

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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10 OKTOBER 2018

**No. 286**

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**CONTENTS**

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>			
1522	City of Tshwane Land Use Management By-law, 2016: Erven 1728 to 1730, Kosmosdal Extension 39.....	286	3
1522	Stad van Tshwane Grondgebruikbestuur Verordening, 2016: Erwe 1728 tot 1730, Kosmosdal-uitbreiding 39.	286	4

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 1522 OF 2018****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 **Erven 1728 to 1730 Kosmosdal Extension 39**, 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 properties described above. The erven are located between Samrand Avenue and Olifantsfontein Road, adjacent to the well-known Blue Valley Golf and Country Estate. The sites are situated along Rietspruit Road.

**In respect of Erf 1728 Kosmosdal Extension 39 FROM “USE ZONE 7: BUSINESS 2”**, for shops, business building, drive-thru restaurant, place of refreshment and veterinary hospital; with a coverage of 35% (but may be increased by 10% with the permission of the Municipality); height of two (2) storeys (13m); floor area ratio of 0.4 (provided that the maximal permissible gross floor area of “Shops” are restricted to 250sqm) and further subject to certain conditions.

**In respect of Erven 1729 & 1730 Kosmosdal Extension 39 FROM “USE ZONE 9: BUSINESS 4”**, for Offices; with a coverage of 35% (but may be increased by 10% with the permission of the Municipality); height of two (2) storeys (13m); floor area ratio of 0.4 and further subject to certain conditions.

**TO “USE ZONE 3: RESIDENTIAL 3”**, for duplex dwellings and dwelling-units, with a density of 60 du/ha; a coverage of 50%; a Floor Area Ratio of 0.75, provided that the maximum number of units shall not exceed forty-six (46) dwelling units on Erf 1728, twenty-six (26) dwelling units on Erf 1729 and twenty-nine (29) dwelling units on Erf 1730; a maximum height of three (3) storeys (13m); and further subject to certain amended building and development controls, and general conditions.

The intension of the owner of the properties in this matter is to: develop higher density dwelling units with a density of sixty (60) dwelling units per hectare and three (3) storeys in order to optimise the development potential of the land, and to fill a gap in the housing supply market within Blue Valley Golf and Country Estate for which there is increasing demand.

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 **10 October 2018** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **7 November 2018** (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 16, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

**Closing date of any objection(s) and/or comment(s):** 7 November 2018

**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: R509

**Date on which notice will be published:** 10 October and 17 October 2018

**Ref no:** CPD/9/2/4/2-4914T

**Item No:** 29229

**KENNISGEWING 1522 VAN 2018****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KENNISGEWING VIR DIE AANSOEK OM HERSONERING IN TERME VAN ARTIKEL 16 (1) VAN DIE STAD TSHWANE GRONDGEBRUIK-BESTUURSKEMA VERORDENING, 2016.**

Ons, **UrbanSmart Planning Studio (Edms) Bpk**, synde die gemagtigde agent van die eienaar van **Erwe 1728 tot 1730 Kosmosdal Uitbreiding 39 Woongebiede**, 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 eiendomme is geleë tussen Samrandlaan en Olifantsfonteinweg, reg langs die bekende Blue Valley Golf and Country Estate. Die eiendomme is langs Rietspruitweg geleë.

**In terme van Erf 1728 Kosmosdal Uitbreiding 3 VANAF "GEBRUIKSONE 7: BESIGHEID 2"**, vir winkels, besigheidsgebou, deurry-restaurant, verversingsplek en veeartsenykundige hospital; met 'n dekking van 35% (maar wat met toestemming van die Munisipaliteit met 10% verhoog kan word); hoogte van twee (2) verdiepings (13m); vloeroppervlakte verhouding van 0.4 (met dien verstande dat die maksimum toelaatbare bruto vloeroppervlakte van "Winkels" beperk is tot 250m<sup>2</sup>) en verder onderhewig aan sekere voorwaardes is.

**In terme van Erwe 1729 & 1730 Kosmosdal Uitbreiding 3 VANAF "GEBRUIKSONE 9: BESIGHEID 4"**, vir kantore; met 'n dekking van 35% (maar wat met toestemming van die Munisipaliteit met 10% verhoog kan word); hoogte van twee (2) verdiepings (13m); vloeroppervlakte verhouding van 0.4 en verder onderhewig aan sekere voorwaardes is.

**NA "ZONE 3: RESIDENSIEEL 3"**, vir dupleks wonings en wooneenhede; met 'n digtheid van 60 eenhede per hektaar; 'n dekking van 50%; n Vloeroppervlakte van 0.75, met dien verstande dat die maksimum aantal eenhede nie ses-en-veertig (46) wooneenhede op Erf 1728, ses-en-twintig (26) wooneenhede op Erf 1729 en nege-en-twintig (29) wooneenhede op Erf 1730 mag oorskry nie; 'n maksimum hoogte van drie (3) verdiepings (13m); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingsbeheermaatreëls en algemene voorwaardes is.

Die voorneme van die eienaar van die eiendomme is: om hoër digtheid wooneenhede met 'n digtheid van sestig (60) wooneenhede per hektaar en drie (3) verdiepings te ontwikkel ten einde die ontwikkelingspotensiaal van die land te optimaliseer en 'n gaping in die aanbod van behuisingvoorsiening binne Blue Valley Golf and Country Estate aan te vul waarvoor daar toenemende vraag is.

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 **10 Oktober 2018** (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](mailto:CityP_Registration@tshwane.gov.za) tot **7 November 2018** (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 16, h/v Basden en Rabiestrade, Centurion Munisipale Kantore.

**Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e):** 7 November 2018

**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: R509

**Dag waarop die kennisgewing sal verskyn:** 10 Oktober en 17 Oktober 2018

**Ref no:** CPD/9/2/4/2-4914T

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