

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

NOTICE OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) AND SIMULTANEOUS APPLICATIONS FOR RESPECTIVE CONSOLIDATIONS IN TERMS OF SECTION 16(12) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

I, Viljoen du Plessis (I.D. No. 711029 5085 088) of Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") being the authorised agent of the owners of Erven 4, 5, 6, 27, 46 and the Remainder and Portion 1 of Erf 142, Hazelwood (also known as the Consolidated Erf 157), 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 amendment of the Tshwane Town Planning Scheme, 2008 (Revised 2014) in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016, by the rezoning of the properties as described above. The properties will be rezoned as follows:

Erven 4 and 5, Hazelwood will be rezoned from "Residential 1" and "Business 4" including a Place of Refreshment, Retail Industry and Beauty Salon, respectively, to "Business 4" including a Place of Refreshment, Retail Industry and Beauty Salon (excluding Medical Consulting Rooms and Veterinary Clinic) and a Parking Site. Erf 6, Hazelwood will be rezoned from "Business 1" to "Business 1" with a reduced Floor Space Ratio and building line relaxation as per the historically approved building plans. Erven 27 and 46, Hazelwood will be rezoned from "Special" for offices and "Special" for 1 dwelling house and/or offices, respectively, to "Business 4" including a Place of Refreshment, Retail Industry and Beauty Salon (excluding Medical Consulting Rooms and Veterinary Clinic) and a Parking Site. The Remainder and Portion 1 of Erf 142, Hazelwood (also known as the Consolidated Erf 157) will be rezoned from "Business 4" including a Place of Refreshment, Retail Industry and Beauty Salon to "Business 4" including a Place of Refreshment, Retail Industry and Beauty Salon (excluding Medical Consulting Rooms and Veterinary clinic), and a Parking Site. The properties will be subject to conditions contained in an Annexure T development schedule, that includes a relaxation in the parking ratio and relaxation of building lines

Metroplan submitted simultaneous but separate applications in terms of Section 16(12) of the City of Tshwane Land Use Management By-law, 2016 for the respective consolidations of Erven 4 and 5, Hazelwood (to be known as consolidated Erf 161, Hazelwood) and Erven 27 and 46, Hazelwood (to be known as consolidated Erf 162, Hazelwood).

The properties are situated at the following addresses:

Erf 4, Hazelwood: 7 Hazelwood Road
Erf 5, Hazelwood: 9 Hazelwood Road
Erf 6, Hazelwood: 11 Hazelwood Road
Portion 1 of Erf 142, Hazelwood: 13 16th Street

Erf 27, Hazelwood: 9 Firwood Avenue
Erf 46, Hazelwood: 12 16th Street
Remainder of Erf 142, Hazelwood: 15 16th Street

The intention of the applicant in this matter is to regularise the current land uses on the properties by increasing some of the development controls and relaxing some of the building lines and parking ratios.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) and the person(s) rights and how their interests are affected by the application with the full contact details of the person submitting the objection(s) and/or comment(s), 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. Objections and/or comments can be mailed to P.O. Box 3242, Pretoria, 0001 or e-mailed to CityP_Registration@tshwane.gov.za or submitted by hand at Room E10, corner Basden and Rabie Streets, Lyttleton, Centurion Municipal Offices, to reach the Municipality from 25 July 2018 until 22 August 2018.

Full particulars of the applications and plans may be inspected during normal office hours at the Municipal offices as set out below and at the offices of Metroplan, for a period of 28 days from 25 July 2018.

Address of Metroplan (the applicant): Postal Address: P.O. Box 916, Groenkloof, 0027; Physical Address: 96 Rauch Avenue, Georgeville, Pretoria; Tel: (012) 804 2522; Fax: (012) 804 2877; and E-mail: viljoen@metroplan.net/ mail@metroplan.net

Dates on which notices will be published: 25 July 2018 and 1 August 2018.

Closing date for any objections: 22 August 2018.

Reference_ Rezoning: CPD 9/2/4/2-4687T
Reference_ Consolidation Erven 4 and 5: CPD HZL/0276/4
Reference_ Consolidation Erven 27 and 46: CPD HZL/0276/27

Item no. 28421
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STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

KENNISGEWING VAN AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) EN DIE GELYKTYDIGE AANSOEK VIR ONDERSKEIE KONSOLIDASIES IN TERME VAN ARTIKEL 16(12) VAN DIE STAD VAN TSHWANE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR BY-WET, 2016

Ek, Viljoen du Plessis (I.D. No. 711029 5085 088) van Metroplan Town Planners and Urban Designers (Pty) Ltd (Reg. No. 1992/06580/07) ("Metroplan") synde die gemagtigde agent van die eienaars van Erwe 4, 5, 6, 27, 46 en die Restant en Gedeelte 1 van Erf 142, Hazelwood (ook bekend as die gekonsolideerde Erf 157, Hazelwood), gee hiermee kennis ingevolge Artikel 16(1)(f) van die Stad van Tshwane Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuur By-wet, 2016 dat ek aansoek gedoen het by die Stad van Tshwane Metropolitaanse Munisipaliteit vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (hersien 2014) deur die hersonering van die bogenoemde eiendomme ingevolge Artikel 16(1) van die Stad van Tshwane Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuur By-wet, 2016. Die eiendomme sal soos volg hersoneer word:

Erwe 4 en 5, Hazelwood gaan hersoneer word vanaf "Residensieel 1" en "Besigheid 4" insluitend 'n Verversingsplek, Kleinhandelberdyf en Skoonheidsalon, onderskeidelik, na "Besigheid 4" insluitend 'n Verversingsplek, Kleinhandelberdyf en Skoonheidsalon (uitsluitend Mediese Spreekkamers en 'n Veeartsenykliniek) en 'n Parkeerterrein. Erf 6, Hazelwood gaan hersoneer word vanaf "Besigheid 1" na "Besigheid 1" met 'n verminderde Vloer Oppervlak Verhouding en boulynerverlapping soos per die historiese goedgekeurde bouplanne. Erwe 27 and 46, Hazelwood gaan hersoneer word vanaf "Spesiaal" vir kantore en "Spesiaal" vir 1 woonhuis en/of kantore, onderskeidelik, na "Besigheid 4" insluitend 'n Verversingsplek, Kleinhandelberdyf en Skoonheidsalon (uitsluitend Mediese Spreekkamers en 'n Veeartsenykliniek) en 'n Parkeerterrein. Die Restant en Gedeelte 1 van Erf 142, Hazelwood (ook bekend as die gekonsolideerde Erf 157, Hazelwood) gaan hersoneer word vanaf "Besigheid 4" insluitend 'n Verversingsplek, Kleinhandelberdyf en Skoonheidsalon na "Besigheid 4" insluitend 'n Verversingsplek, Kleinhandelberdyf en Skoonheidsalon (uitsluitend Mediese Spreekkamers en 'n Veeartsenykliniek) en 'n Parkeerterrein. Die eiendomme sal onderhewig wees aan voorwaardes in 'n Bylaag T ontwikkeling schedule, insluitend die verlapping van die parkeerkoers en boulyne.

Metroplan het aansoekke, gelyktydig maar apart, ingedien in gevolge Artikel 16(12) van die Stad van Tshwane Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuur By-Wet, 2016 vir die onderskeie konsolidasies van Erwe 4 en 5, Hazelwood (om bekend te staan as gekonsolideerde Erf 161, Hazelwood) en Erwe 27 en 46 (om bekend te staan as gekonsolideerde Erf 162, Hazelwood).

Die eiendomme is by die volgende adresse geleë:

Erf 4, Hazelwood: Hazelwood Weg 7
Erf 5, Hazelwood: Hazelwood Weg 9
Erf 6, Hazelwood: Hazelwood Weg 11
Gedeelte 1 van Erf 142, Hazelwood: 16^{de} Straat 13

Erf 27, Hazelwood: Firwoodlaan 9
Erf 46, Hazelwood: 16^{de} Straat 12
Restant van Erf 142, Hazelwood: 16^{de} Straat 15

Dit is die voorneme van die grondeienaar om die bestaande grondgebruike op die eiendomme te wettig deur van die ontwikkelingskontroles te verhoog en van die boulyne en die parkeerkoers te verslap.

Enige beswaar(e) en/of kommentaar, insluitend die gronde vir sodanige beswaar(e) en/of kommentaar en 'n verduideliking van die persoon(e) se regte en hoe hul belange geraak word deur die aansoek, met die volledige kontakbesonderhede van die persoon(e) wat die beswaar(e) en/of kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(e) en/of kommentaar ingedien het nie, moet ingedien word of skriftelik gerig word aan die Strategiese Uitvoerende Beampte: Stedelike Beplanning en Ontwikkeling. Besware en/of kommentare kan gepos word na Posbus 3242, Pretoria, 0001, of kan per e-pos gestuur word na CityP_Registration@tshwane.gov.za of per hand ingedien word by die Centurion Munisipale kantore by Kamer E10, hoek van Basden en Rabie Strate, Lyttelton, Centurion, om die Munisipaliteit te bereik vanaf 25 Julie 2018 tot 22 Augustus 2018.

Volle besonderhede van die aansoek en planne (indien enige) kan gedurende gewone kantoorure besigtig word by die Munisipale kantore en by die kantore van Metroplan vir 'n periode van 28 dae vanaf 25 Julie 2018.

Adres van Metroplan (die applikant): Posadres: Posbus 916, Groenkloof, 0027; Fisiese adres: Rauch Laan 96 Georgeville, Pretoria; Tel: (012) 804 2522; Faks: (012) 804 2877; en E-pos: viljoen@metroplan.net / mail@metroplan.net.

Datums waarop kennisgewings gepubliseer word: 25 Julie 2018 en 1 Augustus 2018

Die sluitingsdatum vir besware: 22 Augustus 2018

Verwysing_ Hersonering: CPD 9/2/4/2-4687T
Verwysing_ Konsolidasie Erwe 4 en 5: CPD HZL/0276/4
Verwysing_ Konsolidasie Erwe 27 en 46: CPD HZL/0276/27

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