

CITY OF CAPE TOWN

NOTICE NO 27/2018 : 6 JULY 2018

PROPOSED REZONING, SUBDIVISION & PERMANENT DEPARTURE : PORTION 29 OF STELLENBOSCH FARM NO 794, CNR/O R102 & N2, SOMERSET WEST

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 Somerset West Administrative Building, Cnr Andries Pretorius and Victoria Streets, Somerset West, 7130

Application number : 70409828

Applicant / Owner's details : Messrs Headland Planners Pty Ltd / Southern Sun otel Interests Pty Ltd

Erf number or erven numbers: Portion 29 of Stellenbosch Farm No 794, Cnr/o R102 and N2, Somerset West

Purpose of the application:

- (a) The rezoning from Open Space Zone 3 to Subdivisional Area Overlay Zone, with underlying rights for General Business 3 Zone, Utility Zone and Open Space Zone 3;
- (b) The subdivision of the property into 5 portions, Portion 1, zoned General Business Zone 3 (approximately 7,6713 ha in extent), for the development of a casino and multiple level parking garage, Portion 2, zoned General Business Zone 3 (approximately 1,2192 ha in extent), for the development of a 120 room hotel, Portion 3, zoned Open Space Zone 3 (approximately 12,3076 ha in extent), Portion 4, zoned Utility Zone (approximately 0,028 ha in extent) and Portion 5, zoned Open Space Zone 3 (approximately 1,2507 ha in extent);
- (c) The permanent departure to permit a combined entrance and exit carriageway crossing of 15,4 m, in lieu of the required 8 m maximum width;
- (d) The permanent departure to enable the ground floor of buildings on portions 1 and 2 of the subdivision, to be raised more than 1,5 m above existing ground level, i.e. between 1,87 m and 2,623 m, in lieu of the required 1,5 m.

Closing date for an objection, comment or representation: Any objection, comment or representation on the proposal, with reasons therefor, may be lodged at the following e-mail address: comments_objections.helderberg@capetown.gov.za or submitted in writing to the office of the Somerset West Administrative Building, Cnr Andries Pretorius and Victoria Streets, Somerset West, 7130 , Tel no 021 444 4619 and Fax no 021 850 4487 on weekdays from 08:00 to 14:30, before or on **6 August 2018**.

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 thereto 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 in 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>.

 26/06/2018