



**1. ITEM NUMBER : 03SUB 10/06/2022**

**2. SUBJECT**

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

**ISIHLOKO:**

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

**ONDERWERP: MAANDELIKSE VERSLAG OOR GRONDGEBRUIKAAN-SOEKE  
WAT VIR SUBRAAD 3 ONTVANG IS: MEI 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.

Delegation: 24(1)1

To assess the performance of service delivery generally within their area of jurisdiction (outcomes monitoring)

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**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 made available to all Subcouncils.

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## 6. RECOMMENDATIONS

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

### IZINDULULO

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

### AANBEVELINGS

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

## 7. DISCUSSION/CONTENTS

### 7.1. Constitutional and Policy Implications

None

### 7.2. Sustainability implications

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

None

### 7.4 Staff Implications

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

No ☒

Yes ☐

## 7.5 POPIA Compliance

☒ It is confirmed that this report has been checked and considered for POPIA Compliance.

## 7.6 Other Services Consulted

Susanna Matthysen (District Manager Development Management:  
Northern District - Department: Spatial Planning and Environment  
Directorate

Yusuf Laattoe (SPO Business Systems – Development  
Management Spatial Planning and Environment)

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**ANNEXURE A:** Planning & Building Development output and compliance  
for May 2022 - DAMS - Land Use Applications

### FOR FURTHER DETAILS CONTACT:

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<b>CONTACT NUMBERS</b>	<i>021 4440681</i>
<b>E-MAIL ADDRESS</b>	<i>Elize.jacobs@capetown.gov.za</i>
<b>DIRECTORATE</b>	<i>Corporate Services</i>
<b>File Ref No</b>	<i>4/3/1/2</i>

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### MANAGER SUBCOUNCIL 3

Roxanne Moses

NAME

DATE

Comment:

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### CHAIRPERSON SUBCOUNCIL 3

Phindile Maxiti

NAME

DATE

Comment:

**PLANNING & BUILDING DEVELOPMENT OUTPUT AND COMPLIANCE**  
**NORTHERN DISTRICT: MAY 2022**

**1. BUILDING PLANS (Most plans approved)**

**NOTE:** Intervention done and raised in-time from 69% to 85% despite BCO vacancy

DAMS BDM Approvals within Timeframes 01.06.2022				
District	Application Type	Approved Cases	Total Cases	% of cases within turnaround time
Blaauwberg	Building Plan < 500m <sup>2</sup>	151	151	100
Blaauwberg	Building Plan > 500m <sup>2</sup>	7	7	100
Cape Flats	Building Plan < 500m <sup>2</sup>	223	224	100
Cape Flats	Building Plan > 500m <sup>2</sup>	2	2	100
Helderberg	Building Plan < 500m <sup>2</sup>	206	212	97
Helderberg	Building Plan > 500m <sup>2</sup>	5	5	100
Mitchells Plain/Khayelitsha	Building Plan < 500m <sup>2</sup>	154	160	96
Mitchells Plain/Khayelitsha	Building Plan > 500m <sup>2</sup>	3	3	100
Northern	Building Plan < 500m <sup>2</sup>	241	282	85
Northern	Building Plan > 500m <sup>2</sup>	5	5	100
Southern	Building Plan < 500m <sup>2</sup>	187	209	89
Southern	Building Plan > 500m <sup>2</sup>	6	6	100
Table Bay	Building Plan < 500m <sup>2</sup>	127	129	98
Table Bay	Building Plan > 500m <sup>2</sup>	13	13	100
Tygerberg	Building Plan < 500m <sup>2</sup>	193	193	100
Tygerberg	Building Plan > 500m <sup>2</sup>	5	5	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	54	4	58	93,10
Mitchells Plain/Khayelitsha	91	9	100	91,00
Tygerberg	91	12	103	88,35
Table Bay	58	16	74	78,38
Southern	83	20	103	80,58
Cape Flats	49	15	64	76,56
Helderberg	57	9	66	86,36
Northern	90	3	93	96,77

## Annexure A

### b. Building Plan Clearance by LUM:

District	Application Type	Total Progress	Total Complete	Avg Days To Complete	Total Missed SLA	Total	District Average
Blaauwberg		0	2	4	0	2	2.69
	Building Plan < 500m2	32	416	3	23	471	2.69
	Building Plan > 500m2	2	15	2	2	19	2.69
	Temporary Buildings	0	2	1	0	2	2.69
	Minor Works (Circulated)	7	44	3	2	53	2.69
	Minor Works (Non Circulated)	1	26	3	1	28	2.69
Cape Flats	Building Plan < 500m2	4	249	1	10	263	1.16
	Building Plan > 500m2	2	13	1	3	18	1.16
	Minor Works (Circulated)	0	44	1	2	46	1.16
Helderberg	Building Plan < 500m2	9	262	3	5	276	2.46
	Building Plan > 500m2	0	18	2	0	18	2.46
	Minor Works (Circulated)	0	31	3	1	32	2.46
	Minor Works (Non Circulated)	1	20	3	0	21	2.46
Mitchells Plain/ Khayelitsha	Building Plan < 500m2	13	523	2	20	556	1.75
	Building Plan > 500m2	1	37	2	5	43	1.75
	Minor Works (Circulated)	0	18	2	0	18	1.75
	Minor Works (Non Circulated)	0	15	1	0	15	1.75
Northern	Building Plan < 500m2	17	446	2	0	463	1.7
	Building Plan > 500m2	0	16	3	0	16	1.7
	Building Plan > 10 000m2	0	4	2	0	4	1.7
	Temporary Buildings	0	1	2	0	1	1.7
	Minor Works (Circulated)	5	58	2	0	63	1.7
	Minor Works (Non Circulated)	1	84	2	0	85	1.7
Southern	Building Plan < 500m2	11	423	2	11	445	2.11
	Building Plan > 500m2	2	69	2	1	72	2.11
	Temporary Buildings	0	2	3	1	3	2.11
	Minor Works (Circulated)	6	76	2	1	83	2.11
Table Bay	Building Plan < 500m2	25	231	3	16	272	2.11
	Building Plan > 500m2	4	49	3	4	57	2.11
	Building Plan > 10 000m2	0	4	3	0	4	2.11
	Minor Works (Circulated)	1	39	2	3	43	2.11
Tygerberg	Building Plan < 500m2	31	515	2	0	546	1.88
	Building Plan > 500m2	5	51	2	1	57	1.88
	Building Plan > 10 000m2	0	5	1	0	5	1.88
	Minor Works (Circulated)	10	79	2	2	91	1.88
	Minor Works (Non Circulated)	0	29	2	0	29	1.88
		190	3 916	79	114	4 220	

LUMS MAY 2022										
Ward Name	Case ID	Submission Date	Allotment Area	ERF Number	Application Type(Tex	Application Description	Status Description	District(Text)	Final Notification Date	Decision(Text)
1	70581663		PAROW	18274	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Tygerberg	2022/05/03	Approved
1	70601188	2022/05/11	PAROW	21450	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Tygerberg	2022/05/25	Approved
1	70548701	2022/03/31	PAROW	21484	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Tygerberg	2022/05/17	Approved
1	70587419	2022/02/17	GOODWOOD	39810	Section 42(i) - Decision to the development management scheme	CONSENT USE (Read notes)	Final Notification Approved (Conditions)	Tygerberg	2022/05/26	Approved with Conditions
1	70561536	2021/09/21	PAROW	16058	Section 42(b) - Permanent Departure	Regulation departures	Final Notification Approved	Tygerberg	2022/05/04	Approved
1	70589055	2022/03/04	GOODWOOD	34015	Section 42(b) - Permanent Departure	permanent departure	Final Notification Approved	Tygerberg	2022/05/02	Approved
1	70579497	2022/01/18	PAROW	23836	Section 42(f) - Consolidation of land	CONSOLIDATION	Final Notification Approved (Conditions)	Tygerberg	2022/05/06	Approved with Conditions
1	70595376		GOODWOOD	404	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Tygerberg	2022/05/30	Approved
113	70513392	2021/10/28	MILNERTON	3691	Multiple Applications	REZONING & ROR	Final Notification Approved (Conditions)	Blaauwberg	2022/05/09	Approved with Conditions
113	70564558	2021/10/18	MILNERTON	5528	Section 42(d) - Subdivision	Subdivision	Final Notification (Refused)	Blaauwberg	2022/05/04	Refused
113	70589370	2022/04/29	MILNERTON	26742	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	DEVIATION OF PHOA DESIGN GUIDELINES	Final Notification Approved	Blaauwberg	2022/05/27	Approved
113	70604542	2022/05/24	MILNERTON	15368	Section 42(b) - Permanent Departure	STREET BUILDING LINES	Final Notification Approved	Blaauwberg	2022/05/27	Approved
113	70603864	2022/05/26	MILNERTON	11177	Section 42(b) - Permanent Departure	Building Line	Final Notification Approved	Blaauwberg	2022/05/30	Approved
113	70584092	2022/01/14	MILNERTON	11343	Section 42(r) - Application for an administrative penalty	Admin Penalty Unlawful Building Work	Final Notification Approved (Conditions)	Blaauwberg	2022/05/04	Approved with Conditions
113	70589512	2022/04/05	MILNERTON	15287	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Blaauwberg	2022/05/06	Approved
113	70588641	2022/04/22	MILNERTON	10440	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Blaauwberg	2022/05/12	Approved
113	70568372	2021/10/05	MILNERTON	12986	Section 42(h) - Application for relaxation of title deed conditions relating to use, subdivision, etc.	CONSENT USE IN TERMS OF THE TITLE DEED CONDITIONS	Final Notification Approved (Conditions)	Blaauwberg	2022/05/06	Approved with Conditions
113	70599193	2022/04/21	MILNERTON	9692	Section 42(b) - Permanent Departure	Building Line Departure	Final Notification Approved (Conditions)	Blaauwberg	2022/05/18	Approved with Conditions
113	70598536	2022/04/20	MILNERTON	26861	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	Deviation of Design Guidelines	Final Notification Approved	Blaauwberg	2022/05/04	Approved
113	70540986	2022/01/14	MILNERTON	10835	Section 42(b) - Permanent Departure	PERMANENT DEPARTURE	Final Notification Approved	Blaauwberg	2022/05/05	Approved
113	70587058	2022/03/08	PARKLANDS	2999	Section 42(j) - Amendment / Deletion or additions of conditions iro existing approvals	DEVIATION OF DESIGN GUIDELINES	Final Notification Approved	Blaauwberg	2022/05/30	Approved
113	70586396	2022/03/07	PARKLANDS	4280	Multiple Applications	Amendment SDP, Departure	Final Notification Approved (Conditions)	Blaauwberg	2022/05/11	Approved with Conditions
4	70548466	2021/05/20	MILNERTON	25048	Section 42(b) - Permanent Departure	PERMANENT DEPARTURE	Final Notification Approved (Conditions)	Blaauwberg	2022/05/04	Approved with Conditions
4	70586481	2022/03/04	MONTAGUE GARDENS	4188	Section 42(r) - Application for an administrative penalty	Unlawful Building Work	Final Notification Approved	Blaauwberg	2022/05/09	Approved
4	70569756	2021/11/04	MONTAGUE GARDENS	3276	Section 42(b) - Permanent Departure	Departure	Final Notification (Split Decision)	Blaauwberg	2022/05/04	Split Decision
4	70589737	2022/02/22	MILNERTON	12847	Section 42(b) - Permanent Departure	DEPARTURE	Final Notification Approved	Blaauwberg	2022/05/03	Approved
4	70600853	2022/05/27	MILNERTON	19379	Section 42(b) - Permanent Departure	Building Line departure, Amendment of Conditions	Final Notification Approved	Blaauwberg	2022/05/30	Approved
4	70577935	2021/12/14	MONTAGUE GARDENS	3443	Section 42(r) - Application for an administrative penalty	Admin Penalty Unlawful Building Work	Final Notification Approved (Conditions)	Blaauwberg	2022/05/30	Approved with Conditions
4	70589823	2022/03/29	MONTAGUE GARDENS	1687	Section 42(r) - Application for an administrative penalty	Unauthorised Building Work	Final Notification Approved	Blaauwberg	2022/05/10	Approved
4	70595527	2022/05/13	MILNERTON	33674	Section 42(b) - Permanent Departure	Building Line Departure	Final Notification Approved	Blaauwberg	2022/05/30	Approved
5	70585220	2022/01/26	ATLANTIC HILLS	36	Multiple Applications	departure & amendment of conditions	Final Notification Approved (Conditions)	Northern	2022/05/16	Approved
5	70592124	2022/04/12	RICHMOND	1406	Section 42(b) - Permanent Departure	Departure	Final Notification Approved	Tygerberg	2022/05/06	Approved
5	70519447	2021/02/11	RICHMOND PARK	1238	Section 42(d) - Subdivision	Subdivision	Final Notification Approved (Conditions)	Tygerberg	2022/05/24	Approved with Conditions
5	70585220	2022/01/26	ATLANTIC	35	Multiple Applications	departure & amendment of conditions	Final Notification Approved	Northern	2022/05/16	Approved

Making progress possible. Together.