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Provincial Gazette Provinsiale Koerant

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Selling price • Verkoopprijs: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 23

PRETORIA
8 MARCH 2017
8 MAART 2017

No. 57

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ISSN 1682-4525



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CONTENTS

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
340	City of Tshwane Land Use Management By-Law, 2016: Erf 1289, Moreletapark Extension 9	57	3
340	Stad van Tshwane Grondgebruikbestuur Verordening, 2016: Erf 1289, Moreletapark Uitbreiding 9.....	57	4

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 340 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 1289 Moreletapark Extension 9**, 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 1215 De Villebois Mareuil Drive, in Moreletapark Extension 9.

The Rezoning of Erf 1289 Moreletapark Extension 9 is **from “Residential 1”** for one (1) dwelling house, with a non applicable density, a minimum erf size of 1000sqm, 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 “Business 4”** for a Dwelling unit and Offices, with a density of one (1) dwelling unit per 1000sqm, a FAR of 0.4 (provided that the office be restricted to 0.3), a coverage of sixty (60) percent, a height of two (2) storeys (10m), 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 use the existing structure for professional offices.

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 **8 March 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 5 April 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 Baden and Rabie Streets, Centurion Municipal Office.

Closing date of any objection(s) and/or comment(s): 5 April 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: R443

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

Ref no: CPD 9/2/4/2-4102T

Item No: 26408

KENNISGEWING 340 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 1289 Moreletapark Uitbreiding 9** 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 eiendomme hierbo beskryf. Die eiendom is geleë aan 1215 De Villebois Mareuil Drive in Moreletapark Uitbreiding 9.

Die hersonering van Erf 1289 Moreletapark Uitbreiding 9 is **van "Residensieël 1"** vir een (1) woonhuis, met 'n nie van toepassing digtheid, a minimum erf grootte van 1000sqm, a dekking van vyftig (50) persent, 'n nie van toepassing vloerruimteverhouding (VRV), 'n maksimum hoogte van twee (2) verdiepings (10m) en verder onderhewig aan sekere voorwaardes; **na "Besigheid 4"** vir 'n woonhuis en kantore, met 'n digtheid van een (1) woonhuis per 1000sqm, 'n vloerruimteverhouding (VRV) van 0.4 (met dien verstande dat die kantoor beperk word tot 0.3), 'n dekking van sestig (60) persent, 'n hoogte van twee (2) verdiepings (10m), en verder onderhewig aan sekere voorwaardes.

Die voorneme van die eienaar van die eiendom is: om die sonerings regte en ontwikkeling kontroles met betrekking tot die erf te verander om die huidige struktuur vir 'n professionele kantore te gebruik.

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 Maart 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 5 April 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 F16, Hoek van Basden- en Rabie strate, Centurion Munisipale Kantore

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 5 April 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: R443

Dag waarop die kennisgewing sal verskyn: 8 Maart 2017 en 15 Maart 2017

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Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065