



2023-05-22

Dear Sir / Madam / Councillor

**APPLICATION FOR SUBDIVISION AND DEPARTURE IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015:
ERF 1163 CONSTANTIA, 2 WELGELEGEN AVENUE**

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

Case ID

1500001599

Applicant/owner's details

Black Square Town Planning (Pty) Ltd / Trevor Borchers

Erf number(s)

Erf 1163 Constantia

Description and physical address

2 Welgelegen Avenue (as shown on the attached locality plan)

Purpose of the application

1. To subdivide the property into 2 portions (Portion 1: $\pm 1857\text{m}^2$ & Remainder: $\pm 1842\text{m}^2$).
2. The following departure from the Development Management Scheme has also been applied for:
 - (i) Item 177(2): To subdivide the subject property located within a "no further subdivision" area.

Enquiries

The application may be inspected during office hours at the office of the District Manager, Department: Development Management, 3 Victoria Road, Plumstead, 7800. Please arrange an appointment with Leigh.Harris@capetown.gov.za, Telephone number 021 444 2620.

Objections, comments or representations

Any objection, comment or representation about the proposal **must be submitted on the prescribed form** with reasons therefor and may be submitted to the following email address: **comments_objections.southern@capetown.gov.za** (or submitted in writing to the office of the abovementioned District Manager - please arrange an appointment with Leigh.Harris@capetown.gov.za, Telephone number 021 444 2620) to be received before or on the closing date mentioned below. You can download the prescribed form at the following link: <http://www.capetown.gov.za/LandUseObjections>

PLUMSTEAD OFFICE PLUMSTEAD KANTOOR

3 VICTORIA ROAD PLUMSTEAD 7800 PRIVATE BAG X5 PLUMSTEAD 7801 **Error! Unknown document property name.**

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Closing date for objections, comments or representations

26 June 2023

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 & 83 of the City of Cape Town Municipal Planning By-law (MPBL), 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 a 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. Please arrange an appointment with Leigh.Harris@capetown.gov.za, Telephone number 021 444 2620.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant. An objector may request that the City Manager keep their full name, address and contact details confidential on good cause shown. Such request must be submitted together with the objection, comment or representation.

Any petition must comply with the requirements of section 91 of the City of Cape Town Municipal Planning By-law, 2015.

Please note that in terms of section 85 of the City of Cape Town's Municipal Planning By-law, 2015, where there is a sectional title development constituted under the Sectional Titles Act, notification to the Body Corporate concerned is deemed to be notification to all owners in that sectional title development. In such case, the Chairperson of the Body Corporate must ensure that all owners in the sectional title development are notified.

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

Nceda uqaphela ukuba ngokwecandelo 82(4) loMthetho kaMasipala woCwangciso lukaMasipala weSixeko saseKapa, wango-2015, esi saziso siyafumaneka ngesiXhosa nange-Afrikansi ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe **comments_objections.southern@capetown.gov.za** kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.

Yours faithfully



for **DIRECTOR: DEVELOPMENT MANAGEMENT**

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