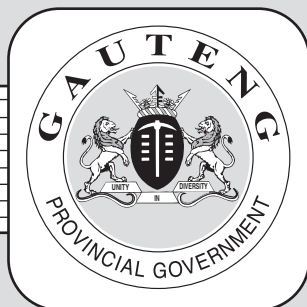


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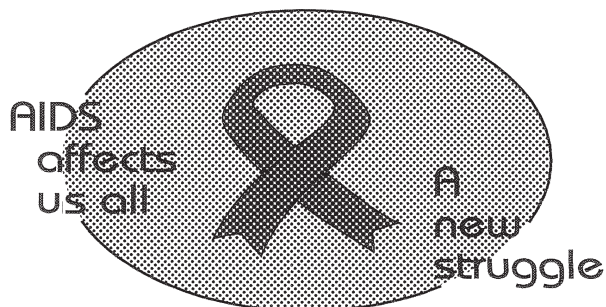
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Closing times for **ORDINARY WEEKLY** 2024

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**
- **03 April**, Wednesday for the issue of Wednesday **17 April 2024**
- **10 April**, Wednesday for the issue of Wednesday **24 April 2024**
- **17 April**, Wednesday for the issue of Wednesday **01 May 2024**
- **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**
- **12 June**, Wednesday for the issue of Wednesday **26 June 2024**
- **19 June**, Wednesday for the issue of Wednesday **03 July 2024**
- **26 June**, Wednesday for the issue of Wednesday **10 July 2024**
- **03 July**, Wednesday for the issue of Wednesday **17 July 2024**
- **10 July**, Wednesday for the issue of Wednesday **24 July 2024**
- **17 July**, Wednesday for the issue of Wednesday **31 July 2024**
- **24 July**, Wednesday for the issue of Wednesday **07 August 2024**
- **31 July**, Wednesday for the issue of Wednesday **14 August 2024**
- **07 August**, Tuesday for the issue of Wednesday **21 August 2024**
- **14 August**, Wednesday for the issue of Wednesday **28 August 2024**
- **21 August**, Wednesday for the issue of Wednesday **04 September 2024**
- **28 August**, Wednesday for the issue of Wednesday **11 September 2024**
- **04 September**, Wednesday for the issue of Wednesday **18 September 2024**
- **11 September**, Wednesday for the issue of Wednesday **25 September 2024**
- **18 September**, Wednesday for the issue of Wednesday **02 October 2024**
- **25 September**, Wednesday for the issue of Wednesday **09 October 2024**
- **02 October**, Wednesday for the issue of Wednesday **16 October 2024**
- **09 October**, Wednesday for the issue of Wednesday **23 October 2024**
- **16 October**, Wednesday for the issue of Wednesday **30 October 2024**
- **23 October**, Wednesday for the issue of Wednesday **06 November 2024**
- **30 October**, Wednesday for the issue of Wednesday **13 November 2024**
- **06 November**, Wednesday for the issue of Wednesday **20 November 2024**
- **13 November**, Wednesday for the issue of Wednesday **27 November 2024**
- **20 November**, Wednesday for the issue of Wednesday **04 December 2024**
- **27 November**, Wednesday for the issue of Wednesday **11 December 2024**
- **04 December**, Wednesday for the issue of Wednesday **18 December 2024**
- **11 December**, Wednesday for the issue of Wednesday **25 December 2024**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 370 OF 2024****ERF 348 BAKERTON EXTENSION 4****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, Thembelihle Mathebula, being the authorized agent of the owner of Erf 348 Bakerton Extension 4, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning of the property described above, situated at 24 Blossom Road, from "Residential 1" to "Residential 3".

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, for a period of 28 days from 03 April 2024.

Objections to, or representations in respect of the application, must be lodged with or made in writing to the Area Manager: City Planning Department, Springs Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, 4th Floor, F-Block, Springs Civic Centre, cnr Plantation and South Main Reef Roads, Springs, within a period 28 days until 01 May 2024.

Address of Applicant: c/o Eduard van der Linde & Ass., P.O. Box 44310, Linden, 2104 Tel: (011) 888 2741, e-mail address: thembi@thetownplanner.co.za; cell 078 274 1770.

3–10

GENERAL NOTICE 372 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Land Use Planning Consulting (Pty) Ltd, being the applicant of Erf 368 Lynnwood Ridge, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the 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 and read with the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996). The property is situated at no. 37 Verbenia Street, Lynnwood Ridge. The application is for the removal of conditions III(c), III(g), IV(a), IV(b) and VII in the Deed of Transfer no T34275/1978. The intension of the applicant is to remove redundant conditions and for the removal of a building restriction along the street boundary of 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 Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 03 April 2024 until 02 May 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at Room M7 E84, 7th floor, Middestad Building at no. 252 Thabo Sehume Street, Pretoria or at Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices by any interested and affected party for a period of 28 days from the date of publication of the notice in the Provincial Gazette. 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 applicant: Land Use Planning Consulting (Pty) Ltd., 94 Malherbe Street, Capital Park, 0081. Telephone No: 071 885 6613, Email: ErasmusL86@gmail.com. Date of first publication: 03 April 2024. Closing date for objections: 02 May 2024. Municipal Reference: Item No. 39607

3-10

PLAASLIKE OWERHEID KENNISGEWING 372 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN DIE OPHEFFING VAN BEPERKENDE TITEL AKTE VOORWAARDES INGEVOLGE ARTIKEL 16(2)
VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, Land Use Planning Consulting (Pty) Ltd, synde die gemagtigde applikant van Erf 368 Lynnwoodrif gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuurverordening, 2016, saamgelees met die Gauteng se opheffing van beperkings wet, 1996 (Wet 3 van 1996) dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende voorwaardes in die Titel akte van die bogenoemde eindom. Die eiendom is geleë te Verbeniastraat nr. 37, Lynnwoodrif. Die aansoek is vir die opheffing voorwaardes III(c), III(g), IV(a), IV(b) en VII in die Titel Akte no T34275/1978. Die bedoeling van die einaar is om oortollige voorwaardes te verwyder, asook vir die verwydering van n boubeperking teen die straatgrens van die eindom. Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë 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 03 April 2024 tot 02 Mei 2024.

Volledige besonderhede en planne van die aansoeke kan eletronies besigting word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by kamer M7 E84, 7th vloer, Middestadgebou by nr. 252 Thabo Sehume Straat, Pretoria of by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore. 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 gekopieeer, 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 die applikant: Land Use Planning Consulting (Pty) Ltd., 94 Malherbestraat, Capital Park, 0081. Tel Nr: 071 885 6613, E-pos: ErasmusL86@gmail.com. Datum van eerste kennisgewing: 03 April 2024. Sluitingsdatum vir besware: 02 Mei 2024. Munisipale verwysing: Item No. 39607

3-10

GENERAL NOTICE 373 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, Land Use Planning Consulting (Pty) Ltd, being the applicant of Erf 500 Lynnwood Glen, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 of the City of Tshwane Land Use Management By-law, 2016 that we have applied to the City of Tshwane Metropolitan Municipality for the 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 no. 6 Clair Road, Lynnwood Glen. The application for removal of Title Deed conditions is for the removal of conditions A(g) and C(a) in the Deed of Transfer no T50791/2019. The intension of the applicant is to remove restrictive conditions that prevent the establishment of an additional 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 comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, P.O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 03 April 2024 until 02 May 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at Room E10, Cnr of Basden and Rabie Streets, Centurion Municipal Offices by any interested and affected party for a period of 28 days from the date of publication of the notice in the Provincial Gazette. 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 applicant: Land Use Planning Consulting (Pty) Ltd., 94 Malherbe Street, Capital park, 0081. Telephone No: 071 885 6613, Email: ErasmusL86@gmail.com. Date of first publication: 03 April 2024. Closing date for objections: 02 May 2024. Municipal Reference: Item No. 39616

3-10

PLAASLIKE OWERHEID KENNISGEWING 373 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN DIE OPHEFFING VAN BEPERKENDE TITEL AKTE VOORWAARDES INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016.**

Ons, Land Use Planning Consulting (Pty) Ltd, synde die gemagtigde applikant van Erf 500 Lynnwoodglen gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 en Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 saamgelees met die Gauteng se opheffing van beperkings wet, 1996 (Wet 3 van 1996) dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van beperkende voorwaardes in die Titel akte van die bogenoemde eindom. Die eiendom is geleë te Clairweg nr. 6, Lynnwoodglen. Die aansoek is vir die opheffing van Titel Akte voorwaardes A(g) en C(a) in die Titel Akte no T50791/2019. Die bedoeling van die einaar is om beperkende voorwaardes te verwyder wat die ontwikkeling van 'n addisionele wooneenheid op die eindom beperk. Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë 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 03 April 2024 tot 02 Mei 2024.

Volledige besonderhede en planne van die aansoeke kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die datum van publikasie van die kennisgewing in die Provinsiale Koerant by Kamer E10, h/v Basden- en Rabiestraat, Centurion Munisipale Kantore. 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 die applikant: Land Use Planning Consulting (Pty) Ltd., 94 Malhrbestraat, Capital park, 0081. Tel Nr: 071 885 6613, E-pos: ErasmusL86@gmail.com. Datum van eerste kennisgewing: 03 April 2024. Sluitingsdatum vir besware: 02 Mei 2024. Munisipale verwysing: Item No. 39616.

3-10

GENERAL NOTICE 376 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 the **Remaining Extent of Portion 1 of Erf 45 Verwoerdburgstad**, 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 1261 Embankment Road, within the Verwoerdburgstad township, Centurion.

The rezoning of the **Remaining Extent of Portion 1 of Erf 45 Verwoerdburgstad**, is **FROM "Use Zone 9 : Business 4"**, with a Not-applicable Density; a Coverage of 60%, provided that the Local Authority may consent to additional coverage; a Height of 4 storeys, provided that the Local Authority may consent to additional height; a Floor Area Ratio (FAR) in terms of FAR Zone 19, subject to clause 25 (this being a FAR of 1.2); and further subject to certain building and development controls, and general conditions; **TO "Use Zone 28 : Special for Hospital and Medical Consulting Rooms"**, with a Not-applicable Density; a Coverage of 80%; a Height of 27,2 meters (7 storeys); a Floor Area Ratio (FAR) of 1.5, provided that Medical Consulting Rooms shall be limited to a gross floor area of 3 900m²; and further subject to certain amended building and development controls, and general conditions.

The intension of the applicant in this matter is to: amend the zoning of the property to enable the proposed re-use/ redevelopment of the property as a specialised hospital and medical consulting rooms.

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 **03 April 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 **01 May 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): 1 May 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: R549

Date on which notice will be published: 03 April 2024 and 10 April 2024

Ref no: -

Item No: 39731

3-10

PLAASLIKE OWERHEID KENNISGEWING 376 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 die **Restant van Gedeelte 1 van Erf 45 Verwoerdburgstad**, 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 1261 Embankment-weg, binne die Verwoerdburgstad dorp, Centurion

Die hersonering van die **Restant van Gedeelte 1 van Erf 45 Verwoerdburgstad**, is **VANAF "Gebruiksone 9 : Besigheid 4"**, met 'n Nie-toepaslike Digtheid; 'n Dekking van 60%, met dien verstande dat die Plaaslike Owerheid tot bykomende dekking kan toestem; 'n Hoogte van 4 verdiepings, met dien verstande dat die Plaaslike Owerheid tot bykomende hoogte kan toestem; 'n Vloeroppervlakteverhouding (VOV) in terme van VOV Sone 19, onderhewig aan klousule 25 (dit is 'n VOV van 1.2); en verder onderworpe aan sekere bou- en ontwikkelingskontroles, en algemene voorwaardes; **NA "Gebruik Sone 28: Spesiaal vir Hospitaal- en Mediese Spreekkamers"**, met 'n Nie-toepaslike Digtheid; 'n Dekking van 80%; 'n Hoogte van 27,2 meter (7 verdiepings); 'n Vloeroppervlakteverhouding (VOV) van 1.5, met dien verstande dat Mediese Spreekkamers beperk sal word tot 'n bruto vloeroppervlakte van 3 900m²; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die applikant in hierdie aangeleentheid is om: die sonering van die eiendom te wysig om die voorgestelde hergebruik/ herontwikkeling van die eiendom as 'n gespesialiseerde hospitaal en mediese spreekkamers moontlik te maak.

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 **03 April 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 **01 May 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): 01 May 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: R549

Datum waarop die kennisgewing sal verskyn: 03 April 2024 and 10 April 2024.

Verwysings no: -

Item No: 39731

3-10

GENERAL NOTICE 377 OF 2024

**NOTICE OF APPLICATIONS FOR REZONING, REMOVAL OF RESTRICTIONS AND
SUBDIVISION IN TERMS OF SECTIONS 68 OF THE CITY OF EKURHULENI
METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT
BY-LAW, 2019
ERF 13 SENDERWOOD TOWNSHIP**

I, Patrick Eustace Baylis of VBH Town Planning (Pty) Ltd being authorized agent of the owner of **Erf 13 Senderwood Township**, which property is situated at 19 St. Andrews Avenue, Senderwood, 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 (Edenvale Customer Care Centre) for the

- i) removal of certain conditions a) to h) contained in the Title Deed T3624/2023 of the property; and
- ii) for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property from "Residential 1" at a density of one dwelling house per 1500m² to "Residential 1" at a density of one dwelling house per 430m², subject to certain conditions; and
- iii) for the consent of council for the subdivision of the site into eight (8) portions.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Edenvale and Bedfordview Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, cnr. Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale, (Entrance Number 3, Room 248), for a period of 28 days from 3 April 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 Manager: Town Planning, Edenvale and Bedfordview Sub Section of the City of Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, cnr. Van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale, (Entrance Number 3, Room 248), or PO Box 25, Edenvale, 1610 or by email to Samke.Ngcobo@ekurhuleni.gov.za, within a period of 28 days from 3 April 2024 (date of first advertisement).

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

GENERAL NOTICE 380 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
PROPOSED LINDO PARK EXTENSION 5**

We CHD Properties Pty Ltd being the applicant / authorised agent of the owner of Remaining Extent of Portion 48 of the Farm Koedoespoort 325-JR and Portion 137 of the Farm Koedoespoort 325-JR hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the establishment of the township to be known as Lindo Park Extension 5 on a part of Remaining Extent of Portion 48 of the Farm Koedoespoort 325-JR and part of Portion 137 of the Farm Koedoespoort 325-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, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 03 April 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 02 May 2024.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, or directly from the applicant 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 Star newspapers.

Address of Municipal offices: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001, 7th Floor Middestad Building, 252 Thabo Sehume Street, Pretoria.

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

Address of applicant: CHD Properties Pty Ltd, PO Box 73 Lonehill 2062; 43 Pineslope Gardens, The Straight Avenue, Pineslopes.

Telephone Numbers; 082 921 2055 / 083 631 4409

Email: alan@cgdf.co.za / noel@cgdf.co.za

Dates on which notice will be published: 03 April 2024 and 10 April 2024

ANNEXURE

Name of township: Proposed Lindo Park Extension 5

Full name of applicant: CHD Properties Pty Ltd

Number of erven, proposed zoning and development control measures:

The proposed township comprises 2 erven as detailed below. These erven will be consolidated upon proclamation of the township to form a single erf.

The proposed zoning of the erven: Use Zone 3 - Residential 3, permitting Duplex Dwellings and Dwelling Units, Density, 120 dwelling units per hectare (permitting 508 dwelling units), Coverage 30%, Height four (4) storeys, Floor Area Ratio 0.65, Building Lines, 3 metres along street frontages, Parking, one (1) bay per Dwelling Unit.

The intention of the applicant in this matter is to establish a residential township comprising Duplex dwellings and Dwelling Units.

Locality and description of property on which township is to be established: The property is situated on the eastern side of Slater Road. It forms a crescent shaped property that also borders the Prasa railway line that runs through the local area. The street address for the site is not provided by the City of Tshwane Corporate GIS. It is along the full length of Slater Road. The township of Kilner Park is located to the west of the site.

The proposed township is situated on part of the Remaining Extent of Portion 48 of the Farm Koedoespoort 325-JR and part of Portion 137 of the Farm Koedoespoort 325-JR.

Reference: CPD 9/2/4/2-7232T Item No 38501

3-10

PLAASLIKE OWERHEID KENNISGEWING 380 VAN 2024
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4)
VAN DIE STAD TSHWANE VERORDENING OP DIE BESTUUR VAN GRONDGEBRUIK, 2016
VOORGESTELDE LINDO PARK UITBREIDING 5

Ons, CHD Properties Pty Ltd synde die aansoeker / gemagtigde agent van die eienaar van Oorblywende Deel van Gedeelte 48 van die Plaas Koedoespoort 325-JR en Gedeelte 137 van die Plaas Koedoespoort 325-JR gee hiermee kennis ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp wat bekend staan as Lindo Park Uitbreiding 5 op 'n gedeelte van Oorblywende Deel van Gedeelte 48 van die Plaas Koedoespoort 325-JR en 'n deel van Gedeelte 137 van die Plaas Koedoespoort 325-JR ingevolge artikel 16(4) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 waarna in die Bylae hierby verwys 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 Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of by CityP_Registration@tshwane.gov.za vanaf 03 April 2024 (Die eerste datum van die publikasie van die kennisgewing uiteengesit in artikel 16(1)(f) van die Verordening waarna hierbo verwys word), tot 02 Mei 2024.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit, of direk vanaf die aansoeker soos hieronder uiteengesit, besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant / Beeld en Star koerante.

Adres van Munisipale kantore: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001, 7de Vloer Middestadgebou, Thabo Sehumestraat 252, Pretoria.

Sluitingsdatum vir enige besware en/of kommentaar: 02 Mei 2024

Adres van applikant: CHD Properties Pty Ltd, Posbus 73 Lonehill 2062; Pineslope Gardens 43, The Straight Avenue, Pineslopes.

Telefoonnommers: 082 921 2055 / 083 631 4409

E-pos: alan@cgdf.co.za / noel@cgdf.co.za

Datums waarop kennisgewing gepubliseer sal word: 03 April 2024 en 10 April 2024

BYLAE

Naam van dorp: Voorgestelde Lindo Park Uitbreiding 5

Volle naam van aansoeker: CHD Properties Pty Ltd

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls:

Die voorgestelde dorp bestaan uit 2 erwe soos hieronder uiteengesit. Hierdie erwe sal by proklamasie van die dorp gekonsolideer word om 'n enkele erf te vorm.

Die voorgestelde sonering van die erwe: Gebruik Sone 3 - Residensieel 3, wat Dupleks Wonings en Wooneenhede toelaat, Digtheid, 120 wooneenhede per hektaar (wat 508 wooneenhede toelaat), Dekking 30%, Hoogte vier (4) verdiepings, Vloeroppervlakteverhouding 0.65, Boulyne, 3 meter langs straatfronte, Parkering, een (1) baai per Wooneenheid.

Die voorneme van die applikant in hierdie aangeleentheid is om 'n residensiële dorp te stig wat bestaan uit Dupleks wonings en Wooneenhede.

Ligging en beskrywing van eiendom waarop dorp gestig gaan word: Die eiendom is geleë aan die oostekant van Slaterweg. Dit vorm 'n halfmaanvormige eiendom wat ook aan die Prasa-spoorlyn grens wat deur die plaaslike area loop. Die straatadres vir die terrein word nie deur die Stad Tshwane Korporatiewe GIS verskaf nie. Dit is oor die volle lengte van Slaterweg. Die dorp Kilner Park is wes van die terrein geleë.

Die voorgestelde dorp is geleë op 'n gedeelte van Oorblywende Deel van Gedeelte 48 van die Plaas Koedoespoort 325-JR en 'n gedeelte van Gedeelte 137 van die Plaas Koedoespoort 325-JR.

Verwysing: CPD 9/2/4/2-7232T Item No 38501

3–10

GENERAL NOTICE 381 OF 2024

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

We, **CITY CONSULT URBAN AND RURAL PLANNERS**, being the applicant of **PORTION 50 (PORTION OF PORTION 40) OF THE FARM ROOIKOPJES 483-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 described above. The intention of the applicant in this matter is to subdivide the farm portion into eight (8) portions.

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 3 April 2024 until 1 May 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, Die Beeld and The 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 Planning, Development and Regional Services, Middestad Building, Seventh Floor, 252 Thabo Sehume street, Municipal Offices, Pretoria.

Address of Applicant: PO Box 35974, Menlo Park, 0102. 27 24th Street, Menlo Park. **Cell Number:** 072 444 6850.

E-mail: charlotte@cityconsult.co.za.

Dates on which notice will be published: **3 April 2024 and 10 April 2024.**

Closing dates for any objections and/or comments: **1 May 2024.**

Description of property: Portion 50 (Portion of Portion 40) of the farm Rooikopjes 483-JR situated at 2809 Noord Street, Rayton.

Number and area of proposed portions:

Proposed Portion 101	in extent approximately 1,00 ha
Proposed Portion 102	in extent approximately 1,06 ha
Proposed Portion 103	in extent approximately 1,01 ha
Proposed Portion 104	in extent approximately 1,22 ha
Proposed Portion 105	in extent approximately 1,02 ha
Proposed Portion 106	in extent approximately 1,07 ha
Proposed Portion 107	in extent approximately 1,15 ha
Proposed Portion 108	in extent approximately 1,05 ha
TOTAL	8,58 ha

Item No 39746

3-10

PLAASLIKE OWERHEID KENNISGEWING 381 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM ONDERVERDELING VAN LANDBOUGGROND INGEVOLGE ARTIKEL 16(12)(a)(iii) VAN STAD TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016**

Ons, **CITY CONSULT URBAN AND RURAL PLANNERS**, synde die aansoeker namens die eienaar van **GEDEELTE 50 (GEDEELTE VAN GEDEELTE 40) VAN DIE PLAAS ROOIKOPJES 483-JR** gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuursverordening, 2016 dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die Onderverdeling van Landbougrond ingevolge Artikel 16(12)(a)(iii) van Stad Tshwane Grondgebruikbestuursverordening, 2016 met betrekking tot die bogenoemde eiendom. Die aansoek is om die bogenoemde plaasgrond te onderverdeel in agt (8) gedeeltes. Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word binne 'n tydperk van 28 dae vanaf 3 April 2024 tot 1 Mei 2024. Volledige besonderhede en planne (indien enige) lê ter insae gedurende normale kantoorure by die Munisipale Kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en The Citizen. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of verkry, kan 'n afskrif van die Munisipaliteit versoek word deur sodanige afskrif deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. Daarbenewens kan die applikant by indiening van die aansoek 'n afskrif elektronies stuur of die aansoek publiseer, met 'n bevestiging van volledigheid deur die Munisipaliteit, vergesel van die elektroniese kopie of op hul webwerf, indien enige. Die applikant moet verseker dat die afskrif gepubliseer of wat aangestuur word aan enige belanghebbende en geaffekteerde party die afskrif is wat by die Munisipaliteit ingedien is by newlanduseapplications@tshwane.gov.za. Vir die doeleindes van die verkryging van 'n afskrif van die aansoek, moet daar kennis geneem word dat die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-posadres of ander wyse moet voorsien waardeur die gemelde kopie elektronies verskaf moet word. Geen deel van die dokumente wat deur die Munisipaliteit of die applikant verskaf word mag gekopieer, gereproduseer of in enige vorm gepubliseer of gebruik word op 'n wyse wat inbreuk maak op die intellektuele eiendomsregte van die applikant nie. Indien enige belanghebbende of geaffekteerde party geen stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en te verkry nie, sal die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van 'n aansoek te verkry, nie as gronde beskou word om die verwerking en oorweging van die aansoek te verbied nie.

Adres van Munisipale Kantore: Stadsbeplanning, Ontwikkeling en Streeksdienste, Middestad Gebou, Eerste Vloer, Thabo Sehume straat 252, Pretoria. **Adres van Aansoeker:** Posbus 35974, Menlopark, 0102. **Selnommer:** 072 444 6850. **E-Pos:** charlotte@cityconsult.co.za.

Datums waarop kennisgewing sal verskyn: **3 April 2024 en 10 April 2024.**

Sluitingsdatum vir enige besware en/of kommentare: **1 Mei 2024.**

Beskrywing van die eiendom: Gedeelte 50 (Gedeelte van Gedeelte 40) van die plaas Rooikopjes 483-JR geleë te Noord Straat 2809, Rayton.

Nommer en area van voorgestelde gedeeltes:

Voorgestelde Gedeelte 101	ongeveer 1,00 ha in grootte
Voorgestelde Gedeelte 102	ongeveer 1,06 ha in grootte
Voorgestelde Gedeelte 103	ongeveer 1,01 ha in grootte
Voorgestelde Gedeelte 104	ongeveer 1,22 ha in grootte
Voorgestelde Gedeelte 105	ongeveer 1,02 ha in grootte
Voorgestelde Gedeelte 106	ongeveer 1,07 ha in grootte
Voorgestelde Gedeelte 107	ongeveer 1,15 ha in grootte
Voorgestelde Gedeelte 108	ongeveer 1,05 ha in grootte
TOTAAL	8,5 ha

Item No 39746

3-10

GENERAL NOTICE 388 OF 2024

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

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of Erf 1806, Soshanguve HH hereby give notice in terms of Section 16(1)(f) and Schedule 13 of the City of Tshwane land use management by-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for a consent use for a Guest House in terms of the provisions of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (revised 2014) read with Section 16(3) of the property as described above. The property is situated at 6829 Dipapadi street. The purpose of the application is to establish a "Guest House" on the application site. The developmental controls are: coverage: 50%, height: 2 storeys and far: 0.17.

Any objection(s) and/or comments(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: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 10 April 2024 until 8 May 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Lindtitz 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. 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. (First date of publication of the notice 10 April 2024) until 8 May 2024. 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 the first publication of the notice in the Provincial Gazette. Address of municipal offices: Akasia Municipal Complex 485 Heinrich Avenue (Entrance Dale Street) 1st floor, Room F12, Karenpark, Akasia Municipal Offices. Closing date for any objections and/or comments is 8 May 2024.

Address of agent: Nobuhle Sibeko a, member of Lindtitz Town Planners, 157 Springbok Street, Wierdapark, Centurion, 0157. E-Mail: info@lindtitztownplanners.co.za. Tel. 012 654 0475. Our Ref. Lin-047-23. Dates of Publication: 10 April 2024; Reference: Item No.: 39781

PLAASLIKE OWERHEID KENNISGEWING 388 VAN 2024**STAD TSHWANE METROPOLITAANSE GEMEENTE
KENNISGEWING VAN AANSOEK OM TOESTEMMING INGEVOLGE DIE BEPALINGE VAN KLOUSULE 16 VAN DIE TSHWANE
DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) LEES MET AFDELING 16 (3) VAN DIE STAD TSHWANE**

Ek Nobuhle Sibeko, 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Erf 1806, Soshanguve HH gee hiermee kennis ingevolge Artikel 16(1)(f) en Bylae 13 van die stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek by die stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir 'n Toestemmingsgebruik vir 'n Gastehuis ingevolge die bepalings van Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikel 16(3) van die eiendom soos hierbo beskryf. Die eiendom is geleë op 6829 Dipapadi straat. Die doel van die aansoek is om 'n "Gastehuis" op die aansoekterrein te vestig. Die ontwikkelingskontroles is: dekking: 50%, hoogte: 2 verdiepinge en ver: 0.17.

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: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 10 April 2024 tot 8 Mei 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word soos uiteengesit hieronder, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (Eerste datum van publikasie van die kennisgewing 10 April 2024) tot 8 Mei 2024. 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 ingedien word by newlanduseapplications@tshwane.gov.za. 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 sal 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 beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek. 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 die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Akasia Munisipale Kompleks Heinrichlaan 485 (Ingang Dalestraat) 1ste vloer, Kamer F12, Karenpark, Akasia Munisipale Kantore. Sluitingsdatum vir enige besware en/of kommentaar is 8 Mei 2024.

Adres van agent: Nobuhle Sibeko a, lid van Lindtitz Stadsbeplanners, Springbokstraat 157, Wierdapark, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 012 654 0475. Ons Verw. Lin-047-23. Datums van publikasie: 10 April 2024; Verwysing: Item No.: 39781

GENERAL NOTICE 389 OF 2024**NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS IN TERMS OF SECTION 41 OF THE JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016.**

APPLICABLE SCHEME: The City of Johannesburg Land Use Scheme, 2018.

Notice is hereby given in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to Remove of Conditions of the below property.

SITE DESCRIPTION:

Erf /Erven (stand) No(s): **Portion 1 of Erf 289**
Street Address: **5 Musilis Drive**

Township (Suburb) Name: **Northcliff**
Code: 2095

APPLICATION TYPE: Removal of Restrictive and obsolete conditions in terms of Section 41 of the City of Johannesburg Municipal Planning By-Law, 2016.

APPLICATION PURPOSES: To obtain consent to remove conditions from Deed of Transfer T33863/2023, subject to conditions.

The above application will be open for inspection from 08:00 to 15:30 at Absolute Planning Solutions Pty Ltd (31 7th Street, Linden) on appointment, or access it on the City's eViewing at www.joburg.org.za (click on "Land Use" > "Land Use Management"> "Advertised Land Use Applications") or you can request a copy from Admin@rbpts.co.za.

Any objection or representation with regard to the application must be submitted to both the agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O Box 30733, Braamfontein, 2017, or an e-mail to objectionsplanning@joburg.org.za, and admin@rbpts.co.za, by not later than **08 May 2024**. All objections must comply with Section 68 of the City of Johannesburg Municipal Planning By-Law, 2016.

AUTHORISED AGENT: Absolute Planning Solutions Pty Ltd, P.O Box 1133, Fontainebleau, 2032, (31 Seventh Street, Linden, 2195)
Tel: 011 888 2232, email: admin@rbpts.co.za. **Date of advert: 10 April 2024**

GENERAL NOTICE 390 OF 2024**City of Johannesburg Land Use Scheme, 2018**

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

APPLICATION TYPE: AMENDMENT OF LAND USE SCHEME (Rezoning)

APPLICATION PURPOSES: AMENDMENT OF LAND USE SCHEME (REZONING) FROM "EDUCATIONAL" TO "BUSINESS 1" for the purpose of Shops and Dwelling Units

SITE DESCRIPTION:

ERF (STAND) NO: 10742

TOWNSHIP (SUBURB) NAME: Lenasia

STREET ADDRESS: 1 Topaz Road. Ext. 13

CODE: 1827

The above application will be available for inspection, upon request, at the offices of NODE TOWN PLANNING AND DESIGN, located at 146 Acacia Road, Northcliff, from **10 April 2024**. Copies of the application documents may be requested to be emailed to interested parties by contacting the applicant on 082 908 7386 or info@nodetownplanning.co.za. The application will also be open for inspection on the e-platform of the City of Johannesburg's website: www.joburg.org.za. The application will be available on the City's e-platform for inspection, for a period of 28 days from 10 April 2024.

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 P.O. Box 30733, Braamfontein, 2017, or an email sent to both the applicant's email address and objectionsplanning@joburg.org.za by not later than **8 May 2024**.

APPLICATION REFERENCE: 20-01-5359

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

PHYSICAL ADDRESS: 146 Acacia Road, Northcliff

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

Email: info@nodetownplanning.co.za

DATE: 10 April 2024

GENERAL NOTICE 391 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATIONS FOR THE REZONING AND REMOVAL/ AMENDMENT/ SUSPENSION OF A 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**

I Nobuhle Sibeko a director of Lindtitz Town Planners, being the applicant in respect of Erf 131, Lynwood Glen, the property is situated at 72 Jason Road, 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:

1. 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 rezoning is from "Residential 1" with a minimum erf size of 700m² to "Residential 3" including a block of flats at a density of 200du/ha permitting 39 dwelling units per block of flats subject to proposed conditions.
2. The removal/ amendment/ suspension of certain conditions contained in the Title Deed in terms of Section 16(2), read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016 of the above-mentioned property. The application is for the removal/ amendment/ suspension of the following conditions: 2(A)(a), 2(A)(b), 2(A)(c), 2(A)(d), 2(A)(e), 2(A)(f), 2(A)(g), 2(C)(a), 2(C)(b), 2(C)(c), 2(C)(c)(i), 2(C)(c)(ii), 2(C)(d), 2(C)(e), 2(D)(i), 2(D)(ii) indeed of Transfer: T86910/2021. The intension of the applicant in this matter is to free/rid the property of title conditions that are restrictive with regards to the proposed/existing development on the application site and approval of Building Plans by Tshwane's Building Control Division.

Any objection(s) and/or comments(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: City Planning and Development, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 10 April 2024 until 8 May 2024. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices and offices of Lindtitz 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. 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. (First date of publication of the notice 10 April 2024) until 8 May 2024. 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 the first publication of the notice in the Provincial Gazette. Address of municipal offices: Middestad building situated at 252 Thabo Sehume Street – new Municipal Offices. Closing date for any objections and/or comments is 8 May 2024.

Address of agent: Nobuhle Sibeko a member of Lindtitz Town Planners, 157 Springbok Street, Wierdapark, Centurion, 0157. E-mail: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Our ref. LIN-050-23. Dates of publications: 10 and 17 April 2024; reference: Rezoning item no. 39462: Removal Item No: 39743

10-17

PLAASLIKE OWERHEID KENNISGEWING 391 VAN 2024

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEKE VIR DIE HERSONERING EN VERWYDERING/ WYSIGING/ OPSKORTING VAN 'N BEPERKENDE
VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKELS 16(1) EN 16(2), SAAMGELEES MET ARTIKEL 15(6) VAN DIE STAD
TSHWANE SE GRONDGEBRUIKBESTUURSVERORDENING, 2016

I Nobuhle Sibeko, 'n direkteur van Lindtitz Stadsbeplanners, synde die aansoeker ten opsigte van Erf 131, Lynwood Glen, die eiendom is geleë te Jasonweg 72, gee hiermee kennis ingevolge Artikel 16(1) (f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 wat ek/ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir:

1. Wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1), saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van die eiendom soos hierbo beskryf. Die hersonering is vanaf "Residensieel 1" met 'n minimum erfgrootte van 700m² na "Residensieel 3" insluitend 'n blok woonstelle teen 'n digtheid van 200du/ha wat 39 wooneenhede per blok woonstelle toelaat onderhewig aan voorgestelde voorwaardes.
2. Die opheffing/wysiging/opskorting van sekere voorwaardes vervat in die Titelakte in terme van Artikel 16(2), saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuursverordening, 2016 van bogenoemde eiendom. Die aansoek is vir die opheffing/ wysiging/ opskorting van die volgende voorwaardes: 2(A)(a), 2(A)(b), 2(A)(c), 2(A)(d), 2(A)(e), 2(A)(f), 2(A)(g), 2(C)(a), 2(C)(b), 2(C)(c), 2(C)(c)(i), 2(C)(c)(ii), 2(C)(d), 2(C)(e), 2(D)(i), 2(D)(ii) inderdaad van Oordrag: T86910/2021. Die voorneme van die aansoeker in hierdie aangeleentheid is om die eiendom te bevry/bevry van titelvoorwaardes wat beperkend is met betrekking tot die voorgestelde/bestaande ontwikkeling op die aansoekterrein en goedkeuring van Bouplanne deur Tshwane se Boubeheerafdeling..

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder 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: Stadsbeplanning en -ontwikkeling, P.O. Box 3242, Pretoria, 0001 of na CityP_Registration@tshwane.gov.za vanaf 10 April 2024 tot 8 Mei 2024. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore en kantore van Lindtitz Stadsbeplanners besigtig word. Hieronder uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit aangevra word deur so 'n afskrif deur die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za. (Eerste datum van publikasie van die kennisgewing 10 April 2024) tot 8 Mei 2024. 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 ingedien word by newlanduseapplications@tshwane.gov.za. 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 sal 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 beskou word as gronde om die verwerking en oorweging te verbied nie. van die aansoek. 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 die eerste publikasie van die kennisgewing in die Provinsiale Koerant. Adres van munisipale kantore: Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe munisipale kantore. Sluitingsdatum vir enige besware en/of kommentaar is 8 Mei 2024.

Adres van agent: Nobuhle Sibeko 'n lid van Lindtitz Stadsbeplanners, Springbokstraat 157, Wierdapark, Centurion, 0157. E-pos: info@lindtitztownplanners.co.za. Tel. 066 237 0252. Ons verw. LIN-050-23. Datums van publikasies: 10 en 17 April 2024; verwysing: Hersonering item no. 39462; Verwydering Item No: 39743

10-17

GENERAL NOTICE 392 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/We Tirisano Development, being the applicant(s) of property **Erf 838 Capital Park Township**, hereby give notice, in terms of Section 16(1) of the City of Tshwane Land Use Management By-Laws, 2016 that I/we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of section 16(1) of the city of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at No 397 Van Heerden Street, Capital Park Township. The Rezoning is from "Residential 1" to "Special Use" for Studenteverblyf.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comments(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 10 April 2024 until 8 May 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. Should any interest or affected party wish to view or obtain a copy of the rezoning 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 applicant. 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 the Municipal Offices: Registration Office, 1st Floor, Middestad building, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 8 May 2024.

Address of Applicant: No 397 Van Heerden Street, Capital Park Township or P O Box 11039 Suiderberg 0055.

Contact Details No: 061 993 7762 and tirisano.developmet@gmail.com

Dates on which notice will be published: 10 April 2024 and 17 April 2024

Item Number: 39519

10-17

PLAASLIKE OWERHEID KENNISGEWING 392 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGSAAVSOEK IN TERME VAN KLOUSULE 16(1) VAN DIE STAD VAN TSHWANE
VERORDENINGE OP GRONDGEBRUIKSEBESTUUR, 2016.**

Ek Tirisano Development in my kapasiteit as gemagtigde agent van die eiaanaar **Erf 838 Capital Park Dorp** gee heirmee ingevolge Klausule 16(1) van die Tshwane Verordeninge op Grondgebruik Bestuur 2016 kennis date k by die Stad van Tshwane metropolitaanse Munisipaliteit aansoek het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Gewysig 2014) op die eiendom soos hierbo beskryf. Die eiendom is gelee te Nr 397 Van Heerden Straat, Capital Park Dorp. Die hersonering is van Residensieel 1 na "Special Use" vir Student Accommodation.

Enige beswaar en/of kommentaar, met die redes daarvoor, met voole kontakbesonderhede van die beswaarmaker (Waarsonder die Munisipaliteit nie met die persoon/Instansie wie beswaar/kommentaar aangeteken het kan korrespodeer nie) moet skriftelik by of tot: Die Strategies Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityRegistration@tshwane.gov.za binne 28 dae van die datum van eerste verskyning van die kennisgewing in die Provinsiale Gazette. Volle besonderhede van die aansoek en planne kan gedurende gewone kantoorure, soos hieronder angedui, vir 'n tydperk van 28 dae vanag 10 April 2024 tot 8 May 2024. Indien enige belanghebbende of geaffekteerde part 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by volgende kontakbesonderhede ann te vra: newlanduseapplications@tshwane.gov.za, of alternatiewelik vanaf die applikant. 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 voorsein word, mag gekopieer, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en orrweging van die annsoek te verhoud nie.

Fisiese adres van Munisipale kantoor; Regitrasie Kantoor, 1st Vloer, Middestad building, 252 Thabo Sehume Street, Pretoria

Sluitingsdatum vir besware: 8 May 2024

Adres van Aanvraer Van Heerden straat, Nr 397, Capital Park or Posbus 11039 Suiderberg 0055

Tel: 061 993 7762 en Tirisano.development@gmail.com

Datum van publikasie: 10 April 2024 and 17 April 2024

Item Number: 39519

10-17

GENERAL NOTICE 393 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF SIMULTANEOUS REZONING AND REMOVAL OF RESTRICTIVE TITLE
CONDITIONS FROM THE TITLE DEED IN TERMS OF SECTIONS 16(1) AND 16(2)
RESPECTIVELY OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We, The Practice Group (Pty) Ltd, being the applicant in our capacity as the authorized agent acting for the owner of Erf 168 Lynnwood Manor, 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 Tshwane Land Use Management By-law, 2016 of the property as described above. The subject property is situated in close proximity to the north of Glen Fair Shopping centre and takes access from Hallisham Lane. The rezoning is from "Special" for the purposes of offices to "Special" for a Sports and Recreation Club.
- Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions contained in the Title Deed of the property as described above in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016. Certain conditions of title contained in the Title Deed of the subject property may be deemed to be restrictive and may prohibit the intended rezoning. Hence the requirement to apply to have such conditions removed. The application is for the removal of the following conditions: Conditions 3A(f) and 3B(c) from the title deed (Title Deed T10584/2002).

It is the intention of the land development applicant to demolish the existing buildings on the subject property and to construct Padel courts and an associated shop and place of refreshment on the premises. As a result, the aforesaid conditions of title, are to be removed which, in turn, shall allow for the required rezoning of the property.

Any objection(s) and/or comment(s), including the grounds of 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 city_registration@tshwane.gov.za from 10 April 2024, until 7 May 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. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: frederick@practicegroup.co.za
- Postal address: PO Box 35895, Menlo Park, 0102
- Address of applicant: The Practice Group, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081
- Contact telephone number: (012) 362 1741

Address of municipal offices: Room E8, cnr of Basden and Rabie Street, Centurion Municipal office.

Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 16h30 and at the aforesaid municipal offices of the applicant as set out above, for a period of 28 days from the date of first publication of the notice namely 10 April 2024. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant: The Practice Group (Pty) Ltd, cnr of Brooklyn Road and First Street, Menlo Park, Pretoria, 0081,

Tel: 012-362 1741

Date of 1st publication: 10 April 2024

Date of 2nd publication: 17 April 2024

Closing date for any objections/comments: 07 May 2024

Reference: Rezoning : Item Number: 39773 Removal: Item Number: 39774

10-17

PLAASLIKE OWERHEID KENNISGEWING 393 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN GELYKTYDIGE HERSONERING EN OPHEFFING VAN BEPERKENDE
TITELVOORWAARDES UIT DIE TITELAKTE INGEVOLGE ARTIKELS 16 (1) EN 16 (2)
ONDSKEIDELIK VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ons, The Practice Group (Edms) Bpk, synde die applikant in ons hoedanigheid as gemagtigde agent van die eienaar van Erf 168 Lynnwood Manor, gee hiermee kennis in terme van :

- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering in terme van Artikel 16 (1) van die Tshwane Grondgebruikbestuurverordening, 2016 van die eiendom soos hierbo beskryf. Die onderwerpeïendom is naby en ten noorde van die Glen Fair Winkelsentrum geleë en verkry toegang vanaf Halishamlaan. Die hersonering is van "Spesiaal" vir die doeleindes van kantore na "Spesiaal" vir 'n Sport en Ontspanningsklub.
- Artikel 16 (1)(f) van die Stad Tshwane Grondgebruikbestuurverordening 2016, dat ons by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die opheffing van sekere voorwaardes vervat in die titelakte van die voormelde eiendom in terme van Artikel 16 (2) van die Stad Tshwane Grondgebruikbestuurverordening, 2016. Sekere titelvoorwaardes vervat in die Titelakte van die onderwerpeïendom kan as beperkend geag kan word en die voorgestelde hersonering beïnvloed. Dit sal dus nodig wees om sodanige voorwaardes te laat verwyder. Die aansoek is vir die verwydering van die volgende voorwaardes: Voorwaardes 3A(f) en 3B(c) uit die titelakte (Titelakte T10584/2002).

Dit is die voorneme van die grondontwikkelingsaansoeker om die bestaande geboue op die eiendom te verwyder en om Padelbane op die eiendom te bou tesame met 'n verwante winkel en verversingsplek. Die voormelde beperkende titelvoorwaardes moet dus verwyder word om voorsiening te maak vir die hersonering van die eiendom.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sodanige beswaar(e) en/of kommentaar(e) met volledige kontakbesonderhede, waarsonder die munisipaliteit en/of applikant nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) ingedien het nie, moet ingedien by of gerig word aan: Die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by cityp_registration@tshwane.gov.za vanaf 10 April 2024 tot 07 Mei 2024.

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die Grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif by die munisipaliteit 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:

- Epos adres: frederick@practicegroup.co.za
- Posadres: Posbus 35895, Menlo Park, 0102
- Adres van applikant: The Practice Group, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081
- Kontak telefoonnommer: (012) 362 1741

Adres van munisipale kantore: Kamer E8, h/v Basden en Rabiestraat, Centurion Munisipale kantoor.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogemelde Munisipale Kantore tussen 8h00 en 16h30 en by die kantoor van die applikant, soos hierbo uiteengesit, besigtig word vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing, naamlik 10 April 2024. Die koste van harde kopieë van die aansoek is vir die rekening van die party wat dit versoek.

Adres van applikant: The Practice Group (Edms) Bpk, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081

Tel: 012-362 1741

Datum van 1st publikasie: 10 April 2024

Datum van 2de publikasie: 17 April

Sluitingsdatum vir enige besware/kommentare: 7 Mei 2024

Verwysing: Hersoneringaansoek: Item Nommer: 39773

Verwyderingaansoek: Item Nommer: 39774

10-17

GENERAL NOTICE 394 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/We, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 1908 and 1909 (consolidated as Erf 1910) Witfontein Extension 97 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 Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the mentioned erven from "Business 2" to "Industrial 2" for commercial purposes (excluding wholesale trade) and service industries only, subject to certain restrictive measures.

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, Kempton Park CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park and at the offices of Terraplan Gauteng Pty Ltd from 10/04/2024.

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, Kempton Park CCC: 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or PO Box 13 Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za within a period of 28 days from 10/04/2024 (on or before 09/05/2024).

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: HS3345)

10-17

GENERAL NOTICE 395 OF 2024

GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT
NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, 2003
(ACT NO. 57 OF 2003)

GENERAL NOTICE**DECLARATION OF AREA AS PART OF AN EXISTING NATURE RESERVE**

I, Mbali Dawn Hlophe, Member of the Executive Council for Social Development, Agriculture, Rural Development and Environment in the Gauteng Province, hereby, in terms of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (the "Act")—

- (a) confirm that the consultation processes as required in terms of sections 32 and 33 of the Act have been conducted with the relevant parties;
- (b) confirm that an agreement with the landowner has been concluded in terms of section 28(3) of the Act; and
- (c) declare, in terms of section 23(1)(a)(ii) of the Act, that, with effect from the date of the publication of this Notice, the following property is to be part of an existing nature reserve known as the Crocodile River Reserve Central Nature Reserve Cluster:

Portion 54 (a portion of Portion 25) of the Farm Roodekrans 492, Registration Division J.Q., Province of Gauteng, measuring 21,5298 (TWENTY ONE comma FIVE TWO NINE EIGHT) hectares in extent and held by Deed of Transfer No. T6055/2022, located in the jurisdiction of the City of Tshwane Metropolitan Municipality.


MBALI DAWN HLOPHE, MPL (MS)
MEC FOR SOCIAL DEVELOPMENT, AGRICULTURE, RURAL DEVELOPMENT
AND ENVIRONMENT
DATE:12/03/24...

31/01/2024 

GENERAL NOTICE 396 OF 2024**RAND WEST CITY LOCAL MUNICIPALITY: NOTICE OF REZONING APPLICATION: SECTION 37 OF THE RAND WEST CITY LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017****AMENDMENT SCHEME W289 – ANNEXURE 287**

I, Petrus Jacobus Steyn of Futurescope Stads en Streekbeplanners BK, being the authorised agent of the registered owner of the Erf 3033, Westonaria Township Extension 6, hereby give notice in terms of section 37(2) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017, that I have applied to the Rand West City Local Municipality for the rezoning of the property as described above from 'Residential 1' to 'Residential 1' with an annexure in terms of section 37(2) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-law, 2017. The property is situated on 34 Harlem Street, Westonaria Extension 6.

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 Executive Manager: Economic Development, Human Settlement and Planning, PO Box 218, Randfontein, 1760 or to isabel.olivier@randwestcity.gov.za from 10 April until 9 May 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 publication of the notice. Address of Municipal offices: Library Building, corner of Sutherland Avenue & Stubbs Street, Randfontein, Office of the Executive Manager: Economic Development, Human Settlement and Planning, 1st Floor, Room No. 1.

Closing date for any objections and/or comments: 9 May 2024

Address of applicant: Futurescope Town and Regional Planners CC, Postnet Suite 038, Private Bag X2, Noordheuwel, 1756; Tel: 011-955-5537; Cell: 082-821-9138; e-mail: petrus@futurescope.co.za

Date of publication: 10 April 2024

GENERAL NOTICE 397 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR MUNICIPAL CONSENT AS REQUIRED IN THE TITLE DEED IN TERMS OF SECTION 16(2)(d) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 23 THERETO

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 1969 WATERKLOOF RIDGE EXTENSION 2** 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:

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 the property as described above. The property is situated at **321 ROOIRIBBOK STREET, WATERKLOOF RIDGE EXTENSION 2**. The rezoning is from **RESIDENTIAL 1 WITH A MINIMUM ERF SIZE OF 1250 m² to RESIDENTIAL 1, TWO DWELLING HOUSES OR ONE DWELLING HOUSE AND ONE GUESTHOUSE**. The intention of the applicant in this matter is to **develop TWO DWELLING HOUSES OR ONE DWELLING HOUSE AND ONE GUESTHOUSE**.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal or Applicant's offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and The Star. 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.

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.

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, P O Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **10 APRIL 2024** until **10 MAY 2024**.

ADDRESS OF MUNICIPAL OFFICES: The Strategic Executive Director: Economic Development and Spatial Planning Middestad offices: General Manager: City Planning Division, City of Tshwane Metropolitan Municipality: 7th Floor, Middestad Building, situated at 252 Thabo Sehume Street, Pretoria.

ADDRESS OF APPLICANT: Van Zyl & Benadé Stadsbeplanners CC, P.O. Box 4686, Pretoria, 0001, Corner Brooklyn Road and First Street, Menlo Park, 0081, Telephone No.: 012-362-1741, E-mail: yzbd@esnet.co.za

Dates on which notice will be published: **10 APRIL 2024 (first date) & 17 APRIL 2024**
Closing date for any objections and/or comments: **10 MAY 2024**

REZONING REFERENCE: (ITEM 39776)

10-17

PLAASLIKE OWERHEID KENNISGEWING 397 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) EN AANSOEK OM MUNISIPALE TOESTEMMING SOOS VEREIS IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2)(d) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE**

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERF 1969 WATERKLOOF RIDGE UITBREIDING 2** gee hiermee ingevolge artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016 kennis dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om:

1. Die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **ROOIRIBOKSTRAAT 321, WATERKLOOF RIDGE UITBREIDING 2**. Die hersonering is van **RESIDENSIEEL 1 MET 'N MINIMUM ERF GROOTTE VAN 1250 m² na RESIDENSIEEL 1, TWEE WOONHUISE OF EEN WOONHUIS EN EEN GASTEHUIS**. Die applikant se bedoeling met hierdie saak is om **TWEE WOONHUISE OF EEN WOONHUIS EN EEN GASTEHUIS TE ONTWIKKEL**.

Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale en Applikant se kantore soos hieronder aangetoon, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Star. 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 (adres hieronder) te versoek.

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 gekopieer, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte benadeel nie. As 'n belanghebbende of geaffekteerde party geen stappe neem om 'n afskrif van die grondontwikkelingsaansoek te sien en te verkry nie, word die versuim om 'n afskrif van 'n aansoek deur 'n belanghebbende en geaffekteerde party te bekom nie beskou as 'n rede om die verwerking en oorweging van die aansoek te verbied nie.

Enige beswaar en/of kommentaar, insluitend die gronde vir sodanige beswaar en/of kommentaar, met volle kontakbesonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die besware en/of kommentare indien kan kommunikeer nie, moet skriftelik by of tot die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za, ingedien of gerig word vanaf **10 APRIL 2024 tot 10 MEI 2024**.

ADRES VAN MUNISIPALE KANTORE: Strategiese Uitvoerende Direkteur, Stedelike Beplanning en Ontwikkelings Dienste, Pretoria Kantoor, 7de Vloer Middestad gebou, geleë te Thabo Sehume Straat 252, Pretoria.

ADRES VAN APPLIKANT: Van Zyl & Benadé Stadsbeplanners BK, Posbus 4686, Pretoria, 0001, Hoek Brooklynweg en Eerstestraat, Menlo Park, 0081, Tel: 012- 346 1805, e-mail: vzbd@esnet.co.za

Datums waarop kennisgewing gepubliseer word: **10 APRIL 2024 (eerste datum) & 17 APRIL 2024**
Sluitingsdatum vir enige besware en/of kommentare: **10 MEI 2024**

HERSONERING VERWYSING: (ITEM 39776)

10-17

GENERAL NOTICE 398 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) READ WITH 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 65, Hazelwood, 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 the Tshwane Town-planning Scheme, 2008 (Revised 2014), by the rezoning of the mentioned property in terms of Section 16(1) read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016. The property under application is situated at no. 15 Dely Road, Hazelwood. The application for Rezoning is for a Split Zoning as follow:

- **Part A-B-G-F-A of Erf 65, Hazelwood (± 780m²)** from "Special" for Offices for professional consultants and/or one dwelling unit to "Business 3", subject to certain development controls.
- **Part F-G-C-D-E-F of Erf 65, Hazelwood (± 256m²)** from "Special" for Offices for professional consultants and/or one dwelling unit to "Special" for a Parking Site and one Dwelling-Unit, subject to certain development controls.

The intension of the owner is to formalise the land uses currently being conducted on the Part A-B-G-F-A of Erf 65 Hazelwood, namely offices and a Veterinary Clinic. Further, the Rezoning of Part F-G-C-D-E-F of Erf 65, Hazelwood will enable the consolidation of this part with Erf 80, Hazelwood to provide additional parking spaces on Erf 80, Hazelwood.

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 10 April 2024 until 8 May 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: 8 May 2024

Dates on which notice will be published: 10 April 2024 and 17 April 2024

Address of agent: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen
P O Box 72729, Lynnwood Ridge, 0040
Tel: (012) 993 5848, E-Mail: Nadia.holtzhausen@plankonsult.co.za

Reference: ITEM no. 39604

10-17

GENERAL NOTICE 399 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF A RE-ZONING APPLICATION IN TERMS OF SECTIONS 16(1) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016**

I, Divan Venter from SC Town Planners (PTY) Ltd, being the applicant of Portion 1 of Erf 17, Les Marais Town, registration division J.R., province 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 the amendment of the Tshwane Town Planning Scheme, 2008 (revised 2014), by the re-zoning 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 nr. 369 Fred Nicholson Street, Les Marais Township. The application is for the re-zoning of the property from "Residential 1" to "Business 3" for purposes of using the property for offices and / or medical consulting rooms.

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 city_registration@tshwane.gov.za from 10 April 2024 until 9 May 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 Gauteng Provincial Gazette / Citizen / Beeld newspaper.

Address of Municipal Offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objection(s) and/or comment(s): 9 May 2024

Address of applicant: Smart City Town Planners, c/o : Divan Venter, 42 Billingham Street, Sasolburg, 1947, Mobile: 071 452 5617, e-mail: info@sctownplanners.co.za, website: www.sctownplanners.co.za

Dates on which notice will be published: 10 & 17 April 2024

10-17

PLAASLIKE OWERHEID KENNISGEWING 399 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING AANSOEK INGEVOLGE ARTIKEL 16 (1) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKBESTUUR REGULASIES, 2016**

Ek, Divan Venter van SC Town Planners (PTY) Ltd, synde die aansoeker van Gedeelte 1 van Erf 17 Les Marais Dorp, registrasie afdeling J. R., provinsie Gauteng, gee hiermee ingevolge artikel 16 (1) (f) van die Stad van Tshwane Grondgebruikbestuur Regulasies, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het om die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) deur die hersonering ingevolge artikel 16(1) van die Stad Tshwane Grondgebruikbestuur Regulasies, 2016 vir die eiendom soos hierbo beskryf. Die eiendom is geleë te Fred Nicholsonstraat, no. 369, Les Marais Dorp.

Die aansoek is vir die hersonering van die eiendom vanaf "Residensieël 1" na "Besigheid 3" vir doeleindes van kantore en / of mediese spreekkamers.

Enige beswaar en/of kommentaar, insluitend die gronde vir so 'n beswaar en/of kommentaar, met volledige kontakbesonderhede waarsonder die Munisipaliteit nie kan kontak maak met die persoon of liggaam wat beswaar en/of kommentaar aanteken nie, moet dit indien by, of rig aan: Die Strategiese Uitvoerende Direkteur : Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by city_registration@tshwane.gov.za vanaf 10 April 2024 tot 9 Mei 2024.

Volledige besonderhede en planne (indien beskikbaar) kan gedurende gewone kantoorure besigtig 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 Gauteng Provinsiale Koerant / Citizen / Beeld koerante.

Adres van Munisipale Kantore: Kamer E10, hoek van Basden- en Rabie straat, Centurion Munisipale kantore.

Sluitingsdatum vir enige beswaar en/of kommentaar: 9 Mei 2024

Adres van aansoeker: Smart City Stadsbeplanners, s/v Divan Venter, Billinghamstraat 42, Sasolburg, 1947, kontak nommer: 071 452 5617, e-pos: info@sctownplanners.co.za, webblad: www.sctownplanners.co.za

Datums waarop kennisgewing gepubliseer word : 10 & 17 April 2024

10-17

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 38 OF 2024****PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY
EMFULENI LAND USE SCHEME, 2023 – SRR45 (PREVIOUSLY H1719)
PORTION 1 OF HOLDING 12 SYLIVAVALA AGRICULTURAL HOLDINGS**

It is hereby notified in terms of in terms of Clauses 39(4) and 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws 2018, that the Emfuleni Local Municipality has approved the following:

The removal of restrictive conditions B.(c)(i)(ii); B.(d)(i)(ii)(iii)(iv)(v) and B.(e) in Title Deed T38065/2002 and the simultaneous amendment of the Emfuleni Land Use Scheme, 2023, for portion 1 of Holding 12 Sylviavale from “Agricultural” with an annexure that the holding may also be used for a guesthouse to “Institutional” with an annexure, subject to certain conditions.

The above will come into operation on 10 April 2024. In terms of section 43(1) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 this approval will lapse after 3 years from the date of approval if conditions are not being complied with.

The amendment scheme is filed with the Manager Land Use Management, 1st floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Emfuleni Land Use Scheme, 2023 – SRR45 (previously H1719)

APRIL NTULI, MUNICIPAL MANAGER

10 April 2024

Notice Number: LUM004/2024

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 321 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 Graham Brownlee, being authorized agent of the owner of Portion 1 of Erven 402 Beyers Park Ext 4 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the Ekurhuleni Town Planning Scheme, 2021, by rezoning of Portion 1 of Erf 402 Beyers Park, Extension 4 from "Residential 1" to "Business 2" to allow a for a shop with a maximum of 80 sqm and ancillary dwelling unit, subject to conditions.

Particulars of the application will lie for inspection during normal office hours at the office of the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, Third Floor, corner Trichardts Road and Commissioner Street, Boksburg for a period of 28 days from 19 April 2023. Objections to or representations in respect of the application must be lodged with or made in writing to the Area Manager: City Planning Department, Boksburg Customer Care Centre of the City of Ekurhuleni Metropolitan Municipality, at the above address or at P.O. Box 215, Boksburg, 1460 within a period of 28 days from 3 April 2024.

Authorised Agent: Name: Noel Brownlee 083 256 6583 & MCT Property Services 083-440-1144
Postal address: PO Box 2487, Bedfordview 2008 Physical address: 3 Linksfield road,
Dunvegan, Edenvale Tel: (083) 253 -7772, E-mail: info@mctproperty.co.za. Date of first
Publication: 3 April 2024

3-10

PROVINCIAL NOTICE 322 OF 2024**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 50 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019**

I, Noel Graham Brownlee, being authorized agent of the owner of Portion 1 of Erf 522 Bedfordview Extension 96 hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the removal of certain conditions contained in the Title Deed T2234/1979 of Portion 1 of Erf 522 Bedfordview Ext 96 which property is situated at 32 Millard road, Bedfordview.

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, Entrance 3, Room 248, corner of van Riebeeck and Hendrik Potgieter Street, Edenvale for a period of 28 days from 3 April 2024. 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, at the above address or at P.O. Box 25, Edenvale, 1610 within a period of 28 days from 3 April 2024.

Authorised Agent: Name: Noel Brownlee 083 256 6583 Postal address: PO Box 2487, Bedfordview 2008 Physical address: 3 Linksfield road, Dunvegan, Edenvale Tel: (083) 253 - 7772, E-mail: info@mctproperty.co.za. Date of first Publication: 3 April 2024

3-10

PROVINCIAL NOTICE 323 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) AND AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 16(2) 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 owner of **Erf 304, Groenkloof** 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) and for the removal of certain conditions contained in the Title Deeds in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The properties are situated at: 32 Wenning Street, Groenkloof. The rezoning is from "Residential 1" with a minimum erf size of 833m² to "Residential 1" with a minimum erf size of 500m², subject to certain conditions. An application is also lodged for the removal of the following conditions: B(1) up to and including B(13) in the title deed of Erf 304, Groenkloof in title deed T15608/2013. The intention of the applicant in this matter is to obtain the land use rights as listed above. 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 3 April 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 1 May 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:** 1 May 2024. **Address of applicant (Physical as well as postal address):** 60 22nd street Menlo Park, Pretoria and New Town Town Planners CC, Posbus 95617, Waterkloof, Pretoria, 0145; Tel: (012) 346 3204; Email: andre@ntas.co.za; Reference: A1467. **Dates on which notice will be published:** 3 and 10 April 2024 **Reference (Council):** Rezoning Item no.: 39709; Removal Item no.: 39708

3-10

PROVINSIALE KENNISGEWING 323 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16(1) ASOOK 'N AANSOEK INGEVOLGE ARTIKEL 16(2) VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN DIE TITELAKTE IN TERME VAN DIE STAD VAN TSHWANE GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ons, New Town Stadsbeplanners, synde die gemagtigde agent van die geregistreerde eienaar van die **Erf 304, Groenkloof**, 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, asook 'n aansoek om die opheffing van sekere voorwaardes vervat in die Titelakte in terme van Artikel 16(2) van die Stad van Tshwane Grondgebruikbestuur By-wet, 2016. Die eiendomme is geleë te: 32 Wenning Street, Groenkloof. Die hersonering van die bogenoemde erwe is vanaf "Residensieel 1" met minimum erf grootte van 833m² na "Residensieel 1" met 'n minimum erf grootte van 500m², onderhewig aan sekere voorwaardes. Verder word aansoek gedoen vir die opheffing van die volgende voorwaardes: B(1) tot en met B(13) in die Titel Akte van Erf 304, Groenkloof Titel Akte T15608/2013. Die voorneme van die eienaar van die eiendom is om regte te kry vir die bo gelyste grondgebruik en om verouderde tittle voorwaardes te verwyder. 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 3 April 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 1 Mei 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 ge-afekteerde 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 aantas nie. Indien 'n belanghebbende of geaffekteerde party nie die nodige stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, die versuim daarvan kan nie as rede aangevoer word om die aansoek nie te 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:** 1 Mei 2024. **Adres van agent:** 60 22nd Street Menlo Park, Pretoria en New Town Town Planners CC, P.O. Box 95617, Waterkloof, Pretoria, 0145, Tel: (012) 346 3204; Epos: andre@ntas.co.za; Verwysing: A1467. **Datums waarop die advertensie geplaas word:** 3 en 10 April 2024. **Verwysing (Stadsraad):** Rezoning Item nr.: 39709; Removal : Item nr: 39708

3-10

PROVINCIAL NOTICE 333 OF 2024**APPLICATION IN TERMS OF SECTION 38 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 READ TOGETHER WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013.**

I, Tiyani Robin Risenga of Kamohelo Land Management Consultants being authorized agent of the owner of Portion 143(Portion of Portion 49) of the farm Elandsfontein 108 IR hereby do give notice in terms of the above-mentioned legislation, that we have applied to the Ekurhuleni Metropolitan Municipality for the Township Establishment to establish Alberton X54 of the above mentioned 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 area manager: City Planning Department, Germiston Customer Care Centre of the city of Ekurhuleni Metropolitan Municipality, 11th floor, Alberton Civic Centre, Alwyn Taljaard Street, Alberton or P O Box 4, Alberton, 1450 within a period of 28 days from 10 April 2024 until 08 May 2024.

Full particulars and applicable 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.

Address of Municipal offices: Alwyn Taljaard Street, Alberton

Closing date for any objections and/or comments: 08 May 2024.

AUTHORISED AGENT: Kamohelo Land Management Consultants (Pty) Ltd.

6954 Belladonna Ave, Kosmosdal,
Centurion.

Cell: 076 938 6474.

Email: tiyani@klmc.co.za

Annexure 1:

The township Alberton will be divided into 2, Erf 1 and Erf 2 Alberton X54 and will be joined by Erf 3 Alberton X54 in the middle with is a road reserved.

	Proposed Zoning	Stand Size
Erf 1 Alberton X54	Residential 3	2184.75 Sqm
Erf 2 Alberton X54	Residential 2	1961.25 Sqm
Erf 3 Alberton X54	Road Reserved	614 Sqm
Total		4761 Sqm

Reference:

10-17

PROVINCIAL NOTICE 334 OF 2024**APPLICATION IN TERMS OF SECTION 48 AND SECTION 62 OF THE EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019, READ TOGETHER WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013.**

I, Tiyani Robin Risenga of Kamohelo Land Management Consultants being authorized agent of the owner of Erf 774 Elsburg Extension 1 township hereby do give notice in terms of the above-mentioned legislation, that we have applied to the Ekurhuleni Metropolitan Municipality for the simultaneous Rezoning from "Residential 1" to "Residential 3" and the relaxation of Building Lines from 5m to 3m on the street boundary and from 2m to 1m on other boundaries of the above mentioned 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 area manager: City Planning Department, Germiston Customer Care Centre of the city of Ekurhuleni Metropolitan Municipality, 5th floor, 15 Queen Street, Germiston or to Kedibone.Tsotetsi@ekurhuleni.gov.za within a period of 28 days from 10 April 2024 until 08 May 2024.

Full particulars and applicable 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.

Address of Municipal offices: 15 Queen Street, Germiston

Closing date for any objections and/or comments: 08 May 2024.

AUTHORISED AGENT: Kamohelo Land Management Consultants (Pty) Ltd.

6954 Belladonna Ave, Kosmosdal,

Centurion.

Cell: 076 938 6474.

Email: tiyani@klmc.co.za

Reference:

10-17

PROVINCIAL NOTICE 335 OF 2024

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME NO. G0510C
ERF 1998 TSHONGWENI TOWNSHIP**

It is hereby notified in terms of the provisions of section 48(2) of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the City of Ekurhuleni Land Use Scheme, 2021 by the rezoning of erf 1998 Tshongweni Township from "Residential 2" to "Business 1" for Business purposes (Restaurant)

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Germiston Sub Section during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme nr. G0510C and shall come into operation on the date of publication of this notice.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

10 April 2024

10-17

PROVINCIAL NOTICE 336 OF 2024**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 541 VANDERBIJL PARK SOUTH EAST NO. 7.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 541 Vanderbijl Park South East No. 7, situated at 63 Cornwallis Harris Street, Vanderbijlpark SE 7, 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 in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 541 Vanderbijl Park South East No. 7 and the simultaneous 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 541 Vanderbijl Park South East No. 7 from "Residential 1" to "Residential 4" for student housing, 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: 10 APRIL 2024

PROVINSIALE KENNISGEWING 336 VAN 2024**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI GRONDGEBRUIKSKEMA, 2023 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 541 VANDERBIJL PARK SOUTH EAST NO. 7.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 541 Vanderbijl Park South East No. 7, geleë te Cornwallis Harrisstraat 63, Vanderbijlpark SE 7, 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 ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellakte van Erf 541 Vanderbijl Park South East No. 7 en die gelyktydige wysiging van die Emfuleni Grondgebruikskema, 2023, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, deur die hersonering van Erf 541 Vanderbijl Park South East No. 7 vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising, met 'n dekking van 60%, hoogte van 2 verdiepinge 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 verhoë 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: 10 APRIL 2024

PROVINCIAL NOTICE 337 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 332 BEDWORTH PARK.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorised agent of the owner of Erf 332 Bedworth Park, situated on 3 Evadne Avenue, Bedworthpark, Vereeniging, 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 332 Bedworth Park from "Residential 1" to "Residential 4" for student housing.

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 at 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: FIRST PUBLICATION: 10 APRIL 2024

PROVINSIALE KENNISGEWING 337 VAN 2024**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENNINGE, 2018, VIR DIE WYSIGING VAN DIE EMFULENI GRONDGEBRUIKSKEMA, 2023, TEN OPSIGTE VAN ERF 332 BEDWORTH PARK.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 332 Bedworth Park, geleë te Evadnelaan 3, Bedworthpark, Vereeniging, 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 332 Bedworth Park vanaf "Residensieel 1" na "Residensieel 4" vir studentebehuising.

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 by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf datum van eerste publikasie. Besware teen of verhoë 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: EERSTE PUBLIKASIE: 10 APRIL 2024

PROVINCIAL NOTICE 338 OF 2024**NOTICE IN TERMS OF SECTION 38.(2) AND 62.(6) OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE EMFULENI LAND USE SCHEME, 2023 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 261 VANDERBIJL PARK CENTRAL WEST NO. 1.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 261 Vanderbijl Park Central West No. 1, situated at 25 Hertz Boulevard, Vanderbijlpark CW 1, 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 in terms of Section 62.(6) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, for the removal of certain restrictive conditions described in the Title Deed of Erf 261 Vanderbijl Park Central West No. 1 and the simultaneous 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 261 Vanderbijl Park Central West No. 1 from "Residential 1" to "Residential 3" with a density of 1 dwelling unit per 100m², 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: 10 APRIL 2024

PROVINSIALE KENNISGEWING 338 VAN 2024**KENNISGEWING INGEVOLGE ARTIKEL 38.(2) EN 62.(6) VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENNINGE, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE EMFULENI GRONDGEBRUIKSKEMA, 2023 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 261 VANDERBIJL PARK CENTRAL WEST NO. 1.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 261 Vanderbijl Park Central West No. 1, geleë te Hertz Boulevard 25, Vanderbijlpark CW 1, 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 ingevolge Artikel 62.(6) van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, vir die opheffing van sekere beperkende voorwaardes soos beskryf in die Titellakte van Erf 261 Vanderbijl Park Central West No. 1 en die gelyktydige wysiging van die Emfuleni Grondgebruikskema, 2023, ingevolge Artikel 38 van die Emfuleni Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordeninge, 2018, deur die hersonering van Erf 261 Vanderbijl Park Central West No. 1 vanaf "Residensieel 1" na "Residensieel 3" met 'n digtheid van 1 wooneenheid per 100m², 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 verhoë 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: 10 APRIL 2024

PROVINCIAL NOTICE 339 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 2587 EVATON.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorized agent of the owner of Erf 2587 Evaton, situated on 2587 Bodea Road, Evaton, 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 5 Bedworth Park from "Residential 6" to "Business 3" with an annexure that the property may also be used for a place of entertainment with a coverage of 50%, height of 2 storeys and F.A.R. of 1.0.

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 at 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: FIRST PUBLICATION: 10 APRIL 2024

PROVINSIALE KENNISGEWING 339 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 2587 EVATON.**

Ek, Mnr. C.F. de Jager van Pace Plan Consultants, synde die gemagtigde agent van die eienaar van Erf 2587 Evaton, geleë te Bodeaweg 2587, Evaton, 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 2587 Evaton vanaf "Residensieel 6" na "Besigheid 3" met 'n bylae dat die eiendom ook gebruik mag word vir 'n vermaaklikheidsplek, met 'n dekking van 50%, hoogte van 2 verdiepings en V.O.V. van 1.0.

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 by die kantoor van die agent hier onder, vir 'n tydperk van 28 dae vanaf datum van eerste publikasie. Besware teen of versoë 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: EERSTE PUBLIKASIE: 10 APRIL 2024

PROVINCIAL NOTICE 340 OF 2024**NOTICE IN TERMS OF SECTION 38.(2)(a) AND 62.(6) OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017, FOR THE AMENDMENT OF THE MIDVAAL LAND USE SCHEME, 2023, AND THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN RESPECT OF ERF 182 RIVERSDALE, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorised agent of the owner of Erf 182 Riversdale, situated at 30 Sam Hewitt Street, Riversdale, Meyerton, hereby give notice in terms of Section 38.(2)(a) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017, that I have applied to the Midvaal Local Municipality in terms of Section 62.(6) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017, for the removal of restrictive conditions: 2.1, 2.2 and 2.3 described in the Title Deed No. T71580/2023 and for the simultaneous amendment of the Midvaal Land Use Scheme, 2023, in terms of Section 38 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017, for a change of land use rights, also known as rezoning of the property described above, from "Residential 1" with a density of 1 dwelling per 1000m², to "Residential 2" with a density of 1 dwelling unit per 400m², coverage of 60%, F.A.R of 1.2 and height of 2 storeys.

Any objection, with the grounds therefore and contact details, shall be lodged with or made in writing to: Midvaal Local Municipality Development and Planning at: PO Box 9, Meyerton, 1960 or 25 Mitchell Street, Meyerton or emailed to D&Padminobjections@midvaal.gov.za. Full particulars and plans may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Vaalweekblad newspaper; Closing date for any objections: 8 MAY 2024

Address of applicant: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911 Telephone No: 083 446 5872, Email: christo@paceplan.co.za

Date of publication: 10 APRIL 2024

PROVINCIAL NOTICE 341 OF 2024**NOTICE IN TERMS OF SECTION 38.(2)(a) AND 51.(1)(b) OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017, FOR THE CHANGE OF LAND USE RIGHTS AND THE SIMULTANEOUS CONSOLIDATION OF ERVEN IN AN APPROVED TOWNSHIP.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the applicant of Erven 162 and 163 Meyerton Farms Township, Registration Division I.R., Province of Gauteng, situated at 162 and 163 Johan le Roux Road, Meyerton Farms, Meyerton, hereby give notice in terms of Section 38.(2)(a) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2017, that I have applied to the Midvaal Local Municipality for the consolidation of Erven 162 and 163 Meyerton Farms Township, Registration Division I.R., Province of Gauteng and the simultaneous amendment of the Midvaal Land Use Scheme, 2023, for a change of land use rights also known as rezoning of Erf 162 Meyerton Farms from "Residential 1" and of Erf 163 Meyerton Farms from "Business 1" and "Institutional", to "Industrial 1" with an annexure that the property may also be used for a place of refreshment.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Midvaal Local Municipality at: PO Box 9, Meyerton, 1960 or 25 Mitchell Street, Meyerton or emailed to D&Padminobjections@midvaal.gov.za. Full particulars and plans may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette / Vaalweekblad newspaper; Closing date for any objections: 8 MAY 2024.

Address of applicant: Pace Plan Consultants, 70A Chopin Street, Vanderbijlpark SW 5, 1911 Telephone No: 0834465872, Email: christo@paceplan.co.za

FIRST PUBLICATION: 10 APRIL 2024

PROVINCIAL NOTICE 342 OF 2024**NOTICE IN TERMS OF CLAUSE 38 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018**

I, Khanyisa Saunders, being the authorized agent of the owner of Erf 256 Vanderbijl Park South East 4, situated on 20 Vaalriver street, Vanderbijl Park SE4, 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 256 situated at 20 Vaalriver Street South East 4 Vanderbijl Park by the rezoning of the property described above, from "Residential 1" with an annexure that the property may also be used for a play-park for children, a tea-garden and a playroom subject to certain conditions to "Residential 1 with an annexure for a Guesthouse with a maximum number of 16 rooms, with a coverage of 50%, height of 2 storeys, F.A.R of 0.7 and building lines as determined by Local Authority.

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 10 April 2024.

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 via e-mail (debbier@emfuleni.gov.za) within a period of 28 days from 10 April 2024.

Address of the authorized agent: Mr Khanyisa Saunders, 20 Poortermans street, Central East 5 Vanderbijl Park Township, Cellular / 072 690 5344 Email: saunderskhanyisa@gmail.com

PROVINSIALE KENNISGEWING 342 VAN 2024**KENNISGEWING IN TERME VAN KLOUSULE 38 VAN DIE EMFULENI MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR BYWET, 2018.**

Ek, Khanyisa Saunders, 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 256 Vanderbijl Park South East 4, geleë te Vaalrivierstraat 20, South East 4 Vanderbijl Park deur die hersonering van die eiendom hierbo beskryf vanaf "Residensieël 1" met 'n bylaag dat die eiendom gebruik mag word vir 'n speelpark vir kinders, 'n tee-tuin en speelkamer onderhewig aan sekere voorwaardes na "Residensieël 1" met 'n bylaag vir 'n gastehuis met 'n maksimum van 16 kamers, dekking van 50%, hoogte 2 verdiepings, V.O.V. 0.7 en boulyne soos vereis deur die Raad.

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 10 April 2024.

Besware teen of verhoë ten opsigte van die aansoek moet skriftelik binne 28 dae vanaf 10 April 2024 by of tot die Munisipale Bestuurder, by bovermelde adres of per geregistreerde pos by Posbus 3, Vanderbijlpark, 1900 of per hand ingedien of gerig word of per e-pos (debbier@emfuleni.gov.za)

Adres van eienaar/gevolmagtigde agent: Mnr Khanyisa Saunders Adres: 20 Poortermans street, Central East 5 Vanderbijl Park Township, Sellulêr / 0726905344 Email: saunderskhanyisa@gmail.com

PROVINCIAL NOTICE 343 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
Sandton	Douglasdale X66 NPC	283	Pipers Road near its eastern intersection with Crawford Drive. Pipers Road near its western intersection with Crawford Drive	A 24-hour manned boom gate. Pedestrian gate with 24-hour unhindered access Pedestrian gate with limited hour of operation locked between 18:00 – 06:00 daily. Locked Palisade 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 344 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 Panners and Kingswood Village Association Reference Number 143. The security access restriction was originally advertised in the Government Gazette/ local newspaper for public comment on 15th November 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 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



PROVINCIAL NOTICE 345 OF 2024

**ADVERTISEMENT FOR THE AMENDMENT TO THE LAND USE
SCHEME (REMOVAL OF RESTRICTION)****APPLICATION SCHEME****Town Planning Scheme and city of Johannesburg Land Use Scheme 2018**

Application is hereby made for the consent of the City of Johannesburg in terms of Section 41 of the Municipal Planning By-Law, 2016 read with the Spatial Planning and Land use Management Act, 2013 (Act 16 2013) for THE AMENDMENT, SUSPENSION OR OBLIGATION, SERVITUDE OR RESERVATION IN RESPECT OF STAND: 1619 BRYANSTON

SITE DESCRIPTION:

Erf/Erven (stand) No (s): **ERF 1619**
Township (Suburb) Name: **Bryanston**
Street Address: **55 The River Road**

APPLICATION TYPE:

Removal of restriction

Application Purpose:

Application is hereby made for the consent of the City of Johannesburg in terms of Section 41 of the Municipal Planning By-Law, 2016 read with the Spatial Planning and Land use Management Act, 2013 (Act 16 2013) It is proposed to remove condition (n) from T deed T000080167/2015 that states 'The ERF shall be used for residential purposes only'.

Particulars of this 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 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, an e-mail send to benp@Joburg.org.za, by not later than 08 MAY 2024.
(State date – 28 days from the date on which the application notice was published).

Details of OWNER / AUTHORISED AGENT

Full name: **Simunye Bezalel Trading (PTY) LTD**
Postal Address: **96 Jorissen Street, Braamfontein, Johannesburg, 2001**
Fax No: **N/A**
Cell/Tel: **010 449 2126/ 072 094 4134**
E-mail address: simunyebezalel04@gmail.com
DATE: **10/04/2024**



Signature of agent

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 445 OF 2024**

**NOTICE OF APPLICATION FOR THE AMENDMENT OF TOWN PLANNING SCHEME APPLICATION IN TERMS OF
SECTION 48 AND 53 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERVEN 3643 AND 3644 (TO BE KNOWN AS ERF 3645), GLEN MARAIS EXTENSION 107
AMENDMENT SCHEME NUMBER K0869C**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erven 3643 and 3644 (to be known as Erf 3645), Glen Marais Extension 107, 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 rezoning and subdivision of Erven 3643 and 3644 (to be known as Erf 3645), Glen Marais Extension 107 into 55 "Residential 3" portions in terms of the City of Ekurhuleni Land Use Scheme 2021, by the rezoning of Proposed Portions 1 to 53 of Erf 3645, Glen Marais Extension 107 from "Residential 3" to "Residential 1" with a minimum erf size of 250m², coverage of 60% and a height of 2 storeys, Proposed Portion 54 of Erf 3645, Glen Marais Extension 107 from "Residential 3" to "Roads" for a private road, subject to certain restrictive measures, and Proposed Portion 55 of Erf 3645, Glen Marais Extension 107 from "Residential 3" to "Private Open Space", subject to certain restrictive measures, situated on the corner of Fiskaal Street and Monument Road.

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, 1620 and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 03/04/2024.

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 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 03/04/2024 on or before 02/05/2024.

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: OV1540)

3–10

LOCAL AUTHORITY NOTICE 446 OF 2024

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

Notice is hereby given that in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, I, the undersigned, Noel Graham Brownlee of Valplan have applied to the City of Ekurhuleni Metropolitan Municipality to rezone Erf 879 Kempton Park Extension 2 to "Residential 4" for four dwelling units and a shop. The property is situated at 106 Kerk Street in Kempton Park Extension 2.

The land is zoned "Residential 1" in terms of the abovementioned Town Planning Scheme. Particulars of the application will lie for inspection during normal office hours at the office of the Manager, Town Planning Kempton Park Sub Section, City Planning, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, corner C R Swart and Pretoria Roads, Kempton Park, for a period of 28 days from 3 April 2024. Objections to or representation 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 3 April 2024..

Address of authorised agent: Valplan, Postnet Suite 208, Private Bag X9924, Sandton, 2146. Email: sagren@valplan.co.za, Cell: 082 415 3894

3–10

LOCAL AUTHORITY NOTICE 455 OF 2024**NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) BY-LAW OF 2019 – ERF 302 BARTLETT EXTENSION 46 TOWNSHIP
CELUS NO: F 0566C**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Boksburg Sub Section) for the Removal of Conditions 1. a), 1. b) and 1. c) from Deed of Transfer T. 17442/2021 pertaining to Erf 302 Bartlett Extension 46 Township, which property is located at No. 302 (Internal Private Road) within the Greenacres Estate residential complex, Bartlett, Boksburg and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: F 0566C), by the rezoning of the said property from its current “Residential 1” zoning with a permissible Coverage of 50% to a zoning of “Residential 1” with a permissible Coverage of 70%.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: Town Planning Department, Boksburg Sub Section, Third Floor, Civic Centre, Trichardt Road, Boksburg, for a period of 28 days from 3 April 2024.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or P. O. Box 215, Boksburg, 1460 or Email: Francois.Vos@ekurhuleni.gov.za, on or before 1 May 2024.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Cell: 082 924 7882 – Email: info@mztownplanning.co.za

Dates of publications: 3 and 10 April 2024.

3–10

LOCAL AUTHORITY NOTICE 456 OF 2024**NOTICE IN TERMS OF SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT ACT
(SPLUMA) BY-LAW OF 2019
ERF 22 LAKEFIELD TOWNSHIP (CELUS NO. B 1000C)**

I Marzia-Angela Jonker, being the authorised agent of the owner/s hereby give notice in terms of Section 68 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management Act (SPLUMA) By-Law of 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality (Benoni Sub Section) for the Removal of Conditions A.(b), A.(f), A.(g), A.(i), A.(i)(i) and A.(i)(ii) and A.(j) from Deed of Transfer T. 31012/2023 pertaining to Erf 22 Lakefield Township, which property is located at No. 17 Lakefield Avenue, Lakefield, Benoni and the simultaneous amendment of the City of Ekurhuleni Land Use Scheme of 2021 (CELUS No: B 1000C), by the rezoning of the said property from its current zoning of "Residential 1" to a zoning of "Business 2" solely for Shops, Hair/Beauty Salon and a Launderette, subject to further conditions.

All relevant documents relating to the application will be open for inspection during normal office hours at the office of The Manager: City Planning Department, Benoni Sub Section, Sixth Floor, Civic Centre, Crn Elston and Tom Jones Streets, Benoni CBD, for a period of 28 days from 3 April 2024.

Any person who wishes to object to the application, or submit representations in respect thereof, must lodge the same in writing with the said authorised local authority at the above address or Private Bag X 014, Benoni 1501, on or before 1 May 2024.

Name and address of owner: c/o MZ Town Planning & Property Services, P. O. Box 16829, ATLASVILLE, 1465. Tel (011) 849 0425 – Email: info@mztownplanning.co.za

Dates of publications: 3 and 10 April 2024.

3–10

LOCAL AUTHORITY NOTICE 460 OF 2024**AMENDMENT SCHEME 20-02-0572**

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 19 Morningside Manor 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 20-02-0572. Amendment Scheme 20-02-0572 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 671/2023

LOCAL AUTHORITY NOTICE 461 OF 2024**AMENDMENT SCHEME 20-01-4323**

Notice is hereby given in terms of Section 22(4), read with Section 42(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of Erf 744 Forest Town:

- (1) The removal of the following restrictive conditions 1., 2., 3., 4., 5., 6., 7. and 8. from Deed of Transfer No. T32361/2021.
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning Erf 744 Forest Town from "Residential 1" to "Educational" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4323. Amendment Scheme 20-01-4323 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 697/2023

LOCAL AUTHORITY NOTICE 462 OF 2024**AMENDMENT SCHEME 20-01-3978**

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 993 Westdene from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3978. Amendment Scheme 20-01-3978 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 619/2023

LOCAL AUTHORITY NOTICE 463 OF 2024**REF NO: 20/13/1062/2023**

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 1450 Honeydew Manor Extension 45**:

- a) The removal of condition (1) from Deed of Transfer T50579/2022.

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 701/2023

LOCAL AUTHORITY NOTICE 464 OF 2024**AMENDMENT SCHEME 20-02-4613**

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 4228 Bryanston Extension 18 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 20-02-4613. Amendment Scheme 20-02-4613 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 636/2023

LOCAL AUTHORITY NOTICE 465 OF 2024**AMENDMENT SCHEME 20-02-4872**

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 5630 Bryanston Extension 88 from "Business 4" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-4872. Amendment Scheme 20-02-4872 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 640/2023

LOCAL AUTHORITY NOTICE 466 OF 2024**AMENDMENT SCHEME 01-19289**

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 10560 Lenasia Extension 13 from "Residential 1" to "Institutional", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-19289. Amendment Scheme 01-19289 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 602/2023

LOCAL AUTHORITY NOTICE 467 OF 2024**REF NO: 20/13/2266/2021**

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 Remaining Extent of Portion 48 of the Farm Hartebeestfontein 312 IQ:

- a) The removal of conditions B and C from Deed of Transfer T79682/2015.

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 682/2023

LOCAL AUTHORITY NOTICE 468 OF 2024**AMENDMENT SCHEME 20-02-4439**

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 16 Morningside Manor 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 20-02-4439.

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. Amendment Scheme 20-02-4439 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 723/2024

LOCAL AUTHORITY NOTICE 469 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF REZONING AND SUBDIVISION IN TERMS OF SECTIONS 16(1) THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

We Townscape Planning Africa Pty Ltd, being the applicant in our capacity as the authorized agent acting for the owner of Erf 99 Constantiapark, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law 2016, that we have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014), for:

- 1) Section 16(1) of the Tshwane Land Use Management By-law, 2016 for the rezoning of the property described above from "Residential 1" to "Residential 2" with a density of 25 dwelling units per hectare to a maximum of three (3) units.
- 2) Section 16(12)(a)(i) for the subdivision of Erf 99 in three portions respectively 1117m², 501m² and 501m².

The subject property is situated at 558 Gerhard Marais Street in Ward 83.

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 Star newspapers.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal Offices set out below for a period of 28 days from the date of first publication of the notice in the Provincial Gazette/Beeld/Star. **Address of Municipal Offices:** Room E10, corner of Basden and Rabie Streets, Centurion.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za. Alternatively, an identical copy of the applicant's land use application may be requested using the following contact details of the applicant:

- Email address: admingp@tpsplanners.co.za
- Postal address: Postnet Suite 56, Private Bag X1028, Lyttelton, 0140
- Address of applicant: 244 Lange Street, Nieuw Muckleneuk, 0181
- Contact telephone number: 0722 644 979

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

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 10 April 2024. The costs of any hard copies of the application will be for the account of the party requesting same.

Address of applicant:

Townscape Planning Africa (Pty) Ltd; Postnet Suite 56, Private Bag X1028, Lyttelton, 0140. Email: admingp@tpsplanners.co.za. Contact number: 072 264 4979. **Date of first publication:** 10 April 2024 and date of second publication: 17 April 2024. Item Number: 39754 (Rezoning) 39788 (subdivision). Closing date for any objections/comments: 8 May 2024

PLAASLIKE OWERHEID KENNISGEWING 469 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VAN DIE AANSOEK OM HERSONERING EN ONDERVERDELING IN TERME VAN ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUURVERORDENING, 2016**

Ons, Townscape Planning Africa Pty Ltd, synde die gemagtigde agent van die eienaars van Erf 99, Constantiapark, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016, dat hul by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane-Dorpbeplanningskema, 2008 (Hersien 2014), in terme van

- 1) Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuurverordening, 2016 vir die hersonering van "Residensieel 1" na "Residensieel 2" met 'n digtheid van 25 eenhede per hektaar vir maksimum van drie (3) eenhede, asook
- 2) Artikel 16(12)(a)(i) vir die onderverdeling van Erf 99 in drie dele onderskeidelik 1117m², 501m² en 501m².

Die eiendom is geleë te Gerhard Maraisstraat 558, Moreletapark, in Wyk 83.

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.

Volle besonderhede en planne sal beskikbaar wees vir inspeksie gedurende normale kantoorure, vir 'n periode van 28 dae vanaf die eerste datum van publikasie van hierdie kennisgewing in die Provinsiale Gazette/Beeld/ Star nuusblaai, by die munisipale kantore soos hieronder bevestig. **Adres van Munisipale Kantore:** Kamer E10, Hoek van Basden-en Rabistrate, Centurion.

Enige belanghebbende of geaffekteerde party wat '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. 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: admingp@tpsplanners.co.za
- Posadres: Postnet Suite 56, Privaatsak X1028, Lyttelton, 0140
- Fisiese adres van die kantoor van die applikant: 244 Langestraat, Nieuw Muckleneuk, 0181
- Kontak telefoonnommer: 0722 644 979

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 moet verskaf om sodanige afskrif elektronies te bekom.

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 10 April 2024. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Adres van Applikant: Townscape Planning Africa (Pty) Ltd; Postnet Suite 56, Privaatsak X1028, Lyttelton, 0140. Epos: admingp@tpsplanners.co.za; Kontaknommer: 072 264 4979. **Datum van eerste publikasies:** 10 April 2024 en **datum van tweede publikasies:** 17 April 2024. Item Nommer: 39754 (Hersonering) 39788 (Onderverdeling)

Sluitingsdatum vir enige besware/kommentare: **8 Mei 2024**.

LOCAL AUTHORITY NOTICE 470 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
Commercial and Extensions (Midrand Industrial Park)	Midrand Industrial Park Association Interim Decision letter	229	Mastiff Road at intersection with First Street First Street near Intersection with Setter Road Mastiff and West Road Tanzania Street	Closed between 20:00 - 04:00 daily Closed between 18:00 – 04:00 24hr unhindered pedestrian access

Should there be no objections 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 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



LOCAL AUTHORITY NOTICE 471 OF 2024
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 4787T

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 hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **4787T**, being the rezoning of Erf 74, Ashlea Gardens, from "Residential 1", to "**Residential 2**", Dwelling units, with a density of 71 dwelling-units per hectare (maximum of 14 dwelling-units on the property), subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4787T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4787T (Item 28814))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

10 APRIL 2024
(Notice 240/2024)

LOCAL AUTHORITY NOTICE 472 OF 2024
CITY OF TSHWANE

NOTICE IN TERMS OF SECTION 6(8) OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT NO 3 OF 1996)

It is hereby notified in terms of the provisions of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 (Act No 3 of 1996), that the City of Tshwane has approved the application for the removal and amendment of certain conditions contained in Title Deed T67754/2012, with reference to the following property: Erf 797, Menlo Park.

The following conditions and/or phrases are hereby removed: Conditions (b), (c), (d), (e), (g), (h), (j), (l)(i), (l)(ii), (m), (n), (p) and (q).

This removal will come into effect on the date of publication of this notice.

AND/AS WELL AS

that the City of Tshwane has approved the application for the amendment of the Tshwane Town-planning Scheme, 2008, being the rezoning Erf 797, Menlo Park, from "Residential 1" with a minimum erf size of 1 000m², to "**Residential 4**", Dwelling Units, Block of Flats, with a density of 166 dwelling-units per hectare (maximum of 35 dwelling-units), subject to certain further conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department of Economic Development, Gauteng Provincial Government and the Group Head: Economic Development and Spatial Planning, City of Tshwane, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **3467T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-3467T (Item 24190))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

10 APRIL 2024
(Notice 241/2024)

LOCAL AUTHORITY NOTICE 473 OF 2024**MOGALE CITY LOCAL MUNICIPALITY****NOTICE FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF LAND IN TERMS OF SECTION 66(7) OF MOGALE CITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

I/We, Maartin Ludolph Friedrich of Manna Development Consultancy (Pty) Ltd, being the applicant / authorised agent of the owner of Portion 119 of the Farm Sterkfontein 173 IQ, hereby give notice in terms of Section 66(7) read with Section 45(2) 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 removal of restrictive conditions in respect of land/the property described above. The property is located north of Malmani Road, Sterkfontein Country Estates, approximately 4.5 km from the Malmani Road and N14 T junction.

The intention of the applicant is to apply for the removal of restrictive Conditions C (i) and (ii). The removal of the conditions is done in support of a Consent use application for "Educational use" with a floor area of 500m² to be used with the equestrian farm.

Full particulars of the application may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 10 April 2024. Closing date for any objections and/or comments: 8 May 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: Manager- Economic Services, First Floor Furn City Building cnr Human and Monument Streets, Krugersdorp, by not later than 8 May 2024.

Address of Municipal offices: First Floor, Furn City Building, cnr Monument and Human Streets Krugersdorp or P.O. Box 94, Krugersdorp, 1740.

Address and contact details of applicant: P.O. Box 2882, Noordheuwel, 1756, Cell: 072 188 4504, email maartin@mannadc.co.za. Reference:1192 Ptn 119 Sterkfontein 173 IQ.

Notice dates: 10 April & 17 April 2024

10-17

LOCAL AUTHORITY NOTICE 474 OF 2024**CORRECTION NOTICE****REMAINING EXTENT OF ERF 994 BRYANSTON**

4. It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law 2016 that Local Authority Notice 238 of 2024 which appeared on the 28th February 2024, with regards to the Remaining Extent of Erf 994 Bryanston, has been abandoned, and therefore is withdrawn.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. C620/2024

LOCAL AUTHORITY NOTICE 475 OF 2024**CORRECTION NOTICE**

The City of Johannesburg Metropolitan Municipality herewith gives notice in terms of Section 80 of the Town Planning and Townships Ordinance, 1986, that **Local Authority Notice 1565 dated 16 October 2017** published in respect of **Fleurhof Extension 31**, has been amended as follows :

ENGLISH NOTICE:

That Conditions A.1.(14) (a) to (c) be substituted by the following :

A.1.(14) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 1.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 1.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

PLAASLIKE OWERHEID KENNISGEWING 475 VAN 2024**VERBETERINGSKENNISGEWING :**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit gee hiermee kennis ingevolge Artikel 80 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat **Plaaslike Bestuurskennisgewing 1565 gedateer 16 Oktober 2017** gepubliseer ten opsigte van **Fleurhof Uitbreiding 31**, soos volg gewysig is:

AFRIKAANSE KENNISGEWING:

Die vervanging van Klousules A.1.(14) (a) to (c) met die volgende :

(14) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING OF OORDRAG VAN ERWE

(a) Die dorpseienaar moet, nadat aan klousule 1.(3) hierbo voldoen is, op sy eie koste en tot tevreedenheid van die plaaslike bestuur, alle dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is.

(b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die installasie van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom in tème van klousule 1.(3) hier bo genoem tussen die dorpseienaar en die plaaslike bestuur. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is.

Hector Bheki Makhubo

Deputy Director: Legal Administration / Adjunk Direkteur : Regsadministrasie

City of Johannesburg Metropolitan Municipality / Stad van Johannesburg Metropolitaanse Munisipaliteit

Notice No. / Kennisgewing Nr T127/2017/C

LOCAL AUTHORITY NOTICE 476 OF 2024

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): 612
Township (Suburb) Name: Auckland park
Street Address: 27 Auckland street
Ref Number: 20/13/0658/2024

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 (2) and (4) from the Title deed T000035043/2023 to erf 612 Auckland Park.**

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 **01 May 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: Charlse Dengeza Booyesen, Physical Address: 27 Auckland Street, Auckland Park, Cell No. 082 542 9804, Email: dengedz@gmail.com

Date: 10 April 2024

LOCAL AUTHORITY NOTICE 477 OF 2024**LOCAL AUTHORITY NOTICE 04 OF 2024****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BAKPAN PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality declares Dennoord Extension 20 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION, MADE BY BARRIER FIRE AND ACCESS CONTROL (SA) PTY LTD 2002/011839/07, THE REGISTERED OWNERS OF THE PROPERTY (HEREAFTER REFERRED TO AS THE DEVELOPER) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 296 OF THE FARM WITPOORTJE 117 I.R., PROVINCE OF GAUTENG, BE APPROVED BY THE CITY OF EKURHULENI

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Dennoord Extension 20.

(2) DESIGN

The township shall consist of streets and 2 erven (consolidated as Erf 171, S.G. No. 1324/2020) indicated on the General Plan S.G. No. 1323/2020.

(3) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause erven 169 and 170 in the township to be consolidated to erf 171 vide approved consolidation diagram SG NO. 1324/2020.

(4) CANCELLATION / REMOVAL OF CONDITIONS

The undermentioned condition / expropriation is to be removed as it is not applicable to the township to be established : "B. By virtue of Notice of Expropriation No. EX. 30/1987, a portion of the holding in extent approximately 1930 square metres was expropriated by the National Transport Commission in terms of Section 8(1)(a) of Act No. 54/1971.

(5) STORMWATER DRAINAGE AND STREET CONSTRUCTION

5.1 The township owner shall on request by the Council submit to such Council for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the Council, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Council.

5.2 The scheme shall provide for the catchment of storm water in catch pits whence it shall be drained off in watertight pipes of durable material, approved by the Council, in such manner that water will in no way dam up or infiltrate on or near the surface of the ground.

(6) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes.

(7) ACCESS

Access shall be provided to the satisfaction of the local authority.

(8) ENGINEERING SERVICES

The provision of engineering services shall be dealt with in detail in the services agreement between the local authority and the applicant/ township owner where the responsibility of the installation and provision of internal engineering services will be agreed upon, as well as the responsibility for maintenance of water, sewer and electrical.

(9) ENDOWMENT

The township owner shall, in terms of provisions of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay an amount to be determined by the local authority which amount shall be used by the local authority for the provision of bulk services.

Such endowments shall be payable in terms of the provisions of section 81 of the said ordinance read with Section 95 thereof.

(10) RECEIVING AND DISPOSAL OF STORMWATER

The township applicant/owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

(11) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING SERVICES

Should it become necessary to move or replace any existing TELKOM, ESKOM or RAND WATER services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

(12) REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the local authority, when required to do so by the local authority.

(13) PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with, and when required, engineering certificates for the foundations of the structures must be submitted.

2. CONDITIONS OF TITLE

2.1 ALL ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986:-

(a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

3.2.6 Parking: 6 parking bays per 100m² gross leasable conference area.

3.3 THE CONSOLIDATED ERF 171 WILL HAVE THE FOLLOWING PARAMETERS:

Total Coverage:	38.5%
Total FAR:	0.4

This amendment is known as Ekurhuleni Amendment Scheme R0151C

I. MASHAZI, City Manager, City of Ekurhuleni Metropolitan Municipality
2nd Floor, Head Office Building
Corner Cross and Rose Street
Private Bag X1069
Germiston
1400
Notice 04/2024

AMENDMENT SCHEME R0134C

The City of Ekurhuleni Metropolitan Municipality (Brakpan Sub Section) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 read together with relevant section of the Spatial Planning and Land Use Management Act, 2013, declares that it has approved an amendment scheme, being an amendment of the City of Ekurhuleni Land Use scheme, 2021, comprising the same land as included in the township of Dennoord Extension 20.

The approved Amendment Scheme documents will lie for inspection at the Office of the Manager: Town Planning, Brakpan Sub-Section during normal office hours.

This amendment is known as Ekurhuleni Amendment Scheme R0134C

I. MASHAZI, City Manager, City of Ekurhuleni Metropolitan Municipality
2nd Floor, Head Office Building
Corner Cross and Rose Street
Germiston Private Bag X1069
Germiston
1400
Notice 04/2024

LOCAL AUTHORITY NOTICE 478 OF 2024

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF APPLICATION FOR 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, Mark Dawson being the authorised agent of the owner of Portion 40 of Erf 1440 Sinoville, hereby give notice in terms of section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the removal of certain conditions as contained in the title deed in terms of section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The property is situated at 240 Brac Avenue, Sinoville. The application is for the removal of the following condition: C.(d), in the Deed of Transfer No. T38098/95. The intension of the applicant in this matter is to remove or relax the 7.62 metre building line abutting on a street in the title deed for the future development and the approval of building plans, at the application property.

Any objection(s), including the grounds for such objection(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(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 10th April 2024 until the 8th May 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 and Die Beeld Newspapers. Address of City of Tshwane Metropolitan Municipality, Registration offices, Middestad Building situated at 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 a copy through the following contact details: newlanduseapplications@tshwane.gov.za. Closing date for any objections or comments: 8th May 2024.

For the purposes of obtaining a copy of the application, it must be noted that the interested or affected party, must provide the Municipality and the applicant with an email address or other means to by which to provide the said copy electronically. No part of the documentation 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 the interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Address of applicant: 309 Virginia Street Faerie Glen Ext 1. Telephone No: 0832542975 Email: markd0233@gmail.com. Dates on which notice will be published: 10 April and 17 April 2024.

Municipality Reference: Item No. 38799

10-17

PLAASLIKE OWERHEID KENNISGEWING 478 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES
IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016**

Ek, Mark Leonard Dawson synde die gemagtigde agent van die eienaar van gedeelte 40 van Erf 1440 Sinoville, gee hiermee ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur By-Wet, 2016, kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die titelakte van die bovermelde eiendom in terme van Artikel 16(2) van Stad Tshwane Grondgebruiksbestuur By-wet 2016. Die eiendom is gelee te Braclaan 240, Sinoville. Die aansoek is vir die opheffing van die volgende voorwaarde: C.(d) in Titelakte Nr T38098/95. Die doel van die aansoek is om die 7.62 meter boulyn, in die titelakte op te hef, ten einde bouplan goedkeuring te bekom vir die toekomstige ontwikkeling van die aansoekterrein. Enige Beswaar en of kommentaar insluitend die redes vir die beswaar met volledige kontakbesonderhede, waaronder die Munisipaliteit nie met die beswaarmekar kan kommunikeer nie, moet skriftelik by of tot: Die Strategiese Uitvoerende Direkteur, Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001, of aan CityP_Registration@tshwane.gov.za ingedien of gerig word, vanaf 10 April 2024 tot 8 Mei 2024. Volledige besonderhede van die aansoek le ter insae gedurende gewone kantoorure by Munisipale kantoor soos hieronder uiteengesit, besigtig word vir n periode van 28 dae vanaf die eerste publikasie van hierdie kennisgewing in die Provinsiale Koerant, Citizen en Die Beeld koerant. Adress van die Stad Tshwane Metropolitaanse Munisipaliteit: Middestad Gebou, Thabo Sehume straat 252, Pretoria. Indien enige belanghebbende of geaffekteerde party n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die Munisipaliteit versoek word deur die volgende kontakbesonderhede; newlanduseapplications@tshwane.gov.za. Sluitingsdatum van besware: 8 Mei 2024. Ten einde n afskrif van die aansoek te bekom, moet daar opgelet word, dat die belanghebbende of geaffekteerde party die munisipaliteit en die aansoeker, n epos of ander maniere moet verskaf om sodoende afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien is mag gekopieer en gereproduseer word, of in enige vorm gepubliseer word op n manier wat die applikant se intellekuele eiendomsregte aantast nie. Indien die belanghebbende of geaffekteerde party nie stappe doen om n afskrif van die grondontwikkelingsaansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te vierbied nie. Adres van gemagtigde agent: Virginiastraat 309, Faerie Glen, Uitbr. 1. Epos adres: markd0233@gmail.com Telefoon Nr : 0832542975. Datums waarop kennisgewing gepubliseer word: 10 April 2024 en 17 April 2024. Munisipale Verwysing: Item No: 38799

10-17

LOCAL AUTHORITY NOTICE 479 OF 2024**AMENDMENT SCHEME 20-01-4002**

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 489 Aspen Hills Extension 6 from "Business 3" to "Special" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4002.

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. Amendment Scheme 20-01-4002 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.728/2024

LOCAL AUTHORITY NOTICE 480 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 provisions of Chapter 7 of the Rationalization of Local Government Affairs Act, 1998, has considered and grants the security access restriction applied for by the **(NICOLYN AVENUE RANDBURG ASSOCIATION)** Reference Number **354**. The security access restriction was originally advertised in the Government Gazette/local newspaper for public comment on **(29 November 2023)** for a period of 30 days and all comments and objections were considered. The Security Access Restrictions 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

10-17

LOCAL AUTHORITY NOTICE 481 OF 2024**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY: KEMPTON PARK SUB SECTION
DECLARATION AS AN APPROVED TOWNSHIP
BREDELL EXTENSION 43**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Sub Section hereby declares BREDELL EXTENSION 43 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 693 OF THE FARM RIETFontein 31-IR, GAUTENG PROVINCE BY NATIONAL STAINLESS STEEL PROPERTY (PTY)LTD, (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT/TOWNSHIP OWNER) AND BEING THE REGISTERED OWNER OF THE LAND HAS BEEN APPROVED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Bredell Extension 43.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 2688/2018.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes, if any:
 - A. Including the following condition which will be brought forward onto Erven 203 and 204 and the throughfare in the township:
 - (a) Portion "A" or portion "A" of the farm RIETFontein No. 18, district Kempton Park (formerly district Benoni), of which Bredell Agricultural Holdings forms a part, is subject to the following servitude, namely:
"Zynde dit eigendom bezwaart met een servituut ten faveure van gedeelten getransporteerd op HENDRIK JACOBUS DUVENAGE en JOHANNES PETRUS JACOBUS FOURIE bij Acten van Transport Nos T312/1887 en T313/1887, groot 328,2117 Hektaar en 250,6869 Hektaar, bestaande uit het recht om het water af te leiden uit de fontein gelegen nabij de scheidingslijn van het gedeelte van gemelden HENDRIK JACOBUS DUVENAGE en op het hierbij getransporteerd eigendom".
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangements with the local authority in order to ensure that:
 - (i) Water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
 - (ii) The recommendations as laid down in the geological report/soil of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**
 - (i) Access to the township shall be obtained from Fifth Avenue.
 - (ii) Access will not be allowed from the Class 3 road on the northern boundary of the township.
- (6) **ENGINEERING SERVICES**
 - (i) The applicant shall be responsible for the installation and provision of internal engineering services.

- (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street lights).
- (7) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing road network and for all storm water running off or being diverted from the road network to be received and disposed of.
- (9) **REMOVAL OF LITTER**
The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.
- (10) **CONSOLIDATION OF ERVEN**
The township owner shall at his own expense cause the Erven 203 and 204 in the township to be consolidated.

B. CONDITIONS OF TITLE

All erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (1) **ERVEN 203 AND 204**
 - i) The erf is subject to a servitude 2m wide in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf and additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
 - ii) No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
 - iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME K0591C
BREDELL EXTENSION 43

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township of BREDELL EXTENSION 43 Township, being an amendment of the Ekurhuleni Land Use Scheme, 2021.

The approved amendment scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section during normal office hours.

This amendment scheme is known as City of Ekurhuleni Amendment Scheme K0591C, and shall come into operation on the date of publication of this notice.

Notice: CP020.2024 Ref No: [15/3/7/B8 X 43]
City of Ekurhuleni Metropolitan Municipality
10/04/2024

LOCAL AUTHORITY NOTICE 482 OF 2024**NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019 : WITFONTEIN EXTENSION 116**

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 have applied to the City of Ekurhuleni Metropolitan Municipality for the establishment of the township, referred to in the Annexure hereto,

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A506/8, Main Building, Kempton Park Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 10/04/2024.

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, c/o CR Swart Drive and Pretoria Road, Kempton Park or PO Box 1903, Kempton Park, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, within a period of 28 days from 10/04/2024.

Closing date for any objections and/or comments: 09/05/2024

Dates on which notice will be published: 10/04/2024 and 17/04/2024

Address of applicant: Terraplan Gauteng Pty Ltd, PO Box 1903, Kempton Park, 1620 or 1st Floor Forum Building, 6 Thistle Road, Kempton Park, 1619. Tel No: 011 394 1418/9. Fax: 011 975 3716. E-Mail: jhb@terraplan.co.za, Our ref DP1054

ANNEXURE

Name of township: Witfontein Extension 116

Full name of applicant: Terraplan Gauteng Pty Ltd on behalf of Tridevco Pty Ltd

Number of erven, proposed zoning and development control measures:

Erf 1: Proposed Zoning: "Industrial 2" only for Warehouses and Distribution Centres, Primary Rights: Warehouses and Distribution Centres, Secondary Rights: As per Town Planning Scheme, Exclusions: Auctioneers, Builders Yards, Office. Coverage 70%, Height restriction 3 storeys (21m), FAR 0.6, Parking and building lines - as per Town Planning Scheme.

Erf 2: Proposed Zoning: "Roads" for a private road with access control.

The intention of the applicant in this matter is to establish an Industrial township on the property.

Locality and description of property on which township is to be established: Located just of Serengeti Boulevard and to the west of the Curro School, Serengeti.

The proposed township is situated on a Portion of the Remainder of the farm Witfontein 15 IR

10-17

LOCAL AUTHORITY NOTICE 483 OF 2024

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 16(4) OF
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016
MONTANA PARK EXTENSION 136**

I, Hendrik Johannes Stephanus (Henco) Smit of Terraplan Gauteng Pty Ltd, being the authorised agent on behalf of the applicant 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 establishment of the township in terms of Section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 10/04/2024 until 09/05/2024.

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 advertisement in the Provincial Gazette / Beeld / Star newspapers.

Address of Municipal offices: 252 Thabo Sehume Street, 7th Floor, Middestad Building, Tshwane Municipal Offices.
Closing date for any objections: 09/05/2024

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.

Dates on which notice will be published: 10/04/2024 and 17/04/2024

ANNEXURE

Name of township: Montana Park Extension 136

Full name of applicant: Terraplan Gauteng Pty Ltd

Number of erven, proposed zoning and development control measures:

Erf 1 & Erf 2 - Industrial 2 excluding Business Building, Cafeteria, Carwash, Wholesale trade, Telecommunication Centre, Laboratories, Computer Centre, Light Industry, Parking Garage, Parking Site, Place of Refreshment, Retail Industry, Shop

The intention of the applicant in this matter is to: Develop a Warehouse & Distribution building

Description of land on which township is to be established: Holding 1 Wolmaranspoort AH (Excised and to be known as Portion 747 of the Farm Derdepoort 326-JR).

Locality of proposed township: The proposed township is situated between the N1, National Road and Breed Street, in the Montana Park area, East of the Montana Tuine area.

Reference: Item 39657

10-17

PLAASLIKE OWERHEID KENNISGEWING 483 VAN 2024

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP IN TERME VAN ARTIKEL 16(4) VAN DIE STAD
VAN TSHWANE GRONDGEBRUIK BESTUUR BY-WET, 2016
MONTANA PARK UITBREIDING 136**

Ek, Hendrik Johannes Stephanus (Henco) Smit van Terraplan Gauteng Edms Bpk, synde die gemagtige agent namens die applikant, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordeninge, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die stigting van 'n dorp in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordeninge 2016 soos genoem in die Bylae hiertoe.

Enige beswaar(e) en/of kommentaar(e), insluitend die gronde van sulke beswaar(e) en/of kommentaar(e) met volle kontak besonderhede, waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar(e) en/of kommentaar(e) lewer kan korrespondeer nie, sal ingedien of skriftelik gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 10/04/2024 tot en met 09/05/2024.

Volle besonderhede en planne van die aansoek lê ter insae gedurende gewone kantoor ure by die Munisipale kantore soos vermeld hier onder, vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Koerant / Beeld/ Star koerante.

Adres van Munisipale kantore: Thabo Sehume Straat 252, 7^{de} Vloer, Middestad Gebou, Tshwane Munisipale Kantore.

Sluitings datum van enige besware: 09/05/2024

Adres van applikant: 1^{ste} Vloer, Forum Gebou, Thistle Weg 6, Kempton Park of Posbus 1903, Kempton Park, 1620
Telefoon Nr: (011) 394-1418/9

Datum wanneer die kennisgewing gepubliseer sal word: 10/04/2024 en 17/04/2024

BYLAE

Naam van dorp: Montana Park Uitbreiding 136

Volle name van applikant: Terraplan Gauteng Edms Bpk

Aantal erwe, voorgestelde sonering en ontwikkelings beheer beperkings:

Erf 1 & Erf 2 – “Nywerheid 2” uitsluitend Besigheids Geboue, Kafeteria, Karwas, Grootmaat Handel, Telekommunikasie Sentrum, Laboratorium, Rekenaar Sentrum, Ligte Industrieë, Motor Parkering, Parkeer Ruimte Werf, Plek van Verversing, Kleinhandel Nywerheid, Winkel.

Die intensie van die applikant in die aangeleentheid is om: 'n Pakhuis en Verspreiding gebou op te rig

Beskrywing van die grond waarop die dorp gestig word: Hoewe 1 Wolmaranspoort Landbou Hoewes (Uitgesluit en sal bekend staan as Gedeelte 747 van die Plaas Derdepoort 326-JR).

Ligging van die voorgestelde dorp: Die voorgetelde dorp is geleë tussen die N1, Nasionale Pad en Breed Straat, in die Montana Park area, Oos van die Montana Tuine area.

Verwysing: Item 39657

10-17

LOCAL AUTHORITY NOTICE 484 OF 2024**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME K0615C
ERF 760 KEMPTON PARK EXTENSION 2**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013), that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment of the Kempton Park Town Planning Scheme, 1987, as replaced by City of Ekurhuleni Land Use Scheme, 2021; promulgated on the 16th February 2022, by the rezoning of Erf 760 Kempton Park Extension 2 from "Residential 1" to "Special" for a guest lodge, subject to certain further conditions.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section, City of Ekurhuleni Municipality, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme K0615C (previously known as Amendment Scheme K0615) and shall come into operation on the date of publication of the notice.

(Notice No:019.2024) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 10/04/2024

LOCAL AUTHORITY NOTICE 485 OF 2024**ERF 2918 NORTHCLIFF EXTENSION 13**

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 2918 Northcliff Extension 13**:

The removal of restrictive condition 2, 3, 4, 5, 6, 9, 10(i)(ii), 11, 12, 13 and 15(i)(ii) from Deed of Transfer No. T 000022331/2015.

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. 754/2024

LOCAL AUTHORITY NOTICE 486 OF 2024**PORTION 6 OF ERF 32 KELVIN**

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 **Portion 6 of Erf 32 Kelvin**:

The removal of restrictive condition 1.(a) up to and including (i) as contained in Deed of Transfer No. T 87750/2022.

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. 760/2024

LOCAL AUTHORITY NOTICE 487 OF 2024**LESEDI LOCAL MUNICIPALITY**

We, LIEBENBERG MALAN MOFOLO INC (HEIDELBERG) hereby lodge a Proclamation notice in terms of Section 62 (4 and 5) of the Lesedi Spatial Planning and Land Use Management Bylaw of 2015 (Previously - Section 6 (8) of the Gauteng Removal of Restrictions Act (Act 3 Of 1996), that the Lesedi Local Municipality have approved the Removal of Restrictive Title Deed Application in terms of Section 61 (4) of the Bylaw. Condition B (e) (page 3) are hereby proclaimed to be removed from the Title Deed of Erf 5025 Heidelberg Extension 23 Township (T133455/2003) and all future title deed of the abovementioned erf.

The copy of the approved Removal of Restriction Application and Letter of Approval is filed with the Executive Manager, Local Economic Development and Planning Department, Civic Centre Building, No. 1 HF Verwoerd Street, Heidelberg. The document can also be requested via email at lloyd@lesedi.gov.za and open for inspection during normal office hours at the above address.

LIEBENBERG MALAN MOFOLO INC
REGISTRATION NO: 1990/006415/21
20 UECKERMANN STREET
HEIDELBERG, 1438
TEL: 016 341-4164/5/6
e-mail: sharon@lmprok.co.za

LOCAL AUTHORITY NOTICE 488 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 READ WITH SCHEDULE 4 THERETO**

I, Petru Wooldridge, the applicant in my capacity as authorized agent of the owner of **Erf 751, Waverley**, hereby give notice in terms of Section 16(2) 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 restrictive conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (inclusive) in Deed of Transfer T05/024066 relevant to the abovementioned property. The property is situated at 1290 Lawson Avenue, Waverley. The intention of the applicant in this matter is to remove the abovementioned title conditions, in order to develop 2 dwelling-units on the property, as well as to remove irrelevant conditions in the title deed which are already controlled by the Tshwane Town-planning Scheme, 2008 (Revised 2014) and National Building Regulations.

The application can be viewed at the Pretoria Municipal office, 252 Thabo Sehume Street, Middestad building, Registry, 6th floor, during normal office hours. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the Municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to **CityP_Registration@tshwane.gov.za** within 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers.

Dates on which notice will be published: 10 and 17 April 2024. Closing date for any objections and/or comments: 8 May 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 :

Applicant contact details: E-mail address: petruw@mweb.co.za; Postal Address: P O Box 66211, Woodhill, 0076; Physical address of offices of applicant: 30 Wanderers Crescent, Woodhill, Pretoria; Contact Telephone Number: 0832354390

The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality to newlanduseapplications@tshwane.gov.za. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours between 8h00 and 15h30 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 10 April 2024. The costs of any hard copies of the application will be for the account of the party requesting same.

Reference: Item 39284

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PLAASLIKE OWERHEID KENNISGEWING 488 VAN 2024

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN
ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE SE GRONDGEBRUIKSBESTUURVERORDENING, 2016 SAAMGELEES MET
SKEDULE 4 DAARVAN

Ek, Petru Wooldridge, synde die applikant in my hoedanigheid as gemagtigde agent van die eienaar van **Erf 751, Waverley**, gee hiermee ingevolge Artikel 16(2) van die Stad van Tshwane se Grondgebruiksbestuurverordening, 2016, kennis dat ek by die Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van voorwaardes (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) (ingesluit) in Akte van Transport T05/024066 met betrekking tot bogemelde eiendom. Die eiendom is geleë te Lawsonlaan 1290, Waverley. Die voorneme van die applikant is om die titelvoorwaardes op te hef ten einde 2 wooneenhede op die eiendom te ontwikkel asook om uitgediende, verouderde en irrelevante voorwaardes in die titelakte op te hef wat reeds deur die Tshwane Dorpsbeplaningskema, 2008 (Hersien 2014) en Nasionale Bouregulasies beheer word.

Die aansoek kan gedurende gewone kantoorure besigtig word by die Pretoria Munisipale kantoor, Thabo Sehumestraat 252, Middestad Gebou, Registrasie, 6de vloer. 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 Koerant, Beeld en Citizen koerante. Datums waarop kennisgewing gepubliseer word: 10 en 17 April 2024. Sluitingsdatum vir enige besware/ kommentare: 8 Mei 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:

Kontakbesonderhede van applikant: E-pos adres: petruw@mweb.co.za; Posadres: Posbus 66211, Woodhill, Pretoria, 0076; Fisiese adres: Wanderers Crescent 30, Woodhill, Pretoria; Kontak telefoonnommer: 0832354390

Die aansoeker sal toesien dat die afskrif wat gepubliseer is of aan enige belanghebbende en geaffekteerde party deurgegee word, die afskrif is wat saam met die munisipaliteit aan **newlanduseapplications@tshwane.gov.za** voorgelê is.

Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geaffekteerde party 'n epos adres of ander kontakbesonderhede aan die munisipaliteit en die aansoeker moet verskaf om sodanige afskrif elektronies te bekom. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer word, of in enige vorm gepubliseer of gebruik word op 'n manier wat inbreuk maak op die regte van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die sodanige versuim nie as rede beskou om die verwerking en oorweging van die aansoek te verhoed nie. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure tussen 08h00 en 15h30 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 10 April 2024. Die koste van enige afskrif van die aansoek sal vir die rekening van die party wees wat dit versoek.

Verwysing: Item 39284

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Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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