



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500167201

**Remainder Erf 605, 17 Punt Street,
Philippi, Schaapkraal**

Development Management

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MOTIVATIONAL REPORT

Proposed Rezoning, Subdivision, Departure & Deviation Erf 605, Schaapkraal

Application in terms of
the City of Cape Town
Municipal Planning

Authority:

City of Cape Town Municipality

Date:

July 2025

Our reference:

SCK/14555/RP

Compiled By:

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1. SECTION 1 INTRODUCTION

This office, CK Rumboll & Partners, has been appointed to prepare and submit a land use application for the subdivision, partial rezoning, departure and site specific deviation of Erf 605, Schaap Kraal¹. The application specifically pertains to the formalisation of an existing municipal mini substation situated on the property. In alignment with City of Cape Town's broader objective to secure and protect public infrastructure, the subdivided portion, measuring approximately 20m², has been expropriated by the City in order to ensure legal ownership and appropriate land use control over the infrastructure.² The rezoning of this portion will further serve to assign the correct zoning designation, thereby reinforcing the operational security and long-term investment in the City's electrical distribution network.

As the proposed Portion A has been formally expropriated, CK Rumboll & Partners has been formally authorised by Tania Lewis duly authorised representative of City of Cape Toan Municipality being the prospective landowner of unregistered Erf 2353, Schaap Kraal (Proposed Portion A). This authorises our office to oversee and execute all relevant town planning and land surveying procedures required for the subdivision of The Property into a Portion and a Remainder, and for the rezoning of the newly created portion to reflect the municipal use and ownership of the substation site.

1.1 Purpose

It is the purpose of this report to apply in terms of:³

- ▶ Section 42 (d) of the City of Cape Town Municipal Planning By-Law, 2025, for the Subdivision of The Property into one Portion and a Remainder, namely:
 - Portion A (Unregistered Erf 2353, Schaap Kraal) (± 20m²); &
 - Remainder Erf 605, Schaap Kraal (±4.7815ha).
- ▶ Section 42(a) of the City of Cape Town Municipal Planning By-Law, 2025, for the Rezoning of Portion A (Unregistered Erf 2353, Schaap Kraal) from Agricultural Zone to Utility Zone in order to accommodate the existing mini substation on Portion A.

¹ Hereinafter referred to as The Property

² **Expropriation Notice – Annexure A**

³ **Municipal Application Form – Annexure C**

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- ▶ Section 42 (b) of the City of Cape Town Municipal Planning By-Law, 2025, for the Departure from the minimum subdivision size in respect of the proposed Remainder.
- ▶ Site Specific Deviation from the Municipal Spatial Development Framework the Cape Flats District Plan.

1.2 Restrictions

A review of The Property's Title Deed indicates that there are no restrictions which will prohibit the proposed subdivision of The Property. ⁴

1.3 Property Description

Table 1: Property details

Erf 605, Schaap Kraal	
Applicant	CK Rumboll & Partners on behalf of Tania Lewis
Extent	4.7835 ha
Registered Owner	
Local Authority	City of Cape Town Municipality
Current Zoning	Agricultural Zone
Current Land Use	Agricultural
Title Deed	
Applicable Zoning Scheme	City of Cape Town Development Management Scheme

2. SECTION 2 CONTEXTUAL ANALYSIS

2.1 Registered Description and Ownership

The Property is owned by (Expropriated portion – Unregistered Erf 2353, Schaap Kraal).

Table 2: Ownership

⁴ **Title Deed & SG Diagrams – Annexure D**

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Property no	Title Deed	Extent	Restrictive Conditions
Erf 605, Schaap Kraal		4.7835ha	None

2.2 Locality

Schaap Kraal is located within the Cape Flats District of the City of Cape Town. The area is situated to the south of the suburb of Philippi and is accessible via Punt Street which link to larger arterial routes such as Strandfontein Road and Govan Mbeki Road (R300), providing convenient access to the broader metropolitan area.

The Property is positioned within a semi-rural area characterised by smallholdings, agricultural activities, and scattered low-density residential development. The locality maintains a unique rural character within the urban edge, with a strong presence of informal and small-scale farming operations. While Schaap Kraal is not as densely developed as surrounding urban suburbs, its location ensures functional connectivity to key services and transport routes within the Cape Metropole.⁵

⁵ **Locality Plan – Annexure E**

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Figure 1: Locality of The Property

2.3 Existing Zoning and Surrounding Uses

In terms of the City of Cape Town's Development Management Scheme (DMS), The Property is currently zoned as Agricultural Zone (AG). It is located within a semi-rural area predominantly characterised by low-intensity agricultural activities, including small-scale farming and horticulture. The surrounding properties are similarly zoned and used for agricultural purposes, contributing to the area's distinctly rural character within the broader metropolitan context.

The property occupies a prominent location along Punt Street which serve as key local access route within the Schaap Kraal smallholding area. This location enhances the property's accessibility while maintaining its integration within the surrounding agricultural fabric. Therefore, preservation of agricultural land can also help to promote stability of the urban

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edge, conserve wetlands and other naturally sensitive areas as well as maintain rural characteristics that are valued by the community., which would otherwise be hindered given the current statue. ⁶



Figure 2: Surrounding land uses

2.4 Access and Parking

As previously indicated in this application, the subject property is located along Punt Street. Formal vehicular access to the property is currently obtained directly from Punt Street, which serves as one of the primary local thoroughfares in the area.

⁶ **Surrounding Land Uses – Annexure F**

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It is important to note that the property remains largely undeveloped, with some buildings and structures having been constructed thereon—including the existing municipal mini-substation. This substation is located on the portion proposed to be subdivided. It is considered that sufficient on-site parking can be provided for the existing buildings and structures situated on The Property. except for the minimal beforementioned improvements, the remainder of the site retains its agricultural character consistent with the surrounding land use context.

2.5 Services

As previously noted in this application, The Property has previously been improved with some buildings and structures erected thereon. It is considered that these buildings and structures are either already connected to Municipal infrastructure situated in the area, or makes use of their own services. Any further developments or improvements will be undertaken in accordance with the primary land use rights afforded under the Agricultural Zone (AG) designation, as per the City of Cape Town's Development Management Scheme.

It is further noted that several surrounding properties within the Schaap Kraal area have already been improved with residential dwelling units and associated infrastructure. Although the availability of municipal bulk services such as waterborne sewerage may be limited in this semi-rural context, it can reasonably be assumed that certain municipal infrastructure—particularly electrical services—is available in the vicinity. In cases where full municipal service connections are not immediately accessible, alternative service solutions such as conservancy tanks, boreholes, or septic systems may be implemented, subject to municipal approval and compliance with environmental health standards.

3. SECTION 3 DEVELOPMENT PROPOSAL

3.1 Background

The City of Cape Town has expropriated a portion of Erf 605, Schaap Kraal, measuring approximately 20m², to formalise and protect existing municipal infrastructure—specifically, a mini-substation currently located on The Property. Application is made for the **Subdivision** of The Property into two cadastral units: Portion A (±20m²), to be designated as Unregistered Erf 2353, Schaap Kraal, and Remainder Erf 605 (±4.7815 ha). This subdivision not only regularises the municipal occupation and infrastructure use but also allows for clear legal delineation of ownership and responsibilities. By enabling formal recognition of the City's infrastructure on a separate registered portion, the proposed development supports the safeguarding of municipal assets, ensures proper zoning compliance, and promotes orderly spatial planning practices in line with the objectives of the Municipal Planning By-Law.

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Following the propose Subdivision, a land use application is submitted to facilitate the formal recognition and registration of the expropriated portion. Accordingly, application is made for the **Rezoning** of proposed Portion A from Agricultural Zone to Utility Zone. Subsequent to the above, application is also made for the departure from the Minimum Subdivision Size.

3.2 Proposed Subdivision

In order to obtain the necessary land use rights, application is made for the following:

- ▶ *Section 42(d) of the city of Cape Town Municipal Planning By-Law, 2025, for the Subdivision of The Property into one Portion and a Remainder, namely:*
 - Portion A ($\pm 20\text{m}^2$); &
 - Remainder Erf 605 ($\pm 4.7815\text{ ha}$)⁷

As detailed throughout this report, application is made in terms of Section 42(d) of the City of Cape Town Municipal Planning By-Law, 2015, for the **subdivision** of Erf 605, Schaap Kraal into two portions: Portion A ($\pm 20\text{m}^2$) and the Remainder ($\pm 4.7815\text{ ha}$) as presented in Figure 4 below. The purpose of this subdivision is to facilitate the formal transfer of ownership of **Portion A** to the City of Cape Town, thereby securing and regularising the municipal infrastructure, specifically, an existing electricity mini-substation, currently situated on the property.

This subdivision is essential to enable the City to formally take ownership and establish clear cadastral boundaries around the infrastructure situated on the land that has been expropriated. It ensures that the land housing the substation is legally and functionally distinct from the privately-owned agricultural portion, allowing for proper zoning, management, maintenance, and protection of the substation in the long term. Furthermore, the subdivision reinforces the City's commitment to safeguarding public infrastructure and upholding spatial governance principles, while simultaneously allowing the landowner to retain the balance of the property for ongoing agricultural use. The proposed subdivision is thus a pragmatic and policy-aligned response to the need for infrastructure security and responsible land administration.

⁷ **Subdivision Plan – Annexure H**

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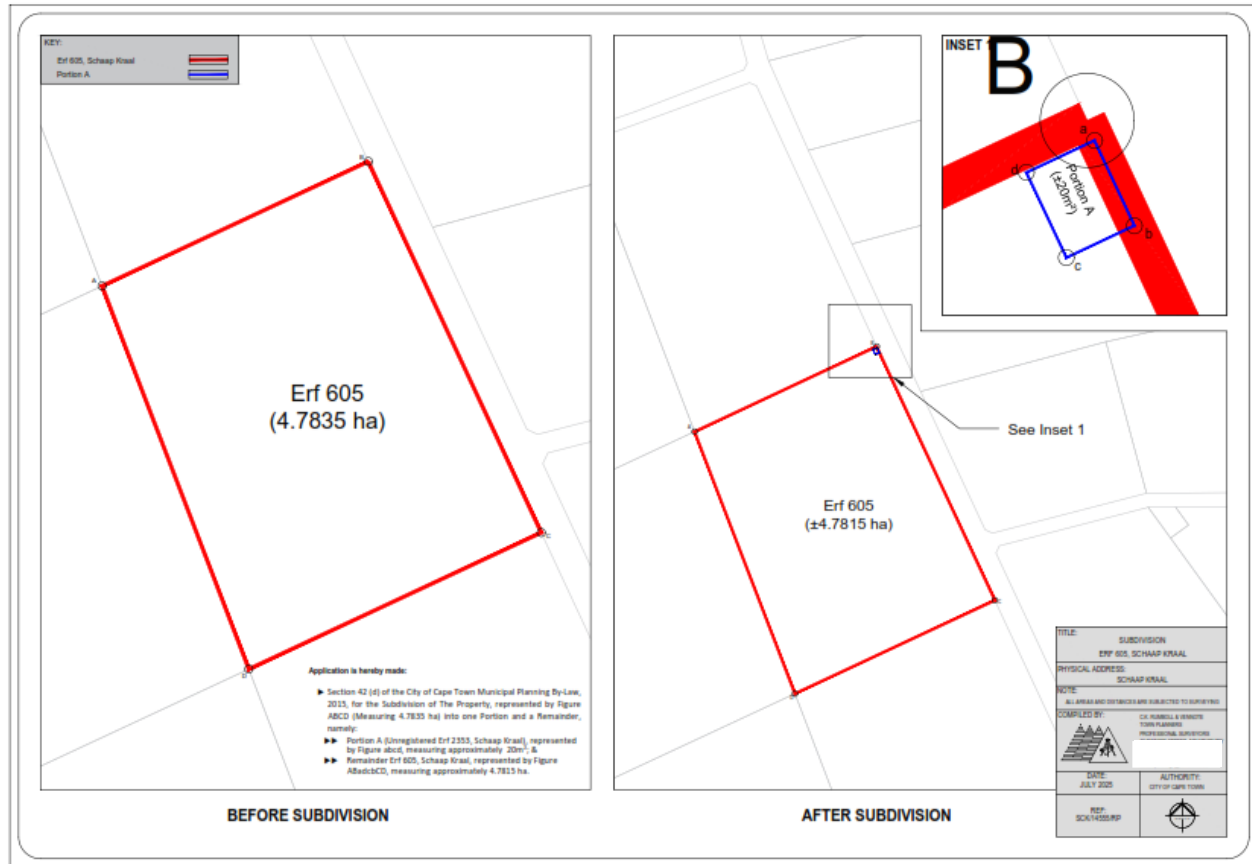


Figure 3: Proposed Subdivision Plan

Notably, Section 109 (e)(ii) of the City of Cape Town Development Management Scheme states that the minimum allowable subdivision size for a remainder is 20 hectares. Departure from this prescribed development parameter is discussed in detail under Section 3.3 of this report.

3.3 Proposed Rezoning

In order to obtain the necessary land use rights, application is made for the following:

- Section 42(a) of the City of Cape Town Municipal Planning By-Law, 2025, for the Rezoning of proposed Portion A from Agricultural Zone to Utility Zone⁸, in order to accommodate the existing electrical mini-

⁸ **Rezoning Plan – Annexure G**

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substation erected thereon.

Following the subdivision application, application is further made for the rezoning for the rezoning of Portion A to Utility Zone, $\pm 20\text{m}^2$ in extent. The proposed Remainder will retain the current Agricultural Zone designation, reflecting its continued rural use and alignment with the surrounding land uses.

As illustrated in **Figure 3**, the proposed **Remainder** of the property will retain the current **Agricultural Zone** designation, reflecting its continued agricultural use and alignment with the surrounding land uses in Schaap Kraal. **Portion A**, measuring approximately 20m^2 and accommodating the existing municipal mini-substation, will be rezoned to **Utility Zone** to ensure that the land use rights accurately reflect the current and intended use of the land. The **Utility Zone** is specifically intended to accommodate municipal infrastructure and essential services. In terms of the City of Cape Town Development Management Scheme (DMS), the primary land use right for Utility Zone includes "**utility services**", which is defined as:

"a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and includes a water reservoir and purification works, electricity substation and transmission lines, stormwater retention facilities, and a wastewater pump station and treatment works, recycling facility, dumpsites and minor freestanding and rooftop base telecommunication station, but does not include road, wind turbine infrastructure or transport use."

The proposed rezoning of Portion A to Utility Zone therefore aligns directly with the definition and intent of this zoning category, ensuring regulatory compliance and formal recognition of municipal infrastructure. It also provides long-term land use certainty, facilitates appropriate land management, and safeguards the City's investment in essential services infrastructure within the Schaap Kraal area.

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Figure 4: Rezoning Plan

3.4 Proposed Departure

In addition to the proposed subdivision and rezoning, application is made in terms of the City of Cape Town Municipal Planning By-Law, 2025, for a departure from the provisions of the **City of Cape Town Development Management Scheme (DMS)** relating to the minimum subdivision size applicable to land zoned **Agricultural Zone**.

Section 109(e) of the DMS prescribes the minimum subdivision size for properties that are zoned, and intended to remain zoned, **Agricultural Zone**. The relevant provision reads as follows:

“(e) Minimum Subdivision Size

No new subdivision or any remainder that is zoned and intended to remain zoned Agriculture shall be less than –

- (i) The minimum subdivision size specified in terms of an approved local area overlay zone; or
- (ii) 20 ha if no such overlay zone exists,

Unless the new subdivision or remainder concerned is consolidated with a property zoned Agriculture, so as to make

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up a consolidated land unit of at least the minimum required subdivision size and provided that compliance with this requirement does not limit the City's powers to refuse a subdivision application that it considers to be undesirable."

The Property, currently measures approximately **4.7835 hectares** in extent and therefore already falls well below the prescribed minimum subdivision size of **20 hectares**. The proposed subdivision does not seek to create a new agricultural holding of a reduced scale for agricultural purposes, but rather to excise a **small portion of approximately 20 m²** accommodating an existing municipal mini-substation that has already been developed and is no longer utilised for agricultural purposes. Consequently, the agricultural potential, productive capability, and functional viability of the remaining agricultural property will remain effectively unchanged. The proposed Remainder will continue to comprise approximately **4.7815 hectares**, preserving virtually the entire agricultural landholding and allowing the property to continue to be utilised in accordance with its Agricultural Zone designation.

The departure is therefore of a highly technical and administrative nature, arising solely from the statutory minimum subdivision requirement. It does not facilitate additional fragmentation of agricultural land for development purposes, nor does it undermine the objectives of protecting viable agricultural landholdings. Instead, the proposal seeks to regularise the cadastral position of existing municipal infrastructure that has already been expropriated by the City of Cape Town to secure and protect its investment in essential public infrastructure. Granting the requested departure will enable the lawful subdivision and transfer of the utility portion into municipal ownership while ensuring that the balance of the property remains available for agricultural use.

Given the negligible size of the proposed subdivision, the existing developed nature of **Portion A**, and the continued agricultural use of the Remainder, it is submitted that the proposed departure will have no material impact on the agricultural viability of the property or the surrounding area. The application is therefore considered reasonable, desirable, and consistent with the principles of sound spatial planning, and it is respectfully requested that the departure from **Section 109(e)(ii)** of the City of Cape Town Development Management Scheme be approved concurrently with the subdivision and rezoning applications.

3.5 Zoning Parameters

Utility Zone:

In accordance with the City of Cape Town Development Management Scheme the following use restrictions apply to a property designated as Utility Zone:

- (a) Primary uses are **utility services**, authority use, rooftop base telecommunication station, freestanding base telecommunication station, minor freestanding base telecommunication station and minor rooftop base

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telecommunication stations;

- (b) Consent uses are cemetery, informal trading, funeral parlour, crematorium, urban agriculture, airport, wind turbine infrastructure and helicopter landing pad.

The applicable development rules are as follows:

- The city may require a site development plan for a primary use, and shall require a site development plan for a consent use application;
- The site development plan as approved by the City shall constitute the development rules for a primary use if applicable, and a consent use.
- The provisions of a Site Development Plan in item 123 shall apply.

Considering the above, please refer to Figure 5 below for the plan which form part of the Expropriation notice.

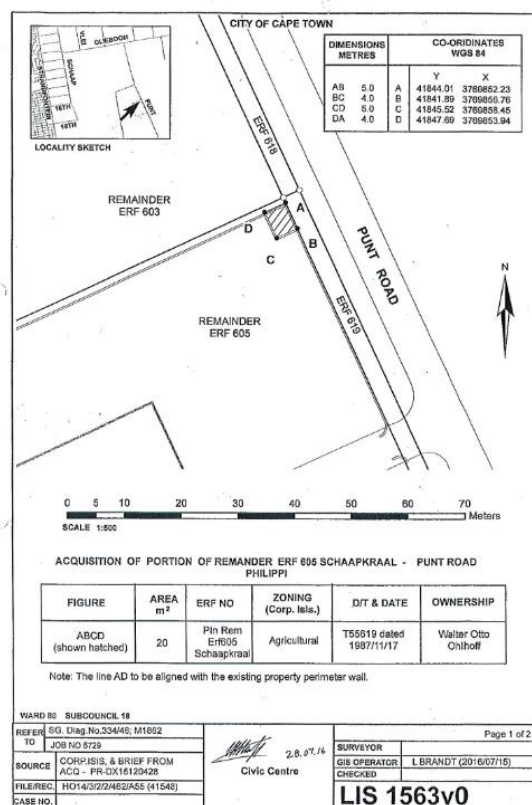


Figure 5: Expropriation Diagram

Agricultural

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It is important to emphasise that no new development is currently proposed for the Remainder of the Property, which will retain its existing Agricultural Zone designation in terms of the City of Cape Town's Development Management Scheme (DMS). The primary use of the Remainder will therefore remain agricultural in nature, consistent with the prevailing land use character of the Schaap Kraal area.

Should any future development be contemplated on the Remainder, such development will be subject to and guided by the applicable development parameters, land use rights, and consent use provisions set out in the City of Cape Town DMS for Agricultural Zoned land. This ensures that any prospective land use will be appropriately assessed in accordance with the applicable planning legislation, environmental considerations, and municipal policies, thereby upholding responsible and compliant land development practices.

4. SECTION 4 PLANNING POLICY

4.1 Municipal Spatial Development Framework

The proposed rezoning of Portion A to **Utility Zone** and the concomitant subdivision gives formal effect to the City's policy of safeguarding strategic service infrastructure. The Municipal Spatial Development Framework (MSDF) recognises "utility infrastructure – water, sanitation, energy, waste, ICT" as a city-wide asset that requires coordinated planning, budgeting and secure land tenure to guarantee long-term operation and maintenance. By placing the existing mini-substation on its own cadastral unit and assigning the correct zoning, the application directly supports this objective and dovetails with the MSDF's infrastructure-prioritisation framework, which treats targeted investment in bulk services as "a tool of spatial transformation" crucial to reducing the economic and social costs of fragmented development. In short, the subdivision enables the City to protect its electrical network, reinforces the resilience goals of the MSDF and aligns with the framework's call for predictable, policy-driven land-use decisions.

Simultaneously, retaining the **Agricultural Zone** for the ±4.7815 ha remainder upholds the MSDF's commitment to conserving the Cape Flats' semi-rural landscape and its **Agricultural Areas of Significance**, which the framework identifies as part of the metropolitan Green Infrastructure Network and assets that merit long-term protection. Furthermore, based on the district plan, such an area forms as an area with high-potential and unique agricultural land which includes areas that have been ploughed for orchards, vineyards, forestry plantations, annual crops, pastures and irrigation lands. Intensive agricultural land will be protected against conversion to other land uses therefore a subdivision helps to maintain and harness the agricultural land. Accordingly, the application is fully aligned with the strategic direction and policy intent of the City of Cape Town's MSDF. In this regard, the area is located within the Philippi opportunity area (POA) catalytic

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precinct, and Agricultural significance based on the District Plan, it is further ideal for investment and development on the premises so that it helps in unlocking economic opportunities by taking advantage of the area's locational advantages for vertically integrated Agri-processing value given the land use of the area.

It is acknowledged that the MSDF's spatial proposals do not specifically identify the subject property as a location for utility infrastructure. Consequently, a limited site-specific deviation from the MSDF is required to accommodate the formal recognition of the existing mini-substation. However, this deviation is considered both reasonable and justifiable, as it relates solely to the regularisation of an existing municipal facility occupying approximately 20 m², rather than the establishment of a new or incompatible land use. Moreover, the MSDF is intended to provide strategic spatial guidance at a metropolitan scale and is not designed to identify individual items of local engineering infrastructure such as neighbourhood electricity substations. The proposed deviation therefore does not conflict with the broader objectives or spatial vision of the MSDF. Instead, it gives practical effect to the framework's overarching objectives by ensuring that existing municipal infrastructure is appropriately protected, legally regularised and capable of continuing to provide reliable electrical services to the surrounding community over the long term.

4.2 Cape Flats District Plan

The following is an extract from the Cape Flats District Plan: The overall intent of the District Plan is to find ways to respond to the backlog in services and accommodation and the future land use needs, given the estimated future growth in population. This is to be done in a manner to ensure compliance with the principles of the relevant legislation, e.g. the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) and the Land Use Planning Act, Act 3 of 2014 (LUPA).

The formalisation of the existing mini-substation complements the intent of the District Plan by securing the long-term provision and maintenance of critical infrastructure needed to support both current and future land use demands. By ensuring the substation is legally recognised, the City reinforces its commitment to addressing service backlogs and preparing for anticipated population growth. This aligns with the principles of SPLUMA and LUPA by promoting efficient land use, supporting infrastructure development, and enabling equitable access to basic services in a manner that is legally compliant and spatially sustainable.

It is acknowledged that the Cape Flats District Plan does not specifically identify the subject property for utility infrastructure or propose a Utility Zone designation for the site. Accordingly, a limited site-specific deviation from the spatial proposals of the District Plan is required. However, this deviation is considered both reasonable and justifiable, as it relates only to an existing mini-substation occupying approximately 20 m², rather than the establishment of new or incompatible land

uses. Furthermore, the District Plan is a strategic planning instrument that provides broad spatial direction at a district scale and is not intended to identify or provide detailed planning guidance for individual items of local engineering infrastructure such as neighbourhood electrical substations. The proposed rezoning therefore does not undermine the objectives or spatial vision of the District Plan, but rather gives effect to its broader intent by ensuring that existing municipal infrastructure is appropriately protected, legally regularised, and capable of serving the surrounding community over the long term.

4.3 Principles of Land Use Planning

The proposed development supports the principles of *Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013*, as follows;

4.3.1 Spatial justice

The proposed development aligns with the principle of **spatial justice** as outlined in the Spatial Development Framework (SDF), by ensuring that land use and zoning are applied equitably and in accordance with broader municipal planning objectives. While the property retains its Agricultural Zone designation (in part), the subdivision and rezoning of a small portion to Utility Zone enables the formalisation of existing municipal infrastructure—ensuring that essential services are secured and equitably distributed across all communities, including those in semi-rural areas such as Schaap Kraal. This approach promotes fair access to infrastructure and supports the City’s commitment to spatial transformation without undermining the landowner’s existing rights, as the remainder of the property remains available for agricultural or permissible rural residential use. The application thus reflects a balance between the protection of public assets and the equitable use of land in a manner consistent with the SDF’s spatial justice objectives.

4.3.2 Spatial sustainability

The proposed development aligns with the principle of **spatial sustainability** by promoting land use that is fiscally responsible, environmentally appropriate, and administratively manageable. The subdivision and rezoning of a small, already-developed portion of the property for municipal utility purposes ensures the formalisation and long-term protection of existing infrastructure without requiring additional development or extension of services, thereby minimising environmental impact and avoiding unnecessary expansion of the urban footprint. By retaining the Agricultural Zone designation on the remainder of the property, the proposal also supports the preservation of productive rural land, consistent with the City’s broader sustainability and environmental management objectives. Furthermore, the application reinforces the efficient functioning of the land market by securing public infrastructure through legal tenure, while avoiding fragmented or ad hoc development that could contribute to urban sprawl. The property will continue to be preserved as a

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prime, unique and high potential agricultural land seeing as the property will carry on with farming activities located on the property. Lastly, the current agricultural activities and other uses support the sustainable use of natural resources by preserving productive agricultural land and maintaining the rural economy.

4.3.3 Efficiency

The proposed development is fully aligned with the principle of **efficiency**, as it optimises the use of existing infrastructure and land resources by formalising the presence of an operational municipal mini-substation already constructed on the property. Rather than requiring new land or infrastructure investment, the application simply seeks to regularise and protect an existing asset, ensuring its continued and uninterrupted functioning. The subdivision and rezoning of only the affected 20m² portion allows for precise, minimal intervention—limiting environmental disruption and avoiding unnecessary administrative or financial burden. Additionally, by aligning the land use with actual on-the-ground conditions, the proposal supports streamlined decision-making and reduces long-term social, legal, and operational risks, thereby promoting efficient, responsible, and cost-effective land development outcomes.

4.3.4 Spatial resilience

The proposed development supports the principle of **spatial resilience** by ensuring that critical municipal infrastructure—specifically, the existing mini-substation—is legally secured and appropriately zoned, thereby strengthening the reliability and continuity of essential service delivery in the Schaap Kraal area. By formalising and protecting this infrastructure through subdivision and rezoning, the City is better equipped to manage and maintain the substation, ensuring consistent access to electricity for surrounding communities, particularly in the face of potential economic or environmental shocks. This proactive planning approach enhances the area's capacity to adapt to future challenges while maintaining the functional integrity of service networks, thus promoting long-term sustainability and resilience within a semi-rural context.

4.3.5 Good administration

The proposed application will be taken through the public process, and all relevant departments will be approached. Participation of different relevant departments and the public will ensure an informed decision.

Based on the above, it can be concluded that the proposed development is consistent with the overall planning guidelines and spatial proposals applicable to the Schaap Kraal area, particularly when considering the scale, purpose, and minimal impact of the application. The proposal aligns with the City's planning policies by formalising existing municipal infrastructure through the rezoning and subdivision of a small portion of the property, while maintaining the predominant agricultural character of the remainder. The development does not alter the area's rural nature, nor does it introduce inappropriate intensification. Instead, it supports responsible land management within the urban edge by securing

essential services, optimising land use, and avoiding unnecessary expansion, thereby contributing to the City's broader objective of limiting urban sprawl while enhancing infrastructure resilience.

5. SECTION 5 ASSESSMENT CRITERIA

The criteria for the assessment of applications as per the City of Cape Town DMS are addressed as follows:

5.1 Socio-Economic Impact

The formalization of the existing mini-substation will have a positive socio-economic impact by ensuring continued and reliable electricity supply to the surrounding area, thereby supporting local economic activities and residential needs without introducing new development pressure or displacement.

5.2 Compatibility with surrounding uses

The substation is modest in scale ($\pm 20\text{m}^2$) and already integrated into the landscape, posing no conflict with existing land uses. It is compatible with the surrounding infrastructure and land use pattern, serving a necessary public utility function.

5.3 Impact on the external engineering services

As the substation is already operational and connected to the municipal service network, the application will not place any additional demand on existing external engineering services such as water, sanitation, or waste removal.

5.4 Impact on safety, health and wellbeing of the surrounding community

The continued use of the substation will enhance community wellbeing by supporting uninterrupted electrical service. All necessary safety standards are adhered to, ensuring no negative impact on public health or safety.

5.5 Impact on heritage

The site has no known heritage significance, and the small-scale nature of the infrastructure ensures that the substation does not negatively affect any heritage resources or character of the area.

5.6 Impact on the biophysical environment

The proposed development will not have any impact on the biophysical environment.

5.7 Impact Traffic impacts, parking, access, and other transport related considerations

The mini-substation requires no dedicated parking and generates negligible traffic. Occasional maintenance visits are

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infrequent and do not impact existing road infrastructure, access routes, or traffic flow in the area.

5.8 Can the imposition of conditions mitigate an adverse impact of the proposed land use?

The proposal will not result in any additional negative impacts in the area. The proposed development will comply with all conditions of approval that City of Cape Town may deem necessary.

6. SECTION 6 SUMMARY

The proposed subdivision and rezoning are considered desirable and appropriate for the following reasons:

- The application enables the formalisation of an existing municipal mini-substation through the creation of a separate, functional erf (Portion A), while the remainder of the property retains its agricultural use.
- The proposed land use change supports the principles of SPLUMA and LUPA, particularly with regard to spatial justice, spatial sustainability, efficiency, and spatial resilience.
- Considering the proposed site-specific deviation from the MSDF & District Plan, the proposal should be considered as being aligned with the Cape Town Municipal Spatial Development Framework (MSDF), which promotes the safeguarding of public infrastructure and the efficient use of land and services within the municipal area.
- The development will have no adverse impact on the surrounding agricultural character of Schaap Kraal, nor will it negatively affect any environmentally sensitive or conservation areas.
- The application supports compact and efficient land development by utilising an already developed portion of land for formal infrastructure purposes, without expanding the urban footprint.
- The formalisation of the substation through subdivision and rezoning contributes to the optimal use of existing infrastructure and ensures long-term operational security for municipal services.
- The remainder of the property will retain its Agricultural Zone designation, allowing continued agricultural activity and preserving the rural nature of the area.
- The application ensures legal clarity, cadastral definition, and zoning compliance for municipal infrastructure, promoting sound spatial planning and land administration practices.

In light of the above, it is evident that the application for the subdivision, rezoning, Departure & Deviation of Erf 605, Schaap Kraal is in line with applicable planning policies and principles and can therefore be supported. It is respectfully requested that the application be considered favourably.

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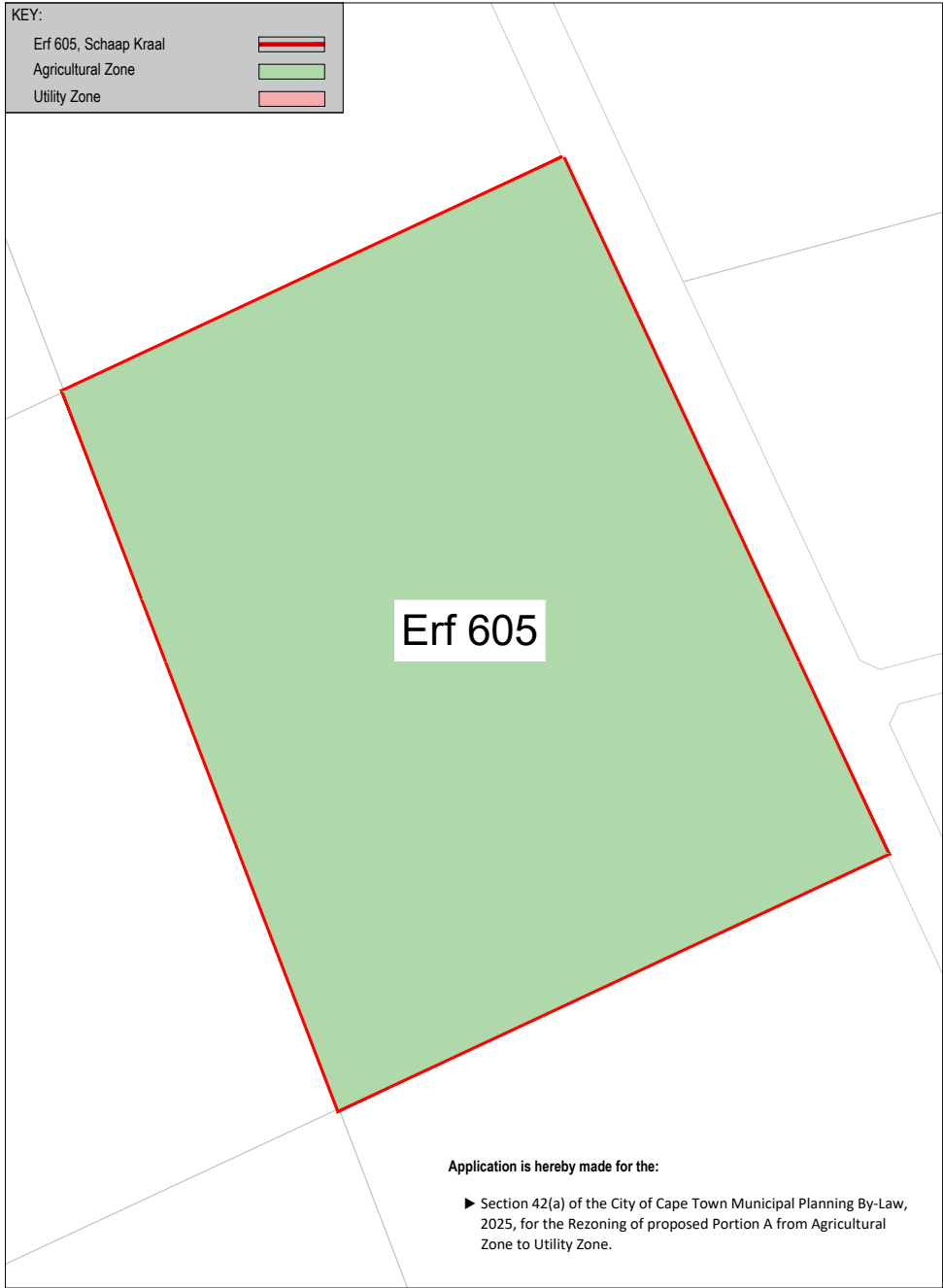


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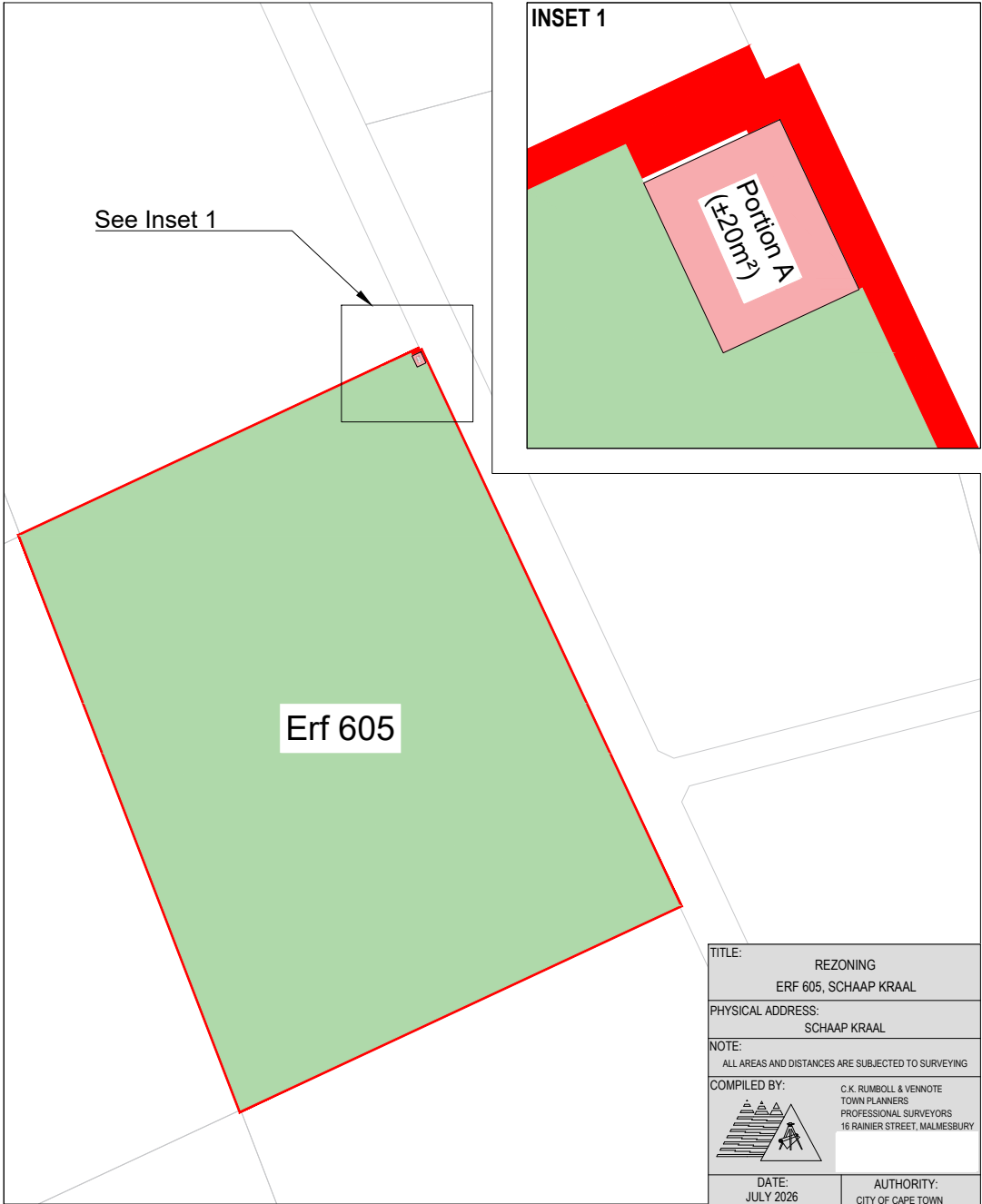
Roeben Pienaar

For CK RUMBOLL AND PARTNERS

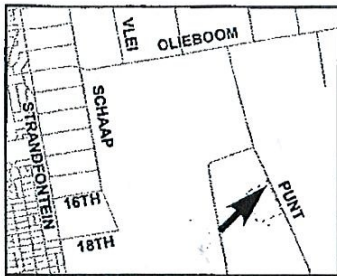
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Erf 605, Schaap Kraal	
Agricultural Zone	
Utility Zone	



BEFORE REZONING



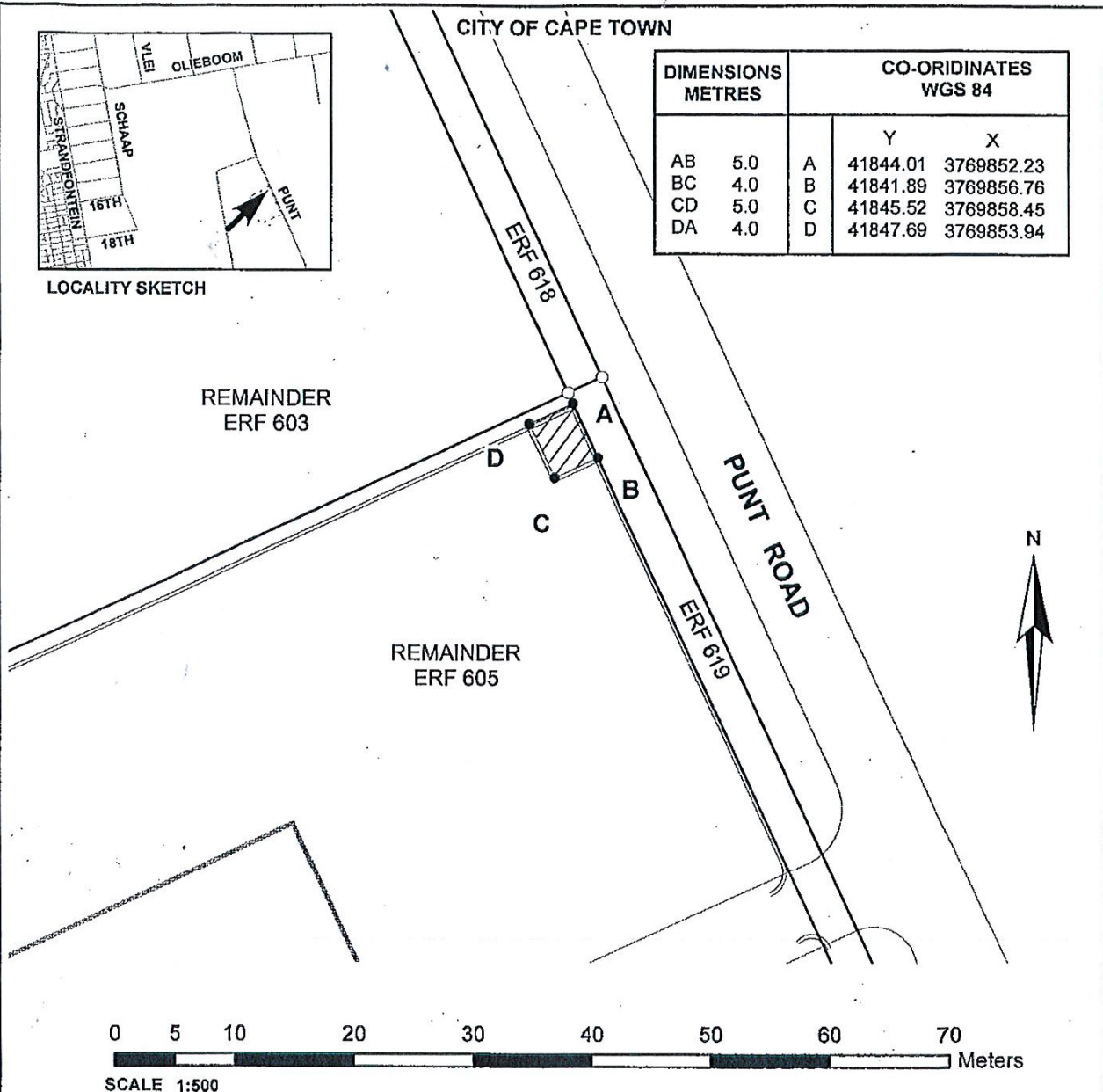
AFTER REZONING



LOCALITY SKETCH

CITY OF CAPE TOWN

DIMENSIONS METRES		CO-ORDINATES WGS 84		
			Y	X
AB	5.0	A	41844.01	3769852.23
BC	4.0	B	41841.89	3769856.76
CD	5.0	C	41845.52	3769858.45
DA	4.0	D	41847.69	3769853.94

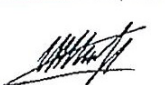


ACQUISITION OF PORTION OF REMAINDER ERF 605 SCHAAPKRAAL - PUNT ROAD
PHILIPPI

FIGURE	AREA m ²	ERF NO	ZONING (Corp. Isls.)	D/T & DATE	OWNERSHIP
ABCD (shown hatched)	20	Ptn Rem Erf605 Schaapkraal	Agricultural		Walter Otto Ohlhoff

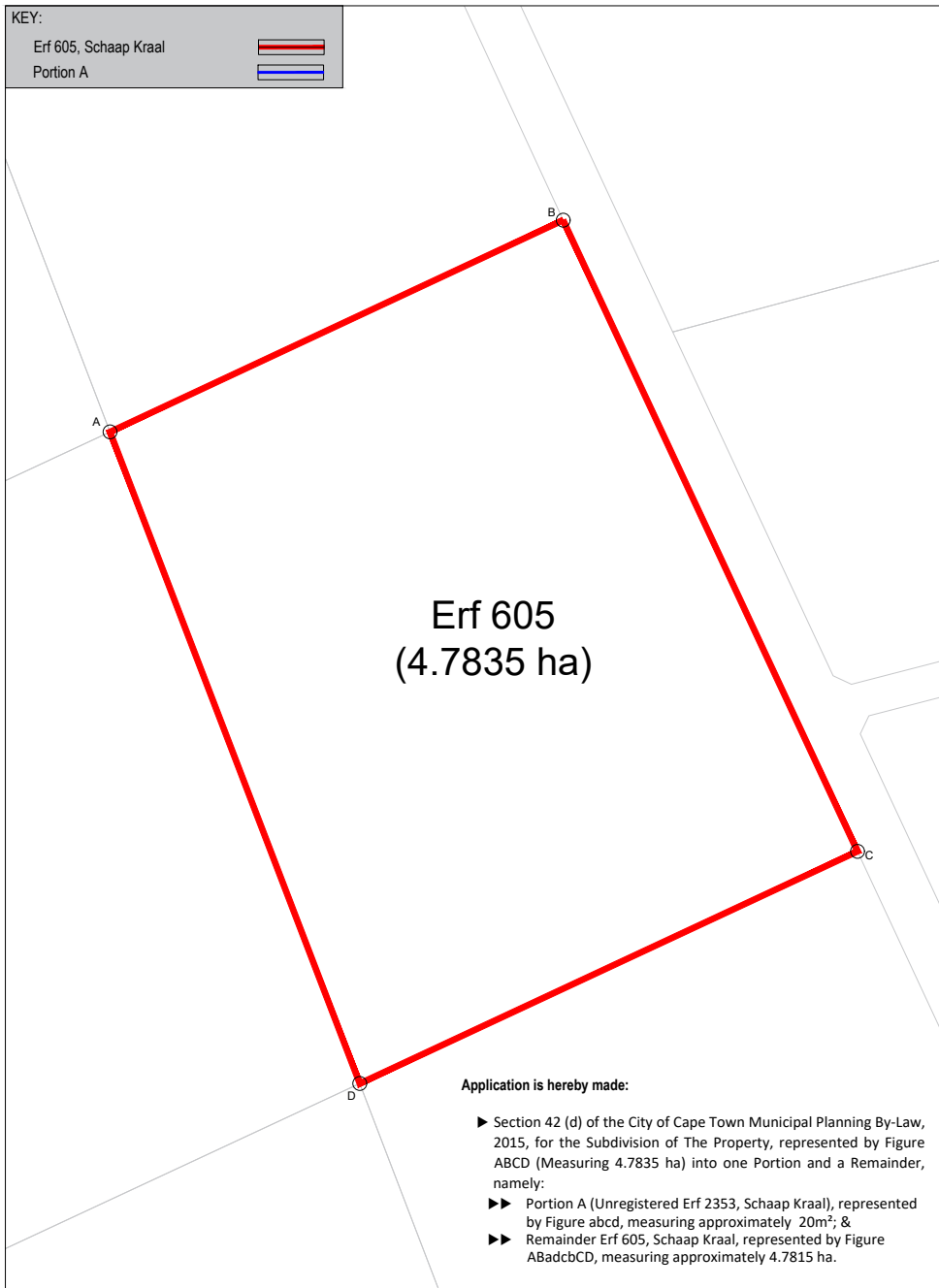
Note: The line AD to be aligned with the existing property perimeter wall.

WARD 80 SUBCOUNCIL 18

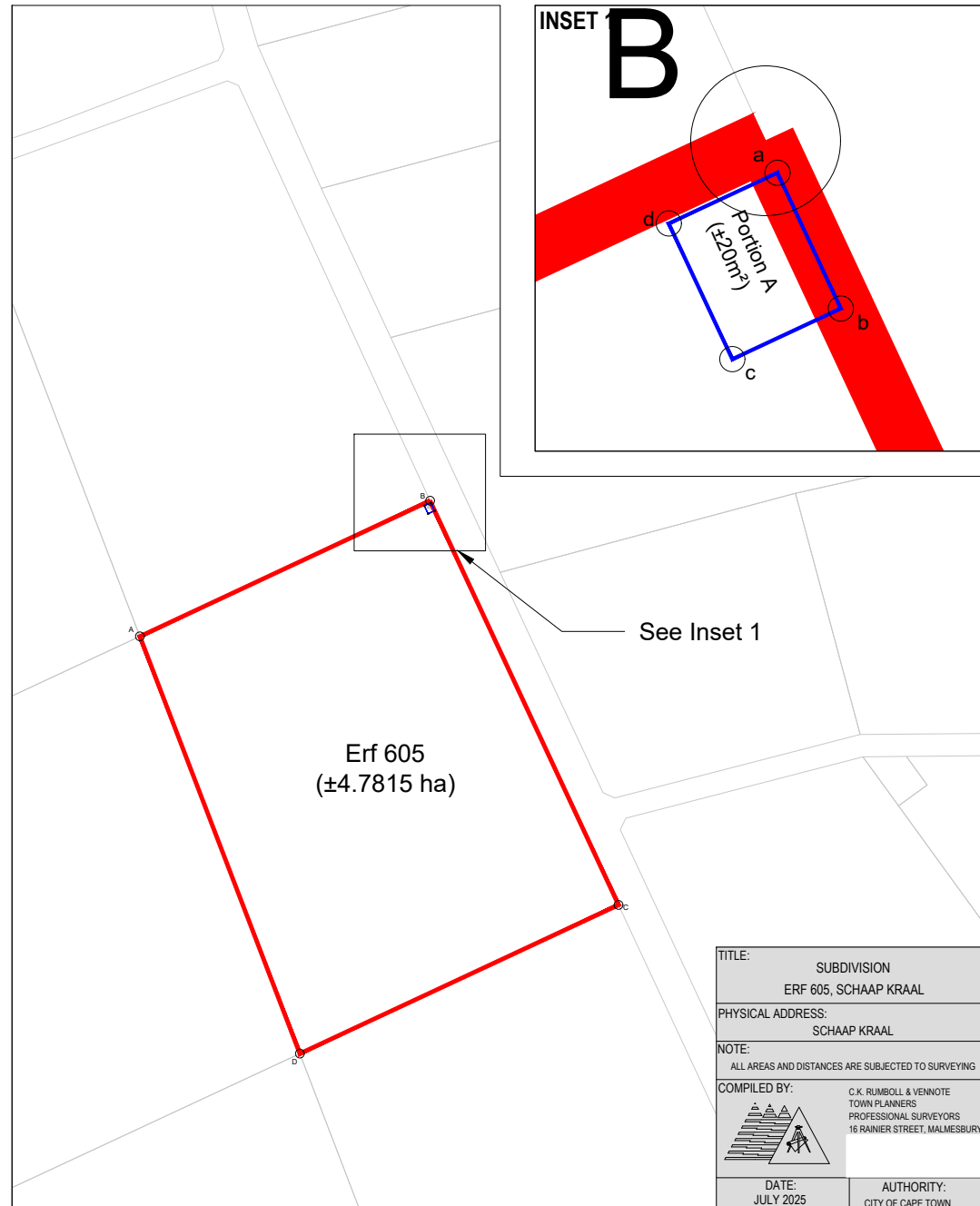
REFER TO	SG. Diag.No.334/46; M1862	 28.07.16 Civic Centre	Page 1 of 2	
	JOB NO 5729		SURVEYOR	
SOURCE	CORP.ISIS, & BRIEF FROM ACQ - PR-DX15120428		GIS OPERATOR	L BRANDT (2016/07/15)
FILE/REC.	HO14/3/2/2/462/A55 (41548)		CHECKED	
CASE NO.			LIS 1563v0	

2

KEY:	
Erf 605, Schaap Kraal	
Portion A	



BEFORE SUBDIVISION



TITLE: SUBDIVISION ERF 605, SCHAAP KRAAL	
PHYSICAL ADDRESS: SCHAAP KRAAL	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
DATE: JULY 2025	AUTHORITY: CITY OF CAPE TOWN
REF: SCK/14555/RP	

AFTER SUBDIVISION