



## REPORT TO SUBCOUNCIL 4

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1. ITEM NUMBER: 04SUB 03/2023

### 2. SUBJECT

MONTHLY REPORT ON LAND USE APPLICATIONS RECEIVED FOR  
SUBCOUNCIL 4 (FEBRUARY 2023)

ISIHLOKO

INGXELO YARHOQO NGENYANGA EMALUNGA NEZICELO  
ZOKUSETYENZISWA KOMHLABA EZIFUNYENWE LIBHUNGANA-4 (eyo-  
MDUMBA 2023)

ONDERWERP

MAANDELIKSE VERSLAG OOR GRONDGEBRUIKAAN-SOEKE WAT VIR  
SUBRAAD 4 ONTVANG (FEBRUARIE 2023)

### 3. PURPOSE

To inform the Subcouncil about the Land Use applications which served before the Municipal Planning Tribunal (MPT) and/or Land use applications approved by the relevant authority 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 Councillors, the intention is to keep the Subcouncil members 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 4 for the period: February 2023 **BE NOTED.**

### AANBEVELING

Dat daar **KENNIS GENEEM WORD** van die maandelikse verslag oor grondgebruikaansoeke wat vir Subraad 4 ontvang is vir die tydperk: Februarie 2023.

### ISINDULULO

Ukuba **MAKUQWALASELWE** ingxelo yarhoqo ngenyanga emalunga nezicelo ezingokusetyenziswa komhlaba ezifunyenwe kwiBhungana-4 kwisithuba sangeka eyo-Mdumba 2023.

## 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 ☒

Yes ☐

### 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

**ANNEXURE:**

**Annexure A: FEBRUARY 2023: DAMS - Land Use Applications**

**FOR FURTHER DETAILS, CONTACT:**

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<b>Directorate</b>	<i>Corporate Services</i>
<b>DEPARTMENT</b>	<i>Area Central</i>



SUBCOUNCIL MANAGER  
SUBCOUNCIL 4  
ARDELA VAN NIEKERK

Comment:

Date      08 MARCH 2023

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# ANNEXURE A

Subco	Ward	District	Case ID	ERF	ISIS Key	Locality Address	Allotment Area	Application	Application Description	Submission	Decision(T ext)	Notification	Status Description	Decision Authority	Final Notification Date
4	25	Tygerberg	70610071	2645	555022	163 BALVENIE AVENUE CRAVENBY	GOODWOOD	Section 42(r) - Application for an administrative penalty	Admin Penalty - Unlawful activities - A demolition directive was issued in respect of the unlawful land use to operate a house shop from a SR1 zoned property without prior approval and the construction of a veranda encroaching the 3.5m street building line along Balvenie Avenue. The admin penalty, R116 191.00	2022/07/13	Approved	2022/12/13	Final Notification Approved	MPT	2023/02/17
4	25	Tygerberg	70620011	8440	832898	72 FOURTH AVENUE FLORIDA	PAROW	Section 42(r) - Application for an administrative penalty	Admin Penalty - Unauthorised veranda and second dwelling encroaching the 3.0m common boundary building line. Structures contravene the DMS development rule by 33.18m. Admin penalty R77 667.23	2022/10/13	Approved	2022/12/13	Final Notification Approved	MPT	2023/02/01
4	26	Tygerberg	70595405	9255	633451	104 VOORTREKKER ROAD PAROW	PAROW	Section 42(b) - Permanent Departure	Departure - Permanent departures for building line encroachments and providing a lesser number of on-site parking	2022/06/02	Approved with Conditions	2022/12/29	Final Notification Approved (Conditions)	Official	2023/02/10
4	26	Tygerberg	70626045	1557	621172	7 BRONKHORST STREET PAROW VALLEY	PAROW	Section 42(r) - Application for an administrative penalty	Admin Penalty - Unauthorised dwelling extension and carport. Exceeding the permissible 60% linear encroachment of the 3.0m building setback along the common boundary. Admin penalty R196 030.00	2022/12/01	Approved	2023/02/14	Final Notification Approved	MPT	2023/02/17
4	26	Tygerberg	70629148	6402	565565	50 TYGERBERG STREET RICHMOND ESTATE	GOODWOOD	Section 42(b) - Permanent Departure	Departure - Requiring a departure for exceeding height restriction and departure for window placement 1.3151.L.O 1.5 metre	2023/02/03	Approved	2023/02/08	Final Notification Approved	Official	2023/02/12
4	26	Tygerberg	70641432	1100	618433	65 PIET RETIEF STREET PAROW VALLEY	PAROW	Section 42(b) - Permanent Departure	Departure - Proposed new carport encroaching upon southern common building line	2023/02/08	Approved	2023/02/09	Final Notification Approved	Official	2023/02/10
4	28	Tygerberg	70616192	3858	616445	28 WAVEREN STREET RUYTERWACHT	EPPING GARDE	Section 42(r) - Application for an administrative penalty	ADMIN PENALTY* - Unauthorised building works relating to the construction of a storeroom exceeding the 3.5m street building line along Waveren Street. Admin penalty R81 096.15	2022/09/19	Approved	2022/12/13	Final Notification Approved	MPT	2023/02/17
4	28	Tygerberg	70620113	1168	81064	22 CHRISTIAN AVENUE INDUSTRIA 2	CAPE TOWN	Section 42(b) - Permanent Departure	permanent departure - Proposed new buildings	2022/10/17	Approved	2023/01/26	Final Notification Approved	Official	2023/02/20
4	28	Tygerberg	70625246	4571	617154	36 JAN VAN RIEBEECK AVENUE RUYTERWACHT	EPPING GARDE	Section 42(b) - Permanent Departure	2nd CWC - New Carriageway entrance	2022/11/04	Approved	2023/02/13	Final Notification Approved	Official	2023/02/14
4	42	Tygerberg	70536986	2534	553944	26D ALARD ROAD CLARKES ESTATE	GOODWOOD	Section 42(b) - Permanent Departure	Departure - New covered patios, carport and boundary walls	2021/07/06	Refused	2022/06/21	Final Notification (Refused)	Official	2023/02/01