

19 JUNE 2017

Dear Sir / Madam

PROPOSED AMENDMENT OF SITE DEVELOPMENT PLAN, ERF 8067 BRACKENFELL

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

Application number

70344435

Applicant / Owner's details

Jody Francis / Jedi Trading cc

Erf number or erven numbers

8067

Description and physical address

8067, Vredeklouf, Brackenfell, 12 Leetchfield Crescent

Purpose of the application

- Application for an Amendment of the Site Development Plan, in terms of Section 42(j) of the Municipal Planning By-Law, 2015 to accommodate the proposed extensions and additions to the existing guesthouse on Erf 8067 Brackenfell.

Enquiries

The application may be inspected at the office of the District Manager at Brighton Road Kraaifontein 08:00 -1430 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.xxx@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

24 July 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 section 82 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:

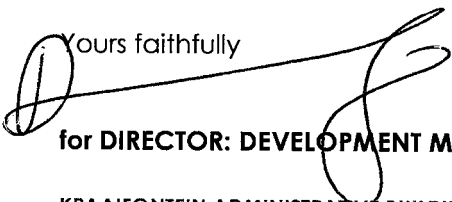
1. Must be a written request emailed to the following address : MPT.oralhearings@capetown.gov.za
2. Adequate reasons must be given for such request.
3. The request must be received at the above mentioned address at least 5 days before the MPT meeting that the application(s) will be considered, or closer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

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 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 kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully



for DIRECTOR: DEVELOPMENT MANAGEMENT

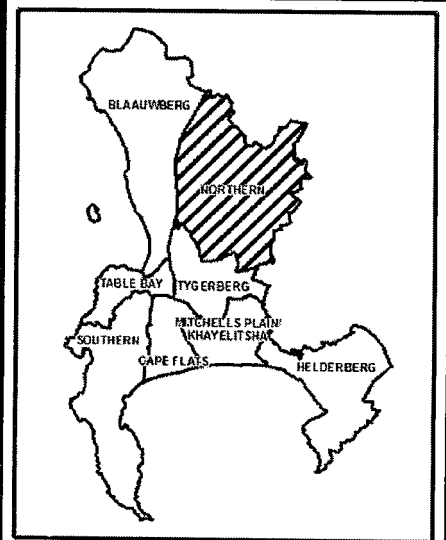
**KRAAIFONTEIN ADMINISTRATIVE BUILDING,
BRIGHTON ROAD, KRAAIFONTEIN, 7570**

PLANNING AND BUILDING DEVELOPMENT MANAGEMENT
LOCALITY MAP

ANNEXURE :



Overview



Erf: 8067

District: NORTHERN

Allotment: BRACKENFELL (S)

Suburb: VREDEKLOOF

Ward: 102

Sub Council: Subcouncil 2



1:1 887

Notices Served	●	Support Received	✓
Petition Signatory	■	Objections Received	✗

Generated by:

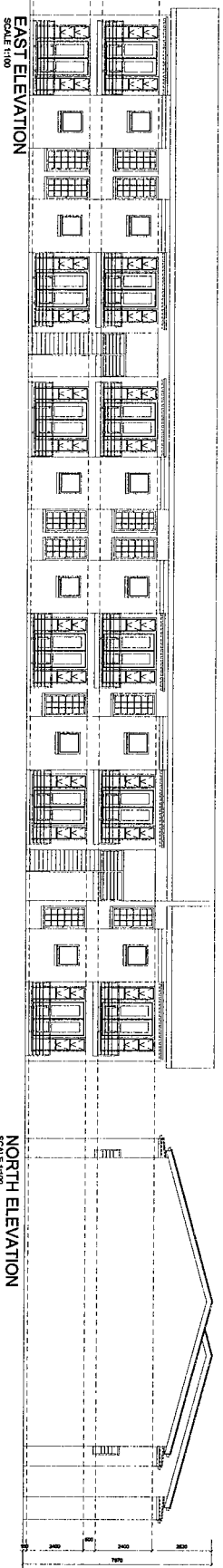
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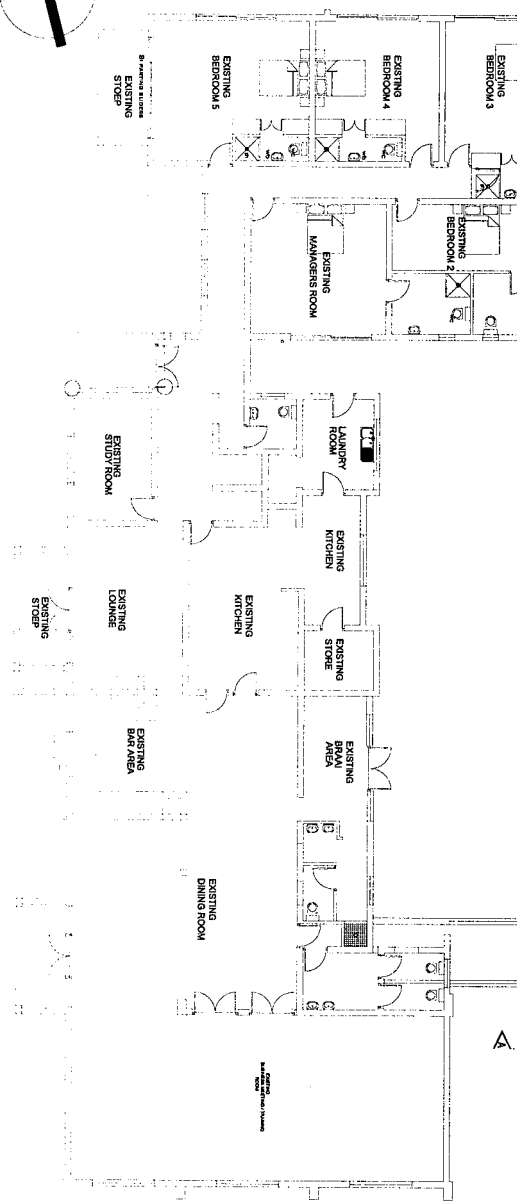
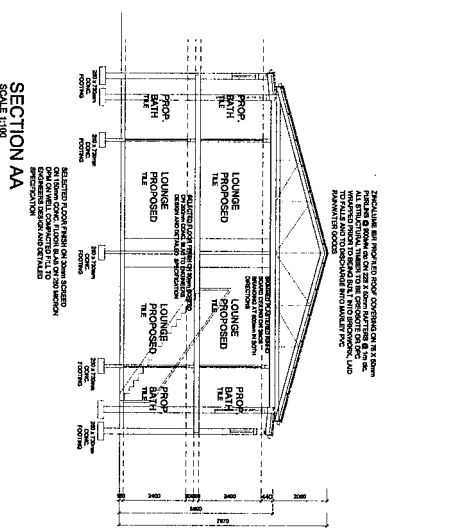
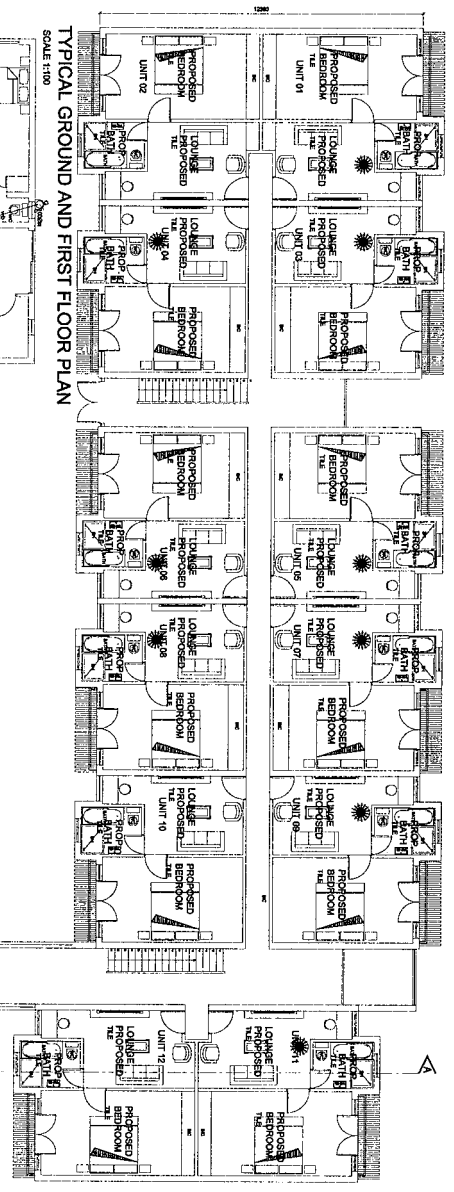


CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.



NORTH ELEVATION
SCALE 1/16"



GENERAL NOTES:

1. REFER TO ALL DRAWINGS FOR NOTES AND SPECIFICATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

3. ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE LISTED IN THE SPECIFICATIONS.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

7. ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE LISTED IN THE SPECIFICATIONS.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONCRETE WORK:

1. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

2. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS BEFORE FINISHING.

3. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

4. ALL CONCRETE SHALL BE FINISHED TO THE SPECIFIED FINISH.

5. ALL CONCRETE SHALL BE TESTED FOR STRENGTH AND DURABILITY.

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10. ALL CONCRETE SHALL BE TESTED FOR STRENGTH AND DURABILITY.

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING GUEST HOUSE

JEDI TRADING CO
ARCHITECT

ERF 8067

PROPOSAL

DATE: 11/20/2016
SCALE: 1/16"
PROJECT: 100