



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

Case ID 1500119754

**Erf 8808, 27 Supply Street,
Eersterriver**

Development Management

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APPLICATION FOR REZONING AND DEPARTURES

27 SUPPLY ROAD, EERSTERIVER

Abstract

APPLICATION FOR REZONING FROM GENRAL RESIDENTIAL 1 TO
GENERAL RESIDENTIAL 2

JOBEN CONSULTING (PTY) LTD

TABLE OF CONTENTS

- 1. INTRODUCTION**
- 2. GENERAL INFORMATION**
- 3. LOCALITY**
- 4. CURRENT AND SURROUNDING LAND USE AND ZONING MAP**
- 5. CURRENT LAND USE RIGHT**
PROPOSED LAND USE RIGHT
- 6. ACCESS**
- 7. SCALE AND EXTENT**
- 8. OPERATIONAL MANAGEMENT**
- 9. NOISE IMPACT AND SECURITY**
- 10. HOURS OF OPERATION**
- 11. PARKING**
- 12. ENGINEERING SERVICES**
- 13. MOTIVATION**
 - 13.1 Need for the application**
 - 13.2 Need for the development**
- 14. EXISTING POLICY FRAMEWORKS**
- 15. CONSISTENCY WITH SPATIAL POLICY DIRECTIVES**
- 16. VISUAL & AESTHETIC IMPACT**
- 17. EXISTING RIGHTS**
- 18. CONSISTENCY WITH THE SURROUNDING AREA**
- 19. SOCIO-ECONOMIC IMPACT**
- 20. URBAN INTEGRATION**
- 21. PROVISION OF A COMMUNITY SERVICE**
- 22. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**
- 23. Municipal Spatial Development Framework, 2017**
- 24. CONCLUSION**

(II) ANNEXURES

ANNEXURE A. Application Form

ANNEXURE B. Power of Attorney

ANNEXURE C. Copy Title Deed

(III) PLANS

PLAN 1. Locality Plan

PLAN 2. Land Use Plan

PLAN 3. Site Development Plan

(IV) TABLE OF FIGURES

FIGURE 1. Surrounding Properties and Land Uses

FIGURE 2. Policies Applicable to Proposed Development

FIGURE 3. Extract from the District SDF

1. INTRODUCTION

JOBEN Consulting (Pty) Ltd has been appointed by the owner of Erf 8808 No 27 Supply Road, Eersteriver (hereafter referred to as the "subject property"), to apply on their behalf in terms of Section 42 (a) for Rezoning of the City of Cape Town Municipal By-law, 2015 from General Residential 1 to General Residential 2 in order to erect Flats (5 units) at the rear and on top of the existing dwelling respectively.

The report provides relevant information in support of the application and addresses the need and desirability for the proposed use.

2. THE APPLICATION

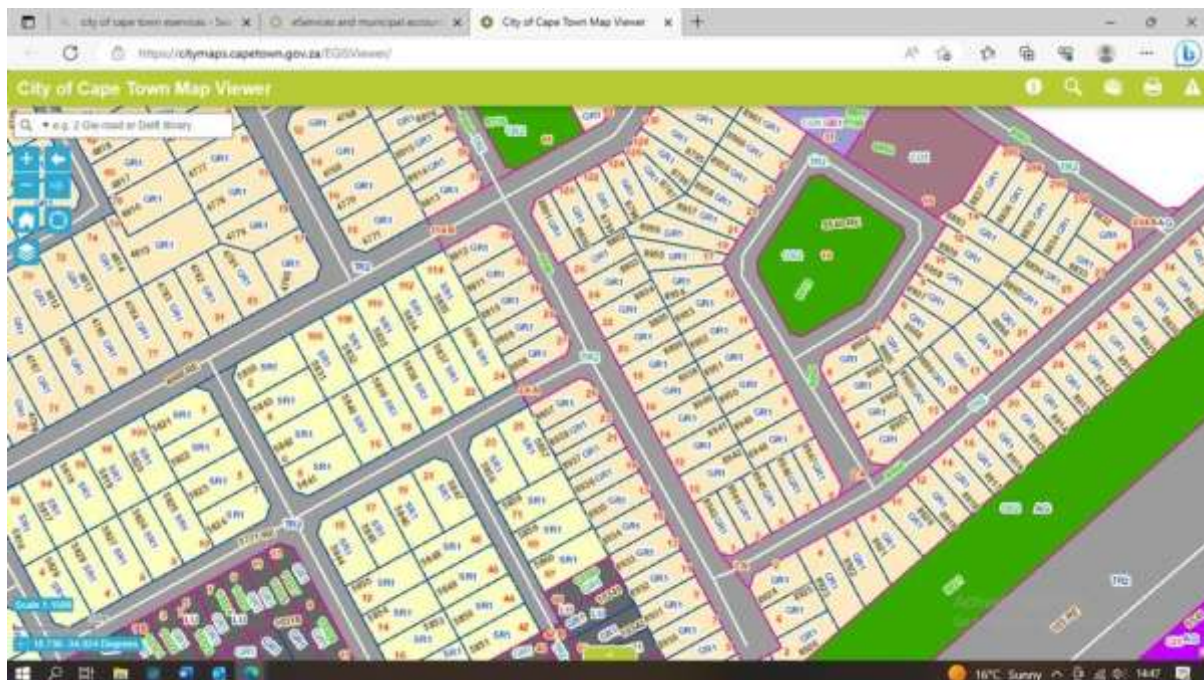
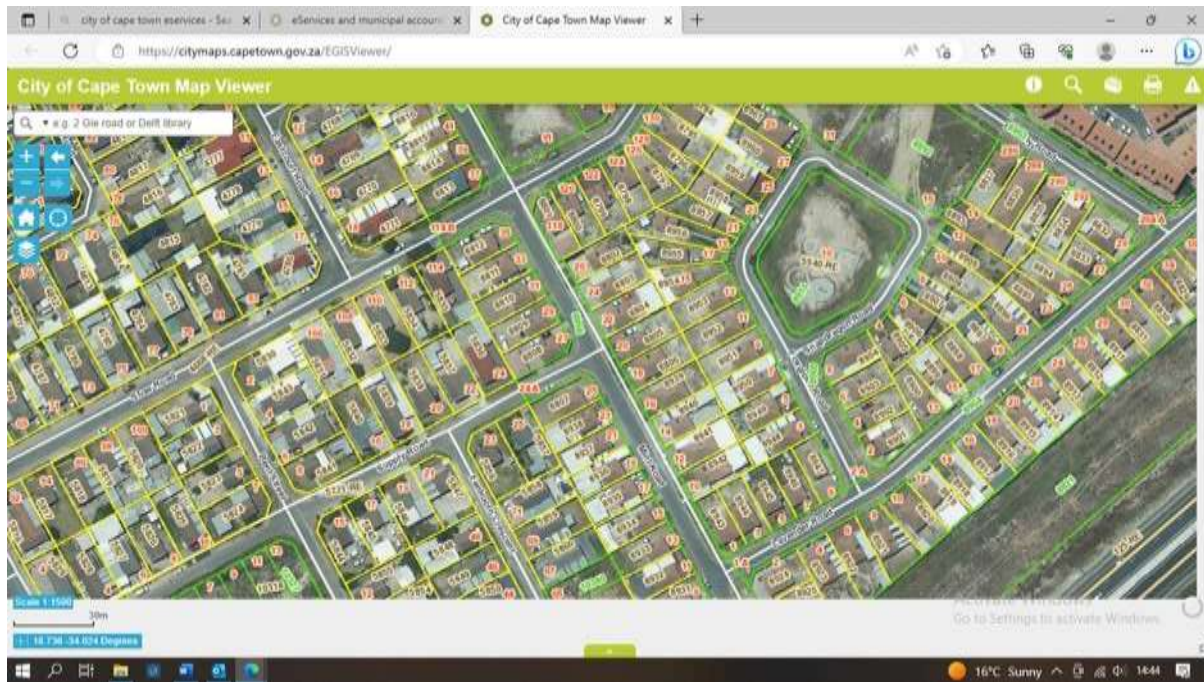
JOBEN Consulting (Pty) Ltd has been appointed by the owner, to prepare and submit the required application documentation for:

- The following Departures in terms of Section 42(b) of the Municipal Bylaw, 2015:
 - To permit the relaxation of parking bays to 5 bays in lieu of 9,5 bays.
 - To exceed the permissible coverage to 80.44% in lieu of 60%.
 - To permit a new carriageway crossing of 8.0m

3. LOCALITY

Erf 8808 (hereafter referred to as the subject property) is located at 27 Supply Street, in the suburb of Eerstertiver. In view of the subject property's locational context, existing surrounding land uses and the accessibility thereof, undesirable impacts relating to traffic congestion concerns, safety and amenity of the area will not be compromised and therefore the application is acceptable.

4. Current and Surrounding Land Use and Zoning Map



The property is embedded within a single residential fabric being positioned within close proximity to activity streets/corridors/spine and public transport routes and more compatible for mix land uses, people and/or densities. Further to the aforementioned it provides greater access to economic opportunities, public transport (high traffic volumes), activities that create high levels of noise outside of normal business hours etc.

The above land uses clearly indicate that the character of the area is an integration of land uses. The preliminary land use may be residential, with a strong integration of

various land uses in between. The development will enhance the character of area and could also be regarded as infill development in vacant areas within the urban edge. The proposal is therefore consistent with the low-medium income, residential housing character of the area.

5. CURRENT LAND USE RIGHT

In terms of the City of Cape Town Municipal By-law, 2015, the current zoning of the sites are "Residential 1", and the zoning controls are as follows:

General Residential Zonings	Development Rules
Zoning	General Residential 1
Coverage	N/A
Height	To Wallplate 8,0m To top of roof 10,0m
Street boundary building lines	5.0m
Common boundary building lines	3.0m

PROPOSED LAND USE RIGHT

Application is hereby made for:

General Residential Zonings	Development Rules
Zoning	General Residential 2 " dwelling house, second dwelling, group housing, boarding house, guesthouse, flats, private road and open space"
Heights	As per Scheme – 15.0m
Percentage coverage	60%
Parking	As per scheme - 1 bay PT1

6. SOCIO-ECONOMIC IMPACT

The proposed development will have a positive socio-economic impact on the area. The creation of increased residential space is the key to reducing intergenerational poverty and increasing economic mobility. It increases access to affordable

education which is cost-effective. The demand for these types of developments will increase economic growth and rising incomes.

To improve the accessibility of people to urban opportunities, the City must adopt an integrated approach to land use planning, economic development and transport operations. Spatial planning will have a limited impact on economic growth and development unless the key drivers of growth are recognised and land and infrastructure are made available to guide and support economic investment and facilitate specialisation in desirable city locations. To this end, the City must ensure that it remains competitive and capitalises on existing and future sectoral comparative advantages to promote economic integration and efficiency.

7. IMPACT ON SAFETY, HEALTH AND WELBEING OF SURROUNDING COMMUNITY

The proposal will have no negative impact on the safety, health and wellbeing of the surrounding community.

8. IMPACT ON HERITAGE

The development has no impact from a heritage point of view as the area is less than 60 years old.

9. IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The integration of living environments is a strategic town planning principle that promotes sustainable development. As supported by the policies contained within the Provincial Spatial Development Framework, planning and development should address additional residences in urban areas. The proposed development will promote the integration of educational environments and will bring economic activities within a closer proximity to residential areas.

The proposed development lies within a strategic area for urban integration. Urban integration and the breaking down of the barriers of apartheid is recognised as a strategic priority within the WCPSPDF1 and the District SDF.

10. ACCESS

The property enjoys free access in and out from Supply Road. Access to the

facility is currently possible from 2 locations namely Supply Road and Mint Road. These accesses are tarred roads which is as safe environment for vehicles to access and exit the property. the property can be accessed from both Supply and Mint Roads.

11. SCALE AND EXTENT

The development is reasonable scale in nature which will include 3 residential units measuring approx 48sqm at the rear of the property above of the existing outbuilding and 2 residential units measuring approx. 72sqm above the existing dwelling.

12. NOISE IMPACT AND SECURITY

The operation of such facilities can in some instances always be associated with certain noise levels. With that being said, noise levels at the proposed development is not anticipated to generate any noise pollution

Regarding safety, locked gates and doors will enclose the pedestrian entrances to the property and that the common boundaries of the property are also fully enclosed by means of boundary walling.

13. PARKING

Five (5) Parking bays will be provided to accommodate for the development. The parking provided on the site will not cause any traffic congestion and vehicles will have easy access to and from the development which will alleviate congestion of traffic.

14. CHARATER OF AREA

The Application area is located within a residential environment typically where one would find such facilities close to their threshold population. The area is characterized by a lack of these type of facilities.

The boarding house for students is intended to form an integrated part of the

existing residential suburb. The existing building reflects a double story building with an existing second dwelling. The current structure and land use carries no resemblance of a non-residential structure.

The attractiveness of the area as a location for investment is thus limited by the spatial patterns and trends of the area which are a substantial distance and dislocated from economic drivers. It must be emphasized to therefore encourage/support developments such as those that create a mix use of economic activity/opportunity that has great job creation potential, however morphologically, to achieve this goal the unique setting and surrounding land use pattern has to be taken into account.

There are limited opportunities for passive recreation in particular and often the poorest people live in areas which are densely developed with limited purpose developed places and economic opportunities. The process of land use intensification refers to achieving a greater spectrum of mixed uses through the increased use of space, both horizontally and vertically, in accessible, high-opportunity locations. The spatial organisation of development in the areas of land use intensification can take a variety of forms, including development corridors, strip development and urban nodes. To build inclusive, integrated and vibrant City strategies there should be a focus on redressing transforming the past city and encouraging more integrated settlement patterns. Furthermore, the intent is to enhance the quality and value of the qualitative aspects the urban fabric and the unique aspects of the City and area for its people as well as those that visit the area.

The proposed development is consistent in an area characterised by residential properties.

15. ENGINEERING SERVICES

The impact on sewerage, storm water and traffic on the development is expected to cause a capacity change to the provision of the municipal services. This is due to the fact that the 5 units is proposed on the property and the current infrastructure may not be sufficient.

THE APPLICATION

Parking

Chapter 15 in respect of parking requires for the relaxation of parking bays for the

respective units. The parking requirements are as follows:

PT1 areas: use of public transport is promoted, city considers provision of public transport inadequate, or use of motor vehicles limited.

Requirement: 1 bay per dwelling unit, plus 0.25 bays per dwelling unit for visitors

PT2 areas: where use of public transport is promoted, city considers provision of public transport good, and use of motor vehicles is very limited.

Requirement: 0.75 bays per dwelling unit, plus 0.25 bays per dwelling unit for visitors.

In terms of the above Chapter and its requirements the provision of public transport in the area is good and the use of motor vehicles is very limited due to the socio-economic characteristics of the area. One should consider that not all household are able to afford a motor vehicle thus making use of public transport which is easily accessible in the area. Therefore, the provision of 5 bays would be adequate to accommodate for the development.

Coverage

In terms of section 41(a) of the Development Management Scheme rules the maximum coverage of the land unit in a GR2 zone is 60% as per table provided in such scheme. Considering that the owner wishes to accommodate the flats above the existing dwelling and outbuilding respectively the said owner wish to depart from the maximum coverage from 60% to 80.44% as this would not impact have any impact on the exiting structures which exists on the property.

16. MOTIVATION

16.1 Need for the application

The attractiveness of the area as a location for investment is thus limited by the spatial patterns and trends of the area which are a substantial distance and dislocated from

economic drivers. It must be emphasized to therefore encourage/support developments such as those that create a mix use of economic activity/opportunity that has great job creation potential, however morphologically, to achieve this goal the unique setting and surrounding land use pattern has to be taken into account.

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16.2 Need for the development

The process of land use intensification refers to achieving a greater spectrum of mixed uses through the increased use of space, both horizontally and vertically, in accessible, high-opportunity locations. Employment-generating activities, social facilities, public institutions and intensive mixed-use and residential development should be encouraged on and adjacent to the accessibility grid, particularly the primary accessibility grid. The spatial organization of development in the areas of land use intensification can take a variety of forms, including development corridors, strip development and urban nodes. To build inclusive, integrated and vibrant City strategies should focus on the redressing transforming the apartheid city and encouraging more integrated settlement patterns. Furthermore, the intent is to enhance the quality and value of the qualitative aspects the urban fabric and the unique aspects of the City and district for its people as well as those that visit the area.

Taking a long-term view, then the scale of the development is considered appropriate. In addition, it is evident from that the existing structure is visually

amenable and enhances rather than detract from the appearance and character of the area.

17. EXISTING POLICY FRAMEWORKS

17.1. Municipal Spatial Development Framework (2023)

Various strategies and policies provide the supporting framework for the spatial vision and concept described in the preceding sections of this MSDF document. The elements of this framework comprise the following:

- Three spatial strategies - drawn from the IDP and associated sectoral and spatial policy guidelines.
- Development directives - environmental, resource, heritage and risk-related spatial aspects usually governed by additional or parallel regulatory processes beyond those associated with land use process and applications made via the MPB-L.
- Conceptual designation - associated with the Spatial Development Framework.
- A series of maps - that collectively provide a metropolitan-scale interpretation of the City's spatial vision, development directives, land use informants and investment priority areas.

These framework components provide direction for the City's strategic development and infrastructure investment, while also promoting a rational and predictable land development environment (SPLUMA Section 12 (1) (I)). In addition, they provide the basis for a more detailed review of existing district and local plans.

- Prioritising investment in the improvement of public transport systems and linkages to facilitate more convenient and affordable access to employment opportunities, natural resources, and social infrastructure.
- Diversifying travel flows between single-use or higher-density residential developments and social amenities such as schools, which generate large volumes of single-direction movement in peak hours.

Cape Town's current and future spatial form and function will support or inhibit the city's immediate and longer-term economic prospects. The extent to which the City realizes its spatial development goals is directly linked to its ability to sustain employment-generating economic growth in the medium term and to reduce accessibility costs for the urban poor.

To this end, imperatives for this spatial strategy are as follows:

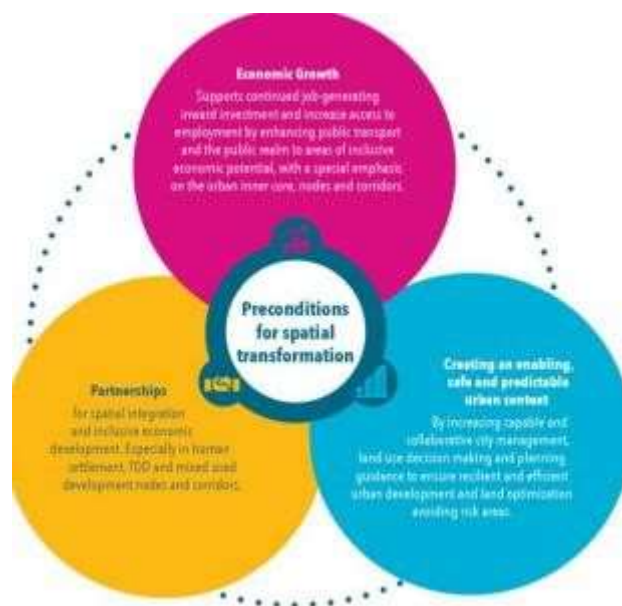
- Encouraging a more compact city form by promoting higher land use and building densities compatible with existing residential land uses to create an optimum relationship between urban form and public transport services.
- Establishing and maintaining a liveable, vibrant, and productive urban

environment through effective urban services and engineering infrastructure, management, and maintenance.

- Creating and attracting investment that will ensure integrated, sustainable communities by providing new infrastructure and maintaining that which already exists.
- Actively focusing on land use facilitation targeting semigration arrivals, especially considering the aging population profile of the province and the city.
- Enhance cultural heritage as well as natural / biodiversity qualities of destination places to support tourism initiatives and related economic activity.
- Facilitating formal and informal economic growth and responding appropriately to the spatial needs of the economic sectors that are attracted to, and operate in, Cape Town

The MSDF provides policy measures aimed at preservation and reinforcement of Cape Town's macroeconomic stability, revitalisation of the jobs market and improvement in the investment climate by providing certainty to both the private and public sector.

The framework for effectively directing spatial transformation requires an understanding of the preconditions for directing spatial transformation. The National Development Plan (NDP) continues to guide South Africa's long-term focus on eradicating poverty and reducing inequality through inclusive economic growth. It offers identified pre-requisites to achieve inclusive economic growth and spatial transformation.



17.2. Cape Town Densification Policy (2012)

The Densification Policy seeks to improve the city's sustainability and to enhance the quality of the built environment. The Policy aims to:

- Ensure optimal and efficient use of infrastructure, services, facilities and land.
- Support the development of a viable public transport system and to improve levels of access to the city's resources and amenities.
- Protect, manage and enhance the natural and built environment and significant cultural landscapes.
- Provide a framework and guidelines for the assessment of development proposals.
- Provide homeowners and property investors with a level of certainty regarding areas that will be targeted for various types of densifications.
- Ensure that the scale and character (in terms of bulk, height and architectural styling) of higher-density areas are appropriate to the immediate context.
- Support the development of mixed land uses, providing for vitality, opportunities and integrated living environments.
- Cater for the trend of decreasing household sizes; and
- Contribute to place-making and the development of attractive and safe urban environments.

Densification can contribute to the creation of good-quality, efficient and sustainable urban environments.

17.3. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape parliament and serves as strategic spatial planning policy that "communicates the provinces spatial planning agenda". The recent shift in legislative and policy frameworks have clearly outlined the roles and responsibility of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general limited to provincial scale planning. However, it is important to note some of the key policies laid down by the PSDF have a bearing on the application.

The development compliments the SDF spatial goals that aim to take the Western Cape on a path towards:

Greater productivity, competitiveness and opportunities within the spatial economy;

- 17.3.1. More inclusive development in the urban areas;
- 17.3.2. Strengthening resilience and sustainable development.

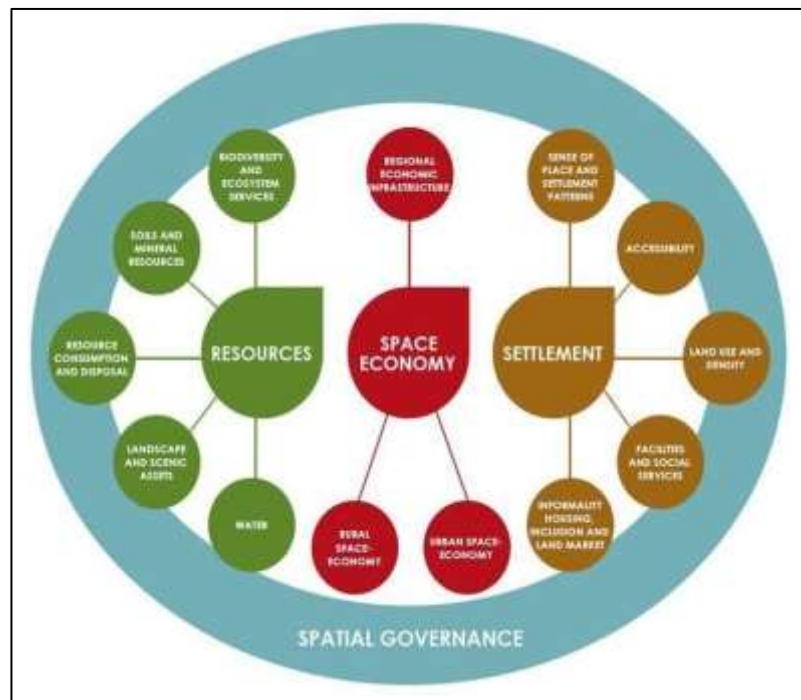


FIGURE 3: POLICIES APPLICABLE TO PROPOSED DEVELOPMENT

Policy E3: Revitalise and Strengthen Urban Space-Economies as the Engine of Growth

5. Existing economic assets (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc.) should be targeted to lever the regeneration and revitalisation of urban economies.

7. Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development.

Policy S3: Ensure Compact, Balanced & Strategically Aligned Activities & Land Uses

This policy reflects the main aim of the policy through targeting economic assets (e.g. Modal Interchanges underutilised strategically located land parcels) should be used as a lever to regenerate and revitalise urban settlements.

Promoting functional integration and mix land use to increase liability of urban areas. Thus, the policy specifies the importance to- increase density of settlements and number of units in new housing projects; continue to deliver public investment to meet the needs in settlement developments; integrate packages of land, infrastructure and services as critical to promote densification and efficiency associated with agglomeration.

Policy S4: Balance and Coordinate the delivery of facilities and social services

1. Balance sustainable services delivery and equitable access to education and health services.
4. Rationalise and balance the regional distribution of health and educational service centres around a coherent hierarchy of services and only invest in places where people can easily access these services.

The development can be considered in line with the Provincial Spatial Development Framework.

Note: The proposal will comply with the Western Cape Spatial Development Framework as the proposed early childhood development facility contribute to the functional integration and mix land use in the area. The Western Cape Spatial Development Framework has a strong emphasis on revitalising urban spaces creating an urban living environment which is more convenient, efficient and aesthetically pleasing to residents. The development is on an existing developed site, thus contributing to infill development and it will be strengthening the character of the area by contributing to an integrated living environment which is strategically aligned with the surrounding land uses of the residential neighbourhood. It will provide education to a much-needed community in the area. The early childhood development facility is an efficient social service delivered to the community in the area, it will have a positive contribution to the area and the community of the area. Therefore, the proposal is consistent with strategic objectives as set out by the Western Cape Spatial

17.4. District Spatial Development Framework (2012)

The purpose of an SDF is to identify, and provide for the integration of the spatial needs of a community as identified in the IDP, in such a manner so as to ensure that the general well-being of the particular community, and orderly planning of the area, is promoted in a sustainable manner.

The above in turn relate to the drafting of strategies, proposals and guidelines for the future spatial development of the area to which the SDF relates. The latter could include, but is not limited to:

- 17.4.1. the application of bioregional planning principles
- 17.4.2. defining broad development guidelines
- 17.4.3. the identification of desired patterns of land use
- 17.4.4. the formulation of proposals for land reform, urban renewal, spatial reconstruction and integration, transport planning and urban design

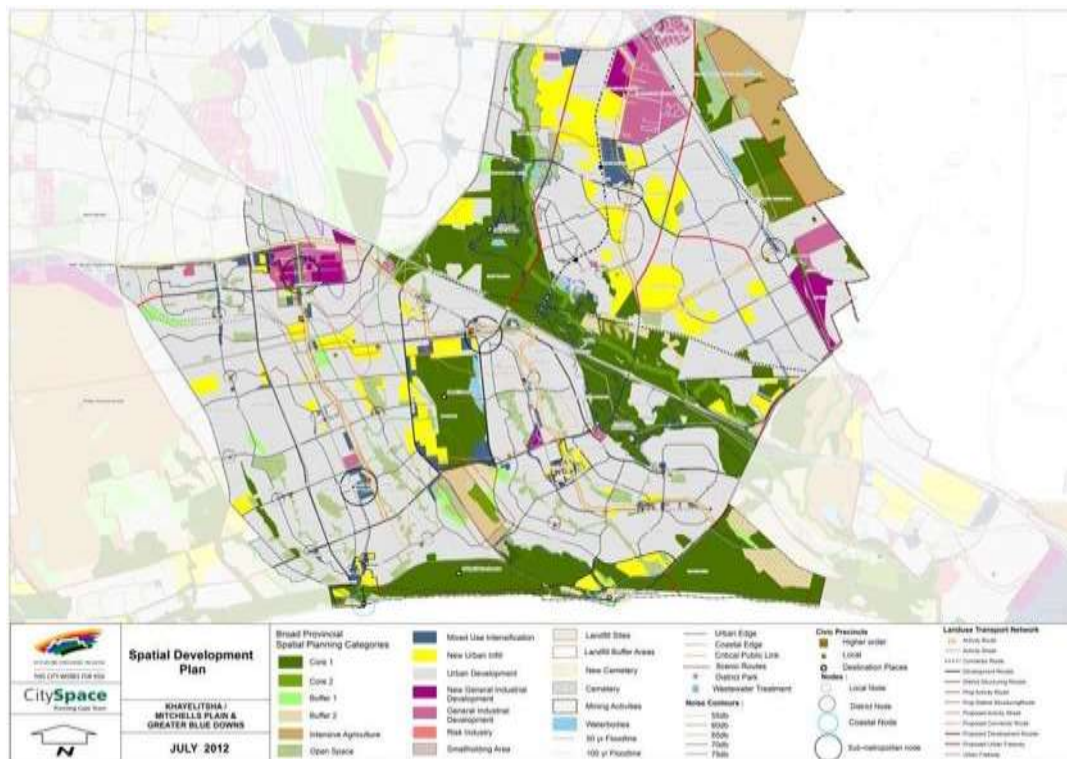
According to the City of Cape Town Municipality District Spatial Development Framework (SDF) the application area is located within the urban edge for City of Cape Town, therefore the site has been identified as within the desired envelope of development for the settlement.

The District SDF highlights the following objectives that are congruent with the proposed development:

- 17.4.5. Containment of urban sprawl and ensuring compact urban settlements by means of:
 - 17.4.5.1. urban intensification (infill projects; promotion of higher densities);
- 17.4.5.2. accommodating population growth within the existing urban areas and not permitting undue urban development outside the proposed urban edges.
- 17.4.6. Development of an urban growth strategy that focuses on:
 - 17.4.6.1. the timeous identification and securing of appropriate land for housing development;
 - 17.4.6.2. ensuring the necessary speed of housing delivery;
 - 17.4.6.3. the form character and location of housing developments;
 - 17.4.6.4. urban integration and regeneration
- 17.4.7. Equitable distribution of public facilities and services throughout the City of Cape Town Municipal Area.

17.4.8. Provision of affordable and sustainable levels of housing, services and infrastructure.

The application area is located within the urban edge and the identified existing urban area. The District SDF indicate that the subject property is within a residential infill & expansion area / community use area.



EXTRACT FROM THE DISTRICT SDF

Residential Infill & Expansion Area:

17.4.9. Urban expansion should as far as possible be restricted to identified expansion areas within the demarcated urban edge.

17.4.10. Promote and support the optimal development of vacant land parcels within the existing urban structure (referred to as infill development).

Community Use:

17.4.11. To provide the range and number of community facilities and services necessary to meet the physical, social, economic and spiritual needs of the residents.

17.4.12. To recognise the locational and site requirements of the community

facilities and services to be provided and where possible to encourage the multi-use of facilities.

17.4.13. To upgrade existing facilities and services in areas where they have been neglected.

17.4.14. To ensure/facilitate the efficient utilization of resources.

17.4.15. Where possible facilities should be grouped together to increase their accessibility and to concentrate social interaction at a focal point.

17.4.16. Sharing of facilities should be encouraged.

17.4.17. The provision of early childhood development facilities should be promoted, such as the common use of parking lots as open spaces or as craft markets at appropriate times.

The Spatial Planning and Land Use Management Act (SPLUMA), 2013, clarifies the roles of government in land use management. SPLUMA is an important step towards redressing the apartheid legacy of spatial injustice: The Act introduces the four principals of spatial justice, spatial sustainability, spatial resilience, and efficient and good administration to guide land use governance.

The impact of South Africa's spatially unjust land use systems on poverty and inequality has been studied in broad (conceptual) terms. Yet the picture of how urban land use systems are actually managed and how they impact on entrepreneurship has been under-researched. This report aims to address this knowledge gap. We specifically focus on the way urban land use management systems have impacted on (informal) micro-enterprises in the township context. This impact stunts the process of formalisation and/or the growth in business activity. Our point of departure is the argument that enterprise formalisation should be regarded as a strategic objective of economic development in the township economy. As in land use management, formalisation enables the state to regulate business practices (to permit new entrants and competition), ensure adherence to social standards, secure tax revenue, curtail the production and distribution of illegal goods, and increase the opportunities for enterprise growth through investment.

Compatibility with surrounding land use character

The property is embedded within a single residential fabric being positioned within close proximity to activity streets/spine and public transport routes and more

compatible for mix land uses, people and/or densities. Further to the aforementioned it provides greater access to economic opportunities, public transport (high traffic volumes), activities that create high levels of noise outside of normal business hours etc.

The surrounding land uses are mostly embedded with single dwelling residential, Home Based Business, Local Business, Public Open Space and Community facilities located within close proximity to the subject property.

The process of land use intensification refers to achieving a greater spectrum of mixed uses through the increased use of space, both horizontally and vertically, in accessible, high-opportunity locations. Employment-generating activities, social facilities, public institutions and intensive mixed-use and residential development should be encouraged on and adjacent to the accessibility grid, particularly the primary accessibility grid. The spatial organization of development in the areas of land use intensification can take a variety of forms, including development corridors, strip development and urban nodes. To build inclusive, integrated and vibrant City strategies should focus on the redressing transforming the apartheid city and encouraging more integrated settlement patterns. Furthermore, the intent is to enhance the quality and value of the qualitative aspects the urban fabric and the unique aspects of the City and district for its people as well as those that visit the area.

Taking a long term view, then the scale of the development is considered appropriate. In addition, it is evident from that the existing structure is visually amenable and enhances rather than detract from the appearance and character of the area.

18. CONSISTENCY WITH SPATIAL POLICY DIRECTIVES

This development application is consistent with all of the approved spatial policy frameworks that apply to the area:

The proposed development complies with the Western Cape Provincial SDF (2014) as it aims to revitalise and strengthen urban space-economies as the engine of growth, ensure compact, balanced & strategically aligned activities & land uses and ensure balanced & coordinated delivery of facilities and social services that are in line with the character of the surrounding area.

The site is located within the existing urban edge – hence it constitutes development within the existing urban area. The development will encourage growth in existing community through use of existing infrastructure, urban renewal and community services for the community. It also contributes to promote the integration of mix land uses in the area. The proposed development will be a local business, supporting the fact that such developments should be grouped together to increase their accessibility and to concentrate social interaction at a focal point. Thus, the development could be considered consistent with the District SDF.

19. VISUAL & AESTHETIC IMPACT

The surrounding dwellings houses are very plain and ordinary architectural design is followed. The development will be in keeping with the architectural styles in evidence in the area, while being visually unobtrusive and creating a harmoniously designed development. Structures on the property will all be within the applicable height limits set for 'General Residential 2' properties. The proposal will have no visual impact on the surrounding areas.

20. EXISTING RIGHTS

Given the existing mixed land use character of the area, it is the considered opinion that the proposed development will not impact on the existing land use rights of any property owners in the area.

The development will not prevent any surrounding owner to exercise their legal land use rights, in fact, the proposal will rather enhance the amenity of the area. The fact that there will be consistent movement in this area, an increase in land value as well as an increase in urban renewal to the property. The primary building will be occupied during the day and is within an area that has predominantly more residential units. This will contribute to increased surveillance and promote safety and security during the day and night time of the residential properties within the surrounding area.

21. CONSISTENCY WITH THE SURROUNDING AREA

The surrounding area is predominantly characterised by single residential properties and various local businesses.

The application area is located within a cluster of general business and mix land uses. The development is consistent with other local business and general business located within the area due to accessibility and close proximity of residential units within the area.

The development can be regarded as consistent in an area characterised by the various businesses surrounded by a mix of residential, home based, community and public open space associated uses contributing to urban integration.

22. URBAN INTEGRATION

The integration of working and living environments is a strategic town planning principle that promotes sustainable development. As supported by the policies contained within the Provincial Spatial Development Framework, planning and development should address the separation of work place and residences in urban areas. The development will promote the integration of living environments and workplaces, and will bring economic activities within a closer proximity to residential areas.

The development lies within a strategic area for urban integration. Urban integration and the breaking down of the barriers of apartheid is recognised as a strategic priority within the WCPSDF1 and the District SDF.

23. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

One of the main objectives of SPLUMA is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances. This section illustrates how the application is consistent with the 5 main development principles applicable to spatial planning, land use management as set out in Section 42 of SPLUMA.

23.2. Spatial Justice

23.2.1. Past spatial and other development imbalances must be redressed through improved access to and use of land;

23.2.2. Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously

excluded;

23.2.3. Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land;

Consistency of proposal with Spatial justice:

23.2.4. Development complies with Western Cape Provincial Spatial development framework (2014).

23.2.5. The proposal will provide various social services to the community.

23.2.6. The proposal will curtail urban sprawl.

23.2.7. Development complies in general with District Spatial Development Framework (2012) as a spatial tool to guide future development on a Local Municipal Level.

23.2.8. The proposal will address previous imbalances via the provision of a boarding house for students for the poor and marginalised communities.

23.3. Spatial Sustainability

23.3.1. Promote land development that is within the fiscal, institutional and administrative means of the Republic;

23.3.2. Ensure that special consideration is given to the protection of prime and unique agricultural land;

23.3.3. Uphold consistency of land use measures in accordance with environmental management instruments;

23.3.4. Promote and stimulate the effective and equitable functioning of land markets;

23.3.5. Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;

23.3.6. Promote land development in locations that are sustainable and limit urban sprawl; and

23.3.7. Result in communities that are viable;

Consistency of proposal with Spatial Sustainability:

23.3.8. The development aims to promote land development.

23.3.9. The development is located adjacent a major movement corridor connecting residential and business associated uses.

23.3.10. The development will contribute to the functional land pattern in the surrounding area.

23.3.11. The development will contribute towards a more integrated urban environment.

23.3.12. The development will contribute to the character of the surrounding area.

23.3.13. The development will contribute to employment opportunities in the area.

23.3.14. The proposal will provide access to education.

23.3.15. The development will benefit the community of Blue Downs

23.3.16. The proposal will provide skills to unskilled people.

23.4. Spatial Efficiency (optimising the use of existing resources and infrastructure)

23.4.1. Land development optimises the use of existing resources and infrastructure

23.4.2. Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and

23.4.3. Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.

Consistency of proposal with Efficiency:

23.4.4. Development will make use of existing local resources and contribute to specialised skills development within the local municipality.

23.4.5. The proposed development will contribute to urban infill and an aesthetical appearance which will contribute to the character of the surrounding area.

23.4.6. The proposal will make use of existing infrastructure networks without having to expand the bulk services network.

23.5. Spatial Resilience (allow for flexibility in spatial plans)

Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

Consistency of proposal with Spatial Resilience:

The development complies with the following spatial development frameworks.

23.5.1. Western Cape Provincial Development Framework 2014

23.5.2. District Spatial Development Framework 2012

23.6. Good Administration

23.6.1. All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;

23.6.2. All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;

23.6.3. The requirements of any law relating to land development and land use are met timeously;

23.6.4. The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them;

23.6.5. Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

Consistency of proposal with Good Administration:

23.6.6. This principle has no direct bearing on the application, however, the City of Cape Town municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.

24. CONCLUSION

In light of this motivation, and the information contained within the foregoing report, it is clear that the application for:

- a. Rezoning from General Residential 1 to General Residential 2 in terms of Section 42(a) of City of Cape Town Municipal By-law on Municipal Land Use Planning, 2015 to permit the development of flats
- b. Permanent Departures in terms of Section 42(b) of the Development Management Scheme to depart from parking bays, new cwc and exceed coverage.

The City of Cape Town is moving towards creating compact cities/towns, and the purpose of this is to minimize urban sprawl and to enhance accessibility to resources with convenience. We believe the nature of the development proposed on the subject site works hand in hand with achieving this vision, as it provides an incremental step towards a compact city.

We therefore request that this rezoning application be approved as it has great potential in benefiting the owners as well as residents in the nearby surrounding areas.