



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

# **Incentive Overlay Zone (IOZ)**

## **Enhanced Rules as adopted by Council**

### **on the 26 June 2025**

(Items 155 and 156 of the revised Municipal  
Planning By-law, 2024)

## **How-to Guide**

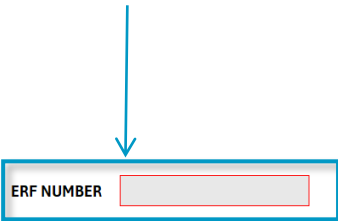
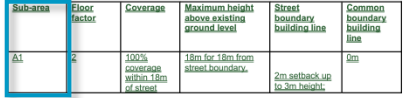
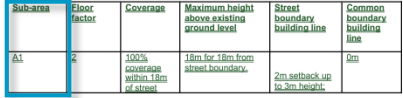
September 2025

Use one of the options below to determine which enhanced rules from the IOZ apply to your property.

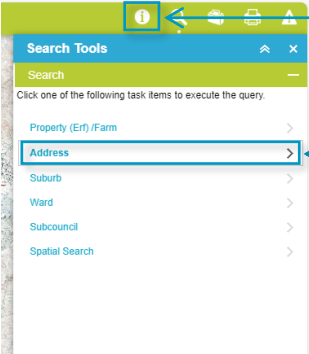
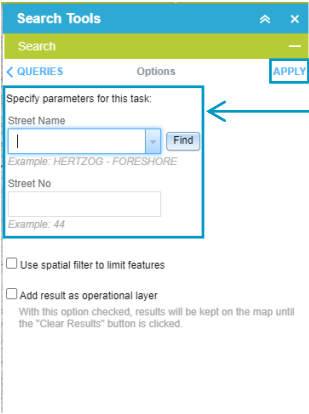
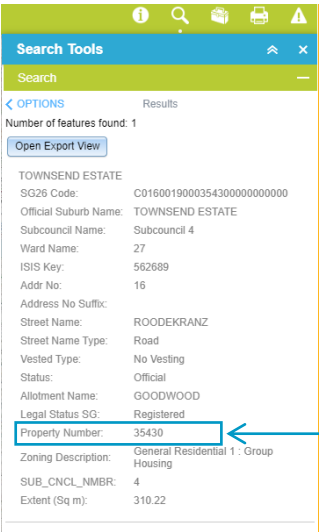
## Table of Contents

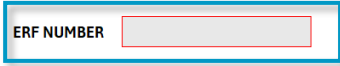
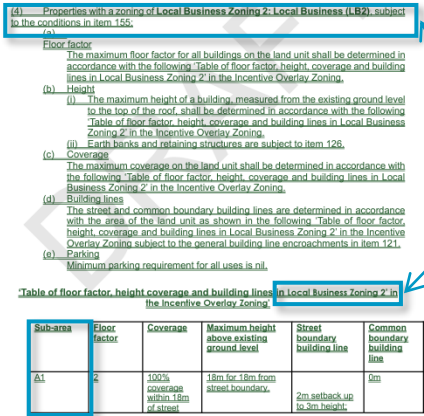
|                                                                                         |   |
|-----------------------------------------------------------------------------------------|---|
| Option 1: If you know the erf number of your property .....                             | 3 |
| Option 2: If you do not know the erf number of your property but know your address..... | 4 |

## Option 1: If you know the erf number of your property

| Steps                                                                                                                                                                                                                             | Illustration                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Using the Excel 'IOZ Property Finder' and your erf number search for your property                                                                                                                                             | Type in the <b>erf number</b> of your property in the relevant box on the excel sheet.<br>                                                     |
| 2. Once you have entered your erf number, your property will appear below the search box of the excel sheet. See what the corresponding Zoning Description and IOZ sub-area is for your property.                                 | <b>Zoning Description and IOZ Sub-area</b><br>                                                                                                 |
| 3. Check what enhanced rules are applicable to your property in <b>items 155 and 156</b> (pages 207-220) of the Current MPBL Amendment based on the zoning description and Sub-area identified for your property in step 2 above. | <br><b>IOZ Sub-Area</b><br><br><b>Zoning description</b> |

Option 2: If you do not know the erf number of your property but know your address

| Steps                                                                                                                              | Illustration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Use the <a href="#">external map viewer</a> to search for your erf number using the search function and you property's address. | <div><p>Click on the search icon in top right hand corner</p><p>Click on <b>Address</b></p></div> <p>Once you click on <b>address</b> the follwing will appear:</p> <div><p>Type in your street name and click <b>find</b>. Select the appropriate street name from the drop down of options that will appear.</p><p>Type in the street number</p><p>Click <b>apply</b> on the top right hand corner.</p></div> <p>Once you click on <b>apply</b> the follwing results will appear:</p> <div><p>The erf number is located here (also referred to as the <b>property number</b>)</p></div> |

| Steps                                                                                                                                                                                                                      | Illustration                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Using the Excel 'List of Properties affected by the IOZ' and your erf number search for your property                                                                                                                   | <p>Type in the <b>erf number</b> of your property in the relevant box on the excel sheet.</p>  |
| 3. Once you have entered your erf number, your property will appear on the right hand side of the excel sheet. See what corresponding Zoning Description and IOZ sub-area is for your property.                            | <p><b>Zoning Description and IOZ Sub-area</b></p>                                              |
| 4. Check what enhanced rules are applicable to your property in items 155 and 156 (pages 207-220) of the Current MPBL Amendment based on the zoning description and Sub-area identified for your property in step 2 above. |  <p><b>Zoning description</b></p> <p><b>IOZ Sub-Area</b></p>                                  |