



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

Paulita Rhoda
Technical Assistant

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To whom it may concern

ZONING SCHEME EXTRACT **City of Cape Town Municipal Planning By-Law, 2015**

On the date reflected above, Council's records indicated the property listed below to be zoned for the following purposes:

Property description	ERF 13601, BELLVILLE
Physical address	21 LA BELLE ROAD, STIKLAND INDUSTRIA
Base zoning	OPEN SPACE ZONING
Subzoning	OS 2: PUBLIC OPEN SPACE
Overlay zoning (if applicable)	NONE
Primary land uses permitted	Public open space, environmental conservation use, minor freestanding base telecommunication station and minor rooftop base telecommunication station
Other previously approved use rights (if any)	Refer to attached land use approval, which limits the use of the property for Cemetery purposes.
Road widening / new road schemes (if any)	NONE

The following must be noted when reading the zoning extract:

- The above zoning is subject to various development parameters and land use restrictions which are contained in the Development Management Scheme, a copy of which is either attached or available on request at your nearest district planning office.
- This document is provided for information purposes only.
- It is further noted that the above information doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions, departures or may not reflect lapsing of approvals. The reader is advised to also check the records of any other previous approvals, consents, exclusions, departures granted from the zoning scheme regulations or current Development Management Scheme or whether an approval not exercised has lapsed as well as the title deed for other restrictions that might impact on the development of the property.
- Use of the property in accordance with the above specified zoning does not exempt the owner/occupier from compliance with any other legal or statutory requirement affecting the property.

Yours faithfully

for **DIRECTOR : DEVELOPMENT MANAGEMENT**



CITY OF CAPE TOWN
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PLANNING AND BUILDING DEVELOPMENT
MANAGEMENT

SUNA VAN GEND
Senior Professional Officer

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E: suna.vangend@capetown.gov.za
Case ID: 70240816

LUM012

05 August 2015

INTERNAL MAIL
REGISTERED MAIL



Ms. S Bryce
Cemetery Department: City Parks
Civic Centre
12 Hertzog Boulevard
CAPE TOWN
8000

Dear Madam

**ERF 13601, BELLVILLE, 21 LA BELLE ROAD, STIKLAND INDUSTRIA, PROPOSED APPLICATION FOR:
Application Subdivision and Consent Use**

Your application with reference 70240816 in the above regard, received on 17 April 2015 refers.

The delegated authority on 4 August 2015 **approved** in terms of Section 25 of the Land Use Planning Ordinance, No 15 of 1985, read with Section 42 thereof and Section 2.3.1 of the City of Cape Town Zoning Scheme, your application for

Subdivision of the above property into 2 portions in accordance with the **attached** subdivision plan attached as Annexure B, which bears Council's stamp dated 4 August 2015 and

Consent use for cemetery purposes.

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

Kindly note, this subdivision approval will lapse unless all conditions of approval have been complied with and separate registration of at least one erf therein is effected in the Deeds Registry within 5 years 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 subdivision approval should be lodged well in advance of lapsing of this approval.

and

Kindly note, this consent use approval will lapse if not exercised within a period of 2 years from the date of Council's final notification letter, which is to follow in due course.

Kindly also note where applicable, the above approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No

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103 of 1977 and that building work may therefore only commence once such plans are formally passed.

Kindly note, you are advised in terms of Section 5 of the Promotion of Administrative Justice Act, No 3 of 2000 that you are entitled to request in writing reasons for the above decision.

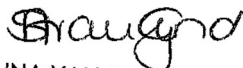
In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the City Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity 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 Melanie Cloete, Legal Services, Private Bag X9181, Cape Town, 8000, or if hand delivered, to 20th floor, Tower Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or if faxed, to 021 400 5963, or by email, melanie.cloete@capetown.gov.za, **within 21 days** of the date of registration at the Post Office where this notification letter was posted (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). Where this letter is collected by hand, the above appeal period will be similarly calculated from the next day after collection. Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority.

Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted in the normal manner, as only the above decision can be appealed at this stage.

Should you take up this right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, kindly complete the **attached** questionnaire and submit it together with your appeal. Also note, appellants are not permitted to canvass the City Manager or members of Council's Planning and General Appeals Committee before or after the matter is heard.

Kindly note the above Council decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



SUNA VAN GEND

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

cc Surveyor General
Director: Valuations
Snr GIS technician

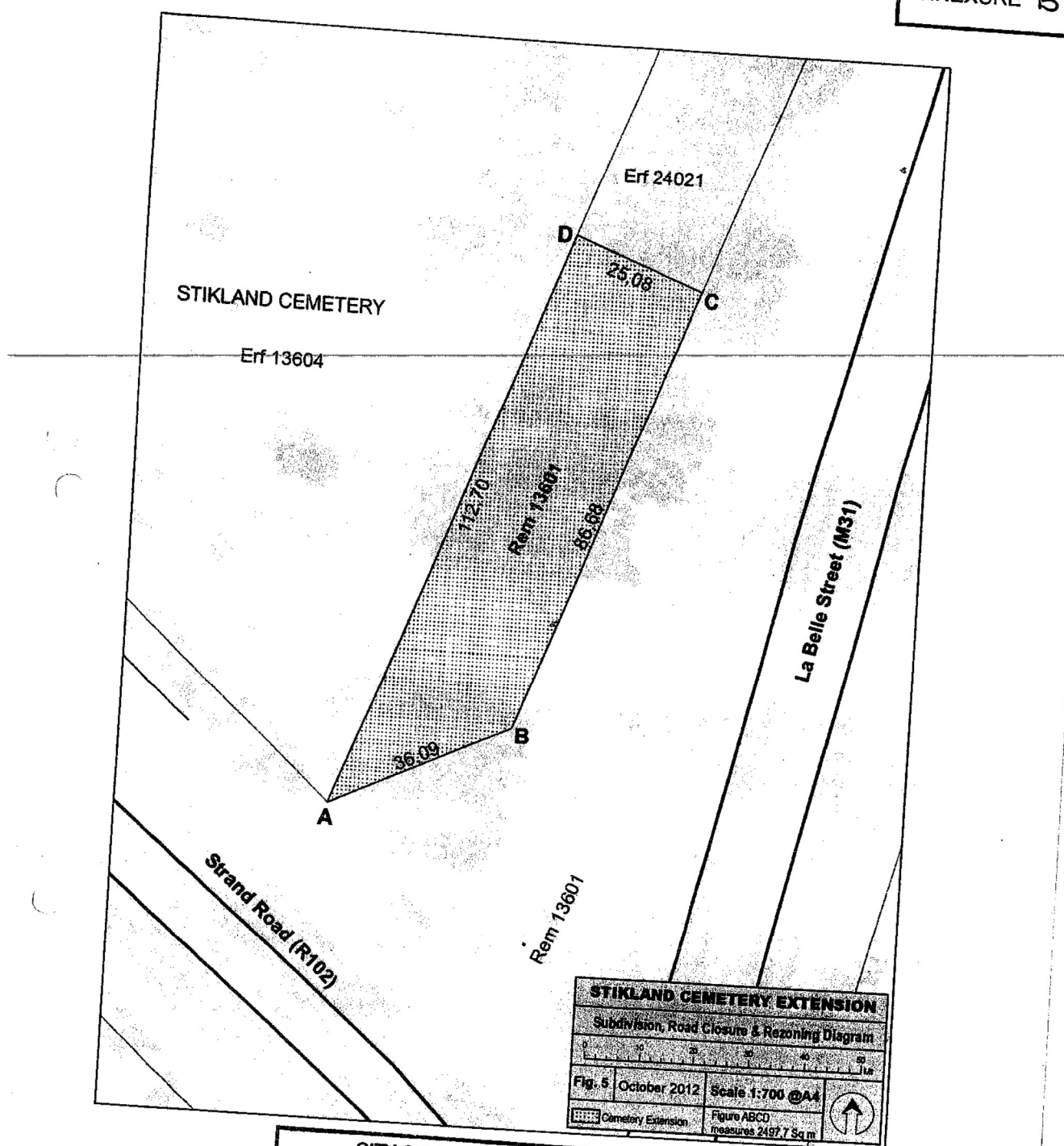
TO BE COMPLETED BY APPLICANT / OWNER

DECLARATION

I, (full name), properly authorised in such respect, herewith wish to acknowledge receipt of this decision letter. I confirm that I accept the decision, conditions of approval and requirements provided therein and do not wish to appeal against this outcome in terms of the Local Government Systems Act, Act 32 of 2000. As such, I thus hereby relinquish any further

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CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no. 70240816

This subdivision plan has been approved in terms of Section 25(1) of Ordinance 15 of 1985, subject to conditions as per decision letter dated file reference TE 18/6/11

attached hereto.

[Signature]
Delegatee

4/8/2015
Date

$$40|5|2$$

ANNEXURE A

File reference: TE 18/6/1/40/5/2
Application no: 70240816

In this Annexure

"Council" means the City of Cape Town,
"Owner" means the registered owner of the property,
"the property" means Erf 13601, Bellville
"scheme regulations" has the meaning assigned thereto in Ordinance 15 of 1985.

**CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING
ORDINANCE, NO 15 OF 1985**

Land Use Management

1. That the portion of the Remainder of Erf 13601, Bellville and Erf 24201, Bellville must be consolidated and registered as such in the Deed's office.
2. That this portion of the Remainder of Erf 13601, Bellville may only be utilised for Cemetery purposes.
3. That the portion of the Remainder of Erf 13601, Bellville as depicted on the Subdivisional Plan, attached as Annexure B, be zoned Open Space Zone 2 (OS2).
4. That the affected public road be closed as indicated on the Subdivision Plan, prior to subdivision clearance.

TCT: Asset and Maintenance

5. That the applicant verifies the position of civil services, prior to construction.
6. That no structures be constructed over the municipal services.
7. That the area be accessible to Council to maintain any affected services.
8. That the applicable area not be fenced in by solid walls in order to accommodate overland stormwater flow.

Electricity Services

9. That any alterations or deviations to electricity services necessary as a consequence of this proposal will be carried out at the applicant's cost.
10. Electrical infrastructure may exist on the property. A wayleave shall be obtained from the Electricity Services Department before any excavation work may commence.

General

11. That the applicant shall comply with Council's Essential and Standard Administrative requirements pertaining to subdivision.

erf 13601s1 (Dec 2010)