CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500170046

Erf 2716, 23 Daffodil Way, Pinelands

Development Management

This cover page is added by the City of Cape Town as part of our standard branding and document-management process. It does not indicate that the City authored, verified or endorses the submission. All application documents remain the responsibility of the applicant and the City assesses them as submitted. Any errors or discrepancies will be addressed through the normal land use assessment process.

All rights reserved. No part of this data may be reproduced or transmitted without written permission from the Development Management Department of the City of Cape Town. This document is available on the City of Cape Town website (**www.capetown.gov.za/LandUseNotices**) for a limited time. Please do not host the document independently; you may link to it from the City's site. Documents downloaded from any other website cannot be verified for authenticity.

MOTIVATION REPORT

APPLICATION MADE IN TERMS OF SECTION 42(b), 42(g) AND 42(j) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW OF 2015, FOR PERMANENT DEPARTURE, REMOVAL OF THE RESTRICTIVE TITLE DEED CONDITIONS 3(b), 3(c) AND 3(d), AND DELETION OF TOWNSHIP ESTABLISHMENT CONDITIONS, TO PERMIT ADDITIONS IN THE DWELLING HOUSE ON ERF 2716 IN PINELANDS.

APPLICATION SITE:
ERF 2716 IN PINELANDS.

25 September 2026

Submitted by:

PROPLAN DYNAMICS

BUILDING DREAMS, SHAPING COMMUNITIES

TABLE OF CONTENTS

1.The Application 4
1.1 Application 4
2. General information 4
2.1 Locality 4
2.2 Ownership 4
2.3 Bond information 5
2.4 Property size 5
2.5 Conditions of title 5
2.6 Current land use rights 5
2.7 Surrounding zoning regime 5
3. Services 6
3.1 Water 6
3.2 Sanitation 6
3.3 Electricity 6
3.4 Access 6
3.5 Parking 6
3.6 Summary 6
4. Development concept 6
4.1 Background 6
5. Prevailing policy environment 7
5.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA) 7
5.2 Spatial Planning and Land Use Management Act, 2013, Section 47 and Land Use Planning Act, Section 35(9) 8
5.3 Integrated Development Plan, 2022-2027 9
5.4 Cape Town Municipal Spatial Development Framework of 2023 10
6.2. Table bay District Plan of 2023 10
6.3. Densification Policy of 2012 10
6.4. City of Cape Town Municipal Planning By-Law of 2015 11
7. Motivation 11
7.1. Need 11
7.2. Desirability 12
7.2.1. Context and compatibility 12

7.2.2. Sustainability 13
7.2.3. Impact on heritage 14
7.2.4. Traffic impacts, parking, access, and other transport related considerations 15
7.2.5. Whether the imposition of conditions to mitigate an adverse impact of the proposed use or development of land 15
8. Conclusion 15
9. References 16

1. The Application

1.1 Application

Proplan Dynamics (Pty) Ltd has been appointed by to compile and submit;

Application for a Permanent Departure in terms of Section 42(b) of the Municipal Planning By-Law of 2015, to permit the Northern building line to be setback 1,6m in lieu of 3m from the common boundary.

Application for a Removal of the restrictive title deed conditions made in terms of section 42(g) of the Municipal By-Law, Condition 3(b) “It shall be used only for the purposes of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith”, 3(c) “Not more than half the area thereof shall be built upon” and 3(d) “No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that the consent of the local authority an outbuilding not exceeding 3,15 metres measured from the floor to the wallplate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area to one erf”.

Application for Deletion of Township Establishment Conditions made in terms of section 42(i) of the Municipal Planning By-Law of 2015, to permit additions in the dwelling house on Erf 2716 in Pinelands.

2. General information

2.1 Locality

From an administrative perspective, the property is situated within the area of jurisdiction of the City of Cape Town Municipality in the District of Table Bay. Geographically, the property is situated in Pinelands.

Refer to Annexure 1: Locality Map

2.2 Ownership

Erf 2716 in Pinelands is registered in the name of by virtue of Deed of Transfer Number: . Furthermore, the power of attorney authorising Proplan Dynamics (Pty) Ltd to compile and submit this application on behalf of is attached.

Refer to Annexure 5: Power of Attorney

2.3 Bond information

There is no bond registered over the property under application.

Refer to Annexure 2: Deed of Transfer (Deed Number:)

2.4 Property size

Erf 2716 in Pinelands, measures 986 m^2 in extent.

Refer to Annexure 2: Deed of Transfer (Deed Number:)

Refer to Annexure 3: Surveyor General Diagram – Pinelands

2.5 Conditions of title

There are restrictive conditions 3(b), 3(c) and 3(d) in the deed of transfer. Furthermore, this application is also for removing the said restrictive title deed conditions to permit the additions in the dwelling house on the subject property. The proposed conditions to be removed restrict this development because this proposal proposes to build more than half the area, and the Northern building line is proposed to be setback 1.6m instead of 4,73m stated in the title deed.

Refer to Annexure 2: Deed of Transfer (Deed Number:)

2.6 Current land use rights

The property under application is currently zoned as follows:

Zoning: Residential Zone 1

Floor Factor: n/a

Coverage: n/a

Density: To top of building - 10,0 m

Building Lines	
Street Boundary	3,5 m
Common Boundaries	3,0 m
Street Centreline Setback	n/a

Parking - 2 bays per dwelling unit.

2.7 Surrounding zoning regime

The zoning of the properties in the area surrounding Erf 2716 in Pinelands are as indicated in the table below:

Property Description	**Zoning**
Erven 2713, 2714, 2715, 2717, 2718, 2719, 3163, 3164, 3165, 2696, 2697, 2698, and 2699 in Pinelands.	“Residential Zone 1”

Erf 2805 in Pinelands.	“Community Zone 1”
Erf 2812 in Pinelands.	“Public Open Space”

3. Services

3.1 Water

The property under application has access to the municipal water supply.

3.2 Sanitation

The property under application is connected to the municipal bulk sewer network.

3.3 Electricity

The property under application has access to the municipal electricity supply.

3.4 Access

The property under application is accessible from the Daffodil Way.

3.5 Parking

Erf 2716 in Pinelands’ parking ratio is 2 bays per dwelling unit.

3.6 Summary

The property under application is serviced in terms of water, sanitation, and electricity, and it is accessible. Should the increase in demand for any of the services listed above as a result of the proposed permanent departure, removal of the restrictive title deed conditions 3(b), 3(c) and 3(d), and deletion of township establishment conditions require the installation of service infrastructure, the once-off bulk service contribution payable to the Municipality will cover all costs incurred.

4. Development concept

4.1 Background

The property under application is currently occupied by a dwelling house, and it is situated on Erf 2716 in Pinelands. The site belongs to The site’s zoning is currently Residential Zone 1 and Proplan Dynamics (Pty) Ltd has submitted the following applications;

Application for a Permanent Departure in terms of Section 42(b) of the Municipal Planning By-Law of 2015, to permit the Northern building line to be setback 1,6m in lieu of 3m from the common boundary.

Application for a Removal of the restrictive title deed conditions made in terms of section 42(g) of the Municipal By-Law, Condition 3(b) “It shall be used only for the purposes of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith”, 3(c) “Not more than half the area thereof shall be built upon” and 3(d) “No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that the consent of the local authority an outbuilding not exceeding 3,15 metres measured from the floor to the wallplate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area to one erf”.

Application for Deletion of Township Establishment Conditions made in terms of section 42(i) of the Municipal Planning By-Law of 2015, to permit additions in the dwelling house on Erf 2716 in Pinelands.

5. Prevailing policy environment

5.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

The proposed development complies with the following development principles set out in the Spatial Planning and Land Use Management Act 16 of 2013:

The principle of spatial resilience

The principle of spatial resilience states that the environment must be able to absorb shocks and disturbances. The permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands will not cause any shock or disturbance to the environment.

The principle of spatial sustainability

The principle of spatial sustainability requires among others, that land development should be promoted in locations that are sustainable and which limit urban sprawl.

This application is compliant as it proposes the permanent, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands. The subject property is located in an area earmarked as an “Urban Inner Core”, and urban development is encouraged in this area. The application prevents urban sprawl, and by linking into existing bulk infrastructure and utilising the current road network, therefore, the application is spatially sustainable.

The principle of efficiency

The principle of efficiency requires that land development optimises the use of existing resources and infrastructure. Furthermore, this principle requires that the decision-making procedures should minimise any negative financial, social, economic or environmental impacts.

As aforementioned, the application complies with this principle as it proposes the permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on the subject property within a proclaimed suburb, and the existing dwelling house is already connected to the existing bulk service and road infrastructure. This application will result in a minimal impact, if any, on the bulk service infrastructure, and the use of the property have no negative economic, social or environmental impact.

The principle of good administration

The existence and use of a policy document such as the City of Cape Town Municipal Planning By-Law of 2015, indicates that there are procedures in place to regulate development. The application supports the principle of good administration in that it follows the correct application procedures set out by the Municipality. Furthermore, this application for the permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands, will undergo thorough and transparent public participation.

5.2 Spatial Planning and Land Use Management Act, 2013, Section 47 and Land Use Planning Act, Section 39

(5) When a municipality considers the removal, suspension or amendment of a restrictive condition, the municipality must have regard to at least the following:

(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement; there is no person or entity that enjoys the financial or other value of the rights in terms of the restrictive conditions 3(b), 3(c) and 3(d) that is being removed from the title deed of the subject property. These restrictive conditions impact property value because they limit the property owners on developing their properties to their fullest potential.

(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition; this application for the permanent departure, removal of the restrictive title deed conditions 3(b), 3(c) and

3(d) from the title deed, and consent use of the subject property will allow the owner to build as per the building parameters of Residential Zone 1 and not be limited by the restrictive conditions.

(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended; this application for the permanent departure, removal of the restrictive title deed conditions 3(b), 3(c) and 3(d) from the title deed of the subject property, and deletion of township establishment conditions will allow the owner to build as per the building parameters of Residential Zone 1 and not be limited by the restrictive conditions.

(d) the social benefit of the restrictive condition remaining in place in its existing form; there is no social benefit of the restrictive conditions 3(b), 3(c) and 3(d) that is being removed from the title deed of Erf 2716 in Pinelands, because these restrictive conditions impact property value as they limit the property owners on developing their properties to their fullest potential.

(e) the social benefit of the removal, suspension or amendment of the restrictive condition; this application for the permanent departure, removal of the restrictive title deed conditions 3(b), 3(c) and 3(d) from the title deed of the subject property, and deletion of township establishment conditions will allow the owner to build as per the building parameters of Residential Zone 1 and not be limited by the restrictive conditions. Furthermore, the property value will increase.

(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights, the removal of conditions 3(b), 3(c) and 3(d) from the title deed of Erf 2716 in Pinelands will not have any negative impact to beneficiary.

5.3 Integrated Development Plan, 2022-2027

Among other things, the Integrated Development Plan states that the City of Cape Town is committed to supporting these developers and property owners to build safer and better-quality homes, recognising their valuable contribution to a more compact, and densified Cape Town. It further states that housing construction is a labour-intensive economic activity offering significant potential for growth in response to the high housing demand. Support for micro-developers and the development of additional dwellings will result in skills development, job creation and greater property wealth for lower-income families. Therefore, this application permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands aligns with the objectives of the City of Cape Town Integrated Development Plan.

5.4 Cape Town Municipal Spatial Development Framework of 2023

Erf 2716 in Pinelands is within the jurisdiction of the City of Cape Town Municipality. The property is situated in an area earmarked as an “Urban Inner Core” in terms of the MSDF (2023: Map 5d).

Nodes and civic clusters: Nodes are characterised by the density, diversity and clustering of urban activities and land use found within them. Nodes often contain central access points to municipal or other civic services and centrally located community facilities/social infrastructure. The subject property is in close proximity to the public open spaces, community zones, and Jan Smuts Drive.

6.2. Table bay District Plan of 2023

The City of Cape Town has created a series of District Plans that serve as recommendations for how the city will develop and expand. Erf 2716 in Pinelands falls inside this district and is thus governed by the Table bay District Plan. This District plan highlights the City's most recent efforts and methods to managing growth and development in this area of the city in greater detail.

Erf 2716 in Pinelands is located in an area whereby mixed-use intensification is encouraged, where further intensification and diversification of existing land uses are supported or where appropriate redevelopment to a mix of land uses is actively encouraged (Table bay District Plan, 2023: 24).

6.3. Densification Policy of 2012

The Densification Policy serves as a vehicle for achieving the aims and objectives of the different spatial plans and strategies. The policy guides acceptable urban forms and ideal places to meet the MSDF and District Plan goals. Higher densities should be encouraged in places with appropriate public transportation services and access since this would increase its viability. Therefore, this application for the permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands is compatible with the Densification Policy.

6.4. Urban Design Policy of 2024

Among other things, the Urban Design policy: Objective 5 Promote Development Intensity, Diversity, and Adaptability, states that proposals must make efficient use of its site and seek to optimise its development potential through the intensification of built form (in terms of height and coverage) in response to the elements

of the urban structure, and also cluster complementary uses to encourage diverse activity by considering the relationships between the different uses and the way they can support each other (Urban Design Policy, 2024: 24). Having said that, this permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions' application will optimise the development potential of the subject property. Therefore, this application adheres to the Urban Design Policy of 2024 objectives.

6.5. City of Cape Town Municipal Planning By-Law of 2015

These applications are as follows;

Application for a Permanent Departure in terms of Section 42(b) of the Municipal Planning By-Law of 2015, to permit the Northern building line to be setback 1,6m in lieu of 3m from the common boundary.

Application for a Removal of the restrictive title deed conditions made in terms of section 42(g) of the Municipal By-Law, Condition 3(b) "It shall be used only for the purposes of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith", 3(c) "Not more than half the area thereof shall be built upon" and 3(d) "No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that the consent of the local authority an outbuilding not exceeding 3,15 metres measured from the floor to the wallplate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area to one erf".

Application for Deletion of Township Establishment Conditions made in terms of section 42(i) of the Municipal Planning By-Law of 2015, to permit additions in the dwelling house on Erf 2716 in Pinelands. Furthermore, a thorough and transparent public participation process is encouraged.

7. Motivation

7.1. Need

has recognized the need for the following;

Application for a Permanent Departure in terms of Section 42(b) of the Municipal Planning By-Law of 2015, to permit the Northern building line to be setback 1,6m in lieu of 3m from the common boundary.

Application for a Removal of the restrictive title deed conditions made in terms of section 42(g) of the Municipal By-Law, Condition 3(b) "It shall be used only for the purposes of erecting thereon one dwelling

together with such outbuildings as are ordinarily required to be used therewith", 3(c) "Not more than half the area thereof shall be built upon" and 3(d) "No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that the consent of the local authority an outbuilding not exceeding 3,15 metres measured from the floor to the wallplate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area to one erf".

Application for Deletion of Township Establishment Conditions made in terms of section 42(i) of the Municipal Planning By-Law of 2015, to permit additions in the dwelling house on Erf 2716 in Pinelands.

To satisfy this demand the said owner proceeded with the assistance of the appointed Proplan Dynamics (Pty) Ltd to lodge an application for permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions accordingly. Having said that, the key objective of the Municipal Spatial Development Framework of 2023 is to pursue a new spatial form that will ensure that Cape Town becomes a city that is more equitable, liveable, sustainable, resilient and efficient. The MSDF also seeks to undo the separate development patterns put in place by the apartheid government and aims to rectify existing imbalances in the distribution of different types of residential developments by avoiding the creation of new structural imbalances in the delivery of services.

7.2. Desirability

Section 99 of the City of Cape Town Municipal Planning By-Law of 2015, states that certain criteria need to be addressed in a land use application before a decision can be made. The application will be assessed based on the following criteria: the socio-economic impact, compatibility with surrounding land uses, impact on the external engineering services, impact on safety, health and wellbeing of the community, impact on heritage, impact on the biophysical environment, traffic impacts, parking, access and other transport related conditions.

7.2.1. Context and compatibility

The property under application is located in close proximity to residential sites, public open spaces, and community zones. It encourages residents to live with unity and harmony in the area. The permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands poses no negative impacts on the safety, health, and well-being of the surrounding community and the natural environment.

7.2.2. Sustainability

The economic, environmental, infrastructural, institutional, and social sustainability of the proposed permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on the subject property is discussed below:

Economic sustainability

Given that the proposed permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions on Erf 2716 in Pinelands will facilitate the operation of a dwelling house. It can be considered to be economically sustainable because during the construction phase built environment professionals will be appointed to carry out their duties. Therefore, there will be job creation. Furthermore, this application for the subject property will result in a once-off bulk service contribution to be payable to the City of Cape Town Municipality.

It is stated in the Inclusive Economic Growth Strategy (2022), that its key principles are inclusivity, competitiveness, connectivity, resilience, embedded sustainability and collaboration. Having said that, this application for the permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands will result to job creation for the built environment professionals that will be appointed during the construction phase.

Environmental sustainability and impact on the biophysical environment

The proposed permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands will not take place in an environmentally protected area, no additional environmental authorisation is required, and the application is considered to be environmentally sustainable. Furthermore, this application will not have any negative impact on the environment and residents. As stated in section 24 of the Constitution of the Republic of South Africa, 1996, everybody has a right to an environment that is liveable and not harmful to their well-being, and this application is compatible with that.

Infrastructural sustainability and impact on the external engineering services

The proposed permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands is considered to be infrastructural sustainable as the property under application is located in an area that is serviced and well-

connected to existing municipal service infrastructure. Therefore, should any potential upgrades to municipal service infrastructure be required, the once-off bulk service contribution payable to the Municipality will cover all costs incurred.

Social sustainability and impact on safety, health, and well-being of the surrounding community

The proposed permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on the subject property under application can be considered socially sustainable as it does not affect the neighbouring residents negatively.

Institutional sustainability

The proposed permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands is institutionally sustainable as it:

- Supports the development principles of the Spatial Planning and Land Use Management Act 16 of 2013;
- Supports the Inclusive Economic Growth Strategy of 2022 key principles;
- Consistent with the Integrated Development Plan of 2022-2027 objectives;
- Consistent with the Cape Town Municipal Spatial Development Framework of 2023 objectives;
- Consistent with the Table bay District Plan of 2023 objectives.
- Consistent with the Densification Policy of 2012 objectives;
- Consistent with the Urban Design Policy of 2024 objectives
- Adheres to the prescribed application processes stipulated in the City of Cape Town Municipal Planning By-Law of 2015, which includes a thorough and transparent public participation process;

7.2.3. Impact on heritage

Erf 2716 in Pinelands is located on Heritage Overlay Protection Zone. However, this application for the permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands will have no negative impact on any place or object of cultural significance. As stated in the NHRA, that heritage areas are unique, non-renewable and precious locations, that include sites and landscapes of historical significance, areas of scenic beauty, and places of spiritual and/or cultural importance.

7.2.4. Traffic impacts, parking, access, and other transport related considerations

This application for the permanent departure, removal of the restrictive title deed conditions, and deletion of township establishment conditions to permit additions in the dwelling house on Erf 2716 in Pinelands will not trigger any transport studies, as the proposed development will utilize the existing space for the parking bays and the access to Daffodil Way will remain the same.

7.2.5. Whether the imposition of conditions to mitigate an adverse impact of the proposed use or development of land

There are no necessary conditions to be imposed, as the dwelling house will have no negative impacts that need to be mitigated.

8. Conclusion

As aforementioned Proplan Dynamics (Pty) Ltd has been appointed by Girl Thandisa Yeki to compile and submit;
Application for a Permanent Departure in terms of Section 42(b) of the Municipal Planning By-Law of 2015, to permit the Northern building line to be setback 1,6m in lieu of 3m from the common boundary.

Application for a Removal of the restrictive title deed conditions made in terms of section 42(g) of the Municipal By-Law, Condition 3(b) “It shall be used only for the purposes of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith”, 3(c) “Not more than half the area thereof shall be built upon” and 3(d) “No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that the consent of the local authority an outbuilding not exceeding 3,15 metres measured from the floor to the wallplate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area to one erf”.

Application for Deletion of Township Establishment Conditions made in terms of section 42(i) of the Municipal Planning By-Law of 2015, to permit additions in the dwelling house on Erf 2716 in Pinelands. The application is considered to be desirable, apart from the fact that it poses no negative impacts on the safety, health, and well-being of the surrounding community and the natural environment. Additionally, it is in compliance with the relevant and applicable National, Provincial, and Local Acts and Policies. Given the information provided in this motivation report, we trust the City of Cape Town Municipality officials and Municipal Planning Tribunal to support this application.

9. References

City of Cape Town, 2022. Inclusive Economic Growth Strategy, Cape Town: City of Cape Town.

City of Cape Town, 2023. Table bay District Plan, Cape Town: City of Cape Town.

City of Cape Town, 2023. Cape Town Municipal Spatial Development Framework, Cape Town: City of Cape Town.

City of Cape Town, 2012. Densification Policy, Cape Town: City of Cape Town.

City of Cape Town, 2024. Urban Design Policy, Cape Town: City of Cape Town.

City of Cape Town, 2022-2027. Integrated Development Plan, Cape Town: City of Cape Town.

City of Cape Town, 2015. Cape Town Municipal Planning By-Law, Cape Town: City of Cape Town

Spatial Planning and Land Use Management Act 16, 2013.

The Constitution of the Republic of South Africa, 1996.

LOCALITY MAP

