CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500163967

Erf 1552, 18 Welwyn Avenue, 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.

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

Llewellyn Van Blerk
Senior Professional Officer: LUM

T: 021 444 1042
E: comments_objections.tablebay@capetown.gov.za
BLUM010

16 November 2026

Dear Sir /Madam

PROPOSED REMOVAL AND DELETION OF CONDITIONS AND PERMANENT DEPARTURES IN RESPECT OF ERF 1552 18 WELWYN AVENUE, PINELANDS

IMPORTANT NOTICE

Check and update the contact details as provided on your business partner registration to ensure that you are kept informed.

We will be using these details to send you important information:

- If you are an applicant – to send you updates on your application status.
- If you are a property owner and an identified "Interested and Affected Party" – to notify you of an application open for comment in your area.

Contact **0860 103 089** or email **Revenue.Eservices@capetown.gov.za**
Alternatively, visit one of our walk-in-centres to request an update.

This notice has been sent to you as affected owner of the erf stated above, Ward Councillor for the area, Representative Councillor for the area, Registered Community Organisation, Chairperson of the Body Corporate.

The City of Cape Town has received the following planning application for consideration:

Case ID
1500163967

Applicant/owner's details

Erf number(s)
1552 PINELANDS

Description and physical address
18 WELWYN AVENUE, PINELANDS (as shown on the attached locality plan)

Purpose of the application
The proposal is to accommodate additions and alteration to the existing dwelling unit, a supplementary dwelling and first-floor additions to the dwelling unit, the following applications is required:

- Application for the Removal of restrictive title deed conditions C. A. 2 as contained in title deed in terms of Section 42(g) of the Municipal Planning By-Law.
- Application for the Deletion of conditions in respect of an original township establishment conditions in terms of Section 42(j) of the Municipal Planning By-Law.

- Application for permanent departure in terms of Section 42(b) of the Municipal Planning By-Law, to permit the supplementary dwelling to be setback 1.0m from the southern common boundary.
- Application for permanent departure in terms of Section 42(b) of the Municipal Planning By-Law, to permit first floor dwelling additions to be setback 1.0m from the southern common boundary.
- Application for permanent departure in terms of Section 42(b) of the Municipal Planning By-Law, to permit the first floor windows to be setback 1.0m in lieu of 1.5m from the southern common boundary.

Enquiries

The application may be inspected during public counter operating hours (08:00 - 14:30 Mondays to Fridays) at the relevant District Office. Should you wish to arrange an appointment with a specific case officer or to discuss a specific aspect relating to an application, such request can be submitted via the following email: *Tablebay.hub@capetown.gov.za*

Objections, comments or representations

Any objection, comment or representation about the proposal **must be submitted on the prescribed form** with reasons therefor and may be submitted to the following email address: comments_objections.tablebay@capetown.gov.za
or
submitted in writing to the office of the abovementioned District Office to be received before or on the closing date mentioned below.

You can download the prescribed form at the following link:
http://www.capetown.gov.za/LandUseObjections

Closing date for objections, comments or representations

8 FEBRUARY2027

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of section 82, 83, 85 of the City of Cape Town Municipal Planning By-law (MPBL), 2015.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for a response.

Any person who cannot write, may come to the district office mentioned above during office hours where they will be assisted with transcribing any comment or objection and the reasons therefor. Please arrange an appointment with the District hub mentioned above.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant. An objector may request that the City Manager keep their full name, address and contact details confidential on good cause shown. Such request must be submitted together with the objection, comment or representation.

Any petition must comply with the requirements of section 91 of the City of Cape Town Municipal Planning By-law, 2015.

Please note that in terms of section 85 of the City of Cape Town's Municipal Planning By-law, 2015, where there is a sectional title development constituted under the Sectional Titles Act, notification to the Body Corporate concerned is deemed to be notification to all owners in that sectional title development. In such case, the Chairperson of the Body Corporate must ensure that all owners in the sectional title development are notified.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook op skriftelike versoek in Afrikaans of Xhosa beskikbaar is. Stuur die versoek na comments_objections.tablebay@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokwecandelo 82(4) loMthetho kaMasipala woCwangciso lukaMasipala weSixeko saseKapa, wango-2015, esi saziso siyafumaneka ngesiXhosa nange-Afrikansi ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.tablebay@capetown.gov.za kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.

Kind regards

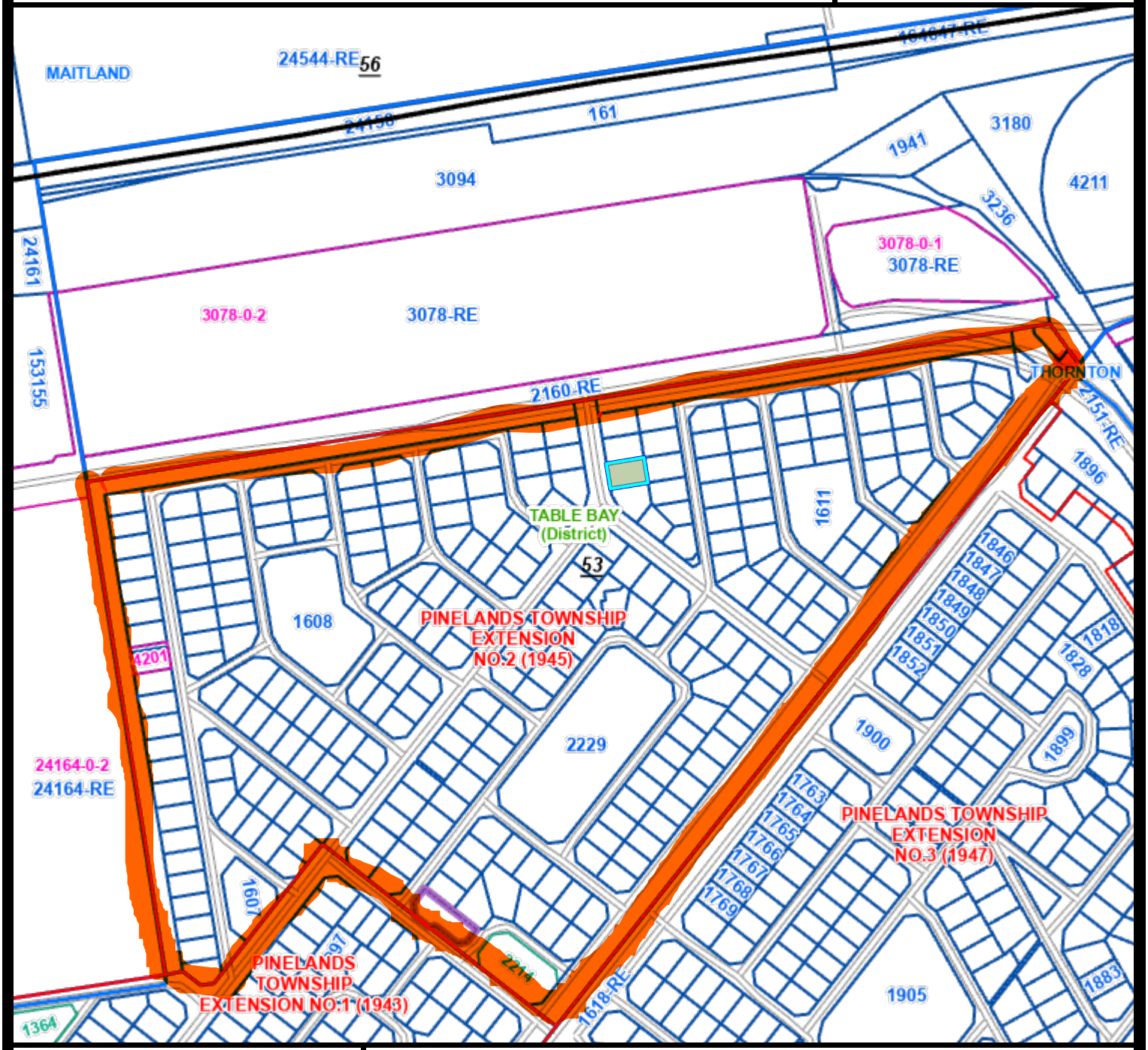
Llewellyn Van Blerk

Digitally signed by Llewellyn Van Blerk
Date: 2026.11.16 07:29:16 +02'00'

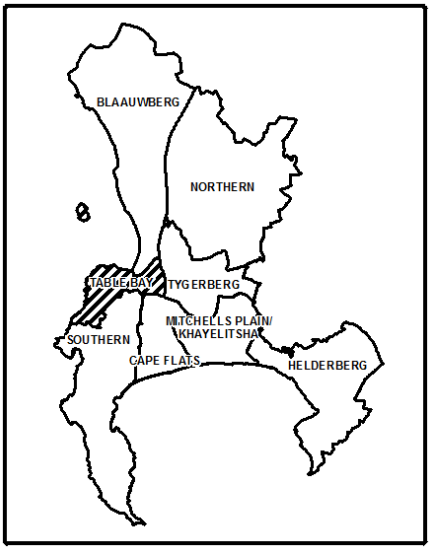
for DIRECTOR: DEVELOPMENT MANAGEMENT

LOCALITY MAP
DEVELOPMENT MANAGEMENT

ANNEXURE :



Overview



Erf: 1552

District: TABLE BAY

Allotment: PINELANDS

Suburb: PINELANDS

Ward: 53

Sub Council: 16

N

1:5 655

Notices Served	●	Support Received	✓
Petition Signatory	■	Objections Received	✗

Generated by:

Date: 2026/08/25

File Reference: Advertising map

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

Development Management
City of Cape Town

To Whom It May Concern

ERF 1552

18 Welwyn Avenue Pinelands

REVISED 14.08.2026

Application for consent use – in terms of 42(b) & (g)of the City of Cape Town Municipal Planning By-Law 2015.

PLEASE COULD YOU ADVERTISE VIA REGISTERED MAIL.

BACKGROUND

moved into their home towards the end of July in 2020. Since moving they have done some improvements to better suit the home to their families needs.

They enjoy living in their quiet suburb and have good relationships with their neighbors.

PLANNING PROPOSAL

The property is zoned R1 and is 952.3sqm in size.

The owners have decided to finally build their dream home.

The proposal has changed many times during the planning and designing stages, as the family has had some changes to their dynamics. The Dryers would like to have their parents living with them, however giving them privacy in their own space.

They have proposed to add a supplementary dwelling along the West common boundary (1m from it and 3m from the rear boundary) The dwelling will house their grandparents. Which will see the existing maids room removed and used as part of the dwelling.

The supplementary dwelling is considered a dwelling on its own, although it forms part of the main dwelling operations and daily life ,therefore it does go against the title deed restrictions.

Alignment with the Municipal SDF (MSDF)

The strategic spatial vision for Cape Town is established through the MSDF. This proposal actively advances the core objectives of the framework as follows:

- **Urban Inner Core :** The Pinelands area is categorized as being within the Urban Inner Core. This zone is a priority for investment and is earmarked for context-appropriate densification.
- **Socio-Economic Infill :** The MSDF encourages the use of diverse housing typologies. These additions help accommodate changing demographic needs and various income levels.
- **Resource Efficiency :** By utilizing an existing erf, we maximize the use of municipal infrastructure. This approach effectively counteracts costly urban sprawl.
- **Public Transport Support :** The implementation of higher-density residential options serves to optimize the local transport corridors, such as the Mutual and Pinelands railway hubs.

Compliance with Section 25A of the Development Management Scheme

DMS Statutory Factor	Compliance Status	Project Specifics
Zoning Right	Compliant	Permitted as an additional use right under Single Residential 1 (R1) zoning.
Floor Area Limitation	Compliant	Total floor space of the supplementary 42.sqm Total floor space: 455.67sqm
Height Restrictions	NOT COMPLIANT	Height within 3m setback from common boundary exceeds 4m
Setback Building Lines	NOT COMPLIANT	Common Building Line of 3m.

The proposed supplementary dwelling represents a low-impact, highly compliant form of urban densification that fulfills Cape Town's spatial planning mandate while fully protecting local neighborhood rights.

Extensions to the Main Dwelling.

would also like to create a space downstairs where he can hang out and enjoy a few drinks with his friends. The man cave will be the hangout for the boys. The space is separated by the covered walkway which will feature a manufactured steel braai.

As the Family has grown they are in need of more room for the growing children. The double story proposal will feature bedrooms upstairs as well as a home gym. This addition will give the family enough room to grow.

The property does carry a few title deed restrictions however we are remaining within the parameters of these restrictions.

An application is submitted in terms of section 42(b) of the Municipal Planning Bylaw 2015. The following is required:

- 22 c (ii) Permit a height of 6.750m within 3m setback from West common boundary in lieu of 4m.
- 22 d (i) To permit a 1m West common building line in lieu of 3m.
- To Permit a window setback on west common boundary of 1m in lieu of 1.5m
- The removal of title restriction TT27626\2020 C(a)

LOCALITY MAP



An application is hereby submitted in accordance with Section 42(g) of the City of Cape Town Municipal Planning By-Law (MPBL) for the deletion of Restrictive Title Deed Condition 3, as specified in Deed of Transfer No. which currently restricts the property to a solitary residential structure.

The objective of this proposal is to facilitate the addition of a supplementary dwelling on the premises. Erf 1552 is 952.3sqm in size and is zoned Single Residential 1 (R1). Although the R1 zoning provides for a second dwelling as an additional use right, this outdated title deed restriction remains a hurdle.

RESTRICTIVE CONDITION C, A 2. THAT ONLY ONE DWELLING TOGETHER WITH SUCH OUTBUILDING AS ARE ORDINARILY REQUIRED TO BE USED THEREWICH ERECTED ON THIS ERF.

Page 3. Of Title Deed

The removal of said condition is justified under Section 99 of the MPBL, Section 39(5) of LUPA, and Section 47 of SPLUMA, as outlined in this motivation.

MPBL SECTION 99 MOTIVATION

MPBL s99(1) – Compliance with minimum threshold requirements

- **Strategic Alignment :** This proposal is entirely consistent with the City's MSDF and Table Bay District Plan, which support appropriate residential densification within the existing urban fabric.
- **Zoning Rights :** The R1 zoning already permits a second dwelling as an additional use right, confirming the suitability of this land use for the area.The previous existence of a Granny Flat already has set a precedent regarding this.

MPBL s99(2) – Desirability of the proposed land use

- **Socio-Economic Impact :** The unit provides for multi-generational living, allowing the family to support their elders in a private space while maintaining financial stability.
- **Compatibility with Surroundings :** At 952.3sqm, the erf easily accommodates a subordinate structure without compromising the "Garden City" aesthetic or character of the Pinelands suburb.
- **Engineering Services :** The demand on municipal infrastructure is negligible. Existing connections will be utilized to serve this low-impact incremental addition.
- **Community Wellbeing :** The proposal enhances security through increased passive surveillance. Sufficient on-site parking ensures no adverse impact on local traffic or safety.

REMOVAL OF RESTRICTIVE CONDITIONS

- **Social Benefit :** Deleting the outdated restriction allows the property to meet modern needs, facilitating responsible urban land use for extended family housing.
- **Economic Viability :** Removing the artificial limit on this large asset unlocks its potential value and supports local employment during the construction phase.
- **Resource Efficiency :** Densifying this serviced plot actively counteracts urban sprawl, aligning with the City's mandate for environmental responsibility.

LUPA SECTION 39(5) ASSESSMENT

(a) Financial or other value of the rights

The restriction is an obsolete regulatory tool from the township's inception. It holds no current financial value for neighbors, whose property standards are protected by the DMS.

(b) Social benefit of the restriction

There is no longer a public advantage to limiting this large erf to one dwelling. Such restrictions hinder the creation of functional, inclusive urban environments.

(c) Social benefit of removal

Removal permits flexible housing configurations, allowing the elderly to live near family support while helping homeowners manage the rising cost of living.

(d) Removal of rights without compensation

No existing neighbor rights are stripped. All local properties remain fully protected by the statutory parameters of the DMS regarding height and setbacks.

(e) Impact on financial value

Property values will not be negatively affected. The design complements the primary dwelling and preserves the unique architectural character of the area.

(f) Obsolete nature of restriction

The condition is entirely obsolete. Created before modern zoning schemes, it now serves no public benefit and contradicts the City's current progressive spatial development goals.

SPLUMA SECTION 47(2) MOTIVATION

Constitutional Rights and Public Interest

The removal promotes efficient land use and diverse housing opportunities. It eliminates an archaic private barrier that conflicts with integrated urban planning.

Visual and Spatial Impact

The generous erf size allows the dwelling to be positioned without causing visual clutter or compromising privacy. The garden-style spatial fabric will be fully preserved.

CONCLUSION

The restriction is counter-productive to public policy and the sustainable use of R1 land. The application satisfies all evaluation metrics required for approval. We trust that you will consider this motivation favorably to allow for the construction of a subordinate dwelling.

MPBL s99(1)(d)
It is concluded that the application complies with the s99(1) minimum threshold requirements, and therefore should not be refused.

MPBL s99(2)(d) – Desirability of the proposed land use as per subsection 3
See s99(3) The design concept does not deviate from the applicable spatial development Framework.

MPBL s99(2)(e) – Impact on existing rights
Compliant: The approval of this application **will not** result in any adverse impacts on any other existing rights.

- The window setback requested will feature all frosted paned windows to ensure privacy to the neighbors property, adequately screening any privacy issues to neighboring properties.
- The existing garage door on the west side of the garage already set a president for the window door placement. This existing fire rated door is also 1m from the boundary.
- The use of the space closest to the neighbors on a day to day basis will house an elderly couple, the noise impact of this would be dismal if any.
- ERF 1152 would be most impacted by the proposal as shading would occur to their property, however this shading is not the north facing light being obstructed and would not impact the house or windows of the home in any way.

MPBL s99(2)(g) – Other considerations prescribed i.t.o. relevant national or provincial legislation.

N/A: The proposed application is not made in contradiction to and will not have any adverse impact on any legislation, which does not discourage the proposed departures and building plan additions.

MPBL s99 (3)(a) socio-economic impact;

(b) …

(c) …

(d) compatibility with surrounding uses;

(e) impact on the external engineering services;

(f) impact on safety, health and wellbeing of the surrounding community;

(g) impact on heritage;

(h) impact on the biophysical environment;

(i) traffic impacts, parking, access and other transport related considerations; and

(j) whether the imposition of conditions can mitigate an adverse impact of the proposed land use."

Socio Economic Impact : During the construction they have only used local builders and locally skilled staff. This created job opportunities for the local Community.

Compatibility with surrounding areas : The proposal will have an impact on the existing streetscape. The proposal will improve the streetscape.

- The proposed double story will become a feature to the streetscape. It is setback far enough from the boundary that it will not be intrusive or overbearing to any neighbors or their properties.
- The proposal will keep in line with the existing architectural feel to the home.
- Pinelands Heritage Character, The architectural language, roof pitches, and exterior finishes mimic or complement the primary dwelling, preserving the garden-city aesthetic.

The impact on the External engineering is not affected, there are services to the ERF.

The impact on the safety, health and wellbeing of the surrounding community; and wellbeing of the surrounding community; of the surrounding community is negligible. The proposed additions will not negatively impact the safety or health of the surrounding community.

All safety precautions according to SAB standards will be upheld during the construction

Process.

Heritage : The property will require an HWC permit as it is older than 60 years. However we will circulate to Heritage Cape Town for their comments as it is required for the HWC permit.

- The site is not located within an HPOZ overlay area.

Impact on the biophysical environment; The biophysical impact would be negligible as the proposed additions will be built on already developed land. The area is a developed residential area.

The traffic related issue: traffic will not be affected by our proposal. There is sufficient on site parking.

Scale of the Capital Investment : The capital investment will contribute to the increased value of the property. The investment is a significant one as the proposed additions are quite extensive, however this will add to the value of the property.

Thank you for considering our application.

I do not foresee any negative issues emanating from the departure that I am applying for; this will not mitigate an adverse effect on the proposed use of the land in question. I trust that you will consider my motivation favorably.

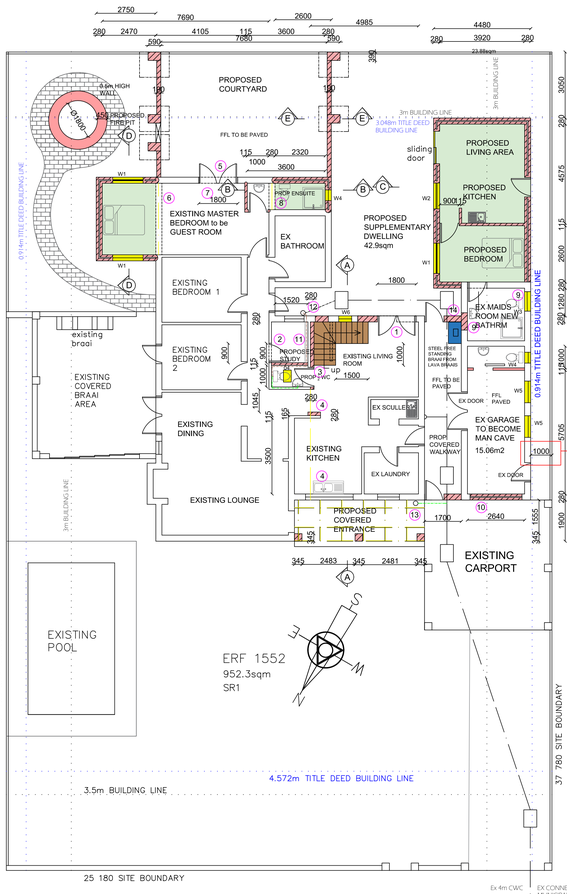
Regards,

LAND USE NOTES

ERF 1552 SR1
AREA: 952.3sqm
COVERAGE: N/A
MAXIMUM FLOOR SPACE: 1500sqm
FF: N/A
HEIGHT: 10m COMPLIES

TITLE RESTRICTIONS: YES
1. 4.572m STREET BUILDING LINES - COMPLIES
2. 0.914m COMMON BUILDING LINES - COMPLIES
3. COVERAGE 50% - COMPLIES (ACTUAL 42%)

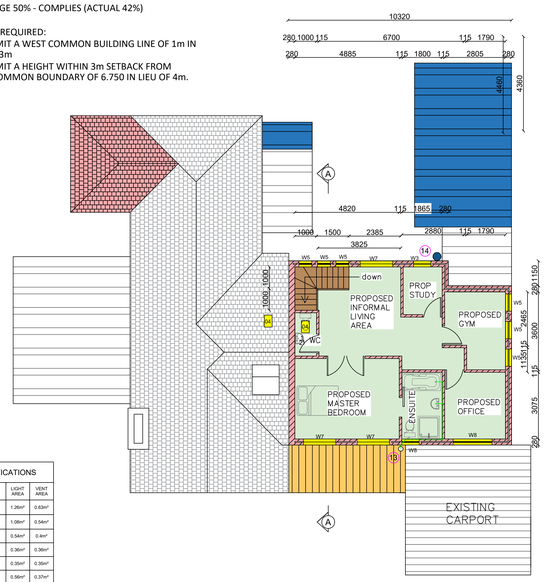
DEPARTURES REQUIRED:
1. TO PERMIT A WEST COMMON BUILDING LINE OF 1m IN LIEU OF 3m
2. TO PERMIT A HEIGHT WITHIN 3m SETBACK FROM WEST COMMON BOUNDARY OF 6.750 IN LIEU OF 4m.



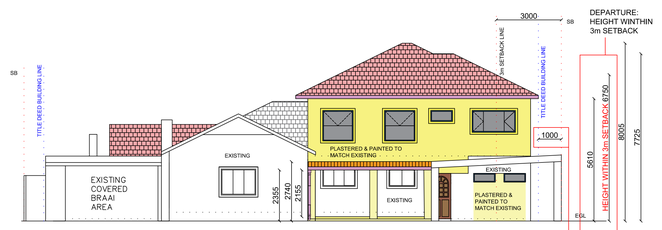
18 WELWYN AVENUE PINELANDS

SITE PLAN
SCALE 1:100

WINDOW SPECIFICATIONS	LIGHT AREA	VENT AREA
W1 (1.4mX0.9m)	1.26m²	0.63m²
W2 (1.2mX0.9m)	1.08m²	0.54m²
W3 (0.9mX0.6m)	0.54m²	0.4m²
W4 (0.6mX0.6m)	0.36m²	0.36m²
W5 (1mX0.35m)	0.35m²	0.35m²
W6 (0.4mX1.4m)	0.56m²	0.37m²
W7 (1.4mX1.4m)	1.96m²	0.98m²
W8(0.8mX0.4m)	0.32m²	0.32m²
W9 (1.6mX0.8m)	1.28m²	0.85m²
O4 (OPENABLE ROOF WINDOW 0.5x0.8)	0.4m²	0.4m²

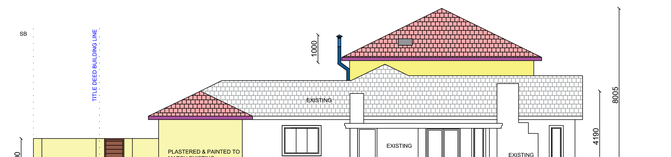


SECOND FLOOR SITE PLAN
SCALE 1:100

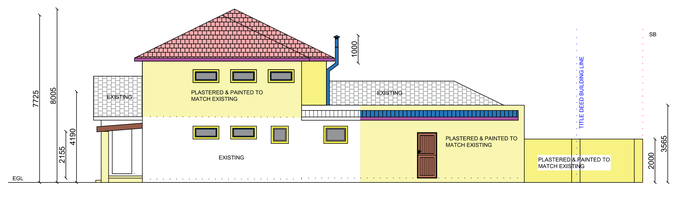


NORTH ELEVATION MAIN DWELLING
SCALE 1:100

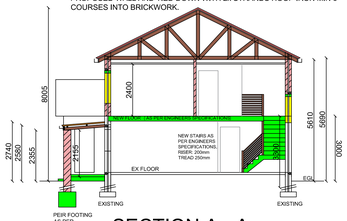
DEPARTURE: COMMON BL DEPARTURE



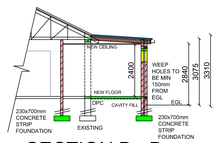
EAST ELEVATION MAIN DWELLING
SCALE 1:100



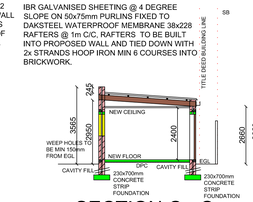
EAST ELEVATION MAIN
SCALE 1:100



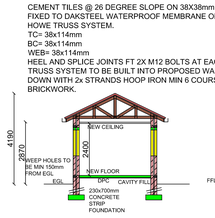
SECTION A - A
SCALE 1:100



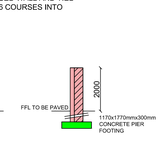
SECTION B - B
SCALE 1:100



SECTION C - C
SCALE 1:100

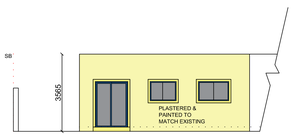


SECTION D - D
SCALE 1:100

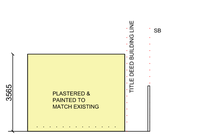


SECTION E - E
SCALE 1:100

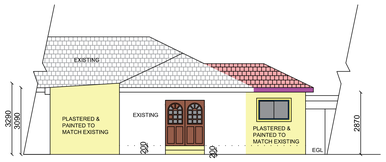
FIRE PIT
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

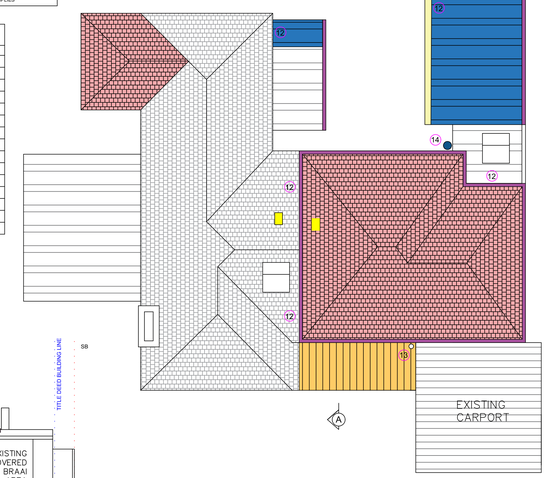


SOUTH ELEVATION BATHROOM EXTENSION
SCALE 1:100

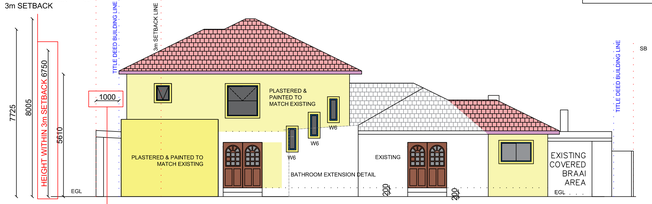
AREA CALCULATIONS	
ERF 1552	952.3m²
EXISTING DWELLING	162m²
EX GARAGE	23.5m²
EX CARPORT	34m²
EXISTING BRAAI AREA	38m²
EXISTING MAIDS ROOM / BATHROOM	7.67m²
EXISTING POOL	28m²
PROPOSED SUPP.	42.9m²
PROPOSED EXTENSIONS	14.59m²
PROPOSED STOEP COVERING	11.4m²
PROPOSED WALKWAY COVERING	14.5m²
ALLOWABLE	N/A
TOTAL COVERAGE 40% THEREFORE COMPLIES	376.56m²
FLOOR FACTOR	
EXISTING HABITABLE GROUND FLOOR	251.66m²
PROPOSED HABITABLE FIRST FLOOR	84.02m²
TOTAL HABITABLE AREA	335.68 / 0.3
FLOOR FACTOR 0.6 THEREFORE COMPLIES	

FLOOR SPACE CALCUALTIONS	
GROUND FLOOR MAIN DWELLING	254.17m²
COVERED ENTRANCE	11.3m²
CARPORT	35.28m²
SUPP DWELLING	42.9m²
FIRST STORY	84.022m²
SWIMMING POOL	28m²
ALLOWABLE	1500m²
TOTAL (ACTUAL) :	455.672m²

HARD SURFACING	
PROPOSED FIRE PIT	10.77m²
PROPOSED PATHWAY	8.60m²
EX DRIVE WAY	38.54m²
EXISTING DWELLING	162m²
EX GARAGE	23.5m²
EX CARPORT	34m²
EXISTING BRAAI AREA	38m²
EXISTING MAIDS ROOM / BATHROOM	7.67m²
EXISTING POOL	28m²
PROPOSED SUPP. DWELLING	42.9m²
PROPOSED EXTENSIONS	14.59m²
PROPOSED STOEP COVERING	11.4m²
PROPOSED WALKWAY COVERING	14.5m²
ALLOWABLE	50%
TOTAL HARD COVERING 42%	397.8m²
THEREFORE COMPLIES	



ROOF SITE PLAN
SCALE 1:100



DEPARTURE: COMMON BL DEPARTURE

SOUTH ELEVATION MAIN DWELLING
SCALE 1:100

COPYRIGHT OF THIS DWG. IS HELD BY ACHDESIGNLABS
AND MUST NOT BE COPIED,RETAINED OR USED WITHOUT AUTHORITY.
ALL DIMENSIONS & LEVELS TO BE VERIFIED ON SITE BY THE CONTRACTOR
AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY.

achdesignlab
architectural designers

NOTES

1. Existing wall to be demolished for new positioning of existing doors.
2. Existing walls to be demolished for new entry to Study.
3. Existing wall to be thickened to support double story, thickening as per Engineers Specifications
4. Support Beams as per Engineers Specifications
5. Concerete prestressed lintol over opening.
6. Existing wall to be demolished Support beam as per Engineers Specifications,
7. Existing wall to be demolished and new door placed for entry to garden / courtyard.
8. Existing wall to be demolished, Concerete prestressed lintol over opening.
9. Existing window to be removed, area to br bricked up and window to be used in new possition.
10. Existing garage door to be removed and area to be bricked up.
11. New Sewer waste pipe to be boxed in and run along floor to expell into ex stub stack.
12. Sufficient flashing to be provided where sheeting meets brickwork.
13. New Stub Stack and vent pipe to service 2nd floor ensuite. 100mm diameter horizontal waste pipe to connect to a 100mm diameter verticle pipe going into prop 110mm stub stack to connect into ex sewer at 90 degree entry point.
14. New braai flute to be fixed along external double story wall and expelli min 1M from roof tiles.

A. ROOF
Proposed new roofs. See sections.

B. CEILING
Existing Dwelling ceiling and Garage Ceiling to be replaced where proposed double story is above, with Capco fire resistant non combustable boards or tiles, manufactered by Daiken. (See fire report) 6.4mm Skimmed Rhinoboard ceilings. 76mm coved Rhinoboard cornice. 76mm Fibreglass quilt insulation on 38 x 38mm brandering at 400 c/c both ways.
6.4mm Skimmed Rhinoboard ceilings. 76mm coved Rhinoboard cornice. 76mm Fibreglass quilt insulation on 38 x 38mm brandering at 400 c/c both ways.

C. RAINWATER GOODS
200mm PVC gutters. 100mm Ø PVC rainwater pipes.
300mm PVC box Gutter. 100mm Ø PVC rainwater pipes.
EAVES
225 X 25mm timber facia boards with 200mm overhang. 5mm Flexit soffits with vents 18mm Timber hardwood coverstrips and quadrants.

D. WALLS
ALL WALLS CONSTRUCTION TO COMPLY WITH SANS & SABS 0400 PART K. The minimum R-Value requirement for walls with a surface density greater than or equal to 270 kg/m2 is 0.35

EXTERNAL WALLS - 280mm CAVITY (Cavity Brick and Internal Rendering R value of 0.44.
Wall construction with approved wall ties, stagger built in at a rate of 5/m². 375 MICRON BRICKGRIP Dpc's to be installed on course above surface beds and slab levels properly benched with weepholes at 900mm c/c. also around all door and window frames, and above beams and lintols. All dpc's to be properly lapped and bedded. above beams and lintols. All dpc's to be properly lapped and bedded. Cavities to be kept clean during construction without damage to dpc's. Galv. mild steel brickforce every 5th course and 4 courses above and below all openings. All external walls to be finished as noted on elevations.

INTERNAL WALLS - imperial rok's: 110 x 220 x 75mm plastered and painted ALL PORTIONS OF STRUCTURAL TIMBER BUILT INTO WALLS TO BE WELL TARRED / CEOSOTED OR ENCASED IN A DPC.

E. STAIRS:
Stairs as per Engineers Specifications
All timber used in timber stairways shall be preservative treated in accordance with SANS 10005, as relevant. ALL TIMBER BEAMS TO BE GRADE 5 OR HIGHER AND BE CLEARLY INDICATED AND STAMPED BY THE SUPPLIER ALTERNATIVELY PROVIDE CERTIFICATION FROM ISO 17065- ACCREDITED CERTIFICATION BODY.

F. FLOOR
100mm THICK CLASS C CONCRETE CAST-IN PANELS NOT EXCEEDING 2.5m.
Second Story floor as per Engineers specifications.

G. WINDOWS
All glazing to be in accordance with SABS 0-400 PART N. All windows in excess of 1sqm on first floor to be safety glazed.

H. DOORS
Internal - Hardwood Frames & Hardwood Doors
External- Hardwood Frames & Hardwood Doors

I. FOUNDATIONS
Existing foundations not to be affected.
Support Column Foundation to be specified by the Engineers

J. WALL TILING
Where applicable full height in bathrooms and kitchen.

K. WATER DEMAND AND CONSUMPTION
EX: 200L hot water solar panel geyser, 2kw @ 10hr/d ÷ 20Kwh/day
50% hot water to be supplied by non electrical resistance heating. 5 persons @ 30L hw/day = 65700L/annum , therefore 50% = 32 850L/annum
Solar Panel = 3m² @ 4.19Kwh/m² = 12.57Kwh/day. 12Kwh/Day = 63% of energy consumed. Therefore Complies.
Manufacturers to ensure that water heating system complies with SANS 1307/10106 and installation of units as per SANS 10254.

Insulation required:
Required: Internal diameter of hot water pipes <80mm min. required r-value = 1.0 (SANS 204).
Provided: Isover 35mm thick geyser pipe insulation non-combustable light weight fibreglass Glasswool geyser insulation size 3500 x 1200mm with edges sealed with binding tape including 15 x 20mm Glasswool Snap on pipe insulation on all hot and cold water pipes, all in accordance with the manufacturers recommendations. r-value = 1.00m² k/w Therefore Complies.

ROOF INSULATION MAIN DWELLING
Zone 4 Min total r-value required 3.7k/w
Insulation: 145mm Isotherm Blanket = 3.77
Sisalation = 0.25
Roof Materials;
Concrete Roof Tiles = 0.4
Rhino board ceiling = 0.30
TOTAL = 4.72k/w

ROOF INSULATION
Zone 4 Min total r-value required 3.7k/w
Insulation: 145mm Isotherm Blanket = 3.77
Sisalation = 0.25
Roof Materials;
Concrete Roof Tiles = 0.2
Rhino board ceiling = 0.30
TOTAL = 4.52k/w

THEREFORE COMPLIES

CONTRACTOR TO SCRUTINIZE PLANS & DIMENSIONS CARE-FULLY BEFORE COMMENCING WORK. DO NOT SCALE FROM DRAWINGS. FOUNDATIONS NOT TO ENCROACH BOUNDARIES.
NO WORK WILL BE UNDERTAKEN IN THE ROAD RESERVE WITHOUT A VALID R1&M PERMIT.

PROPOSED EXTENSION AND SECOND DWELLING ON ERF 1552
18 WELWYN AVENUE PINELANDS

HOMEOWNER:

SIGNATURE:

SS–PL–010 REV 4

LABELLING TO DWELLING CHANGED TO DOMESTIC QUARTERS,

BUBBLED NOTES NOT CLEAR
CHANGED COLOUR OF TITLE BUILDING LINES
ADDED RESTRICTIONS TO SCHEDULES REV 4

BUBBLED NOTES
CHANGED COLOUR OF TITLE BUILDING LINES
BUBBLES COVERAGE AND AREA TABLES REV 5

DEVELOPMENT MANAGEMENT

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

COMMENT on an application received by the City of Cape Town

(prescribed form in terms of section 90 of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL))

If you wish to comment in terms of section 90 of the City of Cape Town Municipal Planning By-law, 2015 (MPBL) regarding a land use application being considered by the City you are required to complete this form to ensure the comment is valid.

Use of this form does not limit any supplementary documentation that you may wish to bring to the attention of the decision authority. All documents you wish to submit for consideration by the decision authority should be attached and submitted simultaneously with this form.

Please complete/tick the appropriate boxes below, provide a motivation/explanation of your answer, attach any supplementary documentation to this form and submit it to the relevant email address as specified in the notice.

Subject to section 90(7) of the MPBL your submission may appear on a public agenda. In terms of section 92 of the MPBL your submission will be referred to the applicant to allow for a response to the City.

SECTION A: APPLICATION DETAILS

Case ID | Subject erf number

Street address of the subject property

How did you become aware of the application?

☐ Registered letter via post ☐ Onsite notice ☐ Newspaper ☐ City of Cape Town website

☐ Other, please specify

SECTION B: DECLARATION BY AFFECTED PARTY OR PARTIES/ PROPERTY OWNERS

In respect of the aforementioned application, I/we the registered owner(s) or resident(s) of the undermentioned premises, formally comment (which may include an objection, providing representation or support for the application.) Indicate preference below:

☐ Object ☐ Comment on ☐ Provide representation

If the activity is currently in operation, how does the activity affect you?

The decision-maker will use section 99(3) of the MPBL to determine the desirability of the application. Should you wish to align your submission with the above-mentioned criteria please visit the City website to peruse the MPBL.
Reason for comment must include:

- Your interest in the application.
- Effect the application will have on you, your property or the area.
- Any aspect of the application that is considered to be inconsistent with policy, and how.
- What impact the application will have on your property.

If your response exceeds the space provided below, please attach it as an annexure.

Are you commenting on the whole application ☐ or only part of it? ☐ If in part, provide more details below:

Would you support the application if particular conditions were imposed? Yes ☐ No ☐

Such condition(s) must be reasonable and relate to the application at hand in terms of section 100 of the MPBL. If so, state the reason and propose conditions below:

Section 120(11) of the MPBL provides that a person may make a request to the Municipal Planning Tribunal (MPT) to make an oral submission. For such request to be considered it must comply with the following requirements:

1. Must be a written request emailed to the following address: MPT.oralhearings@capetown.gov.za.
2. Adequate reasons must be given for such request.
3. The request must be received at the above-mentioned address at least five days before the MPT meeting where the application(s) will be considered, or closer to the meeting if good cause is shown.

To assist you in deciding whether you would like to make such request, go to the following web link to view the MPT meeting dates: http://www.capetown.gov.za/Family%20and%20home/meet-the-city/city-council/Meeting-calendar.

You will be able to view MPT meeting dates, agendas and reports using erf numbers, physical addresses and case ID. Requestor to note that you will be required to identify when the application to which you wish to make oral submission on, will appear on the Tribunal agenda in order for you to submit the request in time as per the above requirement.

By lodging a comment you acknowledge and consent that:

(i) the personal information you provide will be processed by the City of Cape Town, its agents and/or its representatives (and for the purposes of, or in connection with, the application);
(ii) such processing complies with the obligation imposed by applicable law on the City of Cape Town;
(iii)in accordance with applicable law, the information you provide may be made available to the public and to the applicant; and
(iv) should you disclose more information than is necessarily required, such information may also be publicised.

You are also advised to consider the City of Cape Town Privacy Policy (available on the CCT website) and any other POPIA policies related or relevant to Development Management.

SECTION C: SIGNATORIES DETAILS

Full name and surname

Erf number | Postal address

Email address for correspondence*

* *If this form is submitted using a different email address than the one stated above, then note that the City will only communicate with you using the email address from which the form was received.*

Contact number | Signature

Cell number

Date D D M M Y Y Y Y

EXTRACT FROM THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015

90 Comment on an application

1) A person who accepts an invitation or who responds to a public invitation to comment must comply with this section.
2) A comment must be in writing.
3) A late comment will not be considered, unless the City Manager condones the late submission in terms of subsection (4).
4) The City Manager may condone the late submission of a comment if good cause is shown and consideration of the late comment would not -
   (a) cause an unreasonable delay; or
   (b) prejudice the public interest.
5) A person who submits a comment must provide on the prescribed form –
   (a) sufficient details of the application for it to be readily identified;
   (b) their full name;
   (c) their physical address, email address and other contact details;
   (d) their interest in the application;
   (e) the reason for their comment, including –
      (i) the effect that the application will have on them or the area;
      (ii) any aspect of the application that they consider inconsistent with policy, and how.
6) A comment which does not meet the requirements of subsection (5) may be disregarded.
7) The City Manager may keep the information provided under subsections (5)(b) and (5)(c) confidential on good cause shown.
8) No person may seek payment of money or other consideration from the applicant or anyone involved in the application in return for not objecting, submitting a notice of no objection or supporting the application.
9) No person may offer payment of money or other consideration to others not to object, to submit a notice of no objection or to support the application.
10) Subsections (8) and (9) do not prohibit the request for, or the offer to undertake measures to mitigate the impact of the development contemplated in the application.
11) A person who contravenes subsections (8) or (9) is guilty of an offence and upon conviction is liable to the penalties contemplated in sections 133(2) and 133(3).

111 Method and date of notification

The date of notification is determined as follows:

6) if the notification is provided –

   (a) orally, on the date of oral communication;
   (b) by hand , on the date of delivery or collection;
   (c) by registered post, on the fourth day after the date stamped upon the receipt for registration issued by the post office which accepted the notice;
   (d) by email, fax or other form of electronic communication, on the date that the email, fax or other form of electronic communication is sent.

Interpretation Act No 33 of 1957 section 4

(4) Reckoning of number of days. – When any particular number of days is prescribed for the doing of any act, or for any other purpose, the same shall be reckoned exclusive of the first and inclusive of the last day, unless the last day happens to fall on a Sunday or on any public holiday, in which case the time shall be reckoned exclusive of the first day and exclusive also of every such Sunday or public holiday.

As an example, if the date of notification is 1 October, then the first day of calculation of the 21day appeal period will be 2 October and the 21st day would be 22 October. If 22 October is either a Sunday or a public holiday, then the closing date will the next following day that is not either a Sunday or a public holiday.