

# Legals

Legals@citizen.co.za

## GUY BALDERSON

TOWN PLANNERS  
Kosmosdal Extension 4 and  
Erf 980 Kosmosdal  
Extension 12, Portion 2 of Erf  
115

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

We, Guy Balderson Town Planners, being the applicant of Portion 2 of Erf 115 Kosmosdal Extension 4 and Erf 980 Kosmosdal Extension 12, 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 of the above mentioned properties from 'Special' as per amendment scheme 4797T to 'Special' to increase the allowable coverage from 30% to 50%, Floor Area Ratio from 0.5 to 0.6 and Density from 114 living units to 150 living units on the notarially tied properties. The properties are situated at 91 Sterling Avenue, Kosmosdal. The intention of the applicant is to increase the allowable coverage, FAR and density on the site. Any objection (s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (including email address), without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: the Strategic Executive Director: City Planning and Development, PO Box 3242, Pretoria, 0001 or to CityP.Registration@tshwane.gov.za from 26 January 2022 until 23 February 2022. Should any interested or affected party wish to view or obtain a copy of the land development application, a copy of the application can be downloaded from <https://bit.ly/33pOQRq> or a copy can be requested from the Municipality

by requesting such a 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 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 a manner that will infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and/or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, The Beeld and The Citizen newspapers. Address of Municipal offices: LG004, Isivuno House, 143 Lilian Ngoyi street, Pretoria. Closing date for any objections and/or comments: 23 February 2022 Address of Applicant: Guy Balderson Town Planners, P.O. Box 76227, Wendywood 2144, 30 Glangville Crescent Wendywood 2144, Telephone No: 011 656 4394, e-mail: gub@gbtp.co.za. Dates on which notice will be published: 26 January 2022 & 2 February 2022 Application Reference:

CPD 9/2/4/2-6327T Item no: 34976

NW026203



### Kosmosdal Extension 90, Erven 5875 to 5877 CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF 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/applciant of the owner of Erven 5875 to 5877 Kosmosdal Extension 90 Township, 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 properties described above. The properties are situated along Moss Green Road at number 18, 14 and 10 respectively, within the Kosmosdal Extension 90 Township and within the City of Tshwane's boundary.

**FROM 'USE ZONE 9: BUSINESS 4'** for Offices, with a not-applicable density; a coverage of 50%, but may be increased with the permission of the Municipality, Clause 15(2) excluded; a floor area ratio of 0,6; a height of two (2) storeys, with a maximum height of 18 meters, which may be increased to 22 metres with the permission of the Municipality, Clause 15(2) excluded; and further subject to certain conditions.

**TO 'USE ZONE 11: INDUSTRIAL 2'** for commercial uses and light industry, with a not-applicable density; a coverage of 50%, but may be increased with the permission of the Municipality, Clause 15(2) excluded; a 0,6 floor area ratio; a height of two (2) storeys, with a maximum height of 18 meters, but may be increased to 22 metres with

the permission of the Municipality, Clause 15(2) excluded; and further subject to certain amended building and development controls, and general conditions.

**The intention of the owner of the properties in this matter are to:** amend the current zoning and development controls of Erven 5875 to 5877 Kosmosdal x90 from 'Business 4, for Offices' to 'Industrial 2, for Commercial uses and Light Industry' as it will be more beneficial for the owners than retaining the current zoning and struggling to obtain tenants or buyers.

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 2 February 2021 (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until 2 March 2022 (not less than 28 days after the date of first publication of the notice). 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 / 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.

**Address of Municipal offices:** Room 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices. Closing date of any objection(s) and/or comment(s): 2 March 2022

**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: R530

Date on which notice will be

published: 2 February 2022 and 9 February 2022  
Ref no: CPD/9/2/4/2 Item No: 35104

NW026447



### Kosmosdal Extension 91, Erf 5883 CITY OF TSHWANE METROPOLITAN MUNICIPALITY NOTICE OF 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/applciant of the owner of Erf 5883 Kosmosdal Extension 91 Township, 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 22 Moss Green Road, within the Kosmosdal Extension 91 Township and within the City of Tshwane's boundary.

**FROM 'USE ZONE 9: BUSINESS 4'** for offices, with a not-applicable density; a coverage of 50%, but may be increased with the permission of the Municipality, Clause 15(2) excluded; a floor area ratio of 0,6; a height of two (2) storeys, with a maximum height of 18 meters, which may be increased to 22 metres with the permission of the Municipality, Clause 15(2) excluded; and further subject to certain conditions.

**TO 'USE ZONE 11: INDUSTRIAL 2'** for Commercial Uses and Light Industry, with a not-applicable density; a coverage of 50%, but may be increased with the permission of the Municipality, Clause 15(2) excluded; a 0,6 floor area ratio; a height of two (2) storeys, with a maximum height of 18 meters, but may be increased to 22 metres with the permission of the Municipality, Clause 15(2) excluded; and further subject to certain amended building and development controls, and general conditions.

**The intention of the owner of the properties in this matter are to:** amend the current zoning and development controls of Erf 5883 Kosmosdal x91 from 'Business 4, for Offices' to 'Industrial 2, for Commercial uses and Light Industry' as it will be more beneficial for the owners than retaining the current zoning and struggling to obtain tenants or buyers. 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 2 February 2021 (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until 2 March 2022 (not less than 28 days after the date of first publication of the notice). 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 / 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.

**Address of Municipal offices:** Room 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices. Closing date of any objection(s) and/or comment(s): 2 March 2022

**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: R530

Date on which notice will be published: 2 February 2022 and 9 February 2022

Ref no: CPD/9/2/4/2 Item No: 35104

R531

Date on which notice will be published: 2 February 2022 and 9 February 2022

Ref no: CPD/9/2/4/2 Item No: 35105

NW026449

### Meadowlands Stand 20840

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 land use scheme, from use zone 'Residential 3' to 'Public Garage'. Primary Right: Workshop for panel beating and spray painting. Height: 2 Storeys. Coverage: 60%. F.A.R: 1.0. Site Description: Township: Meadowlands. Stand Number: 20840. Street Address: 99 Schrader Road, Meadowlands. Township Code: 1852. The above application, will be open for inspection 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'), or available for inspection at the Department of Development Planning's walk in services at the City's Metro Link at the Metro Centre, 158 Civic Boulevard, Braamfontein, (or at the temporary Metro Link facility in Thusto House at 61 Jorissen Street, Braamfontein) from 8:00 to 15:30 on weekdays, or a copy of the application can be requested from the Applicant's agent as per the contact details below. Objections to, or representations with regard to this application must be submitted in writing to the E.D.: Development Planning, at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or by facsimile send to (011) 339 4000, or an e-mail sent to [ObjectionsPlanning@joburg.org.za](mailto:ObjectionsPlanning@joburg.org.za) by no later than 2nd March 2022. The agent can also be notified as per details below. Details of authorized agent: Full Name: Bienfait Bula, Postal Address: Suite 97, Private Bag X12, Cresta, 2118 Cell: 079 634 1952 Email Address: [bienfaitbula@gmail.com](mailto:bienfaitbula@gmail.com). Date: 02/02/2022.

CPD 9/2/4/2-6191T Item No: 34322

NW026188



### Muckleneuk, Portion 2, RE and RE of Portion 1 of Erf 169, Portions 2, 3, RE, and Others

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

I, Sankia Suzette Rumpf representing UNISA as the owner and being the applicant of Portion 2, RE and RE of Portion 1 of Erf 169, Portions 2, 3, RE, and RE of Portion 1 of Erf 170, Portions 1, 2, 3 and RE of Erf 173 and Portion 2 of Erf 174 Muckleneuk hereby give notice 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)(f) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The properties are situated at: 221, 229, 233A, 235A, 237A, 239A, 249A, 261B & 265 Normaal Street. The rezoning is from 'Existing Street' to 'Educational'. The intention of the applicant in this matter is to formalise the existing use and upgrade and extend the existing Sunnyside Campus of UNISA by refurbishing and building new facilities. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (email address included), 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 26 January 2022 until 23 February 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. 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 at the details below. Address of Municipal offices: Tshwane Metropolitan Municipality, Lower Ground 004, Isivuno House, 143 Lilian Ngoyi St, Pretoria. Closing date for any objections and/or comments: 23 February 2022 Address of applicant: University of South Africa (Sankia Suzette Rumpf); Preller Street, Muckleneuk Ridge, City of Tshwane; PO Box 392, UNISA, 0003; Telephone: 012 429-2634/ 073 108-6277; E-mail: [Rumpfss@unisa.ac.za](mailto:Rumpfss@unisa.ac.za) Dates on which notice will be published: 26 January and 2 February 2022. Reference: CPD 9/2/4/2-6213T Item No. 34418

Date on which notice will be published: 26 January and 2 February 2022

Reference: CPD 9/2/4/2-6213T Item No. 34418

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 or alternatively by requesting such copy from the applicant at the address indicated below. Address of Municipal offices: Tshwane Metropolitan Municipality, Lower Ground 004, Isivuno House, 143 Lilian Ngoyi St, Pretoria. Closing date for any objections and/or comments: 23 February 2022 Address of applicant: University of South Africa (Sankia Suzette Rumpf); Preller Street, Muckleneuk Ridge, City of Tshwane; PO Box 392, UNISA, 0003; Telephone: 012 429-2634/ 073 108-6277; E-mail: [Rumpfss@unisa.ac.za](mailto:Rumpfss@unisa.ac.za) Dates on which notice will be published: 26 January and 2 February 2022. Reference: CPD 9/2/4/2-6213T Item No. 34418

NW026190



### Muckleneuk, Portions 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 25 of Erf 749, and a part of Erf 823

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

I, Sankia Suzette Rumpf representing UNISA as the owner and being the applicant of Portions 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 25 of Erf 749, and a part of Erf 823 Muckleneuk hereby give notice 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)(f) of the City of Tshwane Land Use Management By-law, 2016 of the properties as described above. The properties are situated at: 221, 229, 233A, 235A, 237A, 239A, 249A, 261B & 265 Normaal Street. The rezoning is from 'Existing Street' to 'Educational'. The intention of the applicant in this matter is to formalise the existing use and upgrade and extend the existing Sunnyside Campus of UNISA by refurbishing and building new facilities. Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (email address included), 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 26 January 2022 until 23 February 2022. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. 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 at the details below. Address of Municipal offices: Tshwane Metropolitan Municipality, Lower Ground 004, Isivuno House, 143 Lilian Ngoyi St, Pretoria. Closing date for any objections and/or comments: 23 February 2022 Address of applicant: University of South Africa (Sankia Suzette Rumpf); Preller Street, Muckleneuk Ridge, City of Tshwane; PO Box 392, UNISA, 0003; Telephone: 012 429-2634/ 073 108-6277; E-mail: [Rumpfss@unisa.ac.za](mailto:Rumpfss@unisa.ac.za) Dates on which notice will be published: 26 January and 2 February 2022. Reference: CPD 9/2/4/2-6213T Item No. 34418

Date on which notice will be published: 26 January and 2 February 2022

Reference: CPD 9/2/4/2-6213T Item No. 34418

### NOTICE IN TERMS OF SECTION 35 & 36(5) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) (INTENTION TO APPLY FOR PERMITS FOR THE REMOVAL AND RELOCATION OF GRAVES)

#### Watervalspruit extension 37

Notice is hereby given that Cosmopolitan Projects Johannesburg (PTY) LTD, APELSEER ARCHAEOLOGICAL CONSULTING and ROSELEIGH FUNERAL HOME intend applying for permits for the exhumation and relocation of ninety (90) unknown graves located on Watervalspruit Extension 37 ( Situated on The Remaining Extent of Portion 2 of the Farm Rietspruit 152 IR) in terms of the following legislation:

- Section 35 and 36 (5) of the National Heritage Resources Act (Act 25 of 1999);
- Section 2 (1) of the Removal of Graves and dead bodies Ordinance (Ordinance no. 7 of 1925);
- The Exhumations Ordinance (Ordinance no. 12 of 1980);
- The National Health Act, 61 of 2003

The graves will be impacted upon by on-going and expanding and building Activities by Cosmopolitan Projects Johannesburg (PTY) LTD and as a result the exhumation and relocation of these ninety graves are necessitated. The required permit applications will be submitted to the South African Heritage Resources Agency (SAHRA) or their legislated provincial agency, Provincial Health Department and Provincial Premier's Office and the Gauteng Provincial Authorities as well as the local municipality/ies in which the graves will be relocated to. Mr Anton Pelser (Archaeologist) & Mr. Andre van Wyk (ROSELEIGH FUNERAL HOME) will be responsible for the permit application process. As part of the application process, we are required to identify and consult with the family/descendants of the affected graves. We would like to request that any persons (family/ descendants or friends) with any knowledge of these graves and who wish to provide information in this regard and / or who may want to object to the relocation must submit said objections to:

Mr. Andre van Wyk of Roseleigh Funeral Home

Tel: (082) 472 1142 or (013) 282 7166

Email: [andre.roseleigh@lantic.net](mailto:andre.roseleigh@lantic.net)

OR

Mr. Anton Pelser of APELSEER ARCHAEOLOGICAL CONSULTING cc (APAC)

Tel: (083) 459 3091

Email: [apac.heritage@gmail.com](mailto:apac.heritage@gmail.com)

PLEASE CONTACT ANY OF THE ABOVE INDIVIDUALS BY THE 30 March 2022

### ISAZISO ESIMAYELANA NEMIGOMO NEMIGATHANGO KA ACT 35 KUYA 36 (5). WESISHAYA MTHETHO WAZWELONKE KWAMASIKO NEZ: SETSHENZISWA NGEMIGOMO KA (ACT 25 OF 1999) (WOKUTHOLA INVUME EMAYELANA NOKUSUSWA AMATHUNA.)

Isaziso sokunikwa invumo ngu Cosmopolitan Projects Johannesburg (PTY) LTD, APELSEER ARCHAEOLOGICAL CONSULTING ne ROSELEIGH FUNERAL HOME ngokucela. Invumo yoku hlukaniswa kubje buye kuhlanganiswa ama Thunjwaa 90 e Watervalspruit Extension 37 uyohaliswa e Extent of Portion 2 epulazini hase Rietspruit 152 IR ngoku ngokulaadelta.

- Section 35 and 36 (5) of the National Heritage Resources Act (Act 25 of 1999);
- Section 2 (1) of the Removal of Graves and dead bodies Ordinance (Ordinance no. 7 of 1925);
- The Exhumations Ordinance (Ordinance no. 12 of 1980);
- The National Health Act, 61 of 2003

Kwemithetho nemigomo yakhona. Wonke umsebenzi u zokenzwa ku bo Mr Anton Pelser (Archaeologist) and Mr Andre van Wyk (Roseleigh Funeral Home).

Mr. Andre van Wyk of Roseleigh Funeral Home

Tel: (082) 472 1142 or (013) 282 7166

Email: [andre.roseleigh@lantic.net](mailto:andre.roseleigh@lantic.net)

OR

Mr. Anton Pelser of APELSEER ARCHAEOLOGICAL CONSULTING cc (APAC)

Tel: (083) 459 3091

Email: [apac.heritage@gmail.com](mailto:apac.heritage@gmail.com)

PLEASE CONTACT ANY OF THE ABOVE INDIVIDUALS BY THE 30TH OF MARCH 2022