

**NOTICE \_\_\_\_ 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 BYLAW, 2016  
PROPOSED CULLINAN EXTENSION 9**

I, J Paul van Wyk Pr Pln (A/089/1985) (or nominee) of the firm J Paul van Wyk Urban Economists & Planners cc being the applicant hereby give notice in terms of Section 16(1)(f) of the City of Tshwane Land Use Management Bylaw, 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 Bylaw, 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, P O Box 3242, Pretoria, 0001 or to CityP\_Registration@tshwane.gov.za from 08 March until 06 April 2017. 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 4, Lower Ground Level, Isivuno House, 143 Lilian Ngoyi Street, Pretoria. Closing date for any objections and / or comments: 06 April 2017. Address of applicant: P O Box 11522, Hatfield, 0028; 50 Tshilonde Street, Pretorius Park Extension 13, Tshwane. Telephone: (012) 996-0097, Fax: (086) 684-1263 or Email: [airtaxi@mweb.co.za](mailto:airtaxi@mweb.co.za). Notice publication dates: 08 and 15 March 2017.

**ANNEXURE**

Name of township: Cullinan Extension 9. Full name of applicant: J Paul van Wyk Pr Pln (A/089/1985) (or nominee) of J Paul van Wyk Urban Economists and Planners cc. Number of erven, proposed zoning and development control measures: 528 erven to be respectively zoned as Residential 1 at a density of 1 dwelling per erf (231 erven) for single dwelling-houses; Residential 1 at a density of 1 dwelling per 160m<sup>2</sup> (159 erven) for entry-level gap housing purposes; Residential 1 at a density of 1 dwelling per 130m<sup>2</sup> (128 erven) for purposes of semi-detached housing; Special for dwelling-units (2 erven) at a density of 1 dwelling per 150m<sup>2</sup>; Residential 3 at a density of 80 dwelling-units per hectare (4 erven) for row housing purposes; Educational (1 erf) at a floor area ratio (FAR) of 0,3 for place of childcare purposes; Public open space (2 erven) for park purposes; Municipal (1 erf) for purposes of agriculture farm stall, parks sports facilities and municipal purposes and Proposed streets and widening for public roads / streets. Intention of applicant: To provide a variety of housing typologies to the lower and middle income market segment, parks for recreation and a crèche / nursery school for future residents in the township and in the mixed-use integrated human settlement project comprising Cullinan Extensions 2 and 5 to 12. Property description and locality: A certain part of Portion 86 of the farm 475-JR with geographical coordinates of overall land-portion being 25° 38' 56,54" South and 28° 32' 57,19" East. The property is situated between Cullinan town (south) and Refilwe town (north), to the east of Colin Road / Provincial Road D25 (K169-route), to the northeast of the Pretoria central business district, approximately 8 km north of Rayton town. Reference: CPD9/2/4/2-4067T Item No:26278

**KENNISGEWING \_\_\_\_ VAN 2017**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
KENNISGEWING VAN AANSOEK VIR DORPSTIGTING IN TERME VAN ARTIKEL 16(4) VAN DIE STAD VAN  
TSHWANE GRONDGEBRUIKSBESTUUR BYWET, 2016  
VOORGESTELDE CULLINAN UITBREIDING 9**

Ek, J Paul van Wyk Pr Pln (A/089/1985) (of genomineerde) van die firma J Paul van Wyk Stedelike Ekonomie & Beplanners bk synde die aansoeker, gee hiermee ingevolge Artikel 16(1)(f) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016 kennis dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die stigting van die dorp ingevolge Artikel 16(4) van die Stad van Tshwane Grondgebruiksbestuur Bywet, 2016 na verwys in die Bylae hiertoe. Enige beswaar / -are en/of kommentaar /-are, met volledige kontakbesonderhede waarsonder die Munisipaliteit nie met die persoon of liggaam wat die beswaar /-are en/of kommentaar / -are indien kan korrespondeer nie, sal ingedien word by of gerig word aan die Strategiese Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Posbus 3242, Pretoria, 0001 of na CityP\_Registration@tshwane.gov.za vanaf 08 Maart tot 06 April 2017. Volledige besonderhede en planne (indien enige) mag nagegaan word gedurende gewone kantoorure by die Munisipale kantore soos onder uiteengesit, vir 'n 28 dae periode vanaf die eerste publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante. Adres van Munisipale Kantore: Kamer 4 Laer Grondvlak, Isivuno Huis, Lilian Ngoyistraat 143, Pretoria. Sluitingsdatum vir enige besware en/of kommentare: 06 April 2017. Adres van aansoeker: Posbus 11522, Hatfield, 0028; Tshilondestraat 50, Pretoriuspark Uitbreiding 13, Tshwane. Telefoon: (012) 996-0097, Faks: (086) 684-1263 of Epos: [airtaxi@mweb.co.za](mailto:airtaxi@mweb.co.za). Kennisgewing publikasie-datums: 08 en 15 Maart 2017.

**BYLAE**

Naam van dorp: Cullinan Uitbreiding 9. Volle naam van aansoeker: J Paul van Wyk Pr Pln (A/089/1985) (of genomineerde) van J Paul van Wyk Stedelike Ekonomie en Beplanners bk. Getal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: 528 erwe om onderskeidelik gesoneer te word as Residensieël 1 teen 'n digtheid van 1 woning per erf (231 erwe) vir enkelwoon doeleindes; Residensieël 1 teen 'n digtheid van 1 woning per 160m<sup>2</sup> (159 erwe) vir intree-vlak gapingsbehuising doeleindes; Residensieël 1 teen 'n digtheid van 1 woning per 130m<sup>2</sup> (128 erwe) vir skakelhuis behuising; Spesiaal vir wooneenhede (2 erwe) teen 'n digtheid van 1 woning per 150m<sup>2</sup>; Residensieël 3 teen 'n digtheid van 80 eenhede per hektaar (4 erwe) vir ry-huis doeleindes; Opvoedkundig (1 erf) teen 'n vloeroppervlakverhouding (VOV) van 0,3 vir 'n plek van kindersorg; Openbare oopruimte (2 erwe) vir parke; Munisipaal (1 erf) vir doeleindes van landbou, plaasstal, parke, sportfasiliteite en munisipale doeleines en Voorgestelde strate en verbreding vir openbare paaie / strate. Bedoeling van aansoeker:

Om 'n verskeidenheid behuisingstipes te voorsien aan die laag- en middel-inkomste marksegment, parke vir ontspanning en 'n creche / kleuterskool vir toekomstige inwoners in die dorp en in die gemengde-gebruik menslike nedersettingprojek bestaande uit Cullinan Uitbreidings 2 en 5 tot 12. Eiendomsbeskrywing en ligging: 'n Sekere gedeelte van Gedeelte 86 van die plaas 475-JR met geografiese koördinate van die algehele grondgedeelte as 25° 38' 56,54" Suid en 28° 32' 57,19" Oos. Die eiendom is geleë tussen Cullinan dorp (suid) en Refilwe dorp (noord), ten ooste van Colinweg / Provinsiale Pad D25 (K169-roete), ten noord-ooste van Pretoria sentrale sakegebied, ongeveer 8 km noord van Rayton dorp . Verwysing: CPD9/2/4/2-4067T Item No:26278