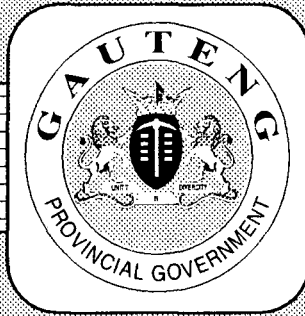


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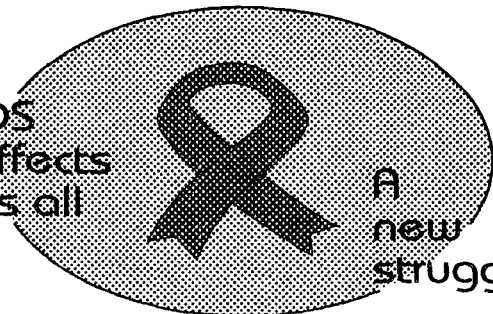
Vol. 11

PRETORIA, 27 MAY 2005
MEI

No. 221

We all have the power to prevent AIDS

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A
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struggle

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**THE GOVERNMENT PRINTING WORKS****PUBLICATIONS DIVISION**

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**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)
with effect from 3 May 2005.**

For enquiries and information:

**Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121**

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1123

PROCLAMATION NOTICE: GAUTENG DEVELOPMENT TRIBUNAL CITY OF TSHWANE METROPOLITAN MUNICIPALITY: PRETORIA AMENDMENT SCHEME 9559

Notice is hereby given by the Designated Officer (City of Tshwane Region) that the Gauteng Development Tribunal has in terms of the provisions of section 33 of the Development Facilitation Act, 1995 (Act 67 of 1995) approved the amendment of the Pretoria Town Planning Scheme, 1974, by the rezoning of Portion 1 of Erf 341 and Portion 1 and the Remainder of Erf 342 Nieuw Muckleneuk and Portions 1 and 2 of Erf 326, Portion 1 and the Remainder of Erf 327 and Portions 1 up to and including 4 of Erf 387 Nieuw Muckleneuk from Special Residential to Special for the purposes of dwelling-units and related purposes, subject to certain conditions contained in Annexure B7335 to the Pretoria Town Planning Scheme, 1974.

CONDITIONS INCORPORATED INTO THE PRETORIA TOWN PLANNING SCHEME, 1974 IN TERMS OF PRETORIA AMENDMENT SCHEME 9559 AND CONTAINED IN ANNEXURE B7335

USE ZONE XIV: SPECIAL

- A. The erven shall be used only for the purposes as set out in Clause 17, Table C, Use Zone I (Special Residential with a density of one dwelling-house per 700 m²), Column (3); and with the consent of the City of Tshwane Metropolitan Municipality, subject to the provisions of Clause 18 of the Pretoria Town-planning Scheme, 1974, uses as set out in Column (4).
- B. If Portion 1 of Erf 341 and Portion 1 and the Remainder of Erf 342 Nieuw Muckleneuk and Portions 1 and 2 of Erf 326, Portion 1 and the Remainder of Erf 327 and Portions 1 up to and including 4 of Erf 387 Nieuw Muckleneuk are consolidated into two (2) site assemblies, described as Part ABCDA measuring approximately 4526 m² and Part EFGHJKE measuring approximately 9424 m² respectively, the consolidated erven (hereafter referred to as the erven) shall only be used for the purposes of dwelling-units and related purposes, including a launderette, security gatehouses, a single convenience shop and recreational facilities including a swimming pool, fitness centre, communal clubhouse and such other related and associated facilities as may be approved in writing by the local authority, subject to the provisions of clause 18 of the Pretoria Town-planning Scheme, 1974: Provided that any such related purposes shall be for the use of the residents of the dwelling units only.
- B1. For the purposes of this amendment scheme, the following definitions are applicable:
- Dwelling-unit means a suite or rooms including a bathroom and a kitchen.
 - Launderette means an establishment with washing-machines and driers for washing and drying of clothes and/or linen.
 - Security gatehouse means a building and/or land used for the purpose of controlling entrance and exit.
 - Single convenience shop means a building and/or land used for the purpose of the display and retail sale of convenience goods.
 - Fitness centre means a building and/or land used for the purpose of exercise and training to sustain or improve health.
 - Communal clubhouse means a building and/or land used for the purpose of gatherings.
- B2. The consolidated erven may not be subdivided.
- B3. The floor space ratio (F.S.R.) on the erven shall not exceed 1.0: Provided that the gross floor area of the uses below shall not exceed the following:
- Launderette: 80 m²; Convenience shop: 50 m²; Communal clubhouse: 150 m²; Fitness Centre: 150 m²;
 - Security gatehouses: 25 m².
- B4. The number of dwelling-units to be accommodated on the erven shall not exceed the following:
- Part ABCDA: 54 dwelling-units; and
 - Part EFGHJLE: 128 dwelling-units;
- Provided that the minimum gross floor area of a dwelling-unit shall be 60 m².
- B5. The coverage of all buildings and structures shall not exceed 50% of the area of the erven.

Part ABCDA: 54 dwelling-units; and

Part EFGHJLE: 128 dwelling-units;

Provided that the minimum gross floor area of a dwelling-unit shall be 60 m².

Provided that no additional storey for parking will be permitted above ground level and the provisions of section 23(2)(b) of the scheme shall not apply to development on the erven.

- B7. A site development plan and a landscape development plan, unless otherwise determined by the local authority, compiled by a person suitably qualified to the satisfaction of the local authority, shall be submitted for approval prior to the submission of building plans: Provided that prior to the approval of the site development plan copies of the site development plan shall be submitted to the owners of the Remainder of Erf 193, the Remainder of Erf 196 and the Remainder of Erf 197 Waterkloof for comment within 14 days.
- B8. 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 local authority.
- B9. Demarcated parking spaces (minimum 2,5 m x 5,0 m) with a permanent dust-free surface, together with the necessary manoeuvring space (7,5 m) shall be provided and maintained on the erven to the satisfaction of the local authority.
- B10. All parts of the erven upon which motor vehicles may 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 local authority.
- B11. Loading facilities shall be provided on the erven to the satisfaction of the local authority and all loading and unloading activities shall take place on the erven.
- B12. Physical barrier/s shall be erected and maintained on the street boundaries of the erven (approved entrances and exits excluded) to the satisfaction of the local authority and shall include a 2,5 metre high wall along the Main Street boundary.
- B13. No direct vehicular access to the development shall be allowed from Main Street.