



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

DEVELOPMENT MANAGEMENT

Lizanne Emkie
Assistant Professional Officer

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BLUM010

19 June 2026

«NAME»
«ADDRESS»
«CITY»
«POSTAL_CODE»

YOUR ERF NUMBER: «ERF_NUMBER»

APPLICATION FOR REZONING, SUBDIVISION, APPROVAL OF SITE DEVELOPMENT PLAN AND VARIOUS PERMANENT DEPARTURES FOR ERF 20871 BELLVILLE

This notice has been sent to you as owner of the erf stated above, Ward Councillor for the area, Representative Councillor for the area, Registered Community Organisation, Chairperson of the Body Corporate.

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

Case ID

1500156245

Applicant/owner's details

Dirk Kristian Larsen / Westco Prop (Pty) Ltd

Erf number(s)

20871

Description and physical address

25 Bourgogne Street, Oakglen

Purpose of the application

Application for rezoning from Residential Zoning (R1) to General Residential Zoning (GR2) to permit 5 double storey residential units consisting of 4 units per block (20 in total) on the property. The approval of the proposed Site Development Plan (SDP) as well as the Landscaping Plan includes the following permanent departures:

- Relaxation of Street building line (Spolander Street) to 3.0m in lieu of 4.5m.
- Relaxation of Street building line (Bourgogne Street) to 3.0m in lieu of 4.5m.
- Relaxation of Street building line (Feldhausen Avenue) to 2.8m in lieu of 4.5m.
- C/O Spolander Street and Feldhausen Avenue to be 1.712m in lieu of 4.5m; and
- C/O Feldhausen Avenue and Bourgogne Street to be 1.709m in lieu of 4.5m.

Application also includes the registration of a services servitude on the property.

Enquiries

The application may be inspected during public counter operating hours (08:00 - 14:30 Mondays to Fridays) at the relevant District Office. Should you wish to arrange an appointment with a specific case officer or to discuss a specific aspect relating to an application, such request can be submitted via the following email:

Tygerberg.hub@capetown.gov.za

Objections, comments or representations

Any objection, comment or representation about the proposal **must be submitted on the prescribed form** with reasons therefor and may be submitted to the following email address:

comments_objections.tygerberg@capetown.gov.za

PAROW MUNICIPAL OFFICE

CNR VOORTREKKER AND TALLENT ROADS, PAROW, 7500

www.capetown.gov.za

or submitted in writing to the office of the abovementioned District Office 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 July 2026

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 and/or 83 and/or 85 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 a response.

Any person who cannot write, may come to the district office mentioned above during office hours where they will be assisted with transcribing any comment or objection and the reasons therefor. Please arrange an appointment with the District hub mentioned above.

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.

Please note that in terms of section 85 of the City of Cape Town's Municipal Planning By-law, 2015, where there is a sectional title development constituted under the Sectional Titles Act, notification to the Body Corporate concerned is deemed to be notification to all owners in that sectional title development. In such case, the Chairperson of the Body Corporate must ensure that all owners in the sectional title development are notified.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook op skriftelike versoek in Afrikaans of Xhosa beskikbaar is. Stuur die versoek na comments_objections.tygerberg@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokwecandelo 82(4) loMthetho kaMasipala woCwangciso lukaMasipala weSixeko saseKapa, wango-2015, esi saziso siyafumaneka ngesiXhosa nange-Afrikansi ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.tygerberg@capetown.gov.za kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.

Yours faithfully



for **DIRECTOR: DEVELOPMENT MANAGEMENT**

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Making progress possible. Together.