



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

Case ID 1500164286

**Erf 4477 and 4478, 43 and 45 Wynne
Street, Fairfield Estate**

Development Management

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CITY OF CAPE TOWN
PAROW ERVEN 4477 AND 4478

**APPLICATION TO REZONE FROM LB1 AND R1 TO
GR4 TO ALLOW FLAT UNITS FOLLOWED BY A
CONSOLIDATION, BUILDING LINE, COVERAGE
AND FLOOR FACTOR DEPARTURES AND
DELETION OF RESTRICTIVE TITLE CONDITIONS,
AS WELL AS CONDITIONS OF AN EXISTING
APPROVAL**

PLANNING AND MOTIVATION REPORT

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APPROVAL**

Client:

Consultant: Pro-Konsort Town Planners, Bellville

Date: May 2026

CONTENTS

	<u>Page No.</u>
1. <u>INTRODUCTION</u>	1
1.1 <u>Background</u>	1
1.2 <u>Purpose of the application</u>	1
1.3 <u>Pre-Application Consultation</u>	2
2. <u>PROPERTY DETAILS</u>	3
3. <u>RESTRICTION</u>	4
4. <u>SERVICES, STORMWATER, PARKING AND LANDSCAPING</u>	7
5. <u>SPATIAL POLICIES AND GUIDELINES OF THE CITY OF CAPE TOWN APPLICABLE TO THE PROPOSAL</u>	7
6. <u>MOTIVATION OF THE PROPOSAL IN TERMS OF SECTIONS 99(1), (2) AND (3) OF THE MUNICIPAL PLANNING BYLAWS:</u>	13
<u>CONCLUSION</u>	14

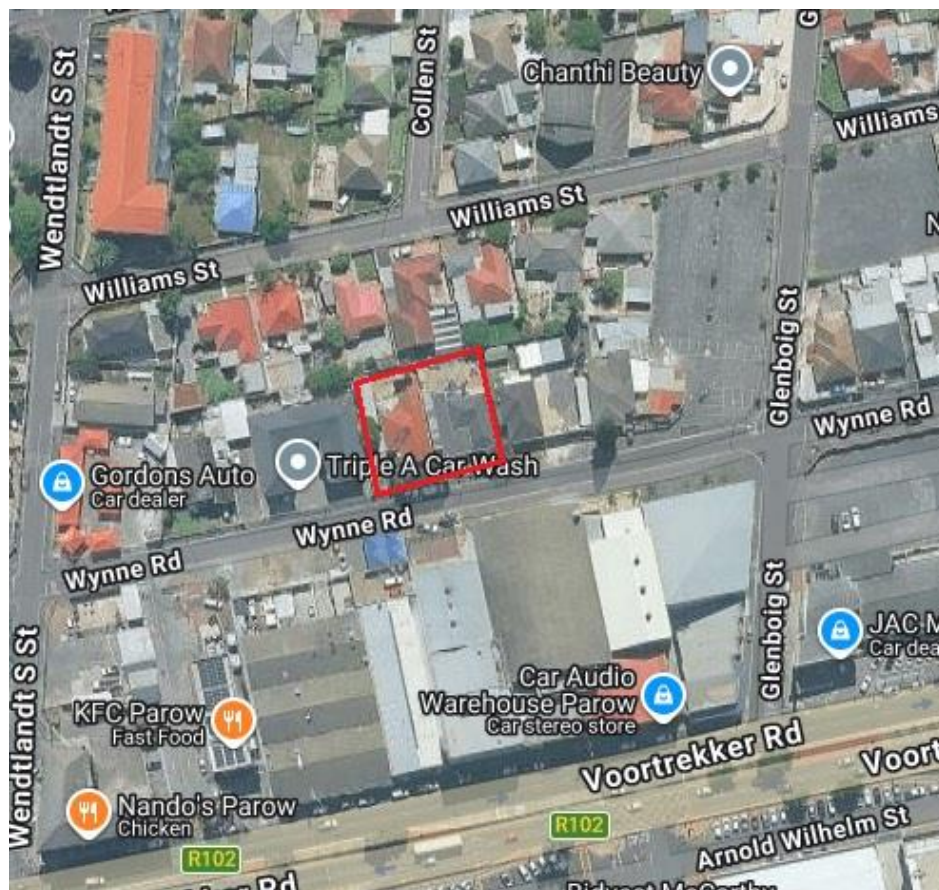
LIST OF ANNEXURES

Annexure 1	: Locality plan
Annexure 2	: Power of Attorney
Annexure 3	: Pre-application consultation
Annexure 4	: HWC exemption
Annexure 5	: Title Deeds
Annexure 6	: Site Development Plan
Annexure 7	: Landscape plan
Annexure 8	: Service and Stormwater report
Annexure 9	: SG Diagram
Annexure 10	: PT Zones
Annexure 11	: Conveyancer certificate
Annexure 12	: Visuals of the Site and surroundings
Annexure 13	: Consolidation plan

1. INTRODUCTION

1.1 Background

Pro-Konsort Town Planners of Bellville, Cape Town, had been appointed by the owners of Erven 4477 and 4478, Fairfield Estate, Parow, Cape Town, to apply on their behalf with the City of Cape Town to rezone the subject properties from LB1 and R1 respectively to GR4 to allow 28 flat units as student accommodation. Application also needs to be made to have restrictive Title conditions contained in one Title Deed, to be deleted, as well as those of an existing approval of the Bylaws. A Building Line Departure along Wynne street and along two common boundaries, as well as a departure for Coverage and Floor Factor to be applied for, together with a Consolidation of the two properties. A Power of Attorney was issued by the owner to allow Pro-Konsort Town Planners to attend to the application for new land-use rights. See **Annexure 2** for the Power of Attorney (See also note in par. 2 regarding).



Satellite Image of Subject Sites

1.2 Purpose of the application

of Cape Town purchased Erf 4477 Wynne street, Fairfield Estate, Parow, on behalf of Four A Investment Trust during August 2014, while neighbouring Erf 4478 was also purchased by lattermentioned Trust the previous year with the purpose of

redeveloping the sites with a higher density residential complex eventually. This point has now been reached with this application to obtain approval with the City of Cape Town to construct a flat complex of ground and three storeys containing 28 flat units which provides for 112 bedrooms. The intention is to accommodate students, and mainly those to be enrolled at the University of the Western Cape, as well as the Cape Peninsula University of Technology, both located in Bellville South, 17km south-east of the subject sites. Both properties contain a single dwelling unit which is due to be demolished and the sites be consolidated. As the zoning of the properties of R1 and LB1 respectively does not allow in terms of the Zoning Scheme of the City of Cape Town the set up of a higher density flat development.

The following applications are therefore being made for the two subject properties:

- Rezoning in terms of Section 42(a) of the Municipal Bylaws to GR4 to allow flat units
- Permanent departures in terms of Section 42(b) of the Bylaws for:
 - Street building line encroachment from 4.5m to 1.77m
 - Two Common building line encroachments from 4.5m to 0.618m and 0.0m respectively
 - Overstepping maximum Coverage from 60% to 66%
 - Overstepping maximum permissible Floor factor from 1.5 to 1.58
- Consolidation of the two properties in terms of Section 42(f) of the Bylaws
- Deletion of Restrictive Title conditions of one property in terms of Section 42(g) of the Bylaws, as well as Deletion in terms of Section 42(j)) of those conditions of an existing approval of the Bylaws

The two dwellings at the properties are both older than 60 years and are due to be demolished. However, the Heritage Management office of the City advised the applicant on 11 March 2026 that both erven fall within an area where Sections 34 and 38 of the NHRA are exempted and thus do not apply to these two properties. See **Annexure 4**. It should also be noted that the properties fall within the Voortrekker road PT2 zone, exempting the developer to provide any parking on-site, should he wish – See **Annexure 10**. Notwithstanding, a number of bays are accommodated at the property.

1.3 Pre-Application Consultation:

Accompanied with a preliminary Site Development Plan of the proposal, a request was lodged with the Parow Administration office four months ago by the applicant whether a Pre-application Consultation meeting will be required prior to submitting the application. While the Parow office advised they do not see the need for such a meeting, Jevon Jacobs of Development Management issued on 6 March 2026 a list of

items as a record of Pre-application Consultation that need to be addressed prior to lodging the application. **See Annexure 3.** The main concerns raised by Development Management were the issue of over-densification and the proposed zoning the applicant intends to apply for.

2. PROPERTY DETAILS

Location, ownership, extent and surrounding land uses:

The adjoining subject properties to be consolidated are located along Wynne street, Fairfield Estate, Parow, City of Cape Town. It is situated one street block north of Voortrekker road and two blocks away from Tierberg road, an important north-south collector road for the Parow area, which links indirectly with the N1-highway via Frans Conradie drive. Both properties are registered with Four A Investment Trust (IT595/2007) represented by Alaa IM Sabra of Cape Town. Registration of Erf 4477 was 11 August 2014 and Erf 4478 on 24 January 2014 – see Title Deeds

(which should read 2013) and – See attach **Annexure 5.** Please note: confirmed that he is divorced from who is not a member of the Trust any longer. Both properties are 545m² in extent and zoned LB1 and R1 respectively in terms of the Cape Town Zoning Scheme. To the eastern and northern sides, the subject sites bordering single residential properties, and at the western end, sharing a boundary with a block of flats, while the southern boundary is along Wynne street. See Visuals of the site and surroundings attach as **Annexure 12.** The entire street block south of the sites between Wynne street up to Voortrekker road, is zoned GB4. Wynne street itself reflects a mixed bag of different land zonings and uses with most importantly an existing block of flats on a GR2 zoned erf directly along Erf 4478, towards the west of the subject site. See **Annexure 1** for the Locality map, as well as **Annexure 9** for SG Diagram of the two sites.



Zoning of the Subject Sites

3. **RESTRICTIONS**

None of the erven is encumbered with a bond as advised by the property owner. Erf 4478 is subject to a number of Title Deed restrictions that need to be deleted. They are Clauses B(ii), B(iii) and B(iv) in Title Deed . Also to be deleted, is the amendment of the Township Ordinance (1934) conditions of planning approval relating to abovementioned restrictive conditions deemed to be imposed in terms of the Municipal Planning Bylaws (2015) – see Conveyancer certificate attach as **Annexure 11**. In terms of the Development Parameters of the DMS of the City applicable to a GR4 zoning, which is now being applied for, versus that of what is proposed, as set out on the Site Development Plan of the proposed development, attach as **Annexure 6**, the parameters that are affected, are as follows:

<u>GR4 Parameters</u>		<u>Proposed figures</u>
Floor factor	: 1,5m + 10% (1798.5m ²)	1.58 (1727.07m ²)
Coverage	: 60% (654m ²)	66% (719.29m ²)
Height (to top)	: 24m	12.5m
Building lines:		
Street	: 4,5m	1.77m on 4,5m above 10m height
Common	: 4,5m or 0,6m (0,0m up to 15m for 18m street)	0,0m, 0,618m and 4.55m
Parking : no parking required due to the Voortrekker road PT2 zone.		: 21 bays

In terms of the abovementioned figures, departures for three building lines, as well as overstepping Coverage and Floor Factor are required.

Motivation for the departures in terms of DMS:

In terms of the abovementioned, the following departures need to be motivated:

The proposed overstepping of the Wynne street building line of 4,5m, is 1.77m above 10m height. It should be noted that the proposed development will be facing a huge 10m high structure across Wynne street, which represents the rear side of the Light House church building, as well as the rear side of other single storey commercial buildings. No surrounding residential properties of whatever form will be affected by the encroachment of the street building line at that height (above 10m). This results in no privacy infringement of private properties, obstructing of views, blocking of sunlight, casting of shadows or any other negative natural elements that may impact negatively on the surrounding area and specifically single residential property owners that could argue against the proposed flat development due to overstepping the street building line.

On the western boundary, the proposed building, overstepping the building line is a staircase and a part of the building entertaining a blank wall towards the neighbouring property, which contains a block of flats, thus no infringement of privacy due to overstepping the building line. Towards the eastern end of the proposed complex the part of the building overstepping the building lines also carries a blank wall, thus preventing any overlooking and spoiling of privacy for the neighbouring single

residential neighbour. Locating on the western side of lattermentioned single dwelling site, the proposed building could hardly block sun and light from the dwelling at its eastern side which also goes for blocking view due to the block of flats which is already existing along Erf 4479.

In terms of the Coverage being overstepped, we wish to argue that the infringement only covers a mere 60m² which in the applicant's view, is of such a low scale that its impact on surrounding properties could hardly be of a negative nature.

Regarding the Floor Factor encroachment: as the City may permit a maximum 10% increase to the Floor factor applicable in a specific case (in this case 1.5), the proposed floor factor of the planned development is 1727.07m² or 1.58 still within the maximum provision of 1.65, which the City allows. The 10% additional area allowed, brings the total allowed to 1798.2m².

As with the Coverage being overstepped, the Floor Factor oversteps a factor of only 0.03 of what the Bylaws allows, which is of such a low scale that it could hardly have any substantial negative impact on the well-being and property rights of the immediate area surrounding the properties.

Motivation of deletion of restrictive conditions set out in Title Deed in terms of Section 39(5) of LUPA (Act 3 of 2014), as well as Section 47 of SPLUMA (Act 16 of 2013), is as follows:

The following conditions are restrictive of nature:

- B(ii) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith, to be erected on this erf
- B(iii) That not more than half of this erf shall be built upon
- B(iv) That no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 15ft to the street line, which forms a boundary of this erf. No such building or structure shall be situated within 5ft. of the lateral boundary common to any adjoining erf.

General comments

First and Second Condition:

The subject erf is located in an area which over years took on a very mixed-use character. Although the suburb of Fairfield Estate was originally earmarked for single residential purposes, the establishment of commercial activities from Voortrekker road northwards up to Wynne street, as well as southwards, became a general phenomenon. While the site under discussion is surrounded by Single and General residential properties, zonings further away along Wynne street suggest a strong business invasion, as well as some higher density residential developments. The specific Clauses were most probably included in the Title Deed to ensure the area remains single residential of nature. As a City is a living entity constantly undergoing population growth with change and expansion such as reshaping the nature of residential areas, the subject area had also experienced external pressures from elements such as economic considerations, new housing policies of the City, upgrading of the Voortrekker road corridor, resulting in the reformation of the traditional character of the residential neighbourhood of Fairfield Estate. The proposed flat

development still enhances a residential character, but also giving expression to advance housing policies and housing trends of the City of Cape Town such as densification and affordable housing units.

Third Condition:

Building lines set out in the attached Site Development Plan show 0,0m and 0,618m respectively at the two common boundaries and 4.55m at the rear boundary. The proposed street building line is 1.77m. The Title Deed requires 15ft (4,57m) and 5ft (1,5m) at the street and common boundaries respectively. It should be noted that the sections of the two proposed buildings, which run right up to the two side common boundaries, carry no windows at all, thus not triggering infringement of privacy of neighbouring properties. The section of the proposed building, closest to Wynne street, does contain a bathroom and small kitchen window overlooking the single residential property east of our site. They are however, nearly 3m away from the site boundary and while the neighbouring property entertains no private recreational area for its occupants at its western boundary sharing our site, no privacy infringement is likely and the applicant does not see any other rights of neighbours being compromised, such as overstepping on primary rights, limiting views and blocking sunlight.

It is therefore clear that the deletion of these two specific restrictive conditions will have no negative effect on the rights, safety and well-being of surrounding property owners.

In terms of the LUPA and SPLUMA Acts, motivation is as follows:

(a) The financial or other value of the rights in terms of the Restrictive Conditions enjoyed by a person

The restrictive conditions to be deleted were imposed by the former Administrator in terms of Ordinance 33 of 1934 who's functions had now been taken over by the City of Cape Town. The value of the rights in terms of the restrictive conditions to be deleted, is zero as it was imposed most probably for the benefit of the community.

(b) Personal benefits which accrue to the holder of the rights

No personal benefits for the holder of the rights exist, as the imposer had most probably in mind a homogenic residential development without infringement of other land uses.

(c) Personal benefits which will accrue to the person seeking the removal

The restrictive conditions to be deleted, prevent the owner currently to utilize his property to its maximum potential. Removal will add value to the property and allow it to be developed to its ultimate potential.

(d) Social benefits if the restrictive conditions remaining in place

There can be no social benefits contained in the conditions to be deleted as the benefits focus only on two properties with only the owner gaining from it. The setting up of the conditions were most likely an attempt to preserve the quality of the specific property and indirectly creating socially a better living environment which could benefit the surrounding area at that time, but are inconsistent with present standards, norms and policies of the City.

(e) **Social benefits of Removal of the Restrictive conditions**

Deletion of the conditions allow the developer to set up a quality architectural designed building adding social value to surrounding built environment and community in general.

(f) **Whether the removal will remove all rights enjoyed by the beneficiaries or only some rights**

Removal will only be applied on rights bestowed on the single property which are in any case not enhancing current housing policies. All other rights / conditions are still being retained.

4. **SERVICES, STORMWATER, PARKING AND LANDSCAPING**

A Services and Stormwater Management report, attach as **Annexure 8** is attached to this document. The study concludes sufficient capacity with the City's existing engineering services network to accommodate sewerage flow and supplying household water exists. Stormwater is treated on site, while a sufficient electrical supply is available. A Landscape plan, attach as **Annexure 7** reflects the landscaping proposals to be undertaken and maintained by the developer. No on-site parking is needed with compliments of the proximity of the Voortrekker road PT2 zone. Notwithstanding, 21 on-site bays are provided.

5. **SPATIAL POLICIES AND GUIDELINES OF THE CITY OF CAPE TOWN APPLICABLE TO THE PROPOSAL**

5.1 **Cape Town Municipal Spatial Development Framework: Revised January 2023**

The new revised Cape Town Municipal Spatial Development Framework of January 2023, sets out under the heading Section 5, Spatial Development Framework, the following sub-titles namely, Spatial strategies, Development directives and Conceptual designations.

This section deals only with **Spatial Strategies**.

Three Strategies are set out under Spatial Strategies, namely:

Spatial Strategy 1: Plan for economic growth and improve access to economical opportunities

Imperatives for this strategy are amongst other:

- Encourage a more compact City form by promoting higher land use and building densities compatible with existing land uses to create an optimum relationship between urban form and transport services.

The proposal on the table, while situated within a PT2 zone, promotes this strategy without doubt.

Spatial Strategy 2: Manage urban growth and create a balance between urban development, food security and environmental protection

Imperatives for this Spatial Strategy are amongst other:

- Focus on land optimization, especially development of vacant and underutilized land parcels which will result in the expansion of engineering services networks and accommodating higher-intensity (density and diversity) land-uses in a vertical rather than horizontal format

As referred to previously, the land parcel under discussion contains a residential dwelling at each site, erected several decades ago and carrying a zoning in terms of the Cape Town DMS that only allows for single residential use. The proposed new use, not only boosting a modern, architectural-designed block of flats, but also uplifting and beautifying the built environment of Wynne street. It also enhancing the strategy to optimize the land potential, leading to higher land intensity in terms of density and diversity, and also stimulating the expansion of the engineering services network of the City.

Spatial Strategy 3: Building an inclusive, integrated, vibrant and healthy city

None of the imperatives mentioned under this strategy, is really applicable to the proposed development for Erven 4477 and 4478. However, to a certain extent, the redevelopment of a property allows a greater level of integration with the Voortrekker Road precinct, as well as with municipal services while replacing visually two unimpressive dwelling structures with a modern-designed multi-storey residential block. It also adding value to the built environment of the Voortrekker Road area, as well as offering a different type of residential development of what the adjoining area offers, which may well further the goal to promote a vibrant and healthy City.

Finally, the MSDF also addressing the City's Spatial Context, amongst other directing Spatial Transformation. The basis for growth management in the City is through four Spatial Transformation areas, which the first refers to an Urban Core area and secondly an Incremental Growth and Consolidation area. The subject site falls outside the first-mentioned area, but within the Incremental Growth and Consolidation area, which are areas the City is committed to serve existing communities and where new developments will be subject to infrastructure capacity. In this regard, the Water and Sanitation branch of the City was requested to confirm the (upgraded) Potsdam Sewer Outfall Works has capacity to receive flow from the proposed development and which they did.

5.2 Tygerberg District Plan : January 2023

The subject site is located within the confines of the Tygerberg District Plan area and is designated for Mixed Use Intensification in terms of the District Plan.

An extract of the Vision statement for the Tygerberg District Plan declares as follows:

"A district that is defined by an integrated approach to mixed-used development, including residential and commercial, where targeted densification and intensification

is focused in the core area along high-accessibility routes and modes such as Voortrekker Road and in close proximity to industrial related land uses (P33). This proposal at stake promotes this vision.

The District Plan area of Tygerberg contains 9 Subdistricts, each with its Subdistrict Development guidelines of which Subdistrict 3 contains Erven 4477 and 4478, Parow.



Sub-District Plan 3

5.3 **Subdistrict 3 : Voortrekker Road / Durban Road corridor (including the Bellville CBD)**

The Guidelines offer a number of Local objectives and Suggested Guidelines to implement the objectives.

The Objectives applicable to the proposed development at Erven 4477 and 4478, in relation to Voortrekker road are as follows:

- Maximising location efficiency so that people can walk, cycle or use public transport
- Accessibility to a mixture of transport choices
- Facilitate land use intensification (density and diversity) along high accessibility routes and in close proximity to public transport routes.

The proposal on the table proposes a facility which intensifies the use of the properties in terms of density and diversity within the Voortrekker road corridor as a high accessible route and close to public transport.

- Ensure the establishment of a mix of land uses, including commercial, community, residential and recreation in the corridor area.

The proposal once again is in line with this objective, as described above, as well as located alongside the Voortrekker Road corridor containing a strip earmarked for Mixed use intensification in terms of the Subdistrict Plan.

- Support the upliftment and renewal of the area through public investment where possible.

Voortrekker Road corridor, once the proud and thriving CBD of Parow has over many decades loss its status, attraction and energy of the once popular business hub of the suburb. From a commercial perspective, the area became desolated and deteriorated over time while simultaneously criminal elements start exploiting this state of affairs. A new initiative to uplift and boost the Voortrekker corridor in terms of safety, visual impact and attracting private capital to invest, was launched some years ago.

However, Voortrekker Road precinct is still struggling to recover to its long time days of glory or to attract shoppers or visitors. A private investment attracting more potential clients to the area by means of providing more accommodation, is exactly what the Subdistrict plan most probably visualized.

The Subdistrict Plan also contains Guidelines to stimulate development along the Voortrekker Road corridor.

- Promote high density development with mixed land use intensification, including higher density residential development along Voortrekker Road. The proposal speaks for itself, finding itself in an area designated by the Subdistrict 3 plan for Mixed Use Intensification.
- Promote mixed use high density residential and commercial uses in areas around train stations. The Elsies River train station on the Strand - Cape Town railway line is not more than 500m away from the location of the proposed development.
- Optimise use of land closer to public transport interchange and access points. Being alongside Voortrekker Road, a high mobility road-way and a train station walking distance away, the redevelopment of the site and in the process stimulating densification, is fully enhancing this guideline.
- Promote the provision of minimum onsite parking in high-density developments where sites are amongst other located within zero-rated public transport zones. The proposal speaks for itself.

5.4 Transit-Orientated Development Strategy Framework, 2016

The subject site is located directly along Wynne street, Parow within the Voortrekker road precinct and as stated earlier, qualifies as a PT2 zone road-way. The proposed development therefor supports the Strategy Framework considering it will:

- Strengthening the CBD of Parow
- Contributing towards the required threshold to support and enhance the public transport network of the City

- Promoting job opportunities in close proximity to residential areas, specifically during the construction phase of the development
- Maximising location efficiency so that people can walk, cycle or use public transport
- Accessibility to a mixture of transport choices

5.5 Cape Town Densification Policy of 2012

The Policy promotes small-scale incremental densification in all areas where appropriate. Densification is particularly supported in areas with good access to public transport (Voortrekker Road), and where employment opportunities (Elsies River Industrial area), commercial development and social amenities exist which is the case with this application.

Densification, by means of applications such as this, facilitates a gradual restructuring of the City which is vital in terms of social, economic and environmental sustainability and is an important mechanism towards improving the inefficient city structure that currently exists. A compact urban form is accepted as being an essential condition for well-performing cities. Redeveloping the subject sites containing only a single dwelling each supports abovementioned policy. Consolidating two or more sites creating more viable spaces which offers the opportunity to set up more efficient high rise buildings.

5.6 Inclusive Economic Growth Strategy of 2021

This Strategy follows that of the Economic Growth Strategy of 2013 whose principle objection was to grow economy and create jobs.

The latest Strategy is a plan to address the economic crises facing the City. It acknowledges that inclusive economic growth can contribute towards the alleviation of existing poverty, improvement of livelihoods and improving of quality of life. To this effect, the proposed development under discussion, is relevant, especially during the construction phase of the project where a fair number of job opportunities (even on a permanent basis) may come on line.

5.7 Social Development Strategy of the City of Cape Town of 2013

This Strategy articulates the role of the City in promoting and maximising social development. The first Objective contained by the Strategy is maximising income generated opportunities, a scenario that fits the proposed facility under discussion, especially when the project reaches the stage of construction and workers being employed. A further social benefit of the proposal is to offer the housing market safe and affordable student accommodation which are in huge demand in the catchment area of UWC and CPUT.

5.8 **Urban Design Policy (2013)**

This policy provides guidance to proposed developments through suggesting methods of increasing “the greater good” of the public realm to all City users. The policy contains Objectives of which the most applicable to the proposed development at Erven 4477 and 4478, are as follows:

- Ensure that development contributes positively to the urban structure of the City to create integrated and legible places and neighbourhoods. The applicant believes the proposal demonstrates that this new development will fit into and contributes positively towards its surrounding context and improves integration with smaller than average living units entertained by the Fairfield Estate suburb
- Ensure that development contributes to improve quality of public realm. Replacing dwelling units clearly reflecting wear and tear over several decades by a modern architectural-designed relatively low-scale flat complex, surely contributes towards improving the street scape and public realm of the area.
- Contributes towards improving the street scape and public realm of the area
- Objective 5 promotes development intensity, diversity and adaptability, which requires the efficient use of the site, intensification of the built form in terms of height and coverage, as well as allowing for a mix of land uses.

The proposed location and design of the multi-storey residential block fit these objectives as it integrates with other residential forms and numerous small business operations along Wynne street. It makes a positive impact in terms of uplifting the otherwise drab built environment of its immediate surroundings, while strengthening the element of integration of the neighbourhood.

5.9 **Section 59 of the Land Use Planning Act (Act 3 of 2014), as well as Section 7 of SPLUMA (Act 16 of 2013)**

The two documents stated above, contain a number of Land-Use Planning, as well as Land Development Principles regulating development of land under consideration:

These principles are:

- **Spatial injustice**
Dealing basically with Spatial imbalances of the past where people were excluded from access to land and use of land
- **Spatial sustainability**
Development of land in a feasible and viable way, protecting, especially prime agricultural land, upholding land use measures dealing with sensitive environmental areas and develop land with sustainable outcomes

- **Spatial resilience**
Refers to flexibility in spatial plans and land use policies ensuring sustainable livelihoods in communities previously being deprived of it
- **Good Administration**
Refers to the involvement of all Governmental entities striving towards promoting an integrated approach to land use, which also goes for contributing towards shaping Spatial Development frameworks.
- **Efficiency**
Deals with the effective and economical use of land, resources and infrastructure, minimizing negative impacts and ensuring development application procedures are effective and streamlined.

Not all the principles set out above are applicable to the subject application. Efficiency probably the principle mostly affected by the proposed development, as the development proposal allows a more efficient and economical use of the property, maximizing its development potential and boosting the housing market with a specialized type of housing option constantly in demand.

6 MOTIVATION OF THE PROPOSAL IN TERMS OF SECTIONS 99(1), (2) AND (3) OF THE MUNICIPAL PLANNING BYLAWS:

6.1 Section 99(1)

Application must comply with the MSDF which had already been dealt with

6.2 Section 99(2)

Application for a Consolidation needs to be motivated in terms of scale and design of the development, impact of building mass and on surrounding properties.

The scale of the proposed four storey flat complex is very much in line with the non-residential Light House Church building opposite the site in Wynne street. The design of the new building reflects a modern approach with a pleasant appeal. Its mass is compatible with many of the existing buildings along Wynne street eg. existing flat complex next-door, while as a flat complex, it boosts the residential character of the Fairfield Estate with a positive impact on the built environment of Wynne street. Consolidation of the two erven also allows for creating only one access along Wynne street, while one falls away. See Consolidation Plan attach as **Annexure 13**.

6.3 Section 99(3) Motivate the Desirability of the following:

Socio-economic impact

The proposal will have a positive socio-economic impact on the immediate environment as it will offer the housing market a special type of accommodation which reflects a strong social undertone. This is manifested in putting up a building, specifically as student housing, thus creating the opportunity to establish a cluster of individuals more or less of the same age group and some social needs who will most likely be all connected to tertiary institutions as students. The proposal is further not

seen as detrimentally impacting an existing rights of owners of surrounding properties. It will further assist in job creation and strengthening the business activities along the existing Voortrekker Road corridor. This proposed development responds positively towards the creation of an opportunity for residential densification at under-utilized land that is earmarked for Urban development. It shows a fairly harmonious character with a similar neighbouring flat complex along Wynne street.

6.4 Compatibility with surrounding uses

The use of the property will remain for residential purposes, albeit intensified and allowing densification of the site. The proposed 5-storey building will not be out of scale with the surrounding residential properties and similar complexes along Voortrekker Road, although it falls within Fairfield estate, a predominantly single residential area. The proposal is unlikely to have a negative impact on the surrounding residential / commercial amenity or the character of the area. In fact, it can be argued that the modern architecture of the proposed building will largely add character to the area which has become fairly stale over time.

6.5 Impact on the external engineering services

The area is served by existing municipal waterborne sewerage and bulk water infrastructure. Sufficient capacity exists to carry the additional load from the new proposed development.

6.6 Impact on safety, health and wellbeing of the surrounding community

No negative impact is expected on the safety, health and wellbeing of the surrounding community. The proposed development will in fact have a positive impact on the safety of the surrounding community since it will increase passive surveillance towards the immediate area as there will most likely be movement typical with any student accommodation facility, basically all around the clock. The applicant also don't foresee any infringement of existing rights of neighbours as the proposed development contains basically no windows along the common boundaries except for a number of smaller windows nearly 2m from the shared boundary at the eastern side.

6.7 Impact on heritage

The existing residential buildings at the two properties appear to be older than 60 years. A permit from Heritage Western Cape prior to building plan submission is not required as was confirmed by the Heritage Management Metro office of the City of Cape Town (David Hart). It should be noted that the area has not been declared a Heritage Protection Overlay zone as this specific area of Parow is exempted from applying Sections 34 and 38 of the NHRA.

6.8 Impact on the biophysical environment

The property is not environmentally sensitive, although containing a number of mature trees that will be retained where possible. The existing buildings are to be demolished.

6.9 Traffic impacts, parking, access and other transport related considerations

The subject property is well located in terms of the multi-directional accessibility grid of road networks of the City. The site is situated one block north of Voortrekker Road which is an important metropolitan development corridor that provides east-west movement across the greater metropolitan area. The site is approximately 200m west of Tierberg road which provides north-south movement within the district and eventually intersects with the N1 highway 2km northwards. The additional traffic impact is expected to be negligible, while it is assumed the occupants of the proposed complex being students, would mainly travel by way of Public transport.

6.10 Mitigation measures to combat any adverse effects

The applicant fails to see any reason to impose conditions that can mitigate any adverse impact on any aspect of the proposed land use. Redeveloping the site and putting up residential accommodation in form of student housing, add huge value to the area. Except for conditions of approval, the applicant fails to see any reason to impose any other mitigation measures.

CONCLUSION: The proposed rezoning of Erven 4477 and 4478, Parow to GR4, as well as a building line departures, a consolidation, removal of restrictive Title conditions and finally departures for exceeding Coverage and the Floor Factor, should basically have no negative impact on its surrounding environment, as the new proposed development is compatible with the residential character of the local area. The arguments in favour of the application have clearly demonstrated that the proposed apartment units are not undesirable amongst the mixed-use status of Wynne street and could only be to the best interest of the surrounding community, the local housing market in terms of choice, costs and safety and a positive step towards maximising the potential of the subject property.

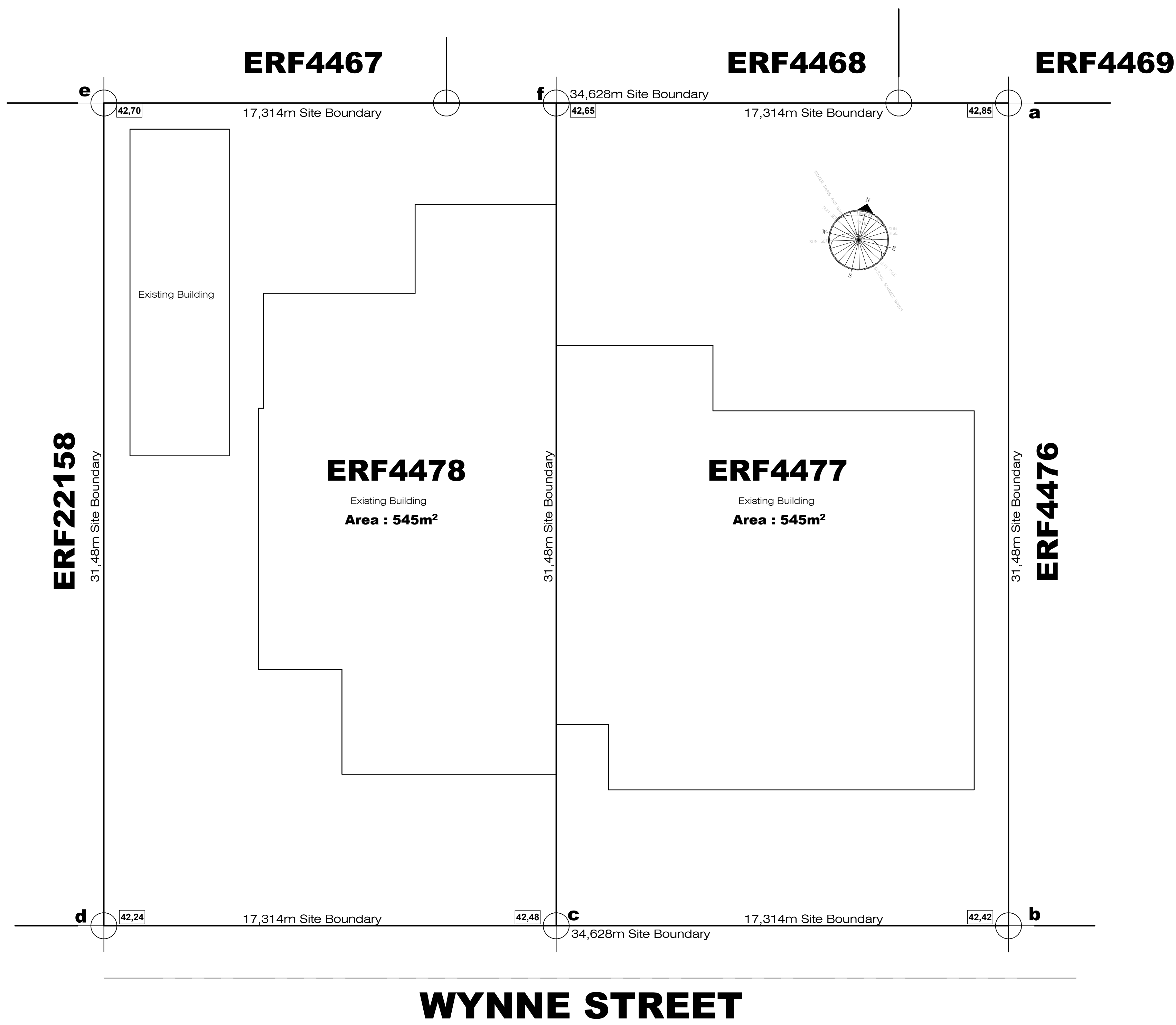
Against this background, we trust the City will consider the application in a positive light.

PRO-KONSORT TOWN PLANNERS

BELLVILLE

MAY 2026

ANNEXURE 13



CONSOLIDATION PLAN	
CITY OF CAPE TOWN : PAROW Erven 4477 & 4478	
Fig. abcf Represents:	
Erf 4477	: 545m2
Fig. cdef Represents:	
Erf 4478	: 545m2
Total Size	: 1090m2
Erf4477 Previous Zoning	: LB1
Erf4478 Previous Zoning	: R1
Proposed Zoning of Both Erven	: GR4
<u>Date:</u> 28 April 2026	Flat Development
<u>Scale:</u> 1:100	<u>Plan No:</u>

NEW PROPOSED APARTMENTS

MR A SABRA on
ERF4477 & ERF4478 PAROW

SITE DEVELOPMENT PLAN:

CONSOLIDATION PLAN

