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GAUTENG***



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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 1084 OF 2021****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 **Proposed Portions 1 to 18 of Erf 5890 Kosmosdal Extension 80 Township** (as indicated by the proposed parts of Erf 5890 Kosmosdal Extension 80 on the proposed subdivision plan RS504/1), 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 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 along Bhubesi Street within the Blue Valley Golf and Country Estate and within the City of Tshwane's boundary.

The Rezoning of the proposed Portion 1 to 18 of Erf 5890 Kosmosdal Extension 80 (as indicated by the proposed parts of Erf 5890 Kosmosdal Extension 80 on the proposed subdivision plan RS504/1) **FROM "USE ZONE 3: RESIDENTIAL 3"**, with a density of sixty (60) dwelling-units per hectare; a coverage of 50%; a floor area ratio of 1, provided that the total amount of units be restricted to 76 dwelling units; a height of three (3) storeys (12 meters); a not-applicable minimum erf size and further subject to certain conditions; **TO the following:**

For Proposed Portions 1 to 17 "USE ZONE 1: RESIDENTIAL 1", with a density of one (1) dwelling house per erf; a coverage of 60%; a not-applicable floor area ratio; a maximum height of two (2) storeys (10 meter); and further subject to certain amended building and development controls, and general conditions.

For Proposed Portion 18 "USE ZONE 28: SPECIAL, FOR STREET OR PUBLIC STREET", with a not-applicable density; a not-applicable coverage; a not-applicable floor area ratio; a not-applicable height; and further subject to certain amended building and development controls, and general conditions.

The intension of the owner of the property in this matter is to: amend the current zoning and development controls of the Proposed Portions 1 to 18 of Erf 5890 Kosmosdal Extension 80, to allow for seventeen (17) erven zoned "Residential 1", and one (1) erf zoned "Special for Street or Public Street".

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 **15 September 2021** (the first date of the publication of the notice set out in section 16(1)(f) of the By-Law referred to above), until **13 October 2021** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za or directly from the applicant at nadia@urbansmart.co.za / info@urbansmart.co.za, 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 8, Cnr Basden and Rabie Streets, Centurion Municipal Offices.

Closing date of any objection(s) and/or comment(s): 13 October 2021

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: RS504

Date on which notice will be published: 15 September 2021 and 22 September 2021

Ref no: CPD/9/2/4/2-6178T

Item No: 34262

ALGEMENE KENNISGEWING 1084 VAN 2021**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 **Voorgestelde Gedeeltes 1 tot 18 van Erf 5890 Kosmosdal Uitbreiding 80 Dorpsgebied**, 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 langs Bhubesistraat binne die Blue Valley Golf en Country Estate en in die stad Tshwane se grens.

Die hersonering van die voorgestelde gedeelte 1 tot 18 van Erf 5890 Kosmosdal Uitbreiding 80 (soos aangedui deur die voorgestelde dele van Erf 5890 Kosmosdal Uitbreiding 80 op die voorgestelde onderverdelingsplan RS504/1) **VANAF "GEBRUIKSONE 3: RESIDENSIEEL 3"**, met 'n digtheid van sestig (60) woonhuise per hektaar; 'n dekking van vyftig (50) persent; 'n vloeroppervlakteverhouding van 1, met dien verstande dat die aantal eenhede beperk word tot 76 woonhuise; 'n hoogte van drie (3) verdiepings (12 meter); 'n nie-toepaslike minimum erf grootte; en verder onderworpe aan sekere voorwaardes; **NA die volgende:**

VIR VOORGESTELDE GEDEELTES 1 TOT 17 NA "GEBRUIKSONE 1: RESIDENSIEEL1", met 'n digtheid van een (1) woonhuis per erf; 'n dekking van sestig (60) persent; 'n nie-toepaslike vloeroppervlakteverhouding; 'n maksimum hoogte van twee (2) verdiepings (10 meter); en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

VIR VOORGESTELDE GEDEELTE 18 NA "GEBRUIKSONE 28: SPESIAAL VIR STRAAT OF PUBLIEKE STRAAT", met 'n nie-toepaslike digtheid; 'n nie-toepaslike dekking; 'n nie-toepaslike vloeroppervlakteverhouding; 'n nie-toepaslike hoogte; en verder onderworpe aan sekere gewysigde bou- en ontwikkelingskontroles, en algemene voorwaardes.

Die voorneme van die eienaar van die eiendom is: om die huidige sonerings- en ontwikkelingskontroles van die Voorgestelde Gedeeltes 1 tot 18 van Erf 5890 Kosmosdal Uitbreiding 80 Dorpsgebied te wysig, om sewentien (17) erwe gesoneer "Residensieel 1" en een (1) erf gesoneer "Spesiaal vir straat of openbare straat" te skep.

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 **15 September 2021** (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 **13 Oktober 2021** (nie minder nie as 28 dae na die datum van die eerste publikasie van die kennisgewing).

Volledige besonderhede en planne (as daar is) kan deur die Munisipaliteit aangevra word, deur sodanige afskrif van die volgende kontakbesonderhede te versoek: newlanduseapplications@tshwane.gov.za of direk van die applikant by nadia@urbansmart.co.za / info@urbansmart.co.za, vir 'n periode van 28 dae vanaf die datum van die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen.

Adres van Munisipale Kantore: Kamer 8, H/v Basden- en Rabiestraat, Centurion Munisipale Kantore.

Sluitingsdatum vir enige beswaar(e) en/of kommentaar(e): 13 Oktober 2021

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: RS504

Dag waarop die kennisgewing sal verskyn: 15 September 2021 en 22 September 2021

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