



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

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Plumstead 8001
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Website: <http://www.capetown.gov.za>
Ref: LUM/00/45680ds
Application Number: 170428

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STRATEGY & PLANNING — Planning & Building Development Management

2010-12-17

REGISTERED MAIL

Elshove & Pryce
Thumeka Tshanyela
P. O. Box 490
RONDEBOSCH
7701

Dear Sir/Madam

APPLICATION FOR REZONING, DEPARTURES & CONSENT: ERF 45680 CAPE TOWN AT RONDEBOSCH, 16 BELMONT ROAD

Your application in the above regard, received on 26 September 2008, refers.

Council's Spatial Planning, Environment & Land Use Management Committee on 10 December 2010 **approved** in terms of Section 16 of the Land Use Planning Ordinance No 15 of 1985, read with Section 42, your application for rezoning of the portion of the above property from General Residential R4 to General Business B1 as indicated on the attached plan no LUM/00/45680 however **refused** your application for departures in terms of Section 15 of the Land Use Planning Ordinance No 15 of 1985 as set out in the attached Annexure A and your application for consent in terms of Section 108 of the City of Cape Town Zoning Scheme Regulations to permit building work within an urban conservation area.

This approval is subject to the conditions set out in attached Annexure.

Kindly note, this rezoning approval will lapse unless all conditions of approval have been complied with and the property is utilised in accordance with the rezoning hereby granted within 2 years of the date of Council's final notification letter, which is to follow in due course. Should it be required, any application for extension of validity of the rezoning approval should be lodged well in advance of lapsing of this approval.

Reasons for the above decision are set out in the attached extract of the departmental report, dated 16 November 2010.

In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the City Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal Authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, should be directed to and received by Pumla Stofile, Executive Committee Services, Private Bag X9181, Cape Town, 8000, or if hand delivered, to 5th floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or if faxed, to 021 418 9009, within 21 days of the date of registration at the Post Office of this notification letter (with such registration day not included in the appeal period, provided that where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter).