



28 September 2015

To the Owner

Dear Sir/Madam

Please note that this notice refers to three separate applications relating to proposed developments located adjacent to each other, and submitted by the same applicant.

Comments and/or objections (if any) must be submitted in the prescribed manner (as per this notice), and should clearly state the specific application to which the objection/comment relates. Kindly note that should you wish to object to more than one of the applications, separate objections should be submitted.

**APPLICATION 1– GLENCREST AND EASTGLEN**

**APPLICATION FOR REZONING FROM AGRICULTURAL ZONE 1 TO GENERAL RESIDENTIAL ZONE 2, REGULATION DEPARTURE FROM THE CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME, APPROVAL OF A DEVELOPMENT NAME AND APPROVAL OF A SITE DEVELOPMENT PLAN FOR UNREGISTERED ERVEN 22170 AND 23071, BRACKENFELL BOULEVARD, BRACKENFELL**

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

**Application number:**

70246241

**Applicant:**

I.C @ Plan

**Owner:**

Promptvest Fifteen (Pty) Ltd

**Erf number or erven numbers:**

Unregistered erven 22170 and 23170, Brackenfell Boulevard and De Bron Road, Vredeloof, Brackenfell, as shown on the attached locality plan)- Plan A

**Purpose of the application:**

- Rezoning of the subject erven in terms of Section 17 of the Land Use Planning Ordinance (15 of 1985) from Agricultural Zone 1 to General Residential Zone 2 to allow for the development of 94 residential flats on Erf 22170, and 251 residential flats on Erf 23071, Open space and a private road.
- Regulation departure from the Cape Town Development Management Scheme to permit 1.75 parking bays per unit, in lieu of 2 parking bays per unit.
- Approval of 'Glencrest' and 'Eastglen' as Development names for the subject proposal.
- Approval of a Site Development plan- refer Plan B & Plan C

## **APPLICATION 2- GLENWOOD**

**APPLICATION FOR REZONING FROM AGRICULTURAL ZONE 1 TO GENERAL RESIDENTIAL ZONE 2, REGULATION DEPARTURE FROM THE CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME, APPROVAL OF A DEVELOPMENT NAME AND APPROVAL OF A SITE DEVELOPMENT PLAN FOR UNREGISTERED ERF 23072, BRACKENFELL BOULEVARD, BRACKENFELL**

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

**Application number:**

70246253

**Applicant:**

I.C @ Plan

**Owner:**

Promptvest Fifteen (Pty) Ltd

**Erf number or erven numbers:**

Unregistered Erf 23072 Brackenfell, as shown on the attached locality plan- Plan A

**Purpose of the application:**

- Rezoning of the subject Erf in terms of Section 17 of the Land Use Planning Ordinance (15 of 1985) from Agricultural Zone 1 to General Residential Zone 2 to allow for the development of 200 residential flats, Open space and a private road.
- Regulation departure from the Cape Town Development Management Scheme to permit 1.75 parking bays per unit, in lieu of 2 parking bays per unit.
- Approval of 'Glenwood' as development name for the subject proposal.
- Approval of a Site Development Plan – Refer Plan D

## **APPLICATION 3- REMOVAL OF RESTRICTIONS**

**APPLICATION FOR REMOVAL OF A RESTRICTIVE TITLE CONDITION: PORTIONS 10 & 32 OF THE FARM LANGEBERG 311, BRACKENFELL BOULEVARD, BRACKENFELL**

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

**Application number:**

70258531

**Applicant:**

I.C @ Plan

**Owner:**

Promptvest Fifteen (Pty) Ltd

**Erf number or erven numbers:**

Portions 10 and 32 of Farm Langeberg 311, Brackenfell, as shown on the attached locality plan- Plan A

**Purpose of the application:**

Removal of restrictive condition (Condition C of Title Deed T101600/2000) in order to permit transfer of ownership.

### **Enquiries**

The applications may be inspected at the office of the District Manager at the Municipal Building, Brighton Road, Kraaifontein during office hours.

Enquiries may be directed to Joy van de Merwe, email: Joy.van\_de\_merwe@capetown.gov.za, telephone: (021) 980 6002 and fax number (021) 980-6179 week days during the hours of 08:00 to 14:30.

### **Objections, comments or representations**



Any objection, comment or representation, with reasons therefor, may be lodged in writing at the office of the abovementioned District Manager or by using the following e-mail address: comments\_objections.northern@capetown.gov.za 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**

**2 November 2015**

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

### **Relevant legislation**

This notice is given in terms of section 82 of the City of Cape Town Municipal Planning By-Law, 2015 and in terms of Sections 15 and 17 of the Land Use Planning Ordinance (15 of 1985).

### **General**

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

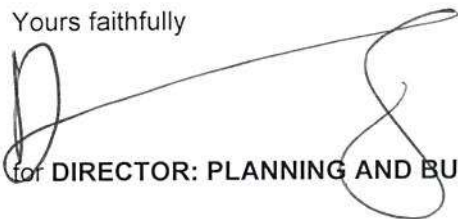
Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

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.

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.northern@capetown.gov.za](mailto:comments_objections.northern@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.northern@capetown.gov.za](mailto:comments_objections.northern@capetown.gov.za) kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully



for **DIRECTOR: PLANNING AND BUILDING DEVELOPMENT MANAGEMENT**