



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

Case ID 1500165450

**Erf 4213, 4 Langenhoven Street,
Durbanville**

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.

23 July 2026

District Manager

Department of Planning and Building Development Management
Northern District: District C
P.O. Box 25
Kraaifontein
7569

Dear Sir/Madam,

APPLICATION TO REZONING, DEPARTURE & SDP APPROVAL: ERF 4213, DURBANVILLE

We hereby apply for the rezoning from Residential 1 (R1) to General Business 1 (GB1) penalty of the above mentioned property for professional offices.

Please find attached the following documentation for your perusal:

1. Completed & signed application form;
2. Power of Attorney;
3. Resolutions;
4. Copy of the Title Deed;
5. Locality - and Zoning plan;
6. Site Plan ;
7. Approved Building Plans;
8. Site Visit Pictures (8 Aug 2025);
9. Penalty Outcome;
10. Proof of Previous Payment (Case ID 1500159530);
11. Refusal Letter.

Trust the abovementioned suffices.



Kind Regards,

Karla Burger

ELCO Property Development

SECTION A: HISTORY AND BACKGROUND INFORMATION

A) 1. INTRODUCTION

This application has been prepared on behalf of _____ the registered owner of Erf 4213, Durbanville, to seek approval for the rezoning, departure and approval of SDP of the property from Residential 1 (R1) to General Business 1 (GB1) in terms of Section 42(a) of the City of Cape Town Municipal Planning By-Law, 2015. The purpose of the application is to formally permit the use of the existing building as office premises. The **Power of Attorney** from the current owners authorizing this firm is herewith attached.

This memorandum serves to outline the proposal and to prove the necessity and desirability of the abovementioned application in order to obtain the approval from the relevant authorities. In addition, its purpose is also to elaborate on information required by Council, which will enable Interested and Affected Parties and Council to make informed comments and/or decisions on the proposed development.

A) 2. LOCALITY AND BACKGROUND

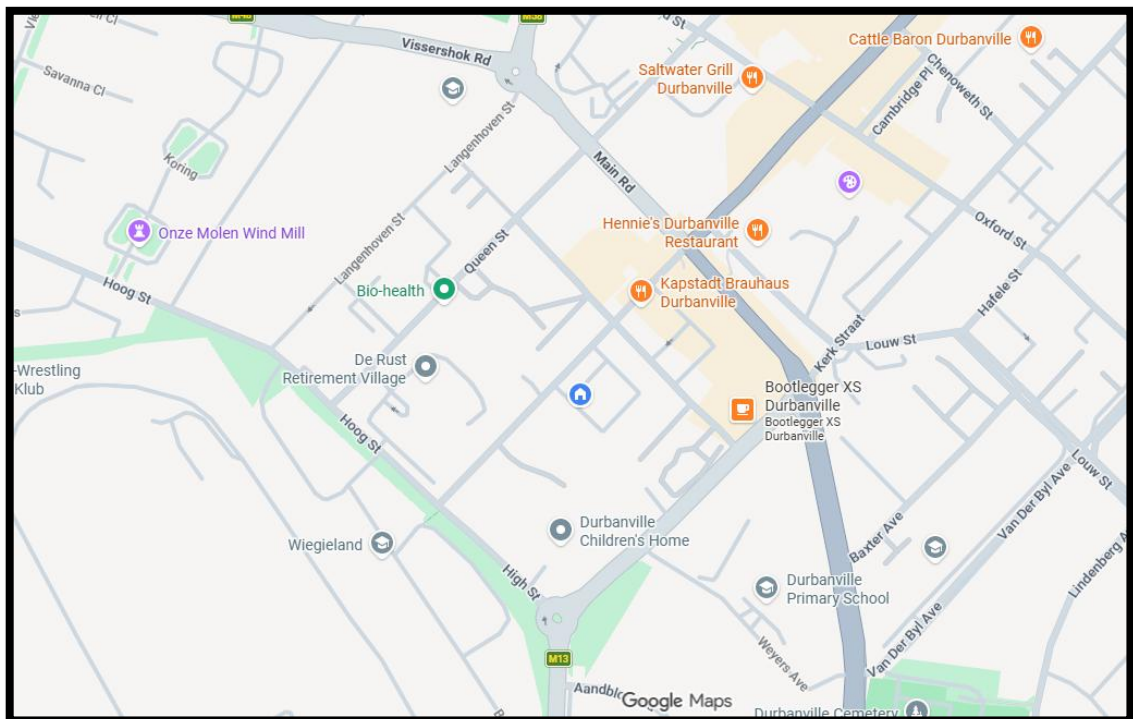


Fig. 1: Locality

The property is situated within the established urban fabric of Durbanville and forms part of the Secondary CBD as identified in the City's Northern District Plan. Its location within an area already

characterised by mixed residential and business uses provides a suitable context for the proposed office activity. The development does not require any physical alteration to the existing building, which will continue to function within its current footprint and architectural character. Although the building has already been operating as offices, a contravention penalty has previously been processed and paid to regularise both the use and the construction of covered parking bays that were added without approved plans. Please see the **Penalty Outcome** and **Site Visit Pictures** attached.

SECTION B: APPLICATION

B) 1. THE APPLICATION

Application is hereby made on behalf of the client for:

- a) **Rezoning** of Erf 4213, Durbanville in terms of Section 42(a) of the City of Cape Town Municipal Planning By-Law, 2015 to rezone the property from Single Residential 1 (SR1) to General Business 1 (GB1).
- b) **Departure** in terms of Section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015 to permit parking closer than 10m to a street boundary in terms of Section 60(k)(ii) of the DMS.
- c) **Approval of SDP** in terms of Section 42(i) of the City of Cape Town Municipal Planning By-Law, 2015 to permit offices with GLA of 244.1m².

The completed **Application Form** is herewith attached.

SECTION C: LEGAL AND GENERAL INFORMATION

C) 1. TITLE ASPECTS

Erf 4213 is held by virtue of Deed of Transfer attached.

Please find a copy of the **Title Deed**

a) PROPERTY DESCRIPTION

By virtue of the Deed of Transfer the property is described as "Erf 4213, Durbanville, in the City of Cape Town, Cape Division, Province of the Western Cape".

b) PROPERTY SIZE

The extent of the property is 1039m².

c) REGISTERED OWNER

The property in accordance with the Deed of Transfer is registered in the name of New Vision Fruit Pty Ltd.

d) **MORTGAGE BONDS**

There is no bond registered on the property.

e) **TITLE DEED CONDITIONS**

There are no restrictive conditions that prevent the development from taking place.

C) 2. GENERAL INFORMATION

a) **LOCATION & ACCESSIBILITY**

The physical address of the property is 4 Langenhoven Street, Durbanville.

The property is easily accessible as it is located in close proximity to Vissershok Road (M48), Koeberg Road (M58) as well as the R302. These are the main distributors providing access to the area and surroundings.

The **Locality Plan** and **Aerial Photo** are herewith attached as Figures

b) **SITE CHARACTERISTICS**

The property is fully developed, containing the existing building and surfaced parking areas, and has no trees, vegetation, or natural features that may be affected by the proposed land use.

c) **EXISTING ZONING**

In terms of the City of Cape Town Zoning Scheme the property is zoned as Residential 1 (R1).

d) **EXISTING LAND USE**

The property is currently being used as offices.



Fig. 2: Street View from Langenhoven Street

e) SURROUNDING LAND USES & ZONING

The site is surrounded by the following zonings in the immediate and near area, namely:

- North – Residential 1 (R1); Community 1 (CO1); General Residential 2 (GR2); General Business 2 (GB2);
- East – Community 1 (CO1); General Residential 2 (GR2); General Business 2 (GB2);
- South – Residential 1 (R1) and Open Space 3 (OS3), &
- West – Open Space 3 (OS3), General Residential 2 (GR1); Residential 1 (R1).

The land uses in the immediate surrounding area are predominantly medium density residential erven and also General Business erven, with clustering higher order land uses in the Durbanville CBD. For further detailed information about the surrounding zonings, see the **Zoning Plan** listed as Figure 2.

SECTION D: DEVELOPMENT PROPOSAL

D) 1. PROPOSED LAND USE

The intention is to utilise the existing building exclusively as office space (244.1m² GLA) without introducing any external structural alterations. The scale, footprint, and external appearance of the building will remain unchanged, ensuring that no additional impact is created on the streetscape or built environment. The internal layout already accommodates a functional office configuration, including various workspaces, meeting rooms, and support facilities. Office hours will be during the week from 7:30am to 5pm. A total of twenty (20) staff will be present on site.

D) 2. PROPOSED ZONING & REGULATIONS

The property is proposed to be rezoned from Residential 1 (R1) to General Business 1 (GB1) in order to allow for the offices.

According to the City of Cape Town Development Scheme a **business premises** is regarded as a primary use right on land zoned as General Business 1 (GB1). A business premises is in turn defined as a '*property from which business is conducted and includes a shop...office...*'.

The table below illustrates the correlation between the proposed development parameters and what the Development Management Scheme allows for GB1. In terms of Section 60(k)(ii) of the DMS parking closer than 10m from a street boundary shall need the approval from Council. Parking bays 1-7 will therefore require a departure from this regulation. No other departures will be required.

	DMS (GB1)	Proposed
Height	12.5m	7.91m
Floor Factor	1.5	0.35

Coverage	100%	21%
Parking (Standard area)	Office: 2.5 Parking Bays per 100m ² of 244.1m ² GLA = 6 <u>bays</u> <u>required</u>	18 bays
Building lines	Street: 0,0m Common: 0,0m	Street: >0m Common: >0m

In addition to the above, application is also made for approval of an SDP to allow the proposed offices.

SECTION E: POLICIES & FRAMEWORKS

E) 1. NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999

Notification of intent to develop is not required as none of the activities listed under Section 38 is triggered. The building is also not older than 60 years nor planned to be demolished so a demolition permit under Section 34 is also not required.

E) 2. MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK: 2018

According to the MSDF, the subject property lies within an Incremental Growth and Consolidation area. Section 4.3 addresses the key principles of the Incremental Growth and Consolidation area, which is to ensure that the City remains committed to conserving existing and new communities and that new developments would be subject to capacity of bulk engineering infrastructure.

The desired outcome include:

- Diverse and dense land uses, where bulk engineering infrastructure allows;
- Diversification of mono-use residential patterns; &
- Consolidation and diversification of land uses in support of city growth.

The MSDF also prescribes spatial strategies that include protecting natural resources as well as encouraging integrated settlement patterns and a more compact form of development. The proposed development supports these strategies as the identified land is not located within a valuable agricultural area; the proposed development will ensure a more compact urban form which will increase greater access to opportunities within the area. The proposal therefore complies with the broader goals of the MSDF as the proposed rezoning is in line with intensification prescribed within the area. The proposed density 244.1m² GLA and 2 storey height is in line with the guidelines given for secondary CBD.

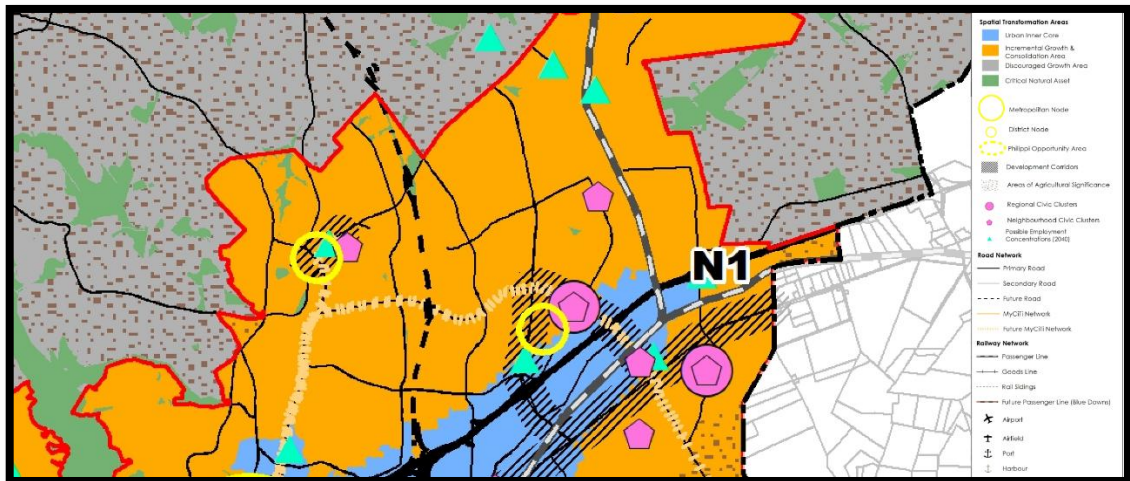


Fig. 3: MSDF

E) 3. NORTH DISTRICT PLAN

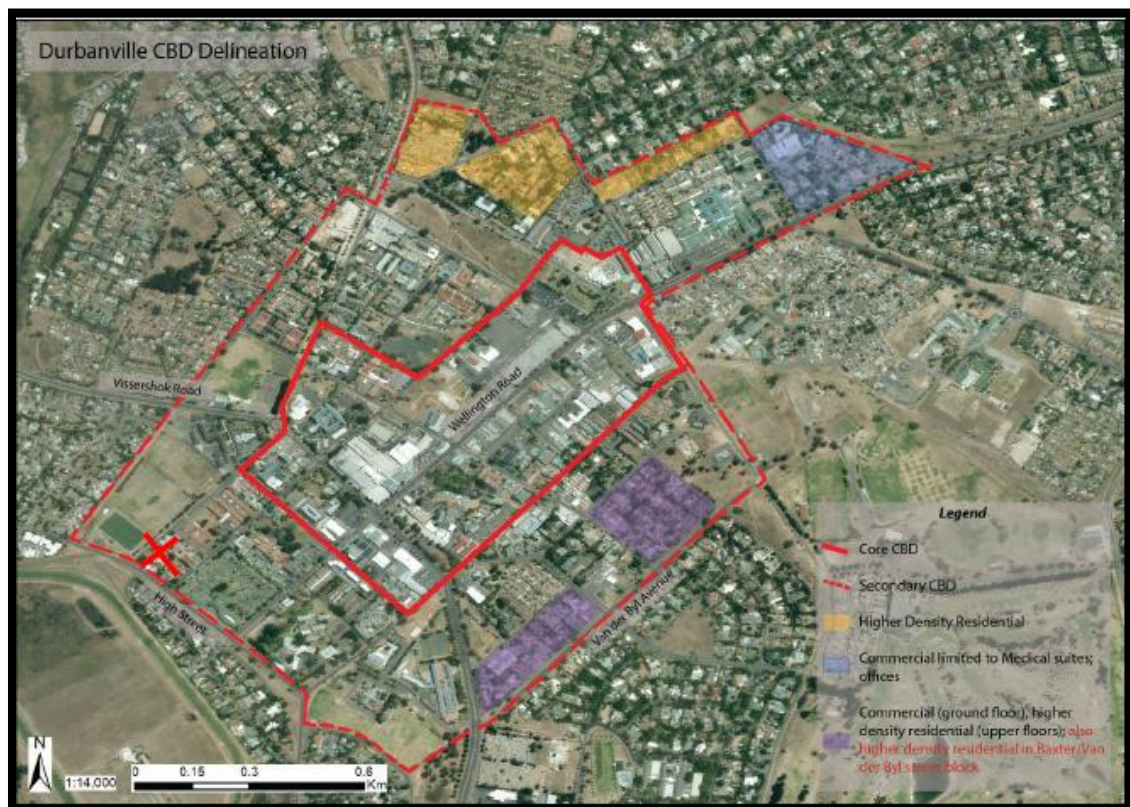


Fig. 4: Northern District Plan

The proposal is in strong alignment with the Northern District Plan, which designates the Secondary CBD of Durbanville as an area intended to support the Core CBD by accommodating transitional and mixed uses. The District Plan explicitly allows offices within the footprint of existing dwellings and discourages retail expansion so as not to undermine the main CBD. The proposed rezoning therefore responds directly to this policy direction, enabling office use without redevelopment or the

introduction of retail elements. Other business-zoned properties in the immediate surroundings further highlight the appropriateness of the proposed zoning and confirm a well-established pattern of similar land uses.

E) 4. SOCIAL DEVELOPMENT STRATEGY

The Social Development strategy focuses on addressing poverty, inequality and social ills while providing for the participation of people in their own development. The strategy lists the following objectives:

- Maximise income generating 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
- Mobilise resources for social development

The proposed development is in line with the following levers to help achieve the objectives;

1.2 – Develop the skills of people excluded or at risk of exclusion.

4.3 – Foster diversity and inclusivity in the City's corporate structure.

E) 5. ECONOMIC GROWTH STRATEGY

The intension of this strategy is to provide a framework for making Cape Town a globally competitive "Opportunity City". To achieve this, it is set out in 5 Competitiveness Strategies:

- 1) Building a *globally competitive* city through institutional and regulatory changes
- 2) Providing the right basic service, transport and ICT *infrastructure*
- 3) Utilising work and skills programmes to *promote growth that is inclusive*
- 4) Leveraging *trade and sector development* functions to maximum advantage
- 5) Ensuring that growth is *environmentally sustainable* in the long term

The rezoned property will optimise and stimulate the local economic growth, providing opportunities and promote growth that is inclusive.

E) 6. TRANSIT ORIENTED DEVELOPMENT STRATEGY FRAMEWORK (2016)

The Transit Oriented Development Strategy Framework states that the vision of Transit Oriented Development in Cape Town is "to progressively move towards a compact, well connected, efficient, resilient urban form and movement system that is conducive to economic and social efficiency and equality whilst providing cost effective access and mobility, with the least possible negative impact on the environment".

The core TOD principles are as follows:

1. Affordability – reduce the cost of public transport to commuters and the cost of providing public transport to the city.

2. Accessibility – facilitate equal access to social and economic activity through strategic urban development and the provision of safe public transport.
3. Efficiency – provide an environment and level of service that reduces trip lengths and dependence on private vehicles.
4. Intensification &
5. Densification – manage the desired form, composition and location of urban development conducive to affordable, accessible and efficient public transport.

Additionally, the Integrated transport and land use objectives are as follow:

1. Reduce Travel Distances: to reduce the cost of commuter travel and improve operational viability of public transport - Intensify and diversify urban development in close proximity to public transport stations.
2. Optimise bi-directional flows - Promote an appropriate mix and form of residential, social and economic activity between urban nodes along higher-order public transport corridors.
3. Generate a greater level of seat renewal (balancing trip attractions and productions) - Promote an appropriate mix and form of residential social and economic activity between district and local nodes along higher-order public transport corridors.

The proposed development supports the TOD principles by integrating an appropriate land use into an area that is designated for that type of development. The surrounding land uses are also a mixture of residential and offices. The proposed development is also in close proximity to Development and Activity routes and is fairly well services with bus and taxi routes. Additionally, the MyCity bus system is proposed to have a stop in Durbanville CBD in the future.

E) 7. URBAN DESIGN POLICY (AUGUST 2024)

The policy seeks to focus on the local level of urban design and the contribution of development proposals thereto: The following are the identified policy objectives with which the proposed development is in line with:

- Objective 1: Ensure that the development contributes positively to the urban structure of the city to create integrated and legible places and neighbourhoods.
The proposed development will ensure that the space is better utilised will also be more compatible to the surrounding area character.
- Objective 2: Ensure that development contributes to improved quality of the public realm and public spaces.
Allowing the desired offices will ensure that there is 24 hour surveillance on the public road. The owner will ensure a security system that will create a continued sense of ownership over the property and neighbouring properties. The increase in surveillance along the street will ensure a safer environment.
- Objective 3: Ensure that the development contribute to the creation of safe and secure communities.

The proposed development will enhance the “eyes-on-the-street” effect as the windows will have a clear view of the public street as well as the surrounding area. The development of the property to its full potential will assist in creating a more secure environment.

- Objective 4: Ensure opportunities and amenities are accessible and that people can move about easily and affectively.

The access to opportunities or amenities is not hindered by the proposed development. The proposed development ensures the increase in available job and office opportunities within the area.

- Objective 5: Promote development intensity, diversity and desirability.

The proposed development seeks to ensure that the property is developed to its full potential given the local context. The property is located within an area identified for urban development. 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 proposed development will ensure that the existing building receives a much needed make over and seeks to ensure the property is developed to its full potential. The height of the development will ensure that the “eyes on the street” principle is utilised in order to ensure a positive public-private interface.

The proposed development seeks to ensure that the subject property will be developed to its full potential. It will be rezoned in order to permit the desired offices. The proposed development will ensure 24h surveillance along the public road. The existing architectural features will ensure the safety and quality built environment of the neighbourhood.

SECTION F: MOTIVATION

Section 99 of the City of Cape Town Municipal Planning By-Law states that there are certain criteria that need to be assessed before a decision on an application is made. These include 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 considerations. The following section will explore these aspects in relation to the proposed developments desirability.

F) 1. COMPATIBILITY WITH SURROUNDING LAND USES

The land uses in the immediate surrounding area are predominantly medium density residential erven and also General Business erven, with clustering higher order land uses in the Durbanville CBD. The proposed rezoning responds directly to this policy direction, enabling office use without redevelopment or the introduction of retail elements. Other business-zoned properties in the

immediate surroundings further highlight the appropriateness of the proposed zoning and confirm a well-established pattern of similar land uses.



Fig. 5 & 6: Proposed Offices; Offices on Erf 4215



Fig. 7 & 8: Offices on Erf 20553



Fig. 9 & 10: Medical Offices on Erven Re548 and 459

F) 2. ACCESSIBILITY, PARKING ON ERF & TRAFFIC IMPACT

Access to the property will be obtained from the one-way Langenhoven Street. The 6m road verge allows for stacking of one vehicle in front of the automatic gate. With a proposed GLA of 244.1m², a

total of 6 parking bays is required at a ratio of 2.5 bays per 100m² of GLA in a PT1 area. There is 18 proposed parking bays which is more than sufficient in terms of the requirements. Please see the **Site Plan** attached.

F) 3. SOCIO-ECONOMIC IMPACT

The proposed development will have a positive socio-economic return by ensuring an input towards job creation, an increase in housing opportunities as well as development contributions (estimated at R120 000). The creation of proposed development will ensure job opportunities during any alterations as well as after (security, cleaning and administrative). It will also provide an increase in office options for the area. In addition, the development contributions will ensure investment towards Council provided services such as roads, transport, stormwater, sewerage, water and solid waste. It is also important to note that the proposed development will generate an increase in funds available to Council through the generation of additional tax income.

F) 4. ENVIRONMENTAL/BIOPHYSICAL IMPACT

The property is fully developed, containing the existing building and surfaced parking areas, and has no trees, vegetation, or natural features that may be affected by the proposed land use. Internal landscaping in planter boxes or pots could be implemented by the owner to create a more pleasant environment.

F) 5. HERITAGE IMPACT

Notification of intent to develop is not required as none of the activities listed under Section 38 is triggered. The building is also not older than 60 years nor planned to be demolished so a demolition permit under Section 34 is also not required. No impact is therefore foreseen on any heritage resources.

F) 6. IMPACT ON THE EXTERNAL ENGINEERING SERVICES

The developer will be liable to pay development contributions (estimated total of R120 000). The contributions are allocated towards the provision of roads, stormwater, sewerage and water by the City. This will ensure that any additional demand on the existing engineering services is mitigated.

F) 7. IMPACT ON SAFETY, HEALTH AND WELLBEING OF THE SURROUNDING COMMUNITY

The City of Cape Town Densification Policy defines densification as “*achieving a greater spectrum of mixed use (commercial, industrial and residential) through the increased use of space, both horizontally and vertically, within existing areas or properties and new developments, accompanied by an increased number of units and/or population thresholds, in accessible, high-opportunity areas*”. The definition of densification is interchangeable with intensification. The above concepts entail various benefits for any given community or area. These include the reduction of the consumption on valuable/non-renewable resources, the development of viable public

transport systems, equitable access to opportunities, facilitation of economic opportunities, support of service provision, increase in housing opportunities as well as the enhancement of urban place-making and safety. The proposed development is therefore in the interest of the general public.

It is the intention of the owner to utilise the property as office space. The proposed rezoning will allow the subject property to be developed to its full potential. The architecture already in place of the proposal remains in the current state in order to strengthen the local sense of place, blend into the character of the area, provide positive surveillance on the streets and to minimize the visual impact. In order to mitigate the impact of the proposal on the surrounding properties, there are certain design elements that have been put in place. 1) Access remains as per existing off the one-way Langenhoven Street with sufficient stacking distance in front of the access gate; 2) Sufficient parking is provided on-site to discourage any use of the public street parking; 3) Overlooking features extend to the first storey to look over parking bay shading and wall onto the public realm for visual activation; 4) The existing building will remain as is, reflecting the character and use of the buildings on erven 4363, 459 and RE548; 5) The only property in this block still used for residential purposes is Erf 4214. The proposed offices will be operational during the weekdays, but closed during times when the residential property would be most active.



Fig. 11: Impact

SECTION G: SUMMARY AND CONCLUSION

As fully detailed in this report, the proposed development will be desirable in the area and will not adversely affect the rights of any other properties in the area. The development is also compatible with the policies discussed in this report and is therefore considered desirable. In relation to the above Elco Property Developments recommends the approval of the proposed application.

In summary:

- The proposed rezoning of Erf 4213, Durbanville from Residential 1 (R1) to General Business 1 (GB1) is aligned with the existing character of the Secondary CBD, where mixed residential and business uses are already well established.
- The existing building is fully suitable for office use, with no external alterations required, ensuring minimal impact on the built environment and surrounding streetscape.
- Surrounding land uses and zoning patterns demonstrate a clear precedent for office and business activities, confirming strong compatibility with the proposed rezoning.
- All applicable municipal and regional policy frameworks—including the MSDF, Northern District Plan, Social Development Strategy, Economic Growth Strategy, TOD Strategy, and Urban Design Policy—support densification, diversification, efficient land use and improved accessibility, all of which are advanced by the proposed development.
- The property exceeds parking requirements and maintains safe and functional access from Langenhoven Street, ensuring no adverse traffic or parking impacts.
- No environmental, heritage, or biophysical sensitivities are present on-site, and no negative impacts are anticipated.
- The proposal will generate socio-economic benefits through job creation, additional office opportunities, and development contributions that support municipal services.
- The development enhances safety and surveillance (“eyes-on-the-street”) and contributes positively to neighbourhood character and urban quality.
- The proposal does not infringe on any neighbouring property rights and maintains compatibility with the surrounding urban context.
- Overall, the rezoning is desirable, policy-compliant, environmentally feasible, and socially and economically beneficial, and is therefore recommended for approval.

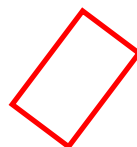


Project: Erf 4213, Durbanville

Date:
13 August 2025

Legend:

Property Concerned:



Title:
Locality Plan

Scale:
N.T.S

Draw No.:

Figure:

1



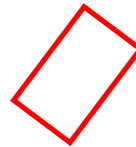
Project: Erf 4213, Durbanville

Date:
13 August 2025

Legend:

Property Concerned:

- Agricultural
- Community 1 : Local
- Community 2 : Regional
- General Business 1
- General Business 2
- General Industrial 1
- General Industrial 2
- General Residential 2
- General Residential 4
- Limited Use Zone
- Local Business 2 : Local Business
- Mixed Use 2
- Open Space 2 : Public Open Space
- Open Space 3: Special Open Space
- Single Residential 1 : Conventional Housing
- Transport 2 : Public Road and Public Parking
- Utility



Title:
Zoning Map

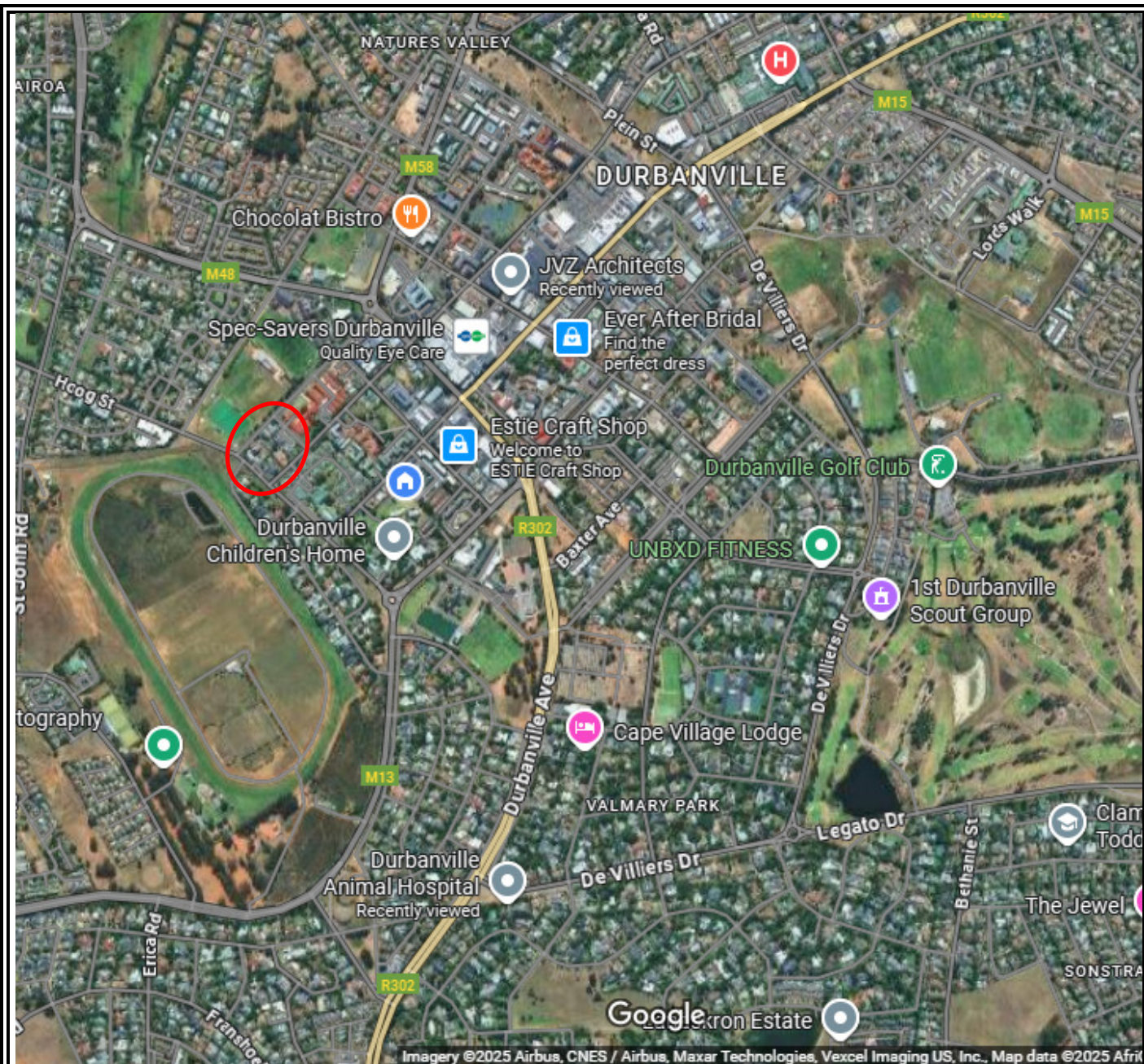
Scale:
N.T.S

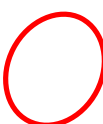
Drw No.:

Figure:

2





	Project: Erf 4213, Durbanville		Date: 13 August 2025	
	Legend: Property Concerned: 		Title: Aerial Photo	
			Scale: N.T.S	Drw No.:
			Figure: 3	