



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

Case ID 1500148115

**Erf 13567, 9 Karpas Street,
Richmond, Goodwood**

Development Management

This cover page is added by the City of Cape Town as part of our standard branding and document-management process. It does not indicate that the City authored, verified or endorses the submission. All application documents remain the responsibility of the applicant and the City assesses them as submitted. Any errors or discrepancies will be addressed through the normal land use assessment process.

All rights reserved. No part of this data may be reproduced or transmitted without written permission from the Development Management Department of the City of Cape Town. This document is available on the City of Cape Town website (www.capetown.gov.za/LandUseNotices) for a limited time. Please do not host the document independently; you may link to it from the City's site. Documents downloaded from any other website cannot be verified for authenticity.

**APPLICATION IN TERMS OF SECTION 42(A)
&42(B) OF THE MUNICIPAL PLANNING BY-
LAW, 2015 FOR REZONING AND
DEPARTURES:**

ERF:13567, 9 Karpas, Richmond, Goodwood

10 July 2026

CLIENT:

APPLICANT:



**ARCHITECTURAL & DRAUGHTING
SERVICES**

1. BACKGROUND

Flats are identified as a Primary Use Right on General Residential 2 (Gr2) Zoning therefore the proposal seeks to rezone the subject property from Residential 1 (R1) to General Residential 2 in order to permit a mixed residential development comprising a boarding house providing 10 boarding rooms with shared communal kitchen facilities, together with a 6-bedroom guest house within the existing dwelling. The application therefore seeks approval for the appropriate land uses under the proposed GR2 zoning together with the required permanent departures. The application is submitted in terms of Section 42 (a) & (b) of the City of Cape Town Municipal Planning By-law, 2015 (MPBL) and the provisions of the Development Management Scheme (DMS).

❖ Section (A) For Rezoning

The application for rezoning of Erf 13567 Goodwood from “**R1**” to “**GR2**”.

❖ Section (B) For Permanent Departures

- Permanent Departure of common building lines on the northern side of the subject property. **0m in lieu of 4.5m**
- Permanent Departure of common building lines on the West side of the subject property. **0m in lieu of 4.5m**
- Permanent Departure of common building lines on the South side of the property. **1.45m in lieu of 4.5m**

2. TITLE DEED

OWNER OF THE PROPERTY	
TITLE DEED NO	
TITLE DEED DATE	11-11-2020

3. LOCALITY

The subject property is situated in a desirable location that can accommodate the proposed rezoning to General Residential 2 (GR2) in order to permit the proposed boarding house and guest house land uses. There is a pressing need for affordable accommodation options in areas that offer convenient access to commercial, educational, recreational, and community facilities, as well as public transport. The proposal comprises a 10-room boarding house, providing affordable rental accommodation for students. Each room has a maximum floor area of 24.79 m² and residents will have access to shared communal kitchen facilities on both floors. In addition, the existing dwelling is proposed to operate as a 6-bedroom guest house, providing short-term accommodation that complements the surrounding mixed-use environment.

The subject property is situated on Karpas Street within an area that is predominantly zoned Single Residential 1 (SR1), with a mixture of surrounding General Residential 2 (GR2), General Business 1 (GB1), General Business 3 (GB3), General Business 4 (GB4), and General Industrial 1 (GI1) zonings. Vehicle access is obtained from Karpas Street, and the property measures approximately 496 m² in extent.

4. PROPERTY SUMMARY

Property description	Erf 13567 Goodwood
Property address	9 Karpas Street
Application components/ description	• Rezoning from “SR1” to “General Residential 2” • P/Departure of Common Building Line
Site extent	• 495 sqm
Current Zoning	• SR1
Proposed zoning	• GR2
Current Land Use	• Dwelling House
Proposed use	• Guesthouse & Boarding house
SAHRA Heritage	• n/a

5. THE PROPOSAL

The proposed development comprises two complementary accommodation uses on the subject property. The first component is a boarding house consisting of 10 individual rental rooms, each with a maximum floor area of 24.79 m², designed to provide affordable accommodation for students. Residents will have access to shared communal kitchen facilities located on both floors, together with shared ablution and common areas. The second component is the existing dwelling, which is proposed to operate as a 6-bedroom guest house, providing short-term accommodation.

To facilitate these land uses, the property is required to be rezoned from Single Residential 1 (SR1) to General Residential 2 (GR2). The existing zoning does not permit the proposed boarding house and guest house uses, whereas the proposed GR2 zoning provides an appropriate planning framework for this form of residential intensification. The property is well suited to accommodate the proposed development due to its strategic location within the Voortrekker Road Development Corridor, its proximity to public transport, and its accessibility to employment opportunities, commercial

activities, educational institutions, and community facilities. The proposal makes efficient use of well-located urban land while providing much-needed affordable accommodation within an established urban area.

The boarding house has been designed to provide functional, well-managed accommodation that responds to the growing demand for affordable rental housing in Cape Town. The inclusion of communal kitchen facilities encourages efficient use of space while maintaining a high standard of accommodation. The guest house complements the surrounding mixed-use character by providing short-term accommodation for visitors and business travellers. The proposed development has been carefully designed to integrate with the surrounding built environment and will enhance the appearance and functionality of the property. The rezoning and associated departures will not result in significant adverse impacts on the surrounding area and will contribute positively to the ongoing regeneration and intensification of the neighbourhood.

The following reasons demonstrate why the proposed rezoning is desirable:

- The proposal promotes appropriate residential densification within an established urban area.
- The property is situated within the Voortrekker Road Development Corridor, where higher residential densities and mixed land uses are encouraged.
- The site is located within a Mixed-Use Intensification Zone and Metropolitan Node.
- The surrounding area contains properties zoned GR2, GB1, GB3 and GB4, demonstrating that the proposed GR2 zoning is compatible with the existing planning context.
- The property is located within approximately two minutes' walking distance of public transport along Voortrekker Road, reducing reliance on private vehicles.
- The proposal provides affordable boarding house accommodation for young professionals and other working individuals in close proximity to employment opportunities and essential services.
- The proposed guest house will provide additional short-term accommodation that supports visitors, business travellers and the local economy.
- The development will contribute to the vitality of the area by increasing residential activity and supporting nearby businesses.
- Development Charges will be payable, contributing towards municipal infrastructure and service provision.
- Employment opportunities will be created during both the construction phase and the ongoing operation of the boarding house and guest house.

A. The proposed departures.

The proposed development triggers building line departures on the common building lines, and they will not cause a significant impact on abutting neighbors as an invasion of privacy assessment was conducted with the objective that no windows should be close to the boundary nor in the effect of primary views. Departure for height will not cause a significant impact on abutting neighbours because the additions were carefully designed to minimize the impact of the views and privacy of the neighbours.

The property is located in a PT2 zone; therefore, no parking is required. The property is also located close to Vootreeker Road, which is 2 minutes away from the subject property.



6. ASSESSMENT OF DESIRABILITY CRITERIA IN TERMS OF SECTION 99(1) OF THE MUNICIPAL PLANNING BYLAW, 2015

The application complies with the minimum threshold requirements in Section 99(1), i.e.: (a) The proposed development is consistent with the municipal spatial development framework (MSDF), with a deviation from the MSDF not being required.

(b) The property is to be rezoned from SR1 to GR2. There is no floor factor that could result in giving the parameters of the next subzone.

7. ASSESSMENT OF DESIRABILITY CRITERIA IN TERMS OF SECTION 99(2) OF THE MUNICIPAL PLANNING BYLAW, 2015

i. The Municipal Spatial Development Framework (MSDF):

The MSDF promotes residential densification and appropriate land use intensification across the city to promote a variety of housing options, dwelling sizes, and land uses within any one area. The MSDF emphasises diversification of mono-use residential patterns and incremental intensification (density and diversity) via subdivisions, second and third dwellings, and rezonings and where the maintenance of existing infrastructure and development should be according to infrastructure capacity and associated lifecycle costs. The proposed Rezoning is in line with the approved MSDF, which encourages a more compact, efficient, and sustainable city where the use of available resources is optimized. The development encourages incremental intensification and densification.

ii. Spatial Planning Land Use Management Act (SPLUMA) 2013 & Land Use Planning Act (LUPA) 2014

Section 48(4) of the By-Law states that the City must have regard to Section 39(5) of the Western Cape Land Use Planning Act 3 of 2014 (“LUPA”) and Section 47 of the Spatial Planning and Land Use Management Act 16 of 2013 (“SPLUMA”) when considering whether to remove, suspend or amend a restrictive condition.

SPLUMA aims to develop a new framework to govern planning permissions and approvals, set parameters for new developments, and provide for different lawful land uses in South Africa. SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. Section 7 of the Act describes a set of development principles that need to be considered when evaluating any development application. These principles include the following:

iii. Social development strategy:

The Social Development Strategy aims to address poverty, inequality, and social ills while providing people the opportunity to participate in their own development. The strategy has the following objectives:

- Maximise income generation opportunities for people who are excluded or at risk of exclusion.
- Build and promote safe households and communities,
- Support the most vulnerable through enhancing access to infrastructure and services.
- Promote and foster social integration, and
- Mobilise resources for social development.

This proposal helps achieve the following objectives :

- Develop the skills of people excluded or at risk of exclusion
- Facilitate access to housing opportunities
- Foster diversity and inclusiveness.

iv. Spatial justice:

The principle of spatial justice requires that past spatial and other development imbalances be redressed through improved access to and use of land. The location of this property and the type of land use envisaged cannot directly contribute to spatial reform. These matters are best addressed through Spatial Development Frameworks, Zoning Schemes, and other management systems. The idea of creating affordable accommodation within existing built-up areas has an element of redress in the sense that it opens more opportunities for people.

v. Spatial sustainability:

The proposal supports this principle of spatial sustainability in the sense that it facilitates densification within the urban area, thereby limiting urban sprawl and encouraging the optimal use of existing urban land and services. The proposed rezoning to develop a boarding house and a guest house aligns with the principle of spatial justice by promoting equitable access to housing in Cape Town. By increasing the density of residential units, the application directly addresses the pressing need for affordable housing in urban areas, ensuring that diverse community members can access suitable living conditions.

vi. Spatial efficiency:

The proposal supports the efficient use of existing resources and infrastructure where decision-making procedures are designed to minimize negative financial, social, economic, or environmental impacts. The positive consideration of the application will contribute to the efficient use of serviced urban land with minimal negative impact.

vii. Spatial resilience and good administration:

Resilience is the capacity and ability of a community to withstand stress, survive, adapt, bounce back from a crisis or disaster, and rapidly move on. Goodwood neighborhood needs affordable accommodation. The proposed medium-density development can create a solution to the challenge of inadequate affordable housing. It can also bring in a rental income that may be required to shield a family against unforeseen circumstances such as loss of income, therefore alleviating the livelihoods of the owner.

viii. Spatial quality

The project aims to improve the quality of the built environment by introducing well-designed housing units that contribute to a more vibrant and inclusive community. The development's design considers aesthetics and functionality, creating a pleasant living space that accommodates people with diverse needs, including those with disabilities.

ix. Economic growth strategy (EGS)

The principal objective of the EGS is to stimulate economic growth and create job opportunities. This is also the overarching objective of the "Opportunity City," one of the five pillars of the City's Integrated Development Plan (IDP). The proposed application is compliant with the general principles and strategy of the EGS and the IDP.

8. THE URBAN DESIGN POLICY

The policy seeks to focus on the contribution of proposed developments to urban design at the local level. The following are the identified policy objectives with which this proposed rezoning is in line:

Objective 1: Ensure that the development contributes positively to the urban structure of the city to create integrated and legible places and neighbourhoods. The proposal protects natural resources by increasing in densification and intensification on land that is not identified as high potential agricultural land. The proposed development is compatible with the height expected within a metropolitan node.

Objective 2: Ensure that development contributes to improved quality of the public realm and public spaces. The proposal increases in densification and intensification on land. The front façade has overlooking features that makes the public realm more safe.

Objective 3: Ensure that the developments contribute to the creation of safe and secure communities. This proposal will enhance the “eyes-on-the-street” effect as the windows will have a clear view of the public street.

Objective 4: Ensure opportunities and amenities are accessible and that people can move about easily and efficiently. This proposal creates additional accommodation opportunities in an area that has a high access to commercial, education, recreation and community opportunities.

Objective 5: Promote development intensity, diversity and desirability. This proposal seeks to ensure that the property is developed to its full potential given the local context. The local area has immense opportunities for growth and development which the proposed development seeks to enhance.

Objective 6: Ensure enclosure and positive interfaces onto the public realm. The front façade has overlooking features that makes the public realm more safe. Good design has been used to provide an appealing front façade which will encourage others to pursue good design when the work on their buildings.

9. TYGERBERG DISTRICT PLAN

The Tygerberg District Plan aims to promote a mix of housing types, including social housing, to meet the diverse needs of the community. The proposed uses are within walking distance of public transport, aligning with the District Plan's objective of promoting compact, mixed-use development that encourages walking and reduces the reliance on personal vehicles. The proposed uses are designed to accommodate a reasonable number of students and guesthouse, contributing to a higher density of housing, which is encouraged in the District Plan to reduce urban sprawl. These uses are near local community facilities, including parks, shops, and schools, providing easy access to services and amenities for residents. Lastly, the proposal aims to provide affordable accommodation for students, workers, and other individuals, contributing to the District Plan's goal of promoting social inclusion and affordability.

The design respects the residential character of the surrounding area and adheres to the relevant building standards.

- The proposed responds to the local demand for affordable accommodation and contributes to the District Plan's goal of meeting community needs.
- It fosters a diverse and inclusive community, promoting social cohesion and a sense of belonging among residents.
- It supports the local economy by providing accommodation for students and workers who contribute to the local economy.

10. RELEVANT CRITERIA CONTEMPLATED IN THE DMS

I. Relevant criteria contemplated in the dms:

It is proposed to rezone from R1 to General Residential 2, and the proposed Use falls within the primary uses on the proposed zoning GR2.

II. Compliance with the DMS and By-laws

The proposed development is compliant with the DMS regulations for the zone, with a parking departure required.

ASPECT	REQUIRED IN GR2 ZONE	PROPOSED DEVELOPMENT	COMPLIANT
COVERAGE	60%	49.18%	Yes
FLOOR FACTOR	1.25	0.99	Yes
STREET BL	4.5m	4.5m	Yes
COMMON B/L	4.5m	(n),(w),(s)	no
HEIGHT	15m	14m	Yes

11.DENSIFICATION POLICY 2012

A mix of residential densities ensures diversification and choice of housing types and tenure options. The proposed development offers one-bedroom flats in an area that is dominated by dwelling houses and a few mixed uses. This offers people a variety of housing types and tenure options in this regard.

- A mix of residential densities promotes diversification and provides a broader choice of housing types and tenure options. The proposed development introduces a **10-room boarding house** offering affordable rental accommodation for young professionals and other working individuals, together with a **6-bedroom guest house** within the existing dwelling. The boarding house provides individual rooms of a maximum **24.79 m²**, supported by shared communal kitchen facilities on both floors. This proposal broadens the range of accommodation options within an area that is predominantly characterised by single dwelling houses, thereby contributing to greater housing diversity and affordability.
- The proposal represents an appropriately designed and located higher-density residential development in terms of its form, scale, height and orientation. By making efficient use of a well-located urban property, the development contributes to placemaking and the creation of an attractive, safe and functional urban environment, particularly given its proximity to public transport, commercial activities and community facilities.
- The proposal supports the objectives of the Densification Policy by encouraging residential intensification within an established urban area, thereby promoting the efficient use of existing infrastructure and supporting a viable public transport system.

Safer City Guidelines

- The proposed development aligns with the principles of the Safer City Guidelines by promoting natural surveillance and active street frontage. The building has been designed to maximise passive overlooking of the public realm, thereby enhancing safety and security for residents and pedestrians. The attractive street-facing façade, together with balconies and permeable boundary treatments, encourages interaction with the surrounding neighbourhood while contributing positively to the character of the streetscape.

12. ASSESSMENT CRITERIA IN TERMS OF SECTION 99(3) OF THE MUNICIPAL PLANNING BY-LAW, 2015

City of Cape Town Municipal Planning By-Law, Section 99 outlines criteria to assess an application before a decision on an application is made. Below are aspects in relation to the proposed development's desirability.

(a) Socio-Economic Impact

This proposal will have a positive socio-economic impact as it will generate jobs during the construction phase as well as jobs for domestic activities like cleaning and maintenance afterward, therefore alleviating the livelihoods of people involved. It will also create additional accommodation opportunities in an area that has high access to commercial, educational, recreational, and community opportunities. The increased densification ensures a compact urban fabric that is good for the general public. Development Charges will contribute to improvements of City infrastructure

(b) Impact On Surrounding Uses

The proposed development is situated in an area that has a variety of zones and land uses. The proposed development is also situated on the taxi route and is under the PT2 zone that promotes the use of public transport. The proposed use shall fit well into the area as a medium density on a corner property close to various uses. The surrounding uses have distinct facades, and the proposed development shall also enhance the corner site. The building is also significantly offset from the surrounding neighbours on the south, with the building line departures affecting two common building lines on the north and east.

The residential intensification will also help to strengthen the residential uses within the area and provide the thresholds for the existing and future public transport services and commercial activities. This proposed rezoning is contextually appropriate in terms of the permitted uses and built form.

(c) Impact On External Engineering Services

The proposed development will have an impact on the external engineering services. No bulk or link services are required for the proposed development. However, the property owner is willing to

contribute towards any infrastructure needed for the proposed development.

(D) Health, Safety, & Well-Being Of The Surrounding Community

The proposed development shall not impact the surrounding community however, it shall provide the necessary surveillance for the area.

(e) Traffic Impact, Parking, Access, and Transport-Related Impacts

The site falls under the PT2 area; however, the level of car ownership for the demographic whom this proposal targets, which is young professionals and students, is low. The area is currently serviced by an informal transport system (taxi), which is the most used form of transport in Cape Town and the country at large, and Ubers. The proposed development is situated within an area that has access to the preferred mode of transport. Therefore, there is no anticipated traffic impact caused by the development.

(f) Impact On The Biophysical Environment

The proposed development does not impact the biophysical environment. The development is within a built-up area, and no impacts shall be anticipated on the biophysical environment.

(e)Heritage Impact

The proposed development shall have no heritage impact.

Conclusion

We hope you will deem this proposal desirable and recommendable for APPROVAL for the following because this proposal is broadly consistent with spatial planning frameworks and relevant Council Policies, holds positive socio-economic benefits, is compatible with the surrounding land uses and built environment, is of an appropriate scale and form that relates to the surrounding urban fabric. This proposal will not have a negative impact on the safety, health, and well-being of the surrounding community. Therefore, the proposal is consistent with section 99 of the Cape Town Municipal Planning By-Law (MPBL).

Regards

Marshall Chitovhoro