CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500171116

Erf 92513 and Erf 2466,
25A Capricorn Drive, Muizenberg

Development Management

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ERVEN 2466 CAPRICORN & 92513 CAPE TOWN

APPLICATION FOR REZONING, CONSOLIDATION AND AMENDMENT OF THE DEVELOPMENT CONTROL AND DESIGN MANUAL

Prepared by:

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For:

Ref: 4465
September 2026

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1. INTRODUCTION

This application is submitted on behalf of the registered owner of erven 2466 Capricorn and 92513 Cape Town. Erf 2466 Capricorn forms part of the Capricorn Business and Technology Park, while Erf 92513 Cape Town is situated immediately adjacent to the Business and Technology Park in the suburb of Vrygrond. Erf 2466 Capricorn accommodates the existing Chapman's Seafood fish processing facility, while Erf 92513 Cape Town is vacant. To permit for certain extensions and additions to be made to the existing facility, it is proposed that Erf 92513 Cape Town be rezoned and consolidated with Erf 2466 Capricorn. In addition, the Capricorn Development Control and Design Manual is to be amended so that the boundary of the Business and Technology Park includes Erf 92513 Cape Town, and that it be designated as being part of the Internal Management Area reserved for Industrial Use.

Figure 1 below is an aerial photograph with the registered cadastral boundaries superimposed in yellow, while the SG approved (but not yet registered) boundaries are indicated in green. The subject properties are identified thereon.

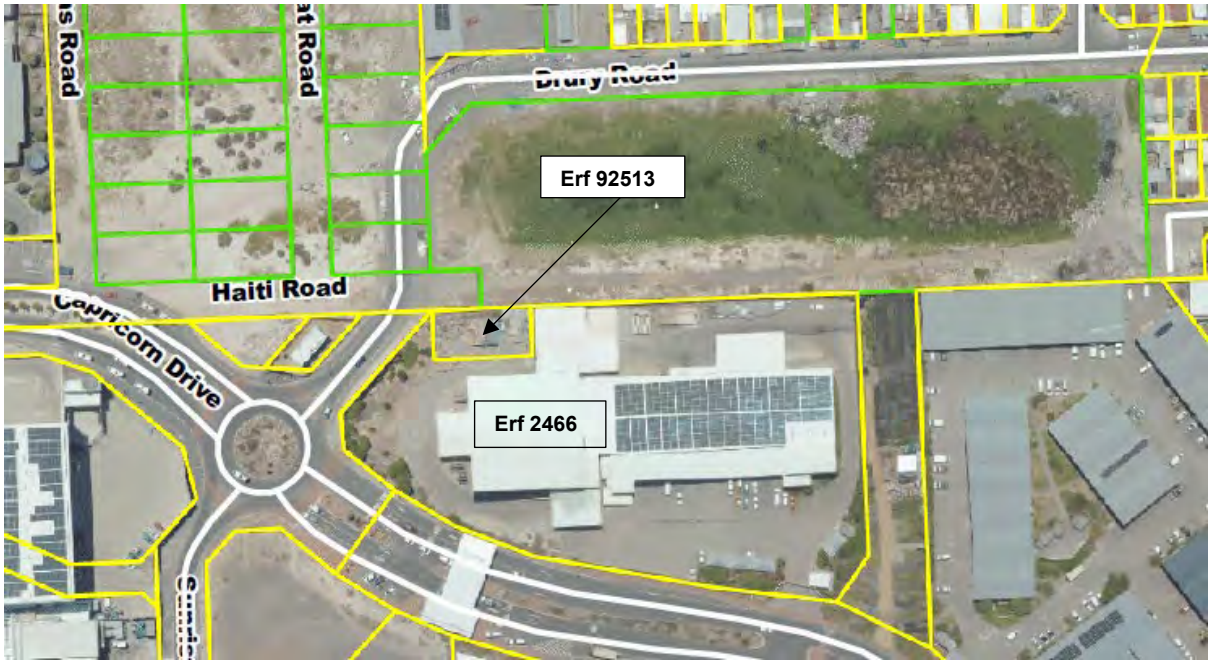


Figure 1: Annotated Aerial Photograph

The necessary supporting information is contained in the associated ***Annexures***.

2. COMPONENTS OF THE APPLICATION

This application consists of the following as provided for in the City of Cape Town Municipal Planning By – Law (MPBL).

2.1 Rezoning

Application is submitted in terms of Section 42(a) and read in conjunction with Section 100(1) of the MPBL to rezone Erf 92513 Cape Town from Residential Zoning 1: Conventional Housing (R1) to Mixed Use (sub zone MU 2).

2.2 Consolidation

Application is submitted in terms of Section 42(f) and read in conjunction with Section 100(1) of the MPBL to consolidate Erf 92513 Cape Town with Erf 2466 Capricorn.

2.3 Amendment of the Capricorn Park Development Control and Design Manual

Application is submitted in terms of Section 42(m) and read in conjunction with Section 101(b) of the MPBL for the approval of the amended Capricorn Development Control and Design Manual approved on 11th June 2013 and dated August 2012. The amendment is minor in nature and is specific to including Erf 92513 Cape Town into the Capricorn Business and Technology Park, and forming part of the Internal Management Area designated Industrial Use.

3. SUMMARY OF BASIC INFORMATION

Erf No	**2466 Capricorn**	**92513 Cape Town**
Registered Owner		
Suburb	Muizenberg East	Vrygrond
Street Address	25 Capricorn Drive	25A Capricorn Drive
Extent	1.2402 ha	495 m^2
Mortgage	Yes, in favour of Firstbank Ltd	
Title Deed No		
Restrictive Conditions of Title	Yes, relating to alienation and membership of the Capricorn POA	None
Applicable Zoning Scheme	City of Cape Town's Development Management Scheme	
Zoning	Mixed Use Zone (MU 2)	Residential Zoning 1: Conventional Housing (R1)
Applicable approvals	20th February 1997 – Approval issued by the Dept of Housing, Local Government and Planning for the withdrawal of the Muizenberg East Structure Plan and rezoning of multiple erven to subdivisional area. Ref: PB 2/17/2/8040/1 18th July 1997 – Approval issued by the South Peninsula Municipality for i) the subdivision of Capricorn Precinct 1 into 1 portion & a Remainder, and ii) internal subdivision of Portion 1 into 145 portions and Remainder Roads as shown on subdivision layout plan SE 15245/1 (B) and included the imposition of a deemed substitution scheme. Ref: SE 15245/1 (15503) 11th June 2013 – Approval issued for the amended Capricorn Park Development Control and Design Manual. Application No: 227459 13th November 2024 – BDM approval for new warehouse including cold & chiller rooms close to northern boundary & adjacent to Erf 92513 Cape Town. Application no: 001700518506. Approval no: 0017599	
Current application	Rezoning, consolidation and amendment of the Development Control & Design Manual	

4. OVERVIEW OF CHAPMANS'S SEAFOOD

The following information has been sourced from the company's website (www.chapmans.co.za). Chapman Seafood Company is a family owned and managed seafood trading company and has a history that dates back to 1979 in Cape Town. Chapman's Seafood Company prides itself in being purveyors of the finest seafood that is procured globally through their widespread supplier network. Chapman's Seafood Company supplies seafood products to food services, retail and catering services.

Chapman's Seafood Company also prides itself in being socially responsible and promotes the empowerment of the previously disadvantaged parts of our society by providing them with learnership programmes and career advancement. Chapman's Seafood Company has a BBB-EE LEVEL 2. Chapman's Seafood is committed to ethical and environmentally conscious business practices.

The facility at Capricorn Park is fish processing plant that receives, prepares, stores and then delivers fish products. The facility includes offices, staff canteen, chilling and freezing areas and all of the other infrastructure associated with a fish processing plant.

5. TOWN PLANNING CONTEXT

Capricorn Park is situated In the Cape Flats District of the City of Cape Town. This District is differentiated into a number of Sub Districts as indicated on ***Figure 2*** below. Capricorn Park is situated in Subdistrict 5. Note that while Subdistrict 5 is referred to as False Bay Coastal Area, it is also referred to as Muizenberg East to Pelican Park in the body of the District Plan.

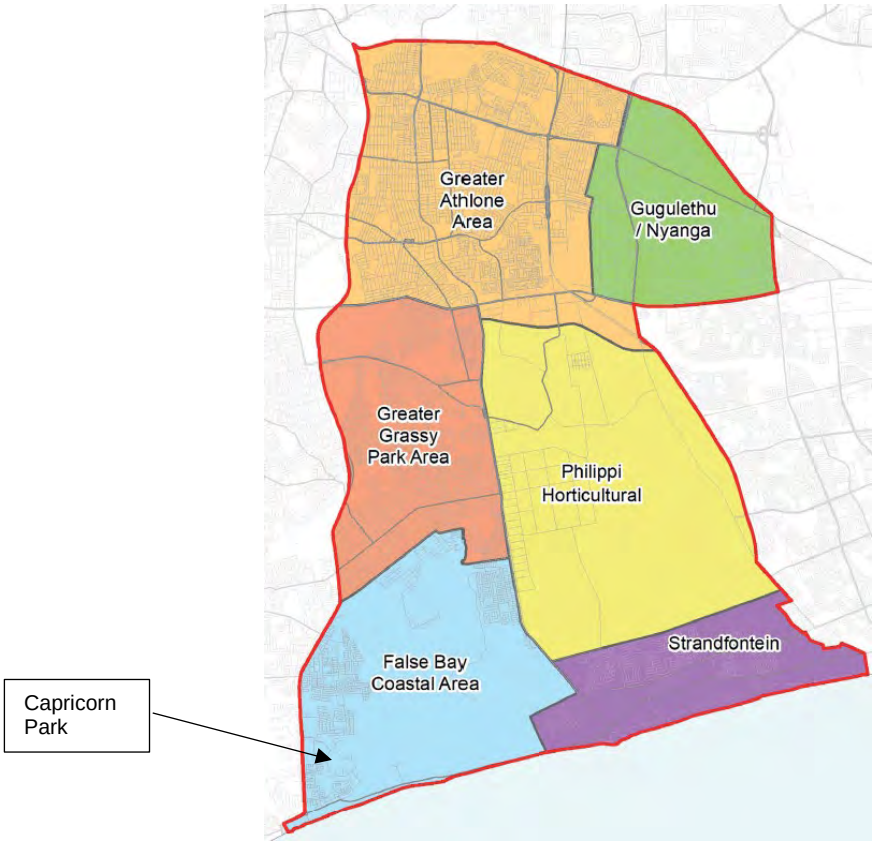


Figure 2: Cape Flats subdistricts (Source: Cape Flats District Plan, Vol 2, Technical Report, January 2023)

5.1 Topography and Natural Features

According to the Cape Flats District Plan (Vol 1: Baseline & Analysis Report, January 2023), "*The district is characterised by flat plains typical of the Cape Flats, which cover most of the district. The majority of the district is very low lying, with extensive vleis and wetlands (Zeekovlei, Rondevlei) particularly in the south-western portion of the district. Capricorn Park landfill, located in the south-western corner of the district, is one of the more notable topographic features in this flat area. A reasonably substantial dune field is present between Pelican Park and Strandfontein, with dunes reaching approximately 40m amsl*."

An extract of the Green Infrastructure and Biodiversity Plan of the Cape Flats District is reproduced below. Neither of the subject properties are indicated as being part of either a Critical Biodiversity Area or a Marine Protected Area. Nonetheless, a major Green Corridor runs through Capricorn Park and a small waterbody is situated adjacent to the northern boundary of the subject properties. According to the Cape Flats District Plan (January 2023, the development guidelines for Green Corridors is to, "…*encourage development to promote opportunities for linkages between identified structuring open spaces in developed areas through e.g buildings facing onto green spaces, pedestrian or NMT walkways, location of stormwater channels or swales*." It should be noted that the water body is not permanently filled with water.



Figure 3: Extract of the Green Infrastructure and Conservation Biodiversity Plan
(Source: Cape Flats District Plan, Vol 1, Baseline Analysis Report (January 2023))

Neither the Green Corridor or the waterbody will be impacted upon by the proposal, or prevent what is proposed. The proposal is also unlikely to impact on the biophysical environment.

5.2 Local Context

Figure 4 below is an extract of the street guide which indicates Capricorn Park in dark grey with the approximate position and extent of the subject erven with a red rectangle. Prince George Drive, which is a road of metropolitan significance separates Muizenberg and Muizenberg North from Muizenberg East as well as the suburbs of Costa Da Gama, the Capricorn Park development and Vrygrond. Baden Powell Drive limits development to the south.

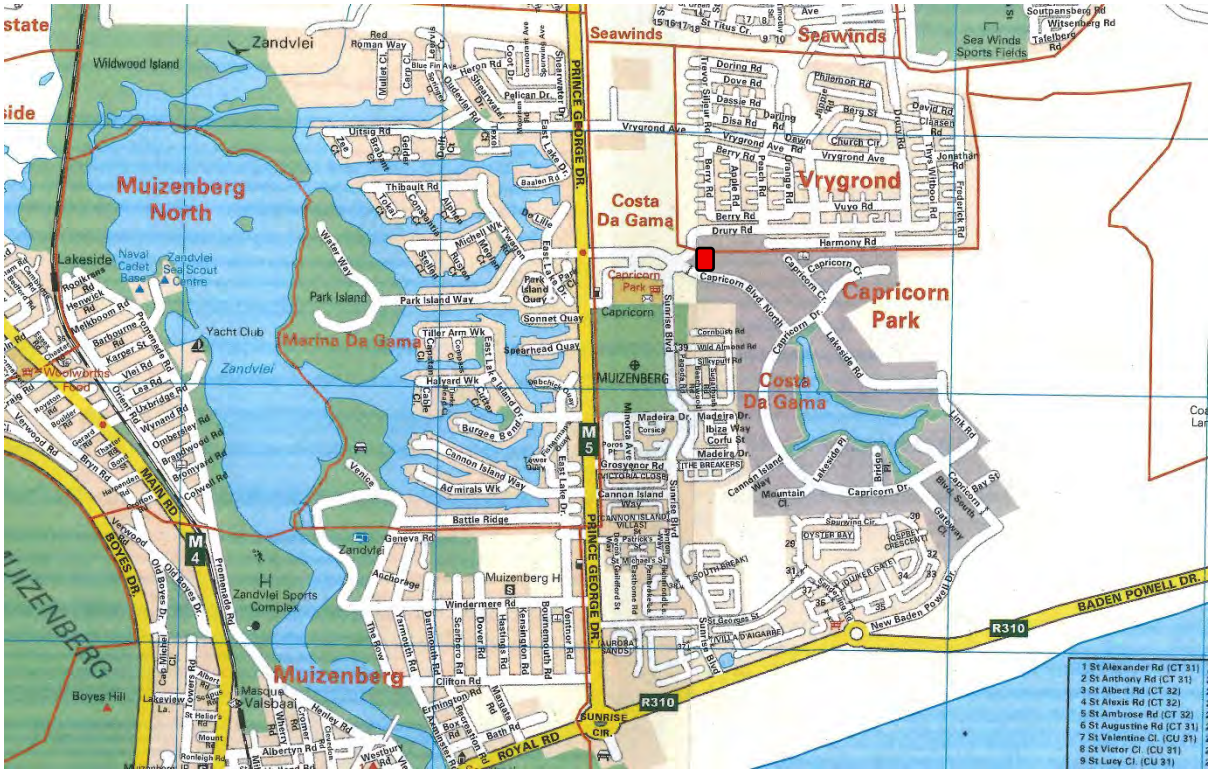


Figure 4: Local Context

According to the Cape Flats District Plan (Vol 1, Baseline & Analysis Report (January 2023)), the following is mentioned as it relates to Capricorn Park: (with Planning Partners emphasis in bold)

- *Industrial areas include **Capricorn Park**, Ottery Gardens, Nerissa Estate, Ottery East, Hanover Park industrial area, Sand Industria, Kewtown and Athlone Industria. Although **Lansdowne Road Industrial area and Capricorn Park were identified as two emerging industrial areas in the district there has not been significant investment in the land number of years**.*
- ***The industrial sector in the Cape Flats District is currently performing better that the retail and office market segments.** The average capitalisation rate for industrial properties steadily decreased over the last three valuation terms reaching a low of 9.4% in 2018. The vacancy rate dropped between 2015 and 2018 which indicates the industrial sector strengthened over this period. However, within the Cape Flats District certain industrial nodes performed better than others. Key Observations from the 2018 average cap rates include:*
  - ***Capricorn Park** is a relatively new industrial park. The average cap rate for it are varied which may be correlated to the timing of the development. The average increase in value over 2012 – 2018 has been close to 100% which is common for vacant land being developed.*

- *The maps indicate that office and industrial activity are often located in the same area as many industrial businesses require an office component too, from an operational perspective.* ***The best performing office areas by the average cap rate in the district were Capricorn Park – which is also an Industrial Park****, in Lansdowne Industrial Park and along Klipfontein Road.*
- *Most residential property values in the Cape Flats district grew between 50- 80%. The increase in value could be attributed to varying factors in different areas including improvements in the urban realm, access to new economic opportunities – such as the development of* ***Capricorn Park****, and infill new development over time. Areas experiencing the highest growth include* ***Costa de Gama****, Schaapkraal,* ***Vrygrond****, Lansdowne and most of Heideveld/Manenberg. Costa de Gama and Heideveld/Manneberg are areas which had large greenfield developments.* ***Only two small areas showed a negative change in value – a small part of Capricorn and Eagle Park.***
- ***In terms of non-residential or commercial properties, value growth has been scattered throughout the district and varies widely from a negative growth to value increases of 100%.*** *Lavender Hill, Hanover Park, Manenberg, Phola Park, Gugulethu and Nyanga have experienced negative value change in non-residential properties.* ***On the other side of the spectrum, properties in the areas of Capricorn Park,*** *Shefield, Lansdowne Industrial, Bridgetown and Gugulethu* ***have grown in value by over 100%****.*

From the aforementioned, it is evident that in order to encourage and stimulate growth in the industrial sector, all effort must be made to facilitate non contentious growth opportunities such as this one which will allow the Chapman's Seafood facility to increase its potential without negatively impacting on Capricorn Park as a whole nor any of the surrounding retail or residential areas.

5.3 Zoning

Figure 5 depicts the zoning pattern of Capricorn Park and the area surrounding it. The predominant zoning in this area comprises Mixed Use (MU 2) and Residential Zoning 1: Conventional Housing (R 1). The Mixed-Use zone includes Capricorn Park though the internal road and open space are zoned Transport Zone (TR 2). There are a number of sites scattered throughout this area zoned Open Space (OS 2). One such site is immediately to the north of the subject properties. There are several large sites zoned Community Zoning (CO 1) including the cemetery. There are large areas zoned Limited Use to the north and east of Capricorn Park. There is also General Residential (GR 4) zoned land immediately to the south of Capricorn Park.

The Champman's Seafood facility on Erf 2466 Capricorn is zoned Mixed Use (MU2) and the land use falls within the primary use category being an "Industry" as defined in the Development Management Scheme (DMS) which is reproduced below. Erf 92513 Cape Town is zoned Residential Zoning 1: Conventional Housing (R1). Industry is not accommodated as either Primary, Additional Use Right or Consent use in the R1 zone, hence the need to rezone Erf 92513 Cape Town from R1 to MU2.

'**industry**' means a property used as a factory or for such purposes and in or on which an article or part of such article is made, manufactured, produced, baked or food otherwise cooked or prepared, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage; including offices, caretaker's quarters or other uses which are subservient and ancillary to the use of the property as a factory; and includes a warehouse and the sale of LP gas and similar fuel, but excludes a noxious trade or risk activity;

[Definition substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]



Legend

- Agricultural
- Community 1 : Local
- Community 2 : Regional
- Council To Deem
- General Business 1
- General Business 2
- General Business 3
- General Business 4
- General Business 5
- General Business 6
- General Business 7
- General Industrial 1
- General Industrial 2
- General Residential 1 : Group Housing
- General Residential 2
- General Residential 3
- General Residential 4
- General Residential 5
- General Residential 6
- Limited Use Zone
- Local Business 1 : Business Interface
- Local Business 2 : Local Business
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Open Space 1 : Environmental Conservation
- Open Space 2 : Public Open Space
- Open Space 3: Special Open Space
- Risk Industry
- Rural
- Residential 1 : Conventional Housing
- Residential 2 : Incremental Housing
- Transport 1 : Transport Use
- Transport 2 : Public Road and Public Parking
- Utility

Due to the location of Erf 92513 Cape Town in relation to Capricorn Park, it makes sense for it to be zoned Mixed Use (MU 2) and for it to be included in Capricorn Park rather than being retained as an isolated residential zoned erf notwithstanding that it is in close proximity to other residential zoned areas.

5.4 Land Use

Figure 6 overleaf depicts the results of a land use survey recently undertaken of the area around Capricorn Business and Technology Park and includes parts of Muizenberg East, Vrygrond and Costa Da Gama. Prince George Drive represents the western boundary of the survey area. It was not necessary to undertake a land use survey within Capricorn Park (with exception of Capricorn Park reserved for commercial use and which is situated outside of the area which is access controlled) as it is an approved development that is being developed in accordance with its conditions of approval. ***Figure 7,*** also overleaf is an aerial photograph showing the subject erven and their immediate surrounds.

From the examination of ***Figure 6*** it is evident that land use is generally in accordance with the individual property's respective zonings.

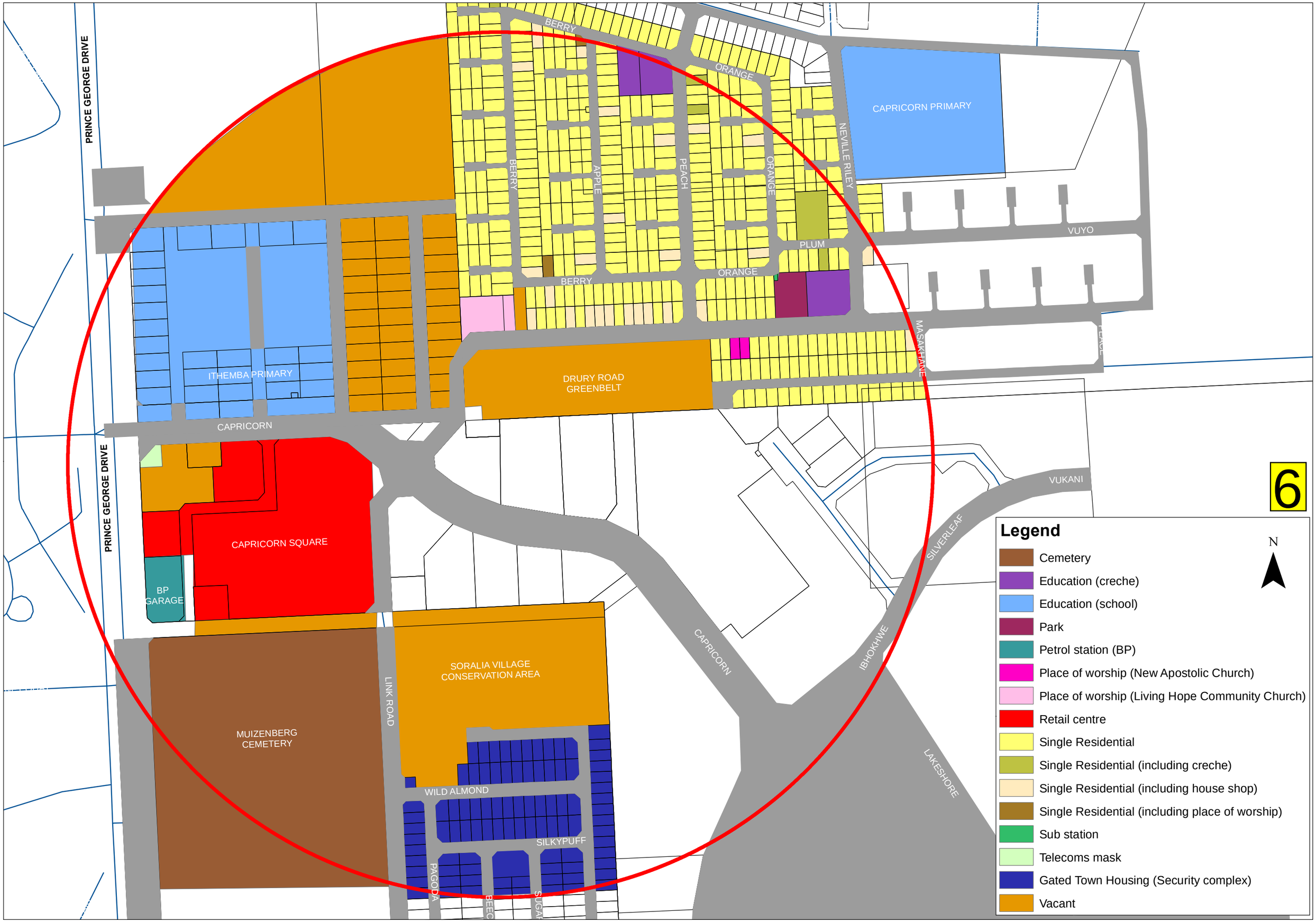
Notable land uses include the:

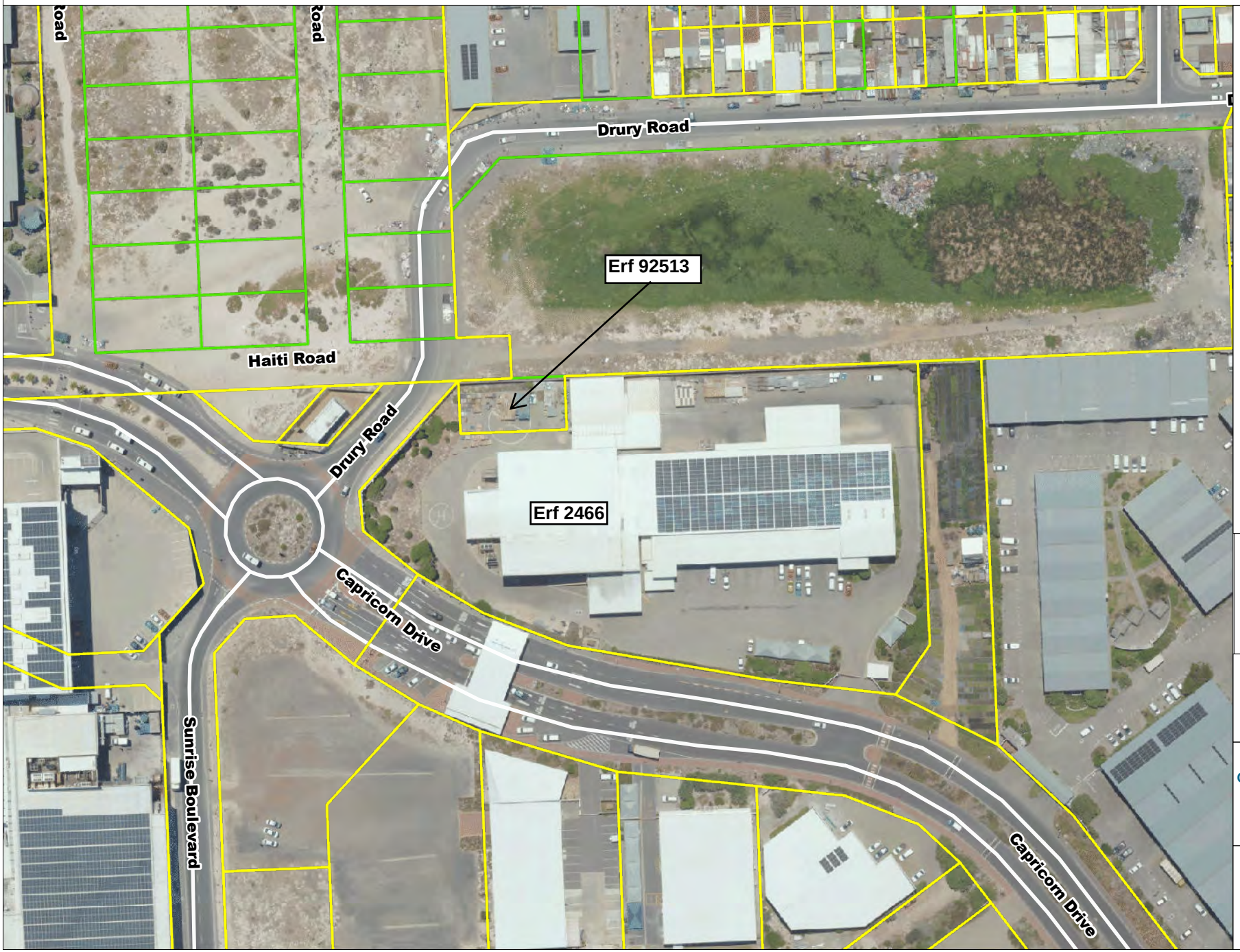
- Cemetery to the south-west of the Capricorn Park.
- Retail Centre to the north of the Cemetery and within Capricorn Park (but not subject to the Park's access control).
- Ithema Primary School to the north-east of Capricorn Park.
- The remainder of the area within the study area accommodates residential dwellings including a gated town house development to the west and south of Capricorn Park (but not shown on ***Figure 7***), and
- A number of house shops and/or minor businesses accommodated within a number of the residential dwellings in Vrygrond.

Of particular significance is the open space to the north of the subject erven (and Capricorn Park) as well as the alignment of Drury Road. Both lend themselves to motivating for inclusion of Erf 92513 Cape Town into Capricorn Park. The surrounding spatial configuration provides the impetus to consolidate Erf 92513 Cape Town with Erf 2466 Capricorn and be part of the overall Capricorn Park development.

5.5 Title Deed and Servitudes

Erven 2466 Capricorn and 92513 Cape Town are held under title of T31900/2020. Erf 92513 Cape Town does not appear to be subject to any conditions of title while Erf 2466 Capricorn is subject to two conditions of title which are reproduced overleaf. Note that Condition 1.I relates to the area of the extract of the SG Diagram coloured yellow, while Condition 1. II relates to that part of the site coloured green, as indicated on ***Figure 8*** overleaf.


PRINCE GEORGE DRIVE
PRINCE GEORGE DRIVE
BERRY
BERRY
APPLE
PEACH
ORANGE
ORANGE
BERRY
ORANGE
NEVILLE RILEY
CAPRICORN PRIMARY
VUYO
PLUM
MASAKHANE
ITHEMBA PRIMARY
DRURY ROAD GREENBELT
CAPRICORN
CAPRICORN SQUARE
BP GARAGE
SORALIA VILLAGE CONSERVATION AREA
LINK ROAD
MUIZENBERG CEMETERY
WILD ALMOND
SILKYPUFF
PAGODA
VUKANI
SILVERLEAF
IBHOKHWE
CAPRICORN
LAKESHORE
6
Legend
N
Cemetery
Education (creche)
Education (school)
Park
Petrol station (BP)
Place of worship (New Apostolic Church)
Place of worship (Living Hope Community Church)
Retail centre
Single Residential
Single Residential (including creche)
Single Residential (including house shop)
Single Residential (including place of worship)
Sub station
Telecoms mask
Gated Town Housing (Security complex)
Vacant



Legend

1:1 853
Projection: Web Mercator Auxiliary Sphere (WMAS),
Central Meridian 19º East
Spheroid: WGS_1984

Please Note:
- Every effort has been made to ensure the accuracy of information in this map at the time of publication .
- The spatial data portrayed in this map is as current, accurate and complete as provided by the various line departments responsible for the maintenance of these datasets.
- The City of Cape Town accepts no responsibility for, and will not be liable for, any errors of omissions contained herein.

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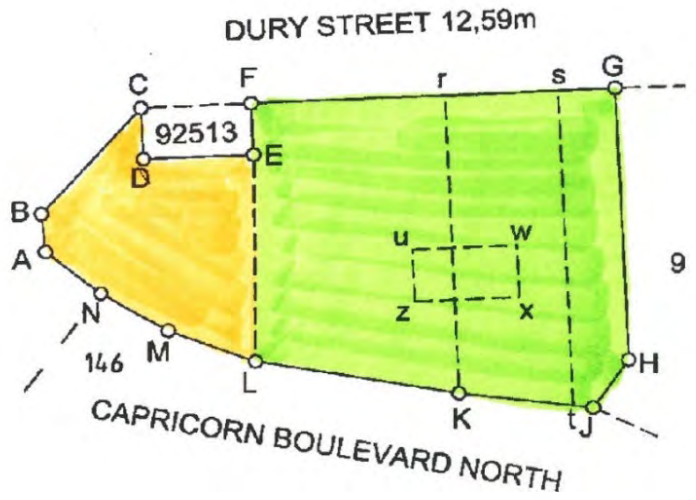


Figure 8: Extract of SG Diagram No 2060/2009

The conditions pertaining to Erf 2466 Capricorn relate to i) requiring the written consent of the Capricorn Home Owners' Association prior to alienation and that the ii) landowner is required to become a member of the foresaid HOA.

I. **WITH REGARD** to the figure ABCDELMN on diagram SG No. 2060/2009

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T613/1909.

B. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. T74039/2005 imposed by the City of Cape Town (previously South Peninsula Municipality) in terms of Section 42 of the Land use Planning Ordinance No 15 of 1985 when approving the subdivision of Erf 2 Capricorn at Muizenberg, namely:

The property may not be alienated without prior written consent of the Capricorn Property Owners Association of which the within transferee or its successors-in-title shall become a member.

II. **AS REGARDS** the figure FGHJKLE on Diagram No. 2060/2009

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T613/1909.

B. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. T30231/2000 and imposed by the City of Cape Town (previously South Peninsula Municipality) in terms of Section 42 of the land Use Planning Ordinance o 15 of 1985 when approving the subdivision of Erf 2 Capricorn at Muizenberg, namely:

The property may not be alienated without prior written consent of the Capricorn Property Owners Association of which the within transferee or its successors -in-title shall become a member.

Neither of the subject properties are subject to any servitudes.

As this application relates to rezoning, consolidation and the amendment of the Development Control and Design Manual, there are no impediments from a title deed perspective preventing the application as articulated herein.

Copies of the individual SG Diagrams and the Title Deed are contained in ***Annexures 4*** and ***5*** respectively.

5.6 Previous Approvals

There are two land use management approvals that need to mentioned herein as they constitute the foundational approvals for the Capricorn Business and Technology Park. Overviews of each are provided.

5.6.1 Approval issued by the Provincial Government

Approval was issued on the 20th February 1997 (Reference: PB 2/17/2/8040/1) by the Department of Housing, Local Government and Planning of the Provincial Administration and approved uses included science and technology research park, manufacturing, offices and light industry, shops, leisure, hotel and limited residential accommodation. As part of this approval, the Muizenberg East Structure Plan was withdrawn and area indicated on ***Figure 9*** below was rezoned to "Subdivisional Area" with the exception of Portion "C". Portion "C" was excluded from this approval because the land was utilized as a landfill site and would only revert back to other uses on the termination of the land fill operations which still had at the time of the 1997 approval, had 15 years to run.

Of particular relevance to this application is what is stated regarding Portion "E", namely that, "*Portion E (erven 93284 & 87374 – Capricorn, with the exclusion of the following area: Southern Part which is earmarked for "Nature Area" and "Dumping Site" on the Cape Metropolitan Area Structure Plan, 1988 Volume 1 Peninsula, Science and technology research park, offices and light industry (in accordance with the "General Commercial" zoning of the Cape Town Zoning Scheme), Shops, leisure, hotel and limited housing or residential accommodation. A "Package of Plans" including a Development Framework Plan, Precinct Plans and Site Development Plans shall be submitted to Council for approval prior to any development occurring on the property.*"

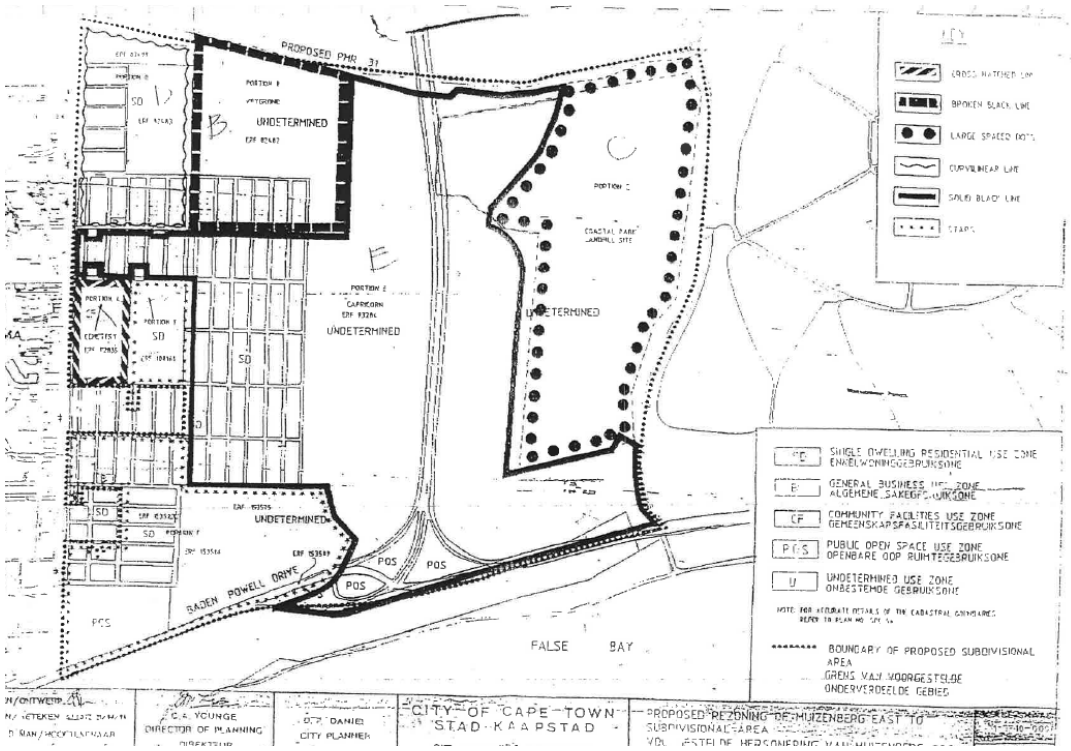


Figure 9: Plan depicting the Rezoning of Muizenberg East to Subdivisional Area

The approval in its entirety is contained in ***Annexure 6***.

5.6.2 Capricorn Business and Technology Park Approval

Following on from the February 1997 approval, the South Peninsula Municipality issued an approval on 18th July 1997, approval (Council Ref: SE 15245/1(15503)) for the Capricorn Park development subject to conditions.

In terms of this approval, the parent property, being Erf 159373 Cape Town, was:

- Subdivided into 1 portion and a Remainder, and
- Portion 1 (i.e. Erf 159374 Cape Town) was then internally subdivided into 145 portions plus three Remainder roads as depicted on ***Figure 10***. Note that the two sites highlighted in brown were subsequently consolidated to create Erf 2466 Capricorn and accommodate the Chapman's Seafood facility.

Most of the developable land within the Park had the Commercial Use Zone (C2) imposed as the deemed substitution scheme (including the sites consolidated to create Erf 2466 Capricorn. With the promulgation of the Cape Town Zoning Scheme, this zone was converted into Mixed Use (MU 2) zone. Note that Manufacturing uses shall "subscribe" to a specified list which could be amended from time to time with the consent of Council. This list is provided as ***Annexure C*** to the July 1997 approval contained in ***Annexure 6***.

The conditions imposed included conditions to regulate the form, scale and type of development permitted within the Park, as well as requiring the creation of a HOA with associated Constitution, which included a Development Control and Design Manual. The existing fish processing facility accommodated on Erf 2466 Capricorn is in accordance with this approval.

A copy of the approval in its entirety is contained in ***Annexure 6***.

6. THE PROPOSAL

Figures 11 and ***12*** overleaf depict the existing building footprint based on approvals issued to date, and future additions to the facility, respectively.

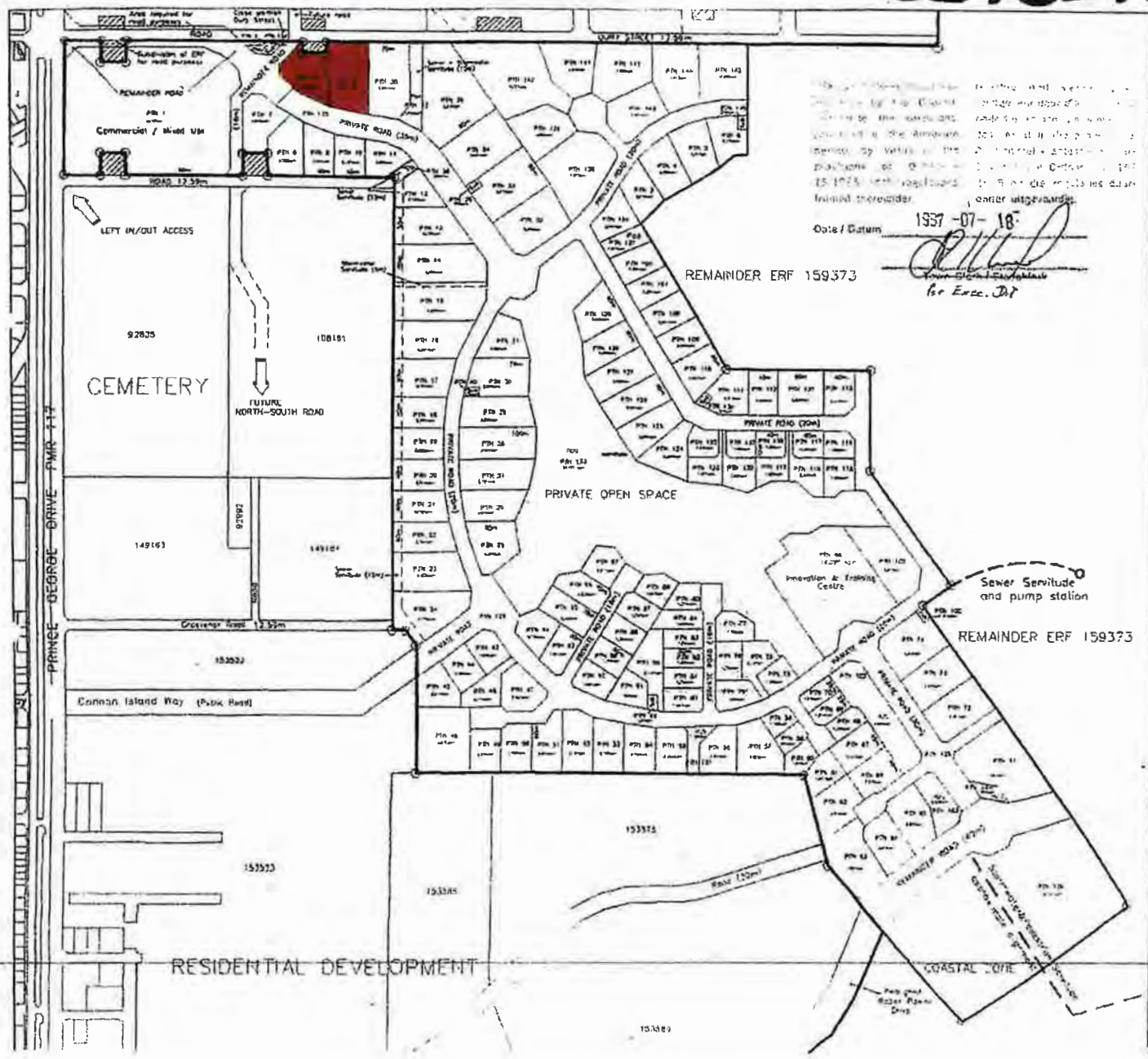
For information, the latest building plan provided to Planning Partners, approved on 13th November 2024 (Application no: 001700518506; Approval no: 0017599) are contained in ***Annexure 7*** and depicts the new warehouse component situated immediately to the east of Erf 92513 Cape Town.

From the examination of ***Figure 12***, it is evident that certain additions and extensions are proposed for that section of the site between the existing structure and the northern boundary, and including:

- A new ice plant.
- A 3000 pallet freezer or new processing plant.
- A staff canteen.
- A forklift charging area, and a
- New 3613 pallet freezer.

It must be appreciated that ***Figure 12*** is included for information only and contingent on the approval of this application, the necessary application to Building Development Management (BDM) will be submitted for the amendment of the Site Development Plan (SDP) or Building

SE 15245/1(B)



CAPRICORN
Science & Manufacturing Park

PRECINCT ONE
SUBDIVISION PLAN

Proposed Subdivision of
ERF 159374 Cape Town, Muizenberg

NOTATION :

- PRECINCT ONE BOUNDARY
- SERVITUDES
- PRIVATE ERVEN

NOTE: ALL AREAS APPROXIMATE SUBJECT TO FINAL LAND SURVEYORS DRAWING

LAND USE TABLE:

SCIENCE AND MANUFACTURING ERVEN	37.4 Ha
PRIVATE OPEN SPACE	9.8 Ha
EDUCATION / MIXED USE	1.6 Ha
COASTAL ZONE	4.3 Ha
COMMERCIAL / MIXED USE	3.3 Ha
UTILITIES	0.2 Ha
PUBLIC ROAD	2.1 Ha
PRIVATE ROADS	9.3 Ha
Total	68.0 Ha

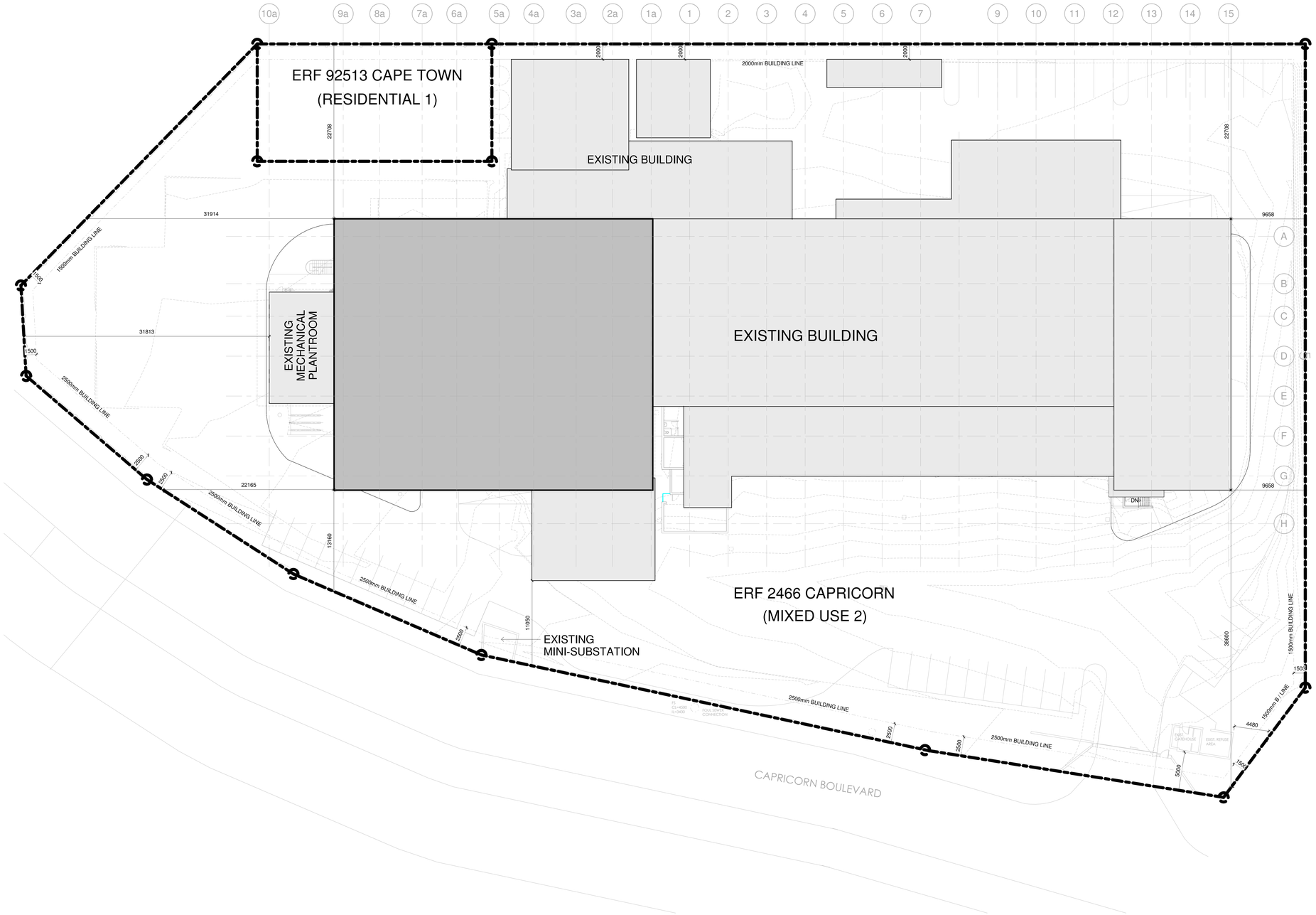
SCALE 1 : 5 000 (A3)
SCALE 1 : 2 500 (A1)
0 50 100 200m

2

PROFESSIONAL TEAM

CHITTENDEN NICKS PARTNERSHIP
urban planning + environmental design

10



1 SITE PLAN
1 : 200

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REVISIONS

No	Date	Description	SIGN	APPR.

KEYPLAN

11

FOR INFORMATION	■	DESIGN DEVELOPMENT	
SKETCH PLAN		TENDER	
SDP		CONSTRUCTION	
MUNICIPAL SUBMISSION		AS BUILT	

FOR INFORMATION

Consultants	Signature
Client: CHAPMAN'S SEAFOOD COMPANY	
Architect: MICHAEL CAREY	

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ARCHITECTS

PROJECT NAME
PROPOSED ADDITIONS & ALTERATIONS @ 1 CAPRICORN BOULEVARD NORTH, MUIZENBERG

OWNER
CHAPMAN'S SEAFOOD COMPANY

REPRESENTATIVE:

PROJECT ADDRESS
1 CAPRICORN BOULEVARD, MUIZENBERG

SIZE	SCALE	CURRENT REVISION DATE	DRAWN	TCRPV Project Number	Stage
A0	1 : 200		IVG		INF

DRAWING TITLE
SITE PLAN

Project Code	Originator	Zone	Level	Type	Role	Dwg Number	REV
4555						-A100	

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REVISIONS

No	Date	Description	SIGN	APPR.
A	30 Jan 2026	Changes made as per client meeting held on 28 Jan 2026		
B	12 Mar 2026	Changes requested by client following meeting held on 10 Mar 2026 - OPTION 2		
C	18 Mar 2026	Changes requested by client following meeting held on 17 Mar 2026		
D	19 Mar 2026	Updated layout for parking and landscaping requirements		

1 WAREHOUSE GROUND FLOOR PLAN
1 : 175

MANAGEMENT AREA URBAN INDUSTRIAL

SITE AREA	12 866.50m²
COVERAGE (100%)	
PERMITTED	12 866.50m²
EXISTING	4 796.41m²
MINUS DEMOLISHED COV.	-294.44m²
FINAL EXISTING	4 501.97m²
PROPOSED NEW	1 451.34m²
TOTAL	**5 953.31m²**
BULK / FAR (0.6)	
PERMITTED	7 441.20m²
EXISTING	5 371.57m²
MINUS DEMOLISHED FAR	-294.44m²
FINAL EXISTING	5 077.13m²
PROPOSED NEW	1 260.22m²
TOTAL	**6 337.35m²**
PARKING	
EXISTING WAREHOUSE (1 bay / 100m²)	5 077.13m²
NEW WAREHOUSE (1 bay / 100m²)	1 260.22m²
TOTAL	6 337.35m²
BAYS	64 OFF
EXISTING OFFICE (1 bays / 50m²)	545.00m²
TOTAL	545.00m²
BAYS	11 OFF
TOTAL BAYS REQUIRED	**75 OFF**
LANDSCAPING	
REQUIREMENTS 15%	1 929.98m²
TOTAL PROVIDED	**1 945.00m²**

KEYPLAN

12

FOR INFORMATION	■	DESIGN DEVELOPMENT	
SKETCH PLAN		TENDER	
SDP		CONSTRUCTION	
MUNICIPAL SUBMISSION		AS BUILT	

FOR INFORMATION

Consultants	Signature
Client: CHAPMAN'S SEAFOOD COMPANY	
Architect: MICHAEL CAREY	

TCRPV ARCHITECTS
12 Curlew Way
Somerset West
Cape Town
7130

PROJECT NAME
PROPOSED ADDITIONS & ALTERATIONS @ 1 CAPRICORN BOULEVARD NORTH, MUIZENBERG

OWNER
CHAPMAN'S SEAFOOD COMPANY

REPRESENTATIVE

PROJECT ADDRESS
1 CAPRICORN BOULEVARD, MUIZENBERG

SIZE	SCALE	CURRENT REVISION DATE	DRAWN	TCRPV Project Number	Stage
A0	As indicated	19 Mar 2026	IVG		INF

DRAWING TITLE
GROUND FLOOR BLOCK LAYOUT

Project Code	Originator	Zone	Level	Type	Role	Dwg Number	REV
4555						-A102	D

Plan, whichever is conditioned in the approval. Consequently, the information depicted on ***Figure 12*** is provisional only and subject to future confirmation on submission of the requisite applications to the BDM.

Table 1 below provides a comparison of the existing and future development statistics and parameters of the fish processing facility. The information in the proposed column is based on the consolidated site area.

Table 1: Current and Future Development Statistics & Parameters

	Existing (on Erf 2466)	**Proposed (on consolidated site)**	**Increased by:**
Floor Space	±5 372 m^2	±6 338m^2	966m^2
Gross Leasable Area	±4 476 m^2	±4 818 m^2	342m^2
Coverage	±5 321 m^2 (43%)	±6 247 m^2 (48%)	5%
Maximum height above existing ground level to top of building	25m	25m	No change
No of onsite parking bays	63	80	17

To allow for the expansion of the Chapman's Seafood facility is therefore necessary to:

i) rezone Erf 92513 Cape Town from Residential 1 (R1) to Mixed Use (MU2).

ii) consolidate Erf 92513 Cape Town with Erf 2466 Capricorn, and

iii) amend the boundary of Capricorn Park to include Erf 92513 Cape Town and for Erf 92513 Cape Town to be designated for Industrial Use in terms of the provisions of the Capricorn Park Development Control and Design Manual.

Motivation specific to the rezoning, consolidation and amendment of the Design Manual has been combined as the three components are inextricably linked and provided in ***Section 10.2***, while the assessment of the application in its entirety according to the criteria specified in Section 99 is provided in ***Section 12*** of this report. Application of the Development Principles to the proposal is contained in ***Section 13***. Based thereon, it is firmly contended that this application has merit and is therefore should be supported.

7. POLICY FRAMEWORK

The applicable policy regime applicable in this instance comprises:

- The Metropolitan Spatial Development Framework (MSDF).
- The Cape Flats District Plan.
- The Development Management Scheme, and the
- Capricorn Park Development Control and Design Manual.

Each Planning Instrument is dealt with in the following sections. Based on the application of the relevant sections of each Planning Instrument to the proposal, it is concluded that what is proposed is in accordance with the spirit and intent of each, and is therefore deserving of support.

7.1 Metropolitan Spatial Development Framework

The 2018 version of the MSDF was replaced by the current version of the MSDF on the 26th January 2023. The MSDF is "…*the overarching framework communicating the longer-term spatial vision, policy objectives and desired outcomes, as informed by the IDP*."

This framework comprises:

- Three spatial strategies.
- Development directives.
- Conceptual designation, and
- A series of maps.

Furthermore, "*the three spatial strategies serve to direct decision-making that is binding on the City and must be used to inform the City's capital budget expenditure to give effect to the implementation of this MSDF*." These spatial strategies provide the spatial direction that is intended to achieve a number of objectives including that which inter alia, "*directly affects the assessment of applications under delegation or via the Municipal Planning Tribunal*."

The three strategies include:

- Strategy 1: Plan for economic growth, improve access to economic opportunities.
- Strategy 2: Manage urban growth, create a balance between urban development, food security and environmental protection, and
- Strategy 3: Building an inclusive integrated, vibrant and healthy city.

In this particular context the Strategies 1 and 2 are the most applicable and relevant. This is because of the imperatives listed under Strategy No 1, which inter alia include:

- *Establishing and maintaining a liveable, vibrant and productive urban environment through effective urban services and engineering infrastructure, management and maintenance*.
- *Facilitating formal and informal economic growth and responding appropriately to the spatial needs of the economic sectors that are attracted to, and operate in, Cape Town*.

Imperatives of Strategy No 2 inter alia include:

- *Focus on land optimisation, especially development of vacant and under-utilised land parcels, which will result in expansion of engineering services networks accommodating higher intensity (density and diversity) land uses in a vertical, rather than horizontal format*.

Figure 13 overleaf is an extract of the MSDF and indicates that Capricorn Park is situated in the Spatial Transformation Area identified as the "Incremental Growth & Consolidation Area" (which is indicated in orange).

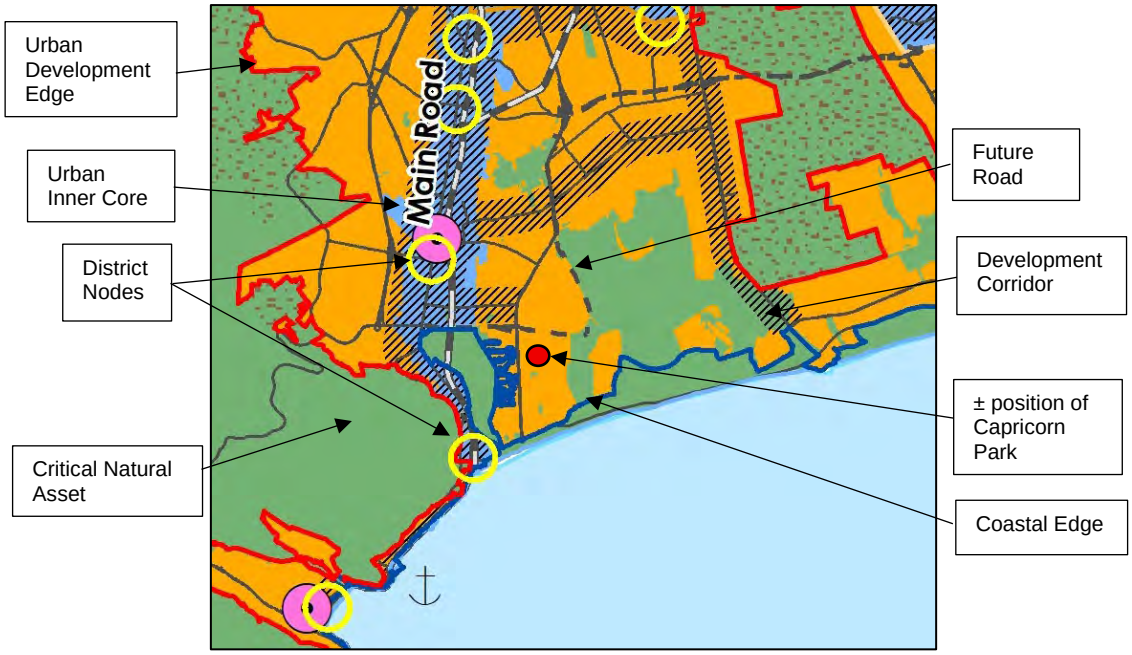


Figure 13: Extract of the MSDF (January 2023)

One of the "Informants" of this STA is the "*existing built footprint of the City and latent approved land use rights. Anticipated land development requirements for the medium term within the context of urban growth management*."

The subject erven are within the built footprint of the City and both have development rights assigned to them, though it is acknowledged that the Erf 92513 Cape Town's is for residential development.

One of the desired spatial outcomes and land use guidelines for the STA, is "*diverse and dense land uses, where bulk engineering infrastructure allows*." As evident from ***Section 8*** which deals with utility services, there is no impediment to the proposal from that perspective. Another spatial outcome and land use guideline applicable in this instance is "*spatial manifestation of the following legislative requirements per SPLUMA and MPPM regulations including areas where:*

- *Consolidation and diversification of land uses in support of City Growth.*
- *Incremental upgrading approach to development is applicable.*"

This guideline is applicable in this instance as the subject erven are to consolidated and will support, albeit in a minor way, diversification of land use (i.e. from residential to light industry) and results in the incremental upgrading of Capricorn Park, again in a minor way, due to the physical extent of Erf 92513 Cape Town.

Erf 92513 Cape Town is vacant and due to the alignment of Drury Road, means that it is disconnected from the residential development, existing and planned, in Vrygrond and Costa de Gama. It therefore makes more sense to consolidate this erf with Erf 2466 Capricorn. The repurposing of one residential land unit in this area will have little or no negative impact on residential stock, now or in the future, as there are many land units identified for residential use that have not yet been developed as such to date.

Based on the aforementioned, it is firmly contended that the principles and objectives of the MSDF insofar as they can be applied to a land unit less than 500m^2 in extent, are complied with.

7.2 District Development Spatial Development Framework

Council on 26th January 2023 adopted the eight 2022 district plans as Integrated District Spatial Development Frameworks in terms of the City of Cape Town Municipal Planning By-law and they are in force. According to the MSDF, District SDFs, "…*align with, and give effect to, the MSDF, by translating the strategic priorities of the MSDF (and the IDP) into district and sub-district development guidelines and nominate further targeting areas*.

The subject erven are situated in Sub District 5 of the Cape Flats District Plan which is reproduced overleaf as ***Figure 14*** and indicated in red thereon. Both of the subject erven (as is the developable part of Capricorn Business and Technology Park) are indicated as being with the Spatial Planning Category (SPC) of "Urban Development" (i.e. coloured grey). Other notable SPC's in the near vicinity include:

- Structuring Open Space (which is directly adjacent to the subject erven)
- Cemetery.
- Core Biodiversity.
- Being within a Node, and
- A New Development Area (for potential Medium Density Residential Development).

The definitions of i) urban development, ii) structuring open space, iii) new development area and iv) nodal development, are reproduced below and overleaf.

Urban Development - Buildings and infrastructure with a residential purpose as well as offices, shops, community facilities and other associated buildings, infrastructure and public open space necessary to provide for the proper functioning of urban areas and amenity and recreation. The term 'urban development' includes golf estates, vineyard estates with a residential component, equestrian estates with a residential component, rural living estates, eco-estates, gated communities and regional shopping centres. **Urban development excludes noxious industry and generally excludes land for industrial purposes. However, service trades that are compatible with mixed-use development and that generate a low impact on surrounding urban uses may be permissible if the nature and type of industry is deemed to form an integral part of an area demarcated for urban development purposes**. (Planning Partners emphasis in bold.)

Structuring Open Space – Open space which is ***not part of the biodiversity network*** or significant agricultural areas, ***but have been identified to promote access to open space for active and passive recreation***. Whilst the focus is on areas that are usable and accessible for most of the year, the identification has included cemeteries, detention ponds, servitudes, river corridors and road reserves in order to promote the notion of a linked open space system. (Planning Partners emphasis in bold.)

New Development Area – An area earmarked for future development. Undeveloped and partially developed land parcels that are suited for future residential or non-residential urban development, which were identified through a technical investigative process for the City's 2040 Land Use Model in order to determine the required supply and quantum of residential and nonresidential development to accommodate the projected future growth of population on Cape Town.



LEGEND

Spatial Planning Categories

- Core Biodiversity
- Core Biodiversity Areas of Coincidence
- Structuring Open Space
- Institutional Structuring Open Space
- Waterbodies
- Industrial
- Cemetery
- Urban Development
- Mixed Use Intensification
- Landfill Site / Transfer Station
- Landfill Buffer
- Areas exposed to coastal processes

New Development Areas

- Potential Medium Density Residential Development
- Potential High Density Residential Development
- Potential Public Service Development
- Potential Industrial Development
- Potential Mixed Use

Transport Network

- Freeway
- Rail
- Lower Order Route & Development Corridor
- Connector
- Neighbourhood Civic Cluster
- Destination Places
- 100yr Floodline
- Watercourses
- Major Corridors
- Flexible Corridors
- Coastal Edge
- Urban Development Edge

14

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

SPATIAL PLANNING & ENVIRONMENT

Urban Integration - Urban Planning & Mechanisms

Please Note:
- Every effort has been made to ensure the accuracy of information in this map at the time of publication.
- The spatial data portrayed in this map is as current, accurate and complete as provided by the various line departments responsible for the maintenance of these datasets.
- The City of Cape Town accepts no responsibility for, and will not be liable for, any errors or omissions contained herein.

SUB-DISTRICT : 5
False Bay Coastal Area

Transverse Mercator Projection, Central Meridian 19° East, WGS84 Ellipsoid using the Hartebeeshoek94 Datum

District Spatial Development Framework

CAPE FLATS DISTRICT

Date : SEPTEMBER 2022

Nodal Development – Significant and concentrated development in terms of scale, location, impact, diversity and agglomeration of functions (facilities, services and economic activities).

The expansion of the fish processing facility is in accordance with what is promoted in a Node.

The proposal while adjoining a portion of land identified as Structuring Open Space does not intrude into it, or will negatively impact on it. The fish processing facility is a permitted land use within Capricorn Park, has a low impact and is considered to be compatible with mixed use development.

From the aforementioned, it is evident that the proposal to consolidate Erf 92513 Cape Town with Erf 2466 Capricorn and to rezone Erf 92513 Cape Town from Residential 1 (R1) to Mixed Use (MU 2) to allow for the fish processing facility to be expanded is in accordance with the spirit and intent of the DSDF as it applies in this instance. Thus, what is proposed, can, and should be, supported in terms of the DSDF.

7.3 Development Management Scheme

Contingent on the approval of this application, the consolidated land unit will be zoned Mixed Use (MU 2) and subject to the provisions of the Mixed Use zone as specified in the DMS, and read in conjunction with the applicable provisions of the Capricorn Park Development Control and Design Manual.

A summary of the Mixed Use zone development parameters as extracted from the DMS is reproduced below.

LAND USES	SUB-ZONING	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE EXISTING GROUND LEVEL TO TOP OF BUILDING	BUILDING LINES	STREET CENTRELINE SETBACK	OTHER PROVISIONS
PRIMARY USES Business premises, industry, dwelling house, second dwelling, boarding house, flats, place of instruction, place of worship, institution, hospital, place of assembly, place of entertainment, hotel, conference facility, authority use, utility service, rooftop base telecommunication station, transport use, multiple parking garage, private road, open space, chancery, electric vehicle charging stations, micro wind turbine, structure-mounted energy system and filming	MU1	1,5	75%	15,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	8,0 m	Canopy or balcony projection Parking and access Loading Screening Service station and motor repair garage Informal trading
	MU2	4,0	100%	30,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	8,0 m	
	MU3	6,0	100%	38,0 m	0,0 m up to 25,0 m height; ½ (H-25 m) above 30,0 m	8,0 m	
ADDITIONAL USE RIGHTS Small-scale windturbine, supplementary dwelling unit		Refer to item 64(a)	Refer to item 64(a)	Refer to item 64(a)	Refer to item 64(c)	Refer to item 64(b)	
CONSENT USES Adult shop, adult entertainment business, adult services, informal trading, expo centre, scrap yard, freestanding base telecommunication station, wind turbine infrastructure, helicopter landing pad, service station, motor repair garage, veterinary practice, ground-mounted energy system, utility-scale energy structure, small-scale animal care centre and recycling centre							

As mentioned in ***Section 5.3***, the fish processing facility falls within the definition of Industry which is a primary use in this zone.

As demonstrated on the following subsection, the development parameters for land units situated in the area of Capricorn Park designated for Industrial use, are generally more

restrictive than those specified in the DMS. Based on the design of the additions to the facility, no regulation departures are anticipated nor required for the purposes of this application.

Any departures from the development rules of the DMS that may arise on completion of detailed design, will be addressed when the Site Development Plan (SDP) or Building Plan (whichever is required) is submitted for approval.

7.4 Capricorn Park Development Control and Design Manual

As described in ***Section 5.6***, a large tract of land was rezoned to subdivisional area with various portions reserved for particular land uses. The Capricorn Business and Technology Park was established more than 28 years ago and in accordance with the approval issued on 18th July 1997 (Council ref: SE 15245/1(15503)).

Included in the conditions of subdivision approval is a requirement that aesthetic and environmental guidelines shall be finalised to the satisfaction and approval of the Municipality, and that development shall take these guidelines into account, including the below mentioned.

Condition 12.1 contained in Annexure A:	The Capricorn Town Planning Guidelines, Environmental Manual and Urban Design Manual shall be finalised to the satisfaction and approval of the Executive Director or his nominee.
Condition 1.1.5 contained in Annexure B:	Provided further that such proposed manufacturing uses shall be subject to the consent of Council's Environmental Control Officer for the Capricorn project, which consent shall address aesthetics, built form and appropriate location of the proposed use on the property and within the land unit concerned (taking into account the Capricorn Town Planning Guidelines) in order to give effect to the recommendations of the Environmental Impact Assessment. (Refer to ***Annexure "C"*** of the July 1997 approval contained in ***Annexure 6***.)

The Development Control and Design Manual was prepared in response to these conditions and adopted in 2000. There were subsequent amendments and the latest version is the 4th Edition, dated August 2012.

The Preamble states that the "*The Design Manual has been devised to ensure that planning principles, architectural language, landscaping and the construction process are in harmony with the spirit of Capricorn; and to the benefit of the environment and investment value of the Park as a whole"*.

The Capricorn Property Owner's Association (CPOA) is responsible for monitoring and regulating development and as such provision was made for the establishment of a Design Review Committee (DRC) within the Constitution of the CPOA. The DRC reviews plans submitted for development within Capricorn and makes recommendations to the Trustees of the CPOA. All the owners of properties within Capricorn are required to comply with the Design Manual.

The Design Manual divides Capricorn Park into various "Internal Management Areas" which specify the intended urban form (in terms of height, bulk, coverage, etc.) and landscape

treatment for each area. ***Figure 15*** has been extracted from the current approved version of the Design Manual and depicts these areas. Erf 2466 Capricorn is situated in the area demarcated for Industrial Area. The different management areas included specific use requirements including a minimum amount of office space in every manufacturing enterprise. At the time when Capricorn Park was started there was a perceived demand for offices, but this is no longer the case. It is particularly problematic for a manufacturing enterprise to have to provide surplus office space that is not required.

It is evident that the Design Manual has produced a distinctive aesthetic and landscape character that makes this an attractive project in terms of design. The challenge was to enhance the economic viability and attractiveness to investors without detracting from the aesthetic and landscape attractiveness of the Park.

Application was made in February 2013 to amend the Design Manual.

For contextual reasons, an overview of the principal changes in the Design Manual are as follows:

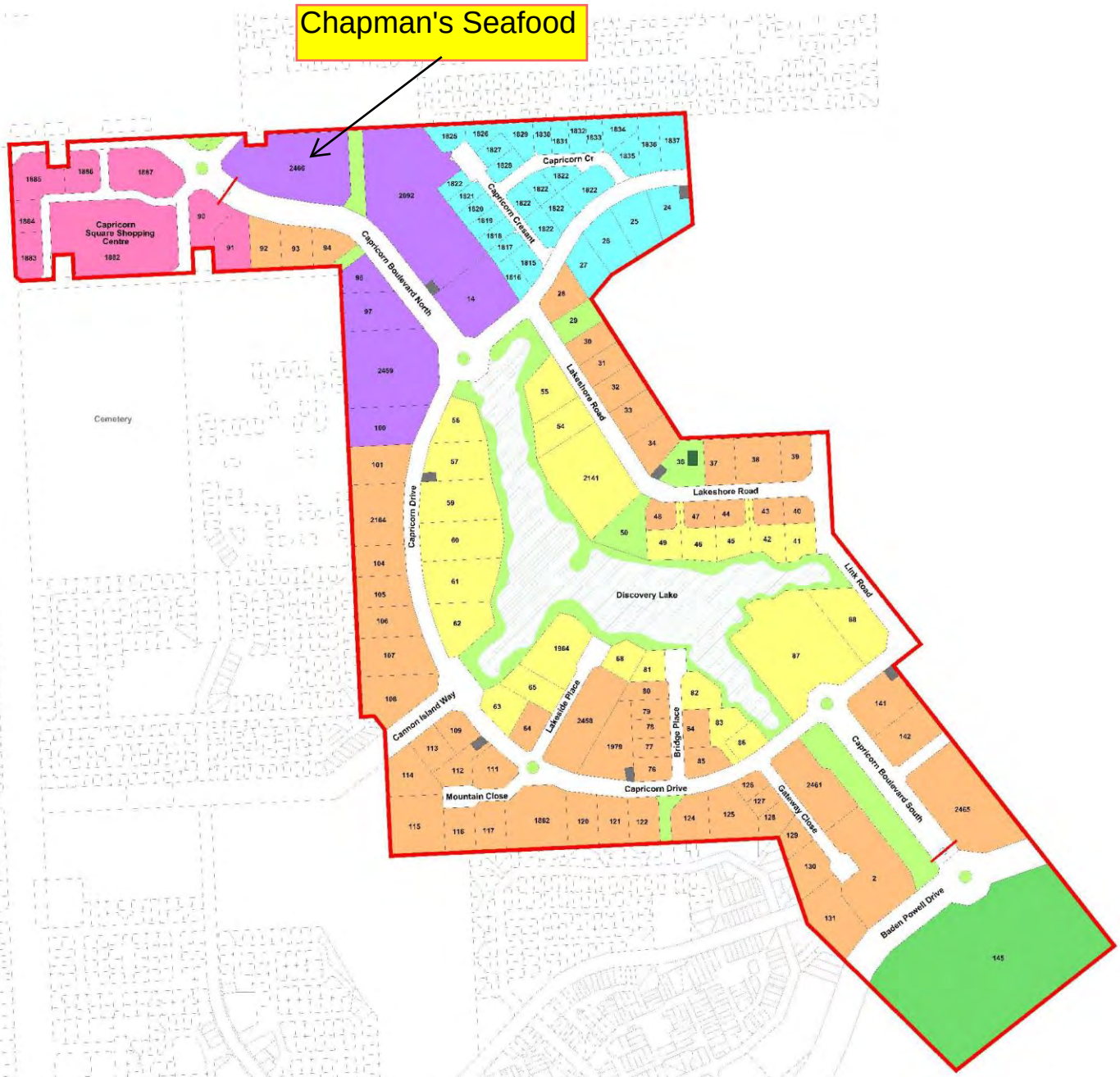
- A new management area is introduced for development around the lake (the Waterside Area), and this requires special attention to the interface of the development and the lake.
- Very similar management areas that encompass office and industrial uses are combined. However the Industrial Area and Small Industrial Area are retained with few changes.
- The predominant colour remains white but sensitive use of pastel colours are permitted.
- Restrictions requiring a minimum amount of office space are removed.
- Coverage, parking and minimum landscape areas are standardised, although differences are reflected in the Waterside Area and Small Industrial Area.
- The two stage design review process by the Design Review Committee is clarified, including the requirements for sketch plan stage and detailed plan submission.
- Some terminology is simplified, repetitions removed and contradictory definitions with the zoning scheme (such as bulk) removed.

Despite these changes, much of the Manual remains the same with an emphasis on:

- Buildings that exemplify the spirit of Capricorn in their design, detailing and construction.
- Buildings that are environmentally responsible in design, and incorporate "green building" technology including passive energy design, and
- Buildings and parking areas in a well implemented and maintained landscaped environments that enhance the natural Cape Strandveld setting.

The amended Capricorn Development Control and Design Manual was approved on 11th June 2013 (application no: 227459). A copy of the approved Design Manual is contained in ***Annexure 8***.

The design guidelines pertaining Industrial area is reproduced overleaf. It should be noted that the Development Parameters specified in the Design Manual are generally more restrictive than those specified in the Development Management Scheme.



CAPRICORN PARK

- Office/Industrial Area
- Industrial Area
- Waterside Area
- Small Industrial Area
- Open Space (Private)
- Utility Site
- Property Owners Association
- Undetermined
- Commercial Area
- Security Gate

15

INTERNAL MANAGEMENT AREAS

SCALE 1:7500 @ A4

PLAN 1
AUGUST 2012

2.9 INDUSTRIAL AREA

The envisaged characteristics of this Industrial Area are broadly described below:

- Exemplified by larger, industrial buildings which may include an office component.
- Industrial buildings with a contemporary, technologically influenced architecture.
- Landscaping predominantly of hardy plant material; the use of evergreen material to screen service yard and service yard activity.
- Height: Maximum 14m.(Measured from existing average ground level, to top of roof pitch. Including any structured parking.)
- F.A.R (bulk): 0.6
- Coverage: 60% maximum
- Landscape: minimum 15% of site (soft landscape)
- Parking: The standard parking ratios shall apply as specified in Section 5.1.

Based on the above, the consolidated site measuring 12 897m^2 could be developed to accommodate a maximum of 7 738m^2 of Floor Space or "Bulk". From ***Table 1*** it is evident that that floor space will increase to about 6338m^2 which is well within its maximum limit.

It should be noted the development parameters specified in the Design Manual are generally more restrictive than those prescribed in Mixed Use (MU 2) zone in the DMS and this is demonstrated in ***Table 2*** below, which compares the development parameters as per the DMS with the those contained in the Manual.

Table 2: Comparison of the Development Control Parameters

	Floor Factor	Coverage	Height	Building Lines	Parking
Mixed Use (MU 2)	4.0	100%	30m above Existing Ground Level to top of Building	Street & Common: Up to 10 = 0m Over 10m & up to 30m = 4.5m	Industry: Facility up to 3000m^2 GLA = 1.5 bays per 100m^2 GLA Facility larger than 3000m^2 = 1 bay per 100m^2
Industrial Area as per the Design Manual	0.6	60%	Maximum height of 14m (measured from the existing average ground level to top of roof pitch)	FIGURE 2.1 BUILDING LINES AND SETBACKS Small Industrial Area: Ground Floor to 2nd Floor * (Ring Road / Internal Road); 3rd Floor Up Front 2.0m / 1.5m / 3.0m Side 0.0m / 0.0m / 0.0m Rear 2.0m / 2.0m / 3.0m All Other Areas: Ground Floor to 2nd Floor * / 3rd Floor Up Front 2.5m / 4.5m Side 1.5m / 1.5m Rear 2.0m / 4.5m Lake Frontage 2.5m / 5.0m Lake Frontage Erven Nos: 50-57,59-62 5.0m / 5.0m * 1st Floor is the floor above Ground and 2nd Floor is the floor above 1st Floor	1 bay per 100m^2 GLA with a minimum of 3 bays

Contingent on the approval of this application, an amended Site Development Plan or Building Plan (whichever is required), will be submitted for approval. At that stage, if any regulation departures and/or consents are identified, they will be applied for.

For the proposal as articulated herein to proceed, it is necessary for Erf 92512 Cape Town to be i) included into the overall Capricorn Park development and ii) designated for Industrial use.

8. CIVIL AND ELECTRICAL INFRASTRUCTURE

The following utility services information has been provided by the Champman's Seafood, being Zutari (Pty) Ltd for civil infrastructure, and KV Elec Consulting for electrical infrastructure.

8.1 Civil Engineering Services Report

While the report in its entirety is contained in ***Annexure 9***, for ease of reference, most of the report is repeated herein.

8.1.1 Existing Conditions

Erf 2466 and Erf 92513 are currently fully developed and occupied by an existing industrial/commercial building, associated parking areas, paved access roads, loading and service yards, and landscaped boundary areas. Most the site is covered by building footprints and hardstanding surfaces. All municipal engineering services are already connected to the existing erf connections.

8.1.2 Proposed Development

The proposed development comprises the expansion and upgrading of the existing facility located on Erf 2466 and Erf 92513. The development will include the construction of additional storage and racking areas, new freezer units, a canteen, changerooms, and truck wash bays.

The project also includes the installation of a new fire protection sprinkler system. A dedicated fire water connection will be provided from the existing municipal water network in Capricorn Boulevard, together with a new water meter. The proposed connection will supply a fire water storage tank and pump room, from which the fire sprinkler system will be distributed throughout the development.

Refer to ***Figure 12*** in ***Section 6*** which depicts the proposed development plan.

8.1.3 Civil Services

8.1.3.1 Roads

Existing access off Capricorn Boulevard will be maintained. Internal vehicular reticulation will remain largely unchanged. No changes to existing access conditions are proposed or expected.

8.1.3.2 Stormwater

No modifications to the existing stormwater management system are currently proposed as part of the development. Should any stormwater-related works become necessary during the detailed design phase, these will be limited to internal reticulation adjustments within the site boundaries. Such modifications will not alter the existing discharge regime or affect the existing municipal stormwater connections

8.1.3.3 Sewer

The proposed development will require modifications and extensions to the existing internal sewer reticulation network to accommodate the expansion of the facility. These works will include the installation of additional 110 mm diameter uPVC Class 34 sewer pipelines and associated manholes within the site boundaries to service the proposed development.

The proposed sewer reticulation will collect wastewater from the new truck wash bays, canteen facilities and change rooms before discharging into the existing on-site sewer network.

No changes to the existing municipal sewer connection are proposed as part of this development. The new sewer infrastructure will connect to the existing on-site sewer reticulation system, which ultimately discharges to the municipal sewer network within Capricorn Boulevard along the southern boundary of the site. As such, no upgrades or modifications to the municipal sewer network are anticipated.

8.1.3.4 Water

A 355 mm diameter municipal bulk water main is located within Capricorn Boulevard, immediately south of the proposed development site. Based on available GIS data in ***Appendix A*** of the Civil Engineering Report contained in ***Annexure 9***, there are three existing water service connections serving the property. The sizes of these existing erf connections are currently unknown and will be confirmed during the detailed design phase. Based on the City of Cape Town's water by-laws, it is assumed that only one of these existing erf connections are currently utilised for the site.

To facilitate the addition of the proposed dedicated on-site fire protection sprinkler system, it is proposed that one of the assumed unused existing water erf connections described above be utilised to supply the required fire sprinkler water. This connection will be provided with its own bulk water meter and RPZ valve in accordance with the City of Cape Town (CoCT) requirements.

Further, extensions to the existing internal water reticulation network are proposed to provide water supply to a proposed on-site ice plant and associated infrastructure.

The design and specifications of the proposed fire sprinkler water reticulation network as well as the proposed alterations to the existing internal water reticulation network will be in accordance with the City of Cape Town's standard requirements.

8.1.4 Other Infrastructure

An existing electrical substation is located along the southern site boundary adjacent to Capricorn Boulevard. In addition, an existing telecommunications manhole is situated within the central portion of the site. (Refer to ***Section 8.2*** for further detail).

The locations of these existing services, together with any requirements, restrictions or conditions imposed by the relevant service authorities, will be taken into consideration during the detailed design and construction planning of the proposed facility upgrade. Appropriate clearances and protection measures will be implemented where required to ensure that the existing infrastructure remains operational and is not adversely affected by the proposed development works.

8.1.5 Conclusion

From the information gathered it is evident that all civil engineering services for the proposed upgrading of Erf 2466 and Erf 92513, are already in place in line with the City of Cape Town's standards and requirements.

On-going liaison will take place with the City of Cape Town's applicable engineering departments during the planning and detail design stages of the proposed development to ensure that the final approval process will not be delayed.

8.2 Electrical Statement

While the Electrical Statement in its entirety is contained in ***Annexure 10***, for ease of reference, most of the report is repeated herein.

The Supply Authority is City of Cape Town.

Records of Electricity Counts Received:

	Max Demand
Jan 2025	0 kVA
Feb 2025	319 kVA
April 2025	338 kVA
May 2025	312 kVA
June 2025	323 kVA
July 2025	336 kVA
Aug 2025	320 kVA

Based on average, the site has a peak demand of 324 kVA and a Network Capacity of 450 Kva.

Refrigeration load received from AMC Eng a total load of 375 kWe = 468.75 kVA based on 0.8 Pf. For 1 x 50 T Ice plant. A Second plant expected in future.

Based on the above, it is expected that the overall supply will need to be upgraded to 1300 kVA to cater for the current loads and expected future load. The upgrading to 850 kVA will be applied for. The possibility of phasing of the upgrading will be further investigated with the Municipality at the detailed design stage of the project.

9. INTERACTION WITH THE COCT AND POA

9.1 With the Municipality

Prior to the submission of this application, Mr Paul Satz of Planning Partners (Pty) Ltd interacted with Mr Mark Collison of Land Use Management (Cape Flats District) regarding the proposal. This type of application potentially required a "pre-application" meeting with the City but after Mr Collison considered the proposal he determined that due to the non-contentious nature of the proposal the pre-application meeting was not required.

9.2 With the Capricorn Property Owners Association

Prior to the submission of this application, the Capricorn POA was contacted to obtain a letter of no objection. The CPOA will be having its Annual General Meeting (AGM) soon and at which the proposal will be discussed by the members. Provided the members approve, it is then expected that the required letter can be issued by the CPOA. Once received, it will be

forwarded to the Municipality. Nonetheless, this does not provide an impediment to the processing of the application.

10. APPLICATIONS SUBMITTED

This application incorporates three applications, namely i) rezoning, ii) consolidation and the iii) amendment of the Design Manual. The specific motivation for all three components have been combined as the three are inextricably linked and is provided in is provided in ***Section 10.2***, while the assessment of the application in terms of the criteria specified in Section 99 of the MPBL is provided in ***Section 12***. The application of the Development Principles to the proposal is provided in ***Section 13***.

10.1 Rezoning, Consolidation & Amendment of the Design Manual

The following applications are submitted for approval:

- Application is submitted in terms of Section 42(a) and read in conjunction with Section 100(1) of the MPBL to rezone Erf 92513 Cape Town from Residential Zoning 1: Conventional Housing (R1) to Mixed Use (sub zone MU 2).

- Application is submitted in terms of Section 42(f) and read in conjunction with Section 100(1) of the MPBL to consolidate Erf 92513 Cape Town with Erf 2466 Capricorn.

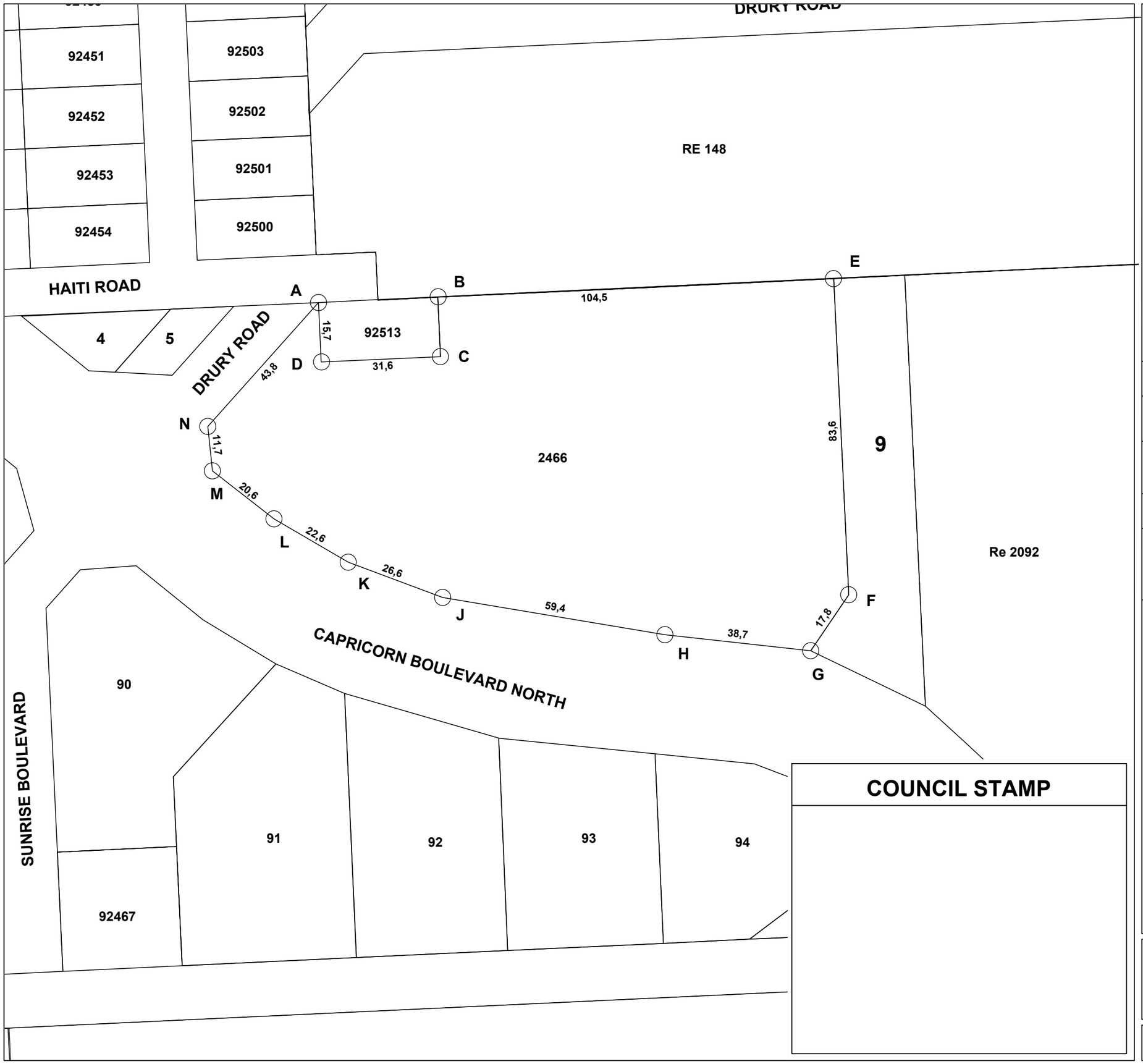
- Application is submitted in terms of Section 42(m) and read in conjunction with Section 101(b) of the MPBL for the approval of the amended Capricorn Development Control and Design Manual approved on 11th June 2013 and dated August 2012. The amendment is minor in nature and is specific to including Erf 92513 Cape Town into the Capricorn Business and Technology Park, and designating it as part of the Industrial Management Area.

Figure 4465/01 overleaf illustrates and describes the rezoning of Erf 92513 Cape Town and the consolidation of Erf 92513 Cape Town with Erf 2466 Capricorn, and is submitted for approval. The amended Internal Management Area plan depicting the incorporation of Erf 92513 Cape Town into Capricorn Park and it will form part of the area reserved for Industrial Use is that is submitted for approval is contained in ***Annexure 11***.

10.2 Specific Motivation for Rezoning, Consolidation & the Amendment of the Capricorn Park Development Control and Design Manual

It is submitted that the Municipality should grant approval for this application including rezoning, consolidation and amendment of the Development Control and Design Manual as proposed for the following reasons:

- Erf 92513 Cape Town is vacant and underutilized. Due to the spatial location of the subject properties in relation to the open space to the north and the alignment of Drury Road, Erf 92513 Cape Town is isolated from the remainder of the existing and planned residences within Vrygrond and Costa da Gama.
- Erf 92513 Cape Town is required to allow for the planned expansion of the Chapman's Seafood facility and thereby permitting the maximisation of the development footprint of the facility. This will, albeit in a small but appreciable way, support economic development within a sector where there is proven demand for. All effort must be made to create and sustain an enabling economic ecosystem especially in support of local economic growth initiatives within the City of Cape Town, as the preferred city in which to do business.



THE CHAPMAN'S SEAFOOD PROPOSED PLAN OF REZONING & CONSOLIDATION

REZONING

Erf No	Area (± m²)	Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use
92513	495	Residential Zoning 1: Conventional Housing (R1)	Vacant	Mixed Use (MU2)	Light Industrial / Warehousing

CONSOLIDATION

Erven to be Consolidated	Area (± m²)	Zoning	Land Use
92513 & 2466	12 897	Mixed Use (MU2)	Light Industrial / Warehousing

Notes

1. The figure A B C D represents Erf 92513 Cape Town vide diagram A3761 / 1923 and is ± 495m² in extent.
2. The figure A D C B E F G H J K L M N represents Erf 2466 Capricorn vide diagram 2060 / 2009 and is ± 1,2402ha
3. The figure A E F G H J K L M N represents the consolidation of Erven 92513 Cape Town and 2466 Capricorn and is 1,2897ha in extent
4. All distances are approximate and to be verified by a registered Land Surveyor

COUNCIL STAMP

N

SCALE 1:1000

PLANNING PARTNERS

JULY 2026

4465 / 01

- The fish processing facility is in accordance with the Capricorn Park foundational land use management approvals, in a part of Capricorn Park designated for Industrial Use and in compliance with the development parameters applicable to the Industrial area specified in the approved Capricorn Park Development Control and Design Manual, as well as the parameters prescribed in the DMS applicable to the Mixed Use (MU 2) zone.
- The facility has existed for many years with no reported negative impacts resulting therefrom to the best of the Development Team's knowledge.
- The incorporation of Erf 92513 Cape Town into Capricorn Park, and it use as part of the fish processing facility is in accordance with the regulatory regime applicable in this instance. It is firmly contended that there will be no negative impacts on its surrounds. None of the overarching municipal planning instruments such as the MSDF or DSDF need to be amended to permit for what is proposed.
- All that is required, other than the rezoning and consolidation as described herein, is for Erf 92513 Cape Town to be formally incorporated into Capricorn Park and for it to be designated as part of the area identified for Industrial Use. The aforementioned are the only amendments required to be effected to the 4th Edition of the Capricorn Park Development Control and Design Manual. Furthermore, it must be emphasized that no changes are proposed to the development parameters contained in the Manual applicable to those land units identified for Industrial Use.
- Due to the physical extent of Erf 92513 Cape Town, it will allow for the development area of the facility to be maximised, without having a negative impact on other developments within Capricorn Park or those outside of the Park in the immediate vicinity, in terms of scale and extent.
- The proposed expansion of the facility can easily be accommodated by the existing utility infrastructure network with no substantial upgrades to, or additional infrastructure required with the exception of upgrading the electrical supply. Similarly, the impact of the expanded facility in terms of traffic generation and on road operations will be negligible. This is due to the type of land use (light industrial), the extent of the proposed expansion and because no change to the existing vehicular ingress/egress is proposed. It has been concluded that the development will not have a negative impact of road operations in and around Capricorn Park, nor in terms of traffic generation.
- The proposal is supported in terms of the applicable planning regime. In particular it will result in an expanded fish processing facility, of an appropriate scale and form, in a spatially well-located suburb with good vehicular connections to the rest of the Metropole which is of critical importance for such a facility. This will assist in a small but appreciable way in increased investment with concomitant benefits such as expanding the rates base, creation and retention of jobs during the construction and operational phases, demonstrating commitment to the Capricorn Park development and thereby confirming demonstrating that it is desirable place within which to invest. This will assist in maintaining and potentially increasing property values within Capricorn Park and its immediate surrounds.
- The development of the site does not trigger any provisions of the National Heritage Resources Act or the National Environmental Management Act.
- The form and scale of the development is, and will be informed by, and respond to the existing and planned built fabrics both within Capricorn Park as a whole, and in the subject properties in the immediate vicinity (i.e. Vrygrond and Costa da Gama). The open space between the subject properties (and the Northern boundary of Capricorn Park as a whole) when viewed in conjunction with the alignment of Drury Road, provide

an appropriate existing interface and buffer area between the Chapman's Seafood facility and the residences (existing and planned) to the north and west, i.e. Vrygrond and Costa da Gama.

- If approved, the proposal will result in increasing the municipal tax base and the additional rates derived therefrom will contribute to service delivery in the area, as well as in other parts of the City, and
- No adjoining neighbour, the suburb as a whole, member of the general public nor the Municipality will be negatively affected as while the development rights of the subject property will be enhanced, the scale of the proposal is limited in scope and extent, and appropriate to its local context.

11. DEVELOPMENT CONTROL PARAMETERS

Figure 4465/01 illustrates and describes the rezoning and consolidation of the subject properties that is submitted for approval.

The amended Internal Management Plan that is submitted for approval is contained in ***Annexure 11***. It is to replace Plan 1 as contained in the current approved version of the Capricorn Park Development Control and Design Manual (4th Edition, dated August 2012). As this is the only amendment required to be made to the Manual, it is not considered necessary to submit a 5th Edition of the Manual, but if it is considered necessary by the Municipality, it will be done. ***Table 3*** below describes the development control parameters to be imposed on the land unit contingent on the rezoning and consolidation components being approved.

Table 3: Proposed Development Control Parameters to be imposed on the Consolidated Land Unit

Erven to be consolidated	**Area of Consolidated Erf**	**Zoning**	**Land Use**	Development Control Parameters
92513 Cape Town & 2466 Capricorn	1.2897 ha	Mixed Use (MU 2)	Light Industrial	As per the DMS and read in conjunction with the parameters specified in the Design Manual. The more restrictive of the two shall be applicable if two different parameters are specified.

Erven 92513 Cape Town nor Erf 2466 Capricorn are not subject to, nor entitled to any servitudes. No servitudes are to be imposed as part of this application.

12. MOTIVATION FOR THE COMPOSITE APPLICATION IN TERMS OF SECTION 99 OF THE MUNCIPAL PLANNING BY LAW

Section 99 of the MPBL provides guidance about matters which must be considered when an application is made to Council. The various criteria are applied to the application.

12.1 Minimum Requirements for an Application

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

As demonstrated in ***Section 7.1***, what is proposed herein in in accordance with the spirit and intent of the MSDF as it pertains to land situated in the Incremental Growth and Consolidation Area, and as it can be applied to a land unit of less than 500m^2 in extent.

(ii) Impact of Permanent Departures relating to Floor Space and/or Height

No regulation departures are required relating to Floor Space and/or Height are being applied for to permit the expansion of the Chapman's Seafood facility.

12.2 Other Relevant Considerations

(a) Consistent with the Applicable District Spatial Development Framework

The proposal as articulated herein is in complete accordance with the spirit and intent of the Cape Flats District Plan and specifically the Subdistrict No 5 plan (refer to ***Section 7.2***). The subject properties, including the entire extent of Capricorn Park is designated for Urban Development. While it is acknowledged that land used for industrial purposes is generally excluded from this Spatial Planning Category, it is however noted in the definition of Urban Development (as contained in the Consolidated Acronyms, Terms and Definitions regarding the MSDF & DSDF), that, "…, *service trades that are compatible with mixed use development and that generate a low impact on surrounding urban uses may be permissible if the nature and type of industry is deemed to form an integral part of an area demarcated for urban development purposes*." What is proposed for Chapman's Seafood falls within this provision.

(b) Compliance with the Provisions of this By Law

As demonstrated herein in ***Sections 5.3***, ***7.3*** and ***Table 2*** in ***Section 7.4***, the proposal is compliant with the applicable provisions of the By Law.

(c) Any applicable policy to guide land use decision making

Other than the MSDF and District Spatial Development Framework, the only other planning instrument that needs to be taken cognisance of is the Capricorn Park Development Control and Design Manual. The Capricorn Park development has been approved as a mixed-use development with an emphasis on industrial and commercial land uses of a high quality. What is proposed is generally in accordance with the provisions applicable to Industrial Use contingent on the subject properties being incorporated into the Park and be designated for Industrial Use. This application is a technical requirement to give effect to approvals already granted for Capricorn Park.

(d) Extent of Desirability

The desirability criteria as contemplated in Section 99(3) have been applied to the proposal. This evaluation is contained in ***Section 12.3*** and the proposal is considered to be desirable.

(e) Impact on Existing Rights

The Capricorn Park was approved in terms of applicable legislative regime in the late 1990's. The proposal is consistent with these approvals and has no impact on existing rights.

(f) Criteria to be taken cognizance of if consolidation is involved

Criteria to be taken cognizance of if consolidation is involved include, the i) scale and design of the development, the ii) impact of the building massing and the iii) impact on surrounding properties.

Due to the relatively small physical extent of Erf 92513 Cape Town, the expansion of the existing facility will be limited. This combined with the development control parameters prescribed for the land designated for Industrial Use in the Capricorn Park Development Control and Design Manual, will mean that the scale, extent and massing of expanded facility (refer to ***Figure 12***) will be modest in scope and its impact on its surrounds will be limited. The limitation of its impact on Vrygrond and Costa da Gama is further ameliorated by the alignment of Drury Road and the open space immediately to the north of the subject properties.

(g) Other considerations prescribed in relevant National or Provincial legislation, including the Development Principles in Section 7 of the Spatial Planning and Land Use Management Act

The Development Principles are complied with as explained in ***Section 13***.

(h) Application complies with the requirements of the MPBL

The proposal complies with the requirements of the MPBL and this application is submitted in terms of that By-Law.

12.3 Desirability of the Land Use Contemplated

(i) Socio - Economic impact

The proposal will have a beneficial impact in terms of employment opportunities during both construction and operational phases. The proposal represents this company's continuing commitment to the Park and represents its growing investment in the Park. The scale of this investment will have positive implications for Capricorn Park in particular, and the area as a whole. It represents a well-known and established company that is making another substantial investment in Capricorn Park, thereby adding to its development momentum and its success and sustainability. This has positive implications for the continuing development of the Park, the surrounding communities and the City as a whole. The development will have an appreciable social benefit and impact as the proposal will allow Chapman's Seafood to grow which in turn will ensure that the jobs generated by this facility will support those directly employed and the families supported by the employees of the facility, as well as those businesses indirectly linked to Chapman's Seafood.

(ii) Compatibility with surrounding land uses

The fish processing facility has been operational in this location for years and is well suited to Capricorn Park and compatible with the approved land uses. Due consideration of potential impacts on the Park and surrounding land uses/neighbourhood, have been taken cognizance of, and the design response has been developed accordingly.

(iii) Impact on the external engineering services

The proposal can be accommodated without any negative impact on external engineering services. The proposal represents a modest expansion of the existing facility, though it is acknowledged that electrical supply will need to be upgraded.

(iv) Impact on safety, health and wellbeing of the surrounding community

There will be no adverse impact on the safety, health or wellbeing of the surrounding community as a result of the proposal. Capricorn Park has been designed as an integrated medium intensity mixed use development of high standard.

(v) Impact on heritage

There are no attributes of historic or cultural value that will be impacted upon by the expansion of the fish processing facility.

(vi) Impact on the Biophysical environment

There are no attributes of environmental value that will be impacted upon by the expansion of the fish processing facility. Consequently, there are no biophysical elements that will be impacted upon by this development.

(vii) Traffic impacts, parking, access and other transport related considerations

Due to the scale and form of the expansion of the facility, it will not have a negative impact from a traffic related perspective on either the Park itself or the surrounding areas. The proposed expansion is well within the permitted bulk of the existing site, and the inclusion of Erf 92513 Cape Town into the site will have no appreciable impact in this regard.

(viii) Whether the imposition of conditions could mitigate an adverse impact of the proposed land use or development of land

No adverse impacts are predicted by the proposal at this stage.

13. DEVELOPMENT PRINCIPLES

Section 7 of the Spatial Planning and Land Use Management Act (16/2013) establish five Principles that are be implemented by all organs of state and other authorities responsible for the implementation of legislation regulating the use and development of land. Each Principle is summarised and applied to the expansion of the Chapman's Seafood facility within Capricorn Park and it is concluded that what is proposed complies with these Principles and deserves support. It must be emphasised that the applicability and relevance of the overarching principles is limited when considering a land unit less than 500m^2 in extent and within the existing development footprint of the City.

13.1 Spatial Justice

The legacy of Apartheid spatial and administrative planning is to be redressed so that the previously disenfranchised have improved access to, and use of, land. Land use control mechanisms and planning tools are to be designed to include disadvantaged communities and persons, and municipal management systems must include provisions that are applicable to those areas created by, or resulting from, the previous exclusionary political system. Provision for secure tenure and the incremental upgrading of informal areas must be included in land use management procedures. The potential devaluation of land or property

cannot prevent a Municipal Planning Tribunal from achieving this Principle when evaluating an application.

13.1.1 Relevance and Applicability to this Application

Capricorn Park is a mixed-use development but does not incorporate a residential component. While one residential erf of less than 500m^2 in extent will be re-purposed for light industrial use, it does not constitute a material reduction of residential stock as Erf 92513 Cape Town is vacant, and has remained so for decades. Consequently, this Principle has limited applicability and relevance when evaluating this proposal.

13.2 Spatial Sustainability

Land development is to be predicated on sound financial, institutional and administrative practices. Prime and unique farm land is to be protected, while the provisions of environment management instruments are to be implemented consistently. Land markets are to be encouraged to be fair and equitable, including giving consideration to current and future cost for all parties for the provision infrastructure and social services. Development is to be promoted in areas which limit urban sprawl, and result in communities that are sustainable and viable.

13.2.1 Relevance and Applicability to this Application

The incorporation of Erf 92513 Cape Town into Capricorn Park will result in a modest expansion of a development that was granted approval nearly three decades ago. Erf 92513 Cape Town does not constitute farmland or any other land that has environmental value. Capricorn Park is situated within the Coastal and Urban Edges and is identified for urban development. Due to the scale of the proposal, the applicability and relevance of this Principle is limited when evaluating this proposal. Any future infrastructure costs will be borne by the developer, and will not impact on the sustainability nor viability of surrounding communities.

13.3 Efficiency

The optimal utilisation of existing resources and infrastructure is to be promoted and decision making procedures are to be designed to minimise negative financial, social, economic and environmental impacts. The application procedures are to be efficient and streamlined and all timeframes prescribed are to be adhered to by all parties to the development application.

13.3.1 Relevance and Applicability to this Application

The proposal as articulated herein makes efficient use of existing services and land which has not been used optimally and is vacant at present. The proposal represents the best use and highest value for the parcel of land to be incorporated into Capricorn Park, and presents Chapman's Seafood with the opportunity to optimally develop the site as is planned for the expansion of the facility.

13.4 Spatial Resilience

Spatial plans, policies and systems are to be flexible to ensure that the livelihoods of those communities most likely to suffer the impact of economic and environmental shocks remain sustainable.

13.4.1 Relevance and Applicability to this Application

The development process applied to Capricorn Park including the foundational approvals and most importantly the Capricorn Park Development Control and Design Manual, provides a sufficient degree of flexibility which allows the development to adjust to economic shocks to the benefit of the Park as a whole, and the surrounding areas.

13.5 Good Administration

An integrated approach by all tiers of government is to be applied to land use and land use management. When planning instruments are prepared and/or amended, all government departments must provide their inputs, comply with the prescribed requirements and include transparent public participation processes. All government departments must comply with the requirements of any law relating to land development and land use timeously. All land development and land use policies, legislation and procedures must be clearly set out in order to inform and empower the public.

13.5.1 Relevance and Applicability to this Application

The application is submitted and processed in terms of relevant and applicable provisions of the Municipal Planning By Law.

14. CONCLUSION

This application is submitted to obtain approval for the rezoning and consolidation of Erf 92513 Cape Town with Erf 2466 Capricorn, as well as incorporating Erf 92513 Cape Town into the Capricorn Business and Technology Park and designating it for Industrial Use.

Erf 92513 Cape Town, an isolated residential erf, has remained vacant for decades and the proposal as articulated herein represents a more efficient and desirable use for this erf. While the expansion of the existing facility is relatively modest in extent and scale, it will allow Chapman's Seafood to maximise its development footprint with concomitant economic and social benefits for the company itself, Capricorn Park, the surrounding area and the City, as a whole.

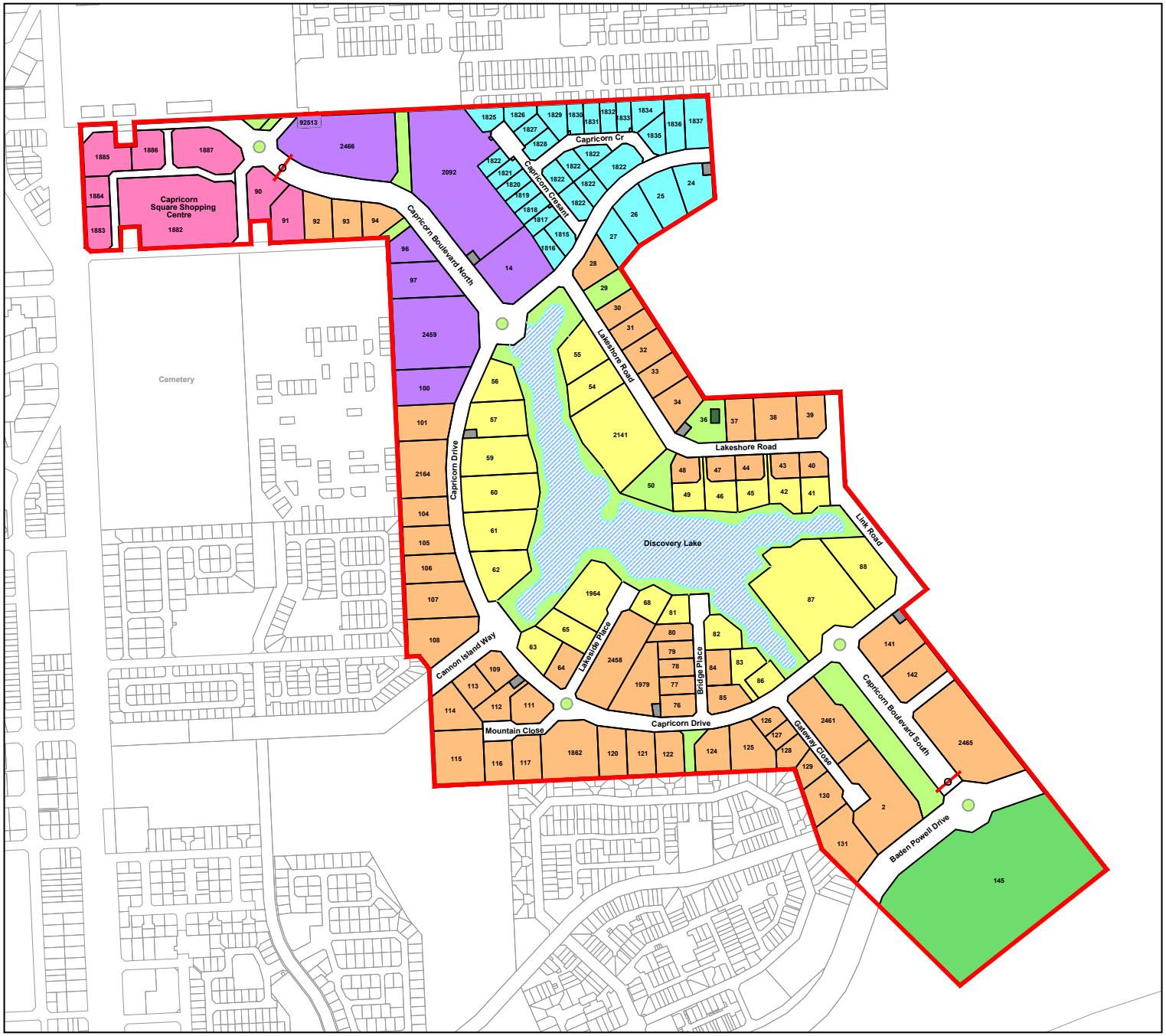
There are no impediments in terms of the applicable planning regime that prevents the proposal. The alignment of Drury Road and the open space between the Capricorn Park and the residential neighbourhoods of Vrygrond and Costa da Gama to the north and west respectively means that an appropriate buffer area (in terms of position and extent) is maintained between the expanded facility and those residential developments.

Based on the evaluation of the proposal and the information provided herein, it is firmly contended that what is proposed is deserving of support and will have no negative impacts for the surrounding communities or the City as a whole. Based thereon, the City is requested to process this application as expeditiously as possible to allow for the planned expansion to be initiated with the minimum of delay.

PLANNING PARTNERS
SEPTEMBER 2026

ANNEXURE 11

Amended Internal Management
Plan submitted for Approval



CAPRICORN PARK

- Office/Industrial Area
- Industrial Area
- Waterside Area
- Small Industrial Area
- Open Space (Private)
- Utility Site
- Property Owners Association
- Undetermined
- Commercial Area
- Security Gate

CAPRICORN PARK

INTERNAL MANAGEMENT AREAS

SCALE 1:7500 @ A4

PLAN 1

JUNE 2026