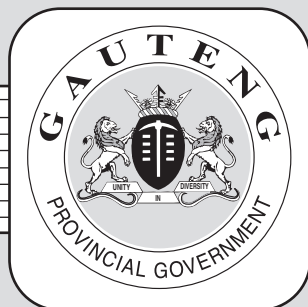


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

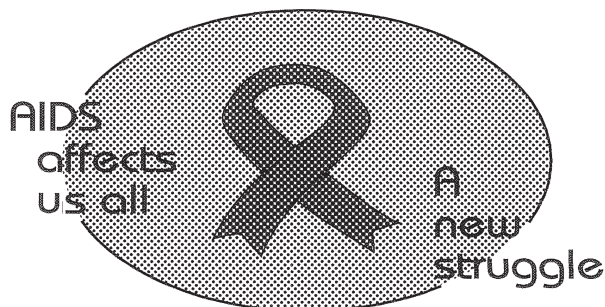
Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol: 30

PRETORIA
17 APRIL 2024
17 APRIL 2024

No: 136

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4520



9 771682 452005



00136

IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
391	City of Tshwane Land Use Management By-Law, 2016: Erf 131, Lynwood Glen	136	6
391	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Erf 131, Lynwood Glen	136	7
392	City of Tshwane Land Use Management By-Laws, 2016: Erf 838, Capital Park Township	136	8
392	Stad van Tshwane Verordening op Grondgebruikbestuur, 2016: Erf 838, Capital Park Dorp	136	9
393	City of Tshwane Land Use Management By-Law, 2016: Erf 168, Lynnwood Manor	136	10
393	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Erf 168, Lynnwood Manor	136	11
394	Spatial Planning and Land Use Management By-Law, 2019: Erven 1908 and 1909 (consolidated as Erf 1910), Witfontein Extension 97	136	12
397	City of Tshwane Land Use Management By-Law, 2016: Erf 1969, Waterkloof Ridge Extension 2	136	13
397	Stad Tshwane Grondgebruikbestuur Verordening, 2016: Erf 1969, Waterkloof Ridge Uitbreiding 2	136	14
398	City of Tshwane Land Use Management By-Law, 2016: Erf 65, Hazelwood	136	15
399	City of Tshwane Land Use Management By-Law, 2016: Portion 1 of Erf 17, Les Marais Town	136	16
399	Stad Tshwane Grondgebruikbestuur Regulasies, 2016: Gedeelte 1 van Erf 17, Les Marais Dorp	136	16
400	City Of Johannesburg Municipal Planning By-Law, 2016: Erf 3357 Cosmo City Ext. 3 Township	136	17
401	City of Tshwane Land Use Management By-Law, 2016: Erf 1/483, Arcadia	136	18
401	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 1/483, Arcadia	136	19
402	City of Johannesburg's Municipal Planning By-Law, 2016: Erf 325 Waverley	136	20
403	City of Tshwane Land Use Management By-Law, 2016: Erf R/18, Lynnwood Glen	136	21
403	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Erf R/18, Lynnwood Glen	136	22
404	City Of Johannesburg Municipal Planning By-Law, 2016: Erven 6071, 6072, 6073 & 6069 Kensington Township	136	23
405	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1288 Yeoville	136	24
406	Midvaal Local Municipality Spatial Planning and Land Use Management By-law: Holding 26 Garthdale Agricultural Holdings: Subdivision of land	136	25
407	Midvaal Local Municipality Spatial Planning and Land Use Management By-law: Holding 26 Garthdale Agricultural Holdings: Division of land	136	25
408	City of Johannesburg Municipal Planning By-Law, 2016: Portion 57 of the Farm Rietvallei 538-JQ	136	26
409	City of Johannesburg Municipal Planning By-Law, 2016: Erf 973 Parkmore	136	27
410	City of Johannesburg Municipal Planning By-Law, 2016: Proposed 'Portion A' of Portion 10 of Erf 74, Maryvale Township	136	28
411	City of Tshwane Land Use Management By-Law, 2016: Erf 5912 Kosmosdal Extension 101	136	29
411	Stad van Tshwane Grondgebruikbestuur Verordening, 2016: Erf 5912 Kosmosdal Uitbreiding 101	136	30
412	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 5416 Northmead Extension 4	136	31
413	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 120, Kempton Park Extension	136	32
414	City of Johannesburg Municipal Planning By-Law, 2016: Erf 411 and the Remainder of Erf 410 Glenhazel Ext 4	136	33
415	City of Tshwane Land Use Management By-Law, 2016: Portion 173 (a portion of Portion 168) of the farm Hartebeestfontein 324-JR	136	34
415	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Gedeelte 173 ('n gedeelte van Gedeelte 168) van die plaas Hartebeestfontein 324-JR	136	35
416	City of Tshwane Land Use Management By-Law, 2016: Erf 981 Wierdapark	136	36
416	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 981 Wierdapark Dorpsgebied	136	37
417	Tshwane Town-Planning Scheme, 2008 (Revised 2014): Erf 675 Arcadia Township	136	38
418	City of Johannesburg Municipal Planning By-Law, 2016: Erf 4 Greenside East	136	39
419	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1952 Parkhurst	136	40
420	City of Johannesburg Municipal Planning By-Law, 2016: Portion 4 of Erf 13, Atholl Township	136	41
421	City of Johannesburg Municipal Planning By-Law, 2016: Various erven	136	42
422	City of Tshwane Land Use Management By-law, 2016: Erf 215 Clubview	136	43
422	City of Tshwane Land Use Management By-law, 2016: Erf 215 Clubview	136	44

423	City of Johannesburg Municipal Planning By-Law, 2016: Erven 16 & 17, Sydenham.....	136	45
424	City of Tshwane Land Use Management By-Law, 2016: Erf 981 Wierdapark.....	136	46
424	Stad Tshwane Grondgebruiksbestuur Verordening, 2016: Erf 981 Wierdapark Dorpsgebied	136	47

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

333	Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Portion 143 (portion of Portion 49) of the farm Elandsfontein 108 IR	136	48
334	Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 774, Elsburg Extension 1 Township	136	49
335	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf 1998, Tshongweni Township	136	49
347	Tshwane Town-Planning Scheme, 2008 (Revised 2014): Portion 1 of Erf 223 Jan Niemand Park.....	136	50
347	Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014): Portion 1 of Erf 223 Jan Niemand Park.....	136	51
348	Tshwane Town-Planning Scheme, 2008 (Revised 2014): Erf 691 Capital Park	136	52
348	Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014): Erf 691 Capital Park	136	53
349	Tshwane Town-Planning Scheme, 2008 (Revised 2014): Remainder of Erf 1379 Pretoria.....	136	54
349	Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014): R/1379 Pretoria	136	55
350	Tshwane Town-planning Scheme, 2008 (Revised 2014): Erf 1076, Sunnyside (Pta) Township, Registration Division J.R., Province of Gauteng	136	56
350	Tshwane Dorpsbeplanningskema, (2008). Hersiene 2014): Erf 1076, sunnyside (Pta) Dorp, Registrasie Afdeling J.R., provinsie Gauteng	136	57
351	Town-planning and Townships Ordinance (15/1986): Ga-Mohale Extension 1	136	58
352	City of Tshwane Land Use Management By-Law, 2016: Pienaarspoort Extension 26	136	68
352	Stad Tshwane Grondgebruikbestuursverordening, 2016: Pienaarspoort-Uitbreiding 26	136	69
353	Midvaal Local Municipality Land Use Management By-law, 2017: Various Properties	136	70
354	Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Holding 204 Pomona Estates Agricultural Holdings to be known as Pomona Ext 300	136	71
355	Midvaal Local Municipality Spatial Planning and Land Use Management By-Law: Midvaal Land Use Scheme MLUS209.....	136	72
356	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Erf: 95 Berton Park Ext 1 Township	136	72

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

469	City of Tshwane Land Use Management By-Law 2016: Erf 99 Constantiapark.....	136	73
469	Stad Tshwane Grondgebruiksbestuurverordening, 2016: Erf 99, Constantiapark	136	74
473	Mogale City Spatial Planning and Land Use Management By-law, 2018: Portion 119 of the Farm Sterkfontein 173 IQ.....	136	75
478	City of Tshwane Land Use Management By-law, 2016: Portion 40 of Erf 1440 Sinoville	136	76
478	Stad Tshwane Grondgebruiksbestuur By-Wet, 2016: Gedeelte 40 van Erf 1440 Sinoville	136	77
480	Rationalization of Local Government Affairs Act, 1998: Nicolyn Avenue, Randburg Association	136	78
482	City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019: Witfontein Extension 116.....	136	79
483	City of Tshwane Land Use Management By-law, 2016: Montana Park Extension 136.....	136	80
483	Stad van Tshwane Grondgebruikbestuur Verordeninge, 2016: Montana Park Uitbreiding 136.....	136	81
488	City of Tshwane Land Use Management By-law, 2016: Erf 751, Waverley	136	82
488	Stad van Tshwane se Grondgebruiksbestuurverordening, 2016: Erf 751, Waverley.....	136	83
491	City of Johannesburg Municipal Planning By Law, 2016: Erf 79 Hyde Park	136	84
492	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-3826.....	136	84
493	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-05-3789.....	136	85
494	City of Johannesburg Municipal Planning By Law, 2016: Erf 2030 Bryanston	136	85
495	City of Johannesburg Municipal Planning By Law, 2016: Repeal of Amendment Scheme 20-04-4157R.....	136	86
496	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-02-3440.....	136	86
497	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-3713.....	136	87
498	City of Johannesburg Municipal Planning By Law, 2016: Erf 2030 Bryanston	136	87
499	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-04-3798.....	136	88
500	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-2868.....	136	88
501	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-3748.....	136	89
502	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-4443.....	136	89
503	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-4248.....	136	90
504	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-11-3555.....	136	90
505	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-4018.....	136	91
506	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-02-0550.....	136	91
507	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-02-4646.....	136	92
508	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-01-2868.....	136	92
509	City of Johannesburg Municipal Planning By Law, 2016: Amendment Scheme 20-04-2915.....	136	93
510	City of Johannesburg Municipal Planning By-Law, 2016: Amendment Scheme 20-01-4821.....	136	93
511	City of Johannesburg Municipal Planning By-Law, 2016: Erf 779 Florida Park.....	136	94
512	City of Johannesburg Municipal Planning By-Law, 2016: Erf 1467 Bryanston.....	136	94
513	Mogale City Spatial Planning and Land Use Management By-Law of 2018: Various erven	136	95

514	City of Tshwane Land Use Management By-Law, 2016: Erf 278, Murrayfield	136	95
515	City of Tshwane Land Use Management By-Law, 2016: Erf 258, Val de Grace Extension 3	136	96
516	City of Tshwane Land Use Management By-Law, 2016: Erf 468, Laudium	136	96
517	City of Tshwane Land Use Management By-Law, 2016: Portion 19 of Erf 1309, Laudium	136	97
518	City of Tshwane Land Use Management By-Law, 2016: Erf 997, Valhalla	136	97
519	City of Tshwane Land Use Management By-Law, 2016: Erf 1048, Valhalla	136	98
520	City of Tshwane Land Use Management By-Law, 2016: Remainder of Erf 80, Monumentpark	136	98
521	Rationalization of Government Affairs Act, 1998: Notice of intent for the security access restriction of Street/ Road/Avenue for security reasons: Petervale West Residents Association	136	99
522	City of Johannesburg Municipal Planning By-Law, 2016: Erf 2/707, Constantia Kloof Extension 5	136	100
523	Local Government Ordinance, 1939 (Ordinance 17 of 1939): Remainder of Portion 9 of the farm Wonderboom 302JR	136	101
523	Ordonnansie op Plaaslike Bestuur, 1939 (Ordonnansie 17 van 1939): Restant van Gedeelte 9 van die plaas Wonderboom 302JR	136	102
524	Local Government Ordinance, 1939 (Ordinance 17 of 1939): Erf 20202, Mamelodi	136	103
524	Ordonnansie op Plaaslike Bestuur, 1939 (Ordonnansie 17 van 1939): Erf 20202, Mamelodi	136	104
525	Local Government Ordinance, 1939 (Ordinance 17 of 1939): Remainder of Erf 663, Moreleta Park Extension 1	136	105
525	Ordonnansie op Plaaslike Bestuur, 1939 (Ordonnansie 17 van 1939): Restant van Erf 663, Moreletapark Uitbreiding 1	136	106
526	City of Tshwane Land Use Management By-Law, 2016: Erf 15, Hazelwood	136	107
527	City of Tshwane Land Use Management By-Law, 2016: Erf 1727, Lyttelton Manor Extension 3	136	107
528	City of Tshwane Land Use Management By-Law, 2016: Erf 833, Lyttelton Manor Extension 1	136	108
529	City of Tshwane Land Use Management By-Law, 2016: Erf 1347, Queenswood Extension 4	136	108
530	Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986): Mayfield Extension 7 Township	136	109
531	Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986): Mayfield Extension 6 Township	136	112

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 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

ALGEMENE 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 Titellakte 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

ALGEMENE KENNISGEWING 392 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN HERSONERINGSAAANSOEK 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 eienaar **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 [City Registration@tshwane.gov.za](mailto: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 aansoek 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 cityp_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

ALGEMENE 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 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

ALGEMENE 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

ALGEMENE 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

GENERAL NOTICE 400 OF 2024**NOTICE OF APPLICATION FOR THE REZONING IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

I, Nhlanhla Mabaso, being the authorised agent of the owners Erf 3357 Cosmo City Ext.3 Township, hereby give notice of an application made in terms of Section 21 (Rezoning) of the City of Johannesburg Municipal Planning By-Law, 2016, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), to the City of Johannesburg Metropolitan Municipality for the amendment of the town planning scheme known as the Johannesburg

Land Use Scheme, 2018 by the rezoning of the property described above, situated at No. 61 Slovenia Street, Cosmo City Ext.3, from "Public Garage" to "Public Garage including a restaurant serving liquor and a liquor store, subject to certain conditions.

(City of Johannesburg rezoning reference number: **(LUM5057/220349/104750775)**).

Particulars of the application will lie for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein /or the City may upload a copy of the application to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za and tjbarchdesignsplanning@gmail.com within a period of 28 days from 17 April 2024. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: TJB Architectural Designs Planning, 27 Monyane Street, Dube, 1801, Tel: 0835195476, Email: tjbarchdesignsplanning@gmail.com
Address of agent: Nhlanhla Mabaso, 3 Tina Street, Protea Glen Extension 31, 1819, Tel: 0835195476, Email: tjbarchdesignsplanning@gmail.com

GENERAL NOTICE 401 OF 2024

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

I, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf 1/483, Arcadia, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-Law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the amendment of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), by the rezoning in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 of the property as described above. The property is situated at 959 Francis Baard Street, Arcadia. The rezoning is from "Residential 1" to "Special" for Offices, subject to certain special conditions as may be imposed by the City of Tshwane Metropolitan Municipality. The intension of the applicant in this matter is to acquire the necessary above-mentioned land-use rights in order to consequently obtain SDP and/or building plan approval from the Building Control Office.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 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 15 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 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: City Planning and Development, 7th Floor, Middestad Building, 252 Thabo Sehume Street, Pretoria. Closing date for any objections and/or comments: 15 May 2024. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 17 April 2024 and 24 April 2024 respectively. **Reference: CPD 9/2/4/2-7316T (Item No. 38892).**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement.

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 applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za

17–24

ALGEMENE KENNISGEWING 401 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE HERSONERING INGEVOLGE ARTIKEL 16(1) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf 1/483, Arcadia, gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering ingevolge Artikel 16(1) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016 van die eiendom hierbo genoem. Die eiendom is geleë te Francis Baard Straat 959, Arcadia. Die hersonering is vanaf "Residensieel 1" na "Spesiaal" vir Kantore, onderworpe aan sekere spesiale voorwaardes soos wat deur die Stad Tshwane Metropolitaanse Munisipaliteit opgelê mag word. Die applikant se bedoeling met hierdie saak is om die nodige bogenoemde grondgebruiksregte te bekom ten einde gevolglik TOP en/of bouplan goedkeuring te kry vanaf die Boubeheer Kantoor.

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 17 April 2024 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 15 Mei 2024 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Star en Beeld koerante. Adres van Munisipale kantore: Ekonomiese Ontwikkeling en Ruimtelike Beplanning: Stedelike Beplanning en Ontwikkeling, 7de Vloer, Middestad Gebou, Thabo Sehumestraat 252, Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 15 Mei 2024. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 17 April 2024 en 24 April 2024 respektiewelik. **Verwysing: CPD 9/2/4/2-7316T (Item Nr. 38892).**

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: **newlanduseapplications@tshwane.gov.za**. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is.

Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van aanvrager: Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: sl.townplanning@vodamail.co.za

GENERAL NOTICE 402 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

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

SITE DESCRIPTION

Erf No : 325
Township : WAVERLEY
Street Address : 01 BRUCE STREET CRN STIRLING STREET
COUNCIL REF NO. : 20-01-5377

APPLICATION TYPE: REZONING

From "**Residential 1**" for 1 dwelling unit per erf to "**Institutional**" permitting a "Religious Purposes, Place of Instruction and 2 Dwelling Units", subject to conditions. The effect of this application will permit the erection of a local Mosque, Madressa and 2 dwelling units with related uses.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 17 April 2024. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 17 April 2024 and, on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Bram Park Office, Braamfontein, for a period of 28 days from 17 April 2024. Please contact the following person for an appointment: Lee-Anne McKenzie, Lee-Annem@joburg.org.za.

Any objection or representation with regard to the application must be submitted to both ZCABC 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 sent to (011) 339 4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than **15 May 2024**.

In terms of Section 68 of City of Johannesburg By-Laws, 2016 (Validity of Objection) any objection/s not fully motivated may be deemed invalid and may be disregarded during the assessment stage by the City of Johannesburg.

AUTHORISED AGENT

Zaid Cassim (Zaid Cassim Architectural and Building Consultant)
Postal Address: PO Box 2910 Houghton Code: 2041
Physical Address: 11 9th Avenue, Highlands North Extension, 2192

Tel No (w) : 011 440 5303 Fax No: 086 570 6767
Cell : 0828946786 E-mail address: zaidc@mweb.co.za

DATE: 17 April 2024

GENERAL NOTICE 403 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
NOTICE OF AN 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, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Erf R/18, Lynnwood Glen, 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 contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at 42 Alcade Road, Lynnwood Glen. The application is for the removal of the following conditions: 3.A.(c) on page 3, 3.A.(g) and 3.A.(h) on page 4, 3.C.(c) on page 5, and 3.C.(c)(i), 3.C.(c)(ii) and 3.C.(e) on page 6 of Deed of Transfer No. T43837/2000. The intension of the applicant in this matter is to remove the 7,62m wide street building line, as well as all other redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing (approved) building/s and/or structure/s, existing as-built (not approved) building/s and/or structure/s, and any newly proposed (still to be built) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 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 15 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 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: Centurion Office: Room E10, cnr. of Basden and Rabie Streets, Centurion. Closing date for any objections and/or comments 15 May 2024. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 17 April 2024 and 24 April 2024 respectively. **Reference: CPD LWG/0384/00018/R Item No: 39567.**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement.

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 applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za

ALGEMENE KENNISGEWING 403 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Erf R/18, Lynnwood Glen gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, 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 die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Alcadeweg 42, Lynnwood Glen. Die aansoek is vir die opheffing van die volgende voorwaardes: 3.A.(c) op bladsy 3, 3.A.(g) en 3.A.(h) op bladsy 4, 3.C.(c) op bladsy 5, en 3.C.(c)(i), 3.C.(c)(ii) en 3.C.(e) op bladsy 6 in Titelakte Nr. T43837/2000. Die applikant is van voorneme om die 7,62m wye straatboulyn, asook alle ander oorbodige en irrelevante voorwaardes in die relevante titelakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande (goedgekeurde)-, bestaande reeds-geboude (nie goedgekeurde)-, en enige nuwe voorgestelde (wat nog gebou moet word) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor. 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 17 April 2024 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 15 Mei 2024 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Centurion Kantoor: Kamer E10, h/v Basden- en Rabie Straat, Centurion. Sluitingsdatum vir enige besware en/of kommentare: 15 Mei 2024. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 17 April 2024 en 24 April 2024 respektiewelik. **Verwysing: CPD LWG/0384/00018/R Item No: 39567.**

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is.

Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van aanvrager: Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: sl.townplanning@vodamail.co.za

GENERAL NOTICE 404 OF 2024**NOTICE OF APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016.**

I, Nhlanhla Mabaso, being the authorised agent of the owner(s) Erven 6071, 6072, 6073 & 6069 Kensington Township, hereby give notice of an application made in terms of Section 41 Removal of Restrictive Conditions of Title of the of The City Of Johannesburg Municipal Planning By-Law, 2016, as read together with the provisions of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), to the City of Johannesburg Metropolitan Municipality for the removal of restrictive conditions of title of the properties described above, situated at No. 24 Buckingham Road and Pandora Road (Service Road), Kensington, We are applying for the removal of conditions in the title deed for the abovementioned property to remove conditions (1) to (6) restriction, other conditions to be removed are obsolete, and should accordingly be removed.

(City of Johannesburg removal of restrictions and rezoning reference number: **(20/13/3235/2023)**).

Particulars of the application will lie for inspection during office hours at the offices of the City of Johannesburg, Executive Director: Development Planning, 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein /or the City may upload a copy of the application to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za and tjbarchdesignsplanning@gmail.com within a period of 28 days from 17 April 2024. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: TJB Architectural Designs Planning, 27 Monyane Street, Dube, 1801, Tel: 0835195476, Email: tjbarchdesignsplanning@gmail.com

GENERAL NOTICE 405 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME CONDITION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 ON ERF 1288 YEOVILLE****APPLICATION PURPOSES**

The purpose of this application is to request the Municipality to **grant us approval for the rezoning application from “Residential 4” to “Residential 4” on Erf 1288 Yeoville in order to increase the height to 6 storeys, Floor Area Ratio (FAR) to 4.04, Density to 36 dwelling units, and amend the Building line to 0m on all boundaries, and parking to 27 parking bays on site** as per the city of Johannesburg land use scheme, 2018. Through the amendment of the City of Johannesburg Land Use Scheme, 2018 and in terms section 21 of the City of Johannesburg Municipal Planning By-Law, 2016.

SITE DESCRIPTION:**Erf/Erven (Stand) No(s): 1288****Township (Suburb) Name: Yeoville****Street address: 24 Kenmere Road code: 2143**

Members of the public/interested parties will have the opportunity to inspect the rezoning application during office hours at the City of Johannesburg Metropolitan Municipality, Registration Counter of the Department of Development Planning, Braampark office, 39 Hoofd Street, Johannesburg. A desk will be available for the public / interested parties to inspect both applications, only by arrangement and on request. To request this option, please make direct contact with the registration counter, Department of Development Planning on 011 407 6202 or via email on: landuseapplications@joburg.org.za during office hours to arrange to view the application.

Any objection or representation with regard to the any of the two applications must be submitted to both the owner /agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or a facsimile send to (011) 339 4000, or an email send to ObjectionsPlanning@joburg.org.za, by not later than **15 May 2024 (17 April 2024 to 15 May 2024)** (state date – 28 days from the date on which the application notice was first displayed). Any objection/s not fully motivated as required in terms of Section 68 of The City of Johannesburg Municipal Planning By-Law, 2016,(Validity of Objections) may be deemed invalid and may be disregarded during the assessment of the application.

OWNER / AUTHORISED AGENT**Full name: Michelle Thage of Napyane Services (Pty) Ltd****Postal Address: 87 Broadacres Drive, Dainfern, Sandton, 2192****Tell No/Cell: 061 498 9081****Email address: napyaneservices@gmail.com****DATE: 17 April 2024**

GENERAL NOTICE 406 OF 2024**NOTICE IN TERMS OF SECTION 53 AND 84 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, FOR SUBDIVISION OF LAND AND EXCISION OF AN AGRICULTURAL HOLDING**

I, François du Plooy, being the authorised Applicant of Holding 26 Garthdale Agricultural Holdings hereby gives notice, in terms of Sections 53 and Section 84 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-law, that I have applied to the Midvaal Local Municipality for the subdivision of the land described below into two (2) portions, situated at 26 Heidelberg Road. Application is also made for Excision of Holding 26 Garthdale as an Agricultural Holding.

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: Municipality at: the office of the Executive Director: Development Planning and Housing, Midvaal Local Municipality, Mitchell Street, Meyerton.

Full particulars and plans (if any) 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 / Citizen newspaper; from **17 April 2024**. Closing date for any objections: **15 May 2024**.

Email address: francois@fdpass.co.za. Telephone No: (011) 568-8329.

Dates on which notice will be published: **17 April 2024**.

Description of land: Holding 26 Garthdale Agricultural Holdings.

Number and area of proposed portions: Two (2)

Proposed Remainder of Holding 26 Garthdale Agricultural Holdings in extent approximately 1,04 Ha

Proposed Portion 1 of Holding 26 Garthdale Agricultural Holdings in extent approximately 1,10 Ha

TOTAL 2.1414 Ha

GENERAL NOTICE 407 OF 2024**NOTICE IN TERMS OF SECTION 53 AND 84 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, FOR SUBDIVISION OF LAND AND EXCISION OF AN AGRICULTURAL HOLDING**

I, François du Plooy, being the authorised Applicant of Holding 26 Garthdale Agricultural Holdings hereby gives notice, in terms of Sections 53 and Section 84 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-law, that I have applied to the Midvaal Local Municipality for the Division of Land described below into two (2) portions, situated at 26 Heidelberg Road. Application is also made for Excision of Holding 26 Garthdale as an Agricultural Holding.

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: Municipality at: the office of the Executive Director: Development Planning and Housing, Midvaal Local Municipality, Mitchell Street, Meyerton.

Full particulars and plans (if any) 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 / Citizen newspaper; from **17 April 2024**. Closing date for any objections: **15 May 2024**.

Email address: francois@fdpass.co.za. Telephone No: (011) 568-8329.

Dates on which notice will be published: **17 April 2024**.

Description of land: Holding 26 Garthdale Agricultural Holdings.

Number and area of proposed portions: Two (2)

Proposed Remainder of Holding 26 Garthdale Agricultural Holdings in extent approximately 1,04 Ha

Proposed Portion 1 of Holding 26 Garthdale Agricultural Holdings in extent approximately 1,10 Ha

TOTAL 2.1414 Ha

GENERAL NOTICE 408 OF 2024

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 21 (1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG AMENDMENT SCHEME 20-03-5356

I, **Hendrik Raven**, being the authorized agent of the owner of **Portion 57 of the Farm Rietvallei 538-JQ**, hereby give notice in terms of Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the **City of Johannesburg Land Use Management Scheme, 2018** for the rezoning of the property described above, situated at **130 Romney Street, Chartwell (Rietvallei 538-JQ)** from “**Undetermined**” including a guest house in terms of Amendment Scheme 13-10025 to “**Agricultural**” including a guest house and ancillary uses, subject to certain amended conditions.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and the 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 days from **17 April 2024**. Copies of application documents are available from www.joburg.org.za and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections

15 May 2024

Contact details of applicant (authorised agent):

RAVEN Town Planners

Town and Regional Planners

P O Box 522359

SAXONWOLD

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : rick@raventp.co.za

GENERAL NOTICE 409 OF 2024

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 21 (1) OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

CITY OF JOHANNESBURG AMENDMENT SCHEME 20-02-5357

I, **Hendrik Raven**, being the authorized agent of the owner of **Erf 973 Parkmore**, hereby give notice in terms of Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that I have applied to the **City of Johannesburg** for the amendment of the **City of Johannesburg Land Use Management Scheme, 2018** for the rezoning of the property described above, situated at **91 Fourth Street, Parkmore**, from **"Residential 1"** to **"Parking"**, including dwelling units, subject to certain conditions.

Particulars of the application will lie for inspection during normal office hours at the offices of the Applicant at 3rd Floor, Bergild House, 54 Andries Street, Wynberg and the 8th Floor, Metropolitan Centre, 158 Civic Boulevard, Braamfontein for a period of 28 days from **17 April 2024**. Copies of application documents are available from www.joburg.org.za and will also be made available electronically within 24 hours from a request by E-mail, to the E-mail address below during the same period.

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

Closing date for submission or comments and/or objections

15 May 2024

Contact details of applicant (authorised agent):

RAVEN Town Planners

Town and Regional Planners

P O Box 522359

SAXONWOLD

2132

(PH) 011 882 4035

(FAX) 011 887 9830

E-mail : rick@raventp.co.za

GENERAL NOTICE 410 OF 2024**CITY OF JOHANNESBURG LAND USE SCHEME, 2018**

Notice is hereby given, in terms of Section 21 of the City of Johannesburg's Municipal Planning By-Law, 2016, that I, Petrus Jacobus Steyn of Futurescope Town Planners, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, 2018.

SITE DESCRIPTION

Erf No : Proposed 'Portion A' of Portion 10 of Erf 74
Township : Maryvale Township
Street Address : 384 Louis Botha Avenue, Maryvale Township

APPLICATION TYPE: REZONING

From 'Residential 1' to 'Business 4'.

Particulars of the application will lie open for inspection at the offices of the agent at the address given below and it will be made available electronically, on receipt of an e-mailed request, to the e-mail address below for a period of 28 days from 17 April 2024. A copy of the application will also be available on the City's e-platform for access to the public to inspect for a period of 28 days from 17 April 2024, and on appointment only, a copy will be available for inspection, during normal office hours (from 9:00 until 15:30) at the Thuso House, Jorissen Street, Braamfontein, for a period of 28 days from 17 April 2024. Please contact the following persons for an appointment: Thomas Kganyago, 011-407-6143, Thomask@joburg.org.za or Lee-Anne McKenzie, 011-407-6246 Lee-Annem@joburg.org.za. Any objection or representation with regard to the application must be submitted to both Futurescope and the Registration Section of the Department of Development Planning at the above address, or posted to PO Box 30733, Braamfontein, 2017, or a facsimile sent to 011-339-4000, or an e-mail sent to objectionsplanning@joburg.org.za, by not later than 15 May 2024.

AUTHORISED AGENT: PJ Steyn of Futurescope Town Planners, Postnet Suite 038, Private Bag X2, Noordheuwel, 1756 / 146 Carol Road, Silverfields; Tel No (w): 011-955-5537; Cell: 082-821-9138; e-mail address: petrus@futurescope.co.za

DATE OF PUBLICATION: 17 April 2024

GENERAL NOTICE 411 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 **Erf 5912 Kosmosdal Extension 101**, 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 109 Rietspruit Road, within the Kosmosdal Extension 101 township, Centurion.

The rezoning of **Erf 5912 Kosmosdal Extension 101**, is **FROM “Use Zone 15: Municipal, for Electricity Infrastructure”**, with a not-applicable density; a not applicable coverage; a Gross Floor Area of the switching station building and guard house limited to 150m²; a maximum height of power-line towers and masts 36m, maximum height of lightning protection masts in the switching yard 22m; and further subject to certain conditions; **TO “Use Zone 11: Industrial 2”**, with a not-applicable density; a coverage of 60%; a Floor Area Ratio of 0.6; a maximum height of two (2) storeys, with a maximum height of 18 meters; 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 owner to apply for a consolidation of the subject property with the adjacent erf, Erf 5911 Kosmosdal Extension 101.

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 **17 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 **15 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): 15 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: R548

Date on which notice will be published: 17 April 2024 and 24 April 2024

Item No: 39803

17–24

ALGEMENE KENNISGEWING 411 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 **Erf 5912 Kosmosdal Uitbreiding 101**, 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 Grondgebruiksbestuurverordening, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te nommer 109 Rietspruit-weg, binne die Kosmosdal Uitbreiding 101 dorp, Centurion.

Die hersonering van **Erf 5912 Kosmosdal Uitbreiding 101**, is **VANAF "Gebruik Sone 15 : Munisipaal: vir Elektrisiteitsinfrastruktuur"**, met 'n nie-toepasbare digtheid; 'n nie toepaslike dekking; 'n bruto vloeroppervlakte van die skakelstasiegebou en waghuis beperk tot 150m²; 'n maksimum hoogte van kraglyntorings en -maste 36m, maksimum hoogte van weerligbeskermingsmaste in die skakelwerf 22m; en verder onderworpe aan sekere voorwaardes; **NA "Gebruik Sone 11: Nywerheid 2"**, met 'n nie-toepasbare digtheid; 'n dekking van 60%; 'n Vloeroppervlakteverhouding van 0,6; 'n maksimum hoogte van twee (2) verdiepings, met 'n maksimum hoogte van 18 meter; 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 eienaar in staat te stel om aansoek te doen vir 'n konsolidasie van die onderhewige eiendom met die aangrensende erf, Erf 5911 Kosmosdal Uitbreiding 101.

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 **17 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 **15 Mei 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): 15 Mei 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: R548

Datum waarop die kennisgewing sal verskyn: 17 April 2024 en 24 April 2024.

Item No: 39803

17-24

GENERAL NOTICE 412 OF 2024**NOTICE OF APPLICATION FOR SIMULTANEOUS REMOVAL OF RESTRICTIONS AND REZONING APPLICATION
IN TERMS SECTION 68 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019
ERF 5416 NORTHMEAD EXTENSION 4**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner 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 (Benoni Care Centre) for the removal of certain conditions contained in the Title Deed T10193/2010 of Erf 5416 Northmead Extension 4 which property is situated at 61 Oak Street, Northmead Extension 4 and for the simultaneous amendment of the City of Ekurhuleni Land Use Scheme 2021, by the rezoning of the property from "Residential 1" to "Community Facility" for a place of education – a private school and childcare centre and a caretakers unit only, subject to a height of 2 storeys, coverage of 50%, floor area ratio of 0,5 of which the place of education is limited to 255m², a density of one dwelling house, and the number of children attending the private school will be limited to 40 (maximum of 9 classrooms).

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Room 601, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni and at the offices of Terraplan Gauteng Pty Ltd for a period of 28 days from 17/04/2024.

Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Benoni Sub Section of the City of Ekurhuleni Metropolitan Municipality, 6th Floor, Room 601, Benoni Civic Centre, Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni or Private Bag x014, Benoni, 1400 or by e-mail to Mdumiseni.Mkhize@ekurhuleni.gov.za within a period of 28 days from 17/04/2024 (on or before 16/05/2024).

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: HS3343)

17–24

GENERAL NOTICE 413 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
ERF 120 KEMPTON PARK EXTENSION (AMENDMENT SCHEME K0897C)**

I, Pieter Venter of Terraplan Gauteng Pty Ltd being authorized agent of the owner of Erf 120, Kempton Park Extension, hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme 2021, by the rezoning of the property described above, situated at 67 Maxwell Road, Kempton Park Extension from "Residential 1" to "Residential 4", subject to a height of 4 storeys, coverage of 60% (35% buildings) and a floor area ratio of 0.45, a density of 185 dwelling units per hectare (maximum 24 dwelling units), and parking ratio of 0.7 parking bays / unit.

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 Roads, Kempton Park, and at the Terraplan Gauteng Pty Ltd for a period of 28 days from 17/04/2024.

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 and Pretoria Road, Kempton Park, 1620 or PO Box 13 Kempton Park, 1620 or by email to tshepo.ramokoka@ekurhuleni.gov.za within a period of 28 days from 17/04/2024 (on or before 16/05/2024).

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: HS3383)

17–24

GENERAL NOTICE 414 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, have applied to the City of Johannesburg for the removal of restrictive conditions of title.

SITE DESCRIPTION: ERF 411 AND THE REMAINDER OF ERF 410 GLENHAZEL EXT 4
STREET ADDRESS: NO 69 AND 71 MEJON STREET GLENHAZEL EXT 4
APPLICATION TYPE: REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE
COUNCIL REF NO : 20/13/0698/2024

The purpose of the application will be to permit the removal of restrictive conditions, specifically pertaining to the building line of the property, from the Deeds of Transfer, in order to allow for the erection of certain new structures on the property which are to be closer than 6,1m from the street boundaries. Other conditions will also be removed.

A copy of the application documentation will be supplied by the Authorised Agent, Beth Heydenrych, on request and free of charge, to any interested party. This information can be requested by sending an e-mail to admin@tplanning.co.za or by phoning 072-172-5589. The City Council will also ensure that the application can be viewed on their e-platform (www.joburg.org.za)

Any objections or representations with regard to the application must be submitted to the Registration Section of the Department of Development Planning at P.O. Box 30733, Braamfontein, 2017, or via e-mail to objectionsplanning@joburg.org.za or a facsimile send to (011) 339-4000 by no later than 15 May 2024. All objections must also be sent to the Authorised Agent at admin@tplanning.co.za. All objections must state the property description and the City Council Reference number (20/13/0698/2024).

AUTHORISED AGENT: Beth Heydenrych Town Planning Consultant, P.O. Box 2444, Fourways, 2055
No 40 Wessel Road, Rivonia
Cell: 072 172 5589
admin@tplanning.co.za
Date of Advertisement: 17 April 2024

17-24

GENERAL NOTICE 415 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF AN 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, Sybrand Lourens Lombaard of SL Town and Regional Planning CC., being the applicant of Portion 173 (a portion of Portion 168) of the farm HARTEBEESTFONTEIN 324-JR, 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 contained in the Title Deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property. The property is situated at 843 Hornbill Street / Crescent. The application is for the removal of the following conditions: B.(a), B.(b) and B.(c) on page 3, B.(d) on pages 3-4, and C.1. on page 4 of Deed of Transfer No. T45184/2020. The intension of the applicant in this matter is to remove all the redundant and irrelevant conditions in the relevant title deed, in order to obtain building plan approval for all existing as-built (not approved) building/s and/or structure/s from the City of Tshwane Metropolitan Municipality's Building Control Office. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Strategic Executive Director: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 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 15 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 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: City Planning and Development, 7th Floor, Middestad Building, Thabo Sehume Street 252, Pretoria. Closing date for any objections and/or comments 15 May 2024. Dates on which notice will be published: The advertisement will be published in the Gauteng Provincial Gazette, Beeld and Star for two consecutive weeks on 17 April 2024 and 24 April 2024 respectively. **Reference: CPD 324-JR/0280/173 Item No: 39835.**

Should any interested or affected party wish to view or obtain a copy of the land development application it can be viewed at the Office of the Municipality as indicated in the Advertisement; or a copy can be requested from the Municipality, only in the event that the interested and affected party is unable to view the application during the time period when the application is open for inspection, at the respective Municipal Office due to the Municipal Office being closed for COVID-19, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or a copy can be requested from the applicant at the address indicated in the advertisement.

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 applicant: Physical: 769 Platrand Street, Faerie Glen X7, 0081. Postal: PO Box 71980, Die Wilgers, 0041. Telephone No: 082 923 1921. Email address: sl.townplanning@vodamail.co.za

17-24

ALGEMENE KENNISGEWING 415 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****KENNISGEWING VAN 'N AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016**

Ek, Sybrand Lourens Lombaard van SL Town and Regional Planning CC., synde die aanvrager van Gedeelte 173 ('n gedeelte van Gedeelte 168) van die plaas HARTEBEESTFONTEIN 324-JR, gee hiermee kennis in terme van Artikel 16(1)(f) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die opheffing van sekere voorwaardes vervat in die Titellakte van die bovermelde eiendom in terme van Artikel 16(2) van die Stad Tshwane Grondgebruiksbestuur Verordening, 2016. Die eiendom is geleë te Hornbillstraat / Singel 843. Die aansoek is vir die opheffing van die volgende voorwaardes: B.(a), B.(b) en B.(c) op bladsy 3, B.(d) op bladsye 3-4, en C.1. op bladsy 4 in Titellakte Nr. T45184/2020. Die applikant is van voorneme om al die oorbodige en irrelevante voorwaardes in die relevante titellakte op te hef, ten einde bouplan goedkeuring te bekom vir alle bestaande reeds-geboude (nie goedgekeurde) gebou/e en/of struktuur/ure van die Stad Tshwane Metropolitaanse Munisipaliteit se Boubeheer Kantoor. 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 17 April 2024 [datum van die eerste publikasie van die kennisgewing soos uiteengesit in Artikel 16(1)(f) van die bovermelde Verordening] tot 15 Mei 2024 (nie minder as 28 dae na die eerste publikasie van die kennisgewing nie). Volledige besonderhede en planne (indien enige) lê ter insae gedurende gewone kantoorure by die Munisipale kantore soos uiteengesit hieronder, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Star koerante. Adres van Munisipale kantore: Stedelike Beplanning en Ontwikkeling, 7de vloer, Middestad Gebou, 252 Thabo Sehumestraat, Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 15 Mei 2024. Datums waarop kennisgewing sal verskyn: Die advertensie sal gepubliseer word vir twee opeenvolgende weke in die Gauteng Provinsiale Gazette, Beeld en Star op 17 April 2024 en 24 April 2024 respektiewelik. **Verwysing: CPD 324-JR/0280/173 Item No: 39835.**

Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan dit by die kantoor van die munisipaliteit besigtig word soos aangedui in die advertensie. 'n Afskrif kan ook van die Munisipaliteit versoek word, slegs indien die belanghebbende en geaffekteerde party nie die aansoek kan besigtig gedurende die periode waarin die aansoek ter insae beskikbaar is by die vermelde munisipale kantoor, omdat die munisipale kantoor gesluit is weens COVID-19, deur sodanige kopie deur die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za. 'n Afskrif van die aansoek kan ook aangevra word van die applikant soos per die adres wat in die advertensie aangedui is.

Met die oog op die verkryging van 'n afskrif van die aansoek, moet daarop gelet word dat die belanghebbende en geaffekteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander kontakbesonderhede moet voorsien om sodanige afskrif elektronies te kan voorsien. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien is, mag gekopieër, gereproduseer word of in enige vorm gepubliseer of gebruik word op 'n manier wat die applikant se intellektuele eiendomsregte aantas nie. As 'n belanghebbende of geaffekteerde party nie stappe neem om 'n afskrif van die grondontwikkelingsaansoek te besigtig of te bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as redes beskou om die verwerking en oorweging van die aansoek te verbied nie.

Adres van aanvrager: Fisies: Platrandstraat 769, Faerie Glen X7, 0081. Pos: Posbus 71980, Die Wilgers, 0041. Telefoon Nr: 082 923 1921. Epos adres: sl.townplanning@vodamail.co.za

GENERAL NOTICE 416 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF 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, DLC Town Plan (Pty) Ltd, being the authorised agent of the owners of Erf 981 Wierdapark, Registration Division J.R., The Province Of Gauteng hereby give notice in terms of Section 16(1)(f), Schedule 13 & 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 in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property.

The property is situated at: 383 Fearika Street, Wierdapark.

The application is: to remove restrictive title conditions A.(a); A.(b); A.(c); A.(d); A.(e); A.(f); A.(g); A.(i); A.(j); A.(j)(i); A.(j)(ii); A.(k); A.(l); A.(p); A.(p)(i); A.(p)(ii), from Title Deed T77337/2021.

The intention of the applicant in this matter is to: remove restrictive title conditions in the Title Deed and obtain Permission to allow 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **17 April 2024 until 15 May 2024**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Citizen newspaper.

Address of municipal offices: The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Rooms 8 and/or E10, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections and/or comments: 15 May 2024.

Address of applicant: DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

Contact details of Application: Tel: 012 346 7890 and/or Email: if@dlcgroup.co.za

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

Item No: 39833

17-24

ALGEMENE KENNISGEWING 416 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE
TITELAKTE INGEVOLGE VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Erf 981 Wierdapark Dorpgebied, Registrasie Afdeling JR, Provinsie van Gauteng gee hiermee kennis in terme van Artikel 16(1), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes in die Titelakte ingevolge artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, van die eiendom soos hierbo beskryf.

Die eiendom is geleë: Fearika Straat 383, Wierdapark.

Die aansoek is: vir die opheffing van beperkende voorwaardes A.(a); A.(b); A.(c); A.(d); A.(e); A.(f); A.(g); A.(i); A.(j); A.(j)(i); A.(j)(ii); A.(k); A.(l); A.(p); A.(p)(i); A.(p)(ii); in die Titelakte T77337/2021.

Die intensie van die eienaar/applikant in die geval is: om die beperkende voorwaardes in die Titelakte op te hef en om Toestemming te verkry vir 'n tweede woonhuis.

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 nie met die persoon(ne) kan korrespondeer nie, moet 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 vanaf **17 April 2024 tot en met 15 Mei 2024**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld / Citizen koerant.

Adres van munisipale kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste Centurion: Kamers 8 en/of E10, Stedelike Beplanning Kantore, H/V Basden- en Rabiestraat, Centurion Munisipale Kantoor.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Mei 2024.

Adres van agent: DLC Stadsplan (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081.

Kontak besonderhede van applicant: Tel: 012 346 7890 en/of Epos: jf@dlcgroup.co.za.

Datums wat die kennisgewing geplaas sal word: 17 April 2024 en 24 April 2024.

Item No: 39833

17-24

GENERAL NOTICE 417 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF CLAUSE 16 OF THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014)**

I/We Tirisano Development, being the authorised applicant(s) of **Erf 675 Arcadia Township**, hereby give notice, in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) that I/we have applied to the City of Tshwane Metropolitan Municipality for a Consent Use for operating a place of child care on above mentioned property subject to Municipal Conditions. The property is situated at No. 170 Blackwood Street, Arcadia Township. The current zoning of the property is Residential 1. The intention of the applicant in this matter is to operate a Guest House.

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 Middestad building, 7th Floor, 252 Thabo Sehume Street, Pretoria or to CityP_Registration@tshwane.gov.za from 17 April 2024 until 15 May 2024.

Full particulars and Plans (if any) may be inspected during normal office hours at the Municipal Offices and an electronically copy of the application can be obtained from our email address 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. 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 the Municipal Offices: Middestad building, 7th Floor, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: 15 May 2024.

Address of Applicant: at No. 170 Blackwood Street, Arcadia Township

Applicant contact no and email: 061 993 7762 and tirisano.development@gmail.com

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

Item Number: 39789

GENERAL NOTICE 418 OF 2024**NOTICE OF APPLICATION FOR THE AMENDMENT OF A LAND USE SCHEME IN TERMS OF SECTIONS 21 AND 41 OF THE CITY OF JOHANNESBURG MUNICIPAL BY-LAW, 2016**

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

Notice is hereby given, in terms of Sections 21 and 41 of the City of Johannesburg Municipal Planning By-Law, 2016, that we, the undersigned, intend to apply to the City of Johannesburg for an amendment to the City of Johannesburg Land Use Scheme, (2018) and the removal of restrictive conditions.

Site description: **ERF 4 GREENSIDE EAST (located at 8 Chester Road, Greenside East).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Residential 1" to "Business 4" (offices) subject to conditions and the removal of restrictive conditions.

Application purpose: The purpose of the application is to permit an office land use and the removal of redundant and restrictive title conditions prohibiting a non-residential land use.

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

The above applications will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The applications reference numbers are (rezoning) 20-01-5379 and (removal of restrictive conditions) 20/13/0699/2024. The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the applications or the applications can be inspected at 38 Bompas Road, Dunkeld.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **17 APRIL 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **15 MAY 2024**.

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

GENERAL NOTICE 419 OF 2024

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

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

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

Site description: **ERF 1952 PARKHURST (located at 3 Third Avenue corner Sixth Street, Parkhurst).**

Application type: Amendment (rezoning) of the City of Johannesburg Land Use Scheme, 2018 to permit the rezoning from "Special" to "Business 1" (subject to conditions).

Application purpose: The purpose of the application is to permit business land uses – subject to conditions.

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

The above application will be open for inspection from 08H00 to 15H30 at the registration counter, Department of Development Planning, Room 8100, 8th Floor A-Block, City of Johannesburg Metropolitan Centre, 158 Civic Boulevard, Braamfontein, **should for whatever reason access to the Local Authority buildings are not allowed an email can be sent to kerilengd@joburg.org.za** and on the e-platform of the City of Johannesburg: www.joburg.org.za, (click on "Land Use", followed by "Land Use Management", followed by "Advertised Land Use Applications". **The application reference number is (rezoning) 20-01-5378. The agent being Breda Lombard Town Planners can provide any interested party, on request, with an electronic copy of the application or the application can be inspected at 38 Bompas Road, Dunkeld.** The application will also be available on the City's e-platform for access by the public to inspect, for a period of 28 (twenty-eight) days from **17 APRIL 2024**.

Any objection or representation concerning the application must be submitted to both the agent and the Registration Section of the Department of Development Planning. The email address for the submission of an objection is objectionsplanning@joburg.org.za, which must be emailed no later than **15 MAY 2024**.

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

GENERAL NOTICE 420 OF 2024**Form E3D-Newspaper rezoning****NOTICE OF APPLICATION FOR AMENDMENT OF LAND USE SCHEME (REZONING) : PORTION 4 OF ERF 13
ATHOLL TOWNSHIP****APPLICABLE SCHEME:**

City of Johannesburg Land Use Scheme, 2018

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

SITE DESCRIPTION:

Erf/Erven (Stand) No(s) : Portion 4 of Erf 13
Township (Suburb) Name : Atholl Township
Street Address : 67 Dumbarton Road
Code : 2196

APPLICATION TYPE:

Amendment of the land use scheme (rezoning) in terms of Section 21 of City of Johannesburg Municipal Planning By- Law, 2016.

APPLICATION PURPOSES:

It is the applicant's intention to rezone the site from "Residential 1" in terms of the City of Johannesburg Land Use Scheme of 2018 to "Residential 2" at a density of 30 dwelling units per hectare in terms of the City of Johannesburg Land Use Scheme of 2018 to accommodate 12 dwelling units.

The proposed zoning is as follows:

"Residential 2" in terms of City of Johannesburg Land Use Scheme of 2018 at a density of 30 dwelling units per hectare to accommodate 12 dwelling units on the property.

The above application can be viewed by appointment only at Bram Park, JPC, Forum I (Block B) Building, 33 Hoofd Street, Braamfontein from 8am till 1pm, Mon-Friday for a period of 28 days from 17 April 2024. Appointments can be requested at Landuseapplications@joburg.org.za. **COJ Ref No: 20-02-5374.**

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 on (011) 339 4000, or email sent to ObjectionsPlanning@joburg.org.za no later than 15 May 2024. (28 days from the date on which the application notice was first displayed.)

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

OWNER / AUTHORISED AGENT

Full name : Torben Richard Troup
Business Address : 21 Van Bergen Street
Brackenhurst
Alberton
Code : 1448
Cell : 082-904-3317
E-mail address : torben@troup.co.za

SIGNED: DATE: 27 March 2024

GENERAL NOTICE 421 OF 2024**NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 AND AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owners of Erven 46, 47, 48, Remainder of Erf 49, Portion 1 & Portion 2 of Erf 54 Spes Bona and Erven 49, 50, 51, 52, 53, 54, 55 & 281 Jeppestown South, hereby give notice that we have applied in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the properties described above, situated at 116, 118, 120, 108, 114, 130 & 140 Wolhuter Street, Spes Bona and Jeppestown South, from "Industrial 1" as per amendment scheme 01-14057 and "Industrial 1" to "Residential 4" including business purposes, place of instruction and religious purposes as a primary right, Coverage: 80%, Height: 5 Storeys, FAR: 1.5 (As Per Scheme, provided that non residential uses shall not exceed 1,000m²), Density: 349 Dwelling Units Per Hectare including inclusionary housing units, subject to certain conditions (City of Johannesburg rezoning reference number: 20-01-4882). The intention is to permit affordable housing with supporting uses on the site.

Application is also made in a consolidated form in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of conditions in the title deeds for the abovementioned property to allow for the proposed use and other conditions to be removed are obsolete. (City of Johannesburg removal of restriction reference number: 20/13/1689/2023). Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/459aa6i> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** info@gbtp.co.za within a period of **28 days from 17 April 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 AND AMENDMENT OF LAND USE SCHEME IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016

We, Guy Balderson Town Planners, being the authorised agents of the owners of Erven 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 Jeppestown South, hereby give notice that we have applied in terms of section 21 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of the properties described above, situated at 2, 4, 6, 8, 10, 12, 14, 16 Long Street, 5, 7, 9, 11, 13, 15, 17 Boom Street and 8 Concession Street, Jeppestown South, from "Industrial 1" to "Residential 4" including business purposes, place of instruction and religious purposes as a primary right, Coverage: 80%, Height: 5 Storeys, FAR: 2.0 (As Per Scheme, provided that non residential uses shall not exceed 1,000m²), Density: 481 Dwelling Units Per Hectare including inclusionary housing units, subject to certain conditions (City of Johannesburg rezoning reference number: 20-01-4883). The intention is to permit affordable housing with supporting uses on the site.

Application is also made in a consolidated form in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the removal of conditions in the title deeds for the abovementioned property to allow for the proposed use and other conditions to be removed are obsolete. (City of Johannesburg removal of restriction reference number: 20/13/1695/2023). Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/3ODtKm1> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** info@gbtp.co.za within a period of **28 days from 17 April 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

GENERAL NOTICE 422 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 READ WITH SCHEDULE 23 THERETO

We, **VAN ZYL & BENADE STADSBEPLANNERS CC**, being the applicant of **ERF 215 CLUBVIEW** 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 **61 CARDIFF ROAD, CLUBVIEW**. The rezoning is from **RESIDENTIAL 1** to **RESIDENTIAL 2 WITH A DENSITY OF 21 DWELLING UNITS PER HECTARE**. The intention of the applicant in this matter is to **develop 5 DWELLING UNITS ON THE ERF**.
2. The removal of certain conditions contained in the title deed in terms of Section 16(2) of the City of Tshwane Land Use Management By-law, 2016 of the property as described above. The application is for the removal of **CONDITIONS (c), (d), (g), (i), (k)(i), (k)(ii), (k)(iii), (l), (m), (n)(i) and (n)(ii) in the Title Deed T 144546 / 2006**. The intention of the applicant in this matter is to remove conditions that are redundant and irrelevant and will restrict the proposed development on the property as mentioned in paragraph 1 above.

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 **17 APRIL 2024** until **17 MAY 2024**.

ADDRESS OF MUNICIPAL OFFICES: Centurion Municipal Offices, Registration Office, Room E10, c/o Basden and Rabie Streets, Centurion.

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: vzbd@esnet.co.za

Dates on which notice will be published: **17 APRIL 2024 (First date) & 24 APRIL 2024**

Closing date for any objections and/or comments: **17 MAY 2024**.

REZONING REFERENCE: (ITEM 39824)

REMOVAL REFERENCE: (ITEM 39795)

17-24

ALGEMENE KENNISGEWING 422 VAN 2024

KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 16(1) EN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKEL 16(2) VAN DIE STAD TSHWANE GRONDGEBRUIKSBESTUUR VERORDENING, 2016 SAAMGELEES MET SKEDULE 23 DAARTOE

Ons, **VAN ZYL & BENADÉ STADSBEPLANNERS BK**, synde die applikant van **ERF 215 CLUBVIEW** gee hiermee ingevolge artikel 16(1)(f) van die City of Tshwane Land Use Management By-law, 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 City of Tshwane Land Use Management By-law, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë te **CARDIFFWEG 61, CLUBVIEW**. Die hersonering is van **RESIDENSIEEL 1** na **RESIDENSIEEL 2 MET 'N DIGTHEID VAN 21 WOONEENHEDE PER HEKTAAR**. Die applikant se bedoeling met hierdie saak is om **5 WOONEENHEDE OP DIE ERF TE ONTWIKKEL**.
2. Die opheffing van sekere voorwaardes in die Titellakte ingevolge Artikel 16(2) van die City of Tshwane Land Use Management By-law, 2016 van die eiendom hierbo beskryf. Die aansoek is vir die opheffing van **VOORWAARDES (c), (d), (g), (i), (k)(i), (k)(ii), (k)(iii), (l), (m), (n)(i) and (n)(ii) in die Titel Akte T144546/2006**. Die applikant se bedoeling met hierdie saak is die opheffing van die beperkende voorwaarde in die titellakte wat oorbodig en irrelevant is en wat die voorgestelde ontwikkeling soos genoem in par. 1 hierbo sal beperk.

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 **17 APRIL 2024 tot 17 MEI 2024**.

ADRES VAN MUNISIPALE KANTORE: Centurion Munisipale Kantore, Registrasiekantoor, Kamer E10, h/v Basden & Rabiestrade, Centurion.

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: **17 APRIL 2024 (eerste datum) & 24 APRIL 2024**
Sluitingsdatum vir enige besware en/of kommentare: **17 MEI 2024**

HERSONERING VERWYSING: (ITEM 39824)
OPHEFFING VERWYSING: (ITEM 39795)

17–24

GENERAL NOTICE 423 OF 2024**NOTICE OF APPLICATION FOR REMOVAL OF CONDITIONS OF TITLE IN TERMS OF SECTION 41 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016**

We, Guy Balderson Town Planners, being the authorised agents of the owners of Erven 16 & 17 Sydenham, hereby give notice of an application made in terms of section 41 of the City of Johannesburg Municipal Planning By-Law, 2016 for the amendment and removal of restrictive conditions from the title deed for the property described above, situated at 19 & 21 Saxon Street, Sydenham. The said condition is to be amended to remove the building lines restriction to allow for structures within the street boundary building lines, other conditions to be removed are obsolete. (City of Johannesburg removal of restrictions reference number: 20/13/0039/2024).

Particulars of the application will be made available by the agent upon request, a copy of the application can be downloaded from <https://bit.ly/47IE1En> and/or the City may upload a copy of the to their e-platform. Objections, comments or representations in respect of the relevant application must state the reference number above, telephone number and email address of the objector and be submitted by email to objectionsplanning@joburg.org.za **AND** info@gbtp.co.za within a period of **28 days from 17 April 2024**. To ensure your objection is not misplaced or captured incorrectly, kindly forward a copy of your objection to the agent. Address of agent: Guy Balderson Town Planners, PO Box 76227, Wendywood, 2144, Tel: 0116564394, Fax: 0866067933, Email: info@gbtp.co.za.

GENERAL NOTICE 424 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF 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, DLC Town Plan (Pty) Ltd, being the authorised agent of the owners of Erf 981 Wierdapark, Registration Division J.R., The Province Of Gauteng hereby give notice in terms of Section 16(1)(f), Schedule 13 & 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 in terms of Section 16(2) of the City of Tshwane Land Use Management By-Law, 2016 of the above-mentioned property.

The property is situated at: 383 Fearika Street, Wierdapark.

The application is: to remove restrictive title conditions A.(a); A.(b); A.(c); A.(d); A.(e); A.(f); A.(g); A.(i); A.(j); A.(j)(i); A.(j)(ii); A.(k); A.(l); A.(p); A.(p)(i); A.(p)(ii), from Title Deed T77337/2021.

The intention of the applicant in this matter is to: remove restrictive title conditions in the Title Deed and obtain Permission to allow 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 Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from **17 April 2024 until 15 May 2024**.

Full particulars and plans (if any) may be inspected as per information set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette / Beeld / Citizen newspaper.

Address of municipal offices: The Strategic Executive Director: City Planning, Development and Regional Services: Centurion: Rooms 8 and/or E10, Town Planning Office, Cnr of Basden and Rabie Streets, Centurion Municipal Offices.

Closing date for any objections and/or comments: 15 May 2024.

Address of applicant: DLC Town Plan (Pty) Ltd, P.O. Box 35921, Menlo Park, 0102 or 61 Thomas Edison Street, Menlo Park, 0081

Contact details of Application: Tel: 012 346 7890 and/or Email: jf@dlcgroup.co.za

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

Item No: 39833

17-24

ALGEMENE KENNISGEWING 424 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE
TITELAKTE INGEVOLGE VAN ARTIKEL 16(2) VAN DIE STAD VAN TSHWANE
GRONDGEBRUIKSBESTUUR BYWETTE, 2016**

Ons, DLC Stadsbeplanning (Edms) Bpk, die gemagtigde agent van die eienaar van Erf 981 Wierdapark Dorpgebied, Registrasie Afdeling JR, Provinsie van Gauteng gee hiermee kennis in terme van Artikel 16(1), Skedule 13 en Skedule 23 van die Stad van Tshwane Grondgebruik Bestuur Bywette, 2016 dat ons aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die opheffing van beperkende voorwaardes in die Titelakte ingevolge artikel 16(2) van die Stad Tshwane Grondgebruikbestuur Bywette, 2016, van die eiendom soos hierbo beskryf.

Die eiendom is geleë: Fearika Straat 383, Wierdapark.

Die aansoek is: vir die opheffing van beperkende voorwaardes A.(a); A.(b); A.(c); A.(d); A.(e); A.(f); A.(g); A.(i); A.(j); A.(j)(i); A.(j)(ii); A.(k); A.(l); A.(p); A.(p)(i); A.(p)(ii); in die Titelakte T77337/2021.

Die intensie van die eienaar/applikant in die geval is: om die beperkende voorwaardes in die Titelakte op te hef en om Toestemming te verkry vir 'n tweede woonhuis.

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 nie met die persoon(ne) kan korrespondeer nie, moet 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 vanaf **17 April 2024 tot en met 15 Mei 2024**.

Volledige besonderhede en planne (indien enige) kan nagegaan word soos per inligting hierbo uiteengesit, vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant / Beeld / Citizen koerant.

Adres van munisipale kantore: Die Strategiese Uitvoerende Direkteur: Stadsbeplanning, Ontwikkeling en Streeksdienste Centurion: Kamers 8 en/of E10, Stedelike Beplanning Kantore, H/V Basden- en Rabiestraat, Centurion Munisipale Kantoor.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 15 Mei 2024.

Adres van agent: DLC Stadsplan (Edms.) Bpk, Posbus 35921, Menlo Park, 0102 of Thomas Edison Straat 61, Menlo Park, 0081.

Kontak besonderhede van applicant: Tel: 012 346 7890 en/of Epos: jf@dlcgroup.co.za.

Datums wat die kennisgewing geplaas sal word: 17 April 2024 en 24 April 2024.

Item No: 39833

17-24

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

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 347 OF 2024

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

We, TN General Services (Pty) Ltd, being the applicant of Portion 1 of Erf 223 Jan Niemand Park hereby gives notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a boarding house. The property is situated at number 62 Sprinkaanvoël Street, Jan Niemand Park. The intention of the applicant in this matter is to utilise the property for a boarding 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 Strategic Executive Director: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 April 2024 until 16 May 2024. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. 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. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. 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 email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure 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 comment 16 May 2024. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tnservices.co.za. Dates of notice publication: 17 April 2024. Item no: 39796

PROVINSIALE KENNISGEWING 347 VAN 2024

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van Portion 1 of Erf 223 Jan Niemand Park, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n losieshuis. Die eiendom is geleë by nommer 62 Sprinkaanvoël Straat, Jan Niemand Park. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n losieshuis. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 17 April 2024 tot 16 Mei 2024. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Sou enige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 16 Mei 2024. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 17 April 2024. Item no: 39796

PROVINCIAL NOTICE 348 OF 2024

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

We, TN General Services (Pty) Ltd, being the applicant of Erf 691 Capital Park hereby gives notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a boarding house. The property is situated at number 390 Van Heerden Street, Capital Park. The intention of the applicant in this matter is to utilise the property for a boarding 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 Strategic Executive Director: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 April 2024 until 16 May 2024. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. 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. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. 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 email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure 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 comment 16 May 2024. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tnservices.co.za. Dates of notice publication: 17 April 2024. Item no: 39696

PROVINSIALE KENNISGEWING 348 VAN 2024

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSBYWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van Erf 691 Capital Park, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n losieshuis. Die eiendom is geleë by nommer 390 Van Heerden Straat, Capital Park. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n losieshuis. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 17 April 2024 tot 16 Mei 2024. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Sou enige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 16 Mei 2024. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 17 April 2024. Item no: 39696

PROVINCIAL NOTICE 349 OF 2024

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

We, TN General Services (Pty) Ltd, being the applicant of the Remainder of Erf 1379 Pretoria hereby gives notice in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014) read with Section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Municipality for the Consent use in terms of Clause 16 of the Tshwane Town-Planning Scheme, 2008 (Revised 2014). The application is for Consent for a guest-house. The property is situated at number 304 Ketjen Street, Pretoria. The intention of the applicant in this matter is to utilise the property for a guest-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 Strategic Executive Director: Economic Development and Spatial Planning, P.O. Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 17 April 2024 until 16 May 2024. Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette. Address of Municipal offices: City of Tshwane Metropolitan Municipality Pretoria; Middestad building situated at 252 Thabo Sehume Street – New Municipal Offices. 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. The applicant shall ensure that the copy forwarded to any interested or affected party shall be the copy submitted to the City of Tshwane Metropolitan Municipality. 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 email address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in any manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take steps to view and / or obtain a copy of the land development application, the failure 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 comment 16 May 2024. Address of applicant: PO Box 36052, Menlo Park, 0102. Tel no: 0872658213, Email: info@tnservices.co.za. Dates of notice publication: 17 April 2024. Item no: 39697

PROVINCIAL NOTICE 349 OF 2024

KENNISGEWING VIR TOESTEMMINGSGEBRUIK AANSOEK IN TERME VAN KLOUSULE 16 VAN DIE TSHWANE DORPSBEPLANNINGSKEMA, 2008 (HERSIEN 2014) SAAMGELEES MET ARTIKELS 16(3) VAN DIE TSHWANE GRONDGEBRUIKBESTUURSWET, 2016

Ons, TN General Services (Pty) Ltd, synde die aansoeker van R/1379 Pretoria, gee hiermee ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met Artikels 16(3) van die Tshwane Grondgebruikbestuursbywet, 2016 kennis dat ek by Tshwane Munisipaliteit aansoek gedoen ingevolge Klousule 16 van die Tshwane-Dorpsbeplanningskema, 2008 (Hersien 2014). Die aansoek vir toestemming is 'n gastehuis. Die eiendom is geleë by nommer 304 Ketjen Straat, Pretoria. Die intensie van die applikant is om die eiendom te gebruik vir doeleindes van 'n gastehuis. Enige beswaar(e) en/of kommentaar(e), insluitend die gronde vir die beswaar(e) en/of kommentaar(e) met vollekontak besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of entiteit wat die beswaar(e) en/of kommentaar(e) loods nie, sal gerig of skriftelik geloods word aan: die Strategiese Uitvoerende Direkteur: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za vanaf 17 April 2024 tot 16 Mei 2024. Volledige besonderhede en planne (indien enige) mag gedurende gewone kantoorure geïnspekteer word by die Munisipale kantore soos hieronder uiteengesit, vir 'n tydperk van 28 dae van die datum van die eerste plasing van die kennisgewing in die Provinsiale Gazette. Die adres van die Munisipale kantore: Stad Tshwane Metropolitaanse Munisipaliteit Pretoria; Middestad gebou geleë te Thabo Sehumestraat 252 – nuwe Munisipale Kantore. Souenige belanghebbende of geïmpakteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die munisipaliteit versoek word deur die volgende kontakbesonderhede: newlanduseapplications@tshwane.gov.za. Die aansoeker sal toesien dat die afskrif wat aan enige belanghebbende of geïmpakteerde party gestuur word, die afskrif is wat by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien was. Ten einde 'n afskrif van die aansoek te bekom, moet daarop gelet word dat die belanghebbende en geïmpakteerde party die munisipaliteit en die aansoeker van 'n e-posadres of ander manier moet voorsien om sodanige afskrif elektronies te verskaf. Geen deel van die dokumente wat deur die munisipaliteit of die aansoeker voorsien word, mag gekopieër, gereproduseer of in enige vorm gepubliseer of gebruik word op enige wyse wat inbreuk maak op die intellektuele regte van die aansoeker nie. As 'n belanghebbende of geïmpakteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig en / of te bekom nie, word die versuim om 'n afskrif van die aansoek te bekom nie as gronde beskou om die prosessering en oorweging van die aansoek te verhinder nie. Sluitingsdatum vir enige besware en/of kommentaar: 16 Mei 2024. Adres van applikant: PO Box 36052, Menlo Park, 0102. Telefoon: 0872658213, E-pos: info@tnservices.co.za. Datum van publikasie van kennisgewing: 17 April 2024. Item no: 39697

PROVINCIAL NOTICE 350 OF 2024**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****Notice of a Consent Use application in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014) read with section 16(3) of the City of Tshwane Land Use Management By-law, 2016**

We, **BLACK PRENEOR CONSULTING (PTY) LTD** being the applicant on behalf of the registered owner of ERF 1076 SUNNYSIDE (PTA) TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG hereby give notice in terms of Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014) read with section 16(3) of the City of Tshwane Land Use Management By-law, 2016, that we have applied to the City of Tshwane Metropolitan Municipality ***FOR A COMMUNE ACCOMMODATING NOT MORE THAN SIX PERSONS OTHER THAN A FAMILY FOR RESIDENTIAL PURPOSES AND WHO SHARE COMMUNAL FACILITIES, SUCH AS A KITCHEN, LOUNGE: THE CARETAKER WILL ALSO RESIDE ON THE SAME PROPERTY IN A SEPARATE CARETAKER'S FLAT.***

The property is situated at No. 190 PINE Street ARCADIA TOWNSHIP. The current zoning of the property is "RESIDENTIAL 1" as per the Tshwane Town Planning Scheme 2008 (Revised 2014). The intension of the applicant in this matter is to convert the existing dwelling house into a rental accommodation facility as a commune.

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 CityP_Registration@tshwane.gov.za from **17 APRIL 2024** (the first date of the publication of the notice set out in Clause 16 of the Tshwane Town-planning Scheme, 2008 (Revised 2014)), until **15 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 as set out below, for a period of 28 days from the date of first publication of the notice in the Gauteng Provincial Gazette. Address of Municipal offices: Registry Office, 252 Thabo Sehume Street, Pretoria.

Closing date for any objections and/or comments: **15 MAY 2024.**

Address of applicant: 192 Ceadoek Avenue, Lyttelton Manor, Centurion, 0157 Telephone No: 081 882 0115

Email: mogodi.neo@gmail.com

Dates on which notice will be published: **17 APRIL 2024.**

Item No. 39779

17-24

PROVINSIALE KENNISGEWING 350 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****Kennisgewing van 'n Toestemmingsgebruik-aansoek ingevolge Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014) saamgelees met artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016**

Ons, BLACK PRENEOR CONSULTING (PTY) LTD synde die applikant namens die geregistreerde eienaar van ERF 1076 SUNNYSIDE (PTA) DORP REGISTRASIE AFDELING J.R. PROVINSIE GAUTENG gee hiermee kennis in terme van Klousule 16 van die Tshwane Dorpsbeplanningskema, (2008). Hersien 2014) saamgelees met artikel 16(3) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ons by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het VIR 'N GEMEENTE WAT NIE MEER AS SES PERSONE AKKOMODEER NIE AS 'N GESIN VIR WOONHUIS DOELEINDES EN WIE GEMEENSKAPLIKE FASILITEITE DEEL, SOOS 'N KOMBUIS, SITKAMER: DIE OPSIGTER SAL OOK OP DIESELFDE EIENDOM IN 'N APARTE OPSIGTERWOONSTEL WOON..

Die eiendom is geleë te No. 190 PINE Straat ARCADIA TOWNSHIP. Die huidige sonering van die eiendom is "RESIDENSIEEL 1" volgens die Tshwane Stadsbeplanningskema 2008 (Hersien 2014). Die voorneme van die applikant in hierdie aangeleentheid is om die bestaande woonhuis te omskep in 'n huurakkommodasie fasiliteit as 'n gemeente.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waaronder die Munisipaliteit en/of aansoeker nie kan korrespondeer met die persoon of liggaam wat indien die beswaar(te) en/of kommentaar(s) moet ingedien word by, of skriftelik gemaak word aan: die Strategiese Uitvoerende Direkteur: Stadsbeplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of CityP_Registration@tshwane.gov.za vanaf 17 APRIL 2024 (die eerste datum van die publikasie van die kennisgewing uiteengesit in Klousule 16 van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014)), tot 15 MEI 2024 (nie minder nie as 28 dae na die datum van eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale Kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Gauteng Provinsiale Koerant. Adres van Munisipale kantore: Registrasiekantoor, Thabo Sehume straat 252, Pretoria.

Sluitingsdatum vir enige besware en/of kommentaar: **15 MEI 2024.**

Adres van aansoeker: 192 Ceadock Avenue, Lyttelton Manor, Centurion, 0157 Telephone No: 081 882 0115

E-pos: mogodi.neo@gmail.com

Datums waarop kennisgewing gepubliseer sal word: **17 APRIL 2024.**

Item No. 39779

17-24

PROVINCIAL NOTICE 351 OF 2024

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION DONE BY THE MOGALE CITY LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 112 OF THE FARM VAALBANK 512 REGISTRATION DIVISION JQ, PROVINCE OF GAUTENG HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWN AS AN APPROVED TOWNSHIP

1.1 PROVISION AND INSTALLATION OF MUNICIPAL ENGINEERING SERVICES

The township owner must enter into a Memorandum of Agreement and/ or Engineering Services Agreement with suitable service providers regarding the provision of essential engineering services to the proposed township, the payment of bulk services and open space contributions and the delivery of guarantees for the installation of municipal engineering services and the long-term maintenance of services in the township.

1.2 GENERAL

The applicant / township owner must satisfy the local municipality that:

- (a) the applicable amendment scheme is in order and could be published simultaneously with the declaration of the town as an approved township;
- (b) the 1:100 year flood line is indicated on the lay out plan of the township and has been certified by a professional engineer;
- (c) the provisions of sections 72, 75 and 101 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) have been complied with.
- (d) Environmental Authorization for the development of the township has been obtained and has not lapsed.

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be **Ga-Mohale Extension 1**.

2.2 DESIGN

The township shall consist of erven, parks and streets as indicated on **General Plan SG No. 5546/2015**.

2.3 ROADS AND SURFACE DRAINAGE

- (a) The township owner shall, at the request of the local municipality supply the local municipality with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local municipality for the provision of a underground water drainage system. Such system must be designed in order to dispose of the runoff of a 1:10 year rain storm and

must ensure that the runoff of a 1:100 year rain storm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamization, kerbing and canalization of roads as well as the provision of retaining walls if required by the local municipality.

The drainage system must, where necessary, make provision for the catchment of stormwater in catchment pits from where it must be disposed of in water tight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local municipality. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

- (b) The township owner shall construct roads according to the approved scheme at own costs under the supervision of a professional civil engineer.
- (c) The township owner shall be responsible for the maintenance of streets until the streets are completed according to sub clause (b) above.
- (d) The township owner shall make a proportional contribution, as determined by the Executive Manager: Infrastructure Management, for the upgrading of the access road to the township.

2.4 SEWERAGE

- (a) The township owner must, at the request of the local municipality, supply all designs, plans, specifications and other required information regarding the proposed sewerage system of the proposed township for scrutiny and approval.
- (b) The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local municipality, to the satisfaction of the local municipality;
- (c) All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the local municipality.
- (d) The township owner shall make a proportional contribution, as determined by the Executive Manager: Infrastructure Management, for the upgrading of bulk and link external sanitation infrastructure.

2.5 WATER

- (a) The township owner must, at the request of the local municipality submit a detailed scheme with plans, cross sections and specifications for the provision of an water reticulation system, for approval.
- (b) The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved by the local municipality. All materials to be used in the proposed water network must be approved by the local municipality.
- (c) The township owner shall make a proportional contribution, as determined by the Executive Manager: Infrastructure Management, for the upgrading of bulk and link external water infrastructure.

2.6 ELECTRICITY

- (a) The township owner must submit to the municipality a detailed scheme with plans, specifications and electricity demand for the provision of an internal reticulation network, including link services, connections and mini-substations, for approval.
- (b) The internal electricity distribution network must be designed according to the minimum

requirements and specifications of the municipality and the National Energy Regulator and must cater for the specific after-diversity maximum demand required by the municipality.

- (c) The installation of all electricity infrastructure is subject to the inspection and approval of the municipality.

2.7 ACCESS

Access to the Township is to be gained by means of Road D2527 (Elandsdrift) by way of an existing Right-of-Way Servitude.

2.8 REMOVAL OF REFUSE

Where no municipal refuse removal services are available the township owner shall enter into a contract with a suitable alternative services provider to the satisfaction of the local municipality.

The township owner must at own cost remove all rubble, refuse and unused building materials within the township to the satisfaction of the local municipality, if and when required by the local municipality.

2.9 REMOVAL OR REPLACEMENT OF SERVICES

If the establishment of the township results in existing municipal, Eskom, Telkom or any other service to be removed, relocated or replaced the costs of such removal, relocation or replacement must be borne by the township owner.

2.10 RELOCATION OF INFORMAL SETTLEMENTS

The applicant shall, at his/her own expense relocate all informal settlements, which may be located on the property concerned, to the satisfaction of the local municipality.

2.11 REGISTRATION OF SERVITUDES

The applicant shall, at his own cost, register servitudes to provide access or protect infrastructure in the proposed township, where required.

2.12. LANDSCAPE PLAN

The township owner shall, upon request of the municipality submit a Site Development Plan indicating landscape proposals to ensure that the township conforms to acceptable aesthetical standards to the satisfaction of the Executive Manager: Integrated Environmental Management.

3. DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be made subject to existing conditions and servitudes, including the following: -

"Die gesegde Gedeelte "C" ('n gedeelte waarvan hiermee getransporteer word) is spesiaal onderhewing aan en geregtig tot die volgende voorwaarde en servitude:

1. The said Portion 'C' is subject and entitled to the terms of an Order of the Water Court, dated the 7th to the 10th of September 1914, a copy whereof is annexed to each of Deeds of Transfer Nos. 5418/1904, 5419/1904 and 2811/1913, the terms of which said Order have been waived by Notarial Deed No. 120/1922-S registered on the 28th of February 1922.
2. Subject to Notarial Deed of Cession No. 404/1926S registered the 17th day of June 1926 whereby certain rights and obligations under aforesaid Order of the Water Court and the variation thereof were ceded to and Imposed upon MICHEAL PEVSNER and his Successors in Title as the owners of the Remaining Extent of said farm VAALBANK No. 512 Registration Division J.Q., Measuring as such 458,0862 hectares, and Portion "H" of Portion "A" of the quitrent farm KRUIDFONTEIN No. 15, district of Krugersdorp, measuring

2712 Square Metres, held under Deed of Transfer No. 6283/1926, dated 17th June 1926.

3. All water arising on the said Portion 'C' and not utilised by the Transferee or its Successors-In-Title for primary and secondary purposes thereon shall be allowed to flow down the said Remaining Extent of the said farm VAALBANK No. 512 Registration Division J.Q., for the use of the owners thereof and their Successors-In- Title.

The property hereby transferred is subject to the following special conditions:

4. That the owner of the property hereby transferred shall be entitled to grazing on Portion 56 (a portion of Portion C) of the said farm measuring 85,9259 hectares held under Certificate of Registered Title No. 15461/1946 aforesaid. The said Company reserves to itself and its assigns the right to grant similar right of grazing to Portions 76, 77, 78, 79, 81, 82, 83, 84, 86, 87, 88, 39 and 40 being portions of Portion 'C' of the said farm VAALBANK No. 512 Registration Division J.Q. held under Certificate of Registered Title No. 15461/1946 by the said Transferors.
5. Committees of control each consisting of six persons shall be elected annually by the owners of the said portions 29, 30, 31, 32, 33, 34, 35, 36, 38, 40, 42, 43 and 44 being portions of portion C of the said farm VAALBANK NO 512, Registration Division J.Q., hereinafter referred to as the "portion 58 dominant owners section and Portions 41, 44, 45, 46, 47, 48, 49, 50, 51, 67, 68, 69, 60 and 75, 76, 77, 68, 79, 83, 84, 85, 86, 87 and 88 being portions of Portions C of the said farm VAALBANK NO 512, Registration Division J.Q., hereinafter referred to as the "portion 57 dominant owners section", the voting powers of each owner being in proportion to the area of land owned by him. Such election shall take place during the month of January in each year at meetings called by any one or more of them by written notice addressed to the others of them to take place at such delined places and at such times on the said farm shall be specified in such written notices. The requisite quorum for any such meeting shall be four.
6.
 - (a) The owners of portions of Portion 'C' of the said farm VAALBANK No. 512 Registration Division J.Q., Measuring 1397,0694 Hectares when they are held under ownership shall be jointly entitled to the use of Portion 59 of Portion C of the said farm VAALBANK NO. 512, Registration Division J.Q., held under Certificate of Registered Title No. 512, Registration Division J.Q., held under Certificate of Registered Title No. 15561/1946 aforesaid with the fruit packing shed, stores and other buildings and erections thereon, for the purpose of packing, storing and preparing for disposal any fruit, or other packable products grown on their respective portions.
 - (b) The management and control thereof shall be vested in a Committee consisting of the two Committees elected annually under the provisions of the preceding paragraph (5).
 - (c) No rental will be payable to the owners of portion 59 for such use thereof, but the owner if all portions shall be jointly responsible for the due and proper maintenance and repair thereof and for the payment of any Fire Insurance premiums payable in respect of the buildings thereon.
7. The following rules apply to the Vvarious Committees referred to in Clauses 5 and 6: -
 - (a) Immediately after they are constituted, they shall elect a Chairman and a Vice-Chairman who shall exceed the functions of the Chairman in the latter's absence.
 - (b) All meetings shall be called by the Chairman or such other person as he may designate for the purpose, or by not less than three ordinary members of a Committee.
 - (c) Meetings shall be held at such place on the said farm and at such times as shall or stated in the notices calling the same.

- (d) Notices of Meetings shall be deemed to be sufficient if left at the homestead on the portion of any owners or when posted to him if addressed to his portion, Post Office, Magaliesburg.
- (e) Any vacancy on Committee shall be filled by the remaining members of such Committee appointing another owner at the first meeting held after such vacancy occurs.
- (f) An absentee owner, may, be written notice to Committee nominate his European representative residing on this portion as his alternate for the purpose of attending meetings of such Committees and voting thereat on his behalf.
- (g) A member of any Committee shall be disqualified and cease to be a member thereof if —
 - (i) he, or his said duly nominated representative fails to attend more than two consecutive meetings duly called unless he obtains express leave of absence from the Chairman.
 - (ii) he is in default with the payment of any amount due in respect of his contributions hereinafter mentioned for more than 3 days after being called upon in writing to make such payment.
- (h) If from any cause whatever the prescribed number of members of any Committee be not elected, those elected, even if they do not constitute a quorum may fill the vacancies form amongst the remaining owners.
- (i) A Committee shall, wherever applicable, have and exercise the following powers: -
 - (i) to construct, extend, maintain, repair and clean such reservoirs, dams, channels, furrows or other irrigation or drainage works as it may deem necessary for the proper irrigation of the irrigable areas on the farms and to the purchase or otherwise acquire any machinery, plant or material deemed necessary for the purpose of carrying out any such work;
 - (ii) To construct, erect, maintain and repair any packing sheds, store rooms and other buildings deemed necessary for the carrying out of any of its objector's purposes.
 - (iii) To employ all labour deemed necessary for the carrying out of any of its objects or purposes subject to the condition always that any owner shall lieu of his contribution in money be at liberty to supply at all due and proper times such labour as the Committee in question may deem sufficient as his contribution towards the labour required for any of its purposes.
 - (iv) To determine the manner of regulating the flow of water in and the distribution from and use water in the reservoirs, furrows and the closing of such reservoirs, furrows and works at certain times and seasons whether for the purpose of repairs, conservation of water or any other reason.
 - (v) To determine the manner and times of use by the various owners of the packing and storage facilities referred to.
 - (vi) To employ officers and servant and determine their salaries or wages.
 - (vii) To determine and assess the amount to be contributed by each owner towards the costs and expenses it may incur in the carrying out of, furthermore of any of its objects or purposes.

- (viii) To lay down the mode of procedure and voting at its meetings and the quorum necessary therefore.
- (ix) To determine the allowance for expenses incurred which may be to any member.
- (x) To defray and expenditure incurred or to be incurred by it.
- (xi) To institute and defend proceedings in any component Court for the recovery of contributions from owners and generally in connection with all its objects and purposes.

4. CONDITIONS OF TITLE

4.1 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE PROPERTY OWNERS' ASSOCIATION IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

4.1.1 ALL ERVEN

- (a) The erf is subject to a servitude 2 metres wide for engineering services and other purposes in favour of the Municipality / Property Owners' Association along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for such purposes over the access portion of the stand if and when required by the Municipality / Property Owners' Association: provided that the Municipality / Property Owners' Association may dispose of the right to any such servitude.
- (b) No buildings or any structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof.
- (c) The Municipality / Property Owners' Association is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the Municipality / Property Owners' Association is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the Municipality / Property Owner's Association will be liable for any damage caused during the installation, maintenance or removal of engineering services infrastructure and other works.

5. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE KRUGERSDORP TOWN PLANNING SCHEME, 1980:

5.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN).

- (a) The erf is situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the local municipality must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to building or structures due to possible unfavorable foundation conditions. Preventative measures need not be obtained

in the building plans if proof can be given by the developer that such measures are not required;

- (b) In order to prevent or limit damage to buildings and structures the foundations and other structure elements thereof must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon.
- (c) The township shall be fenced to the satisfaction of the Municipality.
- (d) No building or other structures shall be erected within the 1:100 year floodlines as indicated on the layout plan and certified by a competent engineer as prescribed in Section 169A of the Water Act, 1956 (Act. No 54 of 1956).

5.2 ERVEN 1166 TO 1185, 1191, 1192, 1193, 1195 AND 1206

The erf is subject to a line of no access as indicated in the lay out plan of the township.

5.3 ERVEN 718 TO 1190

1	Use Zone	"Residential 1"
2	Uses permitted	Single dwelling unit with or without outbuildings (dwelling house)
3	Uses with consent	Place of public worship, place of instruction, social hall, institution, special use.
4	Uses not permitted	All uses not mentioned in 2 and 3
5	Definitions	As per scheme
6	Density	One dwelling unit per erf
7	Coverage	Maximum 50%;
8	Height	Maximum 2 storeys;
9	Floor area ratio	0,5;
10	Site development plan	Not required
11	Building lines	3 metres along street frontage, which may be relaxed during the consideration of a building plan
12	Parking requirements	All required parking areas shall be provided on the erf.
13	Paving of traffic areas	Not required.
14	Access to the erf	To be provided to the satisfaction of the Municipality.

5.4 ERVEN 1191 TO 1195

1	Use Zone	"Residential 4"
2	Uses permitted	Dwelling units with or without outbuildings, residential use
3	Uses with consent	Hotel, place of public worship, place of instruction, social hall, institution, special use.
4	Uses not permitted	All uses not mentioned in 2 and 3
5	Definitions	As per scheme
6	Density	60 dwelling units per hectare
7	Coverage	Maximum 50%

8	Height	Maximum 3 storeys;
9	Floor area ratio	1,5;
10	Site development plan	(a) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. (b) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	5 metres along street frontage
12	Parking requirements	1 covered parking area per dwelling unit and one uncovered parking area per 3 dwelling units for visitor's parking.
13	Paving of traffic areas	Not required.
14	Access to the erf	To be provided to the satisfaction of the Municipality.

5.5 ERVEN 1196, 1197

1	Use Zone	"Business 2"
2	Uses permitted	Shop, office use, residential use, hotel, dwelling units with or without outbuildings
3	Uses with consent	Place of public worship, place of instruction, place of amusement, social hall, institution, drive-in restaurant, public garage, filling station, parking garage, service industry, special use.
4	Uses not permitted	All uses not mentioned in 2 and 3
5	Definitions	As per scheme
6	Density	Not applicable
7	Coverage	Maximum 70%;
8	Height	Maximum 2 storeys;
9	Floor area ratio	1,4;
10	Site development plan	(a) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. (b) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	5 metres along street frontage
12	Parking requirements	1 covered parking area per dwelling unit and one uncovered parking area per 3 dwelling units for visitor's parking

13	Paving of traffic areas	Not required.
14	Access to the erf	To be provided to the satisfaction of the Municipality.

5.6 ERVEN 1199, 1200, 1201, 1202 AND 1203

1	Use Zone	"Special" for community facilities and related uses"
2	Uses permitted	Institution, place of public worship, place of instruction, social hall clinic, library, community hall, sports facilities.
3	Uses with consent	None
4	Uses not permitted	All uses not mentioned in 2 above
5	Definitions	As per scheme
6	Density	Not applicable
7	Coverage	Maximum 50%;
8	Height	Maximum 2 storeys;
9	Floor area ratio	1,0;
10	Site development plan	(a) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. (b) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	5 metres along street frontage
12	Parking requirements	To be determined during the consideration of a site development plan
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	To be provided to the satisfaction of the Municipality.

5.7 ERF 1198

1	Use Zone	"Municipal"
2	Uses permitted	Storm water attenuation pond, sewer pump station, an electrical substation and related uses.
3	Uses with consent	None
4	Uses not permitted	All uses not mentioned under 2 above
5	Definitions	As per scheme
6	Density	Not applicable
7	Coverage	70%
8	Height	Maximum 2 storeys

9	Floor space ratio	1,4
10	Site development plan	(a) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. (b) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	To be determined during the consideration of a site development plan
12	Parking requirements	To be determined during the consideration of a site development plan
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	To be provided to the satisfaction of the Municipality.

5.8 ERVEN 1204, 1205, 1206

1	Use Zone	"Public Open Space"
2	Uses permitted	Public open space, public park
3	Uses with consent	None
4	Uses not permitted	All uses not mentioned under 2 and 3 above
5	Definitions	As per scheme
6	Density	Not applicable
7	Coverage	Not applicable
8	Height	Not applicable
9	Floor space ratio	Not applicable
10	Site development plan	Not required
11	Building lines	Not applicable
12	Parking requirements	Not applicable
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	To be provided to the satisfaction of the Municipality.

PROVINCIAL NOTICE 352 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 READ WITH SCHEDULE 23 THERETO****PIENAARSPORT EXTENSION 26**

I, Neo Mogodi of **SILVER HORNS CONSULTING PTY (Ltd)** being the authorized 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 a township in terms of section 16(4) of the City of Tshwane Land Use Management By-law, 2016 referred to in the Annexure hereto.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (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, Die 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. 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 or affected party.

ANNEXURE

Name of township: **PIENAARSPORT EXTENSION 26**

Name of Applicant: **SILVER HORNS CONSULTING PTY (Ltd)** on behalf of City of Tshwane Metropolitan Municipality – Human Settlements Department

Closing date for any objections and/or comments: **15 MAY 2024.**

Address of applicant: 192 Ceadoek Avenue, Lyttelton Manor, Centurion, 0157 Telephone No: 081 882 0115

Email: mogodi.neo@gmail.com

Dates on which notice will be published: **17 APRIL 2024.**

Item No. 39655

Proposed Township Details: 702 Erven

“Residential 1” 691 erven at a density of 1 dwelling unit/erf; “Business 1” 1 erf; “Place of Instruction” 1 erf; Place of Childcare” 1 erf; Place of Public Worship” 1 erf; “Community Facility” 1 erf; “Servitudes and Utilities” 2 erven; “Flood-line Areas and Natural Open Space” 1 erf; “Parks” 1 erf.

Locality and description of property on which township is to be established: Portions RE/20, RE/364 & 415 of the Farm Mooiplaats 367 JR City of Tshwane Metropolitan Municipality (Region 5). The total size of the proposed development on the aforementioned properties will cover 29,25 Hectares.

17-24

PROVINSIALE KENNISGEWING 352 VAN 2024**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM DIE STIGTING VAN 'N DORP INGEVOLGE ARTIKEL 16(4) VAN DIE STAD TSHWANE
VERORDENING OP GRONDGEBRUIKBESTUUR, 2016 GELEES MET BYLAE 23 DAARVAN****PIENAARSPOORT EXTENSION 26**

Ek, Neo Mogodi van SILVER HORNS CONSULTING PTY (Ltd), synde die gemagtigde aansoeker gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad Tshwane Grondgebruikbestuursverordening, 2016, dat ek aansoek gedoen het by die Stad Tshwane Metropolitaanse Munisipaliteit vir die stigting van 'n dorp 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 (selnommer en/of e-posadres), waarsonder die Munisipaliteit en /of aansoeker nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) en/of kommentaar(s) indien nie, moet ingedien word by, of skriftelik gerig word aan: die Groepheof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria , 0001 of na CityP_Registration@tshwane.gov.za binne 28 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Koerant, Die Beeld en Citizen-koerante.

Indien enige belangstellende of geaffekteerde party 'n afskrif van die grondontwikkelaarsaansoek 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. Alternatiewelik, deur 'n identiese afskrif van die grondontwikkelaarsaansoek aan te vra deur die volgende kontakbesonderhede van die aansoeker, welke afskrif deur die aansoeker verskaf sal word binne 3 dae na die versoek, van enige belanghebbende of geaffekteerde party.

BYLAE

Naam van dorp: **PIENAARSPOORT UITBREIDING 26**

Naam van Aansoeker: SILVER HORNS CONSULTING PTY (Ltd) namens Stad Tshwane Metropolitaanse Munisipaliteit – Departement Menslike Nedersettings

Sluitingsdatum vir enige besware en/of kommentaar: **15 MEI 2024**.

Adres van aansoeker: Ceadocklaan 192, Lyttelton Manor, Centurion, 0157

Telefoonnommer: 081 882 0115

E-pos: mogodi.neo@gmail.com

Datums waarop kennisgewing gepubliseer sal word: **17 APRIL 2024**

Item nr 39655

Voorgestelde dorpsbesonderhede: 702 Erwe

“Residensieel 1” 691 erwe teen 'n digtheid van 1 wooneenheid/erf; “Besigheid 1” 1 erf; “Plek van Onderrig” 1 erf; Plek van Kindersorg” 1 erf; Plek van Openbare Aanbidding” 1 erf; “Gemeenskapsfasiliteit” 1 erf; “Dienste en Nut” 2 erwe; “Vloedlyngediede en natuurlike oopruimtes” 1 erf; “Parke” 1 erf.

Ligging en beskrywing van eiendom waarop dorp gestig gaan word: Gedeeltes RE/20, RE/364 & 415 van die Plaas Mooiplaats 367 JR Stad Tshwane Metropolitaanse Munisipaliteit (Streek 5). Die totale grootte van die voorgestelde ontwikkeling op bogenoemde eiendomme sal 29,25 hektaar dek.

17-24

PROVINCIAL NOTICE 353 OF 2024**NOTICE IN TERMS OF SECTION 38.(2)(a) FOR AN APPLICATION IN TERMS OF SECTION 53 OF THE MIDVAAL LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017, FOR THE DIVISION OF LAND IN RESPECT OF PORTION 58 (A PORTION OF PORTION 7), PORTION 59 (A PORTION OF PORTION 7), PORTION 60 (A PORTION OF PORTION 7) AND PORTION 72 (A PORTION OF PORTION 7) OF THE FARM UITVLUGT 434 I.R.**

I, Mr. C.F. de Jager of Pace Plan Consultants, being the authorised agent of the owners of Portion 58 (A Portion of Portion 7), Portion 59 (A Portion of Portion 7), Portion 60 (A Portion of Portion 7) and Portion 72 (A Portion of Portion 7) of the farm Uitvlugt 434 I.R., hereby give notice, in terms of Section 38.(2)(a) for an application in terms of Section 53 of the Midvaal Local Municipality Land Use Management By-law, 2017, that I have applied to the Midvaal Local Municipality for the subdivision of the land described below.

Description of land: Portion 58 (A Portion of Portion 7) of the farm Uitvlugt 434 I.R.

Number and area of proposed portions:

Proposed Portion 117 in extent approximately 8,4707 Hectares.

Proposed Remainder of Portion 58, in extent approximately 2,9391 Hectares

TOTAL: 11.4098 Hectares

Description of land: Portion 59 (A Portion of Portion 7) of the farm Uitvlugt 434 I.R.

Number and area of proposed portions:

Proposed Portion 118 in extent approximately 8778m².

Proposed Remainder of Portion 59, in extent approximately 12,3866 Hectares

TOTAL: 13.2644 Hectares

Description of land: Portion 60 (A Portion of Portion 7) of the farm Uitvlugt 434 I.R.

Number and area of proposed portions:

Proposed Portion 119 in extent approximately 8,8934 Hectares.

Proposed Remainder of Portion 60, in extent approximately 4,2522 Hectares

TOTAL: 13.1456 Hectares

Description of land: Portion 72 (A Portion of Portion 7) of the farm Uitvlugt 434 I.R.

Number and area of proposed portions:

Proposed Portion 120 in extent approximately 8,4027 Hectares.

Proposed Remainder of Portion 58, in extent approximately 3,2171 Hectares

TOTAL: 11.6198 Hectares

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: 15 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: 17 APRIL 2024

PROVINCIAL NOTICE 354 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****POMONA EXTENSION 300**

We Indalo Development Consultants being the applicants 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 we have applied to the City of Ekurhuleni for the establishment of a township, on holding 204 Pomona Estates Agricultural Holdings to be known as Pomona Ext 300 for a township with two erven zoned Industrial 2 and Road for the purposes of construction of self-storage units.

Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Kempton park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park for a period of 28 days from 17 April 2024. Objections to or representations in respect of the application must be lodged with or made in writing to the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Room A 506/8, Main Building, Kempton Park Civic Centre, cnr CR Swart and Pretoria Roads, Kempton Park or P.O. Box 13, KEMPTON PARK, 1620 or by email to Tshepo.Ramokoka@ekurhuleni.gov.za, within a period of 28 days from 17 April 2024

Closing date for any objections and/or comments: from 15 May 2024

Address of applicant: 5th Floor Bloukrans Building, Lynwood Bridge, Lynwood, Telephone No: 079 481 5894

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

ANNEXURE

Name of township: Pomona Extension: 300

Full name of applicant: Indalo Development Consultants

Number of erven, proposed zoning, and development control measures: 2 Erven Zoned Industrial 2 and Private Road with development controls as per scheme.

The intension of the applicant in this matter is to: Construct self-storage units.

Locality and description of property on which township is to be established: Holding 204 Pomona AH

17-24

PROVINCIAL NOTICE 355 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
ERF: 95 BERTON PARK EXT 1 TOWNSHIP**

I, Siyanda Q Ngcobo being authorized agent of the owner of Erf: 95 Berton Park Ext 1 Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at No. 29 Julius Street from "Residential 1" to "Residential 3" to allow for four (4) additional units. Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor. Boksburg Civic Centre, c/o Trichardts Road & Market Street, for a period of 28 days from 17 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, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor. Boksburg Civic Centre, c/o Trichardts Road & Market Street or P.O. Box 215 BOKSBURG, 1460, or by email to Francois.Vos@ekurhuleni.gov.za, within a period of 28 days from 17 April 2024 (date of first advertisement). Address of the authorised agent: Mr Siyanda Ngcobo of Siyanda & Co Town Planners, Unit 28 B13 Urbika Estate, Riverbend Drive, Parkdene, Boksburg, 1460 – Email: Siyanda.co@webmail.co.za

17-24

PROVINCIAL NOTICE 356 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
ERF: 95 BERTON PARK EXT 1 TOWNSHIP**

I, Siyanda Q Ngcobo being authorized agent of the owner of Erf: 95 Berton Park Ext 1 Township hereby give notice in terms of Section 10 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019, that I have applied to the City of Ekurhuleni Metropolitan Municipality for the amendment of the City of Ekurhuleni Land Use Scheme, 2021, by the rezoning of the property described above, situated at No. 29 Julius Street from "Residential 1" to "Residential 3" to allow for four (4) additional units. Particulars of the application will lie for inspection during normal office hours at the office of the Manager: Town Planning, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor. Boksburg Civic Centre, c/o Trichardts Road & Market Street, for a period of 28 days from 17 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, Boksburg Sub Section of the City of Ekurhuleni Metropolitan Municipality, 2ND floor. Boksburg Civic Centre, c/o Trichardts Road & Market Street or P.O. Box 215 BOKSBURG, 1460, or by email to Francois.Vos@ekurhuleni.gov.za, within a period of 28 days from 17 April 2024 (date of first advertisement). Address of the authorised agent: Mr Siyanda Ngcobo of Siyanda & Co Town Planners, Unit 28 B13 Urbika Estate, Riverbend Drive, Parkdene, Boksburg, 1460 – Email: Siyanda.co@webmail.co.za

17-24

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**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 nuusblaaie, by die munisipale kantore soos hieronder bevestig. **Adres van Munisipale Kantore:** Kamer E10, Hoek van Basden-en Rabiestrade, 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.**

10-17

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 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, waarsonder 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 te 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 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 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 off 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 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

10-17

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

10-17

LOCAL AUTHORITY NOTICE 491 OF 2024**ERF 79 HYDE PARK**

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By Law, 2016 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions A.(a) to A.(n) from Deed of Transfer T43166/1965
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 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 20-02-2741.

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 20-02-2741 will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.066/2023

LOCAL AUTHORITY NOTICE 492 OF 2024**AMENDMENT SCHEME 20-01-3826**

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 12308 Lenasia Extension 1 from "Residential 3" to "Residential 3" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3826.

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 20-01-3826 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.540/2023

LOCAL AUTHORITY NOTICE 493 OF 2024
AMENDMENT SCHEME 20-05-3789

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 68 Industria North from "RSA Government" to "Industrial 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-05-3789.

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 20-05-3789 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. /2023

LOCAL AUTHORITY NOTICE 494 OF 2024
ERF 2030 BRYANSTON

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By Law, 2016 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (c) to (r) from Deed of Transfer T106522/2013;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 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- 4124.

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- 4124 will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.559/2023

LOCAL AUTHORITY NOTICE 495 OF 2024**REPEAL OF AMENDMENT SCHEME 20-04-4157R**

Notice is herewith given in terms of section 25.(4) of the City of Johannesburg Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has granted the request to repeal Amendment Scheme 20-04-4157R pertaining to Erf 184 Bordeaux, from "Business 1" to "Business 4".

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. 569/2023

LOCAL AUTHORITY NOTICE 496 OF 2024**AMENDMENT SCHEME 20-02-3440**

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 203 Dunkeld West Extension 12 from "Business 4" to "Business 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-3440.

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 20-02-3440 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.626/2023

LOCAL AUTHORITY NOTICE 497 OF 2024
AMENDMENT SCHEME 20-01-3713

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 649 Kenilworth from "Business 1" to "Business 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3713.

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- 01-3713 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.604/2023

LOCAL AUTHORITY NOTICE 498 OF 2024
ERF 2030 BRYANSTON

Notice is hereby given in terms of Section 22.(4) and (7) read with Section 42.(4) and (5) of the City of Johannesburg Municipal Planning By Law, 2016 in compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), that the City of Johannesburg Metropolitan Municipality has approved the following:

- (1) The removal of Conditions (c) to (r) from Deed of Transfer T106522/2013;
- (2) The amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Erf 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- 4124.

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- 4124 will come into operation on date of publication.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.559/2023

LOCAL AUTHORITY NOTICE 499 OF 2024**AMENDMENT SCHEME 20-04-3798**

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 2606 Randparkrif Extension 34 from "Residential 2" to "Residential 2" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-3798.

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 20-04-3798 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. /2023

LOCAL AUTHORITY NOTICE 500 OF 2024**AMENDMENT SCHEME 20-01-2868**

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 Remaining Extent of Erf 153 Rosebank 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 20-01-2868.

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 20-01-2868 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.413/2023

LOCAL AUTHORITY NOTICE 501 OF 2024**AMENDMENT SCHEME 20-01-3748**

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 20840 Meadowlands from "Residential 3" to "Public Garage" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-3748.

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 20-01-3748 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 184/2023

LOCAL AUTHORITY NOTICE 502 OF 2024**AMENDMENT SCHEME 20- 01-4443**

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 981 Aeroton Extension 5 and Erven 155 and 156 Aeroton Extension 7 from "Industrial 1" to "Industrial 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-4443.

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- 01-4443 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.641/2023

LOCAL AUTHORITY NOTICE 503 OF 2024**AMENDMENT SCHEME 20-01-4247 AND 20-01-4248**

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 Erven 1059 to 1061 Mayfair from "Residential 4" to "Business 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Schemes 20-01-4247 and 20-01-4248.

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 Schemes 20-01-4247 and 20-01-4248 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.577/2023

LOCAL AUTHORITY NOTICE 504 OF 2024**AMENDMENT SCHEME 20-11-3555**

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 1855 Greenstone Hill Extension 31 from "Business 2" to "Business 2" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-11-3555.

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 20-11-3555 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.149/2023

LOCAL AUTHORITY NOTICE 505 OF 2024**AMENDMENT SCHEME 20-01-4018**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 1 of Erf 550 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 20-01-4018.

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 20-01-4018 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.405/2023

LOCAL AUTHORITY NOTICE 506 OF 2024**AMENDMENT SCHEME 20-02-0550**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 1 of Erf 3 Bordeaux from "Residential 1" to "Residential 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-0550.

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 20-02-0550 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. /2023

LOCAL AUTHORITY NOTICE 507 OF 2024**AMENDMENT SCHEME 20-02-4646**

Notice is hereby given in terms of section 22.(4) of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018 by the rezoning of Portion 10 of Erf 7 Frankenwald Extension 2 from "Industrial 1" to "Industrial 1" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-4646.

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 20-02-4646 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 575/2023

LOCAL AUTHORITY NOTICE 508 OF 2024**AMENDMENT SCHEME 20-01-2868**

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 Remaining Extent of Erf 153 Rosebank 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 20-01-2868.

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 20-01-2868 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.413/2023

LOCAL AUTHORITY NOTICE 509 OF 2024**AMENDMENT SCHEME 20-04-2915**

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 the Remaining Extent of Erf 921 Ferndale from "Residential 1" to "Residential 4" subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-2915.

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 20-04-2915 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.488/2023

LOCAL AUTHORITY NOTICE 510 OF 2024**AMENDMENT SCHEME 20-01-4821**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, by the rezoning of **Portion 2 of Erf 570 Parktown** from "**Special**" to "**Residential 1**", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as **Amendment Scheme 20-01-4821**, which will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. 767/2024

LOCAL AUTHORITY NOTICE 511 OF 2024**LOCAL AUTHORITY NOTICE 803 of 2024**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 779 Florida Park**:

The removal of Conditions 1.(a),(b), 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 from Deed of Transfer T11746/2023.

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. 803/2024

LOCAL AUTHORITY NOTICE 512 OF 2024**AMENDMENT SCHEME 20-02-3901
AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS 20/13/0924/2022**

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 1467 Bryanston**:

- (1) The removal of conditions (a) – (t) from Deed of Transfer T19706/1987;
- (2) The amendment of the Johannesburg Land Use Scheme, 2018, by the rezoning of the erven 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 **20-02-3901**, which will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 781/2024

LOCAL AUTHORITY NOTICE 513 OF 2024

LOCAL AUTHORITY NOTICE 09 OF 2024

**MOGALE CITY LOCAL MUNICIPALITY
NOTICE 09 OF 2024**

The Mogale City Local Municipality hereby gives notice in terms of -

1. Mogale City Amendment Scheme No. 0083. Section 46(4) of the Mogale City Spatial Planning and Land Use Management By-Law of 2018, that Mogale City Local Municipality approved the amendment of the Mogale City Land Use Scheme, 2022, by the rezoning of Erven 757, 758 from "Residential 1"/"Public Road" as well as Erf 2107 Krugersdorp from "Business 2" with an annexure for workshop activities to "Business 2" with an annexure for service industry and related uses and "Roads, Railways and Air" for road purposes and
2. Section 67(4) of the Mogale City Spatial Planning and Land Use Management By-Law of 2018, that Mogale City Local Municipality in terms of the provisions of the Mogale City Local Municipality Land Use Scheme, 2022 approved the removal of restrictive title condition 1 from Deed of Transfer T18928/2006 of Erf 757 Krugersdorp and condition 2 from Deed of Transfer T34968/2023 of Erf 758 Krugersdorp.

The documents of the applications are filed with the Municipal Manager of Mogale City Local Municipality, Manager: Development Planning, First Floor, Furn City Building on the corner of Human Street and Monument Street, Krugersdorp and are open for inspection during normal office hours. These applications shall be deemed approved applications on the date of publication of this notice.

Municipal Manager, Mogale City Local Municipality, PO Box 94, Krugersdorp, 1740
17 April 2024; Notice No. 09/2024.

LOCAL AUTHORITY NOTICE 514 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T5422/2020, with reference to the following property: Erf 278, Murrayfield.

The following conditions and/or phrases are hereby removed: Conditions A, B(a), B(b), B(c), B(d), B(e), B(f), B(g), B(h), B(k), B(l), B(m)(i)(ii), B(n), B(o) and B(s).

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

(CPD MRF/0484/278 (Item 33728))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 557/2024)

LOCAL AUTHORITY NOTICE 515 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T72855/2021, with reference to the following property: Erf 258, Val de Grace Extension 3.

The following conditions and/or phrases are hereby removed: Conditions A(a), A(b), A(c), A(d), A(e), A(f), A(g), A(h), A(i), A(j), A(k), A(l), A(m), C(a), C(b), C(c), D(i) and D(ii).

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

(CPD VDGx3/0680/258 (Item 38284))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 558/2024)

LOCAL AUTHORITY NOTICE 516 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T34189/2019, with reference to the following property: Erf 468, Laudium.

The following conditions and/or phrases are hereby removed: Conditions C.a), C.c), C.d) and C.e).

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

(CPD LDM/0348/468 (Item 37286))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 559/2024)

LOCAL AUTHORITY NOTICE 517 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T72111/2017, with reference to the following property: Portion 19 of Erf 1309, Laudium.

The following conditions and/or phrases are hereby removed: Conditions B.(a), B.(b), B.(c), B.(d)(i) and B.(d)(ii).

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

(CPD LDM/0348/1309/19 (Item 37467))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 560/2024)

LOCAL AUTHORITY NOTICE 518 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T42917/2012, with reference to the following property: Erf 997, Valhalla.

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

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

(CPD VAL/0688/997 (Item 38116))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 561/2024)

LOCAL AUTHORITY NOTICE 519 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T176360/2003, with reference to the following property: Erf 1048, Valhalla.

The following conditions and/or phrases are hereby removed: Conditions B.(c), B.(f), B.(g), B.(h), B.(i), B.(k), B.(l)i), B.(l)ii), B.(l)iii), B.(m)i), B.(m)ii), B.(m)iii) and B.(n).

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

(CPD VAL/0688/1048 (Item 38830))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 562/2024)

LOCAL AUTHORITY NOTICE 520 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T65524/2013, with reference to the following property: The Remainder of Erf 80, Monumentpark.

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

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

(CPD MPK/0444/80/R (Item 39259))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 563/2024)

LOCAL AUTHORITY NOTICE 521 OF 2024**CITY OF JOHANNESBURG**

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.
(Notice In terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,
HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction
for public consultation.

Notice is given further that this provisional/ interim approval should not be considered
and/or construed /and /or interpreted and/or deemed to be a final approval.

SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Petervale West	The Petervale West Residents Association	183	Rembrandt Street at its intersection with Cambridge Road	24-hour manned boom
			Frans Hals Street at its intersection with Cambridge Road	Pedestrian gates with unlimited hours of operation and unhindered, universal access
			Constable Street at its intersection with Cambridge Road	Pedestrian gates with unlimited hours of operation and unhindered, universal access

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

for

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

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



a world class African city

City of Johannesburg
Johannesburg Roads Agency (Pty) Ltd

www.jra.org.za



LOCAL AUTHORITY NOTICE 522 OF 2024

REZONINGAPPLICATION SCHEME:

CITY OF JOHANNESBURG LAND USE SCHEME, 2018 - 20-05-5373

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

SITE DESCRIPTION:

Erf 2/707, Constantia Kloof Extension 5

Street Address: 163 Panorama Drive, Constantia Kloof, 1709

APPLICATION TYPE:

Rezoning

APPLICATION PURPOSE:

To apply to the Council for the rezoning of the property to increase both the coverage and the floor area ratio.

The above application will be made available by the applicant to any interested party and it will also be open for inspection only by arrangement and on request from 8:00 to 15:30 at the Metro Link, Ground Floor, 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, or an e-mail send to **objectionsplanning@joburg.org.za** by not later than 15 May 2024.

AUTHORISED AGENT:

Peter Roos Town Planning Consultant; P. O. Box 977, Bromhof, 2154; Cell: 082 800 0250; peterroostp@gmail.com

LOCAL AUTHORITY NOTICE 523 OF 2024



CITY OF TSHWANE

NOTICE OF PROPOSED PARK CLOSURE: A PORTION OF THE REMAINDER OF PORTION 9 OF THE FARM WONDERBOOM 302JR

In terms of Section 67, read with Section 68 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939), notice is hereby given that the City of Tshwane intends to permanently close a portion (figure NPQR) of the Remainder of Portion 9 of the farm Wonderboom 302JR, measuring approximately 58 m² in extent for Radio Mast.

A plan that shows the proposed closure and further particulars of the proposed closure are open for inspection during normal office hours at the office of the Group Head: Group Legal and Secretariat Services: Development Compliance, Ground Floor, Block D, Tshwane House, 320 Madiba Street, Pretoria, and enquiries may be made telephonically on 012 358 4883.

Objections to the proposed closure and/or claims for compensation for loss or damage if such closure is carried out must be submitted in writing to the Group Head: Group Legal and Secretariat Services: Development Compliance at the above-mentioned office before or on **Friday, 17 May 2024**, or mailed to him/her at PO Box 440, Pretoria, 0001, or sent by email to xolilek@tshwane.gov.za, provided that, should the claims and/or objections be sent by mail, such claims and/or objections must reach the City of Tshwane before or on the aforementioned date.

All objections and/or claims must indicate a postal and email address, if available, with the full property description.

(13/5/6/Wonderboom 302JR-9/R)
(Ref: 10813/1)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 247/2024)

PLAASLIKE OWERHEID KENNISGEWING 523 VAN 2024**STAD TSHWANE****KENNISGEWING VAN VOORGESTELDE SLUITING VAN PARK: 'N GEDEELTE VAN DIE RESTANT VAN GEDEELTE 9 VAN DIE PLAAS WONDERBOOM 302JR**

Ingevolge Artikel 67, saamgelees met Artikel 68 van die Ordonnansie op Plaaslike Bestuur, 1939 (Ordonnansie 17 van 1939), word hiermee kennis gegee dat die Stad Tshwane van voorneme is om 'n gedeelte (figuur NPQR) van die Restant van Gedeelte 9 van die plaas Wonderboom 302JR, met 'n grootte van ongeveer 58m², permanent te sluit vir 'n Radiomas.

'n Plan waarop die voorgestelde sluiting aangetoon word en verdere besonderhede van die voorgestelde sluiting is tydens gewone kantoorure by die kantoor van die Groephoof: Groep Regs- en Sekretariaatsdienste: Ontwikkelsnakoming, Grondvloer, Blok D, Tshwane House, Madibastraat 320, Pretoria, ter insae beskikbaar, en navrae kan telefonies by 012 358 4883 gedoen word.

Besware teen die voorgestelde sluiting en/of eise om vergoeding weens verlies of skade indien die sluiting uitgevoer word, moet skriftelik voor of op **Vrydag, 17 Mei 2024**, by die Groephoof: Groep Regs- en Sekretariaatsdienste: Ontwikkelsnakoming by die bogenoemde kantoor ingedien word of aan hom/haar by Posbus 440, Pretoria, 0001 gepos word of per e-pos aan xolilek@tshwane.gov.za gestuur word, met dien verstande dat indien eise en/of besware gepos word, sodanige eise en/of besware die Stad Tshwane voor of op die voormelde datum moet bereik.

Alle besware en/of eise moet 'n posadres en e-posadres aandui, waar van toepassing, met die volledige eiendomsbeskrywing.

(13/5/6/Wonderboom 302JR-9/R)
(Ref: 10813/1)

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

17 APRIL 2024
(Kennisgewing 247/2024)

LOCAL AUTHORITY NOTICE 524 OF 2024



CITY OF TSHWANE

NOTICE OF PROPOSED PARK CLOSURE: A PORTION OF ERF 20202, MAMELODI

In terms of Section 67, read with Section 68 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939), notice is hereby given that the City of Tshwane intends to permanently close a portion (figure edcfnmkj) of a portion of Erf 20202, Mamelodi, measuring approximately 5.4447ha in extent.

A plan that shows the proposed closure and further particulars of the proposed closure are open for inspection during normal office hours at the office of the Group Head: Group Legal and Secretariat Services: Development Compliance, Ground Floor, Block D, Tshwane House, 320 Madiba Street, Pretoria, and enquiries may be made telephonically on 012 358 4883.

Objections to the proposed closure and/or claims for compensation for loss or damage if such closure is carried out must be submitted in writing to the Group Head: Group Legal and Secretariat Services: Development Compliance at the above-mentioned office before or on **Friday, 17 May 2024**, or mailed to him/her at PO Box 440, Pretoria, 0001, or sent by email to xolilek@tshwane.gov.za, provided that, should the claims and/or objections be sent by mail, such claims and/or objections must reach the City of Tshwane before or on the aforementioned date.

All objections and/or claims must indicate a postal and email address, if available, with the full property description.

(13/5/6/Mamelodi-20202/-)
(Ref: 14734/3)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 248/2024)

PLAASLIKE OWERHEID KENNISGEWING 524 VAN 2024**STAD TSHWANE****KENNISGEWING VAN VOORGESTELDE SLUITING VAN PARK: 'N GEDEELTE VAN ERF 20202, MAMELODI**

Ingevolge Artikel 67, saamgelees met Artikel 68 van die Ordonnansie op Plaaslike Bestuur, 1939 (Ordonnansie 17 van 1939), word hiermee kennis gegee dat die Stad Tshwane van voorneme is om 'n gedeelte (figuur edcfnmkj) van Erf 20202, Mamelodi, met 'n grootte van ongeveer 5.4447ha, permanent te sluit.

'n Plan waarop die voorgestelde sluiting aangetoon word en verdere besonderhede van die voorgestelde sluiting is tydens gewone kantoorure by die kantoor van die Groepheof: Groep Regs- en Sekretariaatsdienste: Ontwikkelsnaking, Grondvloer, Blok D, Tshwane House, Madibastraat 320, Pretoria, ter insae beskikbaar, en navrae kan telefonies by 012 358 4883 gedoen word.

Besware teen die voorgestelde sluiting en/of eise om vergoeding weens verlies of skade indien die sluiting uitgevoer word, moet skriftelik voor of op **Vrydag, 17 Mei 2024**, by die Groepheof: Groep Regs- en Sekretariaatsdienste: Ontwikkelsnaking by die bogenoemde kantoor ingedien word of aan hom/haar by Posbus 440, Pretoria, 0001 gepos word of per e-pos aan xolilek@tshwane.gov.za gestuur word, met dien verstande dat indien eise en/of besware gepos word, sodanige eise en/of besware die Stad Tshwane voor of op die voormelde datum moet bereik.

Alle besware en/of eise moet 'n posadres en e-posadres aandui, waar van toepassing, met die volledige eiendomsbeskrywing.

(13/5/6/Mamelodi-20202/-)
(Ref: 14734/3)

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

17 APRIL 2024
(Kennisgewing 248/2024)

LOCAL AUTHORITY NOTICE 525 OF 2024



CITY OF TSHWANE

NOTICE OF PROPOSED PERMANENT CLOSURE: A PORTION OF THE ROAD RESERVE SITUATED ON THE CORNER OF JACQUES AND WIEDRIGH STREET, ADJACENT TO THE REMAINDER OF ERF 663, MORELETA PARK EXTENSION 1

In terms of Section 67 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939), notice is hereby given that the City of Tshwane intends to permanently close a portion of the Road Reserve (figure DabcdefghjkmnpqrHGFE), situated on the corner of Jacques and Wiedrigh Street, adjacent to the Remainder of Erf 663, Moreleta Park Extension 1, measuring approximately 275m² in extent.

A plan that shows the proposed closure and further particulars of the proposed closure are open for inspection during normal office hours at the office of the Group Head: Group Legal and Secretariat Services, Ground Floor, Block D, Room DDE011, Tshwane House, 320 Madiba Street, Pretoria, and enquiries may be made telephonically on 012 358 4833.

Objections to the proposed closure and/or claims for compensation for loss or damage if such closure is carried out must be submitted in writing to the Group Head: Group Legal and Secretariat Services, at the above-mentioned office before or on **Friday, 17 May 2024**, or mailed to him/her at PO Box 440, Pretoria, 0001, or sent by email to XolileK@tshwane.gov.za, provided that, should the claims and/or objections be sent by mail, such claims and/or objections must reach the City of Tshwane before or on the aforementioned date.

All objections and/or claims must indicate a postal and email address, if available, with the full property description.

(13/6/1/Moreletapark x1 Rd Reserve (adj Erf 663/R)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 249/2024)

PLAASLIKE OWERHEID KENNISGEWING 525 VAN 2024

STAD TSHWANE

KENNISGEWING VAN VOORGESTELDE PERMANENTE SLUITING: 'N GEDEELTE VAN DIE STRAATRESERVE GELEë OP DIE HOEK VAN JACQUES- EN WIEDRIGHSTRAAT, AANGRENSEND AAN DIE RESTANT VAN ERF 663, MORELETA PARK UITBREIDING 1

Ingevolge Artikel 67 van die Ordonnansie op Plaaslike Bestuur, 1939 (Ordonnansie 17 van 1939), word hiermee kennis gegee dat die Stad Tshwane van voorneme is om gedeelte van die Straatreserwe (figuur DabcdefghjkmnpqrHGFE) geleë op die hoek van Jacques- en Wiedrighstraat, aangrensend aan die Restant van Erf 663, Moreletapark Uitbreiding 1, ongeveer 275m² groot, permanent te sluit.

'n Plan waarop die voorgestelde sluiting aangetoon word en verdere besonderhede van die voorgestelde sluiting is tydens gewone kantoorure by die kantoor van die Groephef: Groep Regs- en Sekretariaatdienste, Grondvloer, Blok D, Kamer DDE011, Tshwane House, Madibastraat 320, Pretoria, ter insae beskikbaar, en navrae kan telefonies by 012 358 4833 gedoen word.

Besware teen die voorgestelde sluiting en/of eise om vergoeding weens verlies of skade indien die sluiting uitgevoer word, moet skriftelik voor of op **Vrydag, 17 April 2024**, by die Groephef: Groep Regs- en Sekretariaatdienste by die bogenoemde kantoor ingedien word of aan hom/haar by Posbus 440, Pretoria, 0001 gepos word of per e-pos aan XolileK@tshwane.gov.za gestuur word, met dien verstande dat indien eise en/of besware gepos word, sodanige eise en/of besware die Stad Tshwane voor of op die voormelde datum moet bereik.

Alle besware en/of eise moet 'n posadres en e-posadres aandui, waar van toepassing, met die volledige eiendomsbeskrywing.

(13/6/1/Moreletapark x1 Rd Reserve (adj Erf 663/R)

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

17 APRIL 2024

(Kennisgewing 249/2024)

LOCAL AUTHORITY NOTICE 526 OF 2024
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 5306T

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 **5306T**, being the rezoning of Erf 15, Hazelwood –

- A. Part ABCabcdefFA of Erf 15, Hazelwood, from “Residential 1”, to “**Business 4**”, Offices and Dwelling unit, with a density of one (1) dwelling unit, subject to certain further conditions; and
- B. Part FfedcbaCDEF of Erf 15, Hazelwood, from “Residential 1”, to “**Special**”, Dwelling unit, with a density of one (1) dwelling unit, 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 **5306T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5306T (Item 30595))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 250/2024)

LOCAL AUTHORITY NOTICE 527 OF 2024
CITY OF TSHWANE

NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T030694/2009, with reference to the following property: Erf 1727, Lyttelton Manor Extension 3.

The following conditions and/or phrases are hereby removed: Conditions 2.A.(a), 2.A.(b), 2.A.(c), 2.A.(d), 2.A.(e), 2.A.(f), 2.A.(h), 2.A.(i), 2.A.(k), 2.B.(a), 2.B.(b), 2.B.(b)(i), 2.B.(b)(ii), 2.B.(c), 2.B.(d), 2.D.(i) and 2.D.(ii).

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

(CPD LYTx3/0387/1727 (Item 38432))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 564/2024)

LOCAL AUTHORITY NOTICE 528 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T49688/1981, with reference to the following property: Erf 833, Lyttelton Manor Extension 1.

The following conditions and/or phrases are hereby removed: Conditions I.(d), I.(e), I.(f), I.(g), I.(i), I.(j), I.(k), I.(l), I.(m)(i), I.(m)(ii), I.(m)(iii), I.(p)(i), I.(p)(ii), I.(p)(iii), I.(p)(iv) and I.(q).

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

(CPD LYTx1/0387/833 (Item 38471))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 565/2024)

LOCAL AUTHORITY NOTICE 529 OF 2024**CITY OF TSHWANE****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and adopted the land development application for the removal of certain conditions contained in Title Deed T78788/1992, with reference to the following property: Erf 1347, Queenswood Extension 4.

The following conditions and/or phrases are hereby removed: Conditions B.1, B.2, B.3, B.4, B.6, B.7, B.8, B.9, B.10, B.11, B.11(i), B.11(ii), B.12, B.13 and B.15(ii).

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

(CPD QSWx4/0568/1347 (Item 38005))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 APRIL 2024
(Notice 566/2024)

LOCAL AUTHORITY NOTICE 530 OF 2024
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROCLAMATION OF APPROVED TOWNSHIP
(BENONI SUB SECTION)
DECLARATION AS AN APPROVED TOWNSHIP

It is hereby notified in terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Spatial Planning and Land Use Management Act, 16 of 2013, that the City of Ekurhuleni Metropolitan Municipality (Benoni Sub-Section) hereby declares **MAYFIELD EXTENSION 7 TOWNSHIP** to be an approved township subject to the conditions set out in the schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III, PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 341 (A PORTION OF PORTION 100) OF THE FARM PUTFONTEIN 26-IR, HAS BEEN GRANTED.

A. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 110 of Ordinance 15 of 1986 read together with Spatial Planning and Land Use Management Act, 16 of 2013.

B. CONDITION OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Mayfield Extension 7 Township**.

(2) DESIGN

The township shall consist of erven, parks and streets as indicated on the General Plan No. 5647/2005.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall at his own cost appoint a registered Professional Engineer, who must be member of the South African Association of Consulting Engineers or of S.A.B.T.C.O., to design and to supervise construction of the public roads and stormwater drainage works for the township.
- (b) The township owner shall submit, for consideration and approval by the Municipality, an Outline Scheme for public roads and stormwater drainage works. Taxi stopping places (to accommodate two or three taxis) should be provided at central locations (at intersections of main routes, schools, shopping centres, community centres).
- (c) The township owner shall submit to the Municipality a detailed design prepared by the appointed Professional Engineer, for construction of the public roads and stormwater drainage works pertaining to the township. The design will include surfacing main roads, and adequate stormwater drainage works acceptable to the Municipality.
- (d) The township owner shall carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality under the supervision of the

appointed Professional Engineer. The applicant is responsible for supply and erection of street name plates, to standards which will be specified by the Municipality.

- (e) The township owner shall be responsible for maintenance of the temporary streets and stormwater drainage system to the satisfaction of the Municipality until the streets and stormwater drainage system have been constructed as set out above.
- (f) Should the township owner fail to comply with the provisions hereof the Municipality shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Municipality may determine, fulfill obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Municipality.

(6) SOIL CONDITIONS

- (a) No french drain shall be permitted on the erf.
- (b) Trenches and excavations for foundations, pipes, cables or for any other purpose, shall be properly refilled with damp soil in layers not thicker than 150mm, and shall be compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the Municipality. All pipes with water shall be watertight and shall be provided with watertight flexible couplings.
- (c) The entire surface of the erf shall be drained to the satisfaction of the Municipality in order to prevent surface water from damming up, and water from roof gutters shall be discharged away from the foundations.
- (d) Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all buildings plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.
- (e) If required, a soil report, drawn up by a qualified person acceptable to the Municipality indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the Municipality before submission of building plans prior to the commencement of any building operations on the erf.

(7) OBLIGATIONS IN REGARD TO ESKOM ELECTRICAL SERVICE

The applicant at his own expense must make provision for servitudes within the township, in order to convey electricity with LV power lines and for overhead reticulation feeders out of Kunene sub-station.

C. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986 read together with the Spatial Planning and Land Use Management Act, 16 of 2013:
 - (a) The erf is subject to a servitude, 1m wide, in favour of the Municipality, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 1m wide across the access portion of the erf if and when required by the Municipality: Provided that the Municipality may dispense with any such servitudes.

- (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.
- (c) Municipality 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 or other works being made good by the Municipality.

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME NO. B0929C:

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), read together with the Spatial Planning and Land Use Management Act, 16 of 2013, 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 (Benoni Sub-Section) hereby declares **MAYFIELD EXTENSION 7** being an amendment of the City of Ekurhuleni Land Use Scheme, 2021 be an approved township subject to the conditions.

The approved amendment scheme documents will lie for inspection during normal office hours at the office of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Manager: Town Planning (Benoni Sub-Section), 6th Floor, Treasury Building, Benoni, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as City of Ekurhuleni Amendment Scheme B0929C and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager
City of Ekurhuleni Metropolitan Municipality
Private Bag X1069
Germiston 1400

(Reference Number: CD17/2024)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
17 April 2024

LOCAL AUTHORITY NOTICE 531 OF 2024
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROCLAMATION OF APPROVED TOWNSHIP I
(BENONI SUB SECTION)
DECLARATION AS AN APPROVED TOWNSHIP

It is hereby notified in terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Spatial Planning and Land Use Management Act, 16 of 2013, that the City of Ekurhuleni Metropolitan Municipality (Benoni Sub-Section) hereby declares **MAYFIELD EXTENSION 6 TOWNSHIP** to be an approved township subject to the conditions set out in the schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III, PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 340 (A PORTION OF PORTION 100) OF THE FARM PUTFONTEIN 26-IR, HAS BEEN GRANTED.

A. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 110 of Ordinance 15 of 1986 read together with Spatial Planning and Land Use Management Act, 16 of 2013.

B. CONDITION OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Mayfield Extension 6 Township**.

(2) DESIGN

The township shall consist of erven, parks and streets as indicated on the General Plan No. 5511/2005.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall at his own cost appoint a registered Professional Engineer, who must be member of the South African Association of Consulting Engineers or of S.A.B.T.C.O., to design and to supervise construction of the public roads and stormwater drainage works for the township.
- (b) The township owner shall submit, for consideration and approval by the Municipality, an Outline Scheme for public roads and stormwater drainage works. Taxi stopping places (to accommodate two or three taxis) should be provided at central locations (at intersections of main routes, schools, shopping centres, community centres).
- (c) The township owner shall submit to the Municipality a detailed design prepared by the appointed Professional Engineer, for construction of the public roads and stormwater drainage works pertaining to the township. The design will include surfacing main roads, and adequate stormwater drainage works acceptable to the Municipality.
- (d) The township owner shall carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality under the supervision of the

appointed Professional Engineer. The applicant is responsible for supply and erection of street name plates, to standards which will be specified by the Municipality.

- (e) The township owner shall be responsible for maintenance of the temporary streets and stormwater drainage system to the satisfaction of the Municipality until the streets and stormwater drainage system have been constructed as set out above.
- (f) Should the township owner fail to comply with the provisions hereof the Municipality shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Municipality may determine, fulfill obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Municipality.

(6) SOIL CONDITIONS

- (a) No french drain shall be permitted on the erf.
- (b) Trenches and excavations for foundations, pipes, cables or for any other purpose, shall be properly refilled with damp soil in layers not thicker than 150mm, and shall be compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the Municipality. All pipes with water shall be watertight and shall be provided with watertight flexible couplings.
- (c) The entire surface of the erf shall be drained to the satisfaction of the Municipality in order to prevent surface water from damming up, and water from roof gutters shall be discharged away from the foundations.
- (d) Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all buildings plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.
- (e) If required, a soil report, drawn up by a qualified person acceptable to the Municipality indicating the soil conditions of the erf and recommendations as to suitable founding methods and depths shall be submitted to the Municipality before submission of building plans prior to the commencement of any building operations on the erf.

(7) OBLIGATIONS IN REGARD TO ESKOM ELECTRICAL SERVICE

The applicant at his own expense must make provision for servitudes within the township, in order to convey electricity with LV power lines and for overhead reticulation feeders out of Kunene sub-station.

C. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986 read together with the Spatial Planning and Land Use Management Act, 16 of 2013:
 - (a) The erf is subject to a servitude, 1m wide, in favour of the Municipality, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 1m wide across the access portion of the erf if and when required by the Municipality: Provided that the Municipality may dispense with any such servitudes.

- (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.
- (c) Municipality 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 or other works being made good by the Municipality.

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME NO. B01059C:

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, 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 (Benoni Sub-Section) hereby declares **MAYFIELD EXTENSION 6** being an amendment of the City of Ekurhuleni Land Use Scheme, 2021 be an approved township subject to the conditions.

The approved amendment scheme documents will lie for inspection during normal office hours at the office of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Manager: Town Planning (Benoni Sub-Section), 6th Floor, Treasury Building, Benoni, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as City of Ekurhuleni Amendment Scheme B01059C and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager
City of Ekurhuleni Metropolitan Municipality
Private Bag X1069
Germiston 1400

(Reference Number: CD16/2024)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
17 April 2024

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

This gazette is also available free online at www.gpwonline.co.za