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GAUTENG***



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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 427 OF 2024****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 16(1) READ WITH 15(6) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

I, Pierre Danté Moelich, of the firm Plankonsult Incorporated, being the authorized applicant of Erf 65, Hazelwood, hereby give notice in terms of Section 16(1)(f), Schedule 13 and Schedule 23 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), by the rezoning of the mentioned property in terms of Section 16(1) read with Section 15(6) of the City of Tshwane Land Use Management By-law, 2016. The property under application is situated at no. 15 Dely Road, Hazelwood. The application for Rezoning is for a Split Zoning as follow:

- **Part A-B-G-F-A of Erf 65, Hazelwood (± 780m²)** from "Special" for Offices for professional consultants and/or one dwelling unit to "Business 3", subject to certain development controls.
- **Part F-G-C-D-E-F of Erf 65, Hazelwood (± 256m²)** from "Special" for Offices for professional consultants and/or one dwelling unit to "Special" for a Parking Site and one Dwelling-Unit, subject to certain development controls.

The intension of the owner is to formalise the land uses currently being conducted on the Part A-B-G-F-A of Erf 65 Hazelwood, namely offices and a Veterinary Clinic. Further, the Rezoning of Part F-G-C-D-E-F of Erf 65, Hazelwood will enable the consolidation of this part with Erf 80, Hazelwood to provide additional parking spaces on Erf 80, Hazelwood.

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 Group Head: Economic Development and Spatial Planning, PO Box 3242, Pretoria, 0001 or to CityP_Registration@tshwane.gov.za from 10 April 2024 until 8 May 2024.

Full particulars and plans of the application may be perused electronically during normal office hours at the Centurion Municipal Offices: Room E10, Cnr of Basden and Rabie Streets, Centurion, by any interested and affected party for a period of 28 days from the first date of publication of the notice in the Provincial Gazette, Beeld and Citizen newspapers. Should any interested and affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality, by requesting such copy through the following contact details: newlanduseapplications@tshwane.gov.za, alternatively by requesting such copy through the contact details of the applicant provided below. The costs of any hard copies of the application will be for the account of the party requesting the copies. In addition, the applicant may upon submission of the application either forward a copy electronically or publish the application accompanying the electronic copy or on their website, if any. The applicant shall ensure that the copy published or forwarded to any interested and affected party shall be the copy submitted with the Municipality on the E-Tshwane portal. For purposes of obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically. No part of the documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that infringe on intellectual property rights of the applicant. Should any interested or affected party not take any steps to view and or obtain a copy of the land development application, the failure by an interested and affected party to obtain a copy of an application shall not be regarded as grounds to prohibit the processing and consideration of the application.

Closing date for any objections and/or comments: 8 May 2024

Dates on which notice will be published: 10 April 2024 and 17 April 2024

Address of agent: Plankonsult Incorporated, 389 Lois Avenue Waterkloof Glen
P O Box 72729, Lynnwood Ridge, 0040
Tel: (012) 993 5848, E-Mail: Nadia.holtzhausen@plankonsult.co.za

Reference: ITEM no. 39604

10-17

ALGEMENE KENNISGEWING 427 VAN 2024**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK OM HERSONERING INGEVOLGE ARTIKEL 16(1) SAAMGELEES MET ARTIKEL 15(6) VAN DIE
STAD TSHWANE GRONDGEBRUIKBESTUUR VERORDENING, 2016**

Ek, Pierre Danté Moelich, van die firma Plankonsult Ingelyf, synde die gemagtigde applikant van Erf 65, Hazelwood, gee hiermee kennis in terme van Artikel 16(1)(f), Skedule 13 & Skedule 23 van die Stad Tshwane Grondgebruikbestuur Verordening, 2016, dat ek by die Stad Tshwane Metropolitaanse Munisipaliteit aansoek gedoen het vir die wysiging van die Tshwane Dorpsbeplanningskema, 2008 (Hersien 2014), deur die hersonering van die gemelde eiendom in terme van Artikel 16(1) saamgelees met Artikel 15(6) van die Stad Tshwane Grondgebruikbestuur Verordening, 2016. Die eiendom onder aansoek is geleë te Delyweg nr. 15, Hazelwood. Die aansoek om hersonering is vir 'n gesplete sonering soos volg:

- **Gedeelte A-B-G-F-A van Erf 65, Hazelwood (± 780m²)** vanaf "Spesiaal" vir Kantore vir professionele konsultante en/of een wooneenheid na "Besigheid 3", onderhewig aan sekere ontwikkelingskontrole.
- **Gedeelte F-G-C-D-E-F van Erf 65, Hazelwood (± 256m²)** vanaf "Spesiaal" vir Kantore vir professionele konsultante en/of een wooneenheid na "Spesiaal" vir 'n Parkeerterrein en een Wooneenheid, onderhewig aan sekere ontwikkelingskontrole.

Die intensie van die eienaar is om die grondgebruik wat tans op Gedeelte A-B-G-F-A van Erf 65, Hazelwood uitgevoer word, te formaliseer, naamlik Kantore en 'n Veeartsenykliniek. Verder sal die Hersonering van Gedeelte F-G-C-D-E-F van Erf 65, Hazelwood die konsolidasie van hierdie gedeelte met Erf 80, Hazelwood moontlik maak om bykomende parkeerplekke te voorsien op Erf 80, Hazelwood.

Besware teen of vertoë, insluitend die redes vir die besware en/of vertoë, met volledige besonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat hierdie besware en/of vertoë ingedien het moet skriftelik by of tot die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, Posbus 3242, Pretoria, 0001 of aan CityP_Registration@tshwane.gov.za gerig en ingedien word vanaf 10 April 2024 tot 8 Mei 2024.

Volledige besonderhede en planne van die aansoek kan elektronies besigtig word deur enige belanghebbende of geaffekteerde party gedurende gewone kantoorure vir 'n tydperk van 28 dae vanaf die eerste datum van publikasie van die kennisgewing in die Provinsiale Koerant, Beeld en Citizen koerante, by die Centurion Munisipale Kantore: Kamer E10, h/v Basden- en Rabiestraat, Centurion. Indien enige belanghebbende of geaffekteerde party 'n afskrif van die grondontwikkelingsaansoek wil besigtig of bekom, kan 'n afskrif van die Munisipaliteit versoek word deur dit by die volgende kontakbesonderhede aan te vra: newlanduseapplications@tshwane.gov.za, of alternatiewelik deur sodanige afskrif aan te vra vanaf die applikant by die kontakbesonderhede hieronder verskaf. Die koste van enige harde kopieë van die aansoek sal vir die rekening wees van die party wat dit versoek. Die aansoeker kan by die indiening van die aansoek, 'n afskrif elektronies deurstuur of die aansoek publiseer, vergesel van die elektroniese afskrif op hulle webwerf, indien enige. Die applikant sal toesien dat die afskrif wat gepubliseer word of aan enige belanghebbende en geaffekteerde party gestuur word, die afskrif is wat op die E-Tshwane portaal ingedien is. Ten einde 'n afskrif van die aansoek te bekom, moet die belanghebbende en geaffekteerde party die Munisipaliteit en die applikant met 'n e-pos adres of ander wyse voorsien om sodanige afskrif elektronies te kan aanstuur. Die dokumentasie voorsien deur die Munisipaliteit of applikant mag nie gekopieer, herproduseer of in enige ander vorm gepubliseer word of gebruik word op 'n wyse wat inbreuk sal maak

op die intellektuele eiendomsreg van die applikant nie. Indien 'n belanghebbende of geaffekteerde party nie stappe doen om 'n afskrif van die grondontwikkelingsaansoek te besigtig of bekom nie, word die versuim deur 'n belanghebbende en geaffekteerde party om 'n afskrif van die aansoek te bekom nie as rede beskou om die verwerking en oorweging van die aansoek te verbied nie.

Sluitingsdatum vir enige besware en/of vertoë: 8 Mei 2024

Datums waarop kennisgewing geplaas sal word: 10 April 2024 en 17 April 2024

Adres van agent: Plankonsult Ingelyf, Lois Laan 389, Waterkloof Glen
Posbus 72729, Lynnwood Rif, 0040
Tel: (012) 993 5848, E-pos: Nadia.holtzhausen@plankonsult.co.za

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