



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

1146

REPORT TO: **MUNICIPAL PLANNING TRIBUNAL**

ITEM NO **MPTNE20/06/19**

**WARD 26: APPLICATION FOR CONSOLIDATION, REZONING AND PERMANENT DEPARTURES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015: ERVEN 10561 AND 10600, PAROW, 84 AND 86 MARKET STREET, PAROW VALLEY**

Case ID	70288571
Case Officer	Justin Dido
Case Officer phone number	021 444 7515
District	Tygerberg
Ward	26
Ward Councillor	Franchesca Walker
Report date	2019-04-15

## 1. EXECUTIVE SUMMARY

Property description	Erven 10561 and 10600, Parow				
Property address	84 and 86 Market Street, Parow Valley				
Application components / description	<ol style="list-style-type: none"><li>1. Application for the consolidation of Erven 10561 and 10600 Parow.</li><li>2. Application for the rezoning of the consolidated land parcel from Single Residential 1 to Local Business 2 to permit a mixed use development.</li><li>3. Application for permanent departure to permit 20 onsite parking bays in lieu of 30.</li></ol>				
Site extent	Erf 10561 – 873m <sup>2</sup> and Erf 10600 – 496m <sup>2</sup>				
Current zoning	Single Residential 1				
Current land use	Residential				
Overlay zone applicable	None				
PHRA or SAHRA heritage	None				
Public participation outcome summary	4 objections received				
Recommended decision					
Approval	✓	Refusal		Approval in part & Refusal in part	

## 2. BACKGROUND FACTS

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None

## 3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. The applicant's motivation of the proposed development (see Annexure D) may be summarised as follows:

- The area has limited vehicular ownership.
- The shops are likely to serve the immediate community.
- The properties are 1.5km from Parow Train Station and the minibus taxi interchange.
- The construction of the building will be done in phases.
- The property is situated in an area with a demand for housing.
- The small businesses will provide ease of access to retail facilities for the local community.
- Market Street, which connects De La Rey Street and Jan Van Riebeeck Avenue, can be seen as a local activity street as businesses have begun to emerge along the connector route.
- The physical development will be restricted to the development parameters of the proposed zone.
- The development complies with the City's policies of increasing density and mixed use development.
- The development is also in line with the Urban Design Policy in that the building will be close to the street with overlooking features and has positive interface with the ground floor activity onto the public realm.
- The development will not have a detrimental impact on the surrounding properties or the area in general.
- The development will increase the market value of surrounding properties.

## 4. PUBLIC PARTICIPATION

		Applicable	Dates / Comments
Advertising	Notice in the media (s81)	✓	2016-04-08
	Notice to a person (s82)	✓	2016-03-31
	Notice to Community organization (s83)		
	Notice to Ward Councillor (s83)	✓	2016-03-31
	Notice of no objection (s84)		
	Notice to Provincial Government (s86)		
	Notice to an Organ of State (s87)		
	Public meeting		
	On-site display	✓	2016-03-31
Outcome	Objections	✓	4 objections were received
	Objection petition		
	Support / No objection		
	Comments		
	Ward Councillor response		No response was received from the Ward Councillor.

### **Summary of objections received**

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- 4.1. Objections received in respect of the application (see Annexure E) may be summarised as follows:

- The proposed development will lead to an invasion of privacy for neighbours.
- The proposed development will lead to a noise nuisance.
- The proposed development will contribute to pollution.
- The proposed development will lead to traffic congestion.
- The proposed development will have a negative impact on property values.
- The development will negatively impact existing engineering infrastructure.
- The development will attract vagrants and lead to dumping.
- The proposed development will create health concerns
- The proposed activity will negatively impact on safety for neighbours.
- Illicit activity at the subject property may result.

### **Summary of applicant's response to public participation**

- 4.2. The applicant's response to objections received (see Annexure F) may be summarised as follows:

- It is the responsibility of the police to stop illegal activities if it exists.
- The building is within the height limit.
- Business in the area usually increase property values.
- Small shops will provide amenities for the neighbourhood which will not attract people from great distances.
- The shops will be in walking distance and could result in reduced motor vehicle use.
- The new building will address most of the concerns of the neighbours.
- The development will uplift the area and keep Market Street alive.

## **5. BACKGROUND TO PROPOSAL**

### **Background**

- 5.1. None.

### **Description of the area / surrounding land uses**

- 5.2. Market and Jan Smuts Streets, which are local activity streets that provide east-west movement between De La Rey Road and Jan Van Riebeeck Avenue, currently has a mixed use nature. The western half of Jan Smuts and Market Streets contains a variety of land uses ranging from industrial (in the vicinity of Beaconvale Industria) and various other business uses such as shops, places of entertainment and offices, *amongst others*, as one heads east towards De La Rey Road. The eastern section of Market Street is mostly single residential in nature with a few non-residential uses interspersed along the road.
- 5.3. Properties immediately surrounding the site are predominantly zoned for single residential purposes and used as such. However, the property on the eastern common boundary of Erf 10561 is zoned Local Business 2 and is improved with a single storey building containing a shop and apartments.

**Property description**

- 5.4. The development proposal involves two. Erf 10561 measures 871m<sup>2</sup> in extent and currently contains a double storey dwelling house at the rear and a single storey dwelling house (to be demolished) bordering the street boundary. Erf 10600 measures 493m<sup>2</sup> in extent and contains a single storey dwelling house and an outbuilding that will be demolished. As pointed out by the objectors both properties lack general maintenance and upkeep.
- 5.5. Access to the properties is taken off Market Street.

**Proposed development**

- 5.6. It is proposed to construct a 3 story mixed use development on the subject properties. The development will consist of 7 ground floor shops, each approximately 22m<sup>2</sup> in extent. It is further proposed to construct 8 two storey apartments above the shops. It is important to note that the existing duplex on Erf 10561 will be retained.
- 5.7. In the above regard the following land use applications area required:
- 5.7.1. Application for the consolidation of Erven 10561 and 10600, Parow.
- 5.7.2. Application for the rezoning of the consolidated land parcel from Single Residential 1 to Local Business 2 to permit a mixed use development.
- 5.7.3. Application for permanent departure to permit 20 onsite parking bays in lieu of 30.

**6. PROPOSAL ASSESSMENT****Criteria for deciding application**

- 6.1. Consideration of criteria in terms of Section 99(1):
- 6.1.1. Compliance with the requirements of the MPBL
- The correct application types and all the relevant applications have been applied for.
  - The application was duly advertised in accordance with the Notification Operational Policy for Land Use Development Applications.
  - All the processes and procedures have been correctly undertaken.
  - An administrative penalty is not required.
- 6.1.2. Compliance or consistence with the Municipal Spatial Development Framework has been shown (see Section 6.2.1 of this report).
- 6.1.3. The proposal is deemed to be desirable in terms of Section 99(3) (please see Section 6.2.9 of this report for clarity and the extent of desirability).
- 6.1.4. The approval of this application will not have the effect of granting the property the development rules of the next subzone within this zone.

**I am satisfied that the decision making criteria in Section 99(1) have been complied with.**

**I am satisfied that the considerations in Section 99(3) have been assessed and that the proposed land use is desirable.**

## **6.2. Consideration of criteria in terms of Section 99(2)**

- 6.2.1. The proposed development is consistent with the Municipal Spatial Development Framework (MSDF). The MSDF identifies spatial transformation areas which guides future development in the City on the basis of reversing the impact of apartheid spatial planning and creating more opportunities for more people in highly connected areas. The subject property is situated in the Urban Inner Core (UIC) which represents the priority development and investment focus for the City. Higher densities and mixed land uses are promoted within the UIC, which this proposal amounts to.
- 6.2.2. The subject property is identified for urban development in terms of the Tygerberg District Plan which by definition includes buildings for residential purposes and shops. The district plan further identifies Jan Smuts and Market Streets as district structuring routes that facilitate convenient public transport access and multidirectional movement. Limited mixed use activity is supported along these routes. The district plan promotes opportunities for local business activities on and along Market Street.
- 6.2.3. The proposal does not amount to an evasion of intent. Furthermore, the proposed departures relate to the parking provision and not the development envelope of the proposed building. The proposal complies with the development parameters of the Local Business 2 zoning.
- 6.2.4. The Cape Town Densification Policy promotes contextually appropriate densification which this application amounts to. The subject property is located on Market Street and in close proximity to Jan Van Riebeeck / 35<sup>th</sup> Avenue and De La Rey Road which are important public transport corridors and multidirectional movement routes. Furthermore, the subject properties are in close proximity to established industrial areas and the Voortrekker Road corridor.
- 6.2.5. Given the abovementioned factors as well as the substantial benefits of residential densification, and the fact that the subject property is well located with respect to good economic, institutional, social and recreational opportunities and major transportation infrastructure, this Department is of the opinion that the proposal is desirable.
- 6.2.6. The proposal satisfies the objectives of the Transit Oriented Development (TOD): Strategic Framework and the Economic Growth Strategy as the proposal will result in increased economic activity on the site, as well as the surrounding area and is situated in an area that is easily accessible due to its proximity to existing multimodal and multidirectional public transport and movement corridors.

- 1151
- 6.2.7. The proposed development will optimise visual connections with the public realm and more importantly increase passive surveillance over Market Street which has existing non-motorised facilities in the road reserve. The proposed development complies with the Urban Design Policy.
- 6.2.8. The proposal is consistent with the Integrated Human Settlements Framework which supports the development of affordable apartment units by private developers in close proximity to transport corridors.
- 6.2.9. Consideration in terms of Section 99(3) of the extent of desirability of the following criteria:**
- a. Socio-economic impact
- The proposal will have a positive socio-economic impact in that it will ensure integration by enabling people from different financial backgrounds to reside in the area.
  - The proposed flats will provide housing opportunities for people who might not necessarily be able to afford freestanding property in the area.
  - The subject property is in close proximity to existing employment opportunities and may well provide housing opportunities for people who are already employed at the nearby economic centres and industrial areas, and in so doing reduce their cost of travel which will have a positive socio-economic impact.
- b. Compatibility with surrounding uses
- The immediate surrounding area is predominantly residential in nature and is mostly developed with single residential dwelling houses. In this regard it should be noted that the dominant land use of the subject properties will be for residential purposes.
  - The property immediately to the east of the subject properties is however, already zoned Local Business 2 and contains a shop and a residential component. The proposed ground floor shops can be regarded as the natural extension of existing shop on the adjacent site which also fronts onto Market Street.
  - The wider area has of a range of more intensive industrial and commercial uses along Market Street. The proposed residential intensification and shops will therefore not be incompatible with the land use trends in the area.
  - The height of the proposed apartment buildings is not unreasonable when compared to the rights enjoyed by the surrounding single residential even.
  - While the proposed development will be the first of its kind in the area and along Market Street, this Department is of the opinion that the scale and built form of the proposed development will not detract from the character of the area. It can in fact be argued that the development will enhance the area's amenity and character compared to what currently exists on the subject properties.

- The broader area is also adequately supported by public amenities, facilities and access to goods and services which ensures the proper functioning of the community.
- The proposed development is supported by the Spatial Planning and Urban Design Departments.

c. Impact on the external engineering services

- The proposal was circulated to the relevant service branches that have no objections to the proposed development subject to conditions contained in Annexure A relating to inter alia the submission of services plans and the payment of a development contribution towards the provision of municipal services.
- The area is served by existing municipal waterborne sewerage and bulk water infrastructure. According to the Water and Sanitation Department sufficient capacity exists within the system.
- The proposed development will therefore not have an adverse impact on the surrounding engineering services.

d. Impact on safety, health and wellbeing of the surrounding community

- The proposal will not negatively impact on the safety, health and wellbeing of the surrounding residential community given the proposed built form and the fact that the proposed use is primarily residential in nature with small local shopping space on the ground floor. This further activates the streetscape which theoretically will lead to an increase in safety in the surrounding public realm.
- The proposed development will dramatically increase passive surveillance in the area which will improve the safety, health and wellbeing of the surrounding community.
- Vehicular access to the site is limited to one entrance thus reducing the number of conflict points and limiting the potential negative impact of vehicular-pedestrian conflict. Furthermore, due to the layout of the parking area at the rear of the building, vehicles will leave the site in a forward gear unlike some single residential properties in the area which further mitigates any negative safety impact that might be experienced.

e. Impact on heritage

- The subject properties have no heritage status.

f. Impact on the biophysical environment

- The site is not environmentally sensitive and does not contain any distinguishing features.
- Erf 10600, Parow does however contain a mature tree that would need to be removed.

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

- The application was circulated to the TCT: Transport Impact Assessment and Development Control Department who has no objection to the application, subject to conditions.

- It must be pointed out that the subject properties are very well located in terms of accessibility and that Market Street and the surrounding area currently enjoy acceptable levels of public transport.

h. Conditions that can mitigate an adverse impact of the proposed land use

- In addition to conditions relating to the provision of services, conditions are imposed limiting the scale of the development.

6.2.10. Impact on existing rights (other than the right to be protected against trade competition)

- The proposed development will not prohibit surrounding property owners from exercising their property rights.
- The proposed height of the building is 11.15m which is only 0.15m higher than the permitted height of the surrounding single residential properties. This is due to the proposed pitched roof.
- In light of the above, it must be noted that the surrounding Single Residential (SR1) even can be developed to similar heights or even 3 storeys, as of right, without the need for land use approval.
- Concerning the objection relating to potential negative impact on property values, it should be borne in mind that in terms of Section 7 of the Spatial Planning and Land Use Management Act of 2013, the impact on property values may not solely be used to decide on the outcome of land use applications. Furthermore, this Department respectfully disagrees with the objectors as no proof of the potential impact on property values has been submitted to support the objectors' claim.
- The proposed parking departure will not result in a negative transport impact. In fact, it can be said that the reduced onsite parking opportunities will result in less vehicles on the road.

6.2.11. Impact of consolidation of land units

a. The scale and design of the development

- The consolidation will result in a property that is larger than the single residential even in the area but only approximately 300m<sup>2</sup> larger in size than the adjacent local business zoned property.
- The permissible coverage for the consolidated site, based on the Local Business 2 zoning, is 75%, however, it is only proposed to cover approximately 30% of the site.

b. The impact of the building massing

- The perceived size of the proposed building will be larger than that of a single residential property. However, as the Development Management Scheme affords Single Residential (SR1) properties rights to follow the perimeter-block development principle, one can expect that over time a similar built form will be adopted in the area.

c. The impact on surrounding properties

- The proposal will result in overlooking of some properties but the same can be said if a single residential property is developed in terms of its primary rights.

6.2.12. The proposed development satisfies the principles as set out in Section 7 of the Spatial Planning and Land Use Management Act as well as in Section 59 of the Land Use Management Act.

**I am satisfied that the decision making criteria in Section 99(2) have been complied with.**

## **7. REASONS FOR DECISION**

- 7.1. Reasons for the recommended decision for **approval** relating to the application for the consolidation, rezoning and permanent departure may be summarised as follows:
- 7.1.1. The proposal is consistent with the Municipal Spatial Development Framework, and complies with the Tygerberg District plan and the City's Densification Policy.
  - 7.1.2. The proposal is further consistent with the Integrated Human Settlements Framework which supports the development of affordable apartment units by private developers in close proximity to transport corridors.
  - 7.1.3. The proposal is consistent with the Urban Design Policy in terms of overlooking the public realm.
  - 7.1.4. The proposal will have a positive socio-economic impact on the area in that it will ensure integration by enabling people from different financial backgrounds to reside in the area.
  - 7.1.5. The proposed mixed use development is compatible with the surrounding land uses and will not have a negative impact on the character of the area. The ground floor shops will activate the street frontage which will add to the character and the vibrancy of the area.
  - 7.1.6. The proposed development will inevitably improve both the character of the area and its visual amenity.
  - 7.1.7. The City's Department TCT: Transport Impact Assessment and Development Control supports the application.
  - 7.1.8. The area is well-located in terms of the multidirectional accessibility grid and is well-supported by multimodal public transport systems.
  - 7.1.9. The engineering service branches offered no objection to the proposed development.

## **8. RECOMMENDATION**

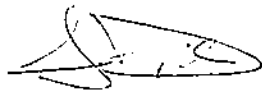
In view of the above, it is recommended that:

- 8.1. The application for the consolidation of Erven 10561 and 10600 Parow **be approved** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with drawing no 2056, subject to the conditions contained in Annexure A.

- 8.2. The application for the rezoning of the consolidated land parcel from Single Residential (SR1) to Local Business (LB2) **be approved** in terms of Section 98 (b) of the Municipal Planning By-law, 2015, subject to the conditions contained in Annexure A.
- 8.3. The application for a permanent departure for the consolidated land parcel to allow for the relaxation of the on-site parking from 30 on-site parking bays to to 20 **be approved** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with drawing no 2056, subject to the conditions contained in Annexure A.

## ANNEXURES

Annexure A	Application details and approval conditions to be imposed
Annexure B	Locality plan / Public participation map
Annexure C	Layout and consolidation plan
Annexure D	Applicant's motivation
Annexure E	Objections received
Annexure F	Applicant's response to objections
Annexure G	Internal departmental comments



Registered Planner

Name:

SACPLAN NO: A/2262/2016

J. Dido

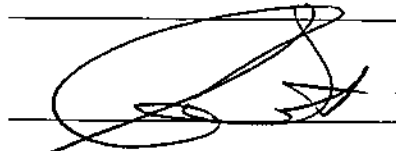
Section Head

District Manager

Name: T.R. Kotze

Tel no: 021 444 7506

Date: 27.05.2019



021 444 7840 -

27/05/2019.

# ANNEXURE A

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means **Erven 10561 and 10600 Parow**

"Bylaw" and "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015 (as amended)

"Item" refers to the relevant section in the Development Management Scheme

"Dir: DM" means Director: Development Management or his/her delegatee.

**CASE ID: 70288571**

## **1. APPLICATIONS GRANTED IN TERMS OF SECTION 98 (b) OF THE BY-LAW**

- 1.1. Consolidation of Erven 10561 and 10600 Parow.
- 1.2. Rezoning of the consolidated land parcel from Single Residential (SR1) to Local Business (LB2) to permit a mixed use development.
- 1.3. Permanent departure to permit 20 onsite parking bays in lieu of 30 onsite parking bays.

## **2. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF SECTION 100 OF THE BYLAW**

### **2.1. Land Use Management**

- 2.1.1. The development shall be generally in accordance with the layout plan drawn by E Jones with drawing number 2056 revision 1 dated November 2014.

### **2.2. Transport Impact Assessment and Development Control**

- 2.2.1. That the development be limited to 280m<sup>2</sup> Gross Leasable Area for the shops and 10 residential units.

- 2.2.2. A minimum of 20 onsite parking bays be provided with 3 onsite parking bays marked for visitors.

### **2.3. Transport for Cape Town: Asset Management and Maintenance**

- 2.3.1. The owner shall pay a financial contribution toward the provision of municipal services in the amount of R319 771.97 in accordance with the set relevant policy. It must be noted that the amount due will be escalated annually with the Construction Price Adjustment Formula (CPAF) using the industry indices of StatsSA. The development contribution shall be paid prior to building plan approval.
- 2.3.2. Detailed services plans must be submitted for the approval of the Manager Transport for Cape Town: Asset Management and Maintenance prior to building plan approval.

2.3.3. A public right of way servitude shall be registered, prior to building plan approval, over the portions of the property which will form part of the sidewalk.

2.4. **General**

2.4.1. The owner / developer shall be responsible for all costs incurred in respect of the upgrading, extension, deviation, connection or removal of any existing storm water, sewerage, electricity, roads or other service or work arising from the development.

# Annexure

# A

# ANNEXURE A 1159

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means **Erven 10561 and 10600 Parow**

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**CASE ID: 70288571**

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- 2.2.1. That the development be limited to 280m<sup>2</sup> Gross Leasable Area for the shops and 10 residential units.
- 2.2.2. A minimum of 20 onsite parking bays be provided with 3 onsite parking bays marked for visitors.

### **2.3. Transport for Cape Town: Asset Management and Maintenance**

- 2.3.1. The owner shall pay a financial contribution toward the provision of municipal services in accordance with the set relevant policy. It must be noted that the amount due will be escalated annually with the Construction Price Adjustment Formula (CPAF) using the industry indices of StatsSA. The development contribution shall be paid prior to building plan approval.
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2.4.1. The owner / developer shall be responsible for all costs incurred in respect of the upgrading, extension, deviation, connection or removal of any existing storm water, sewerage, electricity, roads or other service or work arising from the development.

# Annexure

## B

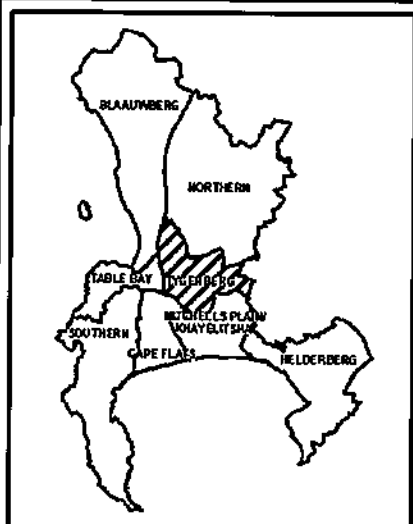
# PLANNING AND BUILDING DEVELOPMENT MANAGEMENT LOCALITY MAP

ANNEXURE : B

1162



## Overview



Erf: 10600,10561

Allotment: PAROW

Ward: 26

District: TYGERBERG

Suburb: PAROW VALLEY

Sub Council: Subcouncil 4



1:1 295

Notices Served



Support  
Received



Petition  
Signatory



Objections  
Received



Generated by:

Date: Monday, April 29, 2019

File Reference:



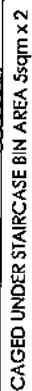
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Making progress possible. Together.

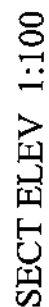
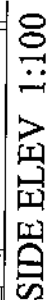
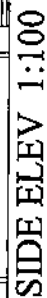
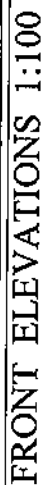
# Annexure

## C





REAR ELEVATIONS 1:100



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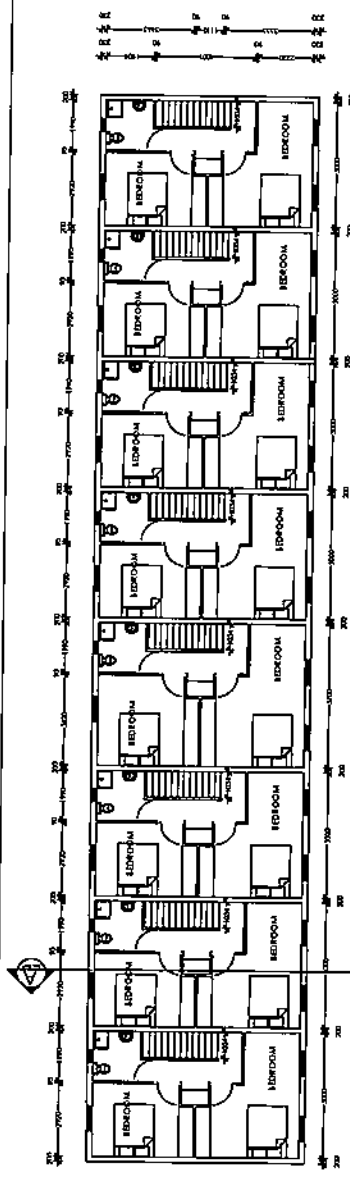
LOCAL AUTHORITY INFORMATION

**Manufacturers:**  
Hester Products for Air & Chiller on End use:

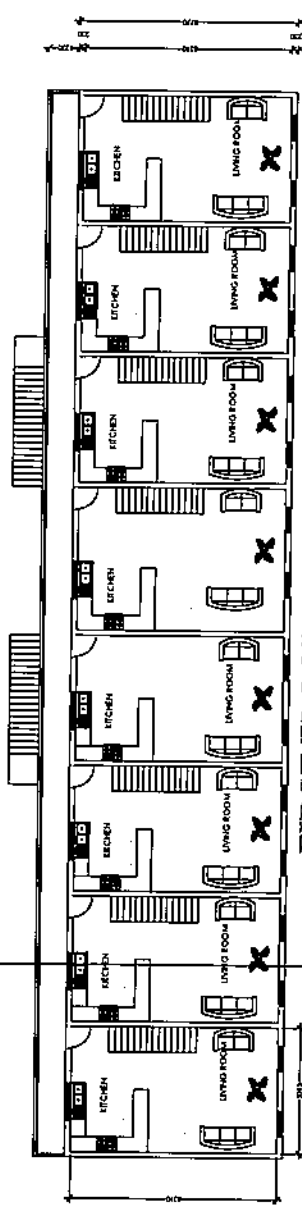
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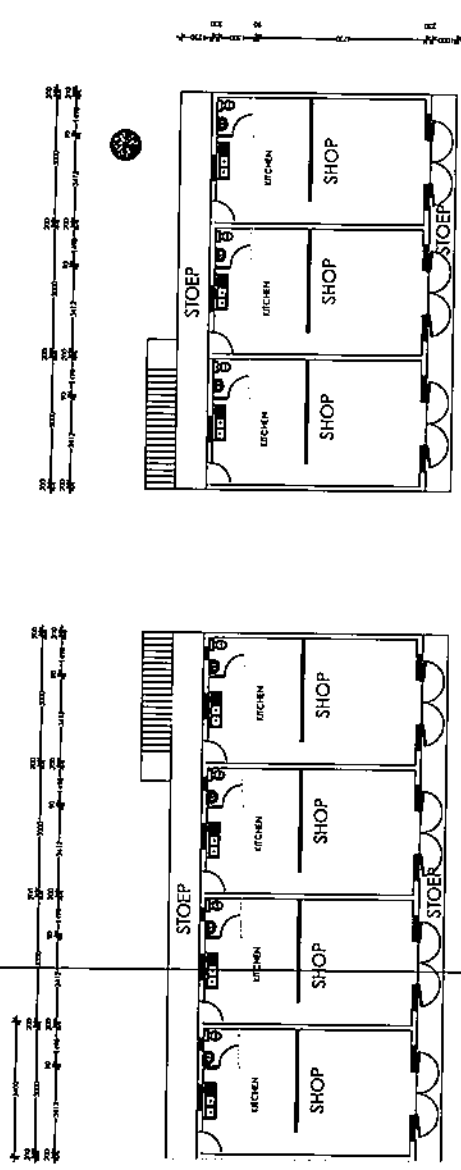
2056



SECOND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

166

**EDDIE ARCHITECTS**  
3041 NE  
Arling Road  
Portland, Oregon 97211  
Phone: 503.251.1000  
Fax: 503.251.1001  
E-Mail: eddie@eddiearchitects.com  
Web: www.eddiearchitects.com

Project No. 1000.177.513  
Client: [Redacted]  
Date: 10/04/14  
Scale: 1/8" = 1'-0"

Drawn by: [Redacted]  
Checked by: [Redacted]  
Reviewed by: [Redacted]  
Date: 10/04/14

Project No. 1000.177.513  
Client: [Redacted]  
Date: 10/04/14  
Scale: 1/8" = 1'-0"

# Annexure

# D

To Whom It May Concern

1168

9 August 2015

RE: APPLICATION FOR REZONING 10561 AND 10600 IN PAROW VALLEY, MARKET STREET

BRIAN CHETTY

ID NO.: 6003215181080

I, Brian Chetty, as the owner of the properties – Erf numbers 10561 and 10600 in Parow Valley, Market Street, wish to use the premises to provide accommodation and small businesses for the area. It is my intention to provide accommodation for people who seek housing and opportunities for business people who wish to establish a business of their own.

Description of development

The development consists of 7 small shops and 10 flats/duplexes. Shops on ground floor and first floor consists of lounge/kitchen open plan and 2nd floor consists of 2 bedrooms and toilet and bathroom.

Entry to the parking is through an archway in front of the building 5 meters opening between 2 shops, providing dual drive through to the 20 parking bays. 5 off road parking will be provided if allowed.

Departure

An application for departure for parking will be made.

There are limited car ownership and small shops likely to serve the immediate community, however the property is situated 1.5km from Parow Station and Taxi Rank also along the taxi route on De La Rey Road.

Phases

The building of the property will be done in 5 phases. Starting from the vacant land 2 units will be completed phase 2 will be demolishing. 3<sup>rd</sup> phase of building the other 2 units then phase 4 of demolishing property in 84 market street and completing the building phase 5.

Sectional title

Application for sectional title will be registered on the property

Consolidation

Ervin 10561 AND 10600 will be consolidated in this development

To allow this usage it is proposed that the property be rezoned to Local Business 2 from Single residential. The property is situated within an area where there is a demand for housing. The establishment of small businesses in a local community so that people have easier access to shops will hopefully ensure that these businesses flourish, thus increasing the property values of the area in general. Statistics show that members of the community are more prone to make use of small enterprises close to their home than travelling a fair amount of distance to a shopping mall. The property is located on Market Street in Parow, which is a street which connects right through this area (De La Rey Street to Jan van Riebeeck Avenue) and can be seen as a local activity street as local businesses have begun to emerge along this connector route.

As per the recommendation from the Planner at Parow District Office, the zoning applied for will be Local Business 2 (LB2). The physical development on the property will be restricted to the development parameters applicable to this zone. The proposed development fits within the City's policies of increasing density and mixed use development. The development is also in line with the Urban Design Policy in that it is built close to the street with overlooking features, it makes efficient use of the site by the intensive built form and has a positive interface with ground floor activity onto the public realm. I have also discussed the idea with adjoining and opposite neighbours who have on the whole been enthusiastic about the proposal.

This is an application made in order to allow apartments and small businesses to be developed in the area of Parow Valley. It is my opinion that the development will not have any detrimental effect on surrounding properties or the area in general, on the contrary, I think that it will boost the market value of the surrounding properties as well as giving surrounding residents a convenient place to shop. Restrictions have been lifted by Joyce and McGregor. The two properties (Erven 10561 and 10600) will be consolidated and application for sectional titles will be made once the development is finalised.

Adequate parking have been provided however the property is situated 1.5km from parow station and taxi rank providing alternate form of transport for tenants without cars.

I hope that council will accept the rezoning favourably.

Yours sincerely

Brian Chetty

0835560165

# Annexure

# E

Att: Vanela

9 Mei 2016

Meer, J. L. Brummie

1170

Jacquerandstr. 7

Parow Valley 7500

Erf no 19912

Tel no 021 9331163

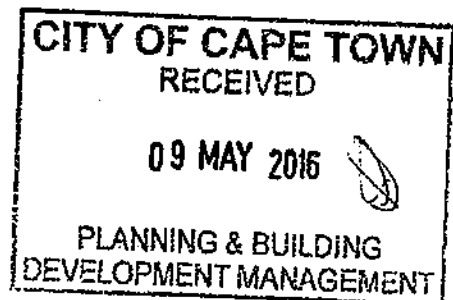
9 Mei 2016

Planning and Bldg Development

Management

Les Kötze

Sir. Professional Off.



Geachte Dame, Heer.

Vir voorgestelde Leen. Aanbod vir Karvoolklasie, Her-  
verdeling en Permanente vertrekke, 2 we 10561 en  
10600, 84 en 86 Warkestr, Parow Valley Parow.

Ek staan die hoë 10 duplekse eenhede teens a y v  
die gewasery soortgelyk van die mense en ook die  
hoë volume musiek soortgelyk. Dit is ook een versterking

Die besigheids wat die duplekse in die hier genoem-  
de in die V. Party van die sogenaamde besigheids-  
sukkel om in bestaans te wees.

Die kompleks is so lank dat dit my gevoel ook  
soortgelyk langzaam word dat die kommersie gaan met  
my huis se waardasie sal ook daar is die een  
verkoop.

Op die oomblik belewe die twee die probleme  
asg van die 2 duplekse woning agter my - aan die  
we se kant.

Meer, J. L. Brummie

**Yonela Rasmeni**

---

**From:** Tess Kotze  
**Sent:** 09 May 2016 08:36 AM  
**To:** Yonela Rasmeni  
**Subject:** FW: Objection to application number 70288571

Yonela, Please upload to case and print for file

-----Original Message-----

**From:** Robin Johannes [<mailto:robinjohannes5@gmail.com>]  
**Sent:** Sunday, May 08, 2016 8:43 PM  
**To:** Comments\_Objections Tygerberg  
**Cc:** Tess Kotze  
**Subject:** Objection to application number 70288571

To whom it may concern

Application number - 70288571

Details of persons submitting the objection:

Full names - Mr Robin Shaun Johannes and Mrs Natalie Rochelle Johannes Address - 5 Jacaranda Street, Parow Valley 7500 (erf number 10601) Contact details - cell number 0827703344 Notification method - email address: [robinjohannes5@gmail.com](mailto:robinjohannes5@gmail.com) Interest in application - owners

Reasons for objection:

1. Invasion of privacy - the proposed duplex units will directly overlook our back yard which invades our privacy. When we were house hunting in 2010, we rejected previous properties because of similar structures overlooking the yard.
2. Noise - we foresee an increase in noise pollution caused by residents of the duplex units and their motor vehicles (parking bays are located close to my back boundary wall), their potential visitors, delivery trucks, shop patrons, etc.
3. Pollution (air and land) such as littering, parking and exhaust fumes - this can be due to residents or customers of the shops. Also dirt bins of the residents will attract more flies, rats, vagrants, etc.
4. Traffic - increase in traffic in Market Street causing further noise pollution and bottle necks.
5. Devaluation of our property - all points above (especially point number 1) will subsequently result in a devaluation of our property and decrease the future possibility of attaining a decent selling price should we wish to sell our property.

Sent from my Samsung device

-----

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2016.0.7539 / Virus Database: 4556/11973 - Release Date: 04/06/16 Internal Virus Database is out of date.

08 Mei 2016

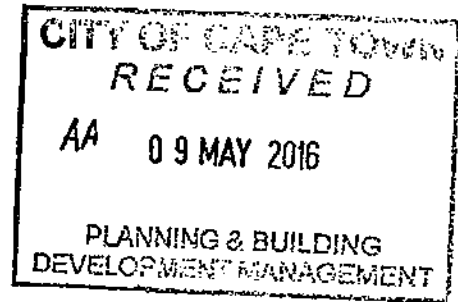
Tess Kotze

Privaatsak x4

Parow

7499

1172



APPÉL TEEN DIE HERSONERING, ERWE 10561 EN 10600, 84 EN 86 MARKSTRAAT, PAROWVALLEI, PAROW.

Geagte Heer/Dame

As inwoner van 87 Markstraat Parowvallei, Parow wil ek, Mnr A.K. Engel, appel aanteken teen die voorgestelde hersonering soos hierbo vermeld. Ek is daarvan bewus dat in die proses van evaluering van die aansoek daar oorweging geskenk moet word aan enige besware wat in die verband geopper is. Tog wil ek die appél op die volgende gronde aanteken.

Markstraat is alreeds n' besige straat en ek en my gesin, as inwoners, het n' stryd om net in en uit ons oprit te kom. Die beplande ontwikkeling sal n' toename in bestaande druk motorverkeer in Markstraat asook n' negatiewe impak op die huidige infrastruktuur veroorsaak en gepaardgaande daarmee, n' verhoging van onderhoudskostes te weeg bring.

Ontwikkeling van die aard het ook n' neiging om loslopery (vagrants) aan te wakker en te lok. Soos u weet kan rondhangery plaasvind en erge veiligheidsvraagstukke aan die hand werk. Tesame hiermee kan die sosiale orde van die woongebied ook in gedrang gebring word en kan dit op sigself bydrae tot die verval daarvan. Die waarde van ons eiendom kan ook gevolglik n' drastiese afname aanneem.

Oor die 24 jaar wat ek in die buurt woonagtig is, was daar reeds n' toename in misdaad, diefstal en huisinbrake.

Mnr. Chetty het jare gelede die inwoners genader om n' Komper besigheid op 86 Markstraat op te rig, maar in stede daarvan het hy twee woon eenhede agter die bestaande woning opgerig wat hy, (Mnr. Chetty) verhuur. Telkemale was die inwoners se voertuie tydens klopjagte deursoek en dwelms in die deurpaneel en voertuie gevind.

As ons as inwoners met hom wou praat oor die nagtelike bedrywighede wat onder ons neuse gebeur, het Mnr. Chetty geweier om ons te woord te staan, ons uitgelag en n' arrogante houding openbaar. Ek as inwoner was al deur n' speurder genader oor inligting oor die twee wonings en dat hulle ( die speurders) die huise dophou weens dwelmsmokkelary.

Dit is duidelik dat Mnr. Chetty geensins die belang van die inwoners in Markstraat op die hart dra nie, want hy (Mnr. Chetty) woon nie in die straat nie. Ongeveer 10 jaar gelede was staaipale vir n' omheining geplant en geen heining is opgerig nie. n Kind was al amper in die straat doodgery. Mnr Chetty doen geen instandhouding van sy eiendomme nie, en dit blyk asof hy net belang stel in die huurgeld wat hy (Mnr. Chetty) op n' maandelikse basis inkry.

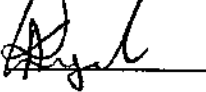
Huurders wat nie die huurgeld kan bybring nie, verlaat die eiendom gedurende die nag, gewoonlik die einde van die maand, dan los hulle hul stukkende meubels en rommel agter waar dit vir lang tydperke die erf besoedel. Die gevolg is n' vlieeplaag en rotte nes. Ek het ook al op verskeie kere die gesondheidsinspekteur van Parow laat uitkom om die stand van sake te kom waarneem, wat hulle wel gedoen het. Inwoners gebruik die parkeerarea op die plot as n toilet, wat boekdele spreek van hul higiëniese gewoontes.

Om die projek toe te staan sal net eindelose probleme tot die huidige probleem toevoeg.

Dit dien gemeld te word dat hierdie beplande projek nie ten koste van bestaande inwoners se gevestigde regte moet geskied nie.

Dit binne die konteks gesien dat ek u versoek om hierdie appél te oorweeg en die voorgestelde hersonering van erwe 10561 en 10600 Markstraat, Parowvallei, Parow af te keur.

Die uwe



Mnr. A.K. Engel

87 Markstraat, Parowvallei, Parow, 7500

Sell: 084 2414 903

Huis: 021 931 4489

08 May 2016

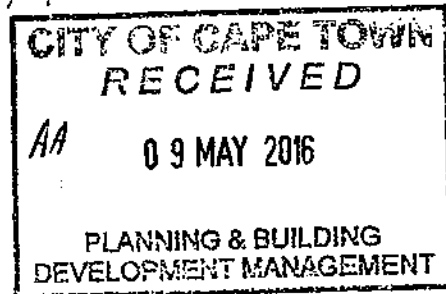
Tess Kotze

Private Bag x4

Parow

7499

1174



APPEAL AGAINST THE CONSOLIDATION, REZONING AND PERMANENT DEPARTURES, ERVEN 10561 AND 10600, 84 AND 86 MARKET STREET, PAROW VALLEY PAROW

Madam

I, the owner of 91 Market Street Parow Valley, Mrs. R. Jurius, would like to lodge a formal appeal against the development planned for the above mentioned properties.

The grounds for my appeal include the following:

The vagrants that frequent the area, seeking sleeping place at night on the open areas of the said plot leaving behind their rubbish, old blankets and such.

The residents of the mentioned flats situated on the plots sometimes use the grounds as toilets and on numerous occasions I had to supply them with water for ablution purposes.

More shops in the area, will lead to undesirable elements being introduced to the area as we already have a problem with house breakings, and the safety of our children who are being robbed on a regular basis.

Not to mention the numerous times the original flats being raided by narcotics police and then finding drugs, which lead to unsavoury characters coming from other areas to buy the drugs which are dispensed by the inhabitants of 84 and 86 Market Street.

To give permission for this project to go ahead will only increase the crime rate in our area. I cannot say that it is a good idea, therefore I strongly object to any more buildings being erected at 84 and 86 Market Street.

Mr. B. Chetty has been contacted on several occasions by neighbours who know him and when they share their complaints with him, he just ignored all and sundry.

Thanking you for your co-operation in opposing this building proposal.

Yours faithfully

R Jurius

Mrs. R. Jurius

1175

91 Market Street

Parow Valley

7500

Cell: 082 7558073

Home: 021 931 5668

1176

# Annexure

# F

REPLY TO OBJECTIONS re: APPLICATION FOR REZONING 10561 AND 10600 IN PAROW VALLEY, MARKET STREET

BRIAN CHETTY  
ID NO.: 6003215181080

1177

- I, Brian Chetty, the owner of the properties – Erf numbers 10561 and 10600 in Parow Valley, Market Street, wish to use the premises to provide accommodation and small businesses for the suburb.
- It is my intention to provide accommodation for people who seek housing and opportunities for business people who wish to establish a business of their own,
- it will also create efficient and productive areas sustained by dynamic economics, with less poverty (by dispersing business/office oriented land uses throughout the suburb),
- Encourage growth of local economies (by means of job/wealth creation through suitable local / regional business oriented development),
- Promote the availability of residential and employment opportunities in close proximity to, or integrated with each other – close to places of residential development;
- These principles form the core of the practice of present day town planners. The proposed development is in line with the development trends and development guidelines for the area, and therefore will have no negative influence on the area. The proposed development will in actual fact contribute positively to the local economy and amenity of the area. The proposal for the property is consistent with the abovementioned need and character of the area. Based on the above, it is clear that there is sufficient infrastructure already in place that will support the development and leads us to believe that no valid justifiable reason exists for the rejection of the application.
- The development will also not negatively impact on any residential component since the area wherein it is located consists mainly of Residence and small shops.
- Desirability The character and use for the development is not disturbing and with minimum influence or adversely affect from such a low intensity use. This application is in conformance with a few other already approved.

Description of development

The development consists of 7 small shops and 10 flats/duplexes. Shops on ground floor and first floor consists of lounge/kitchen open plan and 2<sup>nd</sup> floor consists of 2 bedrooms and toilet and bathroom.

Entry to the parking is through an archway in front of the building 6.5 meters opening between 2 shops, providing dual drive through to the 20 parking bays. 5 off road parking will be provided if allowed.

Departure

An application for departure for parking will be made.

There are limited car ownership and small shops likely to serve the immediate community

Phases

The building of the property will be done in 5 phases. Starting from the vacant land 2 units will be completed phase 2 will be demolishing. 3<sup>rd</sup> phase of building the other 2 units then phase 4 of demolishing property in 84 market street and completing the building phase 5.

Sectional Title

Application for sectional title will be registered on the property

Sectional title will be part of the rezoning so that the property can be sold to prospective buyers. And I hope to gradually phase out the tenants. Ownership promotes responsibility and a body corporate will be elected and a levy will be charged for the up keep the property. The Plan is to provide accommodation for Professional people. However there may be people who want to save up for a deposit for their property and therefor they will rent for year or two. We cannot discriminate.

Consolidation

Ervin 10561 AND 10600 will be consolidated in this development

Rezoning

To allow this usage it is proposed that the property be rezoned to Local Business 2 from Single residential. The property is situated within an area where there is a demand for housing. The establishment of small businesses in a local community so that people have easier access to shops will hopefully ensure that these businesses flourish, thus increasing the property values of the area in general. Statistics show that members of the community are more prone to make use of small enterprises close to their home than travelling a fair amount of distance to a shopping mall. The property is located on Market Street in Parow, which is a street which connects right through this area (De La Rey Street to Jan van Riebeeck Avenue) and can be seen as a local activity street as local businesses have begun to emerge along this connector route.

### Recommendation

3178  
As per the recommendation from the Planner at Parow District Office, the zoning applied for will be Local Business 2 (LB2). The physical development on the property will be restricted to the development parameters applicable to this zone. The proposed development fits within the City's policies of increasing density and mixed use development. The development is also in line with the Urban Design Policy in that it is built close to the street with overlooking features, it makes efficient use of the site by the intensive built form and has a positive interface with ground floor activity onto the public realm. I have also discussed the idea with adjoining and opposite neighbours who have on the whole been enthusiastic about the proposal.

### Application

This is an application made in order to allow apartments and small businesses to be developed in the area of Parow Valley. It is my opinion the development will not have any detrimental effect on surrounding properties or the area in general, on the contrary, I think that it will boost the market value of the surrounding properties as well as giving surrounding residents a convenient place to shop. Restrictions have been lifted by Joyce and McGregor. The two properties (Erven 10561 and 10600) will be consolidated and application for sectional titles will be made once the development is finalised.

### Parking

Parking is provided however there's requirement of 31, I have a shortfall of 5 parkings it's minimal considering we have 26 proposed parking. The property is situated 1.5km from PAROW STATION and TAXI RANK providing alternate form of transport for tenants without cars. I am targeting the GAP market and in my experience only few of them have 2 cars each, also most tenants are of the lower income group and of which don't have cars. Tenants will be at work during the day freeing up all the parking for customers should the need arises. I'm also aware that in flats environment one parking per flat is allowed. Parking is provided at the back of the building and almost 6 meter entrance enough to allow constant flow of the traffic in to the parking area.

I hope that council will accept the rezoning favourably.

Yours sincerely

Brian Chetty

0835560165

I would like to thank everyone for their concerns and I will try my best to address them all.

I won't deny that I had problematic tenants in the past and they were evicted from the property. Regarding the drug issue, Tygerburger interviewed the Chairman of the Police Forum, Rodger Cannon and it was published in the Tygerburger that this history does not ring a bell with him. I'm in consultation with Captain Kevin Williams who will verify if there is a current problem, uplifting the area cannot be the causes of illegal activities and it shouldn't be seen as such. It is the responsibility of the police department to try and stop these illegal activities if ever it exists.

The building is within the height that is allowed by the municipality.

Business in area usually pushes up the value of properties. Market Street properties usually sells for more because of its business zoning possibilities. The name "Mark straat" is in itself a description of business. Market Street is year marked for business anyway. The small shops will provide amenities for the neighbourhood. I'm sure it won't attract people from distance away if they already are living close to the malls. It attract people of the surrounding area who will be walking distance to the shops and prevent the use of motor vehicles. This should actually lessen the use of motor vehicles on the road. It will save the community from driving to voortrekker road. Petrol is expensive and walking is good exercise for all. It will be an upliftment and service to the community. I also have a plan to provide entertainment for children at a computer game shop and internet café to keep children entertained as you know "idle minds is a devils workshop". These days we are having a problem of children getting in to drugs.

However the new building will iron out most of the concerns from the neighbours because it will not only uplift the area, it will provide employment and business opportunities for neighbours who is interested in starting their own business close to home.

I have been approached by a few neighbours who wants to start their own business and was keen on the project. A bakery will provide hot fresh loaf of bread that can be purchased early morning, a barber shop for a quick haircut, easy access to a doctor/dentist, a general dealer convenient store for all your groceries, a small hardware store for the DIY and internet café to help kids with their homework and school projects also keep children occupied and out of trouble. And also a book and games swap store.

I'm sure this can only serve as an upliftment to the area and with the help of the neighbours we can keep market street alive and this will deter the criminal elements as quiet area is a haven for thieves that break in to cars and houses.

I aim not to upset the neighbourhood but want to work together and I am open to any suggestions. I'm a very easy person to chat to so please email me your suggestion and help make Market Street a better living area for all.

Also if you interested in an investment opportunity please feel free to contact me so we can discuss it over a cup of coffee.

# Annexure

# G



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DATE	05 April 2016
TO	Tess Kotze
APP #	Case ID: 70288571 (D144)
ERF #	10561 & 10600 Parow

---

## **SPATIAL PLANNING & URBAN DESIGN COMMENTS ON ERF 10561 & 10600, PAROW FOR PLANNING AND BUILDING DEVELOPMENT MANAGEMENT**

### **1. INTRODUCTION**

The subject properties, even 10561 & 10600, are situated on Market Street within the suburb of Parow Valley. The subject properties collectively measure 1364.7m<sup>2</sup> in extent and are located 1.5 km from the Parow Station and Taxi Rank. Erf 10561 & 10600 are zoned Single Residential Zone 1 in terms of the City of Cape Town Development Management Scheme.

The application is for the approval of the rezoning of the subject properties to Local Business Zone 2 (LB2) and for the approval of the proposed Site Development Plan. The proposed development consists of seven retail units on ground floor with ten residential flats/ duplexes.

### **2. ALIGNMENT WITH SPATIAL PLANNING POLICY GUIDELINES AND FRAMEWORKS**

#### **The Cape Town SDF and Northern District Plan**

Both of these frameworks support mixed use densification.

#### **Urban Design Policy**

The policy supports:

- Development that contributes to the improved quality of the public realm.
- Development that ensures enclosure and positive interfaces onto the public realm.

The application is supported and adheres to the above principles.

### **3. DISCUSSION**

The application for the rezoning of even 10561 & 10600 to Local Business Zone 2 (LB2), in order to establish a mixed-use development along Market Street, will not have a detrimental effect on the surrounding properties. At present, local businesses have emerged along Market Street and LB2 zoned properties are therefore already present.

#### 4. CONCLUSION

1181

The application use is aligned and is considered desirable, and this Department supports the application, for the following reason:

- i. Residential Densification.
- ii. Mixed-use development in close proximity to public transport services and interchanges.
- iii. Creating positive interfaces onto the public through overlooking features and ground floor activity onto the street.
- iv. The subject properties are located within an urban environment where their location ensures that opportunities and amenities are accessible.
- v. An application for departure for parking will be made.

**Nicola Smith**

**for: THE SPATIAL PLANNING AND URBAN DESIGN DEPARTMENT**

**Nazier Samodien**

Senior Principal Officer: Transport for Cape Town

Tel: +27 21 444-8892

E-mail: [nazier.samodien@capetown.gov.za](mailto:nazier.samodien@capetown.gov.za)

Address: Cnr Voortrekker & Tallent Street, 2<sup>nd</sup> Floor, Room 209, Parow, 7500

Ref no :

Application no : 70288571

**MEMORANDUM**

Integrated Transport Planning Department

Transport Impact Assessment and Development Control

DATE / DATUM: 16 September 2016

TO / AAN: Town Planning

ATT / AANDAG: Yonela Rasmeni / Tess Kotze

**APPLICATION FOR REZONING : ERVEN 10561 AND 10600, PAROW, MARKET STREET**

**Application:**

- Consolidation of erven 10561 and 10600, Parow.
- Rezoning to local business 2 to develop 10 duplex residential units and line shops (280m<sup>2</sup>).
- Permanent departure to allow 20 parking bays in lieu of 31 required.

**Comment:**

The applicant has motivated the following as mitigation for the parking departure:

- The property located less than 1,5km from a railway station and taxi rank. In fact 2 railway stations are in close proximity to the property and is less than 500m from a PT2 area.
- The development is in an area with low vehicle ownership.
- There is an opportunity for shared parking.

Hence, this branch offers **no objection**, subject to:

- The development being limited to 280m<sup>2</sup> GLA for shops and 10 duplex units.
- A minimum of 20 parking bays being provided with 3 visitors bays marked on site.
- Parking layout shall be in accordance with the amended plan e-mailed by LUMS on 30 August 2016.
- A servitude needs to be registered over the sidewalk and embayments.
- The applicant needs to provide civil drawings for work in the road reserve, to the satisfaction of roads branch, prior to building plan approval.

Regards,



**Nazier Samodien**  
Senior Principal Officer  
Transport for Cape Town



1183

**Wille Liebenberg**  
Principal Professional Officer  
Development Facilitation | Project Management | Design

Tel: +27 21 444-7118 Fax: +27 21 444-8446 M +27 084 909 9559  
E-mail: [wille.liebenberg@capetown.gov.za](mailto:wille.liebenberg@capetown.gov.za)

**Ref:**  
**App:** 70288571  
**Date:** 7 October 2016

## MEMORANDUM

**Infrastructure and Maintenance**  
**District 3 - Bellville/Parow/Goodwood Area**

**TO:** EESP: Land Use Management  
**ATTENTION:** Tess Kotze

<b>PROPOSED APPLICATION FOR CONSOLIDATION, REZONING AND PERMANENT DEPARTURES IN RESPECT OF ERVEN 10561 AND 10600, 84 AND 86 MARKET STREET, PAROW VALLEY, PAROW</b>
--

Your memorandum received via DAMS, dated 23 March, refers. Also of reference are Site Development Plans by Eddie Jones Architecture, dated November 2014.

### NATURE OF APPLICATION:

- Application for consolidation of the two subject erven.
- Application for rezoning of the erven from Single Residential SR1 zone to Local Business LB2 zone for the development of 280m<sup>2</sup> shops and 10 duplex units on the property.
- Application for permanent departure to allow for a reduction in the on-site parking requirement from 31 bays to 20 bays.

### COMMENTS:

- According to our GIS record there are no underground municipal civil engineering services traversing the site.
- In terms of section 8.1 of the Development Charges (DC) Policy for Engineering Services for the City of Cape Town (Approved Policy C41/05/14-29 May 2014) development charges apply to this application.

## RECOMMENDED:

1184

This Department offers in principle no objection to the proposed consolidation and rezoning application in respect of erven 10561 and 10600, Parow Valley, subject to the following conditions:

1. That the development be limited to the following land use:

### *Local Business 2 (LB2)*

Shops	:	263m <sup>2</sup> GLA
Residential	:	10 duplex units (8 new and 2 existing units)

2. The owner/developer shall pay a development charge (DC) in accordance with the approved Development Charges Policy for Engineering Services for the City of Cape Town.
3. The total amount payable for the proposed land use right in accordance with the attached DC calculation is R266 452 (rounded number) and it must be noted that the amount due will be escalated annually with the Construction Price Adjustment Formula (CPAF) using the industry indices of StatsSA.
4. DC's will be payable prior to any transfer of properties, approval of building plans or within 30 days of the approval of the land use where no transfer or building plans are required.
5. Failure to pay the full DC liability will be construed as non-compliance to the conditions of approval and render the new land use to a non-conforming application.
6. That sufficient on-site parking bays be provided as consulted and agreed with our TCT: TIA & Development Control Branch.
7. That the parking layout meets the requirements of the TCT: TIA & Development Control Branch.
8. That no additional services connections be provided to the site.
9. That detailed services plans be submitted to the TCT: District Engineer for approval prior to building plan submission stage and all services shall comply with the City of Cape "Minimum Standards for Civil Engineering Services in Townships" – Version 1 (July 2013).
10. That the developer at his cost provides all services and link services required to the satisfaction of Council. All the internal services and facilities remains the responsibility of the developer/body corporate or the successor in title.
11. That all services be handed over to/inspected by Council on completion of the works and a completion certificate be obtained.
12. That a permit be applied for prior to any construction work takes place within the Market Street road reserve. The permit can be obtained from this Department, the

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#### **Civic Centre**

Cnr Voortrekker & Tallent Street, Parow,  
7500  
PO Box 11, Parow, 7500

#### **Izinkiko loLuntu**

Kona: Voortrekker & Tallent Str, Parow,  
7500  
PO Box 11, Parow, 7500

#### **Burgersentrum**

H/V Voortrekker & Tallent Street, Parow,  
7500  
PO Box 11, Parow, 7500

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contact person being Ms Erica Albertse, tel no. 021 444 7114. A minimal administration cost will be applicable to such an application.

13. That the stormwater runoff be conveyed to the nearest formal system in accordance with the City's Catchment Management Policies.
14. That no trapped low points be allowed and where required the layout be amended to accommodate overland stormwater flow to road reserves and open spaces.
15. That minimum 3m wide servitudes be registered over all services outside road reserves.
16. That a fully descriptive site development plan indicating parking provisions, traffic flow, departure uses, refuse collection, details on storm water drainage, position of security gates etc. be submitted for approval, prior to development of the site.
17. That the position of entrance gates complies with the minimum standards to allow uninterrupted traffic flow and service vehicles.
18. That a public Right of Way servitude be registered over the proposed footway which encroaches into the subject erven.
19. That all the costs associated with the construction of the on-street parking bays be at the cost of the developer.

Please note that this Department does not have the delegated authority to comment on the proposed application for permanent departure to allow for a reduction in the on-site parking requirement from 31 bays to 20 bays. Our sister Department, TCT: TIA & Development Control shall comment on this item.

Yours sincerely



**Willie Liebenberg**

Principal Professional Officer

Development Facilitation | Project Management | Design

[http://cityteams.capetown.gov.za/sites/rs\\_000\\_par/Shared Documents/DEV FACIL/Dev Approv/Gwd - Parow/10561 10600 Ocl16 - TCT Cons Rez Perm Dep Parow Valley.docx](http://cityteams.capetown.gov.za/sites/rs_000_par/Shared Documents/DEV FACIL/Dev Approv/Gwd - Parow/10561 10600 Ocl16 - TCT Cons Rez Perm Dep Parow Valley.docx)

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

Making progress possible. Together.

1186

Erf Number \* 10561 & 10600  
Suburb \* Parow Valley  
Developer/Owner \* Brian Chetty  
Erf Size (ha) \* 0.1375  
Date (YYYY/MM/DD) \* May 28, 2019  
Current Financial Year 2018/2019  
Approved Building Plan No.

Code	Land Use	Unit	Development Parameters	
			Existing Right	Total/New Right
RESIDENTIAL				
A1	Single Residential > 1000m² Erf	Dwelling unit		
A2	Single Residential > 650m² Erf	Dwelling unit	1	
A3	Single Residential > 350m² Erf	Dwelling unit	1	
A4	Single Residential < 350m² Erf	Dwelling unit		
A5	State Funded Housing	Dwelling unit		
A6	GAP/Affordable Housing	Dwelling unit		
A7	Group Housing >650m² Erf	Dwelling unit		
A8	Group Housing >200m² Erf	Dwelling unit		
A9	Group Housing <200m² Erf	Dwelling unit		
A10	Flat >100m² Unit	Dwelling unit		
A11	Flat <100m² Unit	Dwelling unit		8
A12	Second/ Additional Dwelling/Granny Flat	Dwelling unit		
A13	Rural / Undetermined / Agricultural	Dwelling unit		
A14	Rural Intensification / Agri-subdivisions	Dwelling unit		
ACCOMMODATION ESTABLISHMENTS				
B1	Hotel	Rooms m² GLA		
B2	Accommodation Establishments	Rooms m² GLA		
BUSINESS				
C1	General Business	m² GLA		
C2	Office	m² GLA		
C3	Retail/Shop	m² GLA		263
INDUSTRIAL				
D1	Warehouse	m² GLA		
D2	Industrial	m² GLA		
INSTITUTIONAL/COMMUNITY				
E1	Early Childhood Development Centres / Home Child Care	Learner m² GLA		
E2	Universities / Schools	Learner m² GLA		
E3	Care / Accommodation (Hospitals, Clinics, Old age home)	Bed m² GLA		
E4	Office/ Consulting rooms (welfare offices, clinics, hospitals & env. facilities)	m² GLA		
E5	Meeting Places (places of assembly, place of worship)	m² GLA		
E6	Open Spaces / Public Open Spaces	m²		
Land uses not reflected on the calculator		Actual Demand	Click yellow button to enter demand	

Is the development located within Public Transport (PT2) zone?

No

**Calculation of bulk engineering services component of Development Charge**

Service	Units	Additional Demand	Unit cost	Amount	VAT	Total
Roads	trips/day	58.5700	R 3,226.25	R 188,961.65	R 28,344.25	R 217,305.90
Transport	pers.trips/peak period	32.6700	R 833.24	R 27,221.83	R 4,083.27	R 31,305.10
Stormwater	ha°C	0.0400	R 164,470.85	R 6,576.34	R 986.45	R 7,562.79
Sewerage	kl/day	2.2916	R 16,722.37	R 38,320.99	R 5,748.15	R 44,069.13
Water	kl/day	2.0120	R 2,051.25	R 4,127.11	R 619.07	R 4,746.17
Solid Waste	kg/day	31.0600	R 413.87	R 12,854.67	R 1,928.20	R 14,782.87
<b>Total bulk engineering services component of Development Charge payable</b>						<b>R 319,771.97</b>

City of Cape Town		Developer/Owner	
Calculated by:	D. Du Toit	Received by:	
Signature:		Signature:	
Date:	28-May-19	Date:	

NOTE : THIS CALCULATION IS BASED ON THE DEVELOPMENT INFORMATION PROVIDED AND UNIT COSTS APPLICABLE FOR THE FINANCIAL YEAR IN WHICH THE DEVELOPMENT APPLICATION IS MADE. UNIT COSTS ARE ESCALATED ANNUALLY ON 1 JULY WITH THE CPAF AND THE ACTUAL AMOUNT DUE WILL BE BASED ON THE UNIT COST APPLICABLE ON THE DATE PAYMENT BECOMES DUE.



## MEMORANDUM

DEPARTMENT: WATER & SANITATION  
DIRECTORATE: UTILITY SERVICES

Our Ref. : 70288571  
Date : 18 April 2016  
Attention : Tess Kotze  
Email : [tess.kotze@capetown.gov.za](mailto:tess.kotze@capetown.gov.za)

### COMMENT ON WATER AND SANITATION DEVELOPMENT CONDITIONS FOR THE PROPOSED REZONING AND SDP APPROVAL OF ERVEN 10561 & 10600, PAROW

#### Background

The application is for the approval of the rezoning of the erven 10561 & 10600 to local business zone 2 (LB2), and for the approval of the proposed Site Development Plan. The proposed development consists of seven retail units on ground floor with ten residential duplexes.

This letter provides an overview of the existing water and sewer infrastructure near the development and associated conditions with respect to this application.

**Table 1: Estimated water and sewer demands as provided by BVI Consulting Engineers**

Description			Potable Water Demand			Sewer Flow <sup>*</sup>	
ERF Number	Application	Quantity (Units/Area/ No. people)	Total AADD (kl/d)	Peak Flow (l/s) (PF=2.5)	Fire Flow (l/s)	Total ADWF (kl/d)	Peak Flow (Dry weather) (l/s) (PF=2.5)
Erven 10561 & 10600	Mixed Use	±1364.70m <sup>2</sup>	7.62kl/d	0.22l/s	25.0l/s	7.00kl/d	0.20l/s

<sup>\*</sup>Based on a 90 and 95% sewer flow design criterion (as per the W&S Tariff Policy)

#### Water Reticulation

There is an existing 75mmØ water main, along Market Street which has sufficient capacity to supply the proposed development.

Refer to figure 1 for existing water network.

#### Bulk Water

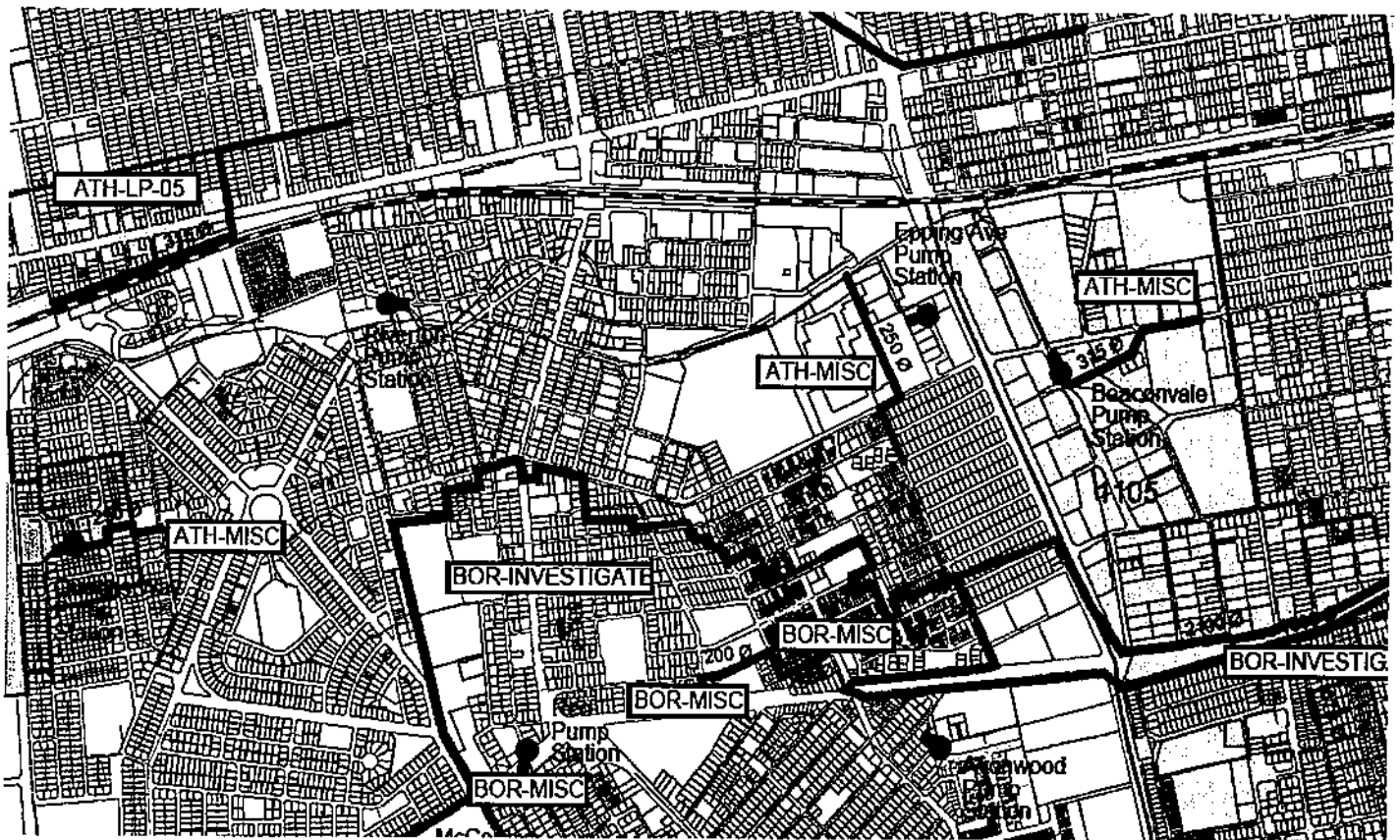
No bulk water pipelines or infrastructure under the control of the Bulk Water Branch is directly affected by the proposed development.

The City of Cape Town's bulk supply system has sufficient water resources, treatment, and bulk storage and conveyance capacity to supply the estimated annual average daily demand of 7.62kl/day of the proposed development.

### Sewer Reticulation

There is a 150mmØ sewer main along Market Street which has sufficient spare capacity to service the property. The downstream sewer network up to the 315mmØ collector sewer main towards the Beaconvale pump station has insufficient spare capacity to accommodate the additional sewer flows. The timing and budgeting for master-plan implementation of the collector sewer will have to be confirmed with the District Head.

1188



This development gravitates to Beaconvale pump station and discharges at Athlone WWTP.

Refer to figure 2 for existing sewer network.

### Wastewater

The proposed development is situated within the catchment of the Athlone wastewater facility. This treatment works has limited capacity to accommodate the theoretical sewer flow of 7.0kl/d expected from the proposed development. Operational adjustments at the Athlone WWTW can however be made to accommodate the proposed flow.

### Conclusions

There is sufficient spare capacity within the existing water and sewer system to service the proposed development. There are capacity constraints that exist on the downstream sewer network which may require upgrades however can be confirmed with the reticulation branch. The Water and Sanitation Department therefore has no objection to the proposed SDP approval and rezoning.

### Conditions

1. Development contributions may be payable and is to be quantified by the Reticulation District Head, Mr Randall Josephs and according to the DC policy.

### Technical Requirements

1. Detailed water and sewerage services plans, prepared by a registered engineer, to be submitted for approval by the Water & Sanitation Department, prior to commencement of any works. 1189
2. The applicant at his cost to provide all the required internal and link water and sewerage services to the satisfaction of the Water & Sanitation Department, prior to utilisation of buildings.
3. All costs relating to connection will be for the account of the applicant. Application needs to be made to the Reticulation District Head.
4. Any Municipal services to be designed to departmental standards (found on <http://www.capetown.gov.za/en/Water/Documents/>). Its design, construction, and final as-built record to be approved and handed over to the Reticulation District Head.
5. The water and sewer capacities allocated according to this document, if not taken up, shall not be reserved beyond the lesser of 5 years or the approved development period.

### General/ Disclaimer

Information provided is based on best available data. The flows and pressures provided in this comment are theoretical and not measured.

Yours Faithfully

X

Jaco de Bruyn  
Head

On behalf of

**Peter Flower**

**DIRECTOR: WATER & SANITATION DEPARTMENT**

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