

2016-05-03

Andrew Pratt Town Planner
1st Floor
50 Canterbury Street
Cape Town
8001

Dear Sir / Madam

ON-SITE DISPLAY TO ADVERTISE PROPOSED CITY APPROVAL IN TERMS OF THE DEVELOPMENT MANAGEMENT SCHEME, REZONING AND DEPARTURES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW: ERF 168212 CAPE TOWN, 37 LION STREET, BO-KAAP

Your application with reference 70263506 accepted on 19 April 2016, refers.

1. In terms of the City's Notification Policy for Land Use Development Applications, you are required to advertise your application by displaying a notice on the above premises, the format for, content and minimum requirements of which are attached hereto. You are required to complete the attached written undertaking and return it to this office within 7 days hereof, prior to commencement of such on-site notice display.

Should you have any enquiries regarding the above, kindly contact Paul Heydenrych on 021 400-6458.

Yours faithfully

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

ANNEXURE B

LIST OF DEVELOPMENT APPLICATION TYPES REQUIRING ON-SITE DISPLAY OF NOTICES

(issued by Dir : P & BDM on 6 September 2010 in terms of Section 6.5 of the policy)

In terms of Section 6.5 of the above policy, the following application types require on-site display of notices by applicants as part of public participation requirements in processing the application:

- Permanent departures involving any of the following (irrespective of the number of departures or combination of parameters being departed from)
 - complete waiving (ie to 0m) of building lines / setbacks (on a particular boundary) on any floor above ground floor (ie first floor and upwards)
 - height / coverage / bulk / floor factor increase of >25% over that permitted
- All formal removal of restrictions
- Subdivision (excluding exemptions)
- All applications involving impact assessments (excluding EIA Basic assessments, Impact statements and where impact assessment advertising already involved site notice)
- Consent for demolition and/or building work in Heritage (Urban Conservation) areas (note, consent in respect of trees / hedgerows are excluded)
- Rezoning
- All applications which a particular District Manager or Section Head : Land Use Management regard as major or having high impact

Notes

- Where any component of the application requires on-site display of notices as per the above list, the entire application must be set out on such site notice.
- Where on-site display of notices is required as per the above list, this is additional to any other form of advertising that may be required, including the signing of no-objection letters by neighbours.

ANNEXURE C

CITY OF CAPE TOWN DEPARTMENT OF PLANNING & BUILDING DEVELOPMENT MANAGEMENT	
UNDERTAKING AND STANDARD MINIMUM REQUIREMENTS IN RESPECT OF ON-SITE DISPLAY OF NOTICES	
To be completed and returned by applicant or his/her agent, and agreed to / accepted by delegated official in district office before on-site display may commence as part of public participation requirements in development applications	
PART A UNDERTAKING	
Application premises <small>(ie Ef / Farm no & Allotment area)</small>	Application (Tracking) no
Application site address	
Application / Proposal	
Owner / Applicant / Agent <small>(ie party responsible for display)</small>	
Details of the proposed on-site display are as follows:	
Period of display <small>(From date To date)</small>	
Notice size / dimensions	
Method of display <small>(Provide description)</small>	
Materials to be used <small>(Provide description)</small>	
Notice content <small>(Attach example)</small>	As per example attached
<p>I / We,, <small>(property owner / authorised person or agent's name)</small></p> <p>hereby undertake to display an advertising notice in respect of the above application on the relevant application premises in accordance with the details set out above (which have been agreed to by the relevant Council official) and the minimum requirements for such on-site display (as set out overleaf), as well as the provisions of Council's Notification Policy for Land Use Development Applications. In addition, I / we also agree to the further terms and additional requirements set out overleaf.</p> <p>Signed by</p> <p>..... Date</p> <p>Property owner / Authorised person</p> <p>Agreed / accepted by</p> <p>..... Date</p> <p>Delegated official for Director : Planning & Building Development Management</p>	

PART B STANDARD MINIMUM REQUIREMENTS FOR ON-SITE DISPLAY OF NOTICES

Standard minimum requirements for the on-site display of notices as part of public participation requirements in development applications are as follows:

- Notices may not be smaller in dimension than A3 (landscape) size
- Text must be in black lettering of not smaller than font size 16 (\pm 5mm in height) on a white background
- Notices must be displayed in at least two official languages used in the area (ie the same used in any related application notice served by post / hand)
- Notices must be displayed inside the application property boundaries or affixed to a boundary wall / fence, and be clearly legible (from the nearest public road) in a position visible to passers-by, at least 1,6m above ground level
- Notices must be properly fixed and weather-proofed, ie preferably on a hard surface, covered with plastic / water-proofed
- Notice content must include the following information:
 - Application property number and site address
 - Application (Tracking) number
 - Application type / components(s), enabling legislation and which authority application made to
 - Clear description of application proposal
 - Name and contact details of applicant / registered owner or agent / authorised person
 - Where (municipal District office) and between what times full application can be inspected
 - Invitation to comment, and method and closing date by which comments may be submitted
 - Where such objections / comments can be lodged (incl copied to Council if submitted to other party)
 - Contact details of relevant municipal official for enquiries
- Notice must be displayed for minimum 30 day period (starting day after erection), which period are subject to all other advertising rules (eg not during dead period, may not close on public holiday or weekend etc)
- Where any other advertising also takes place (eg postal / hand delivered notices or press adverts), commenting period must coincide with these
- Notice board used for display may not include / be used for any other advertising of any kind

Further terms and additional requirements include the following:

- Property owner / applicant or agent / authorised person is responsible for erection and maintenance of on-site display, as well as prompt removal thereof after advertising period.
- All costs for construction / erection, maintenance and removal of display or any cost incidental thereto, or as a result of re-advertising of the application by Council (if required) is borne by property owner / applicant.
- If required, property owner / applicant / authorised person will obtain necessary building plan approval in terms of the National Building Regulations and Standards Act, No 103 of 1977 prior to erection.
- Property owner / applicant / authorised person must endeavour to keep on-site display in good condition for full duration of advertising period. Where it is damaged, removed or disappears for some reason, applicant / authorised person undertake to promptly rectify this still within advertising period.
- Photographic proof of notice and its position, with date displayed thereon, taken on commencement date must be submitted to District Planning office within 7 days after such photograph is taken.
- Applicant / property owner exempts Council from any liability attributable directly or indirectly as a result of construction / placing on-site or removal of above notice or any damage incidental thereto resulting from these requirements.
- Should foregoing undertaking or above standards and requirements not be complied with, re-advertising at Council's discretion and owner / applicant's expense may be required.

For more information or any enquiries regarding the above, kindly contact the case officer / responsible official at your nearest District Planning office.

CAPE TIMES & DIE BURGER: 20 May 2016
PROVINCIAL GAZETTE : 20 May 2016
(CLOSING DATE : 20 June 2016

REZONING AND DEPARTURES

Notice is hereby given in terms of section 81 of the City of Cape Town Municipal Planning By-Law, 2015 that the application mentioned below has been received and is open to inspection at the office of the District manager at Media City Building, 2nd Floor, cnr Adderley Street and Hertzog Boulevard Cape Town, 8001

Application number: 70263506
Applicant / Owner's details: Andrew Pratt Town Planning / RA Perfect / AN Bromme
Erf number or erven numbers: 168212 Bo-Kaap
Description and physical address: 37 Lion Street, Bo Kaap

Purpose of the application:

The application is to construct a new 4 unit four storey block of Flats on the property. The following applications are required:

- 2.To rezone the property from General Residential (GR4) to General Residential (GR5).
- 3.Item 41(a): To permit the coverage of a block of Flats to be 76.1%(278.3m²) in lieu of 60%(219.48m²).
- 4.Item 42(e): To permit portions of the building (below 25m in height from base level) to be 0m in lieu of 4.5m from the street boundary (Lion Street).
- 5.Item 42(e): To permit portions of the building (on the ground the first storeys) to be 2.61m in lieu of 4.5m from the south-eastern common boundary.
- 6.Item 42(e): To permit portions of the building (second storey terrace) to be 4.265m in lieu of 4.5m from the south-eastern common boundary.
- 7.Item 42(e): To permit portions of the building (on the third storey) to be 5.82m in lieu of 6.77m from the south-eastern common boundary.
- 8.Item 42(e): To permit portions of the building (roof terrace balustrade) to be 7.2m in lieu of 7.37m from the south-eastern common boundary.
- 9.Item 42(e): To permit portions of the building (roof terrace screen walls) to be 6.8m in lieu of 8.085m from the south-eastern common boundary.
- 10.Item 89: City's Approval to construct retaining and other walls, steps, sliding gate and a covered entrance over a public street.

Enquiries:

Enquiries may be directed to PAUL HEYDENRYCH, Media City Building, 2nd Floor, cnr Adderley Street and Hertzog Boulevard Cape Town, 8001 , 021 400 6458 or 021 419-4694 on weekdays from 08:00 to 14:30.

Closing date for an objection, comment or representation:

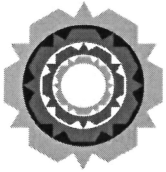
Any objection, comment or representation, with reasons therefor, may be lodged in writing at the office of the abovementioned District Manager (or by using the following e-mail address: comments_objections.tablebay@capetown.gov.za) to be received before or on **20 June 2016**

Further details to accompany any objection, comment or representation:

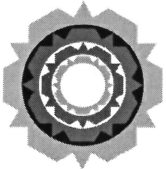
1) The application number and the following details of the person who is submitting the objection, comment or representation: full name, interest in the application, address, contact details and the method by which they may be notified. 2) The reason for the objection, comment or representation, including at least - a) the effect that the application will have on a person or the area; b) any aspect of the application that is considered to be inconsistent with policy, and how.

General:

No late comment or objection will be considered unless the City Manager has agreed in writing. An objection, comment or representation which does not meet the requirements above may be disregarded. 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.



Application premises	ERF 16812 CAPE TOWN		Aansoekperseel
Location address	37 LION STREET		Liggingsadres
Case ID	70263506		Aansoekno
Aansoekbeskrywing en doel			
The application is to construct a new 4 unit four storey block of Flats on the property. The following applications are required:	Die aansoek is om 'n nuwe 4-eenheid vier verdieping woonstelblok op te rig op die eiendom. Die volgende aansoek word vereis:		
1.To rezone the property from General Residential (GR4) to General Residential (GR5).	1.Om die eiendom te hersoneer van algemeenresidensieel (GR4) na algemeenresidensieel (GR5).		
2.Item 41(a): To permit the coverage of a block of Flats to be 76.1%(278.3m ²) in lieu of 60%(219.48m ²).	2.Item 41 (a): Om toe te laat die dekking van 'n woonstelblok op 76,1% (278.3m ²) in plaas van 60% (219,48m ²).		
3.Item 42(e): To permit portions of the building (below 25m in height from base level) to be 0m in lieu of 4.5m from the street boundary (Lion Street).	3.Item 42 (e): Om gedeeltes van die gebou (onder 25m hoog van basisvlak) 0m in plaas van 4.5m van die straatgrens (Lion Street) te wees.		
4.Item 42(e): To permit portions of the building (on the ground the first storeys) to be 2.61m in lieu of 4.5m from the south-eastern common boundary.	4.Item 42 (e): Om gedeeltes van die gebou (op die grond die eerste verdiepings) toe te laat 2.61m in plaas van 4.5m van die suidoostelike gemeenskaplike grens.		
5.Item 42(e): To permit portions of the building (second storey terrace) to be 4.265m in lieu of 4.5m from the south-eastern common boundary.	5.Item 42 (e): Om gedeeltes van die gebou (tweede verdieping balkon) toelaat om 4,265m in plaas van 4,5m van die suidoostelike gemeenskaplike grens wees.		
6.Item 42(e): To permit portions of the building (on the third storey) to be 5.82m in lieu of 6.77m from the south-eastern common boundary.	6.Item 42 (e): Om gedeeltes van die gebou (op die derde verdieping) toe te laat 5,82m in plaas van 6,77m van die suidoostelike gemeenskaplike grens.		
7.Item 42(e): To permit portions of the building (roof terrace balustrade) to be 7.2m in lieu of 7.37m from the south-eastern common boundary.	7.Item 42 (e): Om gedeeltes van die gebou (dakterras balustrade) toe te laat 7,2m in plaas van 7,37m van die suidoostelike gemeenskaplike grens.		
8.Item 42(e): To permit portions of the building (roof terrace screen walls) to be 6.8m in lieu of 8.085m from the south-eastern common boundary.	8.Item 42 (e): Om gedeeltes van die gebou (dakterras skerm mure) toe te laat 6,8m in plaas van 8,085m van die suidoostelike gemeenskaplike grens.		
9.Item 89: City's Approval to construct retaining and other walls, steps, sliding gate and a covered entrance over a public street.	1.Item 89: Stad se goedkeuring om behoud en ander mure, trappe, skuifhek en 'n oordekte ingang oor 'n openbare straat te bou.		
Enabling legislation			
This notice is given in terms of section 82 of the City of Cape Town Municipal Planning By-Law, 2015.	Kennisgewing geskied hiermee ingevolge artikel 82 van die Stad Kaapstad se Verordening op Munisipale Beplanning, 2015.		
Contact details of applicant or owner or agent			
Andrew Pratt Town Planning; andrew@andrewpratt.co.za	Andrew Pratt Town Planning; andrew@andrewpratt.co.za		
Application available for inspection at			
The District Manager, Planning & Building Development Management, 2nd	Die distriksbestuurder, beplanning en bou-ontwikkelingbestuur, 2de verdieping.		



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Floor, Media City, cnr Hertzog Boulevard & Heerengracht, Cape Town	Media City, h.v. Hertzog-boulevard en Heerengracht, Kaapstad
Invitation to submit written comments to	Uitnodiging om skriftelike kommentaar te lewer by
The Director: Planning and Building Development Management, City of Cape Town - Cape Town Region, PO Box 4529, Cape Town 8000 or fax to 021 419-4694 or e-mail to comments_objections.tablebay@capetown.gov.za on or before the closing date, quoting the abovementioned ordinance, reference number and the objector's erf and phone numbers and address. Objections and comments may also be hand-delivered to the abovementioned street address by no later than the closing date. The closing date for the objections and comments is 20 June 2016 .	Die direkteur: beplanning en bou-ontwikkelingsbestuur, Stad Kaapstad - Kaapstadse streek, Posbus 4529, Kaapstad 8000 of faks 021 419-4694, e-pos: comments_objections.tablebay@capetown.gov.za op of voor die sluitingsdatum met vermelding van die bostaande ordonnanisie, verwysingsnommer en die beswaarmaker se erf- en foonnommer en adres. Besware en kommentaar kan ook per hand by die bogenoemde straatadres afgelewer word teen nie later nie as die sluitingsdatum. Die sluitingsdatum vir die besware en kommentaar is 20 Junie 2016 .