



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500151916

**Erf 4137, 15 Berold Road,
Fairfield Estate, Parow**

Development Management

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MOTIVATION REPORT

APPLICATION MADE IN TERMS OF SECTION 42(b), 42(g), AND 42(j) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW OF 2015, FOR PERMANENT DEPARTURE, REMOVAL OF THE RESTRICTIVE TITLE DEED CONDITIONS B(b), B(c) AND B(d), AND THE DELETION OF PREVIOUS CONDITIONS FOR APPROVAL FOR THE SUBJECT PROPERTY RELATING TO THE ESTABLISHMENT OF THE TOWNSHIP ON ERF 4137 IN PAROW.

**APPLICATION SITE:
ERF 4137 IN PAROW.**

18 August 2026

Submitted by:



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1. The Application

1.1 Application

Proplan Dynamics (Pty) Ltd has been appointed by _____ to compile and submit this application for permanent departure of the street (Lawley road) building line to be 2,77m in lieu of 3,5m to permit a balcony made in terms of section 42(b), removal of the restrictive title deed conditions B(b) "That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith be erected on this Erf.", B(c) "That not more than half the area of this Erf be built upon" and B(d) "That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf . No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf" made in terms of section 42(g), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township made in terms of section 42(j) of the City of Cape Town Municipal Planning By-Law of 2015, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow.

2. General information

2.1 Locality

From an administrative perspective, the property is situated within the area of jurisdiction of the City of Cape Town Municipality in the District of Tygerberg. Geographically, the property is situated in Parow.

Refer to Annexure 1: Locality Map

2.2 Ownership

Erf 4137 in Parow is registered in the name of _____ by virtue of Deed of Transfer Number: _____ Furthermore, the power of attorney authorising Proplan Dynamics (Pty) Ltd to compile and submit this application on behalf of Francis Ntumba is attached.

Refer to Annexure 5: Power of Attorney

2.3 Bond information

There is no bond registered over the property under application.

Refer to Annexure 2: Deed of Transfer

2.4 Property size

Erf 4137 in Parow, measures 608 m² in extent.

Refer to Annexure 2: Deed of Transfer

Refer to Annexure 3: Surveyor General Diagram – Parow.

2.5 Conditions of title

There are restrictive conditions B(b), B(c) and B(d) in the deed of transfer. Furthermore, this application is also for removing the said restrictive title deed conditions to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on the subject property.

Refer to Annexure 2: Deed of Transfer

2.6 Current land use rights

The property under application is currently zoned as follows:

Zoning: Residential Zone 1

Floor Factor: 1,0

Coverage: 75%

To top of building- 9,0 m

Building Lines	
Street Boundary	3,5 m
Common Boundaries	0,0 m (12,0 m from street and 60%) and 1,5 m rest
Street Centreline Setback	n/a

Parking - 1 bay per dwelling unit.

2.7 Surrounding zoning regime

The zoning of the properties in the area surrounding Erf 4137 in Parow are as indicated in the table below:

Property Description	Zoning
Erven 4129, 4133, 4134, 4135, 4136, 4138, 4139, and 4140 in Parow.	"Residential Zone 1"
Erven 4126 and 21904 in Parow.	"General Residential Zone 2"
Erf 4354 in Parow.	"Community Zone 1"
Erf 4143 in Parow.	"Public Open Space"
Erven 7272-RE, 7273-RE, and 7274 in Parow.	"Local Business Zone 2"

3. Services

3.1 Water

The property under application has access to the municipal water supply.

The property under application is connected to the municipal bulk sewer network.

The property under application has access to the municipal electricity supply.

The property under application is accessible from the Berold Road and Lawley Road.

Erf 4137 in Parow's' parking ratio is 1 bay per dwelling unit.

The property under application is serviced in terms of water, sanitation, and electricity, and it is accessible. Should the increase in demand for any of the services listed above as a result of the proposed permanent departure and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township require the installation of service infrastructure, the once-off bulk service contribution payable to the Municipality will cover all costs incurred.

4.1 Background

The property under application is currently occupied by a dwelling house, and it is situated on Erf 4137 in Parow. The site belongs to [REDACTED] The site's zoning is currently Residential Zone 1 and the application submitted by Proplan Dynamics (Pty) Ltd is for permanent departure of the street (Lawley road) building line to be 2,77m in lieu of 3,5m to permit a balcony made in terms of section 42(b), removal of the restrictive title deed conditions B(b) "That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith be erected on this Erf.", B(c) "That not more than half the area of this Erf be built upon" and B(d) "That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf . No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf" made in terms of section 42(g), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township made in terms of section 42(j) of the City of Cape Town Municipal Planning By-Law of 2015, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow.

5. Prevailing policy environment

5.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

The proposed development complies with the following development principles set out in the Spatial Planning and Land Use Management Act 16 of 2013:

The principle of spatial resilience

The principle of spatial resilience states that the environment must be able to absorb shocks and disturbances. The permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow will not cause any shock or disturbance to the environment.

The principle of spatial sustainability

The principle of spatial sustainability requires among others, that land development should be promoted in locations that are sustainable and which limit urban sprawl.

This application is compliant as it proposes the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow. The subject property is located in an area earmarked as an “Urban Inner Core”, and urban development is encouraged in this area. The application prevents urban sprawl, and by linking into existing bulk infrastructure and utilising the current road network, therefore, the application is spatially sustainable.

The principle of efficiency

The principle of efficiency requires that land development optimises the use of existing resources and infrastructure. Furthermore, this principle requires that the decision-making procedures should minimise any negative financial, social, economic or environmental impacts.

As aforementioned, the application complies with this principle as it proposes the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on the subject property within a proclaimed suburb, and the existing dwelling house is already connected to the existing bulk service and road infrastructure. This application will result in a minimal impact, if any, on the bulk service infrastructure, and the use of the property have no negative economic, social or environmental impact.

The principle of good administration

The existence and use of a policy document such as the City of Cape Town Municipal Planning By-Law of 2015, indicates that there are procedures in place to regulate development. The application supports the principle of good administration in that it follows the correct application procedures set out by the Municipality. Furthermore, this application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow, will undergo thorough and transparent public participation.

5.2 Spatial Planning and Land Use Management Act, 2013, Section 47 and Land Use Planning Act, Section 35(9)

(5) When a municipality considers the removal, suspension or amendment of a restrictive condition, the municipality must have regard to at least the following:

- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement; there is no person or entity that enjoys the financial or other value of the rights in terms of the restrictive conditions B(b), B(c) and B(d) that is being removed from the title deed of the subject property.
- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition; this application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment

of the township will allow the owner to build as per the building parameters of Residential Zone 1 and not be limited by the restrictive conditions.

- (c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended; this application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township will allow the owner to build as per the building parameters of Residential Zone 1 and not be limited by the restrictive conditions.
- (d) the social benefit of the restrictive condition remaining in place in its existing form; there is no social benefit of the restrictive conditions B(b), B(c) and B(d) that is being removed from the title deed of Erf 4137 in Parow.
- (e) the social benefit of the removal, suspension or amendment of the restrictive condition; this application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township will allow the owner to build as per the building parameters of Residential Zone 1 and not be limited by the restrictive conditions.
- (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights, the removal of conditions B(b), B(c) and B(d) from the title deed of Erf 4137 in Parow will not have any negative impact to beneficiary.

5.3 Integrated Development Plan, 2022-2027

Among other things, the Integrated Development Plan states that the City of Cape Town is committed to supporting these developers and property owners to build safer and better-quality homes, recognising their valuable contribution to a more compact, and densified Cape Town. It further states that housing construction is a labour-intensive economic activity offering significant potential for growth in response to the high housing demand. Support for micro-developers and the development of additional dwellings will result in skills development, job creation and greater property wealth for lower-income families. Therefore, this application for permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third

dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow aligns with the objectives of the City of Cape Town Integrated Development Plan.

5.4 Cape Town Municipal Spatial Development Framework of 2023

Erf 4137 in Parow is within the jurisdiction of the City of Cape Town Municipality. The property is situated in an area earmarked as an “Urban Inner Core” in terms of the MSDF (2023: Map 5d).

Nodes and civic clusters: Nodes are characterised by the density, diversity and clustering of urban activities and land use found within them. Nodes often contain central access points to municipal or other civic services and centrally located community facilities/social infrastructure. The subject property is in close proximity to the public open spaces, local business zones, and community zones.

6.2. Tygerberg District Plan of 2023

The City of Cape Town has created a series of District Plans that serve as recommendations for how the city will develop and expand. Erf 4137 in Parow falls inside this district and is thus governed by the Tygerberg District Plan. This District plan highlights the City's most recent efforts and methods to managing growth and development in this area of the city in greater detail.

For instance, Strategy 1: Intensifying existing regional, district and local nodes, states that Parow is one of the areas where the District Plan encourages commercial, mixed use development and densification, altogether with areas such as Goodwood, Bellville, Kuils River and Delft CBD (Tygerberg District Plan, 2023: 25). Having said that, the proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township on Erf 4137 will promote densification.

Furthermore, the Tygerberg District Plan of 2023 promotes appropriate mixed use development (e.g. including local retail development) and densification in line with guidelines for the associated urban nodes and areas for mixed use intensification (Tygerberg District Plan, 2023: 54). Therefore, this subject application supports the objectives of the Tygerberg District Plan of 2023.

6.3. Densification Policy of 2012

The Densification Policy serves as a vehicle for achieving the aims and objectives of the different spatial plans and strategies. The policy guides acceptable urban forms and ideal places to meet the MSDP and District Plan goals. Higher densities should be encouraged in places with appropriate public transportation services and access since this would increase its viability. Therefore, this application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow is compatible with the Densification Policy.

6.4. City of Cape Town Municipal Planning By-Law of 2015

This application for permanent departure of the street (Lawley road) building line to be 2,77m in lieu of 3,5m to permit a balcony made in terms of section 42(b), removal of the restrictive title deed conditions B(b) “That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith be erected on this Erf.”, B(c) “That not more than half the area of this Erf be built upon” and B(d) “That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf . No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf” made in terms of section 42(g), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township made in terms of section 42(j) of the City of Cape Town Municipal Planning By-Law of 2015, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow. A thorough and transparent public participation process is encouraged.

7. Motivation

7.1. Need

Francis Ntumba has recognized the need for the permanent departure of the street (Lawley road) building line to be 2,77m in lieu of 3,5m to permit a balcony made in terms of section 42(b), removal of the restrictive title deed conditions B(b) “That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith be erected on this Erf.”, B(c) “That not more than half the area of this Erf be built upon” and B(d) “That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf . No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf” made in terms of section 42(g), and the deletion of previous conditions of approval for the subject property relating to

the establishment of the township made in terms of section 42(j) of the City of Cape Town Municipal Planning By-Law of 2015, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow. To satisfy this demand the said owner proceeded with the assistance of the appointed Proplan Dynamics (Pty) Ltd to lodge this subject application accordingly. Having said that, the key objective of the Municipal Spatial Development Framework of 2023 is to pursue a new spatial form that will ensure that Cape Town becomes a city that is more equitable, liveable, sustainable, resilient and efficient. The MSDF also seeks to undo the separate development patterns put in place by the apartheid government and aims to rectify existing imbalances in the distribution of different types of residential developments by avoiding the creation of new structural imbalances in the delivery of services.

7.2. Desirability

Section 99 of the City of Cape Town Municipal Planning By-Law of 2015, states that certain criteria need to be addressed in a land use application before a decision can be made. The application will be assessed based on the following criteria: the socio-economic impact, compatibility with surrounding land uses, impact on the external engineering services, impact on safety, health and wellbeing of the community, impact on heritage, impact on the biophysical environment, traffic impacts, parking, access and other transport related conditions.

7.2.1. Context and compatibility

The property under application is located in close proximity to residential sites, public open spaces, local business zones, and community zones. It encourages residents to live with unity and harmony in the area. The permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow poses no negative impacts on the safety, health, and well-being of the surrounding community and the natural environment.

7.2.2. Sustainability

The economic, environmental, infrastructural, institutional, and social sustainability of the proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on the subject property is discussed below:

Economic sustainability

Given that the proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township on Erf 4137 in Parow will facilitate the operation of a second and third dwelling, extension of the garage, and stoep to be converted into lounge. It can be considered to be economically sustainable because the GDP of the area will increase since the residents will purchase goods in the nearby malls and shopping centers, and during the construction phase built environment professionals will be appointed to carry out their duties. Therefore, there will be job creation. Furthermore, this application for the subject property will result in a once-off bulk service contribution to be payable to the City of Cape Town Municipality.

It is stated in the Inclusive Economic Growth Strategy (2022), that its key principles are inclusivity, competitiveness, connectivity, resilience, embedded sustainability and collaboration. Having said that, this application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow will result to GDP increase and job creation for the built environment professionals that will be appointed during the construction phase.

Environmental sustainability and impact on the biophysical environment

The proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow will not take place in an environmentally protected area, no additional environmental authorisation is required, and the application is considered to be environmentally sustainable. Furthermore, this application will not have any negative impact on the environment and residents. As stated in section 24 of the Constitution of the Republic of South Africa, 1996, everybody has a right to an environment that is liveable and not harmful to their well-being, and this application is compatible with that.

Infrastructural sustainability and impact on the external engineering services

The proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow is considered to be infrastructural sustainable as the property under application is located in an area that is serviced and well-connected to existing municipal service infrastructure. Therefore, should any potential upgrades to municipal service infrastructure be required, the once-off bulk service contribution payable to the Municipality will cover all costs incurred.

Social sustainability and impact on safety, health, and well-being of the surrounding community

The proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on the subject property under application can be considered socially sustainable as it does not affect the neighbouring residents negatively.

Institutional sustainability

The proposed permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow is institutionally sustainable as it:

- Supports the development principles of the Spatial Planning and Land Use Management Act 16 of 2013;
- Supports the Inclusive Economic Growth Strategy of 2022 key principles;
- Consistent with the Integrated Development Plan of 2022-2027 objectives;
- Consistent with the Cape Town Municipal Spatial Development Framework of 2023 objectives;
- Consistent with the Tygerberg District Plan of 2023 objectives.
- Consistent with the Densification Policy of 2012 objectives;
- Adheres to the prescribed application processes stipulated in the City of Cape Town Municipal Planning By-Law of 2015, which includes a thorough and transparent public participation process;

7.2.3. Impact on heritage

This application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow will have no impact on any place or object of cultural significance. As stated in the NHRA, that heritage areas are unique, non-renewable and precious locations, that include sites and landscapes of historical significance, areas of scenic beauty, and places of spiritual and/or cultural importance.

7.2.4. Traffic impacts, parking, access, and other transport related considerations

This application for the permanent departure of street (Lawley Road) building line to be 2,77m in lieu of 3,5m to permit a balcony, and removal of the restrictive title deed conditions B(b), B(c) and B(d), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow will not trigger any transport studies, as the proposed development will utilize the existing space for the parking bays and the access to Berold Road and Lawley Road will remain the same.

7.2.5. Whether the imposition of conditions to mitigate an adverse impact of the proposed use or development of land

There are no necessary conditions to be imposed, as the second and third dwelling, extension of the garage, and stoep to be converted into lounge will have no negative impacts that need to be mitigated.

8. Conclusion

As aforementioned Proplan Dynamics (Pty) Ltd has been appointed by _____ to compile and submit this application permanent departure of the street (Lawley road) building line to be 2,77m in lieu of 3,5m to permit a balcony made in terms of section 42(b), removal of the restrictive title deed conditions B(b) "That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith be erected on this Erf.", B(c) "That not more than half the area of this Erf be built upon" and B(d) "That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf" made in terms of section 42(g), and the deletion of previous conditions of approval for the subject property relating to the establishment of the township made in terms of section 42(j) of the City of Cape Town Municipal

Planning By-Law of 2015, to permit a second and third dwelling, extension of the garage, and stoep to be converted into lounge on Erf 4137 in Parow. The application is considered to be desirable, apart from the fact that it poses no negative impacts on the safety, health, and well-being of the surrounding community and the natural environment. Additionally, it is in compliance with the relevant and applicable National, Provincial, and Local Acts and Policies. Given the information provided in this motivation report, we trust the City of Cape Town Municipality officials and Municipal Planning Tribunal to support this application.

9. References

City of Cape Town, 2022. Inclusive Economic Growth Strategy, Cape Town: City of Cape Town.

City of Cape Town, 2023. Table bay District Plan, Cape Town: City of Cape Town.

City of Cape Town, 2023. Cape Town Municipal Spatial Development Framework, Cape Town: City of Cape Town.

City of Cape Town, 2012. Densification Policy, Cape Town: City of Cape Town.

City of Cape Town, 2022-2027. Integrated Development Plan, Cape Town: City of Cape Town.

City of Cape Town, 2015. Cape Town Municipal Planning By-Law, Cape Town: City of Cape Town
Spatial Planning and Land Use Management Act 16, 2013.

The Constitution of the Republic of South Africa, 1996.