CITY OF CAPE TOWN
ISIXEKO SASEKAPA
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Case ID 1500169091

Erven 16290, 16291, 16292, 16298, 1 Hopkins Street, Salt River

Development Management

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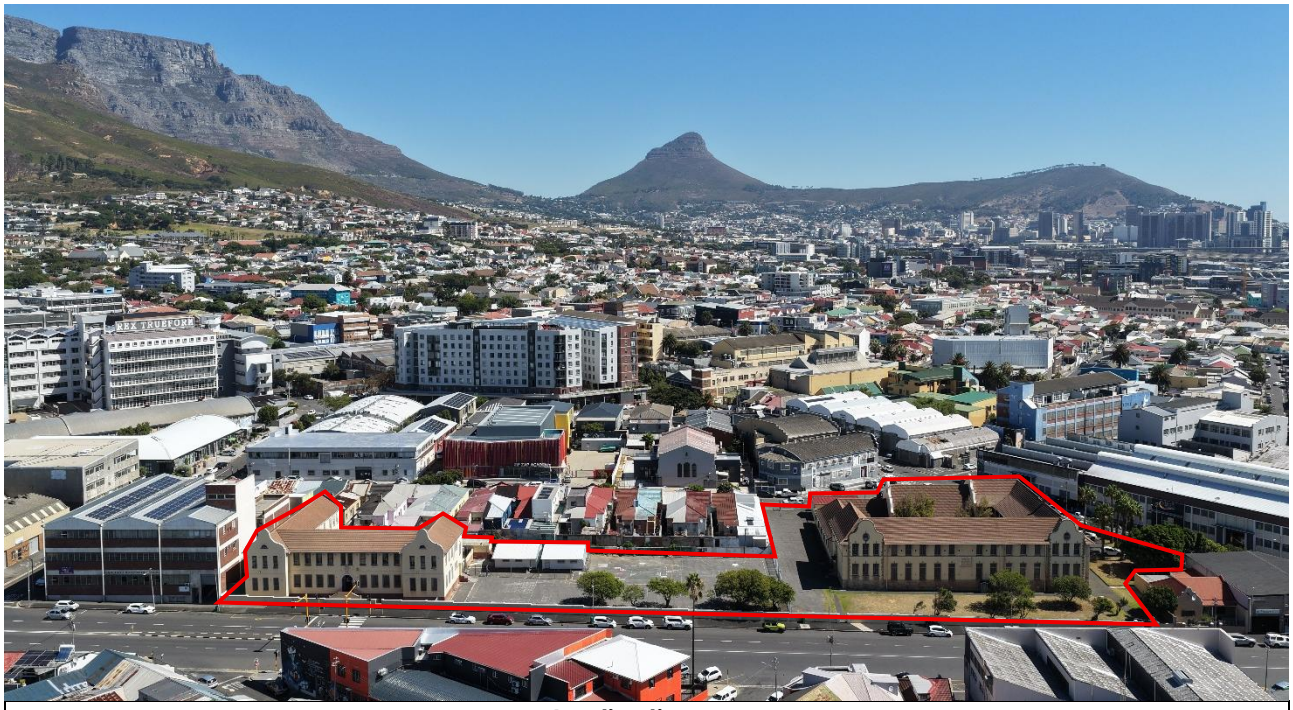
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Date: August 2026

Ref: 11787

TOMMY BRÜMMER TOWN PLANNERS

REZONING, CONSOLIDATION AND PERMANENT DEPARTURES: ERVEN 16290, 16291, 16292, 16298 CAPE TOWN, HOPKINS STREET AND DURHAM AVENUE SALT RIVER



Application summary		
Purpose	Application for the rezoning and consolidation to permit the existing uses and new development of flats.	
Erf Number (s)	Erven 16290, 16291, 16292, 16298 Cape Town ('subject property').	
Site Size	7323m²	
Zoning	Erf 16290: Mixed Use 2 ; Erven 16291, 16292, 16298: Community Zone 1	
Applications Required (see Section 2 of this report)	**Section 42(a):**	Rezoning
	Section 42(b):	Permanent departures
	Section 42(f):	Consolidation

The following documents are attached to this report:	
• Application form	• Proposed Site Plan
• Resolution & Power of Attorney	• Copy of the Title Deed
• SG Diagrams	• Transport Study
• Noting Sheet	• Conveyancer Certificate
• Heritage Study	• Pre-App Minute

1 INTRODUCTION AND BRIEF DESCRIPTION OF PROPOSAL

The purpose of this report is to motivate the consolidation, rezoning and departures for the subject properties to permit a mixed-use development that retains the existing school, repurposes the former training school building for student flats, introduces a new three-storey flats building (for student dwelling units), and provides a minor commercial component in the form of a coffee shop and co-working space (within the existing building).

The proposal represents the appropriate reuse and sensitive intensification of a well-located inner-city property within Salt River, where mixed-use, residential and institutional activities are already established. Importantly, the proposal retains and reuses the existing heritage-related buildings on the site, thereby supporting the continued conservation, adaptive reuse and occupation of the property's historic built fabric.

The development seeks to make more efficient use of existing urban land and buildings, while supporting the continued operation of the school and introducing additional student accommodation in close proximity to public transport, services and the Cape Town CBD.

This report demonstrates that the proposal is desirable, contextually appropriate, aligned with the applicable heritage and spatial planning considerations, and satisfies the relevant adjudication criteria contained in the City of Cape Town Municipal Planning By-Law, 2015 ("MPBL").

2 APPLICATIONS

The following applications are required in terms of Section 42 of the MPBL:

2.1 Section 42(f): Consolidation

The consolidation of Erven 16290, 16291, 16292, 16298 Cape Town, shown on the consolidation plan attached.

2.2 Section 42(a): Rezoning

2.2.1 The rezoning of the consolidated portion to Mixed Use 1 (MU1) to permit the development of the following uses: Place of instruction (the existing school), Flats (student flats), and Business Premises (coffee shop and co-working/offices)

2.3 Section 42(b): Permanent Departures

2.3.1 Street boundary (Durham): The existing school building above 10m in height to be 2.525m in lieu of 4.5m from the street boundary.

2.3.2 Common boundary (south): The existing school building above 10m in height to be 2.358m in lieu of 4.5m from the south common boundary

2.3.3 Common boundary (west): The existing school building above 10m in height to be 0.474m in lieu of 4.5m from the south common boundary

3 THE PROPERTY ANALYSIS

3.1 Ownership and Title Deed

The subject property is registered in the name of

, measuring 7323m² in extent, held by Title Deeds and SG Diagrams for the subject properties are attached. The owner has duly authorised ***Thomas Brian Brummer*** to submit the application on behalf of the owner; the Power of Attorney is attached hereto.

3.2 Locality and Context

With reference to the **Locality Map**, below, the property is situated in the suburb of Salt River.

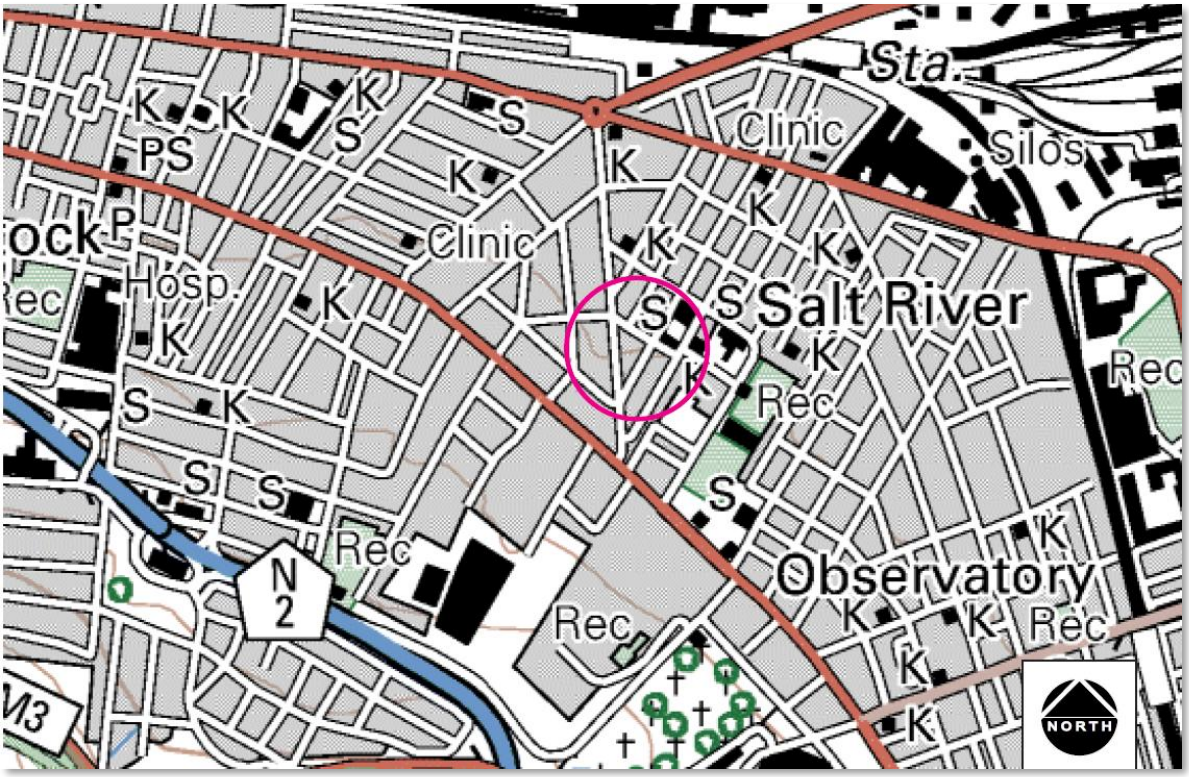


Figure 1: Locality Map

3.3 Subject Property Description

The **Aerial Photograph**, shown in Figure 2 and Figure 3 below, illustrates the subject property.



Figure 2: Aerial Photograph (CoCT Jan 2025)



Figure 3: Aerial photography taken March 2026

The subject property comprises the following four erven: Erven 16290, 16291, 16292 and 16298, Cape Town, located along Durham Avenue, Hopkins Street and Shannon Street, Salt River. The properties already form a consolidated property (as one owner) within the established Woodstock/Salt River inner-city environment.

The subject property is developed with existing institutional buildings (shown as A and B in Figure 4 below), including the existing secondary school (shown as A in Figure 4) and teachers training school (shown as B in Figure 4). The secondary school is currently in use, while the training school is vacant. These existing buildings are proposed to be retained and incorporated into the overall redevelopment of the subject property. The secondary school will be retained, the previous training school will be converted to student residential without façade changes, and the vacant hard-surfaced yard/open area is new proposed building to accommodate new flats (shown as C in Figure 4). The proposal therefore represents a combination of adaptive re-use, retention of existing built form, and contextually appropriate infill development.

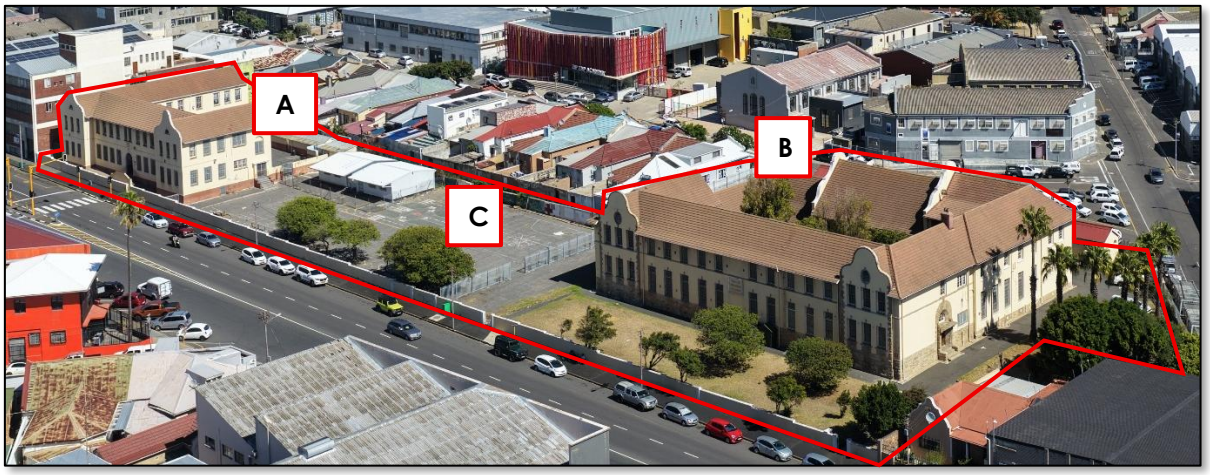


Figure 4: View of the subject property

The surrounding area is characterised by a mix of land uses, including older residential buildings, educational/institutional uses, small-scale commercial activities, workshops, warehousing, mixed-use buildings and higher-intensity development along the Woodstock/Salt River movement corridors. The subject property is well located within an established urban area, close to public transport, employment opportunities and social facilities. The Table Bay District planning context identifies Salt River and Woodstock as district urban nodes where higher-intensity mixed-use development and residential densification are generally supported, subject to context and local policy guidance.

The subject property is therefore suitable for a consolidated mixed-use zoning that can continue the existing school and allow the reuse of the existing training college as student residential and enable an appropriate new student residential component on underutilised land within the urban fabric.



Figure 5: The subject property and surrounding area context

3.4 Zoning

The zoning of properties in Cape Town is controlled by the provisions of the DMS, being Schedule 3 of the MPBL. Below Figure 6 is an extract of the Council's **Zoning Map** that indicates that the subject properties are zoned Community Zone 1 (CO1) and Mixed Use 2 (MU2).

The application seeks to consolidate the subject erven and rezone the consolidated land unit to Mixed Use Subzone 1 (MU1). The MU1 zoning category is specifically intended to accommodate a mix of land uses, and in terms of the DMS, MU1 permits a range of primary uses that support the proposed, which include business premises, flats and place of instruction. The proposed is therefore consistent with the intended purpose and primary-use framework of the MU1 zoning.

Figure 6 illustrates the subject properties current zoning and the surrounding properties zoning. The dominant zoning in close proximity and adjacent to the subject property is MU2 zoning. There are also higher density residential zoned properties further east of the subject property. This analysis of the surrounding zoning confirms the proposed rezoning to MU1 is appropriate to be consistent with surrounding and the intention of the area for its future growth and development – and to be consistent with City vision in terms of spatial policy framework (to be discussed later in this report).

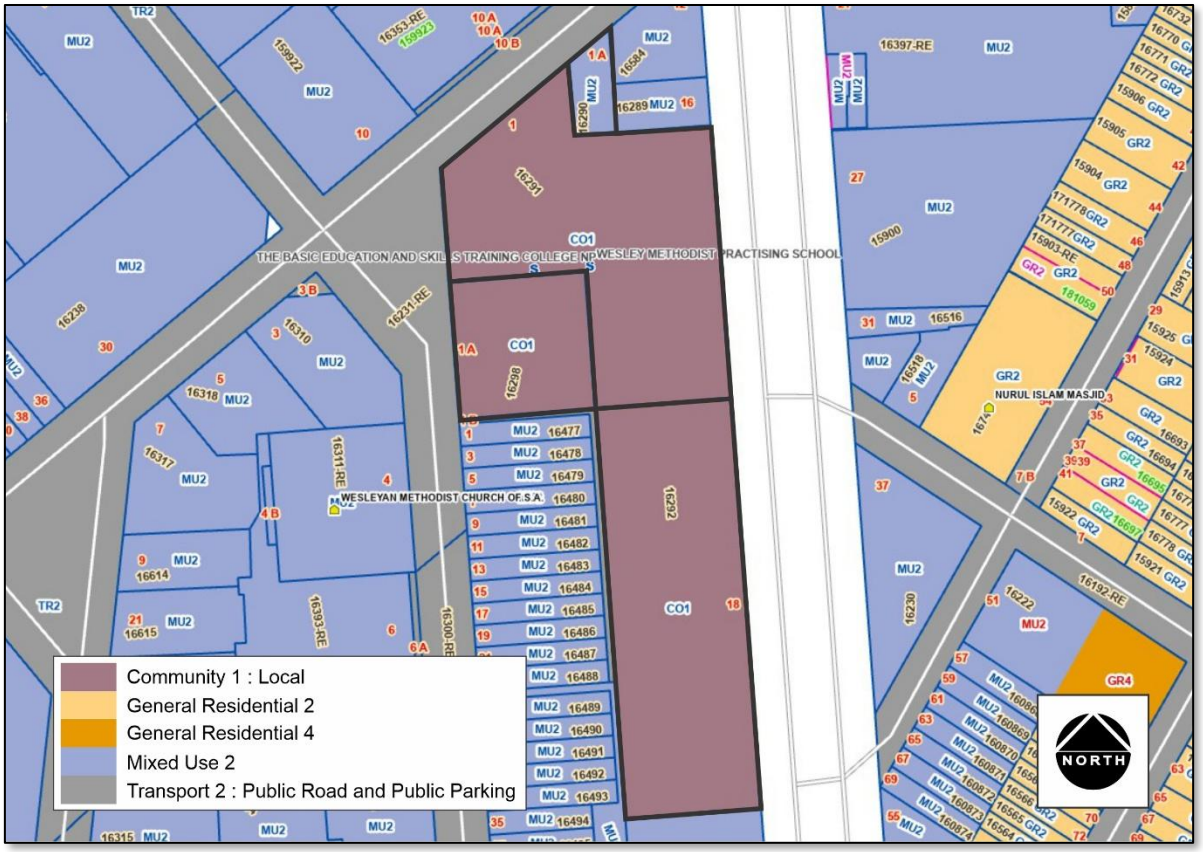


Figure 6: Zoning Map

3.5 Background to the subject property

The subject properties historically formed part of the established Woodstock urban fabric and have been used for institutional and educational purposes. The existing buildings on the site include school and teachers training college building which are to be retained as part of the redevelopment proposal. Figure 7 shows the 1945 aerial photo which demonstrates that the buildings have historically existed on the site.

The site currently comprises several separate cadastral erven. This fragmented cadastral arrangement is no longer optimal for the intended integrated development of the property. Consolidation is therefore required to create a single land unit that can be planned, accessed, serviced and managed in a coordinated manner.

The proposed redevelopment seeks to retain the existing buildings, introduce new flats on the open portion of the site, and regularise the overall development under an appropriate mixed-use zoning. The proposal will improve the functional use of the land, make more efficient use of existing infrastructure, and support the ongoing regeneration of Woodstock as a mixed-use inner-city neighbourhood.

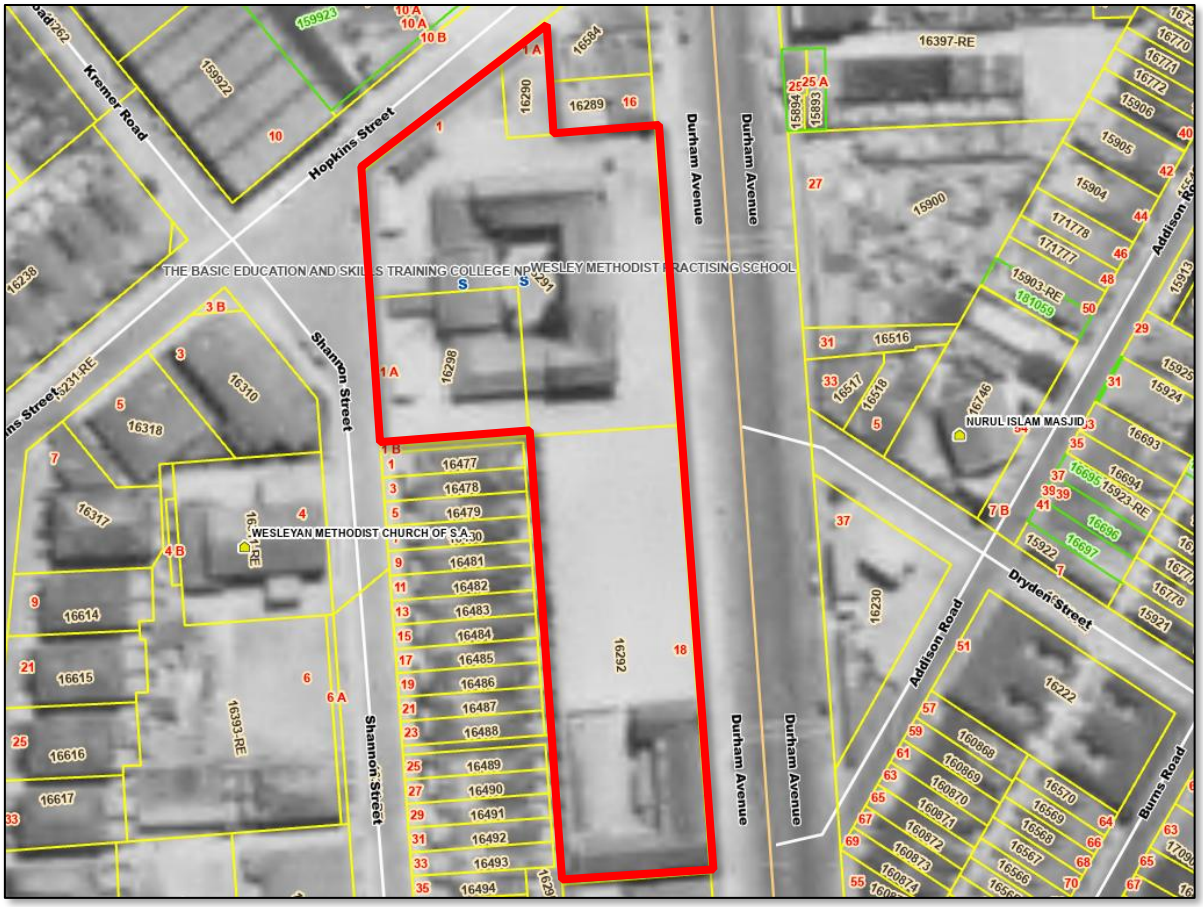


Figure 7: 1945 Aerial Photo from the City of Cape Town Viewer

History on the subject property and original Architect:

The school building, known as 'The Wesleyan Mission School', opened in 1904, and teachers training school building, known as 'Wesley Training School' was later added in 1915[1], designed by Parker and Forsyth, the architectural practice associated with John Parker. Figure 8 shows the site circa 1935. The existing buildings will be retained (emphasised).

John Parker is a notable figure in Cape Town's civic and architectural history, including his role as the first Mayor of the unified Cape Town. A partial list[2] of his projects include commercial buildings, churches, hotels, residences and a number of educational buildings, particularly in several schools in Cape Town, including Simon's Town High School (1896), Wynberg Girls high School (1899), Sea Point Girls High School, Observatory Girls School, Chapel Street School, and Sea Point Boys High School. The subject school therefore forms part of a broader pattern of his educational architecture in Cape Town and contributes to the historic development of school and institutional buildings within the city. Its association with Parker and Forsyth adds heritage value to the site and should be recognised as part of the contextual assessment of the property.

[1] F. Cleophas (2013). A historical exploration of physical education at Wesley Teachers' Training School, Cape Town
[2] H. Parker (2020). John Parker, 1866-1921: architect and mayor of Cape Town

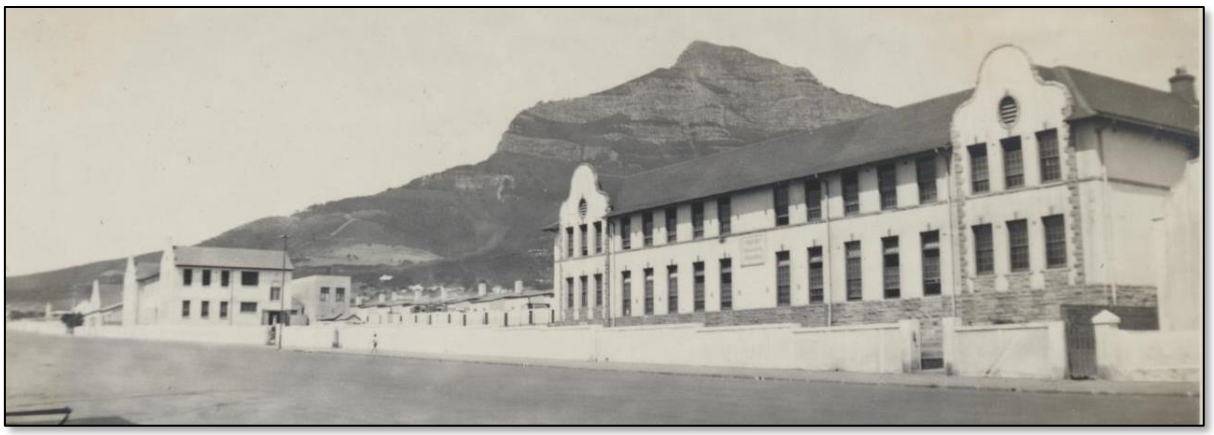


Figure 8: Historical photograph, circa 1935 (*source: digitalarchives.ru.ac.za*)

Summary of current condition of the site (noted in draft Heritage report - attached):

The Practising School remains in use as a primary school, while the Training College building is currently not in use, although it was in use until recently and remains in fair condition despite concerns regarding deterioration.

The former Training College is a distinctive Parker and Forsyth building arranged around a courtyard, with double-storey classrooms, arched colonnades, Cape Revival gables, hipped and gabled tiled roofs, sandstone plinths, timber floors, panelled doors, sash windows and other finely crafted architectural details. These features reflect the building's historic school architecture and institutional character.

The Practising School building is also Cape Revival in style and, together with the Training College, forms a notable grouping with landmark qualities along Durham Avenue. The open, tarred area between the buildings functions as the school playground, while the Training College has a stronger streetscape relationship through mature trees and a grassed forecourt. Overall, the site retains significant architectural, contextual and heritage value.

3.6 TITLE DEED

3.6.1 Conveyancers Certificate

The Conveyancer's Certificate has been prepared by ***NICOLETTE JOUBERT*** from ***DEBRA GOUWS ATTORNEYS*** – a copy of the certificate is attached to this report.

3.6.2 Title Deed Conditions

The relevant title deed conditions have been identified in the title deed extract (for title deed for Erf 16290 only):

(1) That not more than one building be erected on any one lot and that not more than half the area of any one lot be built upon without the written consent of the Council.

The above mentioned condition does not impact on the the development, as the portion of the proposal where Erf 16290 is located does not have any buildings proposed thereon. Therefore, the restrictive condition does not impact the development.

4 DEVELOPMENT PROPOSAL

4.1 Site Plans

The Site Plans have been prepared by **WP BOSCH & ASSOCIATES Architects** and is attached hereto. The plans illustrate the proposed consolidation and redevelopment of the subject properties, including the retention of existing buildings and the introduction of a new flats on the open portion of the site.

4.2 Summary of Proposal/Development Rules

The proposal is for the consolidation and rezoning (and technical permanent departures) of the subject properties to Mixed Use Subzone 1 to enable an integrated mixed-use development. The development concept includes:

- The retention of the existing school – with additions to increase the school size.
- The retention and alteration of the existing training school building to be converted to flats to accommodate student dwelling units, while maintaining the original historical building façade. This will create 57 student dwelling units.
- A proposed new building developed for flats for student dwelling units, on the open portion of the site. This will create 36 student dwelling units.
- Within the converted training school building, the existing hall will be converted to be a business premises component for a coffee shop and co-working space.
- Associated parking, access, landscaping, circulation and service areas.
- The required applications are listed in section 2 of this report. To reiterate, the applications required are the consolidation, rezoning to MU1 and permanent departures.

The proposal will result in the more efficient use of well-located urban land, while retaining the portions of the existing built form and institutional function of the site. The new building is proposed on an underutilised open portion of the property and will contribute additional residential opportunities (particularly student accommodation) in a location close to public transport, employment, education and community facilities.

The Figure 9, Figure 10 and Figure 11 show that "A" is the existing training school building to be converted to flats (57 units), "B" proposed new building developed for flats for student dwelling units, and "C" is the existing school to be retained.

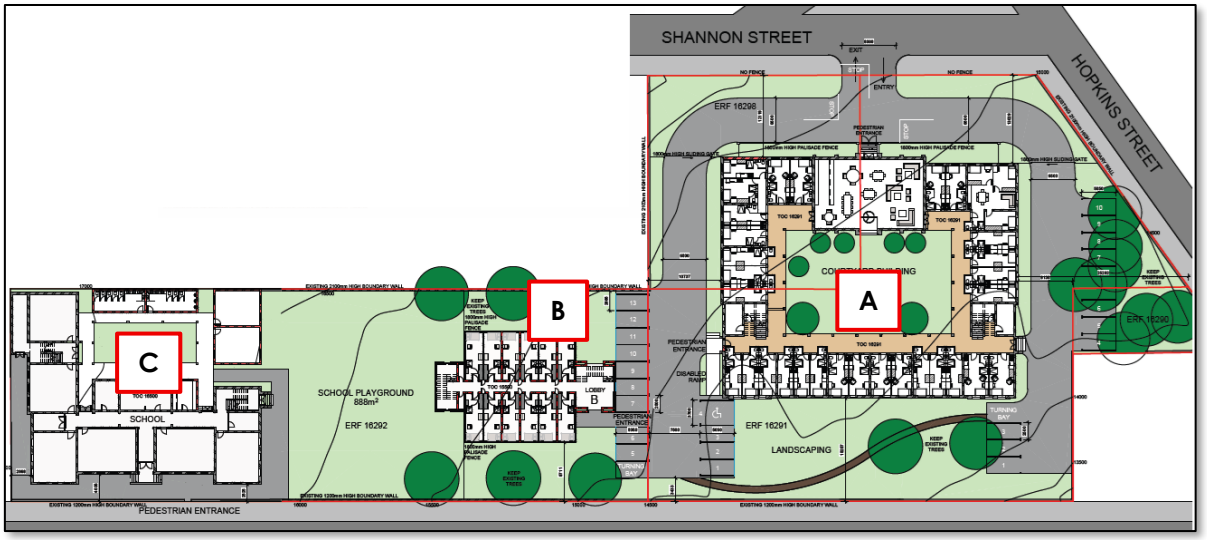


Figure 9: Site Plan of Ground Floor

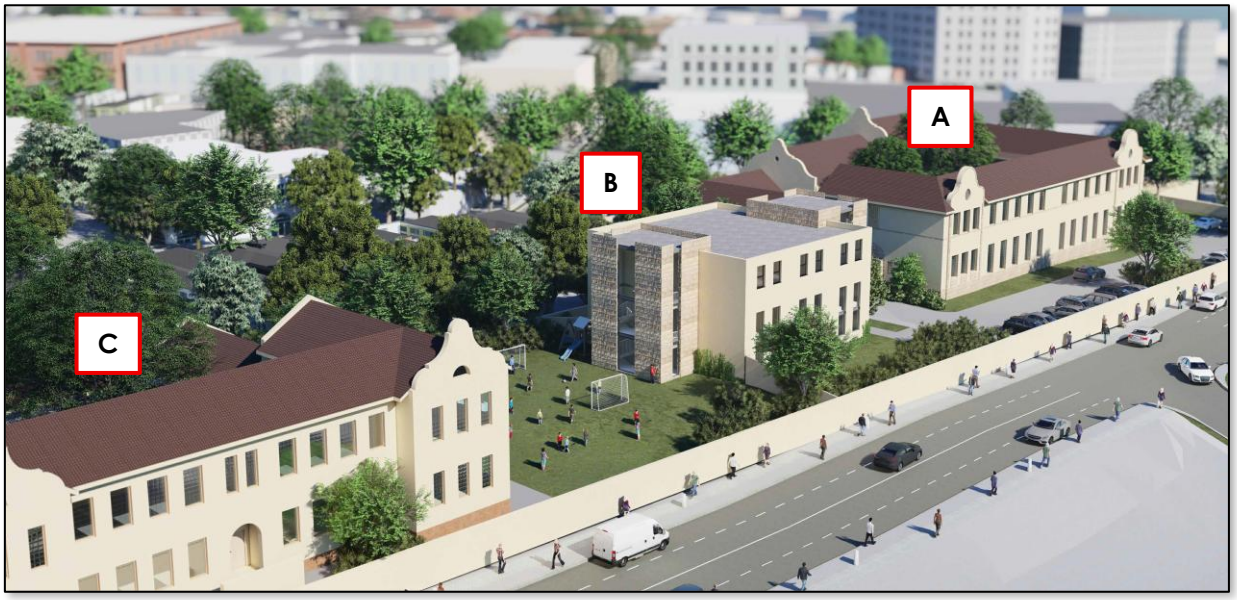


Figure 10: 3D depiction of the site proposal

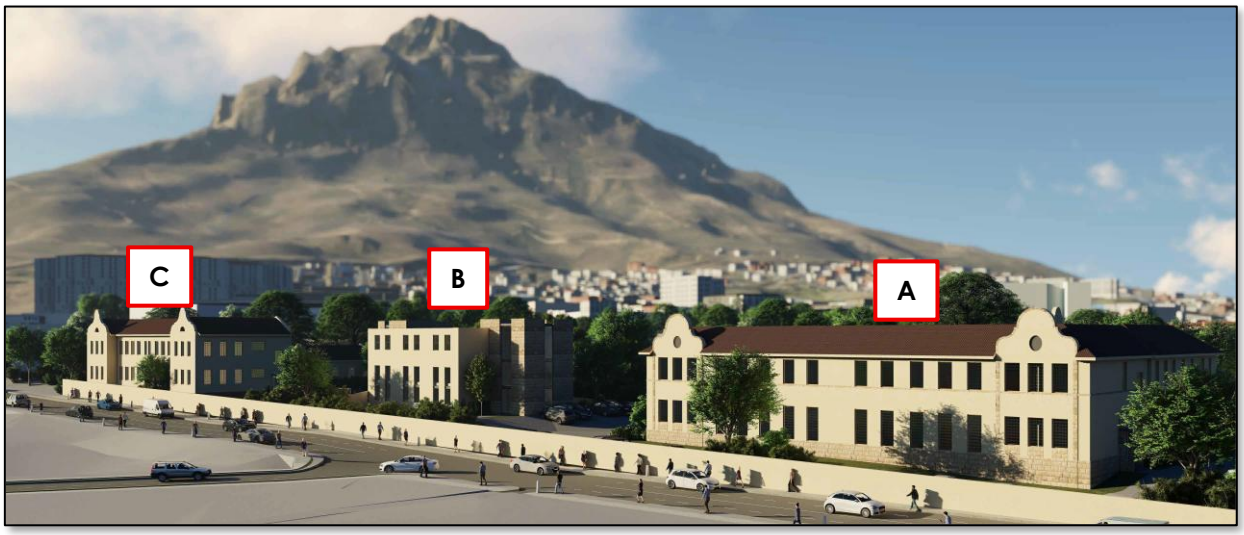


Figure 11: 3D depiction of the site proposal

4.3 Development Rules

The development has been assessed against the MU1 development rules contained in Item 64 of the DMS. The MU1 zone allows a maximum floor factor of 1.5, maximum coverage of 75%, and maximum height of 15m above EGL. For MU1, the applicable street and common building line is 0m for points on a building up to 10m in height, and 4.5m for points above 10m and up to 25m, subject to the detailed provisions of the DMS.

The proposal has been assessed within the provisions of the MU1 development parameters. No new building work trigger permanent departures, only the existing school building requiring technical permanent departures as the height of the existing building above 10m in height located closer than 4.5m from the common boundaries require permanent departures. The departures are listed in section 2 of this report.

5 MOTIVATION IN TERMS OF SECTION 99 OF THE MPBL, LUPA AND SPLUMA

Section 99 of the Municipal Planning By-Law sets out the criteria for deciding a land use application. The application is assessed below in terms of the relevant threshold requirements, policy considerations and desirability criteria.

5.1 Motivation in terms of Section 99(1) of the DMS

The application complies with the minimum threshold requirements, e.g.:

5.1.1 Consistency with the Municipal Spatial Development Framework (MSDF) – 99(1)(b):

The proposal is considered to be broadly consistent with the Municipal Spatial Development Framework (MSDF), as the site is located within the Urban Inner Core, a Development Corridor and a District Node, with good access to passenger rail, the MyCiTi network and the Cape Town CBD, no deviation from the MSDF is required. The proposal's consistency with the MSDF, particularly in relation to mixed-use intensification, transit accessibility and efficient use of well-located urban land, is discussed in greater detail in 5.2 of this report.

5.1.2 Development rules relating to floor space or height – 99(1)(d):

a. Does the application grant the property the development rules of the next subzone within a zone?

The proposed application will not have the effect of granting the property the development rules of the next subzone (not applicable in this instance).

b. Does the above approval of the departure exceed 10% of the maximum height or floor space, does not trigger the minimum threshold requirement?

The proposed application will not exceed 10% of the maximum height or floor space of the proposed subzone (not applicable in this instance).

5.2 Motivation in terms of Section 99(2) of the DMS

The application should be approved when assessed in terms of this sub-section.

5.2.1 Any applicable spatial development framework – 99(2)(a):

The Municipal Spatial Development Framework (MSDF) and the Table Bay District Plan (DSDF) are relevant to consider in motivating this application. In terms of the MSDF Consolidated Spatial Plan, the subject property is located within the Urban Inner Core (UIC), within a Development Corridor, within a District Node and within the Urban Edge (see Figure 12). In terms of the Table Bay District Plan, the subject property is located within in Sub-District 3 and demarcated as Urban Development, within an area for Mixed Use Intensification, within a Development Corridor, within a District Node and close to Higher Order Routes (Albert Road and Victoria Road) and within the Urban Edge (see Figure 13 below). Further, the subject property is located in close proximity to Passenger Rail, the MyCiTi Network and the CBD.

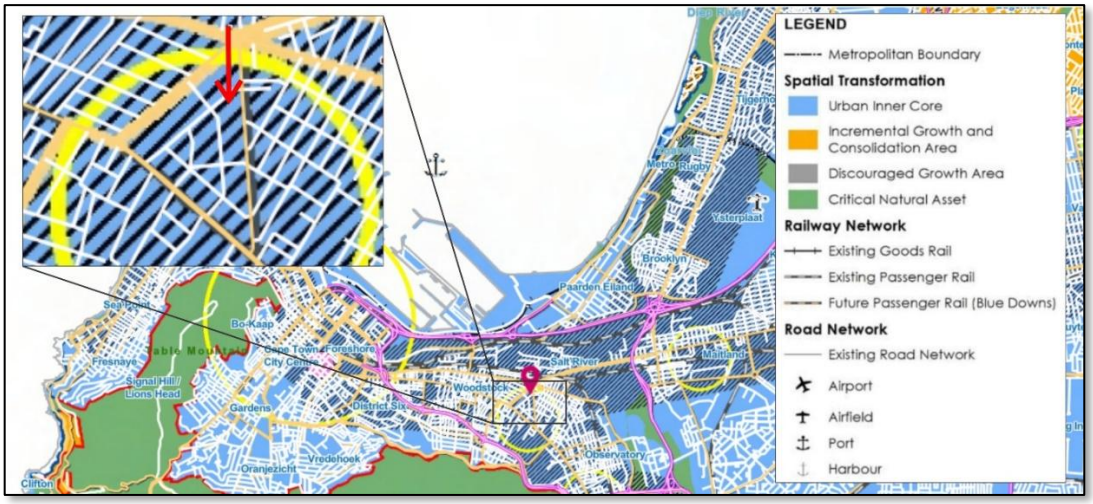


Figure 12*: Extract of the MSDF map*

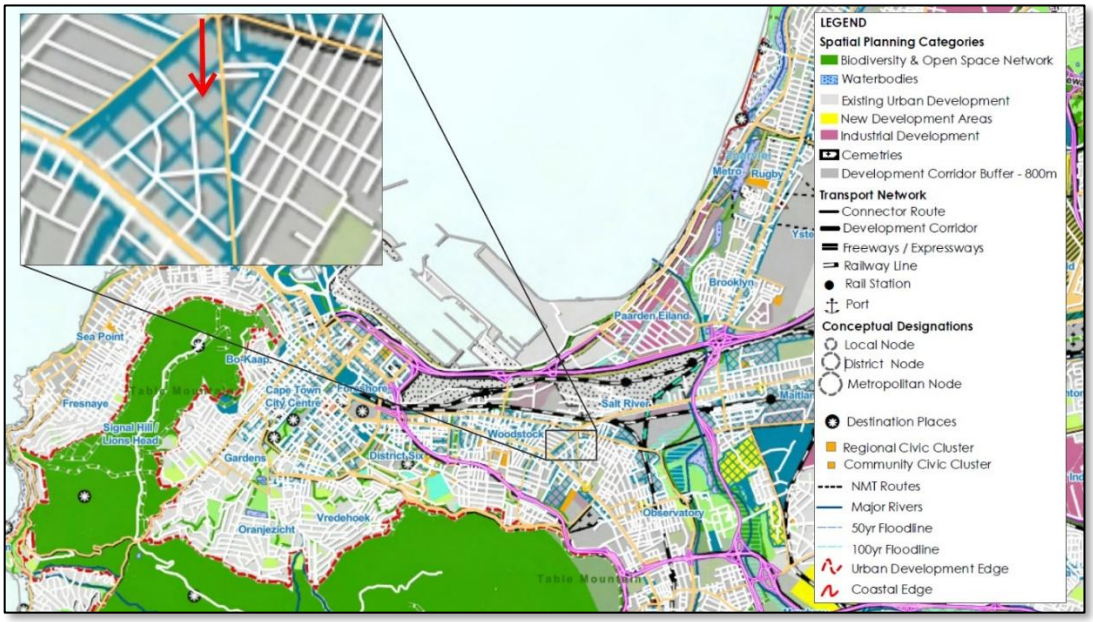


Figure 13*: Extract of the Table Bay District Plan map (sub-district 3).*

The next subsections discuss in detail the consistency with both the MSDF and DSDF:

- Municipal Spatial Development Framework (MSDF)

  The proposal is strongly supported by the Municipal Spatial Development Framework because the site is located in close proximity to key spatial structuring elements: the Urban Inner Core, a Development Corridor, a District Node, and the Urban Edge, with close access to passenger rail, the existing MyCiTi network and the Cape Town CBD. These informants collectively indicate that the site is located in an area where the City supports compact urban form, mixed-use intensification, transit-oriented development and the efficient use of existing urban land and infrastructure.

  The subject property benefits from a number of strategic spatial designations and locational characteristics that strongly support the proposed intensification and mixed-use development:

  - Urban Inner Core: Supports inward growth, intensification and more efficient use of existing infrastructure and well-located land.
  - Development Corridor: Supports greater land-use intensity, higher residential thresholds and a broader mix of urban activities.
  - District Node: Reinforces the suitability of residential, institutional, commercial and community-supporting uses.
  - Urban Edge: Confirms the proposal as appropriate inward development within the existing built-up area.
  - Passenger Rail: Supports residential intensification and transit-oriented development close to metropolitan public transport.
  - MyCiTi Network: Supports reduced car dependency and improved public transport accessibility for student residents.
  - Cape Town CBD: Provides convenient access to major employment, economic, educational and service opportunities.

- Table Bay District Plan (DSDF)

  In terms of the Table Bay District Plan, the subject property is located within in Sub-District 3. This section assesses the proposal against the DSDF, with specific reference to the subject property's location within an established urban development area, a mixed-use intensification area, a development corridor and a district node. It also considers the subject property's relationship to higher-order routes, the urban edge, passenger rail, the MyCiTi network and the Cape Town CBD, all of which are important spatial informants supporting the principle of mixed-use intensification on this well-located urban property in/close to the inner city.

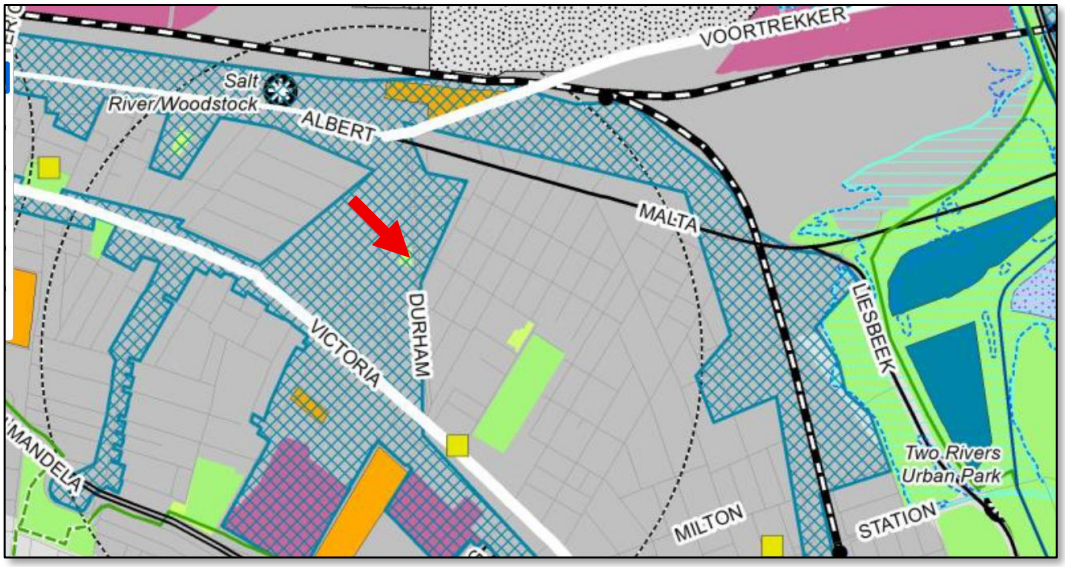


Figure 14: Extract of the Table Bay District Plan map (sub-district 3)

The following designations in terms of the DSDF refer to the subject property:

- Urban Development: Supports infill, redevelopment and more efficient use of existing urban land within a compact, accessible urban form.
- Mixed Use Intensification: Strongly supports the proposed MU1 rezoning, student accommodation and adaptive reuse within the established Salt River urban area.
- Development Corridor: Supports greater land-use intensity, residential densification and mixed-use development in accessible locations.
- District Node: Reinforces the suitability of a broader mix of residential, institutional and supporting urban uses.
- Higher-Order Routes: Proximity to Albert Road and Victoria/Main Road supports mixed-use intensification, pedestrian activity and residential densification.

- Woodstock/Salt River Local Spatial Development Framework, 2024

  The Woodstock/Salt River LSDF (2024) provides detailed local spatial planning guidance for the area. Decision-makers must be guided by the LSDF, although deviation may be permitted where circumstances justify it. Importantly, an LSDF does not confer or remove development rights.

  Land Use plan (Figure 15) reflects the established land-use context of the subject property and its surrounding area, including its existing institutional/community function. The property is located within Precinct 6: Salt River Mixed Use Precinct. The LSDF describes this precinct as having a genuine mix uses and encourages the highest intensity redevelopment within this precinct. Figure 15 shows the existing land uses of the site, being educational facilities and institutional open space.



Figure 15: Extract from the LSDF showing the existing land uses

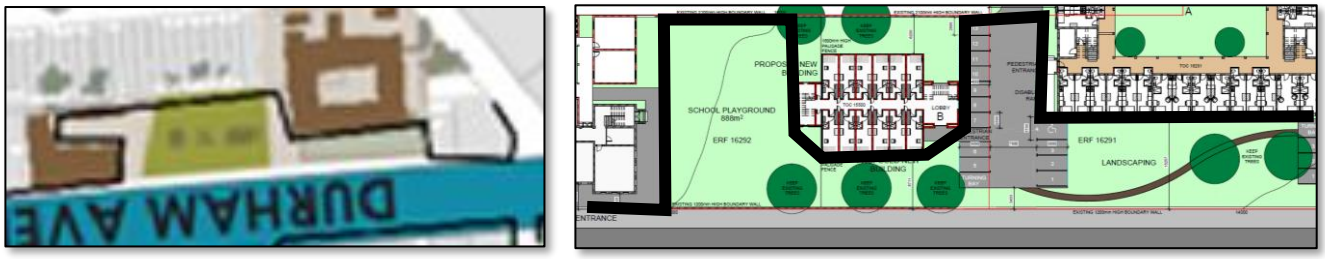


Figure 16: The extract from the LSDF regarding the "public realm" demonstrates the street interface. The extract from the SDP on the right demonstrates that much of the street interface is retained.

The proposal is therefore consistent with the intended direction of the LSDF. It retains the established school and heritage-related buildings while introducing residential accommodation and a limited commercial component, reinforcing the mixed-use character envisaged for the precinct. The student accommodation is closely associated with an educational environment and provides a compatible transition from the established institutional use to a residential use. Although the LSDF has identified that the site has existing institutional buildings and institutional open space, no material deviation from the LSDF is identified. The proposal extends beyond the land-use indication shown in the document but is supported by the more detailed mixed-use and intensification guidance applicable to Precinct 6.

With the above discussed, the extract from the SDP below (Figure 17) shows that 1) the school building is retained, 2) the institutional open space is still applicable to the school as the playground is retained and enhanced to be a functional area for the school (see the 3D depiction in Figure 18), 3) the trees in front of the new building is retained and the trees in front of the existing training college building is retained with the space landscaped to enhance the existing space, and 4) the street interface is retained (see Figure 16). For the discussed, we are of the opinion that the proposal is aligned with the LSDF.

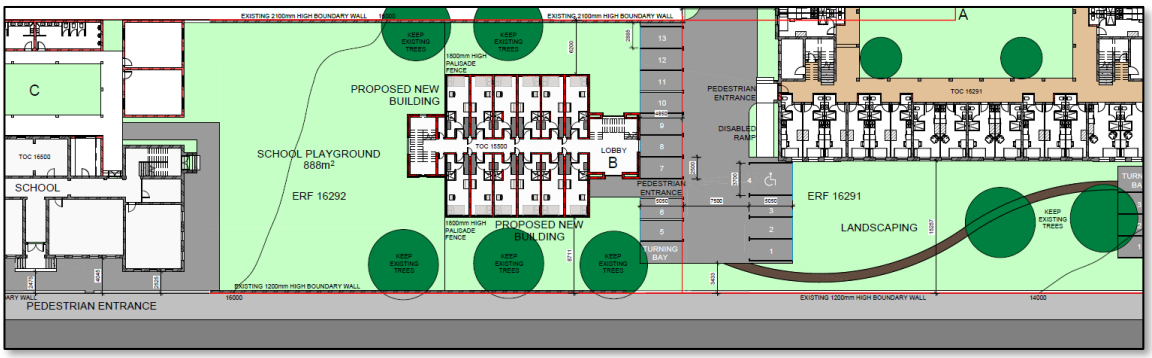


Figure 17: An extract from the SDP



Figure 18: 3D depiction of the playground between the existing school and new building

Overall, the proposal is considered consistent with the intent of the Woodstock/Salt River LSDF. While development is introduced on a portion identified as institutional open space, the established school use, functional playground, trees, landscaped areas and street interface are retained and enhanced. The proposed student accommodation also aligns with the mixed-use and intensification objectives of the Salt River Mixed Use Precinct.

5.2.2 Relevant Criteria in the DMS – 99(2)(b):

The application complies with relevant criteria contemplated in the DMS, i.e., the proposal is desirable when assessed in terms of the adjudication criteria set out in Section 99.

5.2.3 Applicable Policies Approved by the City – 99(2)(c):

The proposal is consistent with the City's spatial planning direction for Salt River by supporting mixed-use intensification, adaptive reuse and efficient use of existing infrastructure, while retaining the established institutional use and historic buildings on the site. Additional residential development is appropriately accommodated on the vacant portion of the property, with the new three-storey building designed to respond to the existing heritage character. The proposal is therefore aligned with the following approved Council policies:

- Inclusive Economic Growth Strategy (2021)

The Inclusive Economic Growth Strategy is relevant as it promotes investment, employment and improved access to economic opportunities. The proposal supports these objectives through private investment in well-located Salt River, close to the CBD, public transport, employment areas and established social infrastructure. The combination of educational, residential and mixed-use activity will make more efficient use of urban land, support local businesses and foot traffic, and contribute to temporary construction employment and longer-term economic activity within the precinct.

- Social Development Strategy (2013):

The Social Development Strategy is relevant as it promotes social integration, access to housing, education, services and economic opportunity. The proposal supports these objectives by introducing additional residential and mixed-use activity within well-connected Salt River, while retaining the existing school and placing future residents close to public transport, employment and social facilities. The development further promotes a safe, accessible and integrated urban environment through appropriate pedestrian access, active interfaces and passive surveillance, and is therefore considered consistent with the policy.

- Transit Oriented Development Strategic Framework (TOD):

The proposal is consistent with the City's TOD principles. The site is located within a PT2 area, Development Corridor, District Node, mixed-use intensification area and designated Transit Accessible Precinct, with convenient access to passenger rail, MyCiTi services, higher-order routes and the Cape Town CBD. This supports increased residential and mixed-use intensity in a highly accessible inner-city location.

The TAP designation further confirms the site's suitability for transit-supportive development, where increased density can reduce private vehicle dependence, improve access to opportunity and make more efficient use of existing urban infrastructure. The proposal therefore supports a compact, accessible and public transport-oriented urban form. Figure 19 shows the subject property is located within a designated Transit Accessible Precinct.

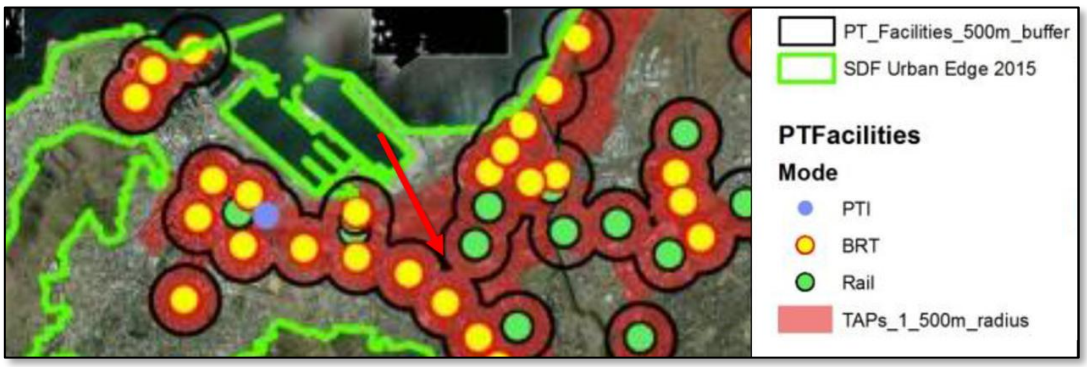


Figure 19: Extract from the TOD policy showing the TAP zones and subject property location

TOD principles: The following points demonstrating the consistency of the proposal:

- Affordability: Well-located near public transport, employment and services, reducing travel distances and dependence on private vehicles.
- Accessibility: Located within a development corridor and district node, with strong access to rail, MyCiTi, the CBD and major routes.
- Efficiency: Supports inward urban growth and more efficient use of existing infrastructure, transport and municipal services.
- Intensification: Reinforces mixed-use intensification by increasing residential activity, footfall and support for local businesses.
- Densification: Provides appropriate higher-density development in a well-connected, transit-accessible inner-city location.
- Location Efficiency: Enables greater use of walking, cycling and public transport to access daily needs and opportunities.

- Densification Policy:

The Densification Policy supports increased development intensity in well-located, accessible areas to promote efficient land use, public transport and access to urban opportunities. The subject property is well suited to this approach given its Salt River location within a mixed-use intensification area, development corridor, district node and Transit Accessible Precinct, with strong access to rail, MyCiTi, major routes, the CBD, employment, services and social facilities.

The proposal responds positively to the policy objectives by making more efficient use of well-located urban land, supporting inward growth, public transport and walkability, and increasing residential and mixed-use activity close to employment, services and social facilities. It also contributes to a more complete urban environment while supporting the efficient use of existing infrastructure and the viability of surrounding local businesses.

The proposal aligns with the Densification Policy's principles for context-sensitive, mixed-use and transit-supportive intensification, particularly given the site's well-located Salt River context:

- DP2: Supports context-specific densification. The site's access to public transport, employment, commercial activity and social amenities makes it suitable for a higher development intensity.
- DP3: Supports intensification of a mix of land uses. The proposal reinforces Salt River's established residential, commercial, institutional and light-industrial character.
- Strategic location: The site is located within a corridor/node environment and Transit Accessible Precinct, where the policy specifically supports higher densities and public transport-oriented development.

- Context sensitivity: The proposed scale, heritage response, access, parking and interface treatment ensure that intensification remains appropriate to the surrounding urban context.

- Urban Design Policy:

The proposal is consistent with the Urban Design Policy by supporting compact, mixed-use and pedestrian-oriented development in a well-located part of Salt River. The site's location within a mixed-use intensification area, Development Corridor, District Node and TAP reinforces the suitability of an urban form that makes efficient use of land and supports access to public transport, employment, services and the CBD.

The proposed built form responds appropriately to the surrounding context through controlled scale and massing, articulated façades, clear entrances and active street interfaces. These elements support walkability, passive surveillance and a safer public realm, while ensuring that the development remains context-sensitive and well-integrated with the existing urban fabric.

5.2.4 Desirability of the proposed use or development - 99(2)(d):

See section 5.3 of this report below.

5.2.5 Impact on Existing Rights - 99(2)(e):

The proposed consolidation and rezoning to Mixed Use 1 will not remove or materially prejudice any lawful rights of surrounding property owners. Existing zoning, access, servitude, title deed and development rights of adjoining properties remain unaffected.

The proposal is compatible with the established Salt River context, retaining the existing school, reusing the former training school for flats and introducing a modest new residential building. The new building is limited to three storeys and is designed to read visually as two storeys, thereby maintaining an appropriate relationship with the surrounding built form.

The development will furthermore be controlled through the approved Site Development Plan and conditions of approval, limiting the rezoning to the development proposed. Accordingly, no unacceptable impact on existing rights as contemplated in section 99(2)(e) of the MPBL is anticipated.

5.2.6 Consolidation of land unit – 99(2)(f):

i. The scale and design of the development:

The proposed consolidation is appropriate as it enables the site, which already functions as a single institutional property, to be planned and managed as one

development. The scale of intensification remains moderate, with the existing two-storey buildings retained and the new three-storey residential building designed to read visually as two storeys. This maintains an appropriate relationship with the surrounding built form and heritage context and avoids overdevelopment of the consolidated site.

ii. The impact of the building massing:
The consolidation largely regularises the existing functional form of the site and does not result in excessive building mass. The new building is limited to three storeys and designed to read visually as two storeys, reducing its perceived bulk and ensuring that it remains subordinate to the historic institutional buildings and surrounding residential fabric. Importantly, the proposal does not seek to maximise the full MU1 development envelope, but enables a controlled, site-specific form of development regulated through the SDP.

iii. The impact on surrounding properties;
The consolidation is not expected to have a significant adverse impact on surrounding properties. The surrounding area already contains a mix of institutional, residential, commercial and light industrial uses, and the subject property has historically accommodated a school/institutional uses. The proposed flats are therefore compatible with the broader mixed-use character of Salt River. Any potential impacts can be appropriately managed through the Site Development Plan, building plan process, heritage requirements and conditions of approval.

iv. Conclusion to the consolidation impact:
The proposed consolidation is acceptable in terms of section 99(2)(f) of the MPBL, enabling coordinated redevelopment of the site in a manner compatible with Salt River's mixed-use context. The existing two-storey buildings are retained and the new development is limited to a three-storey building designed to read as two storeys, resulting in a moderate and context-sensitive form with no unacceptable impact on surrounding properties anticipated.

5.2.7 Other considerations prescribed in relevant national and provincial legislation:
SPLUMA Principles:

- Spatial Justice: Provides student accommodation in a well-located inner-city area close to public transport, employment, services and the CBD, while retaining the existing school.
- Spatial Sustainability: Promotes inward growth, efficient use of existing land and infrastructure, adaptive reuse and transit-supportive development.

- Spatial Resilience: Enables flexible reuse of the historic institutional site and a more adaptable mix of uses through the proposed MU1 zoning.
- Good Administration: The application is assessed through the applicable statutory, policy, heritage and public participation framework.

5.2.8 Whether the application complies with the requirements of this By-law – 99(2)(h):

The application is considered to comply with the requirements of the Municipal Planning By-Law, as the consolidation and rezoning of land are application types that may be considered by the City. The proposal has been assessed against the relevant section 99 decision-making criteria, including spatial policy consistency, desirability, impact on existing rights, consolidation-related impacts and the SPLUMA principles. The rezoning to MU1 is capable of accommodating the school, converted building into student flats and new flats building. On this basis, the application is not considered to conflict with the procedural or substantive requirements of the By-Law.

5.3 Motivation in terms of Section 99(3) of the DMS

The application complies with the following relevant considerations:

- Socio-economic Impact – 99(3)(a):

The proposal is considered to have a positive socio-economic impact by retaining the existing school, adaptively reusing the historic former training school for student accommodation and commercial uses, and introducing additional student housing on a well-located inner-city site. The development makes more efficient use of urban land close to public transport, employment, services and the CBD, while creating temporary construction employment and supporting ongoing jobs associated with the school, residential and commercial components. The reinvestment in the property will further strengthen the long-term sustainability of the site and contribute positively to the local Salt River economy.

- Compatibility with Surrounding Uses – 99(3)(d):

The proposal is compatible with Salt River's established mixed-use inner-city context, which includes residential, institutional, community, commercial and light-industrial uses. It retains the existing school, introduces student accommodation within the existing training school building and a new residential building, and includes a limited business premises component comprising a coffee shop and co-working space.

This is consistent with the broader DSDF direction for Salt River/Woodstock, which supports mixed-use intensification, infill development and higher-density residential development in well-located areas close to public transport, development corridors and established urban services.

The new building is limited to three storeys and is designed to read visually as two storeys, reducing its perceived scale and responding appropriately to nearby residential properties. Together with the adaptive reuse of the existing building and modest commercial component, the proposal achieves appropriate intensification without fundamentally altering the established built-form character or creating unacceptable land-use conflict.

- Impact on External Engineering Services – 99(3)(e):
  The subject property has existing approved buildings and uses, and existing rights in terms of its current zoning as CO1. The existing CO1 zoning already permits a range of community and related uses. The engineering services impact of the proposal must therefore be assessed against the subject property's existing lawful rights and existing developed condition. The CO1 zoning rights, with a permitted floor factor of 0.8, and based on a site extent of approximately 7 325m², the existing permitted gross lettable area / floor space potential is therefore approximately 5 856 m² for community type uses. This is an important baseline when assessing the service demand and when calculating development contributions (DCs). It is requested that the proposal be assessed as a change and intensification of an already serviced and developed site, rather than as a new greenfield development.

  Subject to confirmation of service capacity and any required upgrades by the relevant municipal engineering departments, the proposal is not expected to have an unacceptable impact on external engineering services. Any additional demand can be appropriately managed through service-capacity confirmation, development contributions where applicable, engineering plan approval, stormwater requirements, refuse-management arrangements, electricity capacity confirmation and conditions of approval.

- Impact on Safety, Health & Wellbeing of the Surrounding Community – 99(3)(f):
  The proposal is not expected to negatively impact the safety, health or wellbeing of the surrounding community. The retention of the school preserves an existing social facility, while the residential component can improve passive surveillance and activity on the site. Detailed design should ensure safe pedestrian access, clear separation or management of school and residential access, adequate lighting, secure but visually permeable boundaries, and appropriate refuse and servicing arrangements. The proposed development will have a positive impact on the surrounding area on security as there will be increased surveillance and on-site presence.

- Impact on Heritage – 99(3)(g):
  Although the subject property is not situated within a Heritage Protection Overlay Zone (HPOZ), heritage is a key consideration, as it contains a historical school and training school building. The proposal is positive in principle because it retains and reuses the existing buildings rather than a demolition of the existing and completely new development. The development

is heritage-led and will be subject to heritage approvals. The new building is designed to remain visually subordinate and contextually responsive to the historic built fabric.

They City of Cape Town Viewer provides the following statement of significance: Early 20th century Teacher's Training College associated with the Wesleyan Mission Church. Very good architectural example. Good interface with the streetscape. Landmark qualities. The Section 38 application to Heritage Western Cape is being conducted by the teams Heritage Practitioner, Claire Abrahamse, with the draft document attached herewith.

- Impact on the Biophysical Environment – 99(3)(h):
  The subject property is located within an already developed urban property and does not appear to contain sensitive natural environmental features. The existing trees on-site will be retained, as indicated on the site plans. The proposal is therefore unlikely to have a significant adverse biophysical impact.

- Traffic, Transport, Parking and Access – 99(3)(i):
  The subject property falls within a PT2 parking area, reflecting its good access to public transport and reduced reliance on private vehicles. Its proximity to passenger rail, MyCiTi services, Albert Road, Victoria Road and the CBD supports residential intensification and the proposed student accommodation. Although no minimum parking is required under PT2, 23 parking bays are provided, while the school will continue to use the existing on-street stop-and-drop facility.

  The traffic impact should be considered against the existing lawful use of the site, which already accommodates the school and training school building. The proposal therefore represents an intensification and change in use rather than development of a vacant site. Following preliminary engagement with the City's TIA and Development Control branch, a Site Traffic Assessment is considered sufficient, as the anticipated peak-hour traffic generation is below 50 vehicles per hour.

  Vehicular access is proposed from the Shannon Street/Hopkins Street side, avoiding direct access from Durham Avenue. Remote-controlled gates are set approximately 26 m inside the property, providing stacking space for up to four vehicles without obstructing the roadway. Municipal refuse collection will be used, with refuse stored internally and bins placed on the Shannon Street sidewalk on collection days. The attached Site Traffic Assessment provides the full transport assessment, calculations and supporting details for the proposal.

- Imposition of Conditions and Mitigation of Adverse Impacts – 99(3)(j): There are no adverse impacts predicted. If the City finds it necessary, conditions of approval will be imposed to mitigate any potential adverse impacts.

6 RECOMMENDATIONS AND CONCLUSIONS

Application is made for the consolidation and rezoning of the subject properties, together with permanent departures, to facilitate a mixed-use redevelopment of the site.

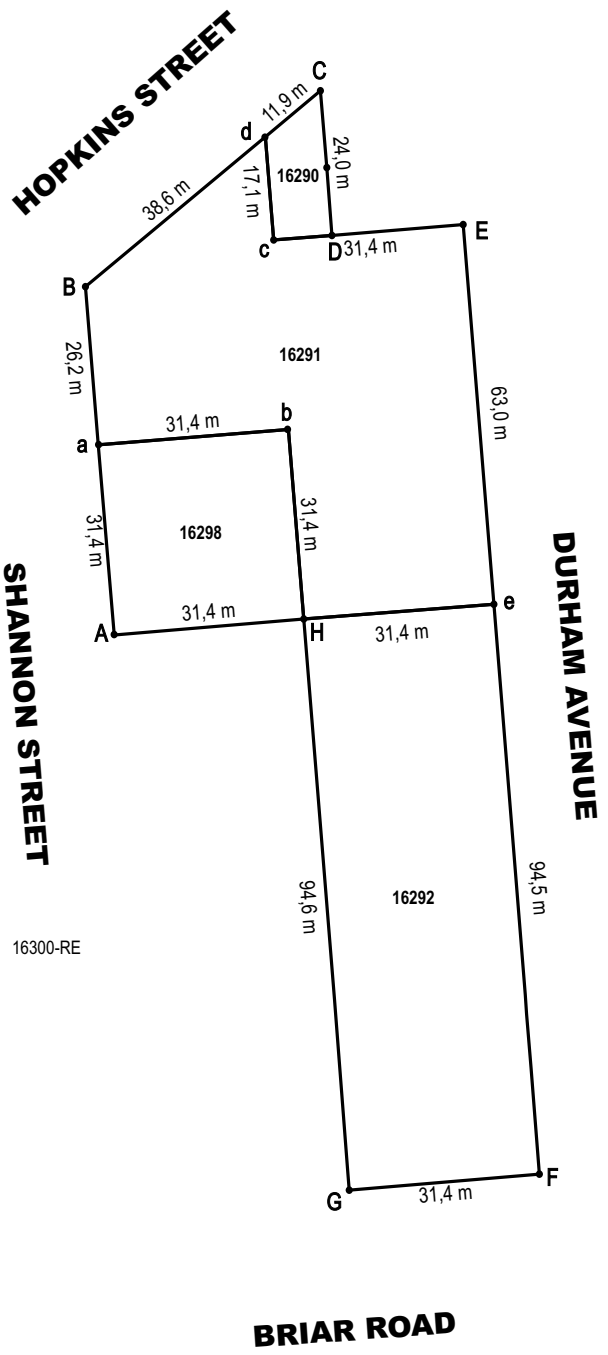
The proposal retains the existing school and heritage-related built fabric, enables the adaptive reuse of the former training school building for student flats, introduces a modest new residential building, and provides a small commercial component comprising a coffee shop and co-working space. The development therefore supports heritage conservation, residential intensification and the more efficient use of well-located urban land.

The proposal is compatible with the established mixed-use character of Salt River and is appropriately located close to public transport, employment opportunities, community facilities and the Cape Town CBD. It aligns with the principles and objectives of SPLUMA, LUPA, the Municipal Planning By-Law, the Municipal Spatial Development Framework and the applicable District Spatial Development Framework.

The application has been assessed against the desirability criteria contained in section 99 of the MPBL and is not expected to result in any unacceptable impact on surrounding properties, existing rights, traffic movement, municipal services or the character of the area.

For the reasons set out in this report, the application is considered desirable and is respectfully recommended for approval.

TOMMY BRUMMER TOWN PLANNERS
Dane Leo



PROPOSED EXEMPTED CONSOLIDATION: ERVEN 16290 - 16292 MAITLAND

NOTES:
Figure aBdcEeHb represents Erf 16291= 3159m²
Figure dCDc represents Erf 16290= 199m²
Figure AabH represents Erf 16298= 991m²
Figure HeFG represents Erf 16292= 2974m²

Figure ABCDEFGH represents New Consolidated Erf = 7323m²

All dimensions are approximate and to be confirmed through final survey
All new services to be re-designed to Council's satisfaction

APPLICANT: Tommy Brümmer Town Planners
ZONING: Mixed Use 1 (MU1)
SCALE: 1:1250

NORTH

May 2026
Version 1
Project 11787