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GAUTENG**



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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 267 OF 2017**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 – DIE HOEWES EXTENSION 329**

We, **UrbanSmart Planning Studio (Pty) Ltd**, being the authorised agent/applicant of the owner of **the Remainder of Holding 126 Lyttelton Agricultural Holdings Extension 1**, 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 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, 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 **22 February 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 22 March 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 E10, Cnr Basden and Rabie Streets, Centurion Municipal Office.

Closing date of any objection(s) and/or comment(s): 22 March 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: T403

Date on which notice will be published: 22 February 2017 and 1 March 2017

ANNEXURE

Name of township: Die Hoewes Extension 329

Full name of applicant: UrbanSmart Planning Studio Pty Ltd.

Number of erven, proposed zoning and development control measures:

- (1) Proposed Erven 1 and 2: "Special" for Offices, Computer Centre, Conference Centre, and Place of Instruction, including a Tele-Education Studio and Tele-Education Study Centre; with a coverage of 54% further subject to certain conditions; FAR of 0.53 and height of 3 storeys further subject to certain conditions.

The intension of the owner of the properties in this matter is: Given the strategic location of the property within the expanding Centurion CBD area, as well as our client's rapidly expanding business and student numbers, they are intent on expanding and intensifying the use of the property as their national administrative and media/education-broadcasting centre.

Locality and description of property(ies) on which the township is to be established: The property is located on the corner of South Street and Von Willich Avenue in the township of Die Hoewes. Though the site is still known to be part of Lyttelton Agricultural Holdings the area has taken on the name of "Die Hoewes Township" as properties are removed from the Register and being established as townships.

The proposed township is situated on the Remainder of Holding 126 Lyttelton Agricultural Holdings Extension 1

Ref no: CPD /9/2/4/2-4092T

Item No: 26369

KENNISGEWING 267 VAN 2017**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM DORPSTIGTING IN TERME VAN ARTIKEL 16 (4) VAN DIE STAD TSHWANE GRONDGEBRUIK-BESTUURSKEMA VERORDENING, 2016 – DIE HOEWES UITBREIDING 329**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar die Restant van Hoewe 126 Lyttelton Landbou Hoewes Uitbreiding 1 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 vir die dorpstigting in terme van Artikel 16(4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, verwys in die bylae hier onder.

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 **22 Februarie 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 22 Maart 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 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.

Adres van Munisipale Kantore: Kamer E10, Hoek van Basden- en Rabie strate, Centurion Munisipale Kantore

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 22 Maart 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: T403

Dag waarop die kennisgewing sal verskyn: 22 Februarie 2017 en 1 Maart 2017

BYLAE

Naam van dorp: Die Hoewes Uitbreiding 329

Volle naam van applikant: UrbanSmart Planning Studio Pty Ltd.

Aantal erwe, voorgestelde sonering en beheermaatreels:

(1) Voorgestelde Erwe 1 en 2: "Spesiaal" vir kantore, Rekenaarsentrum, konferensiesentrum, Plek van Onderrig, insluitend a Tele-onderwys/opvoedkundige Studio en Tele-onderwys/opvoedkundige Studiesentrum; met 'n dekking van 54% verder onderhewig aan sekere voorwaardes; VOV van 0.53 en hoogte van

3 verdiepings verder onderhewig aan sekere voorwaardes.

Die voorneme van die eienaar van die eiendom is: Gegewe die strategiese ligging van die eiendom in die groeiende Centurion Sakekern, asook ons klient se vinnig groeiende besigheid en studentegetalle, wil hulle graag die gebruik van die eiendom uit brei en intensiviseer as hulle nasionale administratiewe en media/-onderwys/opvoedkundige uitsaai sentrum.

Ligging en beskrywing van eiendom (me) waarop die dorp gestig gaan word: Die eiendom is gelee op die hoek van Suidstraat en Von Willich Laan in die dorp van Die Hoewes. Hoewel die eiendom nog steeds bekend is as deel van die Lyttelton Landbouhoewes, het die area die naam van "Die Hoewes Dorp" aangeneem soos eiendomme verwyder word en tot stand gebring word as dorpe in die gebied.

Die voorgestelde uitbreiding van grense is geleë: Restant van Hoewe 126 Lyttelton Landbou Hoewes Uitbreiding 1

Ref no: CPD /9/2/4/2-4092T

Item No: 26369

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Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
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