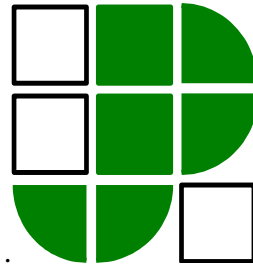

TSHWANE

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J PAUL VAN WYK
REG NO: 2004/013713/23

**URBAN
ECONOMISTS
& PLANNERS CC**

VAT REG NO : 40 5021 1897

09 March 2022

The Executive Director
South African Heritage Resource Agency
PO Box 87552
HOUGHTON
2041

Dear Sir / Madam

NOTIFICATION OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP: PROPOSED MONTANA PARK EXTENSION 133 ON CERTAIN PART ((PROPOSED PORTION 1) OF PORTION 397 (TO BE KNOWN AS PORTION 739) OF FARM DERDEPOORT 326-JR.

The firm has applied to the City of Tshwane Metropolitan Municipality on behalf of the registered owners, for the establishment of a township in terms of Section 16(4) of the City of Tshwane Land Use Management Bylaw, 2016 read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) on the above-mentioned property, to be known as Montana Park Extension 133. The purpose of the application is to procure the necessary use-rights on the specific part of the Property concerned to legally conduct the business comprising a combination of a motor workshop, scrap yard and panelbeater where motor (mostly 4x4) vehicles are repaired, rebuilt, maintained and traded and auto parts and engines purchased, reconditioned, fitted and sold on / from the premises. The zoning applied for is Special for purposes of "scrap-yard, motor workshop, panelbeater, rebuilding and sale of vehicles, reconditioning of engines and parts, trading in new and used vehicle parts and ancillary & subservient uses, subject to certain development conditions."


Section 16(1)(l)(i) of the Bylaw requires that the application be referred for comment to *inter alia* yourselves, for which you will find enclosed a copy of the motivating memorandum (excluding Annexures) as submitted to the Municipality. (Please note that a copy of the Annexures referred to in the motivating memorandum can be obtained electronically on request from airtaxi@mweb.co.za).

Kindly note that your comments must be submitted within a period of 60 days from date of this letter in terms of Section 16(1)(l)(iv) of the Bylaw. Should you require additional time, please apply to this office in writing for an extension. **Should no reply be received within the 60-day period, it will be assumed that you have no comment.**

You are requested to please forward your written comment to the firm at airtaxi@mweb.co.za or P O Box 11522, Hatfield, 0028; and to the City of Tshwane Metropolitan Municipality: Economic Development and Spatial Planning, P O Box 3242, Pretoria, 0001 (Attention: The Strategic Executive Director), and to newlanduseapplications@tshwane.gov.za.

Thanking you in anticipation.

Yours faithfully



J Paul van Wyk (Pr Pln)

J PAUL VAN WYK URBAN ECONOMISTS

MEMBER

JP van Wyk TRP Pr Pln (A/089/1985); Bsc (T&RP); B. Comm (Hons) Economics; M. Comm (Economics)

ASSISTED BY

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