



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

C/o Victoria and  
Andries Pretorius Street  
SOMERSET WEST, 7130  
P O Box 19  
SOMERSET WEST, 7129  
Ask for : BRUNHILDE CONRAD / NTSIKI NTUTHA  
Tel No: 021 850-4346  
Fax No: 021 850-4487  
E-mail: comments\_objections.helderberg@capetown.gov.za  
Our Ref : ERF 267 GBY  
Application No : 238696

C/o Victoria and  
Andries Pretorius Street  
SOMERSET WEST, 7130  
P O Box 19  
SOMERSET WEST, 7129

H/v Victoria- en  
Andries Pretoriusstraat  
SOMERSET-WES, 7130  
Posbus 19  
SOMERSET-WES, 7129

ECONOMIC, ENVIRONMENTAL & SPATIAL PLANNING  
Department : Planning & Building Development Management

26 February 2014

Messrs IC@Plan Town Planners  
C Van Zyl  
Postnet Suite 176  
Private Bag X15  
**SOMERSET WEST**  
7129

Sir / Madam

**PROPOSED DEPARTURE FROM THE CAPE TOWN ZONING SCHEME REGULATIONS : ERF 267, BEACH ROAD, GORDON'S BAY**

With reference to your application in the above regard, I have to advise that this matter is currently being advertised in terms of the provisions of the Ordinance 15 of 1985 and the Cape Town Zoning Scheme Regulations.

Written comments / objections against the above matter will be received until 26 March 2014, whereafter a further communication will be directed to you. Please take note of the application number 238696 allocated to your proposal. Kindly quote this number in all future correspondence.

Yours faithfully

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



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

C/o Victoria and  
Andries Pretorius Street  
SOMERSET WEST, 7130  
P O Box 19  
SOMERSET WEST, 7129  
Ask for : BRUNHILDE CONRAD / NTSIKI NTUTHA  
Tel No: 021 850-4346  
Fax No: 021 850-4487  
E-mail: comments\_objections.helderberg@capetown.gov.za  
Our Ref : ERF 267 GBY  
Application No : 238696

C/o Victoria and  
Andries Pretorius Street  
SOMERSET WEST, 7130  
P O Box 19  
SOMERSET WEST, 7129

H/v Victoria- en  
Andries Pretoriusstraat  
SOMERSET-WES, 7130  
Posbus 19  
SOMERSET-WES, 7129

ECONOMIC, ENVIRONMENTAL & SPATIAL PLANNING  
Department : Planning & Building Development Management

26 February 2014

Manor of the Bay Inv Pty  
C/o J D Kirsten Trust  
P O Box 7041  
**NOORDER PAARL**  
7623

#### REGISTERED MAIL / GEREGISTREERDE POS

**Your Erf Number is : Erf 5577, Gordon's Bay**

Dear Sir / Madam

#### PROPOSED DEPARTURE FROM THE CAPE TOWN ZONING SCHEME REGULATIONS : ERF 267, BEACH ROAD, GORDON'S BAY

The Council has received the following planning application for consideration.

#### Location of application property

Beach Road, Gordon's Bay (As per the attached locality plan)

#### Applicant / owner

IC@Plan Town Planners / P W & M I Booyesen

#### Application number

238696

#### Nature of application

The departure from the Cape Town Zoning Scheme Regulations on Erf 267, Beach Road, Gordon's Bay for the :

- Relaxation of the 3,5 m street boundary building line (Beach Road) to 0 m for the construction of a storeroom;
- Relaxation of the 5 m street boundary building line (Beach Road) to 0 m for the extension of the existing garage;
- Relaxation of the 3 m common boundary building line (adjacent to Erf 1709) to 0 m for the abovementioned storeroom;
- Relaxation of the 3 m common boundary building line (adjacent to Erf 268) to 0 m for the abovementioned extensions of the garage;
- Relaxation of the common boundary building line (adjacent to Erf 1709) to 0 m for the extension of the existing patio and construction of a swimming pool;

**U Erfnommer is : Erf 5577, Gordonsbaai**

Geagte Meneer / Dame

#### VOORGESTELDE AFWYKING VAN DIE KAAPSTADSE SONERINGSKEMAREGULASIES: ERF 267, KUSWEG, GORDONSBAAI

Die Raad het onderstaande beplanningsaansoek vir oorweging ontvang.

#### Ligging van aansoekperseel

Kusweg, Gordonsbaai (Soos aangedui op die aangehegde liggingsplan)

#### Aansoeker / eienaar

IC@Plan Stadsbeplanners / P W & M I Booyesen

#### Aansoeknommer

238696

#### Aard van aansoek

Die afwyking van die Kaapstadse Soneringskema-regulasies op Erf 267, Kusweg, Gordonsbaai vir die :

- Verslapping van die 3,5 m straatboulyn (Kusweg) na 0 m vir die oprigting van 'n stoorkamer;
- Verslapping van die 5 m straatgrensboulyn (Kusweg) na 0 m vir die aanbouings van die bestaande motorhuis;
- Verslapping van die 3 m gemeenskaplike grensboulyn (aangrensend aan Erf 1709) na 0 m vir die bogenoemde stoorkamer;
- Verslapping van die 3 m gemeenskaplike grensboulyn (aangrensend aan Erf 268) na 0 m vir die bogenoemde aanbouings aan die motorhuis;
- Verslapping van die gemeenskaplike grensboulyn (aangrensend aan Erf 1709) na 0 m vir die aanbouings aan die bestaande patio en oprigting van 'n swembad;

- Relaxation of the 3 m common boundary building line (adjacent to Erf 1709) to 2,065 m to allow for the extension of the existing balcony of the upper floor.

### Enquiries

The application may be viewed at the Somerset West district office (first floor, municipal offices, cnr/o Victoria Road & Andries Pretorius Street, Somerset West).

Direct enquiries on weekdays between 08:00 and 14:30 to: Brunhilde Conrad / Ntsiki Ntutha, ([Brunhilde.conrad@capetown.gov.za](mailto:Brunhilde.conrad@capetown.gov.za), tel 021 850 4346, fax 021 850 4487, P O Box 19, Somerset West, 7129).

### Comment and/or objection

Direct written comments and/or objections, together with reasons, to:

- the district office (at the abovementioned address, fax nr or postal address), or
- [comments\\_objections.helderberg@capetown.gov.za](mailto:comments_objections.helderberg@capetown.gov.za)

quoting the applicable legislation, application number and premises and your erf, contact phone number and address, together with a copy thereof served on the local Council planning office.

In all instances above the relevant legislation, the application number, your erf number, your address and contact telephone number must be quoted.

If you are unable to submit an objection or comment in writing, make an appointment with an official to assist you during office hours. Comments and/or objections form part of public documents and are forwarded to the applicant for response. Comments or objections received after the closing date may be regarded as invalid and could possibly not be considered.

### Closing date

26 March 2014

### Relevant legislation

This notice is given in terms of Ordinance 15 of 1985 and the Cape Town Zoning Scheme Regulations

- Verslapping van die 3 m gemeenskaplike grensboulyn (aangrensend aan Erf 1709) na 2,065 m om die aanbouings aan die bestaande balkon op die boonste verdieping toe te laat.

### Navrae

Die aansoek kan bestudeer word by die Somerset-Wes-distrikkantoor (eerste vloer, munisipale kantore, h/v Victoriaweg & Andries Pretoriusstraat), Somerset-Wes).

Rig navrae weksdae tussen 08:00 en 14:30 aan : Brunhilde Conrad / Ntsiki Ntutha, ([brunhilde.conrad@capetown.gov.za](mailto:brunhilde.conrad@capetown.gov.za)), Tel 021 850 4346, faks 021 850 4487, Posbus 19, Somerset-Wes, 7129).

### Kommentaar en/of besware

Rig skriftelike kommentaar en/of besware met redes aan:

- die distrikkantoor (by bogenoemde adres, faks nr of posadres), of
- [comments\\_objections.helderberg@capetown.gov.za](mailto:comments_objections.helderberg@capetown.gov.za)

met vermelding van bogenoemde toepaslike wetgewing, die aansoeknommer, sowel as u erf- en kontaktelefoonnommer en adres, tesame met 'n afskrif daarvan gedien op die plaaslike munisipale beplanningskantoor.

In alle gevalle hierbo, meld die betrokke wetgewing, die aansoeknommer, u ernommer, u adres en kontaktelefoonnommer.

As u nie skriftelik beswaar of kommentaar kan lewer nie, kan u 'n afspraak met 'n amptenaar maak om u gedurende kantoorure daarmee te help. Kommentaar en/of besware vorm deel van openbare dokumente en word vir reaksie aan die aansoeker gestuur. Kommentaar of besware wat ná die sluitingsdatum ontvang word, kan as ongeldig beskou word en moontlik nie in ag geneem word nie.

### Sluitingsdatum

26 Maart 2014

### Betrokke wetgewing

Hierdie kennisgewing geskied ingevolge Ordonnansie 15 van 1985 en die Kaapstad Soneringskema-regulasies

**General**

If you are not the owner of the property where this notice was sent to, or not the sole owner, please forward this notice to the relevant owner or owners or bring it to their attention.

**Algemeen**

As u nie die eienaar van die eiendom is waarheen hierdie kennisgewing gestuur is nie, of nie die enigste eienaar is nie, stuur hierdie kennisgewing asseblief na die betrokke eienaar of eenaars of bring dit onder hulle aandag.

Yours faithfully / Die uwe

for **DIRECTOR : PLANNING & BUILDING  
DEVELOPMENT MANAGEMENT**  
nms **DIREKTEUR : BEPLANNING & BOU-  
ONTWIKKELINGSBESTUUR**

***COPY TO : CLLR J Middleton – Copy for your information***

***ERF 267 GBY : SIMILAR LETTER TO :***

268  
I S Faasen  
P O Box 55  
**GORDON'S BAY**  
7151

5577  
Manor on the Bay Inv Pty  
C/o J D Kirsten Trust  
P O Box 7041  
**NOORDER PAARL**  
7623

The Chairperson  
Gordon's Bay Ratepayers Association  
Via Email : [khadfield@icon.co.za](mailto:khadfield@icon.co.za)

The Chairperson  
Gordon's Bay Business Forum  
Via Email : [danmil555@gmail.com](mailto:danmil555@gmail.com)

The Chairperson  
GBY Village Action Group  
Via Email : [barbara@villa-sunsetbeach.co.za](mailto:barbara@villa-sunsetbeach.co.za)