

**CTZS PUBLIC PARTICIPATION - MARCH & APRIL 2010 - RESPONSES TO COMMENTS RECEIVED**

Kindly note that this table reflects a summary of the main issues and concerns raised by the parties who submitted comments in March and April 2010, and a brief response to each. It is to be noted that each comment received was however, worked through, discussed and considered by the task team in detail, subsequent to which certain amendments and improvements were made to the draft as a result.

No	Name	Organization / Body	Topic / Issue	Response
1	Erasmus, Gerhard		Affected current rights	<p>a) The CTZS will provide for a home occupation, as an additional use right. Current approved rights can continue as a non-conforming land use right.</p> <p>b) One of the general drafting principles of the CTZS was to not substantially affect rights. It is however recognised that a project of this nature may affect real rights to a degree. A legal opinion has been obtained in this regard, which indicates that where real rights are indeed affected or limited, this is not considered expropriation which would attract compensation, but that at worst it only amounts to deprivation of real rights as a consequence of the general application of law and law making. Several tests have been conducted across all zones in the CTZS compared to existing schemes. In general, the results have shown that the introduction of the new scheme will not result in any unreasonable loss or increase of property rights.</p>
2	Roberts, Dave	E-Sports	<p>Building line / Height</p> <p>Insufficient provision for Sport Stadiums, Complexes and Facilities</p> <p>Public Open Space requirements</p>	<p>c) The CTZS will introduce heights as a parameter applicable in all zones. This is proposed to create certainty among property owners and developers. This is considered reasonable. Heights, measured in meters, as opposed to storeys is preferred to ensure that certainty is given to the extent of the "development envelope" on a property. Adding such a parameter where it did not exist before, in itself will not cause a loss of rights, where considered in combination with other existing parameters.</p> <p>a) A collective approach in defining uses and infrastructure has been followed in the CTZS, rather than defining all types of individual uses e.g.. Sport Stadiums can be allowed under the definition of Public Open Space. General provision is made to accommodate different types of uses.</p> <p>b) The amount of public open space or number of community facilities (including ecclesiastical) required in new developments will be prescribed in the City's Spatial Development Framework (which is currently being finalised) and not the zoning scheme. A separate policy to assist in evaluating such requirements in new developments will be developed in due course.</p>

3	<b>Mottershead, David</b>		Grand Father Clause	a) The Grand Father clause will not give new zoning rights to property owners. Any changes in land use rights will require planning approval.
			Correcting past incorrect zonings	b) If documentary evidence can be provided that a use was in place before what is indicated in a zoning scheme, the CTZS provides for correcting errors and retention of existing legal con-conforming uses. It should also be noted that even if a property owner is paying rates other to what the legal zoning is, it does not mean that the other zoning is legal.
4	<b>Arendse, Riduwaan</b>		Communal Housing	a) Noted. The definitions in the CTZS will provide for a boarding house, where Communes can be defined into. The number of lodgers, when considering a consent application, will be limited through conditions of approval.
5	<b>Johan Du Plessis Attorneys</b>	<b>Snow Summit Investments 140 CC</b>	Conversion of CZ2 rather than CZ1	a) A next phase of the CTZS project will involve finalising zoning maps and incorrect conversions. This phase will involve another round of public participation.
6	<b>Peterson, John</b>	<b>Ridge Residents Association</b>	Conversion of GR1 rather than GR2	a) See Response 5a). Also note that HOA and design guidelines are not determining zonings of properties and are mere guidelines and rules in addition to legal zonings and their parameters.
7	<b>Coelle, Catherina</b>	<b>Cape Point Ostrich Farm</b>	Overlay	a) Issues regarding current Overlay zones, or new Overlay zones required, are being dealt with as part of the current District Planning Process (as conducted by the Spatial Development and Urban Design Branch). The District Spatial Planning process will consider and prioritise these issues and recommend the inclusion of new overlays where necessary. It should further be noted that introduction of any new overlays in future will have to be informed and preceded by a policy plan or similar study / process, as set out in Chapter 14 of the new scheme. It is thus suggested that contact be made with District Spatial Planners in this regard. Also see Response 5a).  b) It should be noted that designations and provisions in structure plans does not afford development rights. The current process of introducing a new scheme can therefore not be used to achieve such future vision for an area. However, the District Planning process has amongst others involved a review of all existing legacy policies/document/plans and will incorporate remaining relevant parts of these where appropriate.

8	<b>Thomas Geh Architects</b>		Second Dwellings	a) The restriction of 120sq m for second dwellings was by a previous Provincial Regulation which only apply to existing schemes The new CTZS will not be subject to this previous restriction. it is proposed that notification (to abutting land owners) be required for a second dwelling. Where no objections are received it is allowed as primary right. When a objection is received, Council's consent will be required if service capacity permit. Coverage and building line requirements will still limit dwelling sizes on properties.
			Heights	b) Please refer to table in main document (SR zone) for indication of height requirements.
			ROR	c) Title deed provisions remain and will require the same process to be removed as currently being prescribed by legislation.
9	<b>King, PB</b>	<b>City of Cape Town Wastewater</b>	No Comment	a) Noted
10	<b>Loyd, Chris</b>	<b>Woodstock Improvement District</b>	Pub Locations	a) The concerns raised will not be dealt with as part of the zoning scheme regulations. The new Western Cape Liquor Act will tighten up aspects relating to the concerns raised, by introducing new mechanism for residents to lodge complaints against licensees which will result in investigations and the forfeiting of automatic license renewals. The new scheme will however have to respect existing rights.
11	<b>Philander, Toyer</b>		Spatial Planning Issues	a) The issues raised should be dealt with in terms of the Spatial Development Framework process. This will be referred to the Spatial Development Department for consideration. Also see Response 5a).
12	<b>Fuchs, Anton</b>	<b>Gordon's Bay Residents Ass</b>	Overlay/Heights	a) See Response 1c), 5a) and 7a). The Gordon's Bay height overlay have been introduced.
13	<b>Meyer, Rodger Dr</b>		Halway Houses	a) Provision has been incorporated into the Scheme. 5 unrelated persons are already accommodated in the definition of a family in the Single Residential zones in the CTZS.
14	<b>Arendse, Riduwaan</b>		Definition of family	a) Comments noted.
15	<b>Arendse, Riduwaan</b>		Second Dwellings	a) See Response 8a).
16	<b>Van Wyk, Niel</b>	<b>Friends of Rietvlei</b>	Conversions and Open Spaces	a) If an area is declared as protected area, it will not fall within the authority of the CTZS. Also see Responses 5a) and 7a).
17	<b>Van Wyk, Niel</b>	<b>Friends of Blaauwberg Conservation Area</b>	Conversions and Open Spaces	a) If an area is declared as protected area, it will not fall within the authority of the CTZS. Also see Responses 5a) and 7a).
18	<b>Geh, Alexander</b>	<b>Alexander Geh Architects</b>	Heights	a) Noted. Also see Response 1c).
19	<b>Gray, Matthew</b>	<b>Matthew Gray Architects</b>	Densification methods	a) Several changes have been incorporated as a result of the suggestions.

20	<b>Van der Spuy, CJ</b>	One size fits all	a) Council's statutory mandate and obligation to introduce a simplified single zoning scheme system for the City has been confirmed by independent legal advise. The new CTZS however recognise the different diversity of the City and include provision to accommodate this through the introduction of overlay zones, where necessary. Also see 7a) and b)
		Height restrictions	b) See Response 1c).
		Building line / Height	c) See response 21a)
		Title Deed Conditions	d) By law, title deed conditions always supersede the zoning scheme and will therefore still be in place. Also see Response 8c).
		Service infrastructure	e) Although the CTZS promotes densification, comments from Service Departments on applications have to be obtained to determine available infrastructure, including increase in traffic and parking requirements. Irresponsible densification proposals without infrastructure capacity will not be supported.
		Impact on Value of properties	f) See Reponse 1b)
		Additional comments/recommendation and definitions	g) Comments/recommendations noted, a number of which has been incorporated.
		Hout Bay and Llandudno Special Area	h) Where these provisions refer to previous guidelines, policies or plans, it should be noted that these were never previously promulgated as zoning scheme regulations and therefore do not enjoy any statutory status and are thus not considered overlays in context of the new scheme. Also see 7a).
21	<b>Perold, Jenny</b>	Building Line / Height	a) Set backs on common building lines were considered extensively. Amongst others, permitting some 0m building lines on common boundaries allows for more optimal use of smaller properties, especially elimination of wasted space / alleys. Is is noted that with the exception of the front part of the premises, where building structures are to be permitted onto common boundaries, this would still be restricted to single storey height, thus limiting impact on amenity of adjacent land units (e.g. by means of overlooking / overshadowing). Further urban design and architectural advice subsequently obtained supports the argument that setbacks on upper floors (on the front part of the site) would result in poor urban built form and potential overlooking of abutting sites and thus a negative impact on amenity. Where smaller erven are however abutted by larger sites (e.g. 650 m2 and larger), these would still be subject to side spaces
22	<b>Warner, Rod</b>	Building Line / Height	a) Refer to Response 21a)
23	<b>Malherbe, VC</b>	Building Line / Height	a) Refer to Response 21a)
24	<b>Forshaw, Miranda</b>	Building Line / Height	a) Refer to Response 21a)

25	<b>Gottschalk, Keith</b>		Building Line / Height	a) Refer to Response 21a)
26	<b>Jones, Dennis and Rosemary</b>		Building Line / Height / Garage into flat	a) Refer to Response 21a). Complains to be dealt with by District offices and enforcement personnel
27	<b>Kirkham, Kechil</b>		Building Line / Height	a) Refer to Response 21a)
28	<b>White-Phillips, James</b>		Heights	a) Noted.
29	<b>Stielau, Jo</b>		Building Line / Height	a) Refer to Response 21a)
30	<b>Hyde, Tania and Neville</b>		Building Line / Height	a) Refer to Response 21a)
31	<b>Wright. M</b>		Building Line / Height	a) Refer to Response 21a)
32	<b>Sales, Rory</b>	<b>Noordhoek Conservancy</b>	Affected current rights	a) See Response 1b) and 7a). Overlays can be required through the District Spatial Planning process.
			Subdivision Minimum Sizes and Structure Plan never acknowledged	b) The draft structure plan was never promulgated or had any status. Any future need for a minimum erf size requirement would have to be dealt with through the District Planning process.
			Heights	c) See Response 1c)
			Scenic routes	d) Only existing scenic drives promulgated in previous schemes are incorporated in the new scheme. Spatial Planning Department in process of reviewing previous scenic route policy, which is likely to result in additions to the existing scenic drive overlay, once promulgated.
			Contravention penalties	e) Enforcement are done ito Planning Law and not the scheme itself.
			One size fits all	f) See response 20a)
			Overlays	g) See response 7a). All existing Heritage areas are incorporated as Heritage Overlays, in addition the ERM Department is in the process of reviewing such existing areas and identify new ones which will be used to update the current overlays at such time.
			Urban Edge	h) The current scheme makes provision to introduce a urban edge overlay in future. The City existing urban edge policy is currently under review and will be finalised as part of the City's SDF process in accordance with the PSDF at which time this can be introduced as a new overlay.
			Previous condition of approval - Monkey Valley	i) Notwithstanding conversion to a zone in the new scheme, any previous conditions imposed will remain in place and must be complied with.
			Special Area	j) See Response 20a)
33	<b>Woolfrey, Heidi</b>		Building Line / Height	a) Please Refer to Response 21a)
34	<b>Sparks, Nicky</b>	<b>Bishopscourt Residents Association</b>	Title Deed Conditions	a) If Title deed lays down conditions, it will remain valid and will supersede scheme requirements. Also see response 8c).
			Current overlay	b) Currently promulgated overlay will remain.

35	<b>Fritz, Marcia</b>	<b>Marina Da Gama Association</b>	Business from home Liquor Licenses Healthcare facilities LAO8 / Conflict of laws	c) The new scheme proposes home occupation as an additional use right in SR zones. d) Not a function of a zoning scheme, not supported in Residential Areas e) Health care permitted as consent a) Please refer to Response 7a). Cadastral inadequacy have been referred to District Office to investigate. Conflict of laws - noted, scheme will not supersede title deeds.
36	<b>Vine, Darryl</b>	<b>Table View Ratepayers</b>	Heights	a) Noted
37	<b>McCarthy, J Dr</b>		One size fits all Densification	a) See Response 20a) b) It should be noted that the purpose of a zoning scheme is not to determine desired urban form of the city. This is done through policy plans such as the City SDF / District plans. Second dwellings permitted as an additional use rights are not considered to have a significant impact in general and Council is usually in support of these in principle.
			Current affected rights Subdivision Minimum Sizes	c) Please Response 1b) d) Overlay function. See Response 7a). In addition, the automatic assumption that smaller erf sizes result in downgrading of the ambience of a suburb is disagreed.
			Service Infrastructure capacity Consent uses Home child care	e) See Response 20e) f) Consent uses requires public participation. g) Home child care addressed under SR zones and the definitions, also refer to City's ECD policy.
			Overlay zones	h) See Response 7a)
38	<b>Maxwell, Moira</b>	<b>Gordon's Bay Village Action Group</b>	Objects in principle	a) Noted
39	<b>Soll, Gavin</b>		Heights	a) See Response 1c) and 20h).
40	<b>Louw, Barbara</b>		Public Participation insufficient	a) Public participation for the CTZS encompassed numerous engagements over 5 years which led to several amendments to the drafts. The competent authority has approved the public participation process followed.
			Overlay zones	b) See Response 7A . Gordon's Bay height overlay are retained.
			Current affected rights	c) Refer to Response 1b)
41	<b>Scrimgeour, Angus</b>		Heights	a) See Response 1c) and 7a).
42	<b>Taylor, Robyn</b>		Building Line / Height	a) Refer to Response 21a)
43	<b>Loebenstein, Leonard</b>		Building Line / Height	a) Refer to Response 21a)
44	<b>De Necker, J and F</b>		Building Line / Height	a) Refer to Response 21a)

45	<b>Lage, Lydia</b>	Subdivision Minimum Sizes	a) See Response 7b). Consult district office on status of subdivision plan, not zoning scheme matter/process.
46	<b>James, DL</b>	Building Line / Height	a) Refer to Response 21a)
47	<b>Curry, NM</b>	Building Line / Height	a) Refer to Response 21a)
48	<b>Reed, Anthony</b>	Building Line / Height	a) Refer to Response 21a)
49	<b>Pike, Melissa and David</b>	Building Line / Height	a) Refer to Response 21a)
50	<b>Whitton, Alastair and Candice</b>	Building Line / Height	a) Refer to Response 21a)
51	<b>Watkyns, Brian</b>	Zoning Maps	a) See Response 7a)
		Comment on 1.1.4	b) Noted
		Comment on 2.8.1 (b)	c) Noted
		Comment on 5.1.1 (b)	d) Noted
		Comment on 5.1.1 (c)	e) Noted
		Comment of table in Single Res	f) Noted, see amendments.
		Comment on 5.1.3 (f)	g) Noted
		Comment on 5.1.4 (a)	h) Noted
		Comment on 6.1.2 (d)	i) Noted, not always possible in practise.
		Comment on 6.2	j) Noted, can be added as conditions.
		Comment on 12.2	k) Already catered for in other part of the Scheme.
		Comment on chapter 18	l) Noted, scheme does not provide overlooking features
		Comments on 18.1.1	m) Noted
		Comment on 18.6.1 (c)	n) Noted, all boundary wall provisions to be taken out of scheme and to be regulated by bylaw.
		Comment on parking requirements	o) Noted, scheme is updated with latest TRS requirements.
		Garage Definition	p) Noted
		Guest House	q) Noted, Guest Accommodation Policy deals with the topic.
		Occupant Definition	r) Noted
		Owner	s) Disagree, definition taken from LUPO
		Place of entertainment	t) Refer to Oxford Dictionary if a definition is not included.
		Place of worship	u) Noted
		Containers	v) Noted
		Tourist Accommodation	w) Noted
52	<b>Grey, Peter</b>	DLO1	a) Noted, to be incorporated.
53	<b>Baigrie, CA</b>	Building Line / Height	a) Please Refer to Response 21a)
54	<b>During, Helen</b>	Building Line / Height	a) Please Refer to Response 21a)

55	Van Rooyen, Tessa		Building Line / Height	a) Please Refer to Response 21a)
56	Giles, Deborah-Anne	Green Willows Properties (Various properties)	Inner City Mixed Use Heights Affected current rights	a) Stepping back excluding common boundaries (can go up straight) / Higher ground floor already incorporated. b) Noted. See Response 1c). Incorrect conversions would be rectified as part of next phase of project (finalising zoning maps). c) See Response 1b)
57	Wright, Jennifer Lynne		Building Line / Height	a) Refer to Response 21a)
58	Giles, Deborah-Anne	obo Various Companies	Appeal rights / Affected current rights / Testing before implementation	a) Testing has been done / Common boundary setback addressed in the subject zones. Existing City Bowl overlay (incl St George mall) remains as is.
59	Gardener, Sue and John		Building Line / Height	a) Refer to Response 21a)
60	Balfour, G		Building Line / Height	a) Refer to Response 21a)
61	Sharpe, Sandy	Barbarossa Residents Group	SDF / Scheme First?  One Size fits all Additional use rights Second Dwellings Increase in heights Omission of scenic drives Overlay	a) A Legal Opinion has been obtained which confirmed that the City can proceed to replace the zoning scheme without having to wait completion of the SDF. b) See Response 20a) c) Noted. d) See Response 8a) e) See Response 1c) f) See 32d) g) See Response 7a) and 7b). Current overlay incorporated as is.
62	Toet, William		Building Line / Height	a) Refer to Response 21a)
63	De Bruyn, Beris and John		Building Line / Height	a) Refer to Response 21a)
64	Holwill, Janet	Fish Hoek Valley Ratepayers and Residents Asso	Overlays  Zoning Maps Title Deeds Planning Act	a) See Response 7a)  b) See response 5a) c) Noted. See Response 8c) and 20d) c) On-site Notices for certain applications will be introduced as a requirement by Council soon. Such advertising is however a separated process dealt with ito the Council's Notification Policy and not the Zoning Scheme
65	Netto, Mary		Enforcement Current heritage buildings  Heights	d) See Response 32e). It is agreed that Enforcement is important. a) All declared Heritage areas and buildings are to be protected by a Heritage Overlay Zone in the new Scheme. b) See Response 1c) en 7a).

66	Heydenrych, Brian		Service Infrastructure capacity One size fits all Heights	c) See response 20e) a) See response 20a) b) See Response 1c).
67	Vincent, R		Service Infrastructure capacity Building Line / Height	c) See Response 20e) a) Noted. Refer to Response 21a)
68	Cutler, Craig		Llandudno Height	a) Refer to Response 1c) and 20h).
69	Hobson, Jo		Building Line / Height	a) Refer to Response 21a)
70	Meiring, Anton		Building Line / Height	a) Refer to Response 21a)
71	Shackleton, Lesley Dr	Simons Town Civic Association	SDF to come first, SEA  Far South Peninsula Overlays  Flexibility of document Legacy documents Densification Zoning maps/Inadequacies	a) A legal opinion on the matter has been obtained and confirmed that a SEA is not required for the Scheme process. A SEA has been done and incorporated into the draft City SDF which is currently being finalised.  b) See Response 7a). In addition, the Preservation of Height Policy will remain in force as guidelines for considering applications.  c) Public consultation is required by law when the Scheme is amended.  d) See Response 7b) and 20h).  e) See Response 20e) it is agreed that Densification should only be supported in appropriate locations.  f) See Response 5a) Many of the inadequacies will be corrected by this process.
72	Webb, JH Prof		Building Line / Height	a) Refer to Response 21a)
73	Dolby, Alan	Constantia Property Owners Association	Overlay zones  Zonings and Development Rules  Second Dwellings Specific Comments / One size fits all	a) Please see response 7a). Also note that although they seem incomplete or absent, they can be developed as part of the District Planning process.  b) This extra protection can be provided by overlays in the future where prioritised through a policy process.  c) See Response 8a). d) Noted. See Response 20a)
74	Harrison, Neil		Building Line / Height	a) Refer to Response 21a)
75	Douglas, Kevin and Catherine		One size fits all  Heights	a) Please Response 20a)  b) See Response 1c).
76	Neden, GC	Glencairn Action Group	Concur with FSPCF and STCA Comments	a) Noted
77	Spolander, Grant		Building Line / Height	a) Refer to Response 21a)
78	Boulton, Mrs		Building Line / Height	a) Refer to Response 21a)

79	<b>Hamilton Green, Robin</b>		Diversity	a) Overlays can provide diversity.
			Existing rights	b) See Response 1b)
			Service Infrastructure capacity	c) See Response 20e)
80	<b>Mitchell, Mark</b>		Building Line / Height	a) Refer to Response 21a)
81	<b>Roberts, Daphne</b>		Require business from home	a) Noted, provision is made in the CTZS. Council also have policies on this subject.
82	<b>Kessler, Tom</b>	<b>Helderberg Chapter, Cape Chamber of Commerce</b>	General nature of change	a) Noted, thank you for positive contribution.
83	<b>Nepgen, Sue</b>		Current rezoning process	a) Noted, not related to new Scheme. See also Response 5a).
84	<b>De Klerk, Johan and Rosanne</b>		Service Infrastructure capacity	a) Refer to Response 20e)
			Building Line / Height	b) See response 21a)
85	<b>Willoughby, Louise</b>	<b>Grizelda Park Body Corporate</b>	Zoning maps	a) See Response 5a)
86	<b>Rathbone, Gisela</b>		Appeal rights	a) Noted, not a function of the zoning scheme
			Firearm act	b) Noted
			Definitions	c) Noted and considered
			Development contributions	d) Noted, this matter are being dealt with legal department in court and has been referred to the Development Contributions Task team
87	<b>Erickson, David</b>	<b>Simons Town Civic Association</b>	Seek Clarifications on plans	a) Noted, also see Response 7b). In addition the Structure Plan will remain in place until replaced by the District Plan/City SDF.
88	<b>Bolnik, Stanley</b>	<b>Milnerton Proper Residents Association</b>	Densification / Minimum Subdivision Sizes	a) Zoning scheme does not automatically permit subdivision. Applications will still need to be made. See Response 7a and b).
			Affected current rights	b) See Response 1b)
			Heights	c) See Response 1c)
			Appeal rights	d) No appeal rights with the scheme
			Definitions	e) Noted and considered.
			Structure Plan	f) See Response 7b)
			Overlays	g) See Response 7a)
			Service Infrastructure capacity	h) See Response 20e)
89	<b>Hill, Tim</b>	<b>National Nuclear Regulator</b>	Koeberg overlays	a) Noted, amended
90	<b>Kent, Clifford Graham</b>		Densification	a) See response 20e)
			Building Line / Height	b) Please see response 21a)
			Overlooking features	c) The scheme doesn't provide for overlooking features
			Short sighted	d) Disagreed, the scheme is taking a long term approach.

91	<b>Denny, GM</b>		Public participation methods	e) See Response 40a). Suggestion to improve the system always welcome
92	<b>Chubb, Peter</b>		Building Line / Height	a) Refer to Response 21a)
93	<b>De Burca, Diarmaid</b>	<b>South African Breweries</b>	Building Line / Height	a) Refer to Response 21a)
			Existing rights	a) See Response 1b)
			Zoning Maps	b) See response 5a)
94	<b>Baker, David</b>		Overlay	a) See Responses 5a) and 7a)
			Title Deeds	b) See Response 8c and 20d)
95	<b>Vermeulen, Frik</b>	<b>MLH Architects</b>	General	a) Noted, also see Response 5a)
			NNR - Koeberg Restricted Area	b) See Response 89a)
			SAB	c) See Response 93a)
96	<b>Baker, David</b>		Overlay	a) See Responses 5a) and 7a)
97	<b>Bregman, Mervyn</b>	<b>Green Point Residents and Ratepayers Ass</b>	One size fits all	a) See Response 20a)
			Overlays	b) See Response 7a)
98	<b>Kota, S'keke</b>	<b>South African Breweries</b>	General	a) Noted.
99	<b>Parker, Mughtar</b>		Special zone a and b	a) Already listed as a special zone in the new Scheme, see Annexure B in the main document.
			Overlays	b) See Response 7a)
100	<b>Gubb, Libby</b>		Conversion	a) See Response 5a) and 7a).
101	<b>Gilmour, Charmaine</b>		Building Line / Height	a) Refer to Response 21a)
102	<b>Cronwright, Rodney</b>	<b>Llandudno Civic Association</b>	Overlay zones	a) See Response 7a) and 68a)
			Rooftop Solar Panels and Geysers	b) Noted and incorporated.
103	<b>Sedgwick, Nigel</b>			a) See Response 5a) and 7a).
104	<b>Van der Merwe, Cor</b>	<b>Tommy Brummer Planners obo various owners</b>	Affected current rights	a) See Response 1b)
			Commencement and validity	b) Noted, improvements made.
			Transitional arrangements	c) Noted, improvements made.
			Average Ground Level	d) Noted
			Basement	e) Noted
			Coverage	f) Noted
			Storey	g) Noted
			Wallplate	h) Noted, improvement made.
			4.1/4.2/4.3	i) Noted

			Parking	j) Noted, guided by Parking Policy and transport requirements. Notarial tie for off-site provision is also an option. PT1 and PT2 zones will give option to reduce ratio's.
			Garages	k) Disagree, it remains Council discretion when to waive the setback requirements, depending on the circumstances. Architects can still submit proposals for Council's consideration.
105	<b>Du Toit, Steve Dr</b>	<b>Wessa</b>	Public participation insufficient / SDF vs Schemes	a) See Response 40a) b) See Response 71a)
106	<b>September, Greg</b>		General	a) Noted
107	<b>Samodien, Nazier</b>		General	a) Noted
108	<b>Gordon, Asa</b>	<b>Cape Institute for Architecture</b>	Affected current rights	a) See Response 1b)
			Overlay zones	b) See Response 7a)
			Modelling	c) Modelling and impact testing were conducted on sample case studies.
109	<b>Jackson, Alan</b>	<b>Greater Lynfræ Civic Association</b>	Building line / Height	a) See Response 21a)
			Contravention penalties	b) See Response 32e)
			Heights	c) See Response 1c)
			Community zones	d) Noted
110	<b>Gurzynski, Rod</b>	<b>Rod Gurzynski Architect</b>	Overlay zones	a) See Response 7a).
			Densification	b) See Response 20e)
			Heights	c) See Response 1c)
111	<b>Boonzaier, Leon K</b>		Not in favour of the scheme	a) Noted
112	<b>Both, Nicola</b>		Building Line / Height	a) Please Refer to Response 21a)
113	<b>Hattingh, Dacre</b>		Council not ready to roll out new scheme	a) Noted, Also see 20a)
			Testing before implementing	b) See Response 108c).
			Affected current rights	c) See Response 1b)
			Heights	d) See Response 1c)
			Parking PT1 and 2	e) Guided by the Transport Requirements
114	<b>Brokenshire, Mike</b>	<b>V &amp; A Waterfront</b>	Current conditions for V and A	a) Current agreements and approvals will remain in place
115	<b>Bettesworth, David</b>	<b>David Bettesworth Planners obo client</b>	GR2 impacts	a) Noted
116	<b>Siganda, Thembinkosi</b>	<b>Economic Development</b>	General	a) Noted

117	Van der Merwe, Louise	Adult World Group	General	a) Noted
118	Van der Westhuizen, Marne	SANPARKS	Current Rights	a) See Response 1b)
119	Burmeister, Bruce	Rondebosch Community Improvement District	General Building line / Height	b) Noted a) Please Refer to Response 21a)
120	Lee, Alison		Affected current rights Overlays	a) See Response 1b) b) See Response 7a). Gordonsbay Overlay reinstated.
121	Townsend, Stephen S Dr	Stephen Townsend Architects, Planners	Affected current rights	a) See Response 1b)
122	Dowling, Patrick	Kommetjie Residents & Ratepayers Ass	General Testing before implementing Affected current rights	b) Noted c) See Response 108c). a) See Response 1b)
123	Townsend, Stephen S Dr		Subdivision Minimum Sizes Service Infrastructure capacity SDF to come first / SEA MSA Physical Planning Act Affected current rights	b) Can be a overlay function c) See Response 20e) d) See Response 71a) e) Noted f) Noted a) Noted
124	Le Roux, Margaret		Heights Parking requirements Overlay Zones Definitions	b) See Response 1 c) c) Guided by Transport requirements d) See Response 7a) e) Noted
125	Liell-Cock, Simon	Far South Peninsula Community Forum	Building Line / Height SDF to come first	a) See Response 21a). a) See Response 71a)
126	Tromp, Elizabeth		Overlays Zoning maps Public participation methods One size fits all Service Infrastructure capacity Future amendment mechanisms	b) See Response 7a) c) See Response 5a) d) See Response 40a) e) See Response 20a) f) See Response 20e) g) Noted
127	Swimmer, Len	Residents Association of Hout Bay	Building Line / Height General	a) Refer to Response 21a) a) Noted

128	Hurly, Patrick R	Friends of Rondebosch Common	Overlays Rondebosch Common	b) See Response 7a) a) Noted
129	Seaward, Louise	SAACPP	Transitional Arrangements Heights Parking requirements Overlay zones Other restrictions	a) Noted b) See Response 1c). c) Guided by Transport requirements d) See Response 7a) e) Noted
130	Ledesma, Luis J & Megan K		Building Line / Height	a) Please Refer to Response 21a)
131	Ball, Janey	SEAFSA	Overlay zones / Scenic Drives POS Coastal Management Act Zoning categories	a) See Response 32d) b) Noted c) Noted d) Noted
132	Meyer, Jane	Mouille Point Ratepayers Ass	Affected current rights	a) Conversion principle is to match existing rights. See Response 5a)
133	McDaid, Liziwe		Building Line / Height Hard Services	a) See response 21a). b) Noted
134	Steyn, Christo		Second dwellings/Granny flats Firebreaks	a) Noted b) Noted
135	Noble, Graham	Scarborough Ratepayers & Reside	General Legal issues Second dwellings Overlay zones Definitions	a) Noted b) Noted c) See response 8a) d) See Response 7a) e) Noted
136	Kagan, Jocelin		Public Participation	a) Noted.2004 vs 2010 drafts shows several improvements and amendments due to public participation processes.
137	Roux, ML	Cape Environmental Trust	SDF first Environmental concerns Base zones Steep Slopes Implementation and enforcement	a) See Response 71a) b) Noted c) Noted d) Noted e) See Response 32e)
138	Hughes, Arthur		Congratulate drafters	a) Noted
139	De Villiers, Rose		General	a) Noted

140	Ivey, Andrew and Yvonne		One size fits all	a) See Response 20a)
141	Young, Jean		Building Lines / Height	b) See Response 21a)
142	Barfield, Cecilia	obo Y Pyters	Building Lines / Height	a) Refer to Response 21a)
143	Pauw, C		Building Lines / Heights	a) Refer to Response 21a)
144	Griffiths, Roberta Dr		Building Lines / Height	a) Refer to Response 21a)
145	Kriedemann		Affected current rights	a) See Response 1b)
146	Sutherland, Monica		Second Dwelling as of right	a) See Response 8a)
147	Wilhelm, Jeanne		Building Lines / Height	a) Refer to Response 21a)
148	Goosen, Derek		Building Lines / Height	a)Refer to Response 21a)
149	Curling, Linda	Bishopscourt Village Residents Association	Second Dwellings not primary right	a) See Response 8a)
150	Labrosse, PJA	CIBRA	One size fits all	b) See Response 20a)
151	Burdes, John	Fernwood Residents Association	Support submission by GCTCA	a) Noted
			General	a) Noted
			Legal issues	b) Noted
			Second Dwellings	c) See Response 8a)
			Base zones	d) Noted
			Overlay zones	e) See Response 7a)
			Implementation and enforcement	f) See Response 32e)
152	Bam, PM	GCTCA	General	a) Noted and please see 151.
153	Berry, John	Pinelands Ratepayers Ass	Support submission by GCTCA	a) Noted
			Additional use rights	b) Noted
			Second Dwellings	c) Noted
			Definitions	d) Noted
154	Duncan, KS		Building Lines / Height	a) Refer to Response 21a)
155	Gamiel dien, Nurah		Building Lines / Height	a) Refer to Response 21a)
156	Hustwick, Sandy	Environment	General	a) Noted and certain amendments made. See Response7a and 32d)
157	Trumpelmann, Anine		General	a) Noted
158	Seaward, Louise	SAACPP	General	a) Noted
159	Wood, B & J		Building lines /Heights	a) Refer to Response 21a)
160	Pyters, Y		Building lines /Heights	a) Refer to Response 21a)
161	Church		Building lines /Heights	a) Refer to Response 21a)
162	Smit, Dennis		General	a) Noted