Terraplan Gauteng Pty Ltd, Address of applicant: 1st Floor, Forum Building, 6 Thistle Road, Kempton Park or P.O. Box 1903, Kempton Park, 1620. Telephone No: (011) 394-1418/9 Fax No: (011) 975 3716. E-mail: jhb@terraplan.co.za Terraplan Reference: HS3374

24–31

ALGEMENE KENNISGEWING 69 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNIS VAN HERSONERING AANSOEK ASOOK GESAMENTLIKE AANSOEK VIR DIE OPHEFFING VAN
BEPERKENDE TITEL VOORWAARDES INGEVOLGE ARTIKEL 16(1) EN 16(2) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKBESTUUR VERORDENING 2016 SOWEL AS DIE AFWYKING VAN DIE
STREEKS RUIMTELIKE ONTWIKKELINGS RAAMWERK, STREEK 3 INGEVOLGE ARTIKEL 22 VAN DIE WET
OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR (WET 16 VAN 2013)

Ek, Hendrik (Henco) Johannes Stephanus Smit van Terraplan Gauteng Edms Bpk, synde die applikant van eiendom ERF 131 COLBYN, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, (Wet 16 van 2013) kennis dat aansoek geloods is by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) deur die hersonering asook die opheffing van beperkende titel voorwaardes ingevolge Artikel 16(1) en 16(2) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 van die eiendom hierbo beskryf. asook die afwyking vanaf Streeks Ruimtelike Ontwikkelings Raamwerk, Streek 3, ingevolge Artikel 22 van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, (Wet 16 van 2013). Die erf is geleë te Thomsonstraat 154, Colbyn, Tshwane Stad.

Die hersonering is vanaf "Residensieël 1" na "Besigheid 2", onderworpe aan die volgende ontwikkelingsvoorwaardes: Primêre regte: Winkel, met 'n Dekking van 50%, Hoogte van 10m en 'n vloer oppervlak verhouding van 0.5. Die aansoek is ook vir die opheffing van die volgende beperkende titel voorwaardes (a)-(f) in Titelakte T34631/2021, sowel as 'n afwyking van die Streek Ruimtelike Ontwikkelings Raamwerk..Die voorneme van die aansoeker is om 'n winkel op te rig vir die verkoop van "Vellies".

Indien enige geïnteresseerde of geïnteresseerde party die grondontwikkelings aansoek wil besigtig of 'n kopie wil bekom, kan 'n kopie versoek word by die Stad van Tshwane Munisipaliteit by die volgende adres, newlanduseapplications@tshwane.gov.za, alternatiewelik kan 'n kopie aangevra word by die applikant by jhb@terraplan.co.za.

Bykomend mag die applikant tydens indiening van die aansoek of 'n kopie elektronies aanstuur of publiseer, met bevestiging van volledigheid deur die Munisipaliteit, saam met die elektroniese aansoek of op hulle webblad, indien enige. Die applikant moet verseker dat die gepubliseerde kopie of elektroniese kopie wat aan die geïnteresseerde of geïnteresseerde partye gestuur word die kopie is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir doeleindes om 'n kopie van die aansoek te bekom moet geïnteresseerde of geïnteresseerde partye die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om die aansoek elektronies te kan ontvang. Geen deel van die dokument wat deur die Munisipaliteit of die applikant verskaf is mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word wat inbreek maak op die intellektuele eiendomsreg van die applikant nie. Sou enige geïnteresseerde of geïnteresseerde party nie die nodige stappe neem om 'n kopie van die grondontwikkelings aansoek te bekom nie/te besigtig nie, sal die versuim van 'n geïnteresseerde of geïnteresseerde party om 'n kopie van 'n aansoek te bekom nie gesien word as gronde om die prosessering of konsiderasie van die aansoek te voorkom nie.

Enige besware en/of kommentare, insluitende die geldige redes daarvoor met volle kontak besonderhede, moet skriftelik ingedien of gerig word aan die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gerig word aan CityP_Registration@tshwane.gov.za vanaf 24/01/2024 tot 21/02/2024.

Volle besonderhede en planne (indien enige) is beskikbaar gedurende normale kantoorure by die Munisipale kantore soos hieronder genoem vir 'n tydperk van 28 dae vanaf eerste datum van plasing van hierdie advertensie in die Provinsiale Gazette / Pretoria News/ Beeld koerante.

Adres van Munisipale kantore: Stedelike Beplanning, Afdeling Grondgebruiksregte, Kamer LG 004, Isivunohuis, 143 Lillian Ngoyi Straat, Pretoria.

Die sluitingsdatum vir enige besware en / of kommentare is 21/02/2024

Datums waarop aansoek geadverteer sal word: 24/01/2024 en 31/01/2024

Item Nr's: 38816 and 38852

Volle naam van applikant: Terraplan Gauteng Edms Bpk, Adres van applikant: 1ste Vloer Forumgebou, Thistleweg 6, Kempton Park of Posbus 1903, Kempton Park, 1620. Telefoonno: (011) 394-1418/9 Faks No: (011) 975 3716. E-Pos: jhb@terraplan.co.za Terraplan verwysing: HS3374

24-31

GENERAL NOTICE 70 OF 2024**NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owner of Portion 9 of Erf 113 Lombardy West, hereby give notice that we intend making application in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of the property described above, situated at No. 55 Birmingham Street, Lombardy West, from "Residential 1" to "Residential 3", Coverage: 60% and 100% for basements and parking areas, Height: 3 Storeys, FAR: 0.5, Density: 160 dwelling units per hectare (maximum of 24 dwelling units on the site), subject to certain conditions. The purpose of the application is to allow for 24 dwellings on the site (City of Johannesburg rezoning reference number: 20-01-5170).

Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/44VFmpi> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** info@gbtp.co.za within a period of **28 days from 24 January 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

GENERAL NOTICE 71 OF 2024

NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21, 33 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

Applicable scheme: City of Johannesburg Land Use Scheme (2018).

Notice is hereby given, in terms of Sections 21, 33 and 41 of the City of Johannesburg Municipal Planning By-Laws, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018), and the removal of restrictive conditions and a subdivision into three residential portions and an access portion.

Site description: **Erf 264 Hyde Park Extension 42 (located at 41 Second Road corner Third Road, Hyde Park Extension 42).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from Residential 1 to Residential 1 (10 dwelling units per hectare) and a subdivision into three (3) residential portions with a minimum erf size of 650m² and an access portion and the removal of restrictive conditions.

Application purpose: The purpose of the application is to increase the residential density in order to permit a subdivision into three (3) residential portions with a minimum erf size of 650m² and access portion and to remove certain conditions from the Title Deed prohibiting the property from being subdivided and the removal of the street building line condition.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above applications will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application's reference numbers are rezoning 20-02-5220 and removal of restrictive conditions 20/13/3445/2023 and subdivision 20/02/3444/2023. The agent being Breda Lombard Town Planners can also provide any interested party, on request, with an electronic copy.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **24 JANUARY 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **21 FEBRUARY 2024**.

Authorised Agent: Breda Lombard Town Planners.
Postal Address: P O Box 413710, Craighall, 2024.
Street Address: 38 Bompas Road, Dunkeld, 2196.
Tel No. : (011) 327 3310
E-mail address: breda@bredalombard.co.za

GENERAL NOTICE 72 OF 2024

**NOTICE OF APPLICATION IN TERMS OF SECTION 41 OF THE
CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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.

Site description: Erf 1663 Bryanston (located at 1 Albion Road corner Wilton Avenue, Bryanston)

Application type: Removal of restrictive conditions.

Application purpose: The purpose of this application is the removal of redundant title conditions and the street building line condition in order to permit a subdivision into four portions.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above application will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application reference number is 20/13/3698/2023. The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the application or the application can be inspected at 38 Bompas Road, Dunkeld.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **24 JANUARY 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **21 FEBRUARY 2024**.

Authorised Agent:	Breda Lombard Town Planners.
Postal Address:	P O Box 413710, Craighall, 2024.
Street Address:	38 Bompas Road, Dunkeld, 2196.
Tel No.:	(011) 327 3310
E-mail address:	breda@bredalombard.co.za

GENERAL NOTICE 73 OF 2024

NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Applicable scheme: 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 we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and the removal of restrictive conditions.

Site description: **ERF 3627 BRYANSTON EXTENSION 8 (located at 17 Logan Avenue, Bryanston Extension 8).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Residential 2" permitting eight dwelling units and the removal of restrictive conditions.

Application purpose: The purpose of the applications is to increase the density to permit eight dwelling units and the removal of redundant and restrictive title conditions prohibiting residential densification.

Furthermore, as notice of this application must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above applications will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the application or the applications can be inspected at 38 Bompas Road, Dunkeld.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **24 JANUARY 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **21 FEBRUARY 2024**.

Authorised Agent:	Breda Lombard Town Planners.
Postal Address:	P O Box 413710, Craighall, 2024.
Street Address:	38 Bompas Road, Dunkeld, 2196.
Tel No. :	(011) 327 3310
E-mail address:	breda@bredalombard.co.za

GENERAL NOTICE 74 OF 2024

NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016

Applicable scheme: 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 we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and the removal of restrictive conditions.

Site description: **ERVEN 863, 865 AND 867 HIGHLANDS NORTH (located at 115 Seventh Avenue corner Louis Botha Avenue, Highlands North).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Special" (dwelling house and a car sales lot) subject to conditions and the removal of restrictive conditions.

Application purpose: The purpose of the applications is to retain the existing dwelling house with associated outbuildings and to permit a car sales lot as a primary right and the removal of redundant and restrictive title conditions prohibiting a non-residential land use. The existing dwelling house will be retained.

Furthermore, as notice of these applications must come to the attention of all owners and occupiers of the surrounding property, we request you to advise us whether there is a tenant on your property. Please provide us with the tenant's e-mail address so that we can e-mail this notification to your tenant. Alternatively, you can bring the application to the attention of your tenant, and advise us that you have done so.

The above applications will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The applications reference numbers are (rezoning) 20-01-4834 and (removal of restrictive conditions) 20/13/1454/2023. The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the applications or the applications can be inspected at 38 Bompas Road, Dunkeld.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **24 JANUARY 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **21 FEBRUARY 2024**.

Authorised Agent:	Breda Lombard Town Planners.
Postal Address:	P O Box 413710, Craighall, 2024.
Street Address:	38 Bompas Road, Dunkeld, 2196.
Tel No.:	(011) 327 3310
E-mail address:	breda@bredalombard.co.za

GENERAL NOTICE 75 OF 2024**NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owners of Portion 1 of Erf 975 Bryanston, hereby give notice of an application made in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of restrictive conditions from the title deed for the property described above, situated at 175 Eccleston Crescent, Bryanston. We are applying for the removal of conditions in the title deed for the abovementioned property to remove a street boundary building line condition to allow for alterations and additions on the site; other conditions to be removed are obsolete. (City of Johannesburg removal of restrictions reference number: 20/13/3370/2023).

Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/45HgRwy> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** info@gbtp.co.za within a period of **28 days from 24 January 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

GENERAL NOTICE 76 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Michael Vincent Van Blommestein (Van Blommestein & Associates Town Planners)**, being the applicant on behalf of the owner of Erf 1396, Soshanguve-AA, 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 properties as described above. The property is situated at 6973 Buitekant Street. The rezoning is from "Special" for Business purposes and that the land use be limited to shops, offices, hotel, dry-cleaners, place of amusement, institution, public garage, social place and such uses as may be permitted by the Municipality to "**Special**" for Business Buildings, Shops, Place of Refreshment, Place of Instruction, Place of Public Worship, Place of Amusement, Retail Industry, Hotel, Motor Workshop, Light Industry, Institution, Public Garage and a Social Hall subject to Gross Floor Area of 63 000m²; which area may be increased in accordance with an approved site development plan, Height of 3 storeys (not exceeding 18m) and Coverage of 60% and the conditions contained in the proposed Annexure T. The intention of the applicant in this matter is to amend the description of certain permissible land uses, to allow for land uses normally included in a shopping centre and to bring the development controls in line with the envisaged/ approved development. 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. out below, for a period of 28 days from **24 January 2024**. Address of Municipal offices: Akasia Municipal Complex, 485 Heinrich Avenue (Entrance Dale Street), 1st Floor, Room F8, Karenpark, Akasia. 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. Closing date for any objections and/or comments: **21 February 2024**. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **24 January 2024 until 21 February 2024**. 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:** vba@mweb.co.za Dates on which notice will be published: 24 January 2024 and 31 January 2024 **Item No** 39075.

24-31

ALGEMENE KENNISGEWING 76 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT - KENNISGEWING VAN DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, **Michael Vincent van Blommestein (Van Blommestein & Associates Stadsbeplanners)**, synde die aansoeker namens die eienaar van Erf 1396, Soshanguve-AA, 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 wysiging van die Tshwane-dorpsbeplanningskema, 2008 (Hersien in 2014), deur die hersonering in terme van Artikel 16(1) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die eiendom is geleë op Buitekantstraat 6973. Die hersonering is vanaf "Spesiaal" vir Besigheidsdoeleindes en dat die grondgebruik beperk word tot winkels, kantore, hotel, droogskoonmakers, vermaaklikheidsplek, instansie, openbare motorhuis, sosiale plek en sodanige gebruike wat deur die Munisipaliteit toegelaat word om "Spesiaal" vir besigheidsgeboue, winkels, plek van verversing, plek van onderrig, plek van openbare aanbidding, plek van vermaak, kleinhandelbedryf, hotel, motorwerkswinkel, ligte nywerheid, instansie, openbare motorhuis en 'n sosiale saal onderhewig aan bruto vloeroppervlakte van 63 000m²; watter oppervlakte vergroot mag word in ooreenstemming met 'n goedgekeurde terreinontwikkelingsplan, Hoogte van 3 verdiepings (nie meer as 18m) en Dekking van 60% en die voorwaardes vervat in die voorgestelde Bylae T. Die voorneme van die aansoeker in hierdie aangeleentheid is om die beskrywing van sekere toelaatbare grondgebruike, om voorsiening te maak vir grondgebruike wat normaalweg in 'n winkelsentrum ingesluit word en om die ontwikkelingsbeheermaatreëls in lyn te bring met die beoogde/ goedgekeurde ontwikkeling. 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: Akasia Munisipale Kompleks, Heinrichlaan 485 (Ingang Dalestraat), 1ste Vloer, Kamer F8, Karenpark, Akasia. 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. 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 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. Sluitingsdatum vir enige besware en/ of kommentaar: **21 Februarie 2024**. 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 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 van **24 Januarie 2024 tot 21 Februarie 2024**. Adres van applikant: **Straatadres:** Sibeliussstraat 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 Datums waarop kennisgewing gepubliseer moet word: 24 Januarie 2024 en 31 Januarie 2024 **Item No** 39075.

GENERAL NOTICE 77 OF 2024

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

I, **Michael Vincent Van Blommestein (Van Blommestein & Associates Town Planners)**, being the applicant on behalf of the owner of Portion 239 of the farm Kameeldrift 298 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 of land 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 intention of the applicant in this matter is to subdivide the property into five (5) portions. 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: Floor 7, Middestad Building 252 Thabo Sehume Street, Pretoria. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such 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. 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 **24 January 2024 until 21 February 2024**.

Closing date for any objections and/or comments: **21 February 2024**

Number and area of proposed portions:

Proposed Portion A in extent approximately	2,2000 hectares
Proposed Portion B in extent approximately	2,0262 hectares
Proposed Portion C in extent approximately	1,5000 hectares
Proposed Portion D in extent approximately	1,5000 hectares
Proposed Remainder in extent approximately	1,2999 hectares (existing roads)
	8,5261 hectares

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:** 012 343 5062, **e-mail:** vba@mweb.co.za **Item No** 38948

24-31

ALGEMENE KENNISGEWING 77 VAN 2024

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE AANSOEK OM 'N ONDERVERDELING VAN GROND IN TERME VAN ARTIKEL
16(12)(a)(iii) VAN DIE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Ek, **Michael Vincent van Blommestein (Van Blommestein & Associates Stadsbeplanners)**, synde die aansoeker namens die eienaar van Gedeelte 239 van die plaas Kameeldrift 298 JR, 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 onderverdeling van grond in terme van Artikel 16(12)(a)(iii) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die bedoeling van die aansoeker in hierdie saak is om 'die eiendom in vyf (5) gedeeltes te verdeel. 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: Vloer 7, Middestad gebou 252 Thabo Sehumestraat. 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. Die aansoeker kan by die 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 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 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. 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 van **24 Januarie 2024 tot 21 Februarie 2024**. Sluitingsdatum vir enige besware en / of kommentaar: **21 Februarie 2024**

Hoeveelheid en area van die gedeeltes	
Voorgestelde Gedeelte A groot ongeveer	2,2000 hektaar
Voorgestelde Gedeelte B groot ongeveer	2,0262 hektaar
Voorgestelde Gedeelte C groot ongeveer	1,5000 hektaar
Voorgestelde Gedeelte D groot ongeveer	1,5000 hektaar
Voorgestelde Restant groot ongeveer	1,2999 hektaar (bestaande strate)
	8,5261 hektaar

Adres van applikant: **Straatadres:** Sibeliusstraat 590, Lukasrand 0027; **Posadres:** Posbus 17341 Groenkloof 0027; **Telefoon:** 012 343 4547/012 343 5061, **Faks:** 012 343 5062, **e-pos:** vba@mweb.co.za **Item No** 38948

24-31

GENERAL NOTICE 78 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(f) FOR THE REMOVAL, AMENDMENT OR SUSPENSION 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 Elizabeth Gagiano being the authorized applicant of Portion 1 of Erf 572 Lynnwood Township, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of this property in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at number 443 B, Kiepesol Avenue Lynnwood. The application is for removal of the following conditions: 1(b); 1(g); 2(a); 2(c); 2(c)(i); 2(c)(ii); 2(c)(iii); 2(d) and 5(a) in the Title Deed No. T02503/2020. The intension of the applicant in this matter is to remove the 6,30m street building line, as well as all other conditions in the relevant title deed, in order to obtain the approval of building plans.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 24 January 2024 (*the first date of the publication*) until 14 February 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / The Citizen and Beeld. Address of Municipal Offices: 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 24 January 2024.

Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application 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. 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. Address of agent: 20 Pretorius Avenue, Lyttelton Manor, 0157. Cell: 081 329 5901; E-Mail: elsabestey15@gmail.com. Dates of publication: 24 and 31 January 2024; Closing date for objections: 14 February 2024, Ref no: Item Number: 39207

24-31

ALGEMENE KENNISGEWING 78 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING INGEVOLGE ARTIKEL 16 (1) (f) VIR DIE VERWYDERING, WYSIGING OF UITSONDERING VAN BEPERKENDE VOORWAARDES IN DIE TITELWET INGEVOLGE ARTIKEL 16 (2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

I Elizabeth Gagiano, synde die gemagtigde aansoeker van Gedeelte 1 van die dorp Lynnwood, Erf 572, gee hiermee ingevolge artikel 16 (1) (f), Skedule 13 en Skedule 23 van die Stad Tshwane Verordening op grondgebruikbestuur, 2016, kennis dat Ek het by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen om die verwydering van sekere voorwaardes vervat in die titelakte van hierdie eiendom ingevolge artikel 16 (2) van die Stad Tshwane-verordening op grondgebruikbestuur, 2016 saam met die Gautengse verwydering van die Wet op Beperkings 1996 (Wet 3 van 1996). Die eiendom is geleë op nommer 443 B, Kiepesollaan Lynnwood. Die aansoek is om die volgende voorwaardes te verwyder: 1 (b); 1 (g); 2 (a); 2 (c); 2 (c) (i); 2 (c) (ii); 2 (c) (iii); 2 (d) en 5 (a) in die titelakte nr. T02503 / 2020. Die aansoeker se bedoeling in hierdie aangeleentheid is om die straatboulyn van 6,30 m, asook alle ander voorwaardes in die betrokke titelakte, te verwyder om die goedkeuring van die bouplanne te verkry.

Enige beswaar (s) en / of kommentaar (s), insluitend die gronde vir sodanige beswaar (s) en / of kommentaar (s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar (s) indien nie) en / of kommentaar (s) ingedien of skriftelik by: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 17 Januarie 2024 (die eerste datum van publikasie) tot 14 Februarie 2024. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by die Munisipale kantore, soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Staatskoerant / The Citizen en Beeld. Adres van Munisipale Kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Kamer E10, h / v Basden- en Rabiestraat, Centurion Munisipale Kantore, P.O. Box 14013, Lyttelton, 0140 vir 'n tydperk van 28 dae vanaf 24 Januarie 2024.

Indien 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, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die applikant kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, met die bevestiging van die volledigheid deur die Munisipaliteit, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat by die Munisipaliteit op E-Tshwane ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie. Adres van agent: Pretoriuslaan 20, Lyttelton Manor, 0157. Sel: 081 329 5901; E-pos: elsabesteyl15@gmail.com. Datums van publikasie: 24 en 31 Januarie 2024; Sluitingsdatum vir besware: 24 Februarie 2024, Verwysingsnr: Itemnommer: 39207.

GENERAL NOTICE 79 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR A CONSENT USE APPLICATION IN TERMS OF SECTION 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014)**

I Matthys Johannes Loubser being the applicant of Portion 293 (a portion of Portion 1) of the farm Swartkop 383 JR 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 for consent use in terms of clause 16 of the Tshwane Town-planning Scheme, 2008 (revised 2014) on the property described above, to the City of Tshwane Metropolitan Municipality. The property is situated at 134 Baard Street in Raslouw. The current zoning of the property is "Agricultural".

The intention of the applicant in this matter is to use the property for a Recreation Resort restricted to a padel club (5 courts) with Club House, Place of Refreshment, security with ablution and maintenance, staff quarters and children's play area.

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. 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 or alternatively by requesting such copy from the applicant. 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 24 January until 21 February 2024.

Address of Municipal offices: Registration Office, Room E10, c/o Basden and Rabie Streets, Centurion.

Closing date for objection(s) and/or comment(s): 21 February 2024.

Address of applicant: PO Box 11199, Wierda Park South 0057 or 57 Goeie Hoop Avenue, Doornkloof 391 JR.

e-mail: citiplan@vodamail.co.za

Cell phone number: 0824145321.

Date on which notice will be published: 24 and 31 January 2024.

Reference: Item No. 39312

24-31

ALGEMENE KENNISGEWING 79 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'n TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN ARTIKEL 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ek, Matthys Johannes Loubser, synde die applikant van Gedeelte 293 (gedeelte van gedeelte 1) van die plaas Swartkop 383 JR gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek aansoek gedoen het vir toestemmingsgebruik in terme van klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014), op die eiendom hierbo beskryf by die Stad van Tshwane Metropolitaanse Munisipaliteit. Die eiendom is geleë te 134 Baardstraat in Raslouw. Die huidige sonering van die eiendom is "Landbou". Die bedoeling van die applikant in hierdie saak is om die eiendom hierbo beskryf te gebruik vir 'n Ontspanningsoord beperk tot 'n padel klub (5 bane) met klubhuis, Plek van Verversing, sekuriteit met ablusie en onderhoud, personeel behuising en kinderspeelterrein.

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 publikasie van die advertensie in die Provinsiale, Beeld en Citizen koerante besigtig word.

Indien enige belanghebbende en geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil bekom, kan sodanige afskrif van die Munisipaliteit versoek word, deur sodanige versoek aan die volgende kontakbesonderhede te rig: newlanduseapplications@tshwane.gov.za of alternatiewelik deur sodanige afskrif van die applikant te versoek. Enige beswaar(e) en/of kommentaar(e), insluitende 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 indien nie, moet ingedien word en skriftelik gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001, of by CityP_Registration@tshwane.gov.za vanaf 24 Januarie tot en met 21 Februarie 2024.

Adres van Munisipale kantore: Registrasiekantoor, Kamer E10, h/v Basden- en Rabiestrade, Centurion.

Sluitingsdatum vir beswaar (e) en / of kommentaar (e): 21 Februarie 2024.

Adres van aansoeker: Posbus 11199, Wierda Park Suid 0057 of 57 Goeie Hoop Laan, Doornkloof 391 JR.

e-pos: citiplan@vodamail.co.za, Selfoonnommer: 0824145321.

Datum waarop kennisgewing gepubliseer sal word: 24 en 31 Januarie 2024.

Verwysing: Item No. 39312

24-31

GENERAL NOTICE 80 OF 2024**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 SCHEDULE
23 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Karl Jansen van Rensburg**, being the authorized agent of the owner of Erf 47, Maroelana Township, hereby give notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (revised 2014) that I have applied to the City of Tshwane Metropolitan Municipality for the Consent Use for a Place of Refreshment.

The property is situated on the northeastern corner of the intersection of Pinaster and Maroelana Street with a street address of 19 Maroelana Street.

The intension of the applicant is for a place of refreshment in support of the current educational facility since there is a symbiotic relationship between the two land uses.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 24 January 2024 to 21 February 2024.

Full particulars and plans 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 being 24 January 2024.

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

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 right 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: Town-Planning Office, Room F110, cnr Basden and Rabie Streets, Die Hoewes, Centurion Municipal Office.

Closing date for any objections and/or comments: 21 February 2024.

Address of applicant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Postal address:** PostNet Suite #0806, Private Bag X37, Lynnwood Ridge, 0040; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 083 399 7172

Date on which notice will be published: 24 January 2024

Application ID Consent Use: **3563**

Item No.: **38811**

ALGEMENE KENNISGEWING 80 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N TOESTEMMINGS GEBRUIK AANSOEK IN TERME VAN
KLOUSULE 16, VAN DIE TSHWANE SE DORPRSBEPLANNING SKEMA, 2008 (HERSIEN
2014), SAAM GELEES MET SKEDULE 23 VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUURS VERORDENING, 2016.**

Ek, Karl Jansen van Rensburg, synde die gemagtige agent van die eienaar van Erf 47, dorp Maroelana, gee hiermee in terme van Klousule 16 van die Stad Tshwane se Dorpsbeplanning Skema, 2008 (hersien 2014), kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmings gebruik vir 'n Verversingsplek.

Die eiendom is geleë op die noordoostelike hoek van die kruising van Pinaster en Maroelanastraat met straatadres 19 Maroelanastraat.

Die voorneme van die aansoeker is 'n verversingsplek ter ondersteuning van die huidige onderligfasiliteit omrede daar 'n simbiotiese verwantskap bestaan tussen die twee gebuie.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 24 Januarie 2024 tot 21 Februarie 2024.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 24 Januarie 2024. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast 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 rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Stadsbeplanning Kantoor, Kamer F110, Hoek van Basden en Rabiistrate, Die Hoewes, Centurion Munisipale Kantoor.

Laaste datum vir besware/kommentare: 21 Februarie 2024.

Adres van Applikant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Pos address:** PostNet Suite #0806, Private Bag X37, Lynnwood Ridge, 0040; **E-pos:** KARL@LTS.CO.ZA; **Sellulêre foon:** 083 399 7172

Datum wat kennisgewing geplaas sal word: 24 Januarie 2024

Aansoek ID Toestemmings gebruik: **3563**

Item No.: **38811**

GENERAL NOTICE 81 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND REMOVAL
OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Karl Jansen van Rensburg**, being the authorized agent of the owner of Erf 232, Lynnwood Glen Township, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for:

- a. 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 Erf 232, Lynnwood Glen township from "Special" to "Business 3" including "Institution" and "Residential Building".
- b. 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 described above. The removal is in respect of Conditions 2.A.(a) to (i), Condition C.(a) and Condition C.(b).

The property is situated on the northern corner of the intersection of Ingersol Road and Kasteel Road with a street address of 40 Kasteel Road.

The intension of the applicant is basket of mixed-use development rights which includes retail at ground level (first floor) and a combination of institutional and residential land use on the second and third floor.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 24 January 2024 to 21 February 2024.

Full particulars and plans 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 being 24 January 2024.

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

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 right 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: Town-Planning Office, Room F110, cnr Basden and Rabie Streets, Die Hoewes, Centurion Municipal Office.

Closing date for any objections and/or comments: 21 February 2024.

Address of applicant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Postal address:** PostNet Suite #0806, Private Bag X37, Lynnwood Ridge, 0040; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 083 399 7172

Date on which notice will be published: 24 and 31 January 2024

Application ID Rezoning: **3539**

Application ID Removal of Restrictive Conditions: **3551**

Item No.: **38795**

Item No.: **38796**

ALGEMENE KENNISGEWING 81 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1)
EN OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2)
VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, Karl Jansen van Rensburg, synde die gemagtigde agent van die eienaar van Erf 232, Lynnwood Glen, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 kennis, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

- a. die wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van "Spesiaal" na "Besigheid 3" ingesluit "Institutioneel" en "Woongebou".
- b. Die opheffing van sekere voorwaardes in die titelakte in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die opheffing is ten aansien van voorwaarde 2.A.(a) to (i), voorwaarde C.(a) en voorwaarde C.(b).

Die eiendom is geleë op die hoek van Ingersolstraat and Kasteelstraat met straatadres 40 Kasteelstraat.

Die voorneme van die aansoeker is 'n bundel gemengde-gebruik ontwikkelingsregte wat kleinhandel op grondvlak (eerste vloer) en 'n kombinasie van institusionele en residensiële grondgebruik op die tweede en derde vloer insluit.

Enige beswaar en/of kommentaar, insluitend die gronde vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 24 Januarie 2024 to 21 Februarie 2024.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 24 Januarie 2024. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast 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 rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Stadsbeplanning Kantoor, Kamer F110, Hoek van Basden en Rabiestrade, Die Hoewes, Centurion Munisipale Kantoor.

Laaste datum vir besware/kommentare: 21 Februarie 2024.

Adres van Applikant: 116 Glen Eagles Drive, Silver Lakes, 0081; Postal address: PostNet Suite #0806, Privat Bag X37, Lynnwood Ridge, 0040; **E-pos:** KARL@LTS.CO.ZA; **Sellulêre foon:** 083 399 7172

Datum wat kennisgewing geplaas sal word: 24 Januarie en 31 Januarie 2024.

Aansoek ID Hersonering: **3539**

Item No.: **38795**

Aansoek ID Opheffing van Beperkende Voorwaardes: **3551**

Item No.: **38796**

GENERAL NOTICE 82 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, **Karl Jansen van Rensburg**, being the authorized agent of the owner of Erf 117, Maroelana Township, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016 that I have applied to the City of Tshwane Metropolitan Municipality for:

1. The amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the City of Tshwane Land Use Management By-law, 2016 of consolidated **Erf 117, Maroelana** Township, which consist of three (3) zonings being Part A, Part B and Part C.
 - a. The rezoning of Part A will be from "Business 2" to "Business 2" with a Height of not more than 5 storeys, Floor Area Ratio of 1,0 and Coverage of 81% and other control measures as more fully specified in the so called "Annexure T", being part of the application.
 - b. The rezoning of Part B and Part C from "Special" to "Business 2" with a Height of not more than 5 storeys, Floor Area Ratio of 1,0 and Coverage of 81% and other control measures as more fully specified in the so called "Annexure T", being part of the application.
2. The removal of certain conditions contained in the Title Deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property described above. The removal is in respect of Condition B with all its subsections, Condition C with all its subsections and Condition D(a) and (b).

The intension of the applicant in this matter is to rezone Parts A, B and C of the spilt zoning of Erf 117, Maroelana to be one and the same, and to also redevelop and provide a facelift for the existing Maroelana Sentrum which has been in existence since the early 1970's.

The property is situated on the corner of Maroelana Street and Pinaster Avenue with a street address of 27 Maroelana Street.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details inclusive of an 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 24 January 2024 to 21 February 2024.

Full particulars and plans 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 being 24 January 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za

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 right 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: Town-Planning Office, Room F110, cnr Basden and Rabie Streets, Die Hoewes, Centurion Municipal Office.

Closing date for any objections and/or comments: 21 February 2024.

Address of applicant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Postal address:** PostNet Suite #0806, Privat Bag X37, Lynnwood Ridge, 0040; **E-mail:** KARL@LTS.CO.ZA **Cell phone:** 0833997172

Date on which notice will be published: 24 January and 31 January 2024.

Application ID Rezoning: **3690**

Item No.: **38993**

Application ID Removal of Restrictive Conditions: **1118**

Item No.: **35712**

24-31

ALGEMENE KENNISGEWING 82 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) EN OPHEFFING VAN BEPERKENDE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE SE GRONDGEBRUIKSBESTUURS VERORDENING, 2016**

Ek, **Karl Jansen van Rensburg**, synde die gemagtige agent van die eienaar van Erf 117, Maroelana, gee hiermee in terme van Artikel 16(1)(f) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. Die wysiging van die Tshwane Dorsbeplanningskema, 2008 (Hersien 2014) deur die hersonering in terme van artikel 16(1) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die gekonsolideerde **Erf 117, Maroelana** wat bestaan uit 3 sonerings synde Deel A, Deel B en Deel C.
 - a. Die hersonering van Deel A is vanaf "Besigheid 2" na "Besigheid 2" met 'n Hoogte van nie meer as 5 verdiepings nie, Vloerruimteverhouding van 1,0 en Dekking van 81% met ander beheermaatreels soos meer volledig gespesifiseer in die sogenaamde "Aanhangsel T", synde deel van die aansoek.
 - b. Die hersonering van Deel B en Deel C is vanaf "Spesiaal" na "Besigheid 2" met 'n Hoogte van nie meer as 5 verdiepings nie, Vloerruimteverhouding van 1,0 en Dekking van 81% met ander beheermaatreels soos meer volledig gespesifiseer in die sogenaamde "Aanhangsel T", synde deel van die aansoek.
2. Die opheffing van sekere voorwaardes in die titelakte in terme van artikel 16(2) van die Stad Tshwane se Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo beskryf. Die opheffing is ten aansien van Voorwaarde B met al die onderafdelings, Voorwaarde C met al die onderafdelings, en Voorwaarde D(a) en D(b).

Die intensie van die applikant is die hersonering van Dele A, B en C van die verdeelde sonering van Erf 117, Maroelana om dieselfde te kan wees, asook die herontwikkeling en opknapping van die bestaande Maroelana Sentrum wat reeds bestaan sedert die vroeë 1970's.

Die eiendomme is geleë op die hoek van Maroelanastraat en Pinasterlaan met straatadres Maroelanastraat 27.

Enige beswaar en/of kommentaar, insluitend die redes vir die beswaar en/of kommentaar in verband daarmee, met volledige kontak besonderhede, insluitende 'n epos adres (indien beskikbaar), waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar en/of kommentaar indien nie, kan gedurende gewone kantoorure ingedien word by, of gerig word aan: Strategic Executive Director: City Planning and Development, Posbus 3242, Pretoria, 0001 of gestuur word na CityP_Registration@tshwane.gov.za vanaf 24 Januarie 2024 tot 21 Februarie 2024.

Volledige besonderhede en planne lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant op 24 Januarie 2024. As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die aansoek by die Stadsraad versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die Stadsraad en die aansoeker van 'n E-pos adres of van 'n ander wyse moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die Stadsraad of die aansoeker voorsien word, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast 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 rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale kantore: Stadsbeplanning Kantoor, Kamer F110, Hoek van Basden en Rabiistrate, Die Hoewes, Centurion Munisipale Kantoor.

Laaste datum vir besware/kommentare: 21 Februarie 2024.

Adres van Applikant: 116 Glen Eagles Drive, Silver Lakes, 0081; **Posaddress:** PostNet Suite #0806, Private Bag X37, Lynnwood Ridge, 0040; **E-pos:** KARL@LTS.CO.ZA;

Sellulêre foon: 083 399 7172

Datum wat kennisgewing geplaas sal word: 24 Januarie en 31 Januarie 2024.

Aansoek ID Hersonering: **3690**

Item No.: **38993**

Aansoek ID Opheffing van Beperkende Voorwaardes: **1118**

Item No.: **35712**

24-31

GENERAL NOTICE 83 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN APPLICATION FOR REZONING AND SIMULTANEOUS REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 16(1) AND SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Urbansignal (Pty) Ltd, being the applicant of Portion 134 (Portion of Portion 5) of the farm Waterval 273-JR 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 (amended 2014) by rezoning From Undetermined to Agriculture with Annexure for an Agricultural Industry and Simultaneous Removal of Restrictive Condition 10 of Deed of Transfer No. T21556/2023, subject to conditions.

The intention of the application is to rezone the property from undetermined to Agricultural for an Agricultural industry, subject to conditions. The Restrictive Conditions that need to be removed are old and obsolete and will be regulated by the controlling policies and By-laws. 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 1409, Pretoria, 0001, or to CityP_Registration@tshwane.gov.za. 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 / The Beeld and The Star newspaper.

Address of Municipal offices: Capitol Towers North Building, 225 Madiba Street Pretoria

Address of applicant: 50 Elandslaagte Rd, Maroelana, 0081

Postal Address: PO Box 35881 Menlo Park, 0102

Telephone No: 012 346 0911

Dates on which notice will be published: 24 January 2024 and 31 January 2024

Objection period ends: 21 February 2024

Reference: Item No. 39301

ALGEMENE KENNISGEWING 83 VAN 2024**TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK VIR 'N HERSONERING EN VERWYDERING VAN BEPERKENDE VOORWAARDES INGEVOLGE ARTIKEL 16(1) EN ARTIKEL 16(2) VAN DIE STAD TSHWANE LANDSGBEUK BESTUUR BYWET, 2016**

Ons, Urbansignal (Edms) Bpk, synde die applikant van Gedeelte 134 (Gedeelte van Gedeelte 5) van die Plaas Waterval 273-JR gee hiermee kennis, ingevolge Artikel 16(1)(f) van die Stad Tshwane Landsgebruik en Bestuur Bywet, 2016, dat ons by die Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die Wysiging van die Tshwane Dorpsbeplanningskema, 2008 (gewysig 2014) deur hersonering Van Onbepaald na Landbou met Bylae vir 'n Landboubedryf en Gelyktydige Opheffing van Beperkende Voorwaarde 10 van Transportakte No. T21556/2023, onderhewig aan voorwaardes.

Die bedoeling van die aansoek is om die eiendom te hersoneer van onbepaald na Landbou vir 'n Landbou bedryf, onderhewig aan voorwaardes. Die beperkende voorwaardes wat verwyder moet word, is oud en uitgedien en sal deur die beheerende beleide en verordeninge geregleer word. Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 1409, Pretoria, 0001, of by CityP_Registration@tshwane.gov.za.

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 / Die Beeld en die Ster koerant.

Adres van Munisipale kantore: Capitol Towers North Building, 225 Madiba Street Pretoria

Sluitingsdatum vir enige besware: 21 Februarie 2024.

Adres van applikant: Elandslaagte Rd 50, Maroelana, 0081

Posadres: Posbus 35881 Menlo Park, 0102

Telefoonnommer: 012 346 0911

Datums waarop kennisgewing gepubliseer sal word: 24 Januarie en 31 Januarie 2024.

Verwysing: Item No 39301

GENERAL NOTICE 84 OF 2024

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, AND REMOVAL OF RESTRICTIONS IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 COJ (REZONING REFERENCE NO: 20-01-5219 & REMOVAL OF RESTRICTIONS REFERENCE NO: 20/13/3412/2023)

Applicable Scheme: 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 we, the undersigned, intend to apply to the City of Johannesburg for amendment to the City of Johannesburg Land Use Scheme, 2018, and the simultaneous amendment of the City of Johannesburg Land Use Scheme, 2018, and removal of restrictive conditions of title, related to the property described hereunder.

Site Description: Erf 1183 Robertsham, located at 27 Alamein Road, Robertsham, Code 2091.

Application Type: The amendment of the zoning from "Residential 1" to "Special" for a clinic, pharmacy, laboratory and ancillary caretaker's dwelling unit, and the removal of restrictive conditions of title (i), (ii), and (d) to (p) in Title Deed T23641/2023.

Application Purpose: The amended zoning and removal of restrictions will enable the development of a clinic, pharmacy, laboratory and ancillary caretaker's dwelling unit on the site.

Should you wish to view the application, please email the agent, VBH Town Planning, (details provided below) and we will email a copy of the application. Alternatively the application can be viewed at the City of Johannesburg Registration Office: Land Use Development Management, weekdays, from 08h00 to 13h00 at Forum i, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg, by appointment. For appointments, all interested parties should email landuseapplications@joburg.org.za. Land Development applications can also be viewed on the City of Johannesburg website (www.joburg.org.za).

Any objection or representation with regard to the application must be submitted to both the agent at patrick@vbhplan.com the Registration Section of the City of Johannesburg Department of Development Planning at objectionsplanning@joburg.org.za, or delivered to Forum i (Block B), Braam Park Office Park, 33 Hoofd Street, Braamfontein, or posted to PO Box 30733, Braamfontein, 2017, by not later than 21 February 2024. Any correspondence must reflect the reference numbers Rezoning: 20-01-5219 and Removal of Restrictions: 20/13/3412/2023.

Authorised Agent: VBH Town Planning; Postal Address: P O Box 3645 Halfway House, 1685
Residential Address: Thandanani Office Park, Invicta Road, Halfway Gardens, Midrand
Tel No (w): 011 315 9908 Cell: 082 411 2904
Email address: patrick@vbhplan.com Date: 24 January 2024

GENERAL NOTICE 85 OF 2024**NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 21 (1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016****CITY OF JOHANNESBURG AMENDMENT SCHEME 20-02-5244**

I, **Hendrik Raven**, being the authorized agent of the owner of **Remaining Extent of Erf 101 Morningside Extension 6**, hereby give notice in terms of Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the **City of Johannesburg Land Use Management Scheme, 2018** for the rezoning of the property described above, situated at **1 Stan Road, Morningside** from "**Special**" for offices subject to certain conditions in terms of Amendment Scheme 02-12409 to "**Business 1**", subject to certain amended conditions.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and the 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 days from **24 January 2024**. Copies of application documents are available from 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.

Objections to or representations in respect of the application must be lodged with or made in writing, by registered post, by hand, by fax or E-mail, on- or prior to the closing date for comments and/or objections as detailed below, to the Director, Development Planning and Urban Management at the abovementioned address or at P O Box 30733, Braamfontein, 2017 (FAX 011-339 4000, E-mail objectionsplanning@joburg.org.za and with the applicant at the undermentioned contact details.

Closing date for submission or comments and/or objections

21 February 2024

Contact details of applicant (authorised agent):

RAVEN Town Planners
Town and Regional Planners
P O Box 522359
SAXONWOLD
2132

(PH) 011 882 4035
(FAX) 011 887 9830
E-mail : rick@raventp.co.za

GENERAL NOTICE 86 OF 2024**NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16(1) 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 AND THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Maryjane Chikukwa, of Alpha Town Planning, being the authorised agent of the registered owner(s) of Erf 156 Eldoraigne, situated at 37 Saxby Avenue West, hereby gives notice in terms of Clause 16(2) and 16(3) of the Tshwane Town-planning Scheme, 2008 (Revised 2014) AND 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 in terms of Clause 16(1) of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) to allow for a Place of Child Care 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 development entails a Place of Child Care for a maximum of 25 learners. The conditions to be removed are Condition [4](d); [4](i); [4](j), [5](a); [5c](i to ii); [5](d), on pages 7-9 of the title deed (Title deed No: T 041029/05). The purpose of the removal application is to free the property of title conditions that are restrictive with regards to the consent use.

Any objection(s) and /or comment(s) including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and /or comment(s) in respect of the application must be lodged with or made in writing to the The Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za, from 24 January 2024 until 21 February 2024. Full particulars of the application may be inspected electronically during normal office hours at the 1st Floor, Middestad Building, no. 252 Thabo Sehume Street, Pretoria or Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices 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: 21 February 2024

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

Date of first publication: 24 January 2024. Date of second publication 31 January 2024

Ref no (Consent use): (Item 39311)

Ref no (Removal): (Item no: 39302)

24-31

ALGEMENE KENNISGEWING 86 VAN 2024**KENNISGEWING VAN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSEL 16(1) VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014), GELEES SAAM MET ARTIKEL 16(3) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR, EN 20BY1W. OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE VERORDENING OP DIE BESTUUR VAN GRONDGEBRUIK, 2016**

Ek, Maryjane Chikukwa, van Alpha Town Planning, synde die gemagtigde agent van die geregistreerde eienaar(s) van Erf 156 Eldoraighe, geleë te Saxbylaan-Wes 37, gee hiermee kennis ingevolge Klousule 16(2) en 16(3) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), en Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, wat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het ingevolge Klousule 16(1) van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) om 'n Plek toe te laat van Kindersorg EN die opheffing van beperkende titelaktevoorwaardes ingevolge Artikel 16(2) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom hierbo beskryf. Die voorgestelde ontwikkeling behels 'n Plek van Kindersorg vir 'n maksimum van 25 leerders. Die voorwaardes wat verwyder moet word, is Voorwaarde [4](d); [4](i); [4](j); [5](a); [5c](i tot ii); [5](d), op bladsye 7-9 van die titelakte (Titelakte No: T 041029/05). Die doel van die verwyderingsaansoek is om die eiendom te bevry van titelvoorwaardes wat beperkend is met betrekking tot die toestemmingsgebruik.

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 gerig word aan die Die Groephef: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za, vanaf 24 Januarie 2024 tot 21 Februarie 2024. Volledige besonderhede van die aansoek kan elektronies besigtig word gedurende gewone kantoorure by die 1ste Vloer, Middestadgebou, no. Thabo Sehumestraat 252, Pretoria of Kamer E10, Hnr van Basden- en Rabiestraat, Centurion Munisipale Kantore 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 of 'n kopie elektronies aanstuur of die aansoek publiseer, met bevestiging van volledigheid deur die munisipaliteit, wat die elektroniese kopie vergesel of op hul webwerf, indien enige. Die aansoeker sal verseker dat die kopie wat gepubliseer of aan enige belanghebbende en geaffekteerde party gestuur word, die kopie is wat by die Munisipaliteit 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 intellektuele eiendomsregte van die aansoeker nie. Indien enige belanghebbende of geaffekteerde party nie enige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig en of te bekom nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te bekom nie as gronde beskou word om die verwerking en oorweging te verbied nie. van die aansoek.

Sluitingsdatum vir besware: 21 Februarie 2024

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

Datum van eerste publikasie: 24 Januarie 2024. Datum van tweede publikasie 31 Januarie 2024

Verwysingsnr (Toestemmingsgebruik): (Item 39311)

Verwysingsnr (Verwydering): (Item nr: 39302)

GENERAL NOTICE 87 OF 2024**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 Johannesburg Housing Company (JHC) Reference Number 441. The security access restriction was originally advertised in the Government Gazette for public comment on 10 November 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 2 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



GENERAL NOTICE 88 OF 2024**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND SUBDIVISION IN TERMS OF SECTION 41 READ WITH SECTIONS 21 AND 33 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

Applicable Town Planning Scheme: City of Johannesburg Land Use Scheme 2018

Notice is hereby given in terms of Section 41 read with Sections 21 and 33 of the City of Johannesburg Municipal Planning By-Law, 2016 that I, Sandra Felicity de Beer, being the authorized agent of the registered owners have made application to the City of Johannesburg for the removal of restrictive conditions of title simultaneously with the submission of a Subdivision Application.

Site Description: **ERF 1149 BRYANSTON TOWNSHIP** situated at 174 ECCLESTON CRESCENT, BRYANSTON, 2191.

Application Type: Simultaneous REMOVAL OF RESTRICTIONS AND SUBDIVISION Applications:

- To remove certain restrictive conditions and other outdated provisions from the title deed, namely Definitions and Conditions (i), (ii), (a) to (p) and both conditions labeled (q) from Deed of Transfer No. T43177/2011 and,
- Make application for the Subdivision of the property into two residential portions.

All of the above as described fully in the application documents. Please refer.

Application purpose: The ultimate intention is to clear the title deed of restrictions to facilitate the subdivision of the property into a total of 2 portions – one portion for the existing dwelling house and one portion for a new dwelling house.

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 the period of 28 days from **24 January 2024**:

- The owner/agent/applicant will be responsible for providing the public / any interested party, on request, with a copy of such documents. **Please make contact with Sandy de Beer either telephonically on 082 570 6668 or via email sandydb@icon.co.za or Sasha Lee 082 221 6663 sasha@sdba.co.za to request.**
- The application documents will be placed on the City's e-platform for access by the public / interested parties to inspect via the City's website www.joburg.org.za
- The members of the public / interested parties may arrange to inspect/view the application documents with **Registration Nos. 20/13/3769/2023 & 20/02/3768/2023**. This will be permitted weekdays, from 08H00 – 13H00 at Forum ii, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, 2001, Johannesburg by appointment. For appointments, all interested parties should email landuseapplications@joburg.org.za

Any objections, comments or representations with regard to the applications must be lodged in writing to BOTH the applicant/authorized agent (via email to sandydb@icon.co.za) and to the City of Johannesburg, Executive Director: Department of Development Planning, Registration Section by email to objectionsplanning@joburg.org.za within a period of 28 days from 24 January 2024 **i.e. on or before 21 February 2024**. Objections must clearly set out the Registration Numbers, right, interest, or legitimate expectation the objection is framed to protect and the full contact details, including e-mail and facsimile details of the person objecting as required in terms of Section 68 of the City of Johannesburg Municipal Planning By-Law 2016 (Validity of Objections), failing which the objection may be deemed to be invalid and may be disregarded during the assessment of the applications

Details of the applicant/ authorized agent: Sandy De Beer, Consulting Town Planner, Postal Address: PO Box 70705, Bryanston, 2021. Tel. 0117064532 / Cell 082 570 6668. Email: sandydb@icon.co.za

Date: 24 January 2024

GENERAL NOTICE 89 OF 2024

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I the undersigned, intend to apply to the City of Johannesburg for:

APPLICATION TYPE:

The removal of Condition 1(d)(iv) from Title Deed T105471/2016.

APPLICATION PURPOSES:

To remove the 30m building line condition to allow Council to implement the 9m street building line in terms of the City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION:

Portion 1 of Holding 18 Glenferness Agricultural Holdings, located at 12 Macgillivray Road.

COUNCIL REFERENCE NUMBER:

20/13/3400/2023

An electronic copy of the application will be available free of any costs on request from the agent, being Schalk Botes Town Planners, for a period of 28 (twenty-eight) days from **24 January 2024.**

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 of the City of Johannesburg by e-mail send to objectionsplanning@joburg.org.za and sbtp@mweb.co.za **by no later than 21 February 2024. Please indicate the Council reference number and site description on all communication.**

AUTHORISED AGENT:

Schalk Botes Town Planners CC
P.O. Box 975, North Riding **Code:** 2162
7 Retief Road, Northwold, Randburg
Tel No: 082-569-1955
E-mail address: sbtp@mweb.co.za

GENERAL NOTICE 90 OF 2024**MOGALE CITY LOCAL MUNICIPALITY****NOTICE OF AN APPLICATION FOR A SUBDIVISION OF LAND IN TERMS OF SECTION 60 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

We, *Synchronicity Development Planning*, being the applicant (on behalf of the landowner), hereby give notice in terms of Section 60(2) of the Mogale City Spatial Planning and Land Use Management By-law, 2018, that we have applied to the Mogale City Local Municipality for the subdivision of the property mentioned below.

The application intends to subdivide Portion 103 of the farm Rietfontein 189 IQ into three portions, as detailed below.

Any objection(s) or comment(s) shall be lodged with or made in writing to The Manager Economic Services, Development and Planning at the address below or email pauline.mokale@mogalecity.gov.za Tel No (011) 951-2004 and copy the applicant (detail below) from 24 January to 21 February 2024. An objection shall include 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)

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 24 January 2024.

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

Closing date for any objections/comments: 21 February 2024

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

Full name of the applicant: Synchronicity Development Planning on behalf of Ms GA Miles.

Dates on which notice will be published: 24 and 31 January 2024

The property is located along Indaba Lane, approximately 700 metres from the intersection with Beyers Naudé Drive, Muldersdrift.

The proposed subdivision will result in the following portions:

Proposed Portion 1: 2,1504 hectares; Proposed Portion 2: 1,9692 hectares; Proposed Portion 3: 3,6914 hectares.
24-31

GENERAL NOTICE 91 OF 2024
TOWNSHIP ESTABLISHMENT

APPLICABLE SCHEME:

City of Johannesburg land Use Scheme, 2018

Notice is hereby given in terms of the provisions of Section 26 of the City of Johannesburg: Municipal By-Law that we, the under-mentioned, have applied to the City of Johannesburg for the establishment of a township to be known as **RANDJESPAK EXTENSION 153**.

SITE DESCRIPTION:

Holding Number:	Holding 254
Agricultural Holding Name:	Erand Agricultural Holdings Extension 1
Street Address:	789 Fifteenth Road.

APPLICATION TYPE:

Township Establishment

REGISTRATION NUMBER/S: 20-07-5196

APPLICATION PURPOSES:

The township application provides for two erven to be zoned "Special" for Annexure B uses as specified in the Greater Pretoria Guide Plan and any other non-noxious industrial and related uses with the written approval of the Local Authority, as per the existing zoning of the property, as well as the addition of offices and self-storage as primary land use rights. The current FAR of 0,5 is retained.

The following options are in place for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 24 January 2024:

- The owner/authorised agent is responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the owner/authorised agent either telephonically on 083 453 7520 or via e-mail at ama126@mweb.co.za and/or ama125@mweb.co.za to request the relevant documents.
- Alternatively, members of the public/interested parties also have the opportunity to inspect the application on the City's e-viewing at www.joburg.org.za (click on "Land Use", then "Land Use Management", then "Advertised Land Use Applications").

Any objection or representation with regard to the application must be submitted to both the owner/agent as per the contact particulars below and to the Registration Section of the Department of Development Planning at P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to objectionsplanning@joburg.org.za, by no later than 21 February 2024.

OWNER/AUTHORISED AGENT

Full name:	Attwell Malherbe Associates
Postal Address:	P.O. Box 98960, Sloane Park, 2152
Cell No:	083 453 7520
Email Address:	ama126@mweb.co.za
DATE:	24 January 2024

GENERAL NOTICE 92 OF 2024**REMOVAL OF RESTRICTIONS AND AMENDMENT OF LAND USE SCHEME (REZONING)****APPLICABLE SCHEME:**

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 we, the undermentioned, have applied to the City of Johannesburg for an amendment to the Land Use Scheme and the removal of conditions of title.

SITE DESCRIPTION:

Erf Number: Erf 12
Township Name: Winston Ridge
Street Address: 7 Ladbroke Lane

APPLICATION TYPE:

Removal of Restrictions; and
Amendment of Land Use Scheme (Rezoning)

REGISTRATION NUMBER/S: 20-01-5226 & 20/13/3496/2023**APPLICATION PURPOSES:**

The applications are for the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 12 Winston Ridge from "Residential 1" to "Residential 2" subject to conditions including a density of 24 dwelling units per hectare to facilitate the subdivision of the property into 4 residential portions and an access erf and for the removal of conditions in the Deeds of Transfer T88932/2021.

The following options are in place for members of the public and interested parties to view and obtain copies of the application documents for the period of 28 days from 24 January 2024:

- The owner/authorised agent is responsible for providing the public/interested parties, on request, with a copy of such documents. Please make contact with the owner/authorised agent either telephonically on 083 453 7520 or via e-mail at ama126@mweb.co.za and/or ama125@mweb.co.za to request the relevant documents.
- Alternatively, members of the public/interested parties also have the opportunity to inspect the applications on the City's e-viewing at www.joburg.org.za (click on "Land Use", then "Land Use Management", then "Advertised Land Use Applications")

Any objection or representation with regard to the application must be submitted to both the owner/agent as per the contact particulars below and to the Registration Section of the Department of Development Planning at P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to objectionsplanning@joburg.org.za, by no later than 21 February 2024.

OWNER/AUTHORISED AGENT

Full name: Attwell Malherbe Associates
Postal Address: P.O. Box 98960, Sloane Park, 2152
Cell No: 083 453 7520
Email Address: ama126@mweb.co.za
DATE: 24 January 2024

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 11 OF 2024****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REMOVAL OF TITLE CONDITIONS APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 AND 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 BYLAW, 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 Portion 5 of Erf 114 Waltloo hereby give notice of 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 in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 for the removal of title conditions A., B.(a), B.(b), B.(c), B.(d), B.(e), B.(f), B.(i) including subheadings (i) and (ii), B.(j), B.(k), and B.(l) from Title Deed T73157/1997. We also give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014), that we have applied to the City of Tshwane Metropolitan Municipality for Consent Use 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 for a "Noxious Industry" on the property. The property is situated at 291 Alwyn Street, Waltloo and is currently zoned "Industrial 1" in terms of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The intention of the applicant in this matter is to obtain consent for a Noxious Industry on the property, whilst removing title conditions from the Title Deed, to regularise the existing fuel depot facility 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 17 January 2024 to 14 February 2024. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) may be inspected during normal office hours at the Municipal Office at the address above and at the offices of Metroplan at the address provided below for a period of 28 days from 17 January 2024. A copy and/or details of the application may also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 17 January 2024.

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

Dates on which notices will be published: 17 January 2024 and 24 January 2024.

Closing date for objection(s) and/or comment(s): 14 February 2024.

Removal Item No: 39093 | Consent Use Item No. 39094.

PROVINSIALE KENNISGEWING 11 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N OPHEFFING VAN TITELVOORWAARDES AANSOEK INGEVOLGE ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016 EN 'N TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) GELEES MET ARTIKEL 16(3) 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 Gedeelte 5 van Erf 114 Waltloo gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 dat ons ingevolge

Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van titelvoorwaardes A., B.(a), B.(b), B.(c), B.(d), B.(e), B.(f), B.(i) insluitend subopskrifte (i) en (ii), B.(j), B.(k), en B.(l) uit Titellakte T73157/1997. Ons gee ook kennis ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuur By-wet, 2016 vir 'n "Hinderlike Nywerheid" op die eiendom. Die eiendom is geleë te Alwynstraat 291, Waltloo en is tans gesoneer "Industrieel 1" ingevolge die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014). Die voorneme van die applikant in hierdie aangeleentheid is om toestemming te verkry vir 'n Hinderlike Nywerheid op die eiendom, terwyl titelvoorwaardes uit die Titellakte verwyder word, om die bestaande brandstofdepot fasiliteit op die terrein te wettig.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n 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 Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Middestadgebou, Thabo Sehume Straat 252, Pretoria of by Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za om die Munisipaliteit te bereik vanaf 17 Januarie 2024 tot 14 Februarie 2024. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook by die gemagtigde agent ingedien word by die e-posadres hieronder verskaf.

Volledige besonderhede van die aansoek en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale Kantoor by die bostaande adres en by die kantoor van Metroplan by die onderstaande adres vir 'n tydperk van 28 dae vanaf 17 Januarie 2024 besigtig word. 'n Afskrif en/of besonderhede van die aansoek kan ook elektronies beskikbaar gestel word deur die gemagtigde agent, by ontvangs van 'n e-pos versoek, aan die e-pos adresse hieronder vir 'n tydperk van 28 dae vanaf 17 Januarie 2024.

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

Datums waarop kennisgewings gepubliseer sal word: 17 Januarie 2024 en 24 Januarie 2024.

Die sluitingsdatum vir besware en/of kommentaar: 14 Februarie 2024.

Verwydering Item Nr: 39093 | Toestemmingsgebruik Item No. 39094.

PROVINCIAL NOTICE 12 OF 2024**MOGALE CITY LOCAL MUNICIPALITY
NOTICE OF AN APPLICATION FOR THE REMOVAL OF A RESTRICTIVE CONDITION REGISTERED
AGAINST THE TITLE DEED IN TERMS OF SECTION 66(7) OF MOGALE CITY SPATIAL PLANNING AND
LAND USE MANAGEMENT BY-LAW, 2018**

I, Lorenzo Giovannoni, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the applicant of the owner of the REMAINDER OF ERF 249 CHAMDOR hereby give notice in terms of Section 66(7) of the Mogale City Spatial Planning and Land Use Management By-Law, 2018, that we have applied to the Mogale City Local Municipality on 24 November 2023 for the removal of condition 2(2) in Title Deed T16039/2000 of the mentioned property. The property is situated at 3 Fransen Street, Chamdor, Mogale City. The intention of the applicant in this matter is to remove restrictive condition 2(2) from the Title Deed to allow the submission of building plans for an existing structure that is in conflict with the said condition.

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: Economic Services, First Floor, Furn City Building Cnr. Human and Monument Streets, Krugersdorp, or to pauline.mokale@mogalecity.gov.za to reach the Municipality between 17 January 2024 until 14 February 2024.

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 the first publication of the advertisement in the Provincial Gazette and Citizen newspaper. A copy and/or details of the application will also be made available electronically by the applicant, on receipt of an e-mailed request, to the e-mail addresses provided below for a period of 28 days from 17 January 2024.

Address of applicant: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522 and E-mail: laurenzo@metroplan.net / mail@metroplan.net.
Our reference: MP/4504240485.

Dates on which notice will be published: 17 January 2024 and 24 January 2024

Closing date for any objections and/or comments: 14 February 2024

17-24

PROVINCIAL NOTICE 13 OF 2024

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

I, Viljoen du Plessis, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of **ERF 7 HAZELWOOD** hereby gives notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014) by the rezoning of **ERF 7 HAZELWOOD** from "Special" for offices, subject to conditions contained in Annexure T530 to partly "Special" for Offices (including medical consulting rooms), and partly "Business 4", including Place Of Refreshment, Retail Industry and Beauty/Health Spa.

The property is situated at 13 Hazelwood Road, in Hazelwood. The intention of the applicant in this matter is to subdivide the property into two portions and to simultaneously rezone the property to allow for a split zoning, which will correspond with the subdivision line.

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, at Room E10, Centurion Municipal Offices, cnr Basden and Rabie Streets, Centurion or P.O. Box 3242, Pretoria, 0001 or CityP_Registration@tshwane.gov.za to reach the Municipality from 17 January 2024 until 14 February 2024. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) will lie for inspection at the Municipal Office at the address above and at the offices of Metroplan at the address provided below for 28 days from 17 January 2024. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be obtained from the Municipality, at the address above, for a period of 28 days from 17 January 2024. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 17 January 2024.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; and E-mail: viljoen@metroplan.net/harriet@metroplan.net. Notices will be placed on-site for 14 days from: 17 January 2024. Closing date for objection(s) and or comment(s): 14 February 2024.

Reference:

Item Number: 38969

17-24

PROVINSIALE KENNISGEWING 13 VAN 2024

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

Ek, Viljoen du Plessis, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van **ERF 7 HAZELWOOD** gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (hersien 2014) deur die hersonering van 'n **ERF 7 HAZELWOOD** vanaf "Spesiaal" vir kantore soos per die voorwaardes in Bylaag T530 na gedeeltelik "Spesiaal" vir kantore (insluitende mediese spreek kamers) en gedeeltelik vir "Besigheid 4" insluitende verversingsplek, kleinhandelbedryf en skoonheid/gesondheid- spa.

Die eiendom is geleë te Hazelwoodstraat 13, in Hazelwood. Die voorneme van die aansoeker in hierdie saak is om die eiendom in twee gedeeltes te verdeel en gelyktydig die eiendom te hersoneer om voorsiening te maak vir 'n gesplete sonering wat met die onderverdelingslyn ooreen sal kom.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, by Centurion Munisipale kantore, Kamer E10, hoek van Basden en Rabie Strate, Lyttelton, Centurion of by CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik vanaf 17 Januarie 2024 tot 14 Februarie 2024. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word na die onderstaande e-pos adresse.

Volledige besonderhede van die aansoek en planne (indien enige) sal ter insae lê by die Munisipale Kantore by bogenoemde adres en by die kantore van Metroplan by die adres hier onder verskaf vir 28 dae vanaf 17 Januarie 2024. Indien enige geïntereseerde of geïmpakteerde party die aansoek wil besigtig of 'n afskrif wil aanvra, kan 'n afskrif aangevra word by die munisipale kantore vir 'n periode van 28 dae vanaf 17 Januarie 2024. 'n Afskrif of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n versoek per e-pos wat binne 28 dae vanaf 17 Januarie 2024 ontvang word.

Gemagtigde agent: Metroplan; Posadres: Posbus 916 Groenkloof, 0027; Fisiese adres: Rauchlaan 96, Georgeville, Pretoria; Tel: 012 804 2522; en E-pos: viljoen@metroplan.net/harriet@metroplan.net. Kennisgewings sal op die perseel geplaas word vir 14 dae vanaf: 17 Januarie 2024. Sluitingsdatum vir besware- en/of kommentare: 14 Februarie 2024.

Verwysing:

Item Nommer: 38969

PROVINCIAL NOTICE 18 OF 2024**NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Lorenzo Giovannoni, of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") being the authorised agent of the owner of ERF 483 SILVERTON hereby gives notice in terms of Section 16(1)(f) that we have applied to the City of Tshwane Metropolitan Municipality in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 for amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) by the rezoning of ERF 483 SILVERTON from "Special" for Vehicle sales mart/show room, work shop, parking and storage of vehicles, wash facilities for vehicles and related uses to "Industrial 2" subject to conditions contained in an Annexure T. The property is situated at 485 Jasmyn Avenue, Silverton. The intention of the applicant in this matter is rezone and develop the property for it to be used for the various land uses included under an "Industrial 2" zoning.

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 17 January 2024 until 14 February 2024. A copy of the objection(s) and/or comment(s) shall also be lodged with the authorised agent at the e-mail addresses provided below.

Full particulars of the application and plans (if any) will lie for inspection at the Municipal offices set out above and at the offices of Metroplan at the address provided below for a period of 28 days from 17 January 2024. A copy and/or details of the application will also be made available electronically by the authorised agent, on receipt of an e-mailed request, to the e-mail addresses below for a period of 28 days from 17 January 2023.

Authorised Agent: Metroplan; Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: 012 804 2522; and E-mail: laurenzo@metroplan.net / mail@metroplan.net
Notice(s) will be placed onsite for 14 days from: 17 January 2024.

Dates on which notices will be published: 17 January 2024 and 24 January 2024.

Closing date for objection(s) and or comment(s): 14 February 2024.

Item Number: 39 269

17-24

PROVINSIALE KENNISGEWING 18 VAN 2024**KENNISGEWING VAN 'N AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) VAN DIE TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ek, Lorenzo Giovannoni, van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/006580/07) ("Metroplan") synde die gemagtigde agent van die eienaar van ERF 483 SILVERTON gee hiermee kennis ingevolge Artikel 16(1)(f) dat ons ingevolge Artikel 16(1) van die Stad van Tshwane se Grondgebruiksbestuur By-wet, 2016 aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) deur die hersonering van 'n ERF 483 SILVERTON vanaf "Spesiaal" vir Voertuigverkope-mark/vertoonlokaal, werkwinkel, parkering en stoor van voertuie, wasgeriewe vir voertuie en verwante gebruike na "Industrieël 2" onderhewig aan voorwaardes vervat in 'n Bylae T. Die eiendom is geleë te Jasmyn Laan 485, Silverton. Die voorneme van die aansoeker in hierdie aangeleentheid is om die eiendom te hersoneer en te ontwikkel sodat dit gebruik kan word vir die verskillende grondgebruike wat onder 'n "Industrieël 2" sonering ingesluit is.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n uiteensetting van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek(e), met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waaronder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet skriftelik by, of tot, die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike

Beplanning, Middestadgebou, Thabo Sehume Straat 252, Pretoria of Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za ingedien word, om die Stadsraad te bereik vanaf 17 Januarie 2024 tot 14 Februarie 2024. 'n Afskrif van die beswaar(e) en/of kommentaar moet ook aan die gemagtigde agent gestuur word by die e-posadres hieronder verskaf.

Volledige besonderhede van die aansoek en planne (indien enige) sal ter insae lê by die Munisipale Kantore soos aangedui hierbo en by die kantore van Metroplan by die adres hier onder verskaf vir 28 dae vanaf 17 Januarie 2024. 'n Afskrif en/of besonderhede van die aansoek sal ook deur die gemagtigde agent elektronies beskikbaar gemaak word, by ontvangs van 'n e-pos versoek, wat binne 28 dae vanaf 17 Januarie 2024 ontvang word.

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

Kennisgewing(s) sal op die perseel geplaas word vir 14 dae vanaf: 17 Januarie 2024.

Datums waarop kennisgewings gepubliseer word: 17 Januarie 2024 and 24 Januarie 2024.

Sluitingsdatum vir beswaar(e) en/of kommentaar: 14 Februarie 2024.

Item Nommer: 39 269

17-24

PROVINCIAL NOTICE 23 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN APPLICATION FOR SUBDIVISION OF LAND IN TERMS OF SECTION 16(12)(a)(iii) OF THE
CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016**

I Paul van Wyk (Pr Pln) of J Paul van Wyk Urban Economists and Planners cc representing mr J H B and ms A A van Aardt being the applicant for the subdivision of Remainder of Portion 184, farm Zwavelpoort 373-JR hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw, 2016, that I/we have applied to the City of Tshwane Metropolitan Municipality for the subdivision of the property described below and notifying same of the consolidation of the subdivided land-portion with the adjacent proposed consolidated property (Portion 1121) comprising of Portion 1 of Portion 183 and Portion 387, farm Zwavelpoort 373-JR. The intention of the applicant is to subdivide the property concerned in two portions to create a separate land-portion for transfer to the owner of Portion 387 to be consolidated with same (and with proposed Portion 1 of Portion 183) and thus creating a land-portion for the conservation and protection of a part of the Bronberg Mountain Range. Any objection(s) and/or comment(s) on the application, including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Strategic Executive Director: Economic Development and Spatial Planning, P O Box 14013, Lyttelton, 0140 or to CityP_Registration@tshwane.gov.za from 17 January to 14 February 2024. Should any interested or affected party who cannot write be desirous of lodging any objection(s) and/or comment(s) against this application, he / she may, during normal office hours, attend the Municipal offices at its address set out below, where a staff member will assist such person in formulating and recording his / her objection(s) / comment(s) / representation(s). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Office of the Strategic Executive Director: Economic Development & Spatial Planning, City of Tshwane Metropolitan Municipality, Room E10, cnr Basden and Rabie Street, Centurion. Should the Municipal offices be inaccessible and the land development application cannot be perused at the Offices of the Municipality, a copy can be requested through the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively by requesting such copy through the contact details of the applicant (airtaxi@mweb.co.za). The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted with the Municipality. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party shall provide the Municipality and the applicant with an email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure shall not be regarded as grounds to prohibit the processing and consideration of the application. Closing date for any objections and/or comments: 14 February 2024. Email: airtaxi@mweb.co.za. Postal: PostNet Suite # 323, Private Bag X1, Woodhill, 0076. Physical: 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Office: (012) 996-0097. Dates on which notice will be published: 17 and 24 January 2024. Description of property to be subdivided: Remainder of Portion 184, farm Zwavelpoort 373-JR. Number and area of proposed portions: Proposed Portion 1 of Portion R/184: Approximately 4,7108ha and proposed Remainder of Portion R/184: Approximately 8,1927ha. TOTAL: 12,9035ha. Tshwane ETAPS reference number: 39071.

17-24

PROVINSIALE KENNISGEWING 23 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM ONDERVERDELING VAN GROND INGEVOLGE ARTIKEL
16(12)(a)(iii) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURBYWET, 2016**

Ek Paul van Wyk (Pr Pln) van J Paul van Wyk Stedelike Ekonomie en Beplanners bk wat mnr J H B en me A A van Aardt verteenwoordig, synde die aansoeker vir die onderverdeling van Restant van Gedeelte 184 van die plaas Zwavelpoort 373-JR gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurbywet, 2016, kennis dat ek / ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die onderverdeling van die eiendom hieronder beskryf en het laasgenoemde in kennis gestel van die konsolidasie van die onderverdeelde grondgedeelte met die aangrensende voorgestelde gekonsolideerde eiendom (Gedeelte 1121) bestaande uit Gedeelte 1 van Gedeelte 183 en Gedeelte 387, plaas Zwavelpoort 373-JR. Die bedoeling van die aansoeker is om die betrokke eiendom in twee gedeeltes te onderverdeel om 'n aparte grondgedeelte te skep vir oordrag aan die eienaar van Gedeelte 387 (en voorgestelde Gedeelte 1 van Gedeelte 183) om daarmee gekonsolideer te word en sodoende 'n grondgedeelte te skep vir die bewaring en beskerming van 'n deel van die Bronberg-bergreeks. Enige beswaar (-are) en / of kommentaar (-are) tot die aansoek, 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 17 Januarie tot 14 Februarie 2024. Sou enige belanghebbende of geaffekteerde party wat nie kan skryf nie, van voorneme wees om enige beswaar (-are) en/of kommentaar (-are) te loods teen die aansoek, mag hy / sy gedurende gewone kantoorure die Munisipale kantore soos hieronder uiteengesit besoek, waar 'n beampte hom / haar sal bystaan om sy / haar beswaar (-are) en/of kommentaar (-are) te formuleer en op rekord te plaas. Volledige besonderhede en planne (as daar is) 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. Kantoor van die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Stad Tshwane Metropolitaanse Munisipaliteit, Kamer E10, h/v Basden- en Rabiestraat, Centurion. Sou die Munisipale kantore ontoeganklik wees en die grondontwikkelingsaansoek kan nie by die kantore van die munisipaliteit besigtig word nie, kan 'n afskrif van die grondontwikkelingsaansoek versoek word by die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Alternatiewelik kan 'n afskrif bekom word deur die kontakbesonderhede van die aansoeker (airtaxi@mweb.co.za). Die aansoeker moet toesien dat die afskrif wat aan enige belanghebbende of geaffekteerde party gestuur word, die afskrif is wat by die munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n eposadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele eiendom van die aansoeker nie. As 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en/of bekom nie, word die versuim nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir beswaar (-are) en / of kommentaar (-are): 14 Februarie 2024. Adres van aansoeker: E-pos: airtaxi@mweb.co.za. Pos: PostNet Suite # 323, Privaatsak X1, Woodhill, 0076. Fisies: Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Kantoor: (012) 996-0097. Datums waarop kennisgewing gepubliseer word: 17 en 24 Januarie 2024. Beskrywing van eiendom om onderverdeel te word: Restant van Gedeelte 184, plaas Zwavelpoort 373-JR. Aantal en oppervlakte van voorgestelde gedeeltes: Voorgestelde Gedeelte 1 van Gedeelte R/184: Ongeveer 4,7108ha en voorgestelde Restant van Gedeelte R/184: Ongeveer 8,1927. TOTAAL: 12,9035ha. Tshwane ETAPS verwysingsnommer: 39071.

17-24

PROVINCIAL NOTICE 24 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME
APPLICATION IN TERMS OF SECTION 48 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Brownlee being authorized agent of the owner of the Remainder of Erf 47 Edendale 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 (CELUS), 2021, by the rezoning of the property described above, situated at 25 Fifth Avenue, Edendale, Edenvale from "Residential 1" to "Business 2" for a hair and beauty salon and a 100 sqm coffee shop.

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, First Floor, Room 248, Corner Hendrik Potgieter & van Riebeeck Roads, for a period of 28 days from 17 January 2024 (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 Area Manager: City Planning Department, Edenvale, Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter & Van Riebeeck Roads or the Director, Planning and Development at the above address or at P O Box 25 Edenvale, 1610, within a period of 28 days from 17 January 2024. Address of the authorised agent: N Brownlee, P O Box 2487, Bedfordview, 2008. noelbb@mweb.co.za 083 255 6583

PROVINCIAL NOTICE 34 OF 2024**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
Thereby authorised the Johannesburg Roads Agency to give effect to the said interim approval and
Further manage the process and resultant administrative processes of the interim 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 Ref. No.	Road Name	Type of Restriction Relaxation Hours
Morningside	BENWOOD CLARISE AND DORYCE CLOSURE	6	Clarise Avenue at its intersection with Stuart Avenue.	24-Hour automated manned gate. Left in an upright position between 06:00 – 08:30 and 16:00 – 18:00
			Dorridge Lane near its intersection with Stuart Ave.	Palisade gate with limited hours of operation vehicular access between 06:00 – 08:30 and 16:00 – 18:00 weekdays.
			Clarise Ave. near its intersection with Kelvin Drive.	Palisade gate with limited hours of operation vehicular access between 06:00 – 08:30 and 16:00 – 18:00 weekdays.
			Benwood Road near its intersection with Ridgeway Drive.	Palisade gate with limited hours of operation vehicular access between 06:00 – 08:30 and 16:00 – 18:00 weekdays.
			Dorridge Lane near its intersection with Stuart Ave.	Pedestrian gate with limited hours of pedestrian access. Pedestrian access between 06:00 – 18:00 daily
			Clarise Ave. near its intersection with Kelvin Drive.	Pedestrian gate with limited hours of pedestrian access. Pedestrian access between 06:00 – 18:00 daily
			Benwood Road near its intersection with Ridgeway Drive.	Pedestrian gate with limited hours of pedestrian access. Pedestrian access between 06:00 – 18:00 daily
			Clarise Ave. at its intersection with Stuart Ave.	Pedestrian gate with 24-Hour unhindered pedestrian access.
			Entire perimeter of the restricted area	Perimeter.

Should there be no objections the restriction will officially come into operation two months from the date of display of the final decision in The Government Provincial Gazette and shall be valid for 02 years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected by appointment 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 unless stated pedestrian gates have limited hours operations.
- ☐ 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.
75 Helen Joseph Street
Johannesburg

or

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

Contact Person: Nobuntu Ciko Duke | Cell: 071 413 9817 | Email: nobuntud@joburg.org.za

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



City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd
www.jra.org.za



PROVINCIAL NOTICE 35 OF 2024**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
Thereto authorised the Johannesburg Roads Agency to give effect to the said interim approval and
Further manage the process and resultant administrative processes of the interim 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 Ref. No.	Road Name	Type of Restriction Relaxation Hours
Bruma	BRUMA SECURITY NPC	55	Hans Pirow Road near its intersection with Julius Werner Road, Beryl Street near its intersection with Stanrich Avenue	24-Hour automated manned gate. A separate 24-hour pedestrian gate. 24-Hour automated manned gate. A separate 24-hour pedestrian gate.

Should there be no objections the restriction will officially come into operation two months from the date of display of the final decision in The Government Provincial Gazette and shall be valid for 02 years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected by appointment 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 unless stated pedestrian gates have limited hours operations.
- ☐ 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.
75 Helen Joseph Street
Johannesburg

or

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

Contact Person: Nobuntu Ciko Duke | Cell: 071 413 9817 | Email: nobuntud@joburg.org.za

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



City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



PROVINCIAL NOTICE 36 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE CITY OF TSHWANE TOWN-
PLANNING SCHEME, 2008 (REVISED 2014)**

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner **Portion 4 of Erf 1550, Garsfontein Extension 8 Township** hereby give notice in terms of Clause 16(2) and 16(3) 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 we have applied to the City of Tshwane Metropolitan Municipality 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 to obtain **consent for a "Place of Instruction"** on the property. The property is currently zoned "Residential 3". The property is situated on 433 David Langley Street, Garsfontein Township in Ward 45.

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 from 24 January 2024 (*the date of the publication of the notice*), until 21 February 2024 (*not less than 28 days after the date of the 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.

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

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

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

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

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

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 E-mail: admin@sfplan.co.za
Date on which notice will be published: 24 January 2024
Closing date for any objections and/or comments: 21 February 2024
Reference: CPD/0238/01550/4 (Item No. 38921) **Our reference:** F4329

24-31

PROVINSIALE KENNISGEWING 36 VAN 2024

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE VERGUNNINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE
TSHWANE-DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014)**

Ons, **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 4 van Erf 1550, Dorp Garsfontein Uitbreiding 8**, gee hiermee ingevolge Klousule 16(2) en 16(3) van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 om **toestemming te verkry vir "Plek van Onderrig"** op die eiendom. Die eiendom is tans soneer "Residensieel 3". Die eiendom is geleë te David Langleystraat 433, Dorp Garsfontein in Wyk 45.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir so 'n beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan kommunikeer met die persoon of liggaam wat beswaar(e) en/of kommentaar(e), ingedien het, kan gedurende gewone kantoorure ingedien word by, 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 24 Januarie 2024 (die eerste datum van publikasie van die kennisgewing), tot 21 Februarie 2024 (nie minder nie as 28 dae na die datum van die 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**.*

*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** 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 manier wat die applikant se intellektuele eiendomsregte aantas 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 en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek 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. **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: 24 Januarie 2024
Sluitingsdatum vir besware en kommentaar: 21 Februarie 2024
Verwysing: CPD/0238/01550/4 (Item No. 38921) **Ons verwysing:** F4329

PROVINCIAL NOTICE 37 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE EXTENSION OF TOWNSHIP BOUNDARIES IN TERMS OF SECTION 16(4) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
WILLOWPARK MANOR EXTENSION 57 TOWNSHIP**

We, **SFP Townplanning (Pty) Ltd** being the authorised agent of the owner of **Portion 648 of the farm The Willows No. 340-JR** (to be included into Erf 386, Willowpark Manor Extension 57 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 extension of township boundaries of Willowpark Manor Extension 57 Township to include Portion 648 of the farm The Willows No. 340-JR 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 from 24 January 2024 until 21 February 2024 (*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.

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

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

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

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

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out 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, Middestad Building, 7th Floor, 252 Thabo Sehume Street, Pretoria, 0001.

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
Dates on which notice will be published: 24 and 31 January 2024
Closing date for objections and/or comments: 21 February 2024

ANNEXURE

Name of township: Willowpark Manor Extension 57 Township.

Full name of applicant: SFP Townplanning (Pty) Ltd on behalf of the registered owner being Cape Gannet Properties 267 (Pty) Ltd.

Proposed Land Use Rights: Erf 1 will be zoned "**Special**" with a **density** of "40 dwelling units per hectare" to allow for 75 dwelling units, a **coverage** of 50%, **F.A.R.** of 0.4 and a **height** of 2 storeys.

The intension of the developer is to develop 75 dwelling units on the property.

Description of property on which township is to be established: Portion 648 of the farm The Willows No. 340-JR.

Locality of the proposed Township: The application property is located in Region 6, Ward 41. Holding 4 Willowbrae Agricultural Holding is located to the north, Dellwood Road and Holding 7 Willowbrae Agricultural Holding are located to the east, Erf 386, Willowpark Manor Extension 57 Township is located to the south and Holding 37 Willowbrae Agricultural Holding is located to the west of the application property.

Reference: CPD 9/2/4/2-7332T (Item No. 38972)

Our ref: F4318

24-31

PROVINSIALE KENNISGEWING 37 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK VIR UITBREIDING VAN DORPSGRENSE IN TERME VAN ARTIKEL 16(4) VAN DIE
STAD VAN TSHWANE GRONDGEBRUIKBESTUURVERORDENING, 2016
DORP WILLOWPARK MANOR UITBREIDING 57

Ons **SFP Stadsbeplanning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Gedeelte 648 van die plaas The Willows No. 340-JR** wat (ingesluit te staan te word by Erf 386, Dorp Willowpark Manor Uitbreiding 57), 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 uitbreiding van dorpsgrense van Dorp Willowpark Manor Uitbreiding 57 ten einde Gedeelte 648 van die plaas The Willows No. 340-JR in te sluit in die 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 besonderhede, 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 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 24 Januarie 2024 tot 21 Februarie 2024 (*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.

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 aantas 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 Citizen koerante. **Adres van Munisipale Kantore:** Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria, 0001.

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
Datum waarop kennisgewing gepubliseer word: 24 en 31 Januarie 2024
Sluitingsdatum vir besware / kommentare: 21 Februarie 2024

BYLAE

Naam van Dorp: Dorp Willowpark Manor Uitbreiding 57.

Volle naam van aansoeker: SFP Stadsbeplanning (Edms) Bpk namens die geregistreerde eienaar Cape Gannet Properties 267 (Pty) Ltd. **Voorgestelde ontwikkelingsmaatreels:** Erf 1 sal gesoneer word "**Spesiaal**" met 'n **digtheid** van "40 wooneenhede per hektaar" ten einde 75 deeltitel eenhede te ontwikkel, 'n **dekking** van 50%, **V.R.V.** van 0.4 en 'n **hoogte** van 2 verdiepings.

Die voorneme van die ontwikkelaar is om 75 wooneenhede op die eiendom te ontwikkel.

Beskrywing van grond waarop dorp gestig gaan word: Gedeelte 648 van die plaas The Willows No. 340-JR.

Ligging van voorgestelde dorp: Die aansoek eiendom is geleë in Streek 6, Wyk 41. Hoewe 4 Willowbrae Landbouhoewe is geleë ten noorde, Dellwoodweg en Hoewe 7 Willowbrae Landbouhoewe is geleë ten ooste, Erf 386, Dorp Willowpark Manor Uitbreiding 57 is geleë ten suide en Hoewe 37 Willowbrae Landbouhoewe is geleë ten weste van die aansoek eiendom.

Verwysing: CPD 9/2/4/2-7332T (Item No. 38972)

Ons verw: F4318

PROVINCIAL NOTICE 38 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, New Town Town Planners, being the applicant and authorised agent of the registered owners of the **Portion 3 of Erf 1975, Villieria** 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: 1131 Cunningham Avenue, Villieria. The rezoning of the mentioned erf is from **“Residential 1”** to **“Business 3”** for Shops, Offices and Dwelling units, subject to certain conditions. The intention of the applicant is to obtain the land use rights for Portion 3 of Erf 1975, Villieria in order to allow for Shops, Offices and Dwelling units 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, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 24 January 2024 (*the first date of the publication of the notice set out in Section 16(1)(f) of the By-law referred to above*), until 21 February 2024 (*not less than 28 days after the date of first publication of the notice*). Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of New Town Town Planners as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application, with confirmation of completeness by the Municipality, accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. **Address of Municipal offices:** City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices **Closing date for any objections and/or comments:** 21 February 2024. **Address of applicant (Physical as well as postal address):** 60th 22nd Street Menlo Park; Tel:(012) 346 3204; Email: andre@ntas.co.za; **Reference:** A1437. **Dates on which notice will be published:** 24 January and 31 January 2024. **Reference (Council): Item Number: 36606**

24–31

PROVINSIALE KENNISGEWING 38 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) IN TERME VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKSBESTUUR BY-WET, 2016**

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaars van Gedeelte 3 van Erf 1975, Villieria gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016 kennis dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), in werking, deur die hersonering in terme van Artikel 16(1) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te 1131 Cunningham Laan, Pretoria. Die hersonering van die bogenoemde erf is vanaf **"Residentieel 1"** na **"Besigheid 3"** vir Kantore, Winkels en Wooneenhede, onderhewig aan sekere voorwaardes. Die voorneme van die eienaar is om die grongebruiksregte vir kantore, winkels en wooneenhede te bekom. 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, waarsonder die Munisipaliteit nie met die persoon(ne) kan korrespondeer nie, moet binne 'n tydperk van 28 dae vanaf 24 Januarie 2024 (die datum van die eerste publikasie van hierdie kennisgewing ingevolge Artikel 16(1)(f) van bogenoemde By-wet, 2016), skriftelik by of tot die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, ingedien of gerig word by Posbus 3242, Pretoria, 0001, of na CityP_Registration@tshwane.gov.za tot 21 Februarie 2024 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore en kantore van New Town Stadsbeplanners soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n versoek aan die Munisipaliteit gerig word vir 'n afskrif deur middel die volgende kontak besonderhede: newlanduseapplications@tshwane.gov.za. Addisioneel, kan 'n applikant 'n aansoek by indiening daarvan, 'n afskrif 'elektronies' aanstuur of publiseer, met bevestiging van die Munisipaliteit dat die aansoek volledig is, aanheg/vergesel met die elektroniese afskrif van die aansoek of publikasie daarvan op hul webwerf. Die applikant sal seker maak dat die afskrif van die aansoek wat gepubliseer is of aangestuur word vir 'n belanghebbende en geaffekteerde party, dieselfde afskrif sal wees wat ingedien was by die Munisipaliteit na newlanduseapplications@tshwane.gov.za. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party, die Munisipaliteit en die applikant voorsien van 'n e-pos adres of enige ander manier om 'n elektroniese afskrif te kan verskaf. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant voorsien is, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantast nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te proses of die oorweging van die aansoek te beperk deur 'n belanghebbende en geaffekteerde party nie. **Adres van Munisipale Kantore:** Stad van Tshwane Metropolitaanse Munisipaliteit; Pretoria Kantore, Middestad gebou geleë 252 Thabosehume straat - nuwe Pta Munisipaliteit Kantore. **Sluitingsdatum vir enige besware en/of kommentaar:** 21 Februarie 2024. **Adres van agent:** 60ste 22ste Straat Menlo Park en New Town Town Planners CC, P.O. Box 95617, Waterkloof, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; **Verwysing:** A1437. **Datums waarop die advertensie geplaas word:** 24 Januarie en 31 Januarie 2024. **Verwysing (Stadsraad):** 36606

24-31

PROVINCIAL NOTICE 39 OF 2024**ADVERTISEMENT FOR THE REZONING IN RESPECT OF ERF 54 KELVIN**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, have applied to the City of Johannesburg for:

APPLICATION TYPE:

Rezoning

APPLICATION PURPOSES:

Notice is hereby given, in terms of the provisions of Section 21 of the City of Johannesburg Municipal Planning By-Laws, 2016 for the rezoning of Erf 54 Kelvin to "Residential 4", subject to certain conditions, including 188 du/ha and the relaxation of parking requirements, in order to facilitate the development of 384 social housing units on the site.

SITE DESCRIPTION:

Erven (Stand) No(s): 54

Township Name: Kelvin

Street Address: 42 Mead Way Street

Kelvin, Sandton

Code: 2090

Reference Number: 20-02-5252

Particulars of the above application will be open for inspection by appointment only from 08:00 to 13:00 at Forum 1, Block B, Braampark Office Park, 33 Hoofd Street, Braamfontein. Email ObjectionsPlanning@joburg.org.za for an appointment.

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 by e-mail at ObjectionsPlanning@joburg.org.za, by not later than 21 February 2024.

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

AUTHORIZED AGENT:

Full Name: Nkateko B SHIPALANA of Meroë Group

Postal Address: Postnet Suite 058, Private Bag x1

CINDA PARK

Code: 1463

Tel No(w): 011 894 1087

Fax No: 086 451 6236

Cell: 081 506 9029

Email address: planner@meroeigroup.co.za

Date: 24/01/2024

PROVINCIAL NOTICE 40 OF 2024

NOTICE OF AN APPLICATION FOR THE PERMANENT CLOSING OF A PUBLIC PLACE OR DIVERSION OF A STREET IN TERMS OF SECTION 45 OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY; MUNICIPAL PLANNING BY-LAW, 2016 READ IN ACCORDANCE WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

We, Ideal Consulting, being the authorised agents for Jan Celliers Primary School hereby give notice in terms of Section 45 of the City of Johannesburg Municipal Planning By-Law, 2016 read in accordance with the Spatial Planning and Land Use Management Act, 2013 that application has been made to the City of Johannesburg Metropolitan Municipality for the permanent closing of a public place or diversion of a street. The purpose of the application is to close a portion of **Dorset Road situated in Parkwood** to increase the safety for children crossing the street between Lower Park Drive and Crescent Road as the school's classrooms are situated on Erf 139 Greenside East and Erf 993 Park Wood that are located both sides of Dorset Road.

The 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). For a **28-day period** from **24 January 2024** the application will lie open for inspection between normal office hours (08:00 – 17:00) at the office of the authorised agent/ applicant. The authorised agent/ applicant shall be responsible to provide any interested party free of any costs, on request, with a copy of the application documents.

Any person who wishes to object to the application or submit representation in respect thereof must lodge the same in writing to both the authorised agent and Executive Director of Development Planning, P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to Objectionsplanning@joburg.org.za, on or before **21 February 2024** (28 days from the first day of publication).

Reference Number: 20-01-5259

Applicant: Ideal Consulting Town & Regional Planners

Tel: +27 87 131 1899

Email: info@idealconsulting.co.za

P.O. Box: 3374, Randburg, 2125

Ground Floor, Quadrum 1, Quadrum Office Park, 50 Constantia Blvd, Constantia Kloof, 1709

PROVINCIAL NOTICE 41 OF 2024**NOTICE OF A SIMULTANEOUS APPLICATION FOR EXTENSION OF BOUNDARIES TO AN APPROVED TOWNSHIP, GREENSIDE EAST AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 32 AND SECTION 41 OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY; MUNICIPAL PLANNING BY-LAW, 2016 READ IN ACCORDANCE WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

We, Ideal Consulting, being the authorised agent of the owner hereby give notice in terms of Section 32 and Section 41 of the City of Johannesburg Metropolitan Municipality; Municipal Planning By-Law, 2016 read in accordance with the Spatial Planning and Land Use Management Act, 2013 that an application has been made to the City of Johannesburg Metropolitan Municipality for the Extension of Boundaries to an approved Township, Greenside East and also for the Removal of Restrictive Conditions.

FULL DETAILS OF THE APPLICATION

Description of Land:	The Remaining Extent of Portion 168 & the Remaining Extent of Portion 182 (a Portion of Portion 168); Portion 223 & Portion 299 (a Portion of Portion 168) and Portion 224 & Portion 298 (a Portion of Portion 182) of the Farm Braamfontein 53-I.R.
Location of Land	The properties mentioned are located within the boundaries of Jan Celliers Primary School on the Corner of Dorset & Dee Road. North and South of Dee Road and West of Dorset Road.
Township Boundaries to be Extended	Greenside East
Proposed Erven	Erf 141: Zoned "Educational", for a Sports and Recreational Club Erf 142: Zoned "Educational" for Sports Fields
Purpose of Application:	To consolidate and use all farm portions for the same purposes it is currently used for and include a clubhouse to Erf 141.

The 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). For a **28-day period** from **24 January 2024** the application will lie open for inspection between normal office hours (08:00 – 17:00) at the office of the authorised agent/ applicant. The authorised agent/ applicant shall be responsible for providing any interested party free of cost, on request, with a copy of the application documents.

Any person who wishes to object to the application or submit representation in respect thereof must lodge the same in writing to both the authorised agent and Executive Director of Development Planning, P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail sent to Objectionsplanning@joburg.org.za, on or before **21 February 2024** (28 days from the first day of publication).

Reference Number: 20/13/3718/2023 & 20-01-5260

Applicant: Ideal Consulting Town & Regional Planners

Tel: +27 87 131 1899

Email: info@idealconsulting.co.za

P.O. Box: 3374, Randburg, 2125

Ground Floor, Quadrum 1, Quadrum Office Park, 50 Constantia Blvd, Constantia Kloof, 1709

PROVINCIAL NOTICE 42 OF 2024

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

We, **Smit and Fisher Planning (Pty) Ltd**, being the authorized agent of the owner of **Erf 141, Doornpoort 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 of the property as described above. The property is situated at: 576 Krisant Road, (Doornpoort Primary School), Doornpoort, 0081.

The rezoning is from: "Educational" to "Educational" to include "Telecommunication Services" added as a Primary Right to allow for a Fibre Node (specialised electronic container) to be placed on the property. The intension of the applicant in this matter is to allow for the necessary rights to develop a Fibre Node (specialised electronic container) to be able to provide 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 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 from **24 January 2024** (the first date of the publication of the notice), until **21 February 2024**.

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

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

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

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

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, Middestad Building, 7th Floor, 252 Thabo Sehume Street, Pretoria, 0001. **Name and Address of applicant:** Smit & Fisher Planning (Pty) Ltd, 371 Melk Street, Nieuw Muckleneuk, 0181 or PO Box 908, Groenkloof, 0027
Telephone No: (012) 346 2340 Fax No: (012) 346 0638 Email: anita@sfplan.co.za
Our Ref.: Frogfoot Doornpoort
Dates on which notice will be published: 24 January 2024 and 31 January 2024
Closing date for any objections and/or comments: **21 February 2024**
Reference: **CPD 9/2/4/2-7322T** Item No.: **38906**

24–31

PROVINSIALE KENNISGEWING 42 VAN 2024

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

Ons, **Smit en Fisher Planning (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erf 141, Dorp Doornpoort**, gee hiermee kennis in terme van Artikel 16(1)(f) saamgelees met Bylae 23 van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat 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 Stad Tshwane Grondgebruiksbestuurverordening, 2016 van die eiendom soos hierbo beskryf. Die eiendom is geleë te: 576 Krisant Road, (Laerskool Doornpoort), Doornpoort, 0081.

Die hersonering is van: "Opvoedkundig" na "Opvoedkundig" om "Telekommunikasiedienste" in te sluit wat bygevoeg is as 'n Primêre Reg om toe te laat dat 'n Veselnode (gespesialiseerde elektroniese houer) op die eiendom geplaas kan word. Die bedoeling van die aansoek in hierdie saak is om voorsiening te maak vir die nodige regte om 'n Telekommunikasie Veselnode (Fibre), gespesialiseerde elektroniese houer te plaas op terrein om hoe" spoed 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 Groep Hoof, Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za **24 Januarie 2024** (die datum van eerste publikasie van die kennisgewing), tot **21 Februarie 2024**.

"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 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 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 (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 Gauteng Provinsiale Koerant, Beeld en Citizen koerante.

Adres of Munisipale kantore: Stad van Tshwane, Ekonomiese Ontwikkeling en Ruimtelike Beplanning Departement, Middestadgebou, 7de Vloer, Thabo Sehumestraat 252, Pretoria, 0001. **Naam en Adres of applikant:** Smit & Fisher Planning (Edms) Bpk, 371 Melk Straat, Nieuw Muckleneuk, 0181 of Posbus 908, Groenkloof, 0027
Telefoon No: (012) 346 2340 Faks No: (012) 346 0638 Epos: anita@sfplan.co.za
Ons Ref.: Frogfoot Doornpoort
Datums waarop kennisgewing gepubliseer sal word: 24 Januarie 2024 en 31 Januarie 2024
Sluitingsdatum vir enige besware en/of kommentare: **21 Februarie 2024**
Munisipale Verwysing: **CPD 9/2/4/2-7322T** Item No.: **38906**

PROVINCIAL NOTICE 43 OF 2024

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

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 919, Die Hoewes Extension 338 Township (to be consolidated with Erf 918, Die Hoewes Extension 338 Township to be known as Erf 921, Die Hoewes Extension 338 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), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016. The rezoning is from "Residential 4" to "Residential 4" in order to develop an additional 20 dwelling units on Erf 919, Die Hoewes Extension 338 Township which will relate to a total of 164 dwelling units on the consolidated erf, with a coverage of 40%, F.A.R. of 0.61 and a height of 4 storeys. The property is situated on 247 Basden Avenue, Die Hoewes in Ward 57.

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 from 24 January 2024 (the first date of the publication of the notice), until 21 February 2024.

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

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

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

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

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

Dates on which notice will be published: 24 and 31 January 2024

Closing date for any objections and/or comments: 21 February 2024

Reference: CPD 9/2/4/2-7289T (Item No. 38769) **Our ref:** F3630

24-31

PROVINSIALE KENNISGEWING 43 VAN 2024

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 919, Dorp Die Hoewes Uitbreiding 338 (moet gekonsolideer word met Erf 918, Dorp Die Hoewes Uitbreiding 338 bekend as Erf 921, Dorp Die Hoewes Uitbreiding 338)**, 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-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering is vanaf "Residensieel 4" na "Residensieel 4" ten einde 'n bykomende 20 wooneenhede op Erf 919, Dorp Die Hoewes Uitbreiding 338 te ontwikkel wat sal verband hou met 'n totaal van 164 wooneenhede op die gekonsolideerde erf, met 'n dekking van 40%, V.R.V. van 0,61 en 'n hoogte van 4 verdiepings. Die eiendom is geleë te Basdenlaan 247, Die Hoewes in Wyk 57.

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 24 Januarie 2024 (die datum van eerste publikasie van die kennisgewing) tot 21 Februarie 2024.

"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: 24 en 31 Januarie 2024

Sluitingsdatum vir enige besware en/of kommentaar: 21 Februarie 2024

Verwysing: CPD 9/2/4/2-7289T (Item No. 38769)

Ons verwysing: F3630

PROVINCIAL NOTICE 44 OF 2024

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

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **Erf 992, The Hills Extension 11 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 3" to "Residential 3" in order to increase the F.A.R. from 0.5 to 0.7, all other development controls will remain the same with a density of "80 dwelling units per hectare" to allow for a total of 998 dwelling units (unchanged), coverage of 50%, and a height of 4 storeys. The property is situated on 2296 Wildemagriet Road, The Hills in Ward 91.

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 from 24 January 2024 (the first date of the publication of the notice), until 21 February 2024.

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

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

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

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

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

Dates on which notice will be published: 24 and 31 January 2024

Closing date for any objections and/or comments: 21 February 2024

Reference: CPD 9/2/4/2-7360T (Item No. 39109) **Our ref:** F4428

24-31

PROVINSIALE KENNISGEWING 44 VAN 2024

**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 992, Dorp The Hills Uitbreiding 11**, 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-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering is vanaf "Residensieel 3" na "Residensieel

3" ten einde die V.R.V. te verhoog vanaf 0,5 tot 0,7, alle ander ontwikkelingskontroles bly dieselfde met 'n digtheid van "80 wooneenhede per hektaar" om voorsiening te maak vir 'n totaal van 998 wooneenhede (onveranderd), dekking van 50% en 'n hoogte van 4 verdiepings. Die eiendom is geleë te Wildemagrietweg 2296, The Hills in Wyk 91.

Enige beswaar(e) of kommentaar(e), met die gronde daarvoor met volledige kontakbesonderhede 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 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 24 Januarie 2024 (die datum van eerste publikasie van die kennisgewing) tot 21 Februarie 2024.

*"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: 24 en 31 Januarie 2024
Sluitingsdatum vir enige besware en/of kommentaar: 21 Februarie 2024

Verwysing: CPD 9/2/4/2-7360T (Item No. 39109) **Ons verwysing:** F4428

PROVINCIAL NOTICE 45 OF 2024

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

We, **SFP Townplanning (Pty) Ltd**, being the authorized agent of the owner of **the Remainder of Erf 975, Pretoria North 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 application is from "Special" for Auto Service Centre to "Special" for Auto Service Centre and/or Motor Dealership, with a coverage of 90%, F.A.R. of 0.6 and a height of 2 storeys. The property is situated at 421 Rachel De Beer Street in Pretoria North, in Ward 2.

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 from 24 January 2024 (the first date of the publication of the notice), until 21 February 2024.

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

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

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

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

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, City Planning Building, Akasia Municipal Complex, 485 Heinrich Avenue (entrance Dale Street) 1st Floor, Room F12, Karenpark, Akasia.

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

Dates on which notice will be published: 24 and 31 January 2024

Closing date for any objections and/or comments: 21 February 2024

Reference: CPD 9/2/4/2-7327T (Item No. 38933) **Our ref:** F4494

24-31

PROVINSIALE KENNISGEWING 45 VAN 2024

**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 **die Restant van Erf 975, Dorp Pretoria Noord**, 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-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016. Die hersonering aansoek is van "Spesiaal" vir Motordienssentrum na "Spesiaal" vir Motordienssentrum en/of Motorhandelaarskap, met 'n dekking van 90%, V.R.V. van 0,6 en 'n hoogte van 2 verdiepings. Die eiendom is geleë te Rachel De Beerstraat 421 in Pretoria-Noord in Wyk 2.

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 24 Januarie 2024 (die datum van eerste publikasie van die kennisgewing) tot 21 Februarie 2024.

*"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, Stadsbeplanning Gebou, Akasia Munisipale Kompleks, Heinrichlaan 485 (Dalestraat ingang) 1ste Vloer, Kamer F12, Karenpark, Akasia.

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: 24 en 31 Januarie 2024
Sluitingsdatum vir enige besware en/of kommentaar: 21 Februarie 2024
Verwysing: CPD 9/2/4/2-7327T (Item No. 38933) **Ons verwysing:** F4494

PROVINCIAL NOTICE 46 OF 2024**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
Thereby authorised the Johannesburg Roads Agency to give effect to the said interim approval and
Further manage the process and resultant administrative processes of the interim 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 Ref. No.	Road Name	Type of Restriction Relaxation Hours
Sandhurst	Sandfour Residents Association	171	Mattie Ave. near its intersection with 14 th Street Louise Ave. near its second intersection with 14 th Street. Entire perimeter of the restricted area	☐ 24-Hour manned boom ☐ Pedestrian Gate with limited hours of operation between 22:00 - 05:00 ☐ Locked Pallisade Gate ☐ Pedestrian Gate with limited hours of operation between 22:00 - 5:00. ☐ Perimeter

Should there be no objections the restriction will officially come into operation two months from the date of display of the final decision in The Government Provincial Gazette and shall be valid for 02 years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected by appointment 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 unless stated pedestrian gates have limited hours operations.
- ☐ 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.
75 Helen Joseph Street
Johannesburg

or

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

Contact Person: Nobuntu Ciko Duke | Cell: 071 413 9817 | Email: nobuntud@joburg.org.za

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



City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



PROVINCIAL NOTICE 47 OF 2024

**CITY OF TSHWANE METROPLITAN MUNICIPALITY
NOTICE OF AN APPLICATION IN TERMS OF SECTION 16(15) OF THE CITY OF TSHWANE
LAND USE MANAGEMENT BY-LAW, 2016**

I, Dané Botha of Hunter Theron Incorporated, being the authorised agent of the owner of Erf 105, Bergtuin Extension 4, 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 municipal approval to alter and/or amend an approved General Plan relating to Erf 105, Bergtuin Extension 4 in terms of Section 16(15) of the City of Tshwane Land Use Management By-Law, 2016. The property is north adjacent to Bavianspoort Road, south of the N4-Highway and west of Moloto Road. The purpose of the application is to request the approval of the Municipality to amend and/or alter the approved General Plan No. 1598/2015 relating to Erf 105, Bergtuin Extension 4:

- Cancellation of the 16m right-of-way servitude along the northern boundary and the registration of a new 16m right-of-way servitude along the southern boundary;
- Increase the width of the Stormwater servitude to 6m; and
- Amend the position of the Stormwater servitude.

Any objection and/or comment, 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 **24 January 2024** (first date of publication of the notice set out in Section 16(1)(f) of the by-law referred to above), until **21 February 2024** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices as set out below and/or requested from the Municipality, by requesting such a copy directly from the applicant at dane@hunthertheron.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Star newspapers.

Address of Municipal Offices: Strategic Executive Director: City Planning and Development, Centurion Municipal Offices, Corner of Basden and Rabie Streets, Room E1, Lyttelton for a period of 28 days from 24 January 2024 (the date of first publication of the notice) for inspection.

Closing date for any objections and/or comments: **21 February 2024.**

Address of Applicant: Hunter Theron Inc. 53, Conrad Street, Florida North, 1709, P.O. Box 489 Florida Hills, 1716 Tel: (011) 472-1613.

Dates on which notice will be published: **24 January and 31 January 2024.**

24-31

PROVINSIALE KENNISGEWING 47 VAN 2024

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK IN TERME VAN ARTIKEL 16(15) VAN DIE STAD TSHWANE
GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Dané Botha van Hunter Theron Ingelyf, snyde die gemagtigde agent van die eienaar van Erf 105, Bergtuin Uitbreiding 4, 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 vir munisipale goedkeuring of die Algemene Plan van toepassing op Erf 105, Bergtuin Uitbreiding 4 te verander en/of wysig ingevolge Artikel 16(15) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom is Noord aangrensend aan Baviaanspoort Straat, suid van die N4-Hoofweg en west van Moloto Straat. Die doel van die aansoek is om munisipale toestemming te bekom om die Algemene Plan No. 1598/2015 wat verband hou met Erf 105, Bergtuin Uitbreiding 4 te verander en/of te wysig deur die volgende:

- Kansellasië van die bestaande 16m reg-van-weg serwituut teen die noordelike grens en die registrasie van 'n nuwe 16m reg-van-weg serwituut teen die suidelike grens;
- Die wydte van die Stormwater serwituut te verbreed na 6m; en
- Die posisie van die Stormwater serwituut aan te pad.

Enige beswaar en/of kommentaar, insluitend die gronde vir sulke beswaar en/of kommentaar met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar ingedien het nie, moet gerig word, skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of tot CityP_registration@tshwane.gov.za vanaf **24 Januarie 2024** (die eerste dag van die publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die Verordening soos verwys hierbo), tot **21 Februarie 2024** (nie minder as 28 dae na die eerste datum van publikasie van die kennisgewing).

Volledige besonderhede en planne (indien enige) kan besigtig word gedurende gewone kantoorure by die Munisipale Kantore soos aangedui hieronder, en/of deur die Munisipaliteit aangevra word, deur 'n afskrif te versoek direk van die aansoeker by dane@huntertheron.co.za vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Gazette, Beeld en The Star koerante.

Adres van die Munisipale Kantoor: Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Centurion Munisipale kantore, Hoek van Basen- en Rabiëstraat, Kamer E1, Lyttelton vir 'n tydperk van 28 dae vanaf 24 Januarie 2024 (die datum van eerste publikasie van hierdie kennisgewing) ter insae.

Sluitingsdatum vir besware en/of kommentare: **21 Februarie 2024.**

Adres van applikant: Hunter Theron Ingelyf, 53 Conrad Straat, Florida Noord, Posbus 489, Florida Hills, 1716, Telefoon nommer: (011) 472-1613.

Datums van publikasie van die kennisgewing: **24 Januarie en 31 Januarie 2024.**

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PROVINCIAL NOTICE 48 OF 2024

NOTICE OF AN APPLICATION FOR THE PERMANENT CLOSING OF A PUBLIC PLACE OR DIVERSION OF A STREET IN TERMS OF SECTION 45 OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY; MUNICIPAL PLANNING BY-LAW, 2016 READ IN ACCORDANCE WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

We, Ideal Consulting, being the authorised agents for Jan Celliers Primary School hereby give notice in terms of Section 45 of the City of Johannesburg Municipal Planning By-Law, 2016 read in accordance with the Spatial Planning and Land Use Management Act, 2013 that application has been made to the City of Johannesburg Metropolitan Municipality for the permanent closing of a public place or diversion of a street. The purpose of the application is to close a portion of **Dorset Road situated in Parkwood** to increase the safety for children crossing the street between Lower Park Drive and Crescent Road as the school's classrooms are situated on Erf 139 Greenside East and Erf 993 Park Wood that are located both sides of Dorset Road.

The 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). For a **28-day period** from **24 January 2024** the application will lie open for inspection between normal office hours (08:00 – 17:00) at the office of the authorised agent/ applicant. The authorised agent/ applicant shall be responsible to provide any interested party free of any costs, on request, with a copy of the application documents.

Any person who wishes to object to the application or submit representation in respect thereof must lodge the same in writing to both the authorised agent and Executive Director of Development Planning, P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail send to Objectionsplanning@joburg.org.za, on or before **21 February 2024** (28 days from the first day of publication).

Reference Number: 20-01-5259

Applicant: Ideal Consulting Town & Regional Planners

Tel: +27 87 131 1899

Email: info@idealconsulting.co.za

P.O. Box: 3374, Randburg, 2125

Ground Floor, Quadrum 1, Quadrum Office Park, 50 Constantia Blvd, Constantia Kloof, 1709

PROVINCIAL NOTICE 49 OF 2024**NOTICE IN TERMS OF CLAUSE 38 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018**

I, W Louw, being the authorized agent hereby gives notice in terms of clause 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-laws, 2018, that I have applied to the Emfuleni Municipal Council for an amendment of the Emfuleni Land Use Scheme, 2023 for Erf 1054 situated at 95 Formax Road, Bedworthpark x7 by the rezoning of the properties described above, from "Residential 1" to "Residential 4" with an annexure for student accommodation.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Land Use Management, Emfuleni Municipal Council, 1st floor, Old Trust Bank Building, corner of President Kruger and Eric Louw Streets, Vanderbijlpark for the period of 28 days from 24 January 2024. An electronic copy can be obtained from the applicant.

Objections or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the abovementioned address or by registered post to the Municipal Manager at, P.O.Box 3, Vanderbijlpark, 1900 or faxed (not available), or via e-mail (daisym@emfuleni.gov.za) within a period of 28 days from 24 January 2024.

Address of the authorized agent: Mr W Louw, 1 Schubert Street, Vanderbijlpark, 1911.

Cellular / Fax: 0833848784 / 0865463812

PROVINSIALE KENNISGEWING 49 VAN 2024**KENNISGEWING IN TERME VAN KLOUSULE 38 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR BYWET, 2018.**

Ek Mnr W Louw, synde die gevolmagtigde agent gee hiermee kennis ingevolge klousule 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Bywet, 2018 dat ek van voornemens is om by die Emfuleni Munisipale Raad aansoek te doen om die wysiging van die Emfuleni Grondgebruikskema, 2023 van Erf 1054, geleë te 95 Formaxpad, Bedworthpark x7 deur die hersonering van die eiendom hierbo beskryf vanaf Residensieël 1" na "Residensieël 4" met 'n bylaag vir studentebewoning.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Bestuurder: Grondgebruikbestuur, Emfuleni Munisipale Raad, 1ste Vloer, Ou Trustbankgebou, hoek van President Kruger en Eric Louwstrate, Vanderbijlpark vir 'n tydperk van 28 dae vanaf 24 Januarie 2024. 'n Elektroniese kopie kan vanaf die applikant aangevra word.

Besware teen of verhoë ten opsigte van die aansoek moet skriftelik binne 28 dae vanaf 24 Januarie 2024 by of tot die Munisipale Bestuurder, by bovermelde adres of per geregistreerde pos by Posbus 3, Vanderbijlpark, 1900 (faksimileë nie beskikbaar) of per hand ingedien of gerig word of per e-pos (diasym@emfuleni.gov.za)

Adres van gevolmagtigde agent: Mnr W Louw, Schubert Street, Vanderbijlpark, 1911.

Sellulêr / Faksimileë 0833848784 / 0865463812

PROVINCIAL NOTICE 50 OF 2024**NOTICE OF A SIMULTANEOUS APPLICATION FOR EXTENSION OF BOUNDARIES TO AN APPROVED TOWNSHIP, GREENSIDE EAST AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN TERMS OF SECTION 32 AND SECTION 41 OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY; MUNICIPAL PLANNING BY-LAW, 2016 READ IN ACCORDANCE WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013****CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

We, Ideal Consulting, being the authorised agent of the owner hereby give notice in terms of Section 32 and Section 41 of the City of Johannesburg Metropolitan Municipality; Municipal Planning By-Law, 2016 read in accordance with the Spatial Planning and Land Use Management Act, 2013 that an application has been made to the City of Johannesburg Metropolitan Municipality for the Extension of Boundaries to an approved Township, Greenside East and also for the Removal of Restrictive Conditions.

FULL DETAILS OF THE APPLICATION

Description of Land:	The Remaining Extent of Portion 168 & the Remaining Extent of Portion 182 (a Portion of Portion 168); Portion 223 & Portion 299 (a Portion of Portion 168) and Portion 224 & Portion 298 (a Portion of Portion 182) of the Farm Braamfontein 53-I.R.
Location of Land	The properties mentioned are located within the boundaries of Jan Celliers Primary School on the Corner of Dorset & Dee Road. North and South of Dee Road and West of Dorset Road.
Township Boundaries to be Extended	Greenside East
Proposed Erven	Erf 141: Zoned "Educational", for a Sports and Recreational Club Erf 142: Zoned "Educational" for Sports Fields
Purpose of Application:	To consolidate and use all farm portions for the same purposes it is currently used for and include a clubhouse to Erf 141.

The 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). For a **28-day period** from **24 January 2024** the application will lie open for inspection between normal office hours (08:00 – 17:00) at the office of the authorised agent/ applicant. The authorised agent/ applicant shall be responsible for providing any interested party free of cost, on request, with a copy of the application documents.

Any person who wishes to object to the application or submit representation in respect thereof must lodge the same in writing to both the authorised agent and Executive Director of Development Planning, P.O. Box 30733, Braamfontein, 2017 or a facsimile send to (011) 339 4000, or an e-mail sent to Objectionsplanning@joburg.org.za, on or before **21 February 2024** (28 days from the first day of publication).

Reference Number: 20/13/3718/2023 & 20-01-5260

Applicant: Ideal Consulting Town & Regional Planners

Tel: +27 87 131 1899

Email: info@idealconsulting.co.za

P.O. Box: 3374, Randburg, 2125

Ground Floor, Quadrum 1, Quadrum Office Park, 50 Constantia Blvd, Constantia Kloof, 1709

PROVINCIAL NOTICE 51 OF 2024

**CITY OF TSHWANE METROPLITAN MUNICIPALITY
NOTICE OF A CONSENT USE APPLICATION IN TERMS OF SECTION 16(3) OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Dané Botha, of Khare Incorporated, being the authorised agent of the owner of the Remainder of Portion 505 (a portion of Portion 474) of the Farm Zwartkop, 356-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 municipal consent to allow for a **“Sport and Recreation Club”** on the abovementioned property. Application was made in terms of Section 16(3) of the City of Tshwane Land Use Management By-Law, 2016, read with Clause 16 of the Tshwane Town Planning Scheme, 2008 (Revised 2014). The property is located at 278 Wierda Road, Zwartkop.

Any objection and/or comment, 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 and/or to CityP_registration@tshwane.gov.za from **24 January 2024** (first date of publication of the notice set out in Section 16(1)(f) of the by-law referred to above), until **21 February 2024** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices as set out below and/or requested from the Municipality, by requesting such a copy through the following contact details: newlanduseapplications@tshwane.gov.za and/or directly from the applicant at dane@khare.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of Municipal Offices: Strategic Executive Director: City Planning and Development, Centurion Municipal Offices, Corner of Basden and Rabie Streets, Room 8, Lyttelton for a period of 28 days from 24 January 2024 (the date of first publication of the notice) for inspection.

Closing date for any objections and/or comments: **21 February 2024.**

Address of Applicant: Khare Inc., 53 Conrad Street, Florida North, 1709, P.O. Box 431 Florida Hills, 1716
Tel: (011) 472-5665.

Dates on which notice will be published: **24 January 2024.**

Item No: **38879**

PROVINSIALE KENNISGEWING 51 VAN 2024

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N TOESTEMMING AANSOEK IN TERME VAN ARTIKEL 16(3) VAN DIE
STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Dané Botha, van Khare Ingelyf, snyde die gemagtigde agent van die eienaar van die Restant van Gedeelte 505 ('n gedeelte van gedeelte 474) van die Plaas Zwartkop, 356-JR, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, kennis, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir munisipale toestemming om 'n **"Sport en Ontspanningsklub"** op die bovermelde perseel toe te laat. Aansoek was gebring in terme van Artikel 16(3) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016, saamgelees met Klousule 16 van die Tshwane Stadsbeplanningskema, 2008 (Hersien 2014). Die eiendom is geleë te 278, Wierdastraat, Zwartkop.

Enige beswaar en/of kommentaar, insluitend die gronde vir sulke beswaar en/of kommentaar met volle kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar en/of kommentaar ingedien het nie, moet gerig word, skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 en/of tot CityP_registration@tshwane.gov.za vanaf **24 Januarie 2024** (die eerste dag van die publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die Verordening soos verwys hierbo), tot **21 Februarie 2024** (nie minder as 28 dae na die eerste datum van publikasie van die kennisgewing).

Volledige besonderhede en planne (indien enige) kan besigtig word gedurende gewone kantoorure by die Munisipale Kantore soos aangedui hieronder, en/of deur die Munisipaliteit aangevra word, deur 'n afskrif te versoek deur middel van die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za en/of direk van die aansoeker by dane@khare.co.za vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Gazette.

Adres van die Munisipale Kantoor: Strategiese Uitvoerende Direkteur: Stadsbeplanning en -ontwikkeling, Centurion Munisipale kantore, Hoek van Basen- en Rabiestraat, Kamer 8, Lyttelton vir 'n tydperk van 28 dae vanaf 24 Januarie 2024 (die datum van eerste publikasie van hierdie kennisgewing) ter insae.

Sluitingsdatum vir besware en/of kommentare: **21 Februarie 2024.**

Adres van applikant: Khare Ingelyf, 53 Conrad Straat, Florida Noord, Posbus 431, Florida Hills, 1716, Telefoon nommer: (011) 472-5665.

Datums van publikasie van die kennisgewing: **24 Januarie 2024.**

Item no: 38879

PROVINCIAL NOTICE 52 OF 2024

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 for public consultation

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 FOR CONSIDERATION

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Upper Bryanston	Community Protection Solutions NPC Registration number 2020/2444408/08	149	West Hertford Road at its intersection with St. Audley Road	24-hour automated boom. To be left in an upright position between AM (06:00 – 08:00) and PM (16:00 – 18:00) peak times. 24 hour pedestrian access.
			West Hertford Road at its intersection with Hobart Road	Palisade gate with boom. Gate to be open and boom operational between 06:00 – 18:00 weekdays and 07:00 – 17:00 weekends. Boom to be in an upright position between AM (06:00 – 08:00) and PM (16:00 – 18:00) weekdays. Pedestrian access with limited hours of operation between 06:00 – 18:00 daily.
			Charles Street at its intersection with Hobart Road Charles Street at its intersection with Dover Road.	Locked palisade gate. Pedestrian access with limited hours of operation, locked between 19:00 – 05:00 daily.
			Arlington Road at its intersection with Grosvenor Road Chesterfield at its intersection with Grosvenor Road	

Should there be no objections the restriction will officially come into operation two months from the date of display of the **final decision** in the Provincial Government 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 by appointment 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 unless stated pedestrian gates have limited hours operations.
- ☐ 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.
75 Helen Joseph Street
Johannesburg

or

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

Email: cmoalusi@jra.org.za
chizam@joburg.org.za

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

City of Johannesburg

Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



a world class African city



PROVINCIAL NOTICE 53 OF 2024

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

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

SITE DESCRIPTION:

Erf no: Remainder of Erf 1012

Township: Melville

Street Address: 51 Rustenburg Road, Melville, 2092

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 property from "Residential 1" to "**Business 3**" as per Scheme, including two (2) residential units, 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 **24 January 2024**. Inspection/ viewing of applications will be permitted from 08H00 – 13H00, at Forum I, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg by appointment.

For appointments, please email landuseapplications@joburg.org.za. 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. 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 agent and the Registration Section at Forum I, Block B, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg or posted to P.O. Box 30733, Braamfontein, 2017 or e-mail send to objectionsplanning@joburg.org.za, by no later than **21 February 2024** (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

Date of placement of advert: **24 January 2024**

Council Reference Number: 20-01-5230

PROVINCIAL NOTICE 54 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

I, Amanda Jacobs, being the applicant of Erf 121, 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 the removal of 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 property. The property is situated at 3 Elephant Road, Monumentpark. The application is for the removal of conditions 2(a) up to and including (o) in Title Deed T164668/2006. The intension of the applicant in this matter is to remove irrelevant conditions and restrictive conditions with regard to the land uses.

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. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head, Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to **CityP_Registration@tshwane.gov.za** from 24 January until 22 February 2024. Address of Municipal offices: Centurion Office: Room E10, cnr Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments: 22 February 2024. Address of applicant: 346 Hippo Avenue, Zwartkop X7, 0157; E-mail: **amandajacobs@telkomsa.net** Telephone: 0822924280. Date on which notice will be published: 24 and 31 January 2024. Reference: Item no:39232

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PROVINSIALE KENNISGEWING 54 VAN 2024

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE
TITEL AKTE IN TERME VAN ARTIKEL 16(2) VAN DIE STAD VAN
TSHWANE GRONDGEBRUIKSBEHEER MUNISIPALE VERORDENING, 2016

Ek, Amanda Jacobs, synde die applikant van Erf 121, Monumentpark, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016 dat ek aansoek doen vir die opheffing van 'n voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Elephantstraat 3, Monumentpark. Die aansoek is vir die opheffing van voorwaardes 2(a) tot en met insluitende (o) in Titellakten T164668/2006. Die applikant is van voorneme om in hierdie geval om irrelevant voorwaardes en beperkende voorwaardes met betrekking tot die grondgebruik te verwyder.

As enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die Munisipaliteit aangevra word, deur dit by die volgende kontakbesonderhede aan te vra: **newlanduseapplications@tshwane.gov.za**. Die aansoeker kan na indiening van die aansoek 'n afskrif elektronies deurstuur of die aansoek op hul webwerf, indien enige, publiseer, met die bevestiging van volledigheid deur die Munisipaliteit by die elektroniese eksemplaar insluit. Die aansoeker sal toesien dat die afskrif wat gepubliseer of aan enige belanghebbende en geaffekteerde party gepubliseer of gestuur word, die afskrif is wat aan die Munisipaliteit **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 aan die Munisipaliteit en die aansoeker 'n eposadres of ander maniere moet verskaf om sodanige afskrif elektronies te bekom. 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 neem 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 van die aansoek te verhoed nie. Sluitingsdatum vir enige besware en/ of kommentaar: 22 Februarie 2024.

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 kantoorure ingedien word by, of gerig word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by **CityP_Registration@tshwane.gov.za** vanaf 24 Januarie tot 22 Februarie 2024. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabiestrade, Centurion. Adres van applikant: Hippolaan 346, Zwartkop X7, 0157. E-pos: **amandajacobs@telkomsa.net**. Tel: 0822924280. Datum waarop kennisgewing gepubliseer word: 24 en 31 Januarie 2024. Verwysing: Item no: 39232 .

24–31

PROVINCIAL NOTICE 55 OF 2024**NOTICE IN TERMS OF SECTION 38.(2) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023 IN RESPECT OF ERF 314 VANDERBIJLPARK CENTRAL EAST 5.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 314 Vanderbijlpark Central East 5, situated at the corner of 9 Daniell Street & 40 Poorterman Street, Vanderbijlpark CE 5, hereby give notice in terms of Section 38.(2) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that I have applied to the Emfuleni Local Municipality for the amendment of the Emfuleni Land Use Scheme, 2023, in terms of Section 38 of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, with the rezoning of Erf 314 Vanderbijlpark Central East 5 from "Residential 1" to "Residential 4" with an annexure that the property may also be used for a shop limited to 60m², with a coverage of 60%, height of 2 storeys and F.A.R. of 1.2.

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 and the office of the agent hereunder, for 28 days from date of first publication. 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 PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days from date of first publication.

Agent address: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za:

DATE OF FIRST PUBLICATION: 24 JANUARY 2024

PROVINSIALE KENNISGEWING 55 VAN 2024**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE EMFULENI GRONDGEBRUIKSKEMA, 2023 TEN OPSIGTE VAN ERF 314 VANDERBIJLPARK CENTRAL EAST 5.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 314 Vanderbijlpark Central East 5, geleë te hoek van 9 Daniell Street & 40 Poorterman Street, Vanderbijlpark CE 5, gee hiermee ingevolge Artikel 38.(2) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Emfuleni Grondgebruikskema, 2023, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, deur die hersonering van Erf 314 Vanderbijlpark Central East 5 vanaf "Residensieel 1" na "Residensieel 4" met 'n bylaag dat die eiendom ook gebruik mag word vir 'n winkel beperk tot 60m², met 'n dekking van 60%, hoogte van 2 verdiepings en V.O.V. van 1.2.

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 en die kantoor van die agent hieronder, vir 'n tydperk van 28 dae vanaf datum van eerste publikasie. Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf datum van eerste publikasie skriftelik by die Munisipale Bestuurder by bogemelde adres of by Posbus 3, Vanderbijlpark, 1900, ingedien of gerig word of gefaks word na 0169505533.

Agent adres: Pace Plan Consultants, 70A Chopinstraat, Vanderbijlpark SW 5, 1911, Tel: 0834465872, christo@paceplan.co.za:

DATUM VAN EERSTE PUBLIKASIE: 24 JANUARIE 2024

PROVINCIAL NOTICE 56 OF 2024**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 for public consultation

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 FOR CONSIDERATION

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Argyle Montrose Bute	Community Protection Solutions NPC Registration number 2020/2444408/08	392	Montrose Avenue at its intersection with Saxon Road Bute Avenue at the intersection with Cromartie Road Argyle Lane at the intersection with Montrose Avenue	24-hour automated boom. Pedestrian gate with 24- hour unhindered pedestrian access Locked palisade gate. Pedestrian access with limited hours of operation, open between 05.00 – 20.00 daily. Locked palisade gate Remotes shall not be given to a certain group of residents as this may give rise to unfair discrimination

Should there be no objections the restriction will officially come into operation two months from the date of display of the **final decision** in the Provincial Government Gazette and shall be valid for four years.

Further particulars relating to the application, as well as a plan to indicating the proposed closure, may be inspected by appointment 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 unless stated pedestrian gates have limited hours operations.
- ☐ 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.
75 Helen Joseph Street
Johannesburg

or

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

Email: cmoalusi@jra.org.za
chizam@joburg.org.za

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



City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



PROVINCIAL NOTICE 57 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP:
RIETVALLEIRAND EXTENSION 87
AND SUBDIVISION OF LAND**

I, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, being the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure A hereto.

I, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, being the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision in terms of Section 16(12) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure B. The intension is to establish a separate portion where the residential township is proposed on (Portion 1), while keeping the Remainder for rural living.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including an 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 January 2024 until 21 February 2024.

Full particulars and plans (if any) may be inspected during normal office hours at the Centurion Municipal Offices, City Planning Registration, Room E10, corner of Basden and Rabie Streets, Centurion 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 or from the applicant at riaan@msjv.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Street and postal address of applicant: 34 Manie Road, Unit 16 Colonial Boulevard, Rietvalleirand Ext. 47, 0181
Email and phone: riaan@msjv.co.za 079 883 9083

Closing date for objections: 21 February 2024
Publication dates: 24 January 2024 and 31 January 2024

ANNEXURE A

Name of township: Rietvalleirand Extension 87

Full name of applicant: AB van der Linde (ID 8509255104087) from Maswana Consulting for the owner

Number of erven and proposed zoning: 3 Erven, 1 for the widening of Piering Road to be transferred to the City of Tshwane on registration, and other 2 erven (to be consolidated) zoned "Residential 3" (Use Zone 3) with a density of 80 units / ha as per Tshwane Town Planning Scheme, 2008 (Revised 2014) and the proposed Annexure T. Number of units to be developed: 92.

Locality and property description: Holding 54 Waterkloof AH is situated at 244 Jochem Street, Rietvalleirand and township establishment will take place on the northern Part of Holding 54 Waterkloof Agricultural Holding as demarcated on Figure "ABCDEFGH" in extent 1,1717 ha.

Item No: 36539

ANNEXURE B

Number and area of proposed portions: Two parts: Proposed Remainder, Proposed Portion 1:

Proposed Portion 1 in extent approximately	1,1717 Ha	Residential township (92 units)
Proposed Remainder, in extent approximately	1,0001 Ha	Rural living
TOTAL	2,1719 Ha	

Item No: 36540

24-31

PROVINSIALE KENNISGEWING 57 VAN 2024

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP:
RIETVALLEIRAND UITBREIDING 87
EN ONDERVERDELING VAN GROND**

Ek, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, synde die aansoeker vir die eiendom, 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 stigting van 'n dorp ingevolge in terme van afdeling 16(4) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016 soos beskryf in die meegaande Bylaag A.

Ek, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, synde die aansoeker vir die eiendom, 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 stigting van 'n dorp ingevolge in terme van afdeling 16(12) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016 soos beskryf in die meegaande Bylaag B. Die bedoeling is om n aparte gedeelte waar die residentiële dorp voorgestel word op (Gedeelte 1), terwyl die Restant vir landelike lewe behou word.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, insluitende 'n epos adres, 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 vanaf 25 Januarie 2024 tot 21 Februarie 2024.

Besonderhede van die aansoek en planne (indien enige) lê ter insae gedurende gewone kantoorure by Stadsbeplanning Registrasie, Centurion Kantore, Kamer E10, Registrasie, hoek van Basden and Rabie Strate, Centurion, of indien enige geïnteresseerde 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 of van die aansoeker by riaan@msjv.co.za, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Straat en pos adres of aansoeker: 34 Manieweg, Eenheid 16 Colonial Boulevard, Rietvalleirand Uitb. 47, 0181
Epos en telefoon: riaan@msjv.co.za 079 883 9083

Sluitingsdatum van besware: 21 Februarie 2024
Datum van publikasie: 24 Januarie 2024 en 31 Januarie 2024

BYLAAG A

Naam van dorp: Rietvalleirand Uitbreiding 87

Volle naam van aansoeker: AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, namens eienaar.

Aantal erwe en voorgestelde sonering: 3 Erwe, 1 vir die verbreding van Pieringweg om by registrasie na die Stad Tshwane oorgeplaas te word, en ander 2 erwe: "Residensieel 3" (Gebruik-sone 3) wat gekonsolideer word, met n Digtheid van 80 eenhede / ha) soos vervat in die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) en die voorgestelde Bylae T. Aantal eenhede wat ontwikkel word is 92.

Ligging en beskrywing van grond: Die voorgestelde dorp is geleë te Jochem Straat 244, Rietvalleirand en dorpstigting sal plaas vind op die noordelike gedeelte van Landbou Hoewe54 Waterkloof Lanbou Hoewes soos voorgestel op Figuur "ABCDEFGH" in oppervlakte van 1,1717 ha.

Item nommer: 36539

BYLAAG B

Aantal en oppervlakte van gedeeltes: Twee dele: Voorgestelde Restant, Voorgestelde Gedeelte 1:

Voorgestelde gedeelte 1 ongeveer groot	1,1717 Ha
Voorgestelde Restant ongeveer groot	1,0001 Ha
TOTAAL	2,1719 Ha

Item No: 36540

24-31

PROVINCIAL NOTICE 58 OF 2024**EKURHULENI METROPOLITAN MUNICIPALITY KEMPTON PARK CUSTOMER CARE CENTRE****AMENDMENT SCHEME K0415**

I, Hermann Joachim Scholtz of the Town Planner and Company, being the authorized agent of the owners of Erf 26 Kempton Park Extension situated at 53 North Rand Road, hereby give notice in terms of Section 56(1)(b) (i) and (ii) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the Spatial Land Use Management Act (16 of 2013), that we have applied to the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, from "Residential 1" to "Residential 4".

Particulars of the application will lie for inspection during normal office hours at the Manager, Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre, 5th Floor, Main Building, Kempton Park Civic Centre, corner C R Swart and Pretoria Roads, Kempton Park, for a period of 28 days from the 24th of January 2024. Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning Kempton Park Sub Section at the above address or at P.O. Box 13, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from the 24th of January 2024.

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

24-31

PROVINSIALE KENNISGEWING 58 VAN 2024**EKURHULENI METROPOLITAANSE MUNISIPALITEIT KEMPTON PARK KLIENTEDIENS-SENTRUM
WYSIGINGSKEMA K0415**

Ek, Hermann Joachim Scholtz, van die Town Planner and Company, synde die gemagtigde agent van die eienaars van Erf 26 Kempton Park Uitbreiding, gelee te 53 Noord Rand Weg, gee hiermee ingevolge Artikel 56 (1)(b) (i) and (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 saam gelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), kennis dat ons by die Ekurhuleni Metropolitaanse Munisipaliteit, Kempton Park Klientediens-Sentrum aansoek gedoen het om die wysiging van die Ekurhuleni Dorps Beplanning Skema, 2014, deur die herzonering van die eiendom hierbo beskryf van "Residentieël 1" na "Residensieël 4".

Besonderhede van die aansoek le ter insae gedurende gewone kantoor ure by die kantoor van die Area Bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Onderdeling), Departement Stadsbeplanning, 5de Vloer, Burgersentrum, hoek van CR Swart Weg en Pretoria Weg, Kempton Park, vir 'n tydperk van 28 dae vanaf 24 Januarie 2024. Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 24 Januarie 2024 skriftelik by of tot die Area Bestuurder by bovermelde adres of by Posbus 13, Kempton Park, 1620 of per e-pos aan Tshepo.Ramokoka@ekurhuleni.gov.za binne 'n tydperk van 28 dae 24 Januarie 2024.

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

24-31

PROVINCIAL NOTICE 59 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

NOTICE IS HEREBY GIVEN, IN TERMS OF SECTION 21 AND SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 THAT I, STEYN SWANEPOEL OF DSS CONSULTING HAVE APPLIED TO THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY FOR AN AMENDMENT TO THE LAND USE SCHEME AS WELL AS THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED

SITE DESCRIPTION: ERF/ERVEN (STAND) NO(S): ERF 1864.: TOWNSHIP (SUBURB) NAME: ORANGE GROVE STREET ADDRESS: 157 THIRTEENTH STREET. APPLICATION TYPE: APPLICATIONS IN TERMS OF THE PROVISIONS OF SECTION 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016. THE PURPOSE OF THE APPLICATION IS TO OBTAIN THE NECESSARY LAND-USE RIGHTS TO ACCOMMODATE MEDICAL CONSULTING ROOMS AND TO REMOVE THE RESTRICTIVE TITLE CONDITIONS (a), (b), (c), and (d) and (g) in TITLE DEED: 17870/2023

THE ABOVE APPLICATIONS WAS SUBMITTED 4 JULY 2023, WITH COUNCIL REFERENCE NUMBER: 20-01-4968 (REZONING) AND COUNCIL REFERENCE NUMBER: 20/13/2193/2023 IN TERMS OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018, WILL BE OPEN FOR INSPECTION FROM 08:00 TO 15:00 AT THE REGISTRATION COUNTER, DEPARTMENT OF DEVELOPMENT PLANNING, ROOM 810, 8TH FLOOR A-BLOCK, METROPOLITAN CENTRE, 158 CIVIC BOULEVARD, BRAAMFONTEIN A COPY OF THE APPLICATION CAN ALSO BE REQUESTED BY dssconsulting@mweb.co.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 FACSIMILE SENT TO (011) 339 4000, OR AN E-MAIL SENT TO Objectionsplanning@joburg.org.za, BY NO LATER THAN 23 FEBRUARY 2024. ADS TO BE PUBLISHED ON THE 24 OF JANUARY 2024

AUTHORISED AGENT: STEYN SWANEPOEL OF DSS CONSULTING, 362 OBERON AVENUE FAERIE GLEN, 0081, CELL: 066 237 0252, dssconsulting@mweb.co.za, OUR REF: Q-1864 Orange.

PROVINCIAL NOTICE 60 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP:
RIETVALLEIRAND EXTENSION 87
AND SUBDIVISION OF LAND**

I, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, being the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure A hereto.

I, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, being the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the subdivision in terms of Section 16(12) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure B. The intension is to establish a separate portion where the residential township is proposed on (Portion 1), while keeping the Remainder for rural living.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including an 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 25 January 2024 until 21 February 2024.

Full particulars and plans (if any) may be inspected during normal office hours at the Centurion Municipal Offices, City Planning Registration, Room E10, corner of Basden and Rabie Streets, Centurion 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 or from the applicant at riaan@msjv.co.za, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Street and postal address of applicant: 34 Manie Road, Unit 16 Colonial Boulevard, Rietvalleirand Ext. 47, 0181
Email and phone: riaan@msjv.co.za 079 883 9083

Closing date for objections: 21 February 2024

Publication dates: 24 January 2024 and 31 January 2024

ANNEXURE A

Name of township: Rietvalleirand Extension 87

Full name of applicant: AB van der Linde (ID 8509255104087) from Maswana Consulting for the owner

Number of erven and proposed zoning: 3 Erven, 1 for the widening of Piering Road to be transferred to the City of Tshwane on registration, and other 2 erven (to be consolidated) zoned "Residential 3" (Use Zone 3) with a density of 80 units / ha as per Tshwane Town Planning Scheme, 2008 (Revised 2014) and the proposed Annexure T. Number of units to be developed: 92.

Locality and property description: Holding 54 Waterkloof AH is situated at 244 Jochem Street, Rietvalleirand and township establishment will take place on the northern Part of Holding 54 Waterkloof Agricultural Holding as demarcated on Figure "ABCDEFGH" in extent 1,1717 ha.

Item No: 36539

ANNEXURE B

Number and area of proposed portions: Two parts: Proposed Remainder, Proposed Portion 1:

Proposed Portion 1 in extent approximately	1,1717 Ha	Residential township (92 units)
Proposed Remainder, in extent approximately	1,0001 Ha	Rural living
TOTAL	2,1719 Ha	

Item No: 36540

24-31

PROVINSIALE KENNISGEWING 60 VAN 2024

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP:
RIETVALLEIRAND UITBREIDING 87
EN ONDERVERDELING VAN GROND**

Ek, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, synde die aansoeker vir die eiendom, 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 stigting van 'n dorp ingevolge in terme van afdeling 16(4) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016 soos beskryf in die meegaande Bylaag A.

Ek, AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, synde die aansoeker vir die eiendom, 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 stigting van 'n dorp ingevolge in terme van afdeling 16(12) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016 soos beskryf in die meegaande Bylaag B. Die bedoeling is om n aparte gedeelte waar die residentiële dorp voorgestel word op (Gedeelte 1), terwyl die Restant vir landelike lewe behou word.

Besware teen of vertoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of vertoë(e) met volle kontak besonderhede, insluitende 'n epos adres, 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 vanaf 25 Januarie 2024 tot 21 Februarie 2024.

Besonderhede van die aansoek en planne (indien enige) lê ter insae gedurende gewone kantoorure by Stadsbeplanning Registrasie, Centurion Kantore, Kamer E10, Registrasie, hoek van Basden and Rabie Strate, Centurion, of indien enige geïnteresseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by riaan@msjv.co.za, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Straat en pos adres of aansoeker: 34 Manieweg, Eenheid 16 Colonial Boulevard, Rietvalleirand Uitb. 47, 0181
Epos en telefoon: riaan@msjv.co.za 079 883 9083

Sluitingsdatum van besware: 21 Februarie 2024
Datum van publikasie: 24 Januarie 2024 en 31 Januarie 2024

BYLAAG A

Naam van dorp: Rietvalleirand Uitbreiding 87

Volle naam van aansoeker: AB van der Linde (ID 8509255104087) from Maswana Consulting Pty Ltd, namens eienaar.

Aantal erwe en voorgestelde sonering: 3 Erwe, 1 vir die verbreding van Pieringweg om by registrasie na die Stad Tshwane oorgeplaas te word, en ander 2 erwe: "Residensieel 3" (Gebruik-sone 3) wat gekonsolideer word, met n Digtheid van 80 eenhede / ha) soos vervat in die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014) en die voorgestelde Bylae T. Aantal eenhede wat ontwikkel word is 92.

Ligging en beskrywing van grond: Die voorgestelde dorp is geleë te Jochem Straat 244, Rietvalleirand en dorpsstigting sal plaas vind op die noordelike gedeelte van Landbou Hoewe54 Waterkloof Lanbou Hoewes soos voorgestel op Figuur "ABCDEFGH" in oppervlakte van 1,1717 ha.

Item nommer: 36539

BYLAAG B

Aantal en oppervlakte van gedeeltes: Twee dele: Voorgestelde Restant, Voorgestelde Gedeelte 1:

Voorgestelde gedeelte 1 ongeveer groot	1,1717 Ha
Voorgestelde Restant ongeveer groot	1,0001 Ha
TOTAAL	2,1719 Ha

Item No: 36540

24-31

CONTINUES ON PAGE 130 OF BOOK 2

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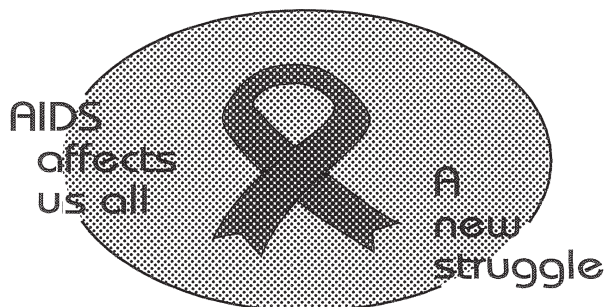
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PART 2 OF 2

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 15 OF 2024****MOGALE CITY LOCAL MUNICIPALITY****MOGALE CITY AMENDMENT SCHEME 0049****NOTICE OF APPLICATION FOR REZONING APPLICATION IN TERMS OF SECTION 45 AND SUBDIVISION IN TERMS OF SECTION 58 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018:- ERF 3731, NOORDHEUWEL EXTENSION 19 TOWNSHIP**

I, Kevin Neil Kritzinger (Pr Pln A/813/1995) of African Cherry Tree Development Services (Pty) Ltd, being the applicant in respect of Erf 3731, Noordheuwel Extension 19 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 I/we have applied to Mogale City Local Municipality for the amendment of the Mogale City Land Use Scheme, 2022, and the resulting rezoning of part of the property as per the provisions of the Krugersdorp Town Planning Scheme, 1980 and the subdivision of the land as per Section 58 of the Mogale City Spatial Planning and Land Use Management By-law, 2018.

The property is situated at Robert Broom Drive in close proximity to the Valley View Shopping Centre.

The rezoning is from "Residential 3" to "Residential 4" and "Business 3", subject to certain conditions. The intention of the applicant in this matter is to create coordinated development in respect of part of Erf 3731, Noordheuwel Extension 19 Township, for inter alia residential units and shops (convenience store) on respective portions. The land is to be subdivided.

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: Development and Planning, Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740, from 17 January 2024 until 14 February 2024.

Dates on which notice will be published: 17 January 2024 and 24 January 2024

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Citizen newspaper. Due to the pandemic, the application detail is available at the Applicant also, with contact details as reflected hereunder.

Address of the Manager: Development Planning at the Municipal offices: C/o Human and Monument Streets, 1st Floor, Furncity Building, Krugersdorp.

Closing date for any objections and/or comments: 14 February 2024

Address of applicant: African Cherry Tree Development Services (Pty) Ltd, PO Box 478, Sonpark, 1206, 7, Cecil Knight Street, Krugersdorp, 1739, Cell: 082 7740 720, Email: act@telkomsa.net (Ref: a3150-notice/nov'23)

17-24

LOCAL AUTHORITY NOTICE 16 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of Erf 1082, Sinoville hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law ,2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 described above.

The property is situated at 264 Braam Pretorius Street , Sinoville.

The rezoning is from "*Residential 1* " to "*Special*" for one dwelling unit, offices, retail and a kitchen for the preparation of food. The coverage will be 45% (excluding covered parking), the floor-space ratio 0.45 and 2 storeys.

The intention of the landowner in this matter is to use the land and buildings for one dwelling unit, offices, retail and a kitchen for the preparation of food.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and / or comments(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@TSHWANE.GOV.ZA from 17 January 2024 until 14 February 2024.

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

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

Closing date for any objections and / or comments: 14 February 2024

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

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 17 & 24 January 2024.

Reference No: Item No:38924

17-24

PLAASLIKE OWERHEID KENNISGEWING 16 VAN 2024

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

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Erf 1082, Sinoville gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014) van die eiendom soos hierbo beskryf. Die eiendom is geleë te 264 Braam Pretorius Straat, Sinoville

Die hersonering is vanaf "*Residensieël 1*" na "*Spesiaal*" vir een wooneenheid, kantore, kleinhandel en n kombuis vir die voorbereiding van voedsel. Die voorgestelde dekking sal wees 45% (uitgesluit bedekte parkering), die vloer-ruimte-verhouding 0,45 en 2 verdiepings. Die bedoeling van die grondeienaar in hierdie geval is die gebruik van die eiendom en geboue vir die voorbereiding van voedsel, kantore, kleinhandel en residensieel (een wooneenheid)

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 17 Januarie 2024 tot 14 Februarie 2024.

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

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

Sluitingsdatum vir enige besware en / of kommentare: 14 Februarie 2024

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

Datums waarop kennisgewing gepubliseer word: 17 en 24 Januarie 2024

Verwysing Nr: Item Nr: 38982

17-24

LOCAL AUTHORITY NOTICE 19 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of Erf 1082, Sinoville hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law ,2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 described above.

The property is situated at 264 Braam Pretorius Street , Sinoville.

The rezoning is from "*Residential 1* " to "*Special*" for one dwelling unit, offices, retail and a kitchen for the preparation of food. The coverage will be 45% (excluding covered parking), the floor-space ratio 0.45 and 2 storeys.

The intention of the landowner in this matter is to use the land and buildings for one dwelling unit, offices, retail and a kitchen for the preparation of food.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and / or comments(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@TSHWANE.GOV.ZA from 17 January 2024 until 14 February 2024.

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

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

Closing date for any objections and / or comments: 14 February 2024

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

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 17 & 24 January 2024.

Reference No: Item No:38924

17-24

PLAASLIKE OWERHEID KENNISGEWING 19 VAN 2024



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

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Erf 1082, Sinoville gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014) van die eiendom soos hierbo beskryf. Die eiendom is geleë te 264 Braam Pretorius Straat, Sinoville

Die hersonering is vanaf "Residensieël 1 "na "Spesiaal " vir een wooneenheid, kantore, kleinhandel en n kombuis vir die voorbereiding van voedsel. Die voorgestelde dekking sal wees 45%(uitgesluit bedekte parking), die vloer-ruimte-verhouding 0,45 en 2 verdiepings.

Die bedoeling van die grondeienaar in hierdie geval is die gebruik van die eiendom en geboue vir die voorbereiding van voedsel, kantore, kleinhandel en residensieël (een wooneenheid)

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 10 Januarie 2024 tot 7 Februarie 2024.

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

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

Sluitingsdatum vir enige besware en / of kommentare: 7 Februarie 2024

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

Datums waarop kennisgewing gepubliseer word: 10 en 17 Januarie 2024

Verwysing Nr: Item Nr: 38982

LOCAL AUTHORITY NOTICE 20 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

Notice is hereby given to all whom it may concern that in terms of Clause 14(10) of the Tshwane Town Planning Scheme, 2008 (Revised 2014), read together with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the City of Tshwane Land Use Management By-law, 2016, that I, Elize Castelyn from *Elizé Castelyn Town Planners*, being the authorized agent of the owner applied to City of Tshwane for consent to develop an additional dwelling on Erf 251 Waterkloof Glen, also known as 393 Bruce Street, Waterkloof Glen, zoned "Residential 1" in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014).

We, Elize Castelyn Town Planners, being the applicant for Erf 251, Waterkloof Glen, situated at 393 Bruce Street, Waterkloof Glen, Tshwane, 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 conditions in T 122614/2001: B (b)-(f), (i), C(a)-(d) and definitions (i) and (ii) in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 in order to use the said Erf 251 Waterkloof Glen for a second dwelling.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, including an 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 January 2024, until 14 February 2024

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices, City Planning and Development, City Planning Registration, Room E 10, Centurion Office, corner of Basden and Rabie Streets, Centurion 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 or from the applicant at ecstads@castelyn.com, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette.

Address of applicant: 98 Tenth Street, Menlo Park, Pretoria / P O Box 36262 Menlo Park, 0102 email: ecstads@castelyn.com Tel: 012 3468772 / 083 3055487

Closing date for any objections and/or comments: 14 February 2024

Dates on which notice will be published: 17 January 2024 and 24 January 2024

Item No: 39247 (Removal) and Item No:39248 (additional dwelling)

17-24

PLAASLIKE OWERHEID KENNISGEWING 20 VAN 2024**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**

Ingevolge Klousule 14(10) van die Tshwane Dorpsbeplanning Skema 2008 (Hersien 2014), saamgelees met afdeling 16(3) die Stad van Tshwane Grondgebruikbestuur Bywet, 2016 (16(3)) word hiermee aan alle belanghebbendes kennis gegee dat ek, Elize Castelyn van *Elizé Castelyn Stadsbeplanners*, synde die gemagtigde agent van die eienaar, by die Stad van Tshwane aansoek gedoen het vir toestemming om 'n tweede woonhuis te ontwikkel op Erf 251 Waterkloof Glen wat ook bekend staan as Bruce Straat 393, Waterkloof Glen, wat "Residensieel 1" gesoneer is ingevolge die Tshwane Dorpsbeplanning Skema, 2008 (Hersien 2014)

Ons, Elize Castelyn Stadsbeplanners, synde die aansoeker vir Erf 251 Waterkloof Glen, geleë te Bruce Straat 393, Waterkloof Glen, 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 opheffing van Voorwaardes in T 122614/2001: Voorwaarde B (b)-(f), (i), C(a)-(d) en Definisies (i) en (ii) in terme van afdeling 16(2) van die Stad van Tshwane Grondgebruik Bestuur Bywet, 2016 om Erf 251 Waterkloof Glen te kan gebruik vir 'n tweede wooneenheid.

Besware teen of versoë ten opsigte van die aansoek en die gronde vir die beswaar(e) / of versoë(e) met volle kontak besonderhede, insluitende 'n epos adres, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of instansie wat die beswaar / versoë 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 vanaf 17 Januarie 2024 tot 14 Februarie 2024.

Besonderhede van die aansoek en planne lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, Stadsbeplanning en Ontwikkeling, Stadsbeplanning Registrasie, Kamer E 10, Centurion Kantoor, hoek van Basden and Rabie Strate, Centurion of indien enige ge-interesseerde of ge-afekteerde party wat die aansoek wil besigtig of 'n kopie van die grondgebruiksaansoek wil bekom, kan 'n kopie versoek by die volgende kontak: newlanduseapplications@tshwane.gov.za of van die aansoeker by ecstads@castelyn.com, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie in die Provinsiale Koerant.

Adres van aansoeker: Tiende Straat 98, Menlo Park, Pretoria / Posbus 36262 Menlo Park, 0102 epos: ecstads@castelyn.com Tel: 012 3468772 / 083 3055487

Sluitingsdatum vir besware en / of versoë: 14 Februarie 2024
Datums waarop kennisgewings gepubliseer word: 17 Januarie 2024 en 24 Januarie 2024

Item No: 39247 (Opheffing) and Item No:39248 (tweede woonhuis)

17-24

LOCAL AUTHORITY NOTICE 21 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of the **Portion 1 of Erf 443 , Silverton** hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law ,2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 described above.
The property is situated at 455 Jasmyn Avenue ,Silverton.

The rezoning is from "**Special** " *for offices, motor dealership and vehicle sale smart* to "**Residential 1**".

The intention of the landowner in this matter is to use the land and buildings for one dwelling house.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and / or comments(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@TSHWANE.GOV.ZA from 17 January 2024 until 14 February 2024.

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

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

Closing date for any objections and / or comments: 14 February 2024

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

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 17 & 24 January 2024.

Reference No: Item No:38871

17-24

PLAASLIKE OWERHEID KENNISGEWING 21 VAN 2024



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

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van die Gedeelte 1 van Erf 443 , Silverton gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014) van die eiendom soos hierbo beskryf. Die eiendom is geleë te 455 Jasmyn Avenue, Silverton

Die hersonering is vanaf "*Spesiaal “ vir kantore, motorhandelaar en motor verkoop sentrum na “Residensieel 1”.*

Die bedoeling van die grondeienaar in hierdie geval is die gebruik van die eiendom en geboue vir een woonhuis.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 17 Januarie 2024 tot 14 Februarie 2024.

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

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

Sluitingsdatum vir enige besware en / of kommentare: 14 Februarie 2024

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

Datums waarop kennisgewing gepubliseer word: 17 & 24 Januarie 2024

Verwysing Nr: Item Nr: 38871

17-24

LOCAL AUTHORITY NOTICE 22 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of Erf 264, Karenpark hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law ,2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 described above.

The property is situated at 31 Diffenbachia Street, Karenpark.

The rezoning is from "*Residential 1* " to "*Special*" for medical consulting rooms and offices. The coverage will be 30% (excluding covered parking), the floor-space ratio 0.3 and 1 storey.

The intention of the landowner in this matter is to use the land and buildings for medical consulting rooms and 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 comments(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@TSHWANE.GOV.ZA from 17 January 2024 until 14 February 2024.

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

Address of Municipal Offices: Akasia Municipal Offices, 485 Heinrich Street (entrance in Dale Street), 1st floor, Room F8, Karenpark.

Closing date for any objections and / or comments: 14 February 2024

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

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 17& 24 January 2024.

Reference No: Item No:38982

17-24

PLAASLIKE OWERHEID KENNISGEWING 22 VAN 2024

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

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Erf 264 Karenpark gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014) van die eiendom soos hierbo beskryf.
Die eiendom is geleë te Diffenbachia Straat 31, Karenpark.

Die hersonering is vanaf "*Residensieël 1*" na "*Spesiaal*" vir Mediese kamers en kantore. Die voorgestelde dekking sal wees 30% (uitgesluit bedekte parkering), die vloer-ruimte-verhouding 0,3 en 1 verdieping. Die bedoeling van die grondeienaar in hierdie geval is die gebruik van die eiendom en geboue vir mediese spreekkamers en kantore.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 17 Januarie 2024 tot 14 Februarie 2024.

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

Adres van Munisipale Kantore: Akasia Munisipale Kantore, 485 Heinrich Straat (ingang in Dale Straat), 1ste vloer, Kamer F8, Karenpark.

Sluitingsdatum vir enige besware en / of kommentare: 14 Februarie 2024

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

Datums waarop kennisgewing gepubliseer word: 17 & 24 Januarie 2024

Verwysing Nr: Item Nr: 38982

17-24

LOCAL AUTHORITY NOTICE 23 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of the Remainder of Erf 445 , Silverton hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law ,2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 described above.
The property is situated at 457 Jasmyn Avenue ,Silverton.

The rezoning is from "**Special** " *for offices, motor dealership and vehicle sale smart* to "**Special**" for Motor Vehicle Test Station. The coverage will be 20 % (excluding covered parking), the floor-space ratio 0.2 and 1 storeys.

The intention of the landowner in this matter is to use the land and buildings for a motor vehicle test station.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and / or comments(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@TSHWANE.GOV.ZA from 17 January 2024 until 14 February 2024.

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

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

Closing date for any objections and / or comments: 14 February 2024

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

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 17 & 24 January 2024.

Reference No: Item No:38738

17-24

PLAASLIKE OWERHEID KENNISGEWING 23 VAN 2024



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

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van die Restant van Erf 445 , Silverton gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014) van die eiendom soos hierbo beskryf.
Die eiendom is geleë te 457 Jasmyn Avenue, Silverton

Die hersonering is vanaf "*Spesiaal* " vir kantore, motorhandelaar en motor verkoop sentrum na "*Spesiaal* " vir n voertuig toets sentrum. Die voorgestelde dekking sal wees 20%(uitgesluit bedekte parking), die vloer-ruimte-verhouding 0,2 en 1 verdieping.
Die bedoeling van die grondeienaar in hierdie geval is die gebruik van die eiendom en geboue vir die toets van motor voertuie.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 17 Januarie 2024 tot 14 Februarie 2024.

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

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

Sluitingsdatum vir enige besware en / of kommentare: 14 Februarie 2024

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

Datums waarop kennisgewing gepubliseer word: 17 & 24 Januarie 2024

Verwysing Nr: Item Nr: 38738

17-24

LOCAL AUTHORITY NOTICE 24 OF 2024



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

I, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), being the applicant, of Erf 1082, Sinoville hereby gives notice in terms of Section 16(1)(f) of the City of Tshwane Metropolitan Municipality Land Use Management By-law ,2016, that I have applied to the City of Tshwane Metropolitan Municipality for the 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 described above.

The property is situated at 264 Braam Pretorius Street , Sinoville.

The rezoning is from "*Residential 1* " to "*Special*" for one dwelling unit, offices, retail and a kitchen for the preparation of food. The coverage will be 45% (excluding covered parking), the floor-space ratio 0.45 and 2 storeys.

The intention of the landowner in this matter is to use the land and buildings for one dwelling unit, offices, retail and a kitchen for the preparation of food.

Any objection(s) and / or comment(s), including the grounds for such objection(s) and / or comment(s), with full contact details without which the Municipality cannot correspond with the person or body submitting the objection(s) and / or comments(s), shall be lodged with, or made in writing to: The Strategic Executive Director: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@TSHWANE.GOV.ZA from 17 January 2024 until 14 February 2024.

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

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

Closing date for any objections and / or comments: 14 February 2024

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

Telephone nrs: 083 226 1316 or 072 184 9621

Dates on which notice will be published: 17 & 24 January 2024.

Reference No: Item No:38924

17-24

PLAASLIKE OWERHEID KENNISGEWING 24 VAN 2024

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

Ek, Pieter Gerhard de Haas ((Platinum Town and Regional Planners CC (2008/161136/23)), synde die applikant van Erf 1082, Sinoville gee hiermee kennis in terme van Artikel 16(1)(f) van die Tshwane Metropolitaanse Munisipaliteit se Grondgebruiksbestuursbywet 2016, dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanning Skema, 2008 (Gewysig in 2014) van die eiendom soos hierbo beskryf.

Die eiendom is geleë te 264 Braam Pretorius Straat, Sinoville

Die hersonering is vanaf "Residensieël 1 "na "Spesiaal " vir een wooneenheid, kantore, kleinhandel en n kombuis vir die voorbereiding van voedsel. Die voorgestelde dekking sal wees 45%(uitgesluit bedekte parkering), die vloer-ruimte-verhouding 0,45 en 2 verdiepings.

Die bedoeling van die grondeienaar in hierdie geval is die gebruik van die eiendom en geboue vir die voorbereiding van voedsel, kantore, kleinhandel en residensieel (een wooneenheid)

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir sodanige beswaar(e) en/of kommentaar(e), met volle kontakbesonderhede waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) indien, moet gelewer of skriftelik gerig word aan : Die Strategiese Uitvoerende Direkteur : Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of gestuur word aan CityP_Registration@tshwane.gov.za vanaf 10 Januarie 2024 tot 7 Februarie 2024.

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

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

Sluitingsdatum vir enige besware en / of kommentare: 7 Februarie 2024

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

Datums waarop kennisgewing gepubliseer word: 10 en 17 Januarie 2024

Verwysing Nr: Item Nr: 38982

17-24

LOCAL AUTHORITY NOTICE 25 OF 2024**MOGALE CITY LOCAL MUNICIPALITY****MOGALE AMENDMENT SCHEME 0075****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN PLANNING SCHEME IN TERMS OF
SECTION 45 OF THE MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-
LAW, 2018**

I, Kevin Neil Kritzinger (Pr. Pln A/813/1995), of **African Cherry Tree Development Services (Pty) Ltd**, being the authorized agent of the owner of Portion 330 of the farm Paardeplaats No 177-IQ, hereby give notice in terms of Section 45 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 amendment of the town planning scheme, known as the Mogale City Land Use Scheme, 2022.

This application contains the proposal of rezoning of Portion 330 of the farm Paardeplaats No 177-IQ from "Agriculture" to "Business 3", subject to conditions, where the land is located East of Krugersdorp, and next President Hyper.

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: Development and Planning, Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740 from 17 January 2024 until 14 February 2024.

Dates on which notice will be published: 17 January 2024 and 24 January 2024

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

Address of the Manager: Development Planning at the Municipal offices: C/o Human and Monument Streets, 1st Floor, Furncity Building, Krugersdorp.

Closing date for any objections and/or comments: 14 February 2024

Address of applicant: African Cherry Tree Development Services (Pty) Ltd, PO Box 478, Sonpark, 1206, Cell: 082 7740 720, Email: act@telkomsa.net (Ref: a3165-notice/nov'23)

LOCAL AUTHORITY NOTICE 26 OF 2024**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
Thereby 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	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Edenburg	Bevan Road Residents Association Road Closure	424	Bevan Road off the intersection with 12 th Avenue	Two (2) motorised 2,5 meter wide swing gates with a separate pedestrian gate The pedestrian gate will be open between 06h00 and 20h00 daily There will be an intercom for access by night and a release button for access by day

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.
75 Helen Joseph 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.



a world class African city

City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



LOCAL AUTHORITY NOTICE 27 OF 2024**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 Hurlingham, Glenadrienne, Craighall Residents Association Reference Number 438. The security access restriction was originally advertised in the Government Gazette/ local newspaper for public comment on the 9th February, 2022 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 two 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.

LOCAL AUTHORITY NOTICE 28 OF 2024**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 York Avenue Craighall Park Residents Association Reference Number 450. The security access restriction was originally advertised in the Government Gazette/ local newspaper for public comment on the 31st May, 2023 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 two 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.

LOCAL AUTHORITY NOTICE 29 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T17970/2021 submitted in terms of Section 16(2), with reference to the following property: Erf 261, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions C.(b)(ii), C.(b)(iii), C.(c), C.(e), C.(f), C.(h), C.(i)(i), C.(i)(ii), C.(i)(iii), C.(j)(i), C.(j)(ii), C.(j)(iii) and C.(k).

This removal will come into effect on the date of publication of this notice.

(CPD VAL/0688/261 (Item 33051))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024

(Notice 501/2024)

LOCAL AUTHORITY NOTICE 30 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T29593/1987, with reference to the following property: Erf 196, Meyerspark.

The following conditions and/or phrases are hereby removed: Conditions 2(a), 2(b), 2(c), 2(d), 2(e), 2(f), 4, 4(i), 4(ii), 5(a), 5(b), 5(c), 5(c)(i), 5(c)(ii), 5(d) and 5(e).

This removal will come into effect on the date of publication of this notice.

(CPD MRP/0424/196 (Item 37727))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024

(Notice 502/2024)

LOCAL AUTHORITY NOTICE 31 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T2276/2001, with reference to the following property: Erf 701, Queenswood.

The following conditions and/or phrases are hereby removed: Conditions A., B.1., B.2., B.3., B.4., B.5., B.6., B.7., B.8., B.9., B.11., B.12., B.13., B.13.(a), B.13.(b), B.14., B.15., B.17., B.17.(a) and including B.17.(b).

This removal will come into effect on the date of publication of this notice.

(CPD QSW/0568/701 (Item 37319))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 503/2024)

LOCAL AUTHORITY NOTICE 32 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T81874/2014, with reference to the following property: Erf 194, Ashlea Gardens.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (l)(i), (l)(ii), (m) and (n).

This removal will come into effect on the date of publication of this notice.

(CPD ASG/0024/194 (Item 38491))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 507/2024)

LOCAL AUTHORITY NOTICE 33 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T7780/1990, with reference to the following property: Holding 74, Mnandi Agricultural Holdings.

The following conditions and/or phrases are hereby removed: Conditions B.(c)(i), B.(c)(ii), B.(d)(i), B.(d)(vi) and B.(d)(v).

This removal will come into effect on the date of publication of this notice.

(CPD MND/0949/74 (Item 37641))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 504/2024)

LOCAL AUTHORITY NOTICE 34 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T41914/2022, with reference to the following property: Erf 24, Waterkloofpark.

The following conditions and/or phrases are hereby removed: Conditions F, H, G, M and N.

This removal will come into effect on the date of publication of this notice.

(CPD WKP/0740/24 (Item 37815))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 510/2024)

LOCAL AUTHORITY NOTICE 35 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T123612/2005, with reference to the following property: The Remainder of Erf 708, Waterkloof.

The following conditions and/or phrases are hereby removed: Condition (a).

This removal will come into effect on the date of publication of this notice.

(CPD WKF/0716/708/R (Item 36825))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 506/2024)

LOCAL AUTHORITY NOTICE 36 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T21226/2022, with reference to the following property: Erf 736, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (m), (n), (o), (p) and (q).

This removal will come into effect on the date of publication of this notice.

(CPD MNP/0416/736 (Item 37919))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 505/2024)

LOCAL AUTHORITY NOTICE 37 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T00072532/2020, with reference to the following property: Erf 973, Queenswood.

The following conditions and/or phrases are hereby removed: Conditions 2, 6, 7, 11, 13, 13(a), 13(b), 14 and including 15.

This removal will come into effect on the date of publication of this notice.

(CPD QWD/0568/973 (Item 33927))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 509/2024)

LOCAL AUTHORITY NOTICE 38 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T25763/2023, with reference to the following property: Portion 1 of Erf 820, Lynnwood Extension 1.

The following conditions and/or phrases are hereby removed: Conditions B.(b), B.(f), B.(g), B.(i) and C.(c).

This removal will come into effect on the date of publication of this notice.

(CPD LYNx1/0376/820/1 (Item 38371))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

24 JANUARY 2024
(Notice 508/2024)

LOCAL AUTHORITY NOTICE 39 OF 2024**AMENDMENT SCHEME 20-04-4492**

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 370 Hoogland Extension 47 from "Industrial 1" to "Industrial 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-4492. Amendment Scheme 20-04-4492 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice 603/2024

LOCAL AUTHORITY NOTICE 40 OF 2024**AMENDMENT SCHEME 20-01-4929**

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 18 Risidale from "Business 4" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4929. Amendment Scheme 20-01-4929 will come into operation on the date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 570/2024

LOCAL AUTHORITY NOTICE 41 OF 2024**ERF 1 FRANKLIN ROOSEVELT 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(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(i), B(j), B(k), B(l) and B(m) from Deed of Transfer T24449/2018 in terms of reference number 20/13/1826/2023 which will come into operation on date of publication;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the erf from "Residential 1" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4915. Amendment Scheme 20-01-4915 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. 576/2024

LOCAL AUTHORITY NOTICE 42 OF 2024**AMENDMENT SCHEME 20-07-4009**

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 1658 Noordwyk Extension 33 from "Residential 1" to "Residential 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-07-4009. Amendment Scheme 20-07-4009 will come into operation on the date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 580/2024

LOCAL AUTHORITY NOTICE 43 OF 2024**LOCAL AUTHORITY NOTICE 662 OF 2024**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 434**

Orange Grove:

The removal of conditions (1), (3) and (4) from Deed of Transfer T40784/2018.

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 662/2023

LOCAL AUTHORITY NOTICE 44 OF 2024**AMENDMENT SCHEME 20-01-4762**

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 2 of Erf 183 Fairland 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 20-01-4762. Amendment Scheme 20-01-4762 will come into operation on the date of publication hereof.

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

Hector Bheki Makhubo

Deputy Director: Legal Administration

City of Johannesburg Metropolitan Municipality /

Notice No. 582/2024

LOCAL AUTHORITY NOTICE 45 OF 2024**NOTICE OF COMBINED APPLICATION FOR REZONING AND CONSOLIDATION IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Sonja Meissner-Roloff, on behalf of Plandev Town and Regional Planners, ID number 6511020019089, being the authorized agent of the owners of Portions 2 and 3 of Erf 6233, Midstream Estate Extension 55, which properties are situated directly north of the Midstream Mediclinic Hospital and directly west of Provincial Road K109 / Midstream Drive, 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 (Tembisa Customer Care Centre) for:

- The consolidation of Portions 2 and 3 of Erf 6233, Midstream Estate Extension 55 in terms of Section 55 (1) of the City of Ekurhuleni Metropolitan Municipality Land Use Management By-Law, 2019.
- The rezoning of Portions 2 and 3 of Erf 6233, Midstream Estate Extension 55 in terms of Section 48 (1) of the said By-law from "Residential 3" at a density of 30 units per hectare to "Business 2" for medical consulting rooms to the extent of 2500m².

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Tembisa Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 5th floor, Room A506/508, Main Building, Kempton Park Civic Centre, cnr CR Swart Street and Pretoria Road, Kempton Park, for a period of 28 days from 24 January 2024 (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 Area Manager: City Planning Department, Tembisa Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, by hand to the physical address mentioned above or by registered post to PO Box 13, Kempton Park, 1620, within a period of 28 days from 24 January 2024.

Dates of advertisements: 24 January 2024 and 31 January 2024

Address of the authorised agent: Plandev Town and Regional Planners, Highveld Office Park, 9 Charles de Gaulle Crescent, Highveld, Centurion, Po Box 7710, Centurion 0046, Tel: 012 665 2330, Cell no: 082 451 9585. Email: plandev@iafrica.com

LOCAL AUTHORITY NOTICE 46 OF 2024**AMENDMENT SCHEME 20-04-4492**

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 370 Hoogland Extension 47 from "Industrial 1" to "Industrial 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-4492. Amendment Scheme 20-04-4492 will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice 603/2023

LOCAL AUTHORITY NOTICE 47 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 26 OF ERF 29 KLIPRIVIER TOWNSHIP**

Notice is hereby given in terms of the provisions of Section 63 (4) of the MIDVAAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, that the MIDVAAL LOCAL MUNICIPALITY has **REFUSED** the removal of restrictive title conditions 1 (b), 1 (d), 1 (e), 1 (f) and 1 (j) from Deed of Transfer T25549/2018 in respect of Portion 26 of Erf 29 Kliprivier Township and **APPROVED** the removal of restrictive title conditions 1 (g), 1 (h), 1 (i) and 1 (k) from Deed of Transfer T25549/2018 in respect of Portion 26 of Erf 29 Kliprivier Township

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 48 OF 2024**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**
NOTICE IN TERMS OF SECTION 44(1)(C)(I) OF THE RATIONALISATION OF LOCAL
GOVERNMENT AFFAIRS ACT, 1998

The City of Ekurhuleni Metropolitan Municipality hereby gives notice in terms of section 44(1)(c)(i) read with section 45(3) of the Rationalization of Local Government Affairs Act, 1998, that it intends to authorize Sunward Park Ext 1 & 6 Residents Association to restrict access to Harp Road, Opera Place, Tamboer Road, Lied Road, Tosca Road, Zaza Road, Ville Place, Carmen Road, Orkes Road, Verdi Place, Bellini Road, Strauss Road, Klarinet Road, Sangryk Road, Nicholson Road, Oberon Road, Hamlet Place, Klavier Road, Harmonie Avenue, Tjello Road and Kingfisher Service Road in Sunward Park Extension 1 & 6 Townships, based on an application received in terms of section 45 of the said act.

Comments are being sought on the draft and proposed terms of the restriction which are as follows:

1. That the Residents' Association accept that all the roads within the said restriction of access still constitutes public roads after the envisaged restriction of access, legally vesting in the Council.
2. That access to such roads for whatever reason may not be prohibited and that unrestricted access must be guaranteed at all times to:
 - (a) Employees of the State, the South African Police Services (SAPS), the Council and its employees/contractors, 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;
 - (b) Doctors on call, ambulances and any other emergency service.
3. The approval of the said application for a period of two years only, where after the applicant may re-apply. All conditions must be complied with during the approval period, failing which the Council may withdraw the approval and all costs to remove all closures within the subject area, shall be to the cost of the applicant.
4. The security guards with guardhouse shall be placed at the proposed entry points to monitor movement activities. Personnel (security guards) manning the access control point may only monitor activity and may not:
 - search vehicles or people,
 - require the filling in of a register
 - require personal information from any person entering
 - require the person to produce any form of identification
 - interrogate the person entering
 - apply any form of discrimination to determine who should enter the area
 - charge any fee for entering the area
 - delay traffic (pedestrian or vehicular) other than the absolute minimum required to open any boom or gate.
5. That the Resident's association must accept full responsibility towards all inhabitants within the restricted area as far as ingress and egress arrangements are concerned

(i.e. instructions to guards, payments due, etc.)

6. That the Residents' Association shall be responsible for the payment of all Council services used in connection with the proposed restriction of access (e.g. electricity, water, sewerage etc.).
7. That the Residents' Association obtain a public liability policy to the amount of R2 000 000,00 per incident fully paid up in advance for two years in order to protect the interest of the Council and the Residents' Association in this matter.
8. That adequate traffic signs and road markings be erected in consultation with the Head of Department: Roads and Stormwater.
9. That no security fences, gates, guard houses or booms, etc. be erected before the approval of the detailed plans indicating the positions of accesses and the road signs to be installed, by the HOD: Roads and Storm-water, the proclamation of the closure in the Government Gazette and the completion/signing of the Agreement for the closure by both the Municipality & the Residents Association.
10. That any damage caused to the Council's services as a result of the closure of the relevant public street be for the account of the Residents' Association.
11. The Resident' Association shall ensure full compliance with Emergency Services Bylaws as it applies water supply for firefighting purposes and in all cases to any other component of the same bylaw.
12. A 24-hour safe, convenient and direct access is required for personnel from the Department: Electricity and Energy Services for construction or maintenance purposes and meter reading.
13. That the Department of Electricity & Energy be contacted at (011) 999-1505 or (011) 999-1226, before any groundwork commences, to indicate existing electrical services.
14. No structures are to be erected on or close to any electrical services unless written consent from the Head of Department: Energy Services has been obtained.
15. That the Residents' Association enters into an agreement with the Council as prescribed by the Council's current policy, for the restriction of access to public places.
16. The Residents' Association must at all times maintain all such buildings, structures, equipment, machinery, barriers, signs and notices at its cost to the satisfaction of the local authority.
17. The recommended access control measure must be in operation for 24 hours with full, free vehicular and pedestrian access at all times to any person.
18. Any accesses that are closed must be capable of being open immediately in the event of an emergency and/or as determined in the authorizations.
19. Access cannot be controlled by remotes, cards identification, fingerprinting and other electronic means. Access must be manned on a "24/7" basis and shall be in the form of a boom gate that is synchronized with a surveillance camera which detects the movement activities and automatically opens the gate when the car is stopped in front of the boom gate. The boom gate and synchronized camera can also be linked to a push button that will be activated by the driver of the vehicle in order to open the boom gate

and enable the camera to capture each scene.

20. All pedestrian access points must adhere to the following:

- (a) All pedestrian access points must have unrestricted 24hr pedestrian access.
- (b) The standalone pedestrian gate must be unlocked at all times.
- (c) These pedestrian gates shall be provided at each and every position where all streets have been closed.

21. SITE SPECIFIC CONDITIONS

21.1. 24-hour access control is provided along Harp Road at Kingfisher Avenue with two lanes in and one lane out.

21.2. The Roads & Stormwater Department must confirm the possible road upgrades, intersection upgrades, signalisation, etc. that will be required as a result of this application as investigated in the Traffic Impact Study. The necessary confirmation must be obtained before the agreement is signed for this application.

21.3. The minimum stacking required according to the queue length analysis will be 25m-35m from the edge of the service road in Harp Road

21.4. The access/servitude road between Oberon Road and Harp Road must be registered and constructed at the cost of the applicant.

21.5. Pedestrian movement may not be restricted and a pedestrian gate shall be provided at each and every position where all streets have been closed.

21.6. All gates that are closed (pedestrian and vehicle) shall be manned on a "24/7" basis.

21.7. The permission from the owner/s of Erven 876 & 877 is obligatory.

The application, sketch plan of the area, comments by municipal departments and a traffic impact study being relied on by the Municipality to pass the resolution will lie for inspection during normal office hours at the offices of the Department City Planning: Boksburg Customer Care Centre, room 246, 2nd floor, Civic Centre, Boksburg.

Enquiries and comments on the terms of the restriction may be lodged with the Manager: Town Planning: Boksburg Sub Section, P.O. Box 215, Boksburg, 1460 or Francois.Vos@ekurhuleni.gov.za within a period of 1 month from(date of first advertisement).

Description of the public places: Harp Road, Opera Place, Tamboer Road, Lied Road, Tosca Road, Zaza Road, Ville Place, Carmen Road, Orkes Road, Verdi Place, Bellini Road, Strauss Road, Klarinet Road, Sangryk Road, Nicholson Road, Oberon Road, Hamlet Place, Klavier Road, Harmonie Avenue, Tjello Road and Kingfisher Service Road in Sunward Park Extension 1 & 6 Townships.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

LOCAL AUTHORITY NOTICE 49 OF 2024**MIDVAAL LOCAL MUNICIPALITY****NOTICE 1 OF 2024****ERF 33 THE BALMORAL ESTATES TOWNSHIP**

Notice is hereby given, in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, that the Municipality has **approved** the amendment of the Midvaal Land Use Scheme, 2023 for Erf 33 The Balmoral Estates Township from "Residential 1" to "Residential 2" with a density of "50 units/Ha". This amendment is known as MLUS154 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: 24 January 2024

LOCAL AUTHORITY NOTICE 50 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 40 OF THE FARM MCKAY 602-IQ**

Notice is hereby given, in terms of Section 63 (4) of the Midvaal Spatial Planning and Land Use Management By-Law, that MIDVAAL LOCAL MUNICIPALITY **APPROVED** the removal of restrictive title Conditions from C (i), (ii), (iii), (iv) and D. 3 (i) and (ii) in the Deed of Transfer T113348/1998 in respect of Portion 40 of the farm McKay 602-IQ.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 51 OF 2024**MIDVAAL LOCAL MUNICIPALITY****PORTION 3 OF ERF 1103 MEYERTON TOWNSHIP**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given that, the Meyerton Town Planning Scheme 1986, has been amended by the approved rezoning of Portion 3 of Erf 1103 Meyerton Township from "Residential 1" to "Business 1" with an annexure for place of refreshment, shops, offices and dry cleaners, which amendment scheme will be known as Meyerton Amendment Scheme H167.

MR. A. M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 51 VAN 2024**MIDVAAL PLAASLIKE MUNISIPALITEIT****GEDEELTE 3 VAN ERF 1103 MEYERTON DORPSGEBIED**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat die Meyerton Dorpsbeplanningskema 1986, gewysig word deur die hersonering van Gedeelte 3 van Erf 1103 Meyerton Dorpsgebied vanaf "Residensieel 1" na "Besigneid 1" 'n aanhangsel vir verversingsplek, winkels, kantore en droogskoonmakers, welke wysigingskema bekend sal staan as Meyerton Wysigingskema H167.

MNR A. M. GROENEWALD
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 52 OF 2024**MIDVAAL LOCAL MUNICIPALITY****ERF 105 KLIPRIVIER TOWNSHIP**

Notice is hereby given, in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, that the Municipality has **approved** the amendment of the Midvaal Land Use Scheme, 2023 for Erf 105 Kliprivier Township from “Residential 1” with a density of 1 dwelling unit per 1000m² to “Residential 2” with a density of 18 dwelling units per hectare to allow twenty-nine (29) dwelling units. This amendment is known as MLUS169 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 53 OF 2024**AMENDMENT SCHEME 20-01-4531**

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 1270 Fairland Extension 37** from “**Educational**” to “**Educational**”, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-4531**, which will come into operation on date of publication hereof.

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

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 653/2023

LOCAL AUTHORITY NOTICE 54 OF 2024

NOTICE

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:

APPLICATION TYPE:

Removal of Restrictive Conditions

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): 3636
Township (Suburb) Name: Bryanston Ext. 8
Street Address: 9 Highland Street
Ref Number: 20/13/3582/2023

APPLICATION PURPOSES:

The application is made in terms Section 41 of the Municipal Planning By-Laws of the City of Johannesburg, 2016, **to remove conditions B(a) and c on the Title Deed T000039253/2023** with regards to Erf 3635 Bryanston Extension 8.

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

Any objection or representation with regard to the application must be submitted to both the owner / **agent: Rulani Ngobeni, Email address: allanrhulani@gmail.com** 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 **21 February 2024**.

Any objections not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (valid of Objections) which is 28 days may be deemed invalid and may be disregarded during the assessment of the application.

Address of owner: Jenica P Proprietary Limited, Physical Address: 7 Highland Street, Bryanston, Cell No. 0833776163, Email: dikalohs@gmail.com

Date: 24 January 2024

LOCAL AUTHORITY NOTICE 55 OF 2024

NOTICE

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:

APPLICATION TYPE:

Removal of Restrictive Conditions

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): 3635
Township (Suburb) Name: Bryanston Ext. 8
Street Address: 7 Highland Street
Ref Number: 20/13/3582/2023

APPLICATION PURPOSES:

The application is made in terms Section 41 of the Municipal Planning By-Laws of the City of Johannesburg, 2016, **to remove conditions B(a) and c on the Title Deed T000039253/2023** with regards to Erf 3635 Bryanston Extension 8.

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

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Address of owner: Jenica P Proprietary Limited, Physical Address: 7 Highland Street, Bryanston, Cell No. 0833776163, Email: dikalohs@gmail.com

Date: 24 January 2024

LOCAL AUTHORITY NOTICE 56 OF 2024

NOTICE

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:

APPLICATION TYPE:

Removal of Restrictive Conditions

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): 3635
Township (Suburb) Name: Bryanston Ext. 8
Street Address: 7 Highland Street
Ref Number: 20/13/3582/2023

APPLICATION PURPOSES:

The application is made in terms Section 41 of the Municipal Planning By-Laws of the City of Johannesburg, 2016, **to remove conditions B(a) and c on the Title Deed T000039253/2023** with regards to Erf 3635 Bryanston Extension 8.

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Address of owner: Jenica P Proprietary Limited, Physical Address: 7 Highland Street, Bryanston, Cell No. 0833776163, Email: dikalohs@gmail.com

Date: 24 January 2024

NOTICE

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:

APPLICATION TYPE:

Removal of Restrictive Conditions

SITE DESCRIPTION:

Erf/Erven (Stand) No(s): 3636
Township (Suburb) Name: Bryanston Ext. 8
Street Address: 9 Highland Street
Ref Number: 20/13/3582/2023

APPLICATION PURPOSES:

The application is made in terms Section 41 of the Municipal Planning By-Laws of the City of Johannesburg, 2016, **to remove conditions B(a) and c on the Title Deed T000039253/2023** with regards to Erf 3635 Bryanston Extension 8.

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

Any objection or representation with regard to the application must be submitted to both the owner / **agent: Rulani Ngobeni, Email address: allanrhulani@gmail.com** 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 **21 February 2024**.

Any objections not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016, (valid of Objections) which is 28 days may be deemed invalid and may be disregarded during the assessment of the application.

Address of owner: Jenica P Proprietary Limited, Physical Address: 7 Highland Street, Bryanston, Cell No. 0833776163, Email: dikalohs@gmail.com

Date: 24 January 2024

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