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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 323 OF 2024****NOTICE OF AN APPLICATION FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG
LAND USE SCHEME, 2018 IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG
MUNICIPAL PLANNING BY-LAW, 2016**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Willem Georg Groenewald (ID No. 700404 5221 087) of Landmark Planning CC (Reg. No. 2009/101412/23), have applied to the City of Johannesburg Metropolitan Municipality for the Amendment of the City of Johannesburg Land Use Scheme, 2018, by the Rezoning of Erf 247, Sandhurst Extension 3 and Erf 602, Sandown Extension 4 (notarially tied) from "Special" for the purposes of shops, business purposes, offices, hotels, storerooms, restaurants, places of instruction, places of amusement, social halls, public garages (excluding repairs and maintenance), parking garages, dwelling units for building caretakers, supervisors, and maintenance staff, subject to the conditions contained in Amendment Scheme No. 20-02-0681 to "Business 1" including an urban garden, private open space, place of amusement, liquor stores, sport and recreation club, parking garages and public garages, subject to certain proposed conditions.

Site Description: Erf 247, Sandhurst Extension 3 and Erf 602, Sandown Extension 4 – Notarially Tied (83 Rivonia Road, Sandton City).

Application Type: Application for the Amendment of the Land Use Scheme (Rezoning) in terms of the provisions of Section 21 of the City of Johannesburg Municipal Planning By-Law, 2016. The purpose of the application is to obtain the necessary land-use rights in order to increase the viability of Sandton City as a vibrant mixed-use regional node, to include a residential component, to increase the permitted bulk/gross floor area by 30 000m² and to increase the height from 1665 meters above mean sea level to 60 storeys subject to certain proposed conditions and development controls. A separate application was submitted in terms of Section 33 of the City of Johannesburg Municipal Planning By-Law, 2016, for the subdivision of Erf 247, Sandhurst Extension 3 into 2 portions.

The above application will be open for inspection via CoJ Website at https://joburg.org.za/departments_/Pages/Development-Planning/Advertised-Land-Use-Applications.aspx. Alternatively, applications can be viewed by appointment from 08:00 to 13:00 at 33 Hoofd Street, Braampark, JPC, Forum I, (Block B) building from Monday to Friday. Appointments are to be made via email to Landuseapplications@joburg.org.za. Any objection or representation concerning the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning 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 4 April 2024.

Authorised Agent: Willem Georg Groenewald of Landmark Planning CC, P.O. Box 10936, Centurion, 0046, Tel: 012 667 4773, Cell: 082 371 5770, info@land-mark.co.za, Our Ref: R-22-594, Advertisement date: 7 March 2024. COJ reference No's: 20-02-5273 (Rezoning).

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

Notice is hereby given, in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that I, Willem Georg Groenewald (ID No. 700404 5221 087) of Landmark Planning CC (Reg. No. 2009/101412/23), have applied to the City of Johannesburg Metropolitan Municipality for the Removal of Conditions (b), (c), (d), (e), (g), (h), (j), (l), (l)(i), (l)(ii), (m) and (n) as contained in Deed of Transfer No. T45833/1994 in respect of Erf 864, Northcliff Extension 4.

Site Description: Erf 864, Northcliff Extension 4 (74 Dawn Drive, Northcliff).

Application Type: Application for the Removal of Restrictive Title Conditions in terms of the provisions of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 read with the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996). The purpose of the application is to specifically free/rid the property of the title condition pertaining to land uses and building lines [i.e., i.e., (l), (m) and (n)] as these conditions are restrictive with regard to the future development of the application site and will hamper the approval of Building Plans by the City of Johannesburg's Building Development Management. The application also seeks to free the title deed of all the title conditions that are outdated and no longer relevant and applicable to the property's zoning, land use, material used and development control.

The above application will be open for inspection via CoJ Website at <https://joburg.org.za/departments/Pages/Development-Planning/Advertised-Land-Use-Applications.aspx>. Alternatively, applications can be viewed by appointment from 08:00 to 13:00 at 33 Hoofd Street, Braampark, JPC, Forum I, (Block B) building from Monday to Friday. Appointments are to be made via email to Landuseapplications@joburg.org.za. Any objection or representation concerning the application must be submitted to both the owner/agent and the Registration Section of the Department of Development Planning 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 4 April 2024.

Authorised Agent: Willem Georg Groenewald of Landmark Planning CC, P.O. Box 10936, Centurion, 0046, Tel: 012 667 4773, Cell: 082 371 5770, info@land-mark.co.za, Our Ref: R-23-623, Advertisement date: 7 March 2024. COJ reference No.: 20/13/0233/2024 (Removal of Restrictive Title Conditions).

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