



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

**JLESLIE**  
PRINCIPAL PROFESSIONAL OFFICER

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BLUM010

13 March 2020

Dear Sir/Madam

**PROPOSED REZONING, DEPARTURES, CONSENT, CITY APPROVAL, DELETION OF TITLE DEED CONDITIONS, DELETION OF APPROVAL CONDITIONS, ERF 50339 NEWLANDS, 12 GLENHOF ROAD**

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

**Case ID**  
70475989

**Applicant/owner's details**  
Tommy Brummer Town Planners

**Erf number(s)**  
50339

**Description and physical address**  
12 Glenhof Road, Newlands

**Purpose of the application**

Proposed 27 Bedroom hotel with conference and entertainment facilities, public restaurant and ancillary hotel facilities, requiring the following applications:

1. Application in terms of Section 42(a) of the MPBL: Proposed **rezoning** of the property from Single Residential (SR1) to General Residential (GR2).
2. Application in terms of Section 42(b) of the MPBL: Proposed **departures** from building lines;
  - Item 41 (e) of the DMS to permit the building to be setback 3.5m in lieu of 4.5m from the Wenlock Road Street boundary.
  - Item 137 of the DMS to permit a total of 50 on-site parking bays in lieu of 70 bays.
3. Application in terms of Section 42(i) of the MPBL: **Consent** to permit a hotel in a GR2 zone.
4. Application in terms of Section 42(i) of the MPBL: **City approval** in terms of Item 139(a) of the DMS to permit a shared parking requirement for the restaurant and conference facility.

5. Applications in terms of Sections 42(g) and 42(j) of the MPBL to **delete the following restrictive conditions** and conditions of approval contained in title deed T12442/2015:

*A(i) As being in favour of the registered owner of any Erf therein and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance 33 of 1934:-*

*(a) That this erf be used for residential purposes only.*

*(b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be effected on this erf.*

*(d) That no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms a boundary of this erf. No such building or structure or any portion thereof, except boundary walls, fences or an outbuilding not exceeding 10 ft in height, measuring from the floor to the wall plate and no portion of which is used for human habitation shall be erected nearer than 5 feet to the lateral boundary common to any adjoining erf.*

*A(iii) As being in favour of the City of Cape Town Municipality (formerly Council) of the Municipality of Cape Town)*

*(h) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 5 feet to the pipe-line which crosses this erf.*

#### **Enquiries**

The application may be inspected at the office of the District Manager, at Department: Development Management at Ground Floor, 3 Victoria road Plumstead, 7800 during office hours.

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

Any objection, comment or representation on the proposal must be submitted on the prescribed form with reasons therefor and may be submitted to the following e-mail address: **comments\_objections.southern@capetown.gov.za** or fax **086 202 9985** (or submitted in writing to the office of the abovementioned District Manager) 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>

#### **Closing date for objections, comments or representations**

**20 April 2020**

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 & 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 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.

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.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is indien skriftelik versoek. Stuur die versoek na **comments\_objections.southern@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.southern@capetown.gov.za** kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. R.', written in a cursive style.

**for DIRECTOR: DEVELOPMENT MANAGEMENT**