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- MINUTES -

**OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING TRIBUNAL:
SOUTH EASTERN REGIONAL PANEL MEETING HELD ON 24 NOVEMBER 2020
AT 10:00 VIA SKYPE FOR BUSINESS**

MEMBERS PRESENT:

Mr D Daniels	Chairperson
Dr C Madell	
Mr D Smit	
Mr N Titus	
Mr O Gonsalves	

COUNCILLORS:

None

OFFICIALS:

Mr R Walton	Head: Land Use Management
Ms J Williams	Development Management
Ms D De Klerk	Development Management
Ms G Wagner	Development Management
Ms B Soares	Development Management

COMMITTEE SUPPORT SERVICES:

Ms R Petersen	MPT
Mr N Sikiti	MPT

PUBLIC AND PRESS:

Du Toit, I

MPTSE 01/11/20

OPENING AND MOMENT OF SILENCE

The Chairperson, Mr David Daniels, welcomed all present to the meeting of the South Eastern panel of the Municipal Planning Tribunal. He requested that a moment of silence be observed and then declared the meeting as officially opened.

NOTED

MPTSE 02/11/20

APOLOGIES / LEAVE OF ABSENCE

An apology was received from Mr J Van Der Westhuizen and Ms Elmari Marais

MPTSE 03/11/20

DECLARATION OF AGENDA AND INTEREST

RESOLVED

That it **BE NOTED** that no member of the Municipal Planning Tribunal, South Eastern panel declared any interest.

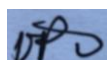
MPTSE 04/11/20

NOTING OF CONFIRMED MINUTES OF PREVIOUS MEETING

That the confirmed minutes of the previous meeting **BE NOTED**.

MPTSE 05/11/20

**MATTERS RECEIVING ATTENTION
NONE**



MPTSE 06/11/20 WARD 4: APPLICATION FOR CONSENT USE FOR A PLACE OF INSTRUCTION IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 21647 MILNERTON, 15 MILNERTON DRIVE, MILNERTON RIDGE

Page 39 must be corrected to refer to 'Annexure C: Layout Plan'

After discussion, the application was approved by 4 votes to 1.

RESOLVED that:

The consent use to permit a place of instruction (an early childhood development and tutoring centre) on erf 21647 Milnerton, **BE APPROVED** in terms of Section 98(b) (iii) of the Municipal Planning By-Law, 2015, subject to the conditions contained in Annexure A.

REASONS FOR DECISION

The MPT APPROVED the application for the reason set out in the Planner's Report

Amend Annexure A as follows:

Paragraph entitled 'General' should be renamed to 'Note' as follows:

Note 1 - 2.11

Note 2 - 2.12

Add: It was noted that safety aspects of the swimming pool will be an annotation to the building plan

FOR INFORMATION: SOARES / MARAIS

MPTSE 07/11/20 APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2019 IN RESPECT OF ERF 636 AT 19 BEGONIA STREET, FOREST HEIGHTS, KLEINVLEI

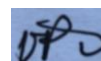
UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 800.00 for the unauthorised building work in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2019 on Erf 636 at 19 Begonia Street, Forest Heights, **BE DETERMINED** in terms of Section 98(b)(i) of the City of Cape Town Municipal Planning By-Law, 2019.

REASONS FOR DECISION

The MPT APPROVED the application for the reason set out in the Planner's Report

FOR INFORMATION: MAGAQANA / DE KLERK



MPTSE 08/11/20 **APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 31029 AT 16 CAMELOT DRIVE, THEMBOKEZI, KHAYELITSHA**

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 350.00 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015, in respect of the unauthorized building work on Erf 31029, Khayelitsha.

REASONS FOR DECISION

The MPT APPROVED the application for the reason set out in the Planner's Report

FOR INFORMATION: MBAMBO / MULLER-LOVEMBER

MPTSE 09/11/20 **APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 41205 AT 7 PHEFUMLA CRESCENT, UMRHABULO TRIANGLE, KHAYELITSHA**

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 250.00 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015, in respect of the unauthorized building work on Erf 41205, Khayelitsha.

REASONS FOR DECISION

The MPT APPROVED the application for the reason set out in the Planner's Report.

FOR INFORMATION: MBAMBO / MULLER-LOVEMBER

MPTSE 10/11/20 **APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 52004 AT 10 AVON STREET, MORGANS VILLAGE, MITCHELLS PLAIN**

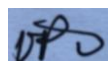
UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 300.00, **BE APPROVED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015, in respect of the unauthorized building work on Erf 52004, Mitchells Plain.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: MAMBO / MULLER-LOVEMBER



MPTSE 11/11/20 APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 3, 43 BOND STREET, COLORADO PARK, WELTEVREDEN VALLEY

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 5.00 for the unauthorised land use Freestanding Base Telecommunication Station (FBTS), **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning Amendment By-Law, 2019, in respect of Erf 3, Bond Street, Colorado Park, Weltevreden Valley.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report

FOR INFORMATION: ESAU / MULLER-LOVEMBER

MPTSE 12/11/20 APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF PORTION 1 OF CAPE FARM 678, 46 LEONARD RADU ROAD, CAPE ROAD, PHILIPPI

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 7 500.00 for the unauthorised land use Freestanding Base Telecommunication Station (FBTS), **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning Amendment By-Law, 2019, in respect of Portion 1 of Cape Farm 678, 46 Leonard Radu Road, Philippi

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report

FOR INFORMATION: ESAU / DE KLERK

MPTSE 13/11/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 5484, 14 DABULA STREET, VICTORIA MXENGE, KHAYELITSHA

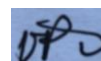
UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 7 500.00 for the unauthorised land use (Freestanding Base Telecommunications Station) **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015, in respect of Erf 5484, 14 Dabula Street, Victoria Mxenge, Khayelitsha

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report

FOR INFORMATION: ESAU / DE KLERK



MPTSE 14/11/20 APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 7288, 15 PUTNEY AVENUE, WELTEVREDEN VALLEY

After discussion, it was agreed that the penalty be reduced.

UNANIMOUSLY RESOLVED that:

An administrative penalty to the amount of R 500.00 **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning Amendment By-Law, 2019, in respect of the unauthorized land use (house shop), on Erf 7288, 15 Putney Avenue, Rondevlei Park, Mitchells Plain.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report and agreed to add the following reason:

- 6.5 The gravity is not serious, the duration is short and it therefore warrants a reduction in the penalty amount.

FOR INFORMATION: ESAU / DE KLERK

MPTSE 15/11/20 APPLICATION FOR DETERMINATION OF ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 29585, 16 CADILLAC STREET, BEACON VALLEY, MITCHELLS PLAIN

The case officer pointed out an error with respect to the calculations on page 222 of the report

After discussion, it was agreed that the penalty be reduced.

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 1 000.00 for the unauthorised land use (House Shop), **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning Amendment By-Law, 2019, in respect of Erf 29585, 16 Cadillac Street, Beacon Valley, Mitchells Plain.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report and agreed to amend reason 6.3 as follows:

- 6.3 The nature of the contravention, insofar as the house shop concerned, is generally associated within residential areas. The gravity is not serious and warrants a reduction in the penalty amount.

FOR INFORMATION: ESAU / DE KLERK

MPTSE 16/11/20 APPLICATION FOR AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 45096, 1 QAMBA CRESCENT, GOOD HOPE, KHAYELITSHA

After discussion, it was agreed that the penalty be increased.

UNANIMOUSLY RESOLVED that:

- a. An administrative penalty to the amount of R 6 000.00 for the unauthorised land use relating to the Freestanding Base Telecommunication Station (FBTS), **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning Amendment By-Law, 2019, in respect of Erf 45096, 1 Qamba Crescent, Good Hope, Khayelitsha.
- b. An administrative penalty in the amount of R 1 500.00 for the unauthorised building of the Freestanding Base Telecommunication Station (FBTS), **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning Amendment By-Law, 2019, in respect of Erf 45096, 1 Qamba Crescent, Good Hope, Khayelitsha.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report and agreed to add a reason as follows:

- 6.5 The large extent and long duration of the contravention warrants a larger penalty amount

FOR INFORMATION: ESAU / DE KLERK

MPTSE 17/11/20 WARD 15: APPLICATION FOR REZONING AND CONSIDERATION OF A SITE DEVELOPMENT PLAN IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 1623, 6 FIRMOUNT ROAD, SOMERSET WEST

UNANIMOUSLY RESOLVED that:

- a. The rezoning of Erf 1623, Somerset West, from Single Residential Zone I to General Residential Zone 2 **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law, 2015, subject to the conditions contained in Annexure A.
- b. The Site Development Plan for Erf 1623, Somerset West, **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law, 2015, subject to the conditions contained in Annexure A.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

Amend Annexure A as follows:

- 2.1 That the development of the site is to be generally in accordance with site plan no. 1623sw-Nov 2020, elevation 1623sw-Nov 2020 and section 1623sw-Nov 2020 attached as Annexure C

- 2.2 That a block of flats with a maximum of 6 units is permitted
- 2.4 That a detailed landscaping plan is be submitted for approval by the delegated official prior to approval of building plans and which is to address, inter alia, the treatment of the street interface, adequate screening of the common boundaries and hard landscaping in accordance with the Sustainable Urban Drainage Systems (SUDS) principles.

Delete condition 2.8

FOR INFORMATION: WAGNER / WILLIAMS

MPTSE 18/11/20 APPLICATION FOR SUBDIVISION AND CONSIDERATION OF THE SITE DEVELOPMENT PLAN IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: REM ERF 2230, 56 UPPER MOUNTAIN ROAD, GOLDEN HILL EXT 1, SOMERSET WEST

UNANIMOUSLY RESOLVED that:

- a. The application for subdivision of Rem Erf 2230, Somerset West, into 11 Single Residential Zone I portions as reflected on plan no ERF2230SSW-REV 1 dd July 2020, **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law 2015, as amended, subject to the conditions contained in Annexure A.
- b. Site Development Plan dwg no SD100.07 dd 07/9/2020 for a private residential estate of 10 Single Residential dwelling units on Rem Erf 2230, Somerset West, **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law 2015, as amended, subject to the conditions contained in Annexure A.

Recommendation 7.3 is deleted as street naming is not delegated to the Municipal Planning Tribunal

REASONS FOR DECISION

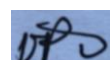
The MPT APPROVED the application for the reasons set out in the Planner's Report and agreed to amend reason 6.1.3 as follows:

- 6.1.3 The revised layout and additional measures of a height restriction, only one dwelling per erf and building lines/platform will be instrumental in addressing many of the objections.

Amend Annexure A as follows:

Delete 1.3

- 2.5 That notwithstanding the provisions of the DMS for Single Residential Zone I erven, all dwellings are to be comply with a maximum height of 10m measured from EGL. This is to be clearly indicated on all building plans and confirmed by a registered land surveyor.



- 2.7 That a Design Guidelines document reflecting the approved subdivision, the final Landscaping Plan and the restrictions in 2.1 – 2.6 above, be submitted for approval by the authorized official prior to issuing the subdivision clearance certificate

FOR INFORMATION: WAGNER / WILLIAMS

MPTSE 19/11/20 APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 9814, 23 COMPAGNE CRESCENT, STRAND

After discussion, the application was approved by 4 votes to 1

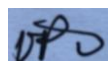
RESOLVED that:

- a. The application to amend a condition of approval in respect of an existing approval [conditions (i), contained in Annexure A of letter of approval dated 26 August 2015 (Case ID 70071251)] so as to permit extended operating hours for an existing ECD Centre, until 18:00, Mondays to Fridays, on Erf 9814, 23 Compagne Crescent, Strand, **BE APPROVED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015, subject to the conditions as reflected in Annexure A hereto;
- b. The application to amend a condition of approval in respect of an existing approval [conditions (ii), contained in Annexure A of letter of approval dated 26 August 2015 (Case ID 70071251)] so as to increase the maximum number of children from 60 to 80, at the ECD centre on Erf 9814, 23 Compagne Crescent, Strand, **BE REFUSED** in terms of Section 98(c) of the City of Cape Town Municipal Planning By-Law.

REASONS FOR DECISION

The MPT partially APPROVED and partially REFUSED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: NEUBERT / WILLIAMS



MPTSE 20/11/20 WARD 15: APPLICATION FOR PERMANENT DEPARTURE IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 13845, SOMERSET WEST, 30 WEST ROAD

UNANIMOUSLY RESOLVED that:

- a. Application made in terms of Section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015, for a permanent departure to relax the 3m common boundary building lines (adjacent to erven 13846 and 14760) to 1m to allow for the proposed second dwelling unit **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law, 2015 subject to conditions contained in Annexure A.
- b. Application made in terms of Section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015, for a permanent departure to allow the windows of the proposed second dwelling unit (adjacent to erf 13846) to be setback 1m in lieu of 1.5m **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law, 2015 subject to conditions contained in Annexure A.
- c. Application made in terms of Section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015, for a permanent departure to relax the 6.5m width restriction for the proposed entertainment room to 6.694m **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law, 2015 subject to conditions contained in Annexure A.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: STANFORD / WILLIAMS

MPTSE 21/11/20 APPLICATION FOR DETERMINATION OF ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 6665, 23 ZINFANDEL STREET, SOMERSET WEST

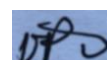
UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R0 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the unlawful building work on Erf 6665, 23 Zinfandel Street, Somerset West.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: STANFORD / WILLIAMS



MPTSE 22/11/20

APPLICATION FOR DETERMINATION OF ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 717, 17 THE WATER WAY, GORDON'S BAY

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 1 000.00 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the unlawful building work on Erf 717, 17 The Water Way, Gordon's Bay.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report and agreed to amend reason 6.4 as follows:

In light of the events mentioned in the motivation, the owner made a decision to enclose the property by erecting a garage and street boundary walls to enhance safety and security.

FOR INFORMATION: LE ROUX / WILLIAMS

MPTSE 23/11/20

APPLICATION FOR DETERMINATION OF ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 6124, 67 FIRST STREET, STRAND

After discussion, the panel agreed to increase the penalty amount.

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 2 000.00 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the building work on Erf 6124, 67 First Street, Strand.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report

Correct numbering sequence as follows:

Change 6.2 to be 6.1

Change 6.3 to be 6.2

Change 6.4 to be 6.3

Change 6.5 to be 6.4

Amend reasons 6.3 (old 6.4) as follows:

The gravity and extent of the contravention is serious.

Amend reasons 6.4 (old 6.5) as follows:

It took the owner ±12 years to ensure that the necessary approvals are in place – the structure is a habitable space

- 6.5 Add a new reason as follows:
The duration of the application is considered to be long

For the amended reasons, a higher penalty is warranted

FOR INFORMATION: LE ROUX / WILLIAMS

MPTSE 24/11/20

APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 21676, 20 DARRIES STREET, STRAND

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 500.00 to **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 for the unlawful construction of a street boundary wall in respect of Erf 21676, 20 Darries Street, Strand in accordance with plan no. 4023-LUM.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: HEROLD / WILLIAMS

MPTSE 25/11/20

APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 183, 06 WILLOW WAY, SIR LOWRY'S PASS

Correct error in paragraph 3 with respect to the property location in the case officer's report

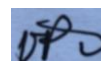
UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 300.00 to **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 for the unlawful Covered Braai in respect of Erf 183, 06 Willow Way, Sir Lowry's Pass in accordance with plan no. KP/08/20

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: HEROLD / WILLIAMS



MPTSE 26/11/20

APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 17040, MELCKSLOOT VILLAGE CENTRE, REESE ROAD, THE COMMERCIAL TRIANGLE, SOMERSET WEST

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R0 **BE DETERMINED** in terms of Section 98 of the City of Cape Town Municipal Planning By-Law, 2015, in respect of the unauthorised building work on Erf 17040, Melcksloot Village Centre, Reese Road, The Commercial Triangle, Somerset West.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: NEUBERT / WILLIAMS

MPTSE 27/11/20

APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 2509, MACASSAR AT 93 SHOWBOAT STREET

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R0 in respect of the unauthorised building work (covered stoep) **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 concerning Erf 2509, Macassar.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: WANSBURY / WILLIAMS

MPTSE 28/11/20

APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 6256, STRAND AT 6 INKVIS STREET

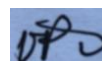
UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 15 000.00 in respect of the unauthorised main dwelling, second dwelling and domestic staff quarter **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 concerning Erf 6256, Strand.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report

FOR INFORMATION: WANSBURY / WILLIAMS



MPTSE 29/11/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 32360, STRAND AT 171 BEACH ROAD

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 5 000.00 in respect of the unauthorised rooftop base telecommunication station **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 concerning Erf 32360, Strand.

REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: WANSBURY / WILLIAMS

MPTSE 30/11/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 1629 AT 29 MILLS STREET, STRAND

After discussion, it was agreed that this application be **REFERRED BACK** in order to clarify and confirm proof of property ownership

FOR INFORMATION: THUVANA / WILLIAMS

MPTSE 31/11/20 APPLICATION FOR DETERMINATION OF ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 2588, 42 RUBEN WEG, MACASSAR

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 800.00 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the unauthorised building work on Erf 2588, Macassar.

REASONS FOR DECISION

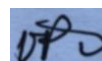
The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: STANFORD / WILLIAMS

MPTSE 32/11/20 APPLICATION FOR DETERMINATION OF ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 2681, 74 GREY STREET, STRAND

UNANIMOUSLY RESOLVED that:

An administrative penalty in the amount of R 800.00 **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the unauthorised building work on erf 2681, Strand.



REASONS FOR DECISION

The MPT APPROVED the application for the reasons set out in the Planner's Report.

FOR INFORMATION: STANFORD / WILLIAMS**MPTSE 33/11/20****MEETING CLOSING**

The Chairperson thanked the MPTSE panel members and Officials for their input and for logistical arrangements of the meeting.

MPTSE 34/11/20**NEXT MEETING DATE**

Date of next meeting: 27 January 2021

The meeting ended at 13:00

Items were discussed in the following sequence:

MPTSE01/11/20

MPTSE02/11/20

MPTSE03/11/20

MPTSE04/11/20

MPTSE05/11/20

MPTSE06/11/20

MPTSE07/11/20

MPTSE08/11/20

MPTSE09/11/20

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MPTSE29/11/20

MPTSE30/11/20

MPTSE31/11/20

MPTSE32/11/20

MPTSE33/11/20

MPTSE34/11/20

Applications referred back:
MPTNW 30/11/2020



MR DAVID DANIELS
CHAIRPERSON

25 November 2020

DATE

