



TDA
CAPE TOWN

*The City of Cape Town's Transport
and Urban Development Authority*

DEVELOPMENT MANAGEMENT

FRANCES CURRIE
Principal Professional Officer

T: 021 444 7721 **F:** 0862029985
E: comments_objections.southern@capetown.gov.za
Case ID: 70268371

BLUM010

3 July 2017

Dear Sir / Madam

PROPOSED SUBDIVISION AND REZONING, ERF 13372 CONSTANTIA AT WESTLAKE

Background

The undermentioned application was advertised in the press on 29-04-2016, and notices were served on affected parties on 20-04-2016. Due to the fact that the wording of the above notices was incorrect in that the rezoning of the property should have been to Subdivisional Area, it is necessary to re-advertise the application as set out hereunder. The proposed individual zones for the proposed portions, and the proposed form of development is unchanged since the initial advertising. The proposed plan of subdivision has been amended to correct the extent of the proposed portions which was incorrect on the plan version at time of advertising. The lines of proposed subdivision remain unchanged. This amended plan of subdivision now includes a heading indicating the subdivisional area aspect. Note that the applicant has provided an updated motivation containing these amendments. Also note that this opportunity to further comment/object is given in terms of the Promotion of Administrative Justice Act No 3 of 2000.

The City of Cape Town has received the following planning application for consideration:

Application number

70268371

Applicant / Owner's details

Elco Property Developers on behalf of the City of Cape Town

Erf number 13372

Description and physical address

Steenberg Road, Westlake (as shown on the attached locality plan)

Purpose of the application

- Subdivision into 4 portions (portion 1: 7663m² , portion 2: 7940m², portion 3: 2118m² and Remainder: 14147m² ;
- Rezoning from Agriculture to Subdivisional Area (Portion 1 from Agriculture to Utility Zone to allow for an electrical depot; and Portion 3 from Agriculture to Transport Zone 2 in order to

PLUMSTEAD ADMINISTRATIVE BUILDING,
CNR MAIN AND VICTORIA ROADS, PLUMSTEAD, 7800

allow for a public street. Portion 2 and the Remainder Portion remain zoned Agriculture).

Note: The Remainder portion contains the existing buildings and no changes thereto are proposed; Portion 1 is the site of the new electricity depot; and Portion 3 provides the new road serving portions 1 and 2, and the Remainder.

Enquiries

The application may be inspected at the office of the District Manager at Ground Floor, 3 Victoria Road, Plumstead, 7800, District Secretary telephone number: 021 4447721 during office hours.

Objections, comments or representations

Any objection, comment or representation on the proposal, with reasons therefor, may be lodged at the following e-mail address: comments_objections.southern@capetown.gov.za (or submitted in writing to the office of the abovementioned District Manager) to be received before or on the closing date mentioned below.

Further details to accompany any objection, comment or representation

1) The application number and the following details of the person who is submitting the objection, comment or representation:

- full name;
- address, contact details and the method by which they may be notified;
- their interest in the application.

2) The reason for the objection, comment or representation, including at least –

- the effect that the application will have on a person or the area;
- any aspect of the application that is considered to be inconsistent with policy, and how.

Closing date for objections, comments or representations

14 August 2017

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of sections 82 and 83 of the City of Cape Town Municipal Planning By-Law, 2015.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

Any person who cannot write may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor.

Request for oral submission

Section 120(11) of the MPBL provides that a person may request the Municipal Planning Tribunal (MPT) to make an oral submission. For such request to be considered it must comply with the following requirements:

1. Must be a written request emailed to the following address : MPT.oralhearings@capetown.gov.za
2. Adequate reasons must be given for such request.
3. The request must be received at the above mentioned address at least 5 days before the MPT meeting that the application(s) will be considered, or closer to the meeting if good cause is shown.

To determine if you would like to make such request, you are directed to the following web link whereby the scheduled MPT meeting dates and the agendas are published: <http://www.capetown.gov.za/Family%20and%20home/meet-the-city/city-council/Meeting-calendar>. [Include the section above on a request for oral submission only if the application(s) is contained in Category 1 application types 1.1 to 1.13 in the City's categorisation of applications]

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad se Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is met 'n skriftelike versoek. Stuur die versoek na comments_objections.southern@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokungqinelana necandelo 82(4) loMthetho kaMasipala ongoCwangciso waseKapa, 2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.southern@capetown.gov.za kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully



for DIRECTOR: DEVELOPMENT MANAGEMENT

