

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**Prevention is the cure**

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DEPARTMENT OF HEALTH

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 1760 OF 2017****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/applicant of the owner of **Erf 789 Muckleneuk**, 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 on the corner of Charles Bramley and Mackie Street in Muckleneuk, Pretoria.

The Rezoning of **Erf 789 Muckleneuk** is from **“Residential 1”** for one dwelling house, one additional dwelling house in areas described in schedules 11, 12, 13 and 14, and an Embassy / Consulate, with a non-applicable density, a minimum erf size of 1,000sqm; a coverage of fifty (50) percent; a non-applicable Floor Area Ratio; a maximum height of two (2) storeys (10m); and further subject to certain conditions. **To “Residential 4”** for residential buildings (excluding a hotel and boarding house), block of flats and dwelling units, including an ‘old age home’ and ‘nursing home’, with a non-applicable density; a FAR of 0.65; a coverage of thirty-five (35) percent; a height of three (3) storeys (13m); and further subject to certain conditions.

The intension of the owner of the property in this matter is to: amend the zoning of the property to regularize the existing old age home and frail-care facility by ensuring that it is correctly zoned and to expand the in-house service offering to the outside / non-resident public.

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](mailto:CityP_Registration@tshwane.gov.za) from **8 November 2017** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until 6 December 2017 (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 Provincial Gazette, Beeld and Citizen newspapers.

**Address of Municipal offices:** Room LG004, Isivuno House, 143 Lilian Ngoyi Street, Pretoria Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 6 December 2017

**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: R446

**Date on which notice will be published:** 8 and 15 November 2017

**Ref no:** CPD 9/2/4/2-4443T

**Item No:** 27599

**KENNISGEWING 1760 VAN 2017****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM 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 789 Muckleneuk** 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 Grondgebruikbestuur Verordening, 2016, van die eiendom hierbo beskryf. Die eiendom is geleë op die hoek van Charles Bramley en Mackie Straat in Muckleneuk, Pretoria.

Die hersonering van **Erf 789 Muckleneuk**, is van "**Residensieel 1**" vir een woonhuis, een addisionele woonhuis geleë in areas soos uiteengesit in skedules 11, 12, 13 en 14, en 'n Ambassade / Konsulaat, met 'n nie- toepaslike digtheid; 'n minimum erfgruotte van 1,000m<sup>2</sup>; 'n dekking van vyftig persent; 'n nie-toepaslike vloeroppervlakteverhouding; 'n maksimum hoogte van twee (2) verdiepings (10m); en verder onderworpe aan sekere voorwaardes. **Na "Residensieel 4"** vir residensiële geboue (uitsluitend 'n hotel en 'n losieshuis), 'n woonstelblok en wooneenhede insluitend 'n ouetehuis en 'n verpleeginrigting, met 'n nie- toepaslike digtheid, 'n VRV van 0.65; 'n dekking van vyf en dertig (35) persent; 'n hoogte van drie (3) verdiepings (13m) en verder onderworpe aan sekere voorwaardes.

Die voorneme van die eienaar van die eiendom is: om die sonering van die eiendom te wysig om die bestaande ouetehuis- en versorgingsfasiliteit te reguleer deur te verseker dat dit korrek gesoneer is en om die interne diensaanbod aan die nie-inwoner publiek uit te brei.

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 binne 'n tydperk van 28 dae vanaf **8 November 2017** (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 6 Desember 2017 (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing). Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure geinspekteer 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.

**Adres van Munisipale Kantore:** Kamer LG004, Isivuno House, 143 Lilian Ngoyi straat, Pretoria Munisipale Kantore

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 6 Desember 2017

**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: R445

**Dag waarop die kennisgewing sal verskyn:** 8 en 15 November 2017

**Ref no:** CPD 9/2/4/2-4443T

**Item No:** 27599







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