

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**PRETORIA**  
7 NOVEMBER 2018  
7 NOVEMBER 2018

**No. 322**

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 1745 OF 2018****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE EXTENSION OF BOUNDARIES IN TERMS OF SECTION 16(4) OF THE CITY  
OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
PRETORIA TOWNSHIP**

I, Eric Trevor Basson of The Practice Group (Pty) Ltd, being the authorized agent of the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the extension of township boundaries of the township of Pretoria by the inclusion of parts of the Remaining Extent of Portion 352 and the Remaining Extent of Portion 355 of the farm Elandspoor 357 JR, 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 of 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 7 November 2018 (date of first publication in provincial gazette), until 5 December 2018.

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 this notice in the Provincial Gazette, Beeld and Star newspapers.

Address of Municipal offices: Room LG 004, Isivuno House, 143 Lilian Ngoyi Street, Municipal Offices, Pretoria.

Closing date of any objections and/or comments: 5 December 2018

Address of applicant: The Practice Group; c/o Brooklyn Road and First Street, Menlo Park, Pretoria, 0081, or PO Box 35895, Menlo Park 0102. Telephone No: (012) 362 1741

Dates on which notice will be published: 7 November 2018 and 14 November 2018.

**ANNEXURE**

Name of township: **PRETORIA TOWNSHIP**

Full name of applicant: Eric Trevor Basson of The Practice Group (Pty) Ltd acting for the Department of Public Works.

Number of erven, proposed zoning and development control measures: It is proposed to extend the township boundaries of the Pretoria Township by creating a single erf which will measure approximately 2129m<sup>2</sup> in extent. The proposed erf will be zoned "Government" and will be subject to the following development controls:

- Erf A: Height of 6 Storeys; a Floor Area Ratio of 1.25 and a coverage of 50%.

The intention of the applicant in this matter is create a new erf in the Pretoria Township that will ultimately be capable of consolidation with the properties situated to the north thereof to create a single developable property.

Locality of property(ies) on which township is to be extended: The farm portions on which the Pretoria Township will be extended is wedged in between the Apies River Canal and the extension of Nelson Mandela Drive in the east and Lilian Ngoyi Street in the west.

Description of the property(ies) on which the township is to be extended: Part of the Remaining Extent of Portion 352 and Part of the Remaining Extent of Portion 355 of the Farm Elandspoor 357 JR, Province of Gauteng

Reference: CPD9/2/4/2-4949T (Item No: 29357)

**KENNISGEWING 1745 VAN 2018****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM UITBREIDING VAN GRENSE IN TERME VAN ARTIKEL 16 (4) VAN DIE  
STAD VAN TSHWANE GRONDGEBRUIKBESTUURSVERORDENING, 2016  
PRETORIA**

Ek, Eric Trevor Basson van The Practice Group (Edms) Bpk, synde die gemagtigde agent van die aansoeker, gee hiermee ingevolge Artikel 16 (1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die uitbreiding van dorpsgrense van die dorp Pretoria deur die insluiting van gedeeltes van die Restant van Gedeelte 352 en die Restant van Gedeelte 355 van die Plaas Elandspoort 357 JR, in terme van Artikel 16 (4) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016 genoem in die Bylae hierby.

Enige beswaar(e) en/of navrae, insluitend gronde vir sodanige beswaar(e) en/of navrae met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat beswaar(e) en/of navraegerig het nie, sal gedurende gewone kantoorure aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 7 November 2018 (datum van eerste publikasie in die provinsiale koerant), tot 5 Desember 2018, gerig of afgelewer word.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure 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 Star koerant geïnspekteer word.

Adres van Munisipale kantore: Kamer Kamer LG 004, Isivuno House, 143 Lilian Ngoyi Straat, Munisipale Kantore, Pretoria.

Sluitingsdatum van enige besware en / of kommentaar: 5 Desember 2018

Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081, of Posbus 35895, Menlopark 0102. Telefoon No: (012) 362 1741

Datums waarop kennisgewing gepubliseer moet word: 7 November 2018 en 14 November 2018.

**BYLAE**

Naam van dorp: **PRETORIA DORP**

Volle naam van aansoeker: Eric Trevor Basson van The Practice Group (Edms) Bpk, gemagtigde agent van Department van Publieke Werke.

Aantal erwe, voorgestelde sonering en beheermaatreëls: Daar word voorgestel dat die grense van die Pretoria Dorp uitgebrei word deur die skepping van een erf wat ongeveer 2129m<sup>2</sup> in oppervlakte sal wees. Die voorgestelde erf sal "Staat" gesoneer wees en sal onderhewig wees aa die volgende ontwikkelingsbeheermaatreëls:

- Erf A: Hoogte beperking van 6 verdiepings; 'n Vloeroppervlakte verhousing van 1.25 en n dekking van 50%.

Die bedoeling van die aansoeker in hierdie saak is om n nuwe erf in die drop van Pretoria te skep wat in staat sal wees om gekonsolideer te word met die erwe ten noorde van die nuwe erf om n enkele ontwikkelbare eiendom te skep.

Ligging van eiendom(me) waarop dorp gestig gaan word: Die plaas gedeeltes waarop die Pretoria Dorp uitgebrei sal word is gelee tussen die Apies Rivier Kanaal en Nelson Mandela Rylaan in die ooste en Lilian Ngoyi Straat in die weste.

Beskrywing van die eiendom(me) waarop die dorp gestig gaan word: Gedeelte van die Restant van Gedeelte 352 en gedeelte van die Restant van Gedeelte 355 van die Plaas Elandspoort 357 JR, Gauteng Provinsie.

Verwysing: CPD9/2/4/2-4949T (Item No: 29357)

**NOTICE 1746 OF 2018****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF TOWNSHIP IN TERMS OF SECTION 16(4) OF  
THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016  
ERASMUS PARK EXTENSION 3**

I, Hugo Benadie of The Practice Group (Pty) Ltd, being the authorized agent of the applicant, hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management By-law, 2016, that I have applied to the City of Tshwane Metropolitan Municipality for the establishment of the 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 of 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 7 November 2018 until 5 December 2018

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 this notice in the Provincial Gazette, Beeld and Citizen newspapers.

Address of Municipal offices: Room E10, cnr Basden and Rabie Streets, Centurion Municipal Offices

Closing date of any objections and/or comments: 5 December 2018

Address of applicant: The Practice Group; c/o Brooklyn Road and First Street, Menlo Park, Pretoria, 0081, or PO Box 35895, Menlo Park 0102.

Telephone No: (012) 362 1741

Dates on which notice will be published: 7 November 2018 and 14 November 2018.

**ANNEXURE**

Name of township: **ERASMUS PARK EXTENSION 3**

Full name of applicant: Hugo Benadie of The Practice Group (Pty) Ltd acting for Erasmusland Investment (Pty) Ltd

Number of erven, proposed zoning and development control measures : It is proposed to create 3 (three) erven. Erf 1 to be zoned "Business 3" excluding Building Societies, Dwelling-units, Medical Consulting Rooms, Retail Industry and Veterinary Clinic and includes a Place of Childcare in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014), measuring 4,9908ha in extent. For purposes of this Scheme, Place of Refreshment shall include live music but excludes a Place of Amusement. Erf 2 to be zoned "Business 4" excluding Dwelling-units, Medical Consulting Rooms and Veterinary Clinic in terms of the Tshwane Town Planning Scheme, 2008 (Revised 2014), measuring 1,3608ha in extent. Erf 3 to be zoned "Special" for Private Road, Access Control, Landscaping and Municipal Services measuring 2,2314ha in extent.

Development control measures for proposed Erven 1 and 2 include the following : A height restriction of 7 storeys, Floor Area Ratio of 0.6, and a coverage of 80%.

The intention of the applicant in this matter is to develop approximately 53 300m<sup>2</sup> of gross floor area on the township area of approximately 8,5830ha, situated on Part of the Remainder of the Farm Waterkloof 378 JR. The subject property provides for office buildings on 2 erven as well as an erf dedicated to a private road.

Locality of property on which township is to be established: The proposed township is situated north of the intersection of Albertina Sisulu (R21) Freeway and the N1 National Road and south-east of the Solomon Mahlangu Drive and Albertina Sisulu (R21) Freeway intersection.

Description of the property(ies) on which the township is to be situated: Part of the Remainder of the Farm Waterkloof 378; Registration Division: J.R.; Province of Gauteng

Reference: CPD9/2/4/2-4901T

Item No. 29179

**KENNISGEWING 1746 VAN 2018****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP / UITBREIDING VAN GRENSE IN TERME  
VAN ARTIKEL 16 (4) VAN DIE STAD VAN TSHWANE GRONDGEBRUIKBESTUURSKEMA BY-WET,  
2016  
ERASMUS PARK UITBREIDING 3**

Ek, Hugo Benadie van The Practice Group (Edms) Bpk, synde die gemagtigde agent van die aansoeker, gee hiermee ingevolge Artikel 16 (1)(f) van die Stad van Tshwane Grondgebruikbestuur Verordening, 2016, kennis dat ek by die Stad van Tshwane Metropolitaanse Munisipaliteit aansoek doen vir die stigting van die dorp in terme van Artikel 16 (4) van die Stad van Tshwane Grondgebruikbestuur verordening, 2016 genoem in die Bylae hierby.

Enige beswaar(e) en/of navrae, insluitend grond van sodanige beswaar(e) en/of navrae met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrispondeer met die persoon of liggaam wat beswaar(e) en/of navrae aflê nie, beswaar(e) en/of navrae sal gedurende gewone kantoorure by, of gerig word aan: die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of by [CityP\\_Registration@tshwane.gov.za](mailto:CityP_Registration@tshwane.gov.za) vanaf 7 November 2018 tot 5 Desember 2018.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure 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 Star koerant geïnspekteer word.

Adres van Munisipale kantore: Kamer E10, h/v Basden en Rabie Strate, Centurion Munisipale Kantore

Sluitingsdatum van enige besware en / of kommentaar: 5 Desember 2018

Adres van applikant: The Practice Group, h/v van Brooklynweg en Eerstestraat, Menlo Park, Pretoria, 0081, of Posbus 35895, Menlopark 0102.

Telefoon No: (012) 362 1741

Datums waarop kennisgewing gepubliseer moet word: 7 November 2018 en 14 November 2018

**BYLAE**

Naam van dorp: **ERASMUS PARK UITBREIDING 3**

Volle naam van aansoeker: Hugo Benadie van The Practice Group (Edms) Bpk, gemagtigde agent van Erasmusland Investement (Edms) Bpk

Aantal erwe, voorgestelde sonering en beheermaatreëls: Daar word voorgestel om 3 (drie) erwe te skep. Erf 1, gesoneer "Besigheid 3" uitgesluit Bouverenigings, Wooneenhede, Mediese Konsultasiekamers, Kleinhandelnywerheid en Veeartsenykliniek insluitend 'n Plek van Kindersorg in terme van die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014), met 'n grootte van 4,9908ha. Vir die doeleindes van hierdie skema sal die verversingsplek lewendige musiek insluit, maar 'n vermaaklikheidsplek uitsluit. Erf 2, gesoneer "Besigheid 4" uitgesluit Wooneenhede, Mediese Konsultasiekamers en Veeartsenykliniek ingevolge die Tshwane Dorpsbeplanningskema, 2008 (Hersiene 2014), met 'n grootte van 1.3608ha. Erf 3, gesoneer "Spesiaal" vir Privaat Pad, Toegangsbeheer, Landskapering en Munisipale Dienste, met 'n grootte van 2,2314ha.

Ontwikkelingsbeheermaatreëls vir voorgestelde Erwe 1 en 2 sluit die volgende in: 'n Hoogtebeperking van 7 verdiepings, Vloeroppervlakte van 0,6 en 'n dekking van 80%.

Die aansoeker se bedoeling is om ongeveer 53 300m<sup>2</sup> bruto vloeroppervlakte op die dorpsgebied van ongeveer 8,5830ha te ontwikkel, gelee op 'n Gedeelte van die Restant van die Plaas Waterkloof 378 JR. Die onderwerpeïendom voorsien vir kantoorgeboue op 2 erwe asook 'n erf wat aan 'n privaatpad toegewy is.

Die voorgestelde dorp is gelee noord van die kruising van Albertina Sisulu (R21) Snelweg en die N1 Nasionale Pad en suidoos van die Solomon Mahlangu Rylaan en Albertina Sisulu (R21) Snelweg kruising.

Beskrywing van die eiendom(me) waarop die dorp gestig gaan word: 'n Gedeelte van die Restant van die Plaas Waterkloof 378; Registrasie Afdeling: JR; Provinsie Gauteng

Verwysing: CPD9/2/4/2-4901T

Item nommer: 29179



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