



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

Case ID 1500171856

**Erf 146372, 4B Cam Road,
Manenberg**

Development Management

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**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

**SUBDIVISION, REZONING AND PERMANENT
DEPARTURES OF ERF 146372 CAPE TOWN**

LAND USE APPLICATION

30 SEPTEMBER 2026

Prepared by:

FARZAANA FISHER

Economic Growth

Property Transactions | Transversal Real Estate Services

13th Floor, 4 Bay, Administrative Civic Centre, 12 Hertzog Boulevard, Foreshore, Cape Town

Reference: STC236

TABLE OF CONTENTS

1	INTRODUCTION
1.1	Background information
1.2	Nature of the application
1.3	Property details
2	SITE CONTEXTUAL ANALYSIS
2.1	Metropolitan context
2.2	Local context
2.3	LAP potential
3	CONSIDERATION OF CRITERIA FOR DESIRABILITY
3.1	Consideration of criteria in terms of Section 99 (1) of the Cape Town Municipal Planning By-Law, 2015 (MPBL)
3.2	Consideration of criteria in terms of Section 99 (1) of the Cape Town Municipal Planning By-Law, 2015 (MPBL)
3.3	Consideration of criteria in terms of Section 99 (1) of the Cape Town Municipal Planning By-Law, 2015 (MPBL)
4	CONCLUSION

LIST OF FIGURES

FIGURE 1: Aerial photograph – CityMap Viewer

FIGURE 2: Local Context

FIGURE 3: Extract from City of Cape Town Municipal Spatial Development Framework

FIGURE 4: Extract from the Cape Flats District Plan

1. Introduction

1.1 Background Information

The City of Cape Town owns Erf 146372 Cape Town. An approval for the subdivision and rezoning of a portion of the subject property was granted in 2021 (case ID: 70485665). No objections were received during the public participation process. The rezoned portion was to be sold to a church. All internal processes that the City was responsible for were undertaken within the approval timeframe. The purchaser did not honour the financial obligations timeously, the various clearances were not obtained and the approval therefore lapsed before the site could be transferred. The purchaser approached the Mayor's office for support. Support was offered and the Mayor's office has taken an active interest in this matter.

The previous application was for a subdivision and rezoning. During the pre-submission consultation, it was relayed that the informal structure poses some concerns to Development Management because it was indicated to be demolished in 2021 and is still there. It now needs to be addressed by means of applying the DMS.

The applicability of an administrative penalty was also discussed and is here confirmed that the site falls in a 'Administrative Penalty Exempted Area'.

We have been requested to ask for the advertising to be waived for this application please.

1.2 Nature of the Application

To enable transfer of the site, the following applications are made in terms of the City of Cape Town Municipal Planning by-law, 2015:

- Subdivision into 2 portions in terms of Section 42(d);
- Rezoning of one portion from General Residential 4 (GR4) to Community 1 (CO1) in terms of Section 42(a); and
- Building line departures: i) 0,19m in lieu of 3,00m for boundary A-B; ii) 0,00m in lieu of 3,00m for boundary B-F (Erfen 146382 & 146381 Cape Town); and iii) 1,60m in lieu of 3,00m for boundary H-J (Erf 146374 Cape Town) in terms of Section 42(b).

1.3 Property Details

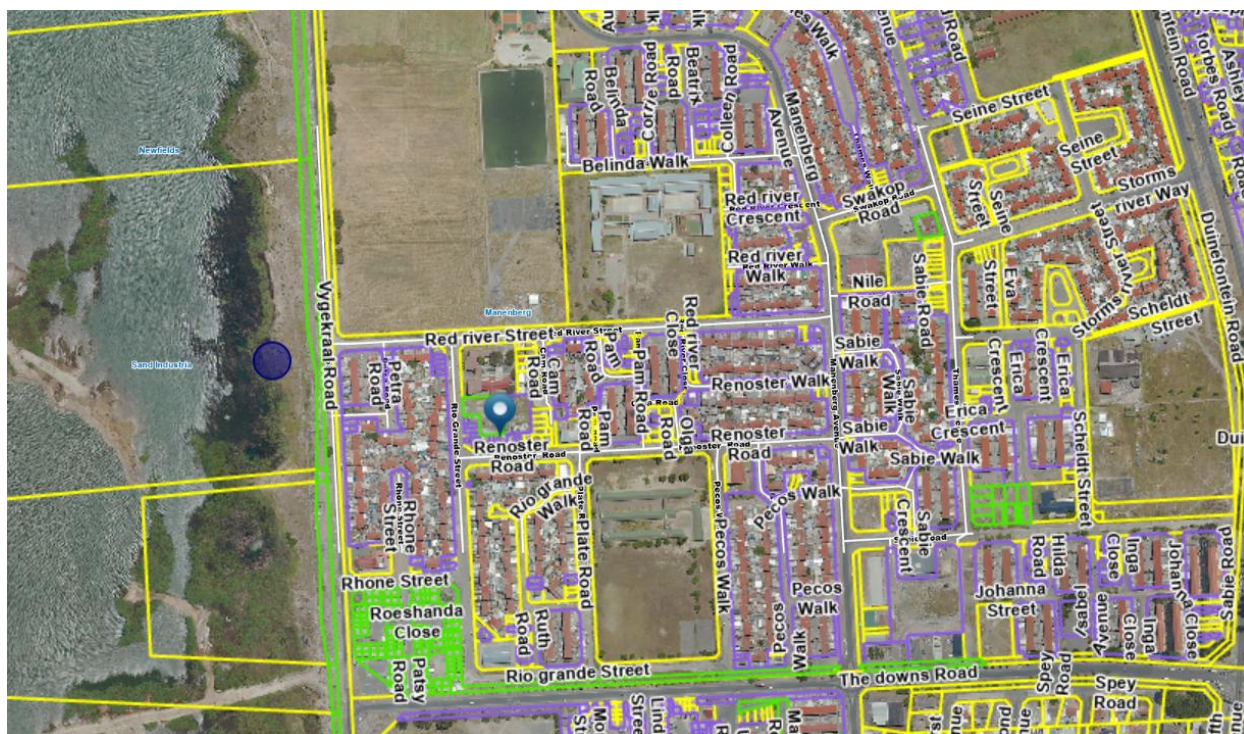


Figure 1: Aerial photography – CityMap Viewer

LIS KEY	243222
ADDRESS	5 Rio Grande Street, Manenberg
OWNER	City of Cape Town
ZONING	GR4
USAGE	Church
SITE EXTENT	2 416 m ²
S.G.O. GENERAL PLAN	6876/1993
TITLE DEED	

The property is fairly flat. There is a structure abutting the southern boundary of the property and an informal path from the structure to Rio Grande Street to the west.

2. Location

2.1 Metropolitan context

The subject property is located in Ward 46 of the City of Cape Town. The property falls under the jurisdiction of the Cape Flats District Office in Athlone.

2.2 Local Context

The property is located on Rio Grande Street, which is a feeder road to Manenberg Avenue. Manenberg is a low-middle income residential area and is located fairly close to Nyanga Junction railway station. The broader area is characterised by dense residential and community land uses.



Figure 2: Local Context - CityMap Viewer

2.3 Land Assessment Protocol (LAP) potential

In terms of extent, the does have LAP potential, but it does not fall into any LAP categories of interest. It is also not earmarked on the filtered strategic land parcel list.

3. Consideration of criteria for desirability

Section 99 of the Cape Town Municipal Planning by-law, 2015 sets out the criteria for deciding a land use application. An application, however, also needs to comply with the development principles set out in Section 7 of the National Spatial Planning and Land Use Management Act (No. 16 of 2013) as well as the assessment criteria and land use planning principles as set out respectively in Sections 49 and 59 of the Western Cape Land Use Planning Act (No. 3 of 2014).

3.1 Consideration of criteria in terms of Section 99 (1) of the Cape Town Municipal Planning By-Law, 2015 (MPBL)

This section is meant to explore the ways in which the proposal is consistent with the Development Management Scheme (DMS).

At this point, there is no development proposal. The structures on the property are all informal. This process will enable the sale of a portion and through this, the church will undergo the formal process to develop the portion that they will purchase. Until such time that a development proposal is at hand, this element can only be assessed by applying it to the current structure per instruction of the regional planner. The is an encroachment of the informal structure over the building lines on Portion 1.

3.2 Consideration of criteria in terms of Section 99 (2) of the Cape Town Municipal Planning By-Law, 2015 (MPBL)

(a) Any applicable spatial development framework:

(i) Compliance with the Municipal Spatial Development Framework (MSDF)

In terms of the MSDF, the property is in the *Urban Inner Core (UIC)*. The UIC is targeted for densification, diversification and intensification of land use. The proposed subdivision and rezoning aligns to the spatial outcomes and land use guidelines of the MSDF.

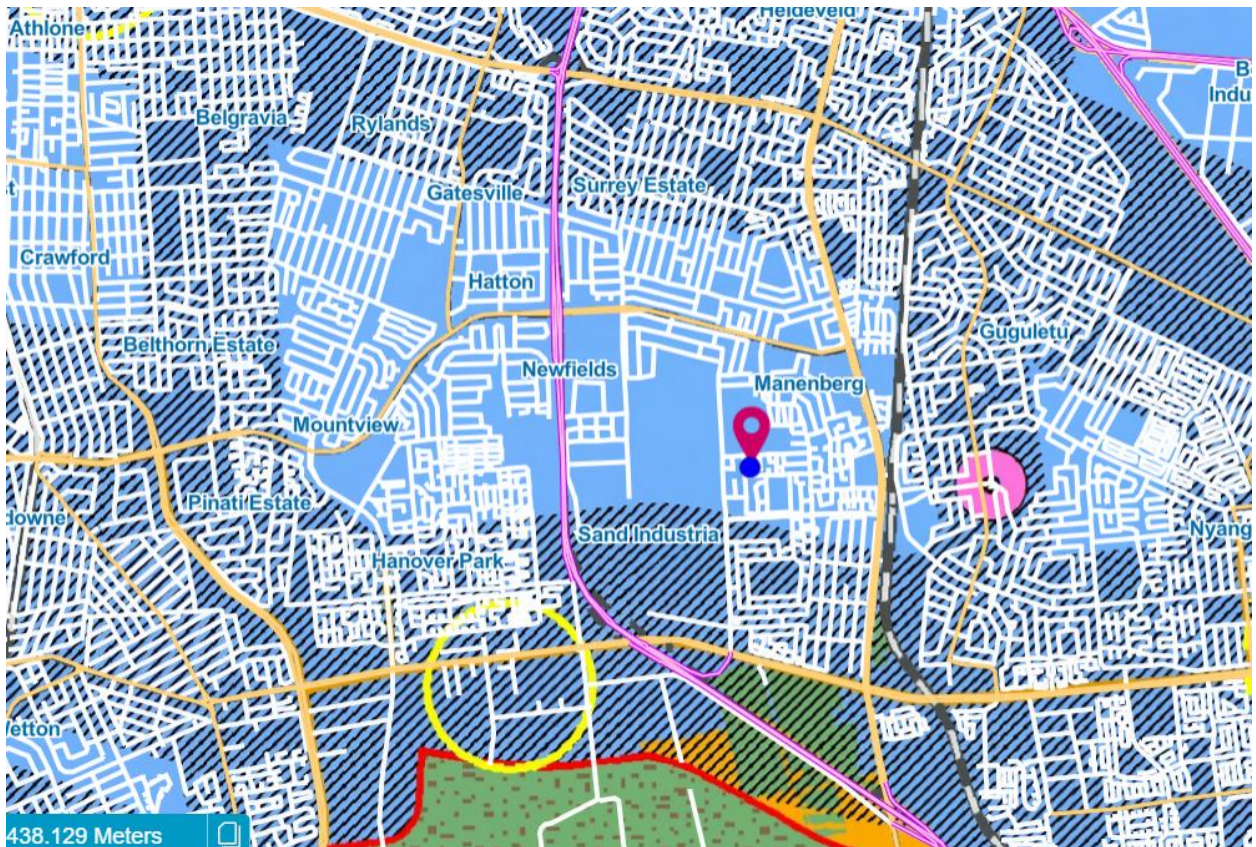


Figure 3: Extract from the Metropolitan Spatial Development Framework (2023)

(ii) Compliance with the Southern District Plan (2023)

The subject property falls within an *Existing Urban Development* area and close to a *Destination Place* (Cape Flats Urban Park). This application supports the development guidelines of the district plan by offering a variety of urban uses.

The site is within sub-district 2. Manenberg is one of the areas identified as needing community facilities.

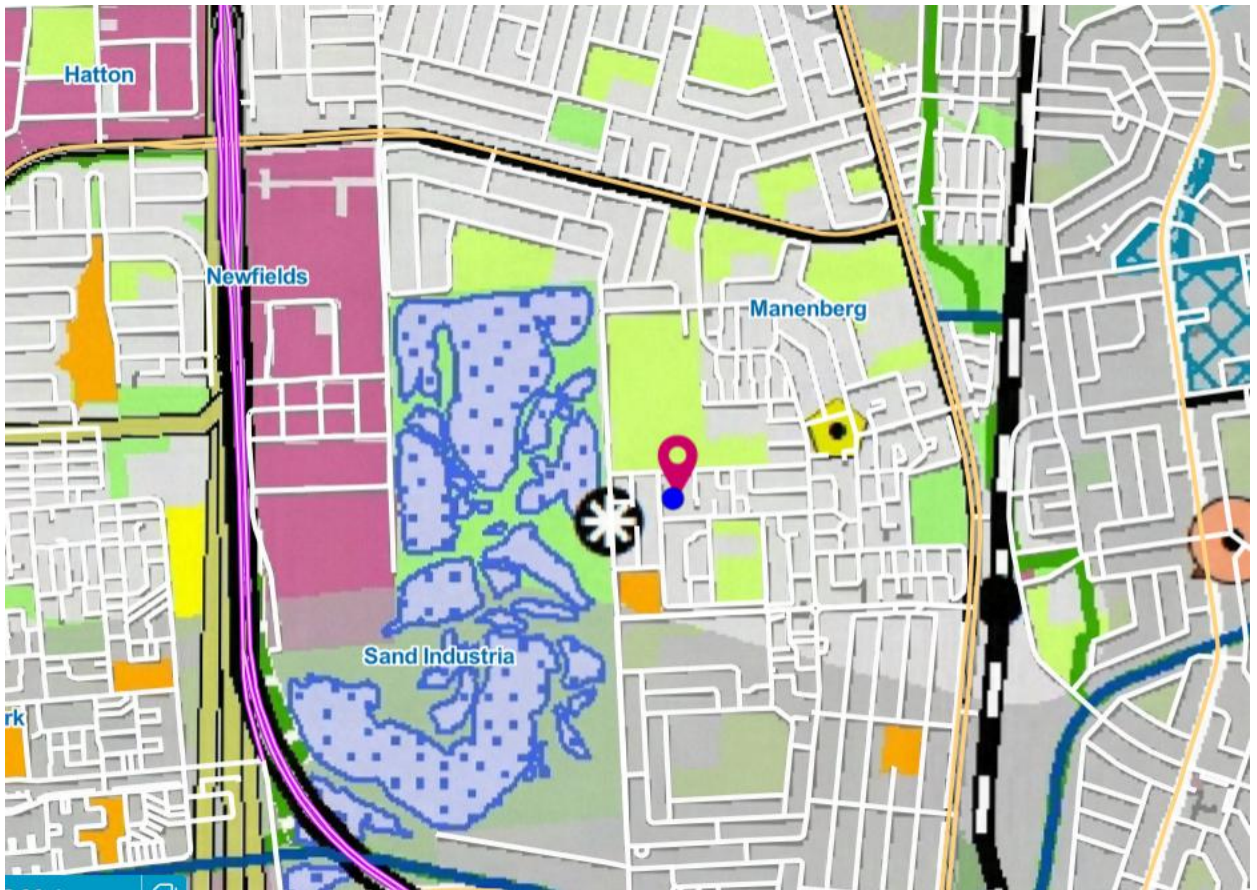


Figure 4: Extract from the Cape Flats District Plan (2023)

- (b) Compliance with applicable policies and strategies approved by the City:

The City of Cape Town IDP (2022 -2027):

One of the IDP's core objectives is leveraging City assets to drive economic growth and sustainable development. This opportunity is focused on the creation of an environment that will stimulate investment and job creation. One of the pillars of the IDP, "The Caring City" is also supported. The intention of the church is to create hub of social activities to support the community and offer solutions to socio-economic challenges.

- (c) Impacts on existing rights:

The church is operating from the premises currently. The subdivision will introduce an additional land parcel and the overall development potential of the parent property's area will increase. This can only be quantified once a development proposal is at hand. In terms of the specifications of the DMS, the change in zoning for Portion 1 will increase the coverage, decrease the floor factor, increase the development footprint and decrease the development envelope. All proposed development will be guided by the DMS and neighbors will be consulted when a development is proposed. Due to the instruction to address the current structure with the DMS, permanent building line departures are applied for here. If approved, this will grant the future owner a larger development envelope than the proposed zoning.

- (d) Compliance with relevant national or provincial legislation:

National Heritage Resources Act No. 25 of 1999 & National Environmental Management Act No. 107 of 1998:

There are no triggers to this legislation as a result of the application.

National Environmental Management Act No. 107 of 1998:

The proposal is not a listed activity that triggers the need for an Environmental Impact Assessment.

Section 7 of the National Spatial Planning and Land Use Management Act No. 16 of 2013 and Section 59 of the Western Cape Land Use Planning Act No. 3 of 2014:

The land use planning principles set out in these two Acts are similar and is thus addressed simultaneously underneath.

- (i) ***Spatial Justice:***

The subdivision and rezoning will ensure more viable use of land within the urban edge and thus constitutes spatial justice by providing a facility that is easily accessible for the surrounding community.

- (ii) ***Spatial Sustainability:***

The approval of this application will not result in the loss of agricultural land. The intended activities will be of benefit to the community and avoid people from travelling outside the area for same or similar services.

- (iii) ***Efficiency*** to optimize existing resources and infrastructure:

Financial, economic and social impacts will be minimized because the property will be disposed of by the City; saving any potential maintenance costs.

- (e) Compliance with the requirements of the by-law:

The previous approval lapsed due to financial challenges. This application is aimed at re-instating the previous rights. In terms of the by-law, all requirements are met. We are asking for the advertising for this application to be waived. There are no changes to this application to the previous one, save for the building line departures since the structure still exists. The intention to demolish the structure remains. This has not yet been done due to the delay in transfer. The church still needs the space in the interim.

3.3 Consideration of criteria in terms of Section 99 (3) of the Cape Town Municipal Planning By-Law, 2015 (MPBL)

This section outlines the factors addressing the desirability criteria for the proposal in terms of the indicated section of the by-law.

- a) *Socio-economic Impact:*
The subdivision and rezoning of the subject property will create a social and economic productive space providing employment opportunities and social activities which in turn has a positive impact on economic growth, job creation and social development. Some of the activities that are intended for the site are considered to be in short supply in the immediate area. These include a soup kitchen, woman's meetings, social and outreach programmes, men's fellowship, youth services and counselling. The City will be providing viable land for the development of community services which will benefit the socio-economic conditions in the community as well.
- (b) *Compatibility with surrounding uses:*
The proposed zoning allows for a more diverse mixture of land uses. This is encouraged by City policies in that it enables more intensive use. The use is compatible with the surrounding area and will maximize the agglomeration of community facilities and contribute positively to the social fabric.
- (c) *Impact on the external engineering services:*
The property is located in a developed and services area. The reticulation water main, electricity underground cables, sewer mains and stormwater conduits are located within the surrounding road network and have been providing the existing properties with service infrastructure.
- (d) *Impact on safety, health and wellbeing of the surrounding community:*
The services that the church will be offering will contribute positively to the general population. It lends itself to encourage better community engagement and mitigates negative influences in the community.
- (e) *Impact on heritage:*
The site does not have any heritage significance and the an approval of this application will not result in any impact on heritage.
- (f) *Impact on the biophysical environment:*
There is no biophysical significance on the site and the impact of this application will be negligible.
- (g) *Traffic impacts, parking, access and other transport-related considerations:*
The property gains access from Rio Grande Street. The site is in a PT1 zone. The parking requirement is 1 bay/8 seats for place of worship, assembly and entertainment. The church indicated that the structure can seat 100 people. This translates to 13 parking bays. The site can accommodate this amount of parking bays. The congregation typically walk to church.
- (h) *Whether the imposition of conditions can mitigate an adverse impact of the proposed land use:*
Based on the feedback provided regarding the lapsing of the previous approval, the delays were caused by financial challenges on the purchaser's part. If the conditions imposed in this application are not aligned with those imposed before, it could create a situation that adds to the challenge.

4. Conclusion

The purpose of this application is to regularize the portion of the property that will be transferred to the purchaser.

It is hereby requested that the following application made in terms of the City of Cape Town Municipal Planning by law, 2015 is approved:

- Subdivision into 2 portions in terms of Section 42(d);
- Rezoning of one portion from General Residential 4 (GR4) to Community 1 (CO1) in terms of Section 42(a); and
- Building line departures: i) 0,19m in lieu of 3,00m for boundary A-B; ii) 0,00m in lieu of 3,00m for boundary B-F (Erven 146382 & 146381 Cape Town); and iii) 1,60m in lieu of 3,00m for boundary H-J (Erf 146374 Cape Town) in terms of Section 42(b).

I hope that this application is viewed in a favourable light.

Yours sincerely,



Farzaana Fisher

Property Transactions: Statutory Compliance

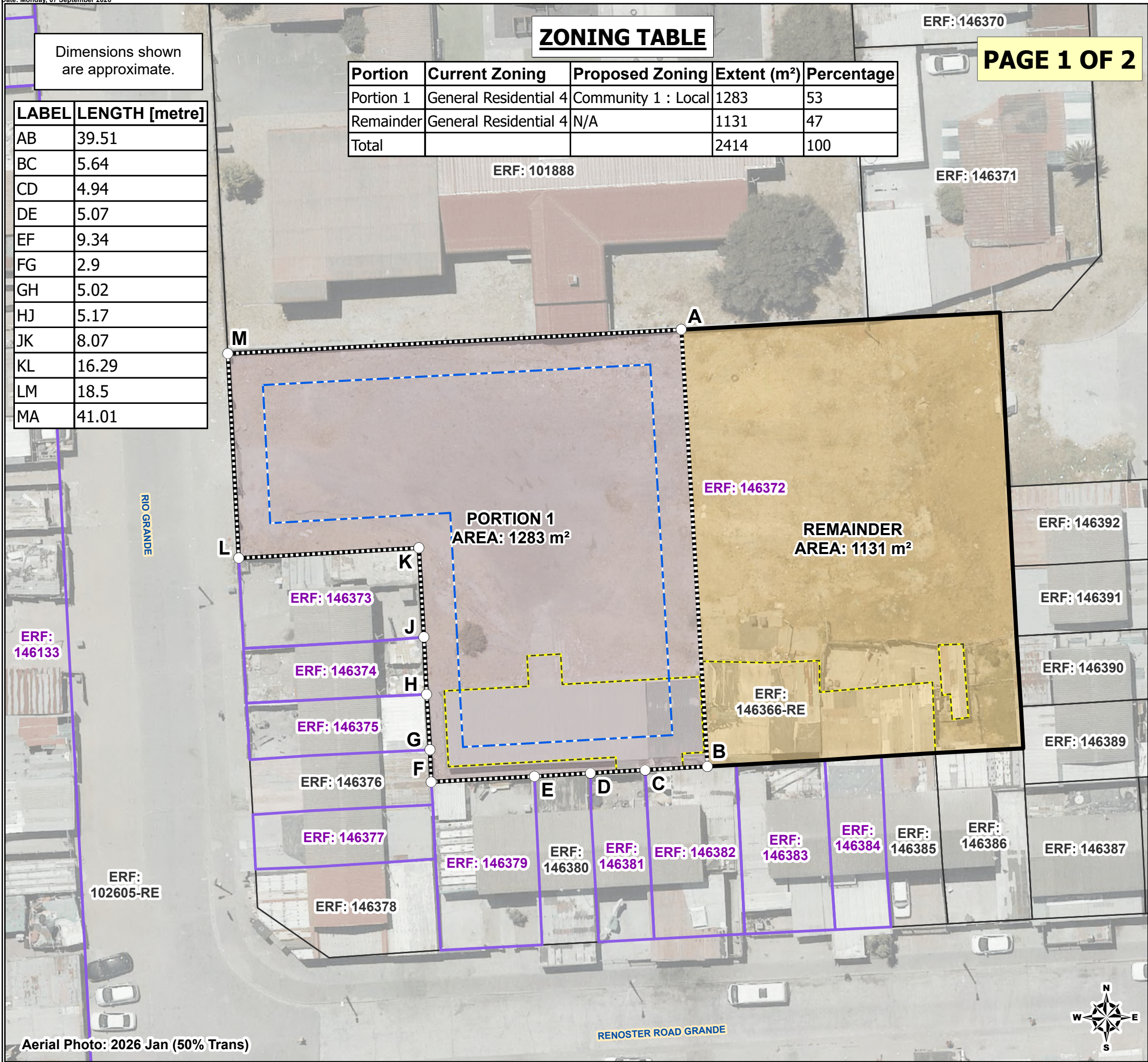
ZONING TABLE

Portion	Current Zoning	Proposed Zoning	Extent (m ²)	Percentage
Portion 1	General Residential 4	Community 1 : Local	1283	53
Remainder	General Residential 4	N/A	1131	47
Total			2414	100

PAGE 1 OF 2

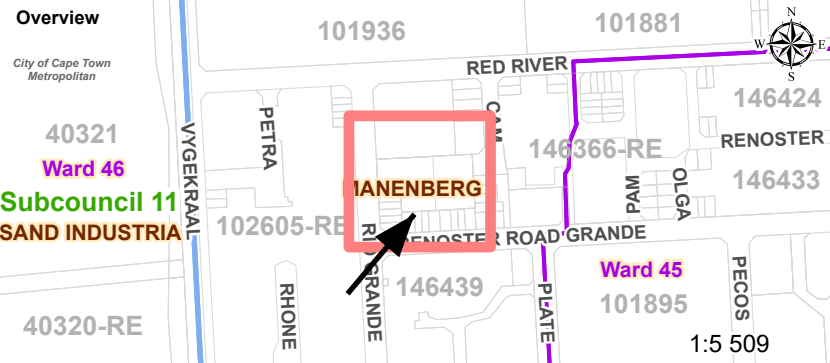
Dimensions shown
are approximate.

LABEL	LENGTH [metre]
AB	39.51
BC	5.64
CD	4.94
DE	5.07
EF	9.34
FG	2.9
GH	5.02
HJ	5.17
JK	8.07
KL	16.29
LM	18.5
MA	41.01



SUBDIVISIONAL & REZONING PLAN

PORTION OF CAPE TOWN- ERF 146372
5 RIO GRANDE STREET MANENBERG



Legend

- Building Rooftop Footprint
- Survey Title Points
 - Surveyed
- SUBDIVISIONAL AREA
- Erf 146372 Cape Town
- Building Line
 - 3 m Street & Common
- Proposed Zoning
 - Community 1 : Local
 - General Residential 4
- Property
 - Confirmed
 - Registered

Notes:

- 1.) The figure ABCDEFGHJKLM represents the subdivision unregistered confirmed ERF 146372 CAPE TOWN, LAND PARCEL KEY 243222, ZONING SCHEME General Residential 4 in extent of 1283 m², a portion of registered remainder of ERF 146366-RE CAPE TOWN, LAND PARCEL KEY 243211, ZONING SCHEME Transport 2 : Public Road and Public Parking owned by City of Cape Town.
- 2.) Title Deed No. T 55152/2001
- 3.) Please refer to the zoning table for more information.
- 4.) Please refer to page 2 to view building line encroachments.

Ward Number: 30, Subcouncil: 11

Scale: 1:350



Drawn By: GIS & Survey Section, Property Transaction Department
Date: Monday, 07 September 2026

City Of Cape Town Metropolitan Municipality
Property Transactions
Civic Center
Cape Town
8001

Project Team: Transversal Real Estate Service Operations Section,
Property Transaction Department
Email: PropertyTransactions.Management@capetown.gov.za
Plan Number: LIS3751
File Reference: HO 14/3/4/3/1240/A00

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To view the map print out in scale it must be printed on an A3 page.

ZONING TABLE

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Total			2414	100

PAGE 2 OF 2

PORTION 1
AREA: 1283 m²

ERF: 146372

MAP INSET

0.19 m

Scale: 1:20

0.19 m

1.29 m

1.6 m

1.29 m

ERF: 146379

ERF:
146366-RE

ERF: 146380

ERF: 146381

ERF: 146382

ERF:
146373

ERF:
146374

ERF:
146375

ERF: 146376

ERF: 146377

Aerial Photo: 2026 Jan (50% Trans)

SUBDIVISIONAL & REZONING PLAN
PORTION OF CAPE TOWN- ERF 146372

Overview

City of Cape Town
Metropolitan

Subcouncil 11
Ward 46

102605-RE
146133

101888

146366-RE

146372
180267

MANENBERG

RENOSTER ROAD GRANDE
1:1 574

Legend

Building Rooftop Footprint

Survey Title Points

○ Surveyed

SUBDIVISIONAL AREA

Erf 146372 Cape Town

Building Line

3 m Street & Common

Proposed Zoning

Community 1 : Local

General Residential 4

Property

Confirmed

Registered

Distance

Notes:

1.) The figure BCDEFGHJK represents the subdivision unregistered confirmed ERF 146372 CAPE TOWN, LAND PARCEL KEY 243222, ZONING SCHEME General Residential 4 in extent of 1283 m², a portion of registered remainder of ERF 146366-RE CAPE TOWN, LAND PARCEL KEY 243211, ZONING SCHEME Transport 2 : Public Road and Public Parking owned by City of Cape Town.

2.) Title Deed No. T 55152/2001

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Ward Number: 30, Subcouncil: 11

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City Of Cape Town Metropolitan Municipality
Property Transactions
Civic Center
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Project Team: Transversal Real Estate Service Operations Section,
Property Transaction Department

Email: PropertyTransactions.Management@capetown.gov.za

Plan Number: LIS3751

File Reference: HO 14/3/4/3/1240/A00

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