



REPORT TO SUBCOUNCIL 3

ITEM NUMBER: 03SUB 06/05/2022

1. SUBJECT:

MONTHLY REPORT ON LAND USE APPLICATIONS RECEIVED FOR SUBCOUNCIL 3: APRIL 2022

ISIHLOKO:

**INGXELO YARHOQO NGENYANGA EMALUNGA NEZICELO ZOKUSETYENZISWA
KOMHLABA EZIFUNYENWE LIBHUNGANA-3: EKATSHAZIMPUZI/EKECANZIBE/-
EKATSHAZIMPUZI 2022**

**ONDERWERP: MAANDELIKSE VERSLAG OOR GRONDGEBRUIKAAN-SOEKE WAT VIR
SUBRAAD 3 ONTVANG IS: APRIL 2022**

3. PURPOSE

The Subcouncil requested to be informed of the Land Use applications, which served before the Municipal Planning Tribunal (MPT) on a monthly basis.

4. FOR DECISION BY

The Subcouncil to note that this report reflects information relating to the DAMS system.

5. EXECUTIVE SUMMARY

Emanating from a request from Subcouncil 07 at its meeting held on 19 April 2017 to be informed of Land Use Applications within its boundaries, which served before the Municipal Town Planning Tribunal, the list of Land Use Applications throughout the City is now being made available to all Subcouncils.

6. RECOMMENDATION

That the monthly report on Land Use Applications received for Subcouncil 3 for the period **April 2022** be noted.

ISINDULULO

Ukuba makuqwalaselwe ingxelo yarhoqo ngenyanga emalunga nezicelo ezingokusetyenziswa komhlaba ezifunyenwe kwiBhungana-3 kwisithuba sang ekaTshazimpuzi 2022.

AANBEVELING

Dat daar **kennis geneem word** van die maandelikse verslag oor grondgebruikaansoeke wat vir Subraad 3 ontvang is vir die tydperk: April 2022.

7. DISCUSSION/CONTENTS

Refer to the executive summary listed in (5) above.

7.1. Constitutional and Policy Implications

None

7.2. Sustainability implications

Does the activity in this report have any sustainability implications for the City?	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>
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7.3. Legal Implications

None

7.4. Staff Implications

Does the report impact on staff resources or result in any additional staffing resources being required?

No ☒

Yes ☐

7.5 Other Services Consulted

None

ANNEXURES:

Annexure A: Planning & Building Development output and compliance - DAMS - Land Use Applications, including finalised Land Use Management Cases per Subcouncil for the month of April 2022.

FOR FURTHER DETAILS, CONTACT:

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DIRECTORATE	Area Based Service Delivery: Area 1 (SC Cluster 1)
FILE REF NO	SC3 – 13/2/3

Comment:

MANAGER: SUBCOUNCIL 3
ROXANNE MOSES

DATE

Comment:

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CHAIRPERSON: SUBCOUNCIL 3

DATE

13-05-2022

PLANNING & BUILDING DEVELOPMENT OUTPUT AND COMPLIANCE
NORTHERN DISTRICT: April 22

1. BUILDING PLANS Real time not NBR method of measurement

NOTE: BCO Vacancy

DAMS BDM Approvals within Timeframes 03.05.2022

District	Application Type	Approved Cases	Total Cases	% of cases within turnaround time
Blaauwberg	Building Plan < 500m ²	155	155	100
Blaauwberg	Building Plan > 500m ²	3	3	100
Cape Flats	Building Plan < 500m ²	141	141	100
Cape Flats	Building Plan > 500m ²	3	3	100
Helderberg	Building Plan < 500m ²	149	150	99
Helderberg	Building Plan > 500m ²	2	2	100
Mitchells Plain/Khayelitsha	Building Plan < 500m ²	142	144	99
Mitchells Plain/Khayelitsha	Building Plan > 500m ²	9	9	100
Northern	Building Plan < 500m ²	157	228	69
Northern	Building Plan > 500m ²	7	7	100
Southern	Building Plan < 500m ²	166	179	93
Southern	Building Plan > 500m ²	8	9	89
Table Bay	Building Plan < 500m ²	121	121	100
Table Bay	Building Plan > 500m ²	10	10	100
Tygerberg	Building Plan < 500m ²	173	173	100
Tygerberg	Building Plan > 500m ²	2	2	100

2. LAND USE MANAGEMENT

a. LUM Applications Finalised (90 days) Departmental target of 85% has been reached.

DAMS LUM - 90 Days By-Law Stats Report

District	Within 90 Days	Outside 90 Days	Total Cases Finalised	Percentage %
Blaauwberg	78	15	93	83,87
Mitchells Plain/Khayelitsha	63	9	72	87,50
Tygerberg	98	20	118	83,05
Table Bay	45	20	65	69,23
Southern	93	23	116	80,17
Cape Flats	67	17	84	79,76
Helderberg	49	7	56	87,50
Northern	77	2	79	97,47

b. Building Plan Clearance by LUM:

District	Application Type	Total In Progress	Total Complete	Avg Days To Complete	Total Missed SLA	Total	District Average
Blaauwberg	Building Plan < 500m2	47	320	3	7	374	2.61
	Building Plan > 500m2	6	26	3	1	33	2.61
	Building Plan > 10 000m2	0	5	2	0	5	2.61
	Minor Works (Circulated)	5	41	3	1	47	2.61
	Minor Works (Non Circulated)	0	24	3	2	26	2.61
	Demolition	0	1	3	0	1	2.61
Cape Flats	Building Plan < 500m2	17	343	1	51	411	1.2
	Building Plan > 500m2	3	16	2	3	22	1.2
	Building Plan > 10 000m2	0	1	4	0	1	1.2
	Temporary Buildings	1	0	0	0	1	1.2
	Minor Works (Circulated)	4	48	1	7	59	1.2
Helderberg	Building Plan < 500m2	18	191	2	1	210	2.2
	Building Plan > 500m2	3	13	3	2	18	2.2
	Minor Works (Circulated)	1	21	2	0	22	2.2
	Minor Works (Non Circulated)	1	10	3	0	11	2.2
Mitchells Plain/ Khayelitsha	Building Plan < 500m2	16	341	2	1	358	2.27
	Building Plan > 500m2	2	26	3	0	28	2.27
	Minor Works (Circulated)	2	19	3	0	21	2.27
	Minor Works (Non Circulated)	0	17	3	0	17	2.27
Northern	Building Plan < 500m2	3	321	2	1	325	1.68
	Building Plan > 500m2	0	21	2	0	21	1.68
	Temporary Buildings	0	3	0	0	3	1.68
	Minor Works (Circulated)	2	52	2	0	54	1.68
	Minor Works (Non Circulated)	0	71	1	0	71	1.68
	Demolition	0	1	4	0	1	1.68
Southern	Building Plan < 500m2	35	438	2	3	476	2.03
	Building Plan > 500m2	8	52	3	3	63	2.03
	Temporary Buildings	0	3	1	0	3	2.03
	Minor Works (Circulated)	6	71	2	1	78	2.03
Table Bay	Building Plan < 500m2	0	1	3	0	1	2.02
	Building Plan < 500m2	40	184	3	24	248	2.02
	Building Plan > 500m2	4	45	3	7	56	2.02
	Building Plan > 10 000m2	1	2	1	0	3	2.02
	Minor Works (Circulated)	5	33	2	3	41	2.02
Tygerberg	Building Plan < 500m2	53	419	2	7	479	1.43
	Building Plan > 500m2	8	35	2	0	43	1.43
	Minor Works (Circulated)	15	90	2	2	107	1.43
	Minor Works (Non Circulated)	0	24	2	0	24	1.43
		306	3 329	85	127	3 762	

FINALISED LAND USE MANAGEMENT CASES PER SUBCOUNCIL FOR THE MONTH OF APRIL 2022

S. No.	WR	Case ID	Submission Date	Allotment Area	ISIS Key	Application Type(Ten)	Status Description	District(Ten)	Final Notification Date	Decision(Ten)	Decision Authority	Application Description	ERF No.
3	4	70576880	2021/02/20	MILNERTO N	951282	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	Final Notification Approved	Blaauwberg	2022/04/06	Approved	Official	AMENDMENT OF SDP	33884
3	113	70588783	2022/04/01	MILNERTO N	508977	Section 42(b) - Permanent Departure	Final Notification Approved	Blaauwberg	2022/04/21	Approved	Official	Boundary Wall Permeability	26778
3	113	70586681	2022/02/02	MILNERTO N	501903	Section 42(b) - Permanent Departure	Final Notification Approved	Blaauwberg	2022/04/20	Approved	Official	Departure	19072
3	1	70585827	2022/02/11	PAROW	627765	Section 42(b) - Permanent Departure	Final Notification Approved	Tygerberg	2022/04/29	Approved	Official	Departure	2312
3	1	70588381	2022/01/17	PAROW	621263	Section 42(b) - Permanent Departure	Final Notification Approved	Tygerberg	2022/04/25	Approved	Official	permanent departure	1570
3	113	70597958	2022/04/13	MILNERTO N	288720	Section 42(b) - Permanent Departure	Final Notification Approved	Blaauwberg	2022/04/28	Approved	Official	Departure	4765
3	1	70493238	2020/02/17	PAROW	621629	Multiple Applications	Final Notification (Split Decision)	Tygerberg	2022/04/11	Split Decision	MPT	Rez, Dep & Consolidation	1609
3	4	70588931	2022/03/14	MILNERTO N	952217	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	Final Notification Approved	Blaauwberg	2022/04/20	Approved	Official	Amendment of SDP	33668
3	5	70585179	2022/03/07	MILNERTO N	540852	Section 42(b) - Permanent Departure	Final Notification Approved	Tygerberg	2022/04/12	Approved	Official	Departure	6739
3	1	70586368	2022/03/22	GOODWOOD	596482	Section 42(h) - Application for relaxation of title deed conditions relating to use, subdivision, etc.	Final Notification Approved	Tygerberg	2022/04/05	Approved	Official	soft relaxation	1250
3	5	70567778	2021/03/10	MILNERTO N	73586730	Multiple Applications	Final Notification Approved (Conditions)	Tygerberg	2022/04/14	Approved with Conditions	Official	Departure, Subdivision, Consent Use & Amendment of Condition	38394
3	113	70583294	2022/03/04	MILNERTO N	450454	Section 42(r) - Application for an administrative penalty	Final Notification Approved	Blaauwberg	2022/04/14	Approved with Conditions	MPT	Unauthorized Building Work	21687
3	4	70582476	2022/03/19	MILNERTO N	254996	Section 42(b) - Permanent Departure	Final Notification Approved (Conditions)	Blaauwberg	2022/04/19	Approved with Conditions	Official	Departure	30540
3	113	70584024	2022/02/14	MILNERTO N	299194	Section 42(b) - Permanent Departure	Final Notification Approved (Conditions)	Blaauwberg	2022/04/29	Approved with Conditions	Official	Departure	14558
3	4	70581022	2021/12/24	MILNERTO N	253328	Section 42(h) - Application for relaxation of title deed conditions relating to use, subdivision, etc.	Final Notification Approved	Blaauwberg	2022/04/01	Approved	Official	Relaxation	2205
3	5	70586636	2022/02/14	MILNERTO N	541443	Section 42(b) - Permanent Departure	Final Notification Approved	Tygerberg	2022/04/14	Approved	Official	Departure & 2nd C/V/C	7334
3	5	70584176	2022/02/14	ATLANTIC HILLS	407170	Section 42(h) - Application for relaxation of title deed conditions relating to use, subdivision, etc.	Final Notification Approved	Northern	2022/04/26	Approved	Official	Relaxation of title deed condition	81
3	113	70597668	2022/04/12	MILNERTO N	294015	Section 42(b) - Permanent Departure	Final Notification Approved (Conditions)	Blaauwberg	2022/04/21	Approved with Conditions	Official	BUILDING LINE	3461
3	4	70525890	2021/04/26	MILNERTO N	253340	Multiple Applications	Final Notification Approved (Conditions)	Blaauwberg	2022/04/25	Approved with Conditions	Official	Departure , Consent/ approval iro Relaxation	2156
3	4	70567400	2021/11/25	MILNERTO N	253052	Section 42(b) - Permanent Departure	Final Notification Approved	Blaauwberg	2022/04/07	Approved	Official	PERMANENT DEPARTURE	12786
3	113	70574091	2022/02/17	MILNERTO N	296663	Section 42(r) - Application for an administrative penalty	Final Notification Approved	Blaauwberg	2022/04/28	Approved	MPT	Admin Penalty - Unauthorized Building Work	12979
3	1	70586973	2022/04/08	GOODWOOD	567229	Multiple Applications	Final Notification Approved	Tygerberg	2022/04/21	Approved	Official	PERMANENT DEPARTURE & SOFT	629
3	113	70587696	2022/02/01	MILNERTO N	502730	Section 42(r) - Application for an administrative penalty	Final Notification Approved	Blaauwberg	2022/04/19	Approved	MPT	Unauthorized Building Work	21105
3	113	70589862	2022/02/16	MILNERTO N	289119	Section 42(b) - Permanent Departure	Final Notification Approved	Blaauwberg	2022/04/20	Approved	Official	Departure	5116
3	4	70595875	2022/04/12	MILNERTO N	982880	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	Final Notification Approved	Blaauwberg	2022/04/29	Approved	Official	Amendement of SDP	34790
3	113	70586575	2022/04/09	PARKLAND S	777654	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	Final Notification Approved	Blaauwberg	2022/04/21	Approved	Official	Deviation of design guidelines	2323
3	4	70575254	2022/03/07	MONTAGUE GARDENS	285151	Section 42(b) - Permanent Departure	Final Notification Approved (Conditions)	Blaauwberg	2022/04/28	Approved with Conditions	Official	Departure	4463
3	1	70590043	2022/03/02	GOODWOOD	567972	Section 42(h) - Application for relaxation of title deed conditions	Final Notification Approved	Tygerberg	2022/04/21	Approved	Official	Soft relaxation	955