CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

Civic Centre
12 Hertzog Boulevard
Cape Town 8001
P O Box 298
Cape Town 8000
Ask for: Jaco van der Westhuizen
Tel no: 021 400 2565
Fax no: 021 425 6495
E-mail: Jaco.Van_Der_Westhuizen@capetown.gov.za
URL: http://www.capetown.gov.za/
Ref:

Iziko loLuntu
12 Hertzog Boulevard
Cape Town 8001
P O Box 298
Cape Town 8000
Cela: Jaco van der Westhuizen
Umnxeba: 021 400 2565
iFeksi: 021 425 6495
iE-mail: Jaco.Van_Der_Westhuizen@capetown.gov.za
iURL: http://www.capetown.gov.za/
iRef:

Burgersentrum
Hertzog Boulevard 12
Kaapstad 8001
Posbus 298
Kaapstad 8000
Vra vir: Jaco van der Westhuizen
Tel no: 021 400 2565
Faks no: 021 425 6495
E-pos: Jaco.Van_Der_Westhuizen@capetown.gov.za
URL: http://www.capetown.gov.za/
Verw:

STRATEGY & PLANNING
Department: Planning & Building Development Management

March 2010

Dear Sir / Madam

PROPOSED NEW CAPE TOWN ZONING SCHEME (CTZS)
PUBLIC CONSULTATION PROCESS IN RESPECT OF FINAL DRAFT

A final draft of the Cape Town Zoning Scheme (CTZS) has been released for public comment. Being the final opportunity before the draft CTZS regulations are tabled at the City's Planning & Environment Portfolio Committee and then forwarded to the Provincial MEC for formal approval, comment from interested and affected parties are invited during the period commencing 19 March 2010 until 30 April 2010. Parties who commented on the CTZS before should note that a number of changes have been made to the fourth draft that was advertised in 2008.

A zoning scheme is a legal document and form of legislation that, together with other relevant laws, sets development rules and restrictions to control land use and development of immovable property. Affecting all property owners in the City of Cape Town's area of jurisdiction, the CTZS will determine and control land usage on individual properties (such as those zoned for single residential or business purposes) and stipulate development rules (such as building lines, site coverage, building height etc) applicable to such properties.

Considered one of the City's most important strategic planning interventions, the CTZS process to unify the City's current 27 existing zoning schemes into a single zoning scheme closely links with the current parallel district spatial planning process. While the spatial plans would guide the desired future urban form and structure of the city, the CTZS will determine land use rights and provide for control over the exercising of such land use and development rights.

The CTZS regulations document with appendix and executive summary may be down loaded from www.capetown.gov.za or may be forwarded by email upon request to lums@capetown.gov.za. In addition, hard copies may be viewed at all Subcouncil offices, district planning offices and public libraries. Zoning maps indicating the current zone and the proposed converted zone of properties may be viewed at the various district planning offices. For individual erven, the existing and proposed zoning of properties may also be looked up via a zoning viewer accessed through the City`s abovementioned website.

The physical address of the department's various district planning offices are as follows:

District planning office name	Physical address
Table Bay	Second floor, Media City building, cnr Adderley Street & Hertzog Boulevard, Cape Town
Blaauwberg	Ground floor, Milpark building, cnr Ixia Street & Koeberg Road, Milnerton
Northern	First floor, Municipal offices, Brighton Road, Kraaifontein
Tygerberg	Third floor, Civic centre, cnr Voortrekker Road & Tallent Street, Parow
Eastern	First floor, Municipal offices, cnr Andries Pretorius & Victoria Streets, Somerset West
Mitchell's Plain / Khayelitsha	Ground floor, E-block, Stocks & Stocks complex, Ntlazane Road, Ilitha Park, Khayelitsha
Cape Flats	Ground floor, Ledger House, cnr Aden Avenue & George Street, Athlone
Southern	First floor, Municipal offices, cnr Main and Victoria Roads, Plumstead

Comments on the final draft CTZS regulations may be submitted on or before 30 April 2010 in writing as follow:

- by post to Project Manager, CTZS Operational office, PO Box 298, Cape Town, 8000;
- by hand to any Subcouncil office (For attention : CTZS Operational office), district planning office or the CTZS Operational office, 16th Floor, Tower block, Civic Centre, Cape Town;
- by fax to 021 425 4327; or
- by email to lums@capetown.gov.za.

Verbal or any other submission will only be accepted if special prior arrangements have been made with the relevant district planning office. A single public hearing is also being arranged for 15 April 2010, in respect of which parties wishing to make a submission may register by phoning 021 400 2399 prior to 9 April 2010.

Comments submitted within the time period mentioned above will be considered by the CTZS Steering Committee whereafter it will be submitted to the City's Planning & Environment Portfolio Committee for consideration, subsequent to which the final draft regulations will be forwarded to the provincial minister for approval.

This notice is also available in the other official languages on request.

Yours faithfully

Jaco van der Westhuizen
for **DIRECTOR : PLANNING & BUILDING DEVELOPMENT MANAGEMENT**

CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

Civic Centre
12 Hertzog Boulevard
Cape Town 8001
P O Box 298
Cape Town 8000
Ask for: Jaco van der Westhuizen
Tel no: 021 400 2565
Fax no: 021 425 6495
E-mail: Jaco.Van_Der_Westhuizen@capetown.gov.za
URL: http://www.capetown.gov.za/
Ref:

Iziko IoLuntu
12 Hertzog Boulevard
Cape Town 8001
P O Box 298
Cape Town 8000
Cela: Jaco van der Westhuizen
Umnxeba: 021 400 2565
iFeksi: 021 425 6495
iE-mail: Jaco.Van_Der_Westhuizen@capetown.gov.za
iURL: http://www.capetown.gov.za/
iRef:

Burgersentrum
Hertzog Boulevard 12
Kaapstad 8001
Posbus 298
Kaapstad 8000
Vra vir: Jaco van der Westhuizen
Tel no: 021 400 2565
Faks no: 021 425 6495
E-pos: Jaco.Van_Der_Westhuizen@capetown.gov.za
URL: http://www.capetown.gov.za/
Verw:

STRATEGIE EN BEPLANNING
Departement: Beplanning- & Gebou-ontwikkelingbestuur

Maart 2010

Geagte Meneer / Dame

VOORGESTELDE NUWE KAAPSTAD SONERINGSKEMA (KSS)
OPENBARE KONSULTASIE TEN OPSIGTE VAN FINALE KONSEPDOKUMENT

‘n Finale konsepdokument van die Kaapstadse Soneringskema (KSS) is vir openbare kommentaar vrygestel. Aangesien dit nou die laaste geleentheid is voordat die KSS-konsepregulasies aan die Stad se portefeuljekomitee oor Beplanning en Omgewing voorgelê word, kan belangstellende en belanghebbende partye tussen 19 Maart 2010 en 30 April 2010 kommentaar lewer. Diegene wat vantevore op die KSS kommentaar gelewer het, moet daarop let dat verskeie veranderinge aangebring is sedert die vierde konsep wat in 2008 geadverteer is.

‘n Soneringskema is ‘n regsdokument en vorm van wetgewing wat, tesame met ander relevante wette, ontwikkelingreëls en –beperkings vasstel om beheer oor grondgebruik en ontwikkeling van onroerende eiendom uit te oefen. Alle eiendomseienaars in die Stad Kaapstad se regsgebied word hierdeur geraak. Die KSS sal die grondgebruik op individuele eiendomme (soos dié wat vir enkelresidensiële of sakedoeleindes gesoneer is) bepaal en beheer en ontwikkelingsreëls (soos boulyne, terreindekking, bouhoogte, ens) stipuleer wat op hierdie eiendomme van toepassing is.

Beskou as een van die Stad se belangrikste strategiese beplanningsintervensies, sluit die KSS-proses wat die Stad se 27 bestaande soneringskemas in een enkele soneringskema verenig, nou aan by die huidige parallelle distrik-ruimtelikebeplanningsproses. Terwyl die ruimtelike planne die gewenste toekomstige stedelike vorm en struktuur van die stad sal rig, sal die KSS grondgebruikregte bepaal en voorsiening maak vir beheer oor die uitoefening van sodanige grondgebruik- en ontwikkelingsregte.

Die KSS-regulasiedokument met bylae en uitvoerende opsomming is beskikbaar op www.capetown.gov.za of kan op versoek aan lums@capetown.gov.za per e-pos aangestuur word. Daarbenewens kan harde kopieë by alle subraadskantore, distrikbeplanningskantore en openbare biblioteke besigtig word. Soneringskaarte waarop die huidige sonering, sowel as die voorgestelde omskepte sonering van eiendomme aangedui word, is beskikbaar vir besigtiging by die onderskeie distrikbeplanningskantore. In die geval van individuele erwe, kan die bestaande en voorgestelde nuwe sonering daarvan deur middel van ‘n soneringsportaal op die Stad se webwerf hierbo genoem besigtig word.

Die straatadresse van die departement se onderskeie distrikbeplanningskantore is soos volg:

Naam van distrikbeplanningskantoor	Fisper pese adres
Tabfelbaai	Tweede verdieping, Media City-gebou, h.v. Adderleystraat en Hertzog-boulevard, Kaapstad
Blaauwberg	Grondvloer, Milpark-gebou, h.v. Ixiastraat en Koebergweg, Milnerton
Noordelik	Eerste verdieping, Munisipale kantore, Brightonweg, Kraaifontein
Tygerberg	Derde verdieping, Burgersentrum, h.v. Voortrekkerweg en Tallentstraat, Parow
Oostelik	Eerste verdieping, Munisipale kantore, h.v. Andries Pretorius- en Victoriastraat, Somerset-Wes
Mitchells Plain / Khayelitsha	Grondvloer, E-blok, Stocks & Stocks-kompleks, Ntlazaneweg, Ilitha Park, Khayelitsha
Kaapse Vlakte	Grondvloer, Ledger Huis, h.v. Adenlaan en Georgestraat, Athlone
Suidelik	Eerste verdieping, Munisipale kantore, h.v. Hoof- en Victoriaweg, Plumstead

Kommentaar oor die finale konsepregulasies vir die KSS kan voor of op 30 April 2010 soos volg skriftelik ingedien word:

- per pos aan die Projekbestuurder, KSS-bedryfskantoor, Posbus 298, Kaapstad 8000;
- per hand afgelewer by enige Subraadskantoor (Vir aandag: KSS-bedryfskantoor), Distrikbeplanningskantoor of die KSS-bedryfskantoor, 16de verdieping, Toringblok, Burgersentrum, Kaapstad;
- per faks na 021 425 4327; of
- per e-pos aan lums@capetown.gov.za.

Mondelinge of enige ander voorleggings sal slegs aanvaar word indien daar vooraf met die betrokke distrikbeplanningskantoor reëlings getref is. ‘n Enkele openbare aanhoorsessie word ook vir 15 April 2010 gereël, en diegene wat ‘n vertoog by sodanige geleentheid wil lewer, kan registreer deur 021 400 2399 voor 9 April 2010 te skakel.

Kommentaar wat binne die bostaande tydperk ingedien word, sal deur die KSS-Projekbestuurskomitee oorweeg word waarna dit ter oorweging aan die Stad se Portefeuljekomitee oor Beplanning en Omgewing voorgelê sal word. Hierna sal die finale konsepregulasies vir goedkeuring aan die provinsiale minister gestuur word.

Hierdie kennisgewing is ook op versoek in die ander amptelike tale beskikbaar.

Die uwe

Jaco van der Westhuizen
nms **DIREKTEUR : BEPLANNING- EN GEBOU-ONTWIKKELINGSBESTUUR**

THIS CITY WORKS FOR YOU ESI SIXEKO SISEBENZELA WENA HIERDIE STAD WERK VIR JOU

CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

Civic Centre
12 Hertzog Boulevard
Cape Town 8001
P O Box 298
Cape Town 8000
Ask for: Jaco van der Westhuizen
Tel no: 021 400 2565
Fax no: 021 425 6495
E-mail: Jaco.Van_Der_Westhuizen@capetown.gov.za
URL: http://www.capetown.gov.za/
Ref:

Iziko loLuntu
12 Hertzog Boulevard
Cape Town 8001
P O Box 298
Cape Town 8000
Cela: Jaco van der Westhuizen
Umnxeba: 021 400 2565
iFeksi: 021 425 6495
iE-mail: Jaco.Van_Der_Westhuizen@capetown.gov.za
iURL: http://www.capetown.gov.za/
iRef:

Burgersentrum
Hertzog Boulevard 12
Kaapstad 8001
Posbus 298
Kaapstad 8000
Vra vir: Jaco van der Westhuizen
Tel no: 021 400 2565
Faks no: 021 425 6495
E-pos: Jaco.Van_Der_Westhuizen@capetown.gov.za
URL: http://www.capetown.gov.za/
Verw:

U C W A N G C I S O - B U C H U L E   N O C W A N G C I S O
ISebe: UCwangciso noLawulo kuPhuhliso lweZakhiwo

Matshi 2010

Mnumzana / Nkosikazi obekekileyo

ISIPHAKAMISO SENKQUBO ENTSHA YOKUCANDWA KOMHLABA EKAPA
INKQUBO YOBANDAKANYO LOLUNTU NGOKUPHATHELENE NOYILO LOKUGQIBELA

Sele lukhutshiwe uyilo lokugqibela lweNkqubo yokuCandwa komhlaba eKapa ukuze uluntu luvakalise izimvo zalo. Njengoko eli ilithuba lokugqibela phambi kokuba uyilo lwemiqathango ye-CTZS yandlwalwe kwiKomiti yeMicimbi yeSebe loCwangciso lwesiXeko nokuSingqongileyo ze idluliselwe kuMphathiswa wePhondo ukuze luphunyezwe ngokusesikweni, kumenywa izimvo zamaqela achaphazelekayo nanomdla ngexesha eliqala ngomhla we-19 Matshi 2010 de ibe ngowama-30 Epreli 2010. Amaqela anomdla athi avakalisa izimvo zawo kwi-CTZS ngaphambili makaqwalasele ukuba kwenziwe iqela leenguqu kuyilo lwesine olwathi lwabhengezwa ngo-2008.

Inkqubo yokucandwa komhlaba luxwebhu olusemthethweni yaye luhlobo lomthetho oluthi, ndawonye neminye imithetho efanelekileyo, imisela imigaqo yophuhliso nezithintelo ngenjongo yokulawula usetyenziso-mhlaba nophuhliso lweepropati ezingenakususwa. Le nkqubo ichaphazela bonke abanini-propati kummandla wolawulo lwesiXeko sasekapa, inkqubo ye-CTZS iza kumilea yaye ilawule indlela osetyenziswa ngayo umhlaba kwiipropati ezizodwa (ezifana nezi zicandelwe iinjongo zendawo zokuhlala ezinesiza esinye okanye zeenjongo zoshishino) yaye iza kumisela imigaqo yophuhliso (efana nemida yezakhiwo, ubungakanani benxiwa, umphakamo wesakhiwo, njl, njl) emele ukusetyenziswa kwezo propati.

Njengoko le nkqubo ithatyathwa njengesinye sezicwangciso-buchule ezibalulekileyo zesiXeko, inkqubo ye-CTZS imiselwe ukudibanisa iinkqubo zokucandwa komhlaba zesiXeko ezingama-27 ezikhoyo zibe yinkqubo enye yokucandwa komhlaba nesebenzisana nkcakasana nenkqubo ekhoyo yocwangciso lwemihlaba yesithili. Ngeli xesha izicwangciso zemihlaba ziza kukhokela ubume obunqwenelekayo bedolophu kwixesha elizayo kunye nesakheko sesixeko, inkqubo ye-CTZS iza kumisela amalungelo osetyenziso-mhlaba yaye ibonelele ngemigaqo yolawulo ekusetyenzisweni kwalo malungelo osetyenziso-mhlaba nawophuhliso.

Uxwebhu lwemiqathango yenkqubo ye-CTZS olunesihlomelo nesishwankathelo saso luyafumaneka kwiwebhusayithi yesixeko kule dilesi www.capetown.gov.za okanye zithunyelwe nge-imeyile xa ziceliwe ku-lums@capetown.gov.za. Ngaphezulu, ziyafumaneka iikopi ezingamaxwebhu kuzo zonke ii-ofizi zamaBhungana, kwii-ofisi zocwangciso lwesithili nakumathala eencwadi oluntu. Iimephu zocando lwemihlaba ezibonisa izowuni ekuyo ipropati kunye nezowuni ephakanyiselwe ukutshintshelwa kuyo lo propati zingajongwa kwii-ofisi zocwangciso zezithili ezohlukeneyo. Ngeziza

ezizimeleyo, unakho ukujonga imeko yokucandwa kwepropati ekhoyo nephakanyisiweyo usebenzisa inkqubo yokujonga ucando lwemihlaba efumaneka kule webhusayithi yesiXeko ikhankanywe ngasentla.

Iidilesi zendawo zee-ofisi zocwangciso zesithli zamasebe ohlukeneyo zezi zilandelayo:

Igama le-ofisi yocwangciso yeSithili	Idilesi yendawo
Table Bay	Umgangatho wesibini, isakhiwo iMedia City, kwikona ye-Adderley Street ne-Hertzog Boulevard, eKapa
Blaauwberg	Umgangatho osezantsi, isakhiwo iMilpark, kwikona ye-Ixia Street ne-Koeberg Road, eMilnerton
Northern	Umgangatho wokuqala, ii-ofisi zikamasipala, Brighton Road, eKraaifontein
Tygerberg	Umgangatho wesithathu, iZiko leeNkonzo zoLuntu, kwikona ye-Voortrekker Road ne-Tallent Street, Parow
Eastern	Umgangatho wokuqala, ii-ofisi zikaMasipala, kwikona ye-Andries Pretorius ne-Victoria Streets, eSomerset West
Mitchell's Plain / Khayelitsha	Umgangatho osezantsi, E-block, Stocks & Stocks complex, Ntlazane Road, Ilitha Park, eKhayelitsha
Cape Flats	Umgangatho osezantsi, Ledger House, kwikona ye-Aden Avenue ne-George Street, e-Athlone
Southern	Umgangatho wokuqala, ii-ofisi zikamasipala, kwikona ye-Main ne-Victoria Roads, ePlumstead

Izimvo ngoyilo lokugqibela lwemiqathango ye-CTZS mazingeniswe ngomhla okanye phambi kowama-30 Epreli 2010 ngembalelwano ngolu hlobo:

- ngeposi kuMphathi weProjekthi, CTZS Operational office, PO Box 298, Cape Town, 8000;
- zingeniswe buqu kuyo nayiphi i-ofisi yeBhungana (Maziqwalaselwe : CTZS Operational office), i-ofisi yocwangciso yesithili okanye kwi-ofisi eyi-CTZS Operational office, uMgangatho we-16, eTower block, iZiko leeNkonzo zoLuntu, eKapa;
- ngefeksi kule nombolo: 021 425 4327; okanye
- nge-imeyile kule dilesi lums@capetown.gov.za

Izimvo zomlomo okanye ezingeniswe ngolunye uhlobo ziya kwamkelwa kuphela xa kwenziwe amalungiselelo oku kwangaphambili ne-ofisi efanelekileyo yocwangciso yesithili. Kwenziwa amalungiselelo okuchotshelwa kweseshoni enye yovakaliso-zimvo zoluntu ngomhla we-15 Epreli 2010, yaye abantu abanqwenela ukungenisa izimvo zabo mababhaliswe ngokuthi batsalele umnxeba kule nombolo 021 400 2399 phambo komhla woku-9 Epreli 2010.

Izimvo ezingeniswe ngexesha elikhankanywe ngasentla apha ziya kuqwalaselwa yiKomiti eLawulayo ye-CTZS ze emva koko zingeniswe kwiKomiti yeMicimbi yesebe loCwangciso nokuSingqongileyo yesiXeko ukuze ziqwalaselwe, nekuya kulandela ukuba uyilo lokugqibela lwemiqathango luya kudluliselwa kuMphathiswa ukuze luphunyezwe.

Esi saziso sikwafumaneka nangezinye iilwimi ezisemthethweni xa siceliwe.

Ozithobileyo

Jaco van der Westhuizen
egameni **LOMLAWULI : UCWANGCISO NOLAWULU KUPHUHLISO LWEZAKHIWO**