CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500149483

Erf 760, 11 Marmion Road, Oranjezicht

Development Management

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ERF 760, ORANJEZICHT, CAPE TOWN

MOTIVATION REPORT

Application for Site Plan Approval to Permit The Submission of Building Plans



DRAFT

19 August 2025
amended 5 December 2025
amended 18 February 2026
amended 20 May 2026
amended 30 September 2026

CNdP Africa
URBAN DESIGN AND TOWN PLANNING

ERF 760, ORANJEZICHT, CAPE TOWN

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prepared for

Erf 760, Oranjezicht,
City of Cape Town

by

CNdP africa
URBAN DESIGN AND TOWN PLANNING

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CONTENTS

1. EXECUTIVE SUMMARY

1.1 Purpose of Application
1.2 Background

2 SITE DESCRIPTION

2.1 Location
2.2 Description of The Property
2.3 Surrounding Land Uses
2.4 Surrounding Ownership
2.5 Surrounding Zoning
2.6 Public Transport Zones

3. DEVELOPMENT PROPOSALS

3.1 Proposed Building
3.2 Proposed Engineering Services
3.2.1 Water
3.2.2 Sewer
3.2.3 Stormwater
3.2.4 Roads
3.2.5 Electricity
3.2.6 Information Technology

4. IMPACT ASSESSMENTS

4.1 Traffic Impact Statement
4.2 Environmental Authorization
4.3 Heritage Impact Statement (NID)

5. POLICY ALIGNMENT

5.1 City of Cape Town MSDF, 2023
5.2 Table Bay District Spatial Development Framework, 2023
5.3 Densification Policy, 2012
5.4 Economic Growth Strategy, 2021
5.5 Transit Oriented Development Strategic Framework [TOD], 2016
5.6 Social Development Strategy, 2012

6. PUBLIC PARTICIPATION

7. THE APPLICATIONS

7.1 Compliance with Development Rules
7.2 Application for Permanent Departure
7.3 Application for Removal of Restrictive Conditions

8. MOTIVATION IN TERMS OF SECTION 99 OF THE MPBL

9. CONCLUSION AND RECOMMENDATIONS

LIST OF FIGURES

Figure 2.1 Locality plan
Figure 2.2 The Site
Figure 2.3 Land Use
Figure 2.4 Ownership
Figure 2.5 Zoning
Figure 2.6 Parking Public Transport Zones
Figure 2.7 Upper Table Valley HPOZ

Figure 3.1 Proposed Site Plan
Figure 3.2 Existing First Storey (Ground Floor Plan)
Figure 3.3 Existing Second Storey (First Floor Plan)
Figure 3.4 Proposed Third Storey (Second Floor Plan)
Figure 3.5 Proposed Roof Plan
Figure 3.6 Section A-A
Figure 3.7 Section B-B
Figure 3.8 North Elevation
Figure 3.9 West Elevation
Figure 3.10 South Elevation
Figure 3.11 East Elevation
Figure 3.12 Notes and Specifications
Figure 3.13 Notes and Specifications cont.

Figure 5.1 Metropolitan Spatial Development Framework (2023)
Figure 5.2 Table Bay District Spatial Development Framework (2023)
Figure 5.3 Consolidated MSDF Concept (2023)
Figure 5.4 Table Bay DSDF Sub-District 2: Cape Town CBD / Paarden Eiland Area (2023)

Figure 7.1 Snippet showing departure within 12m street setback line West Elevation
Figure 7.2 Snippet showing departure within 12m setback line on the South Elevation
Figure 7.3 Snippet showing departure beyond 12m street setback line on East Elevation
Figure 7.4 Snippet showing requested Window and Door Placement departure – 1.110m ilo 1.5m from southern common boundary

LIST OF TABLES

Table 8.1 Compliance with Development Rules

LIST OF ANNEXURES

Annexure A Pre-application Minutes
Annexure B Land Use Application Form

Annexure C Power of Attorney
Annexure D Zoning Extract
Annexure E Title Deed
Annexure F Survey Diagram
Annexure G Conveyancers Certificate
Annexure H Proposed Building Plans
Annexure I HIA NID
Annexure J Approved building plans 1982, and building plans submitted 2009
Annexure K Excerpt from CCT Data Portal 2m Ground level map used to determine EGL
Annexure L Bondholder's Consent

LIST OF ACRONYMS

AMSL	Above Mean Sea Level
CBD	Central Business District
CoCT	City of Cape Town
DMS	Development Management Scheme
DSDF	District Spatial Development Framework
EGL	Existing Ground Level
HIA	Heritage Impact Assessment
HPOZ	Heritage Protection Overlay Zone
HRA	Heritage Resources Act
HWC	Heritage Western Cape
LUMS	Land Use Planning Management
LUPA	Land Use Planning Act
MPBL	Municipal Planning By-Law
MSDF	Metropolitan Spatial Development Framework
NID	Notice of Intent to Develop
PT	Public Transport
PT 1	Public Transport 1
PT 2	Public Transport 2
SAHRA	South African Heritage Resources Agency
SDP	Site Development Plan
SDF	Spatial Development Framework
SPLUMA	Spatial Planning Land Use Management Act
SR1	Single Residential 1
TIA	Traffic Impact Assessment
TOD	Transit Oriented Development

1. EXECUTIVE SUMMARY

Please note this application is being assessed in terms of the Municipal Planning By-law 2022 in place BEFORE the current MPBL promulgated in October 2025

Property Description	Erf 760, Oranjezicht (**Annexure E**)
Registered Owner	
Applicant/Agent	CNdP Africa (Pty) Ltd (see Power of Attorney, **Annexure C**)
Title Deeds	
S.G Diagram	A4602/1925 (**Annexure F**)
Area	538 m²
Applicable Zoning Scheme	Development Management Scheme (DMS) Schedule 2 of MPBL 2020
Current and Proposed Zoning	Single Residential 1
Current land use	Conventional dwelling
Title Deed Restrictions	See (**Annexure E**)
Application Components/ Description (state briefly)	1. Application for permanent departures in terms of section 42(b), namely, 1.1 Height within 3m common boundary building lines **beyond** 12 m street set back line; Item 22(c)(ii). To permit the height of the building **beyond** 12 metres from the street and within 3.0 metres of the southern common boundary to be **8.71m** at its maximum height in lieu of 4.0 metres. 1.2 Height **within** 12m of street building set back line: Item 2 (c)iii. To permit the height of the building **within** the 12m street set back line to be **7.79m** at its maximum height in lieu of 4.0 metres. Note: Due to the sloping nature of the site in two directions, all heights and any departures required are measured from the worst case in point. 1.3 Window and Door Placement Item 22(e). To permit external windows and doors to be set back **1.1m** for a length of 11m in lieu of 1.5m from the southern common boundary for a minimum length of 3m. 2. Application for the removal of restrictive conditions in terms of section 42(g), namely: "*that he shall not erect any building on any lot of less value than R2000: such building must moreover be a dwelling house and no two or more dwelling houses shall be erected under one roof nor shall more than one dwelling be erected on any lot.*"
Submission date	August 2025
Subject to HWC/SAHRA/EIA	Yes – Heritage approval obtained ito sec 34, building older than 60 years, see Notice of Intent to Develop (NID), Annexure I: 25 July 2025
Special Conservation Area	Not Applicable

Any unauthorized work	Not Applicable
Policies/plans applicable	City of Cape Town MSDF (2023); Table Bay District Spatial Development Framework, Sub-district 2 Cape Town CBD, Densification Policy, Economic Growth Strategy, Transit Oriented Strategic Framework, Social Development Strategy

1.1 PURPOSE OF APPLICATION

The purpose of the application is to obtain approval to amend the existing building to create a second storey containing a dwelling unit on top of the existing building.

The Ashgrove Trust has appointed CNdP Africa, see Annexure C, to prepare and submit the required land use application for approval to permit the submission of building plans.

1.2 BACKGROUND

Erf 760, Oranjezicht is a Single Residential 1 erf located in Oranjezicht in Cape Town, see Figure 2.1.

It is improved with a single dwelling constructed in 1924 with a garage constructed sometime later, possibly in the 1960s, see Figure 2.2.

Oranjezicht is predominantly a Single Residential suburb with most properties zoned Single Residential sub-zone 1, see Figure 2.4.

The property was altered to create downstairs living accommodation, namely two ensuite bedrooms with a living area and servants' quarters which building plans were approved on 18 May 1982, Plan ref no 258150, see Annexure J.

A third en-suite (shower) bedroom was created on the ground floor in 2009 for which building plans were submitted but no approvals have been received to date despite repeated follow ups, see Annexure J.

There is a similar situation with an en-suite shower on the first floor. It is intended to complete these plans submissions for both shower rooms with the approval of submission of building plans once Land Use Planning Management (LUMS) approval is received, see Annexure J.

2 SITE DESCRIPTION

This section focuses on the relationships between the site and its immediate local area and with the properties concerned.

2.1 LOCATION

Erf 760, Oranjezicht is located at 11 Marmion Road at the intersection of Marmion Road and Roseberry Avenue, see Figure 2.1 in the Upper Table Valley.

2.2 DESCRIPTION OF THE PROPERTY

Erf 760 is a single residential erf, 538 m² in area.

It falls fairly steeply from 150.5m amsl at the street boundary to 146m amsl at the rear boundary, and slopes approximately 500mm across the property from the southern side boundary to the northern side boundary.

It comprises a largely intact 1920s pavilion style residential building with a typical pyramid style Marseilles clay tile roof, characteristic of Oranjezicht, on one and half floors with a Cape Dutch revival gable, fashionable at the time. There is a double garage in the rear south-east corner accessed by a driveway along the northern boundary of the property.

It is one of the only properties on Marmion Road to have a large off-street parking area to the rear that can accommodate 3 to 4 cars.

2.3 SURROUNDING LAND USES

The property concerned is surrounded by conventional housing, see Figure 2.3.

Many of these properties have experienced incremental land use intensification in line with the City's densification policy.

This has included the development of 2nd and 3rd dwellings, see Rem Erf 761 abutting the eastern boundary of the property concerned, Case ID 70605979, and in some cases, subdivisions, see Erf 2561, one block away at No 11 Forest Road, Case ID 001500006351.

However, all this development has remained compliant with the prevailing zoning, namely Single Residential sub-zone 1. It is intended to do the same with this property's improvements.

2.4 SURROUNDING OWNERSHIP

All the surrounding properties are privately owned, see Figure 2.4.

2.5 SURROUNDNG ZONING

All the surrounding properties are zoned Single Residential Sub-zone 1, see Figure 2.5.

2.6 PUBLIC TRANSPORT ZONES

The property concerned is located within a Public Transport 1 (PT1) zone, see Figure 2.6. This PT zone requires 1 parking bay per main dwelling and 1 parking bay each for 2nd and 3rd dwellings.

2.7 HERITAGE PROTECTION OVERLAY ZONES

The property concerned is located outside of the Upper Table Valley Heritage Protection Overlay Zone (HPOZ), see Figure 2.7. Therefore, its only heritage implications are to comply with Section 34 of the Heritage Resources Act (HRA), namely, a building which is older than 60 years. A heritage approval has been obtained and the LUMS site plans contained in this application are aligned with this approval, see Annexure I.



Figure 2.1 Locality Plan



Figure 2.2 The Site

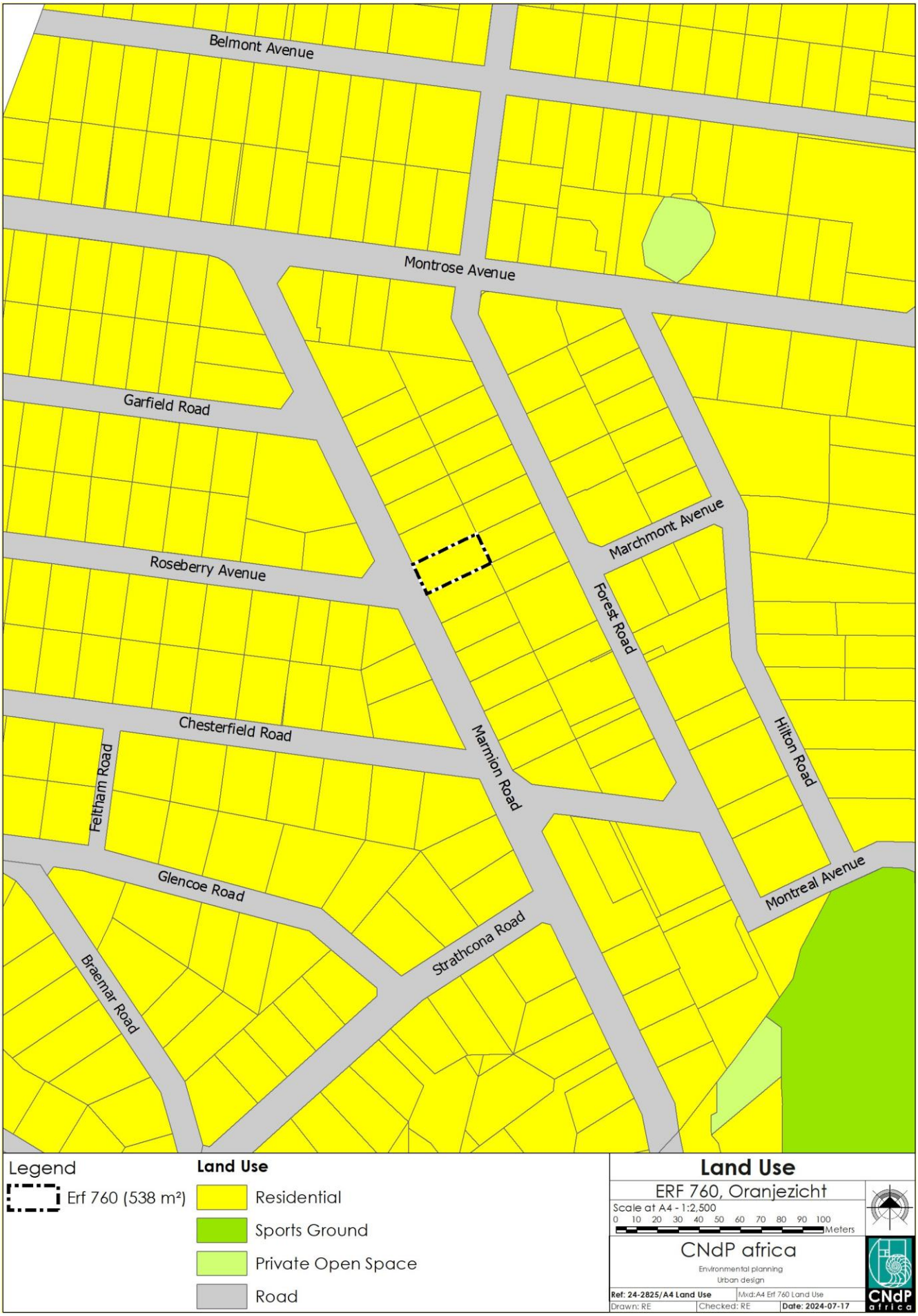


Figure 2.3 Land Use

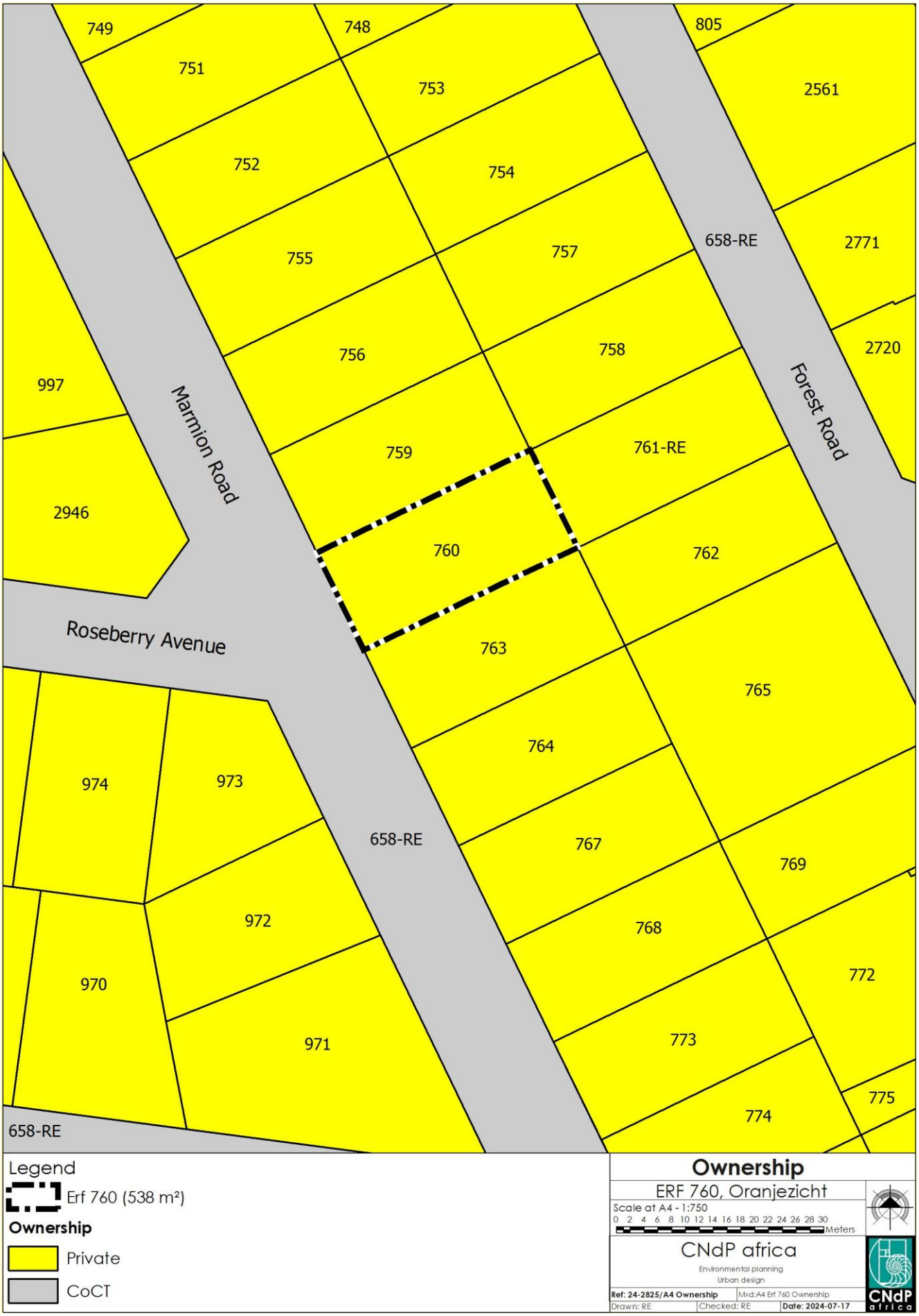


Figure 2.4 Ownership

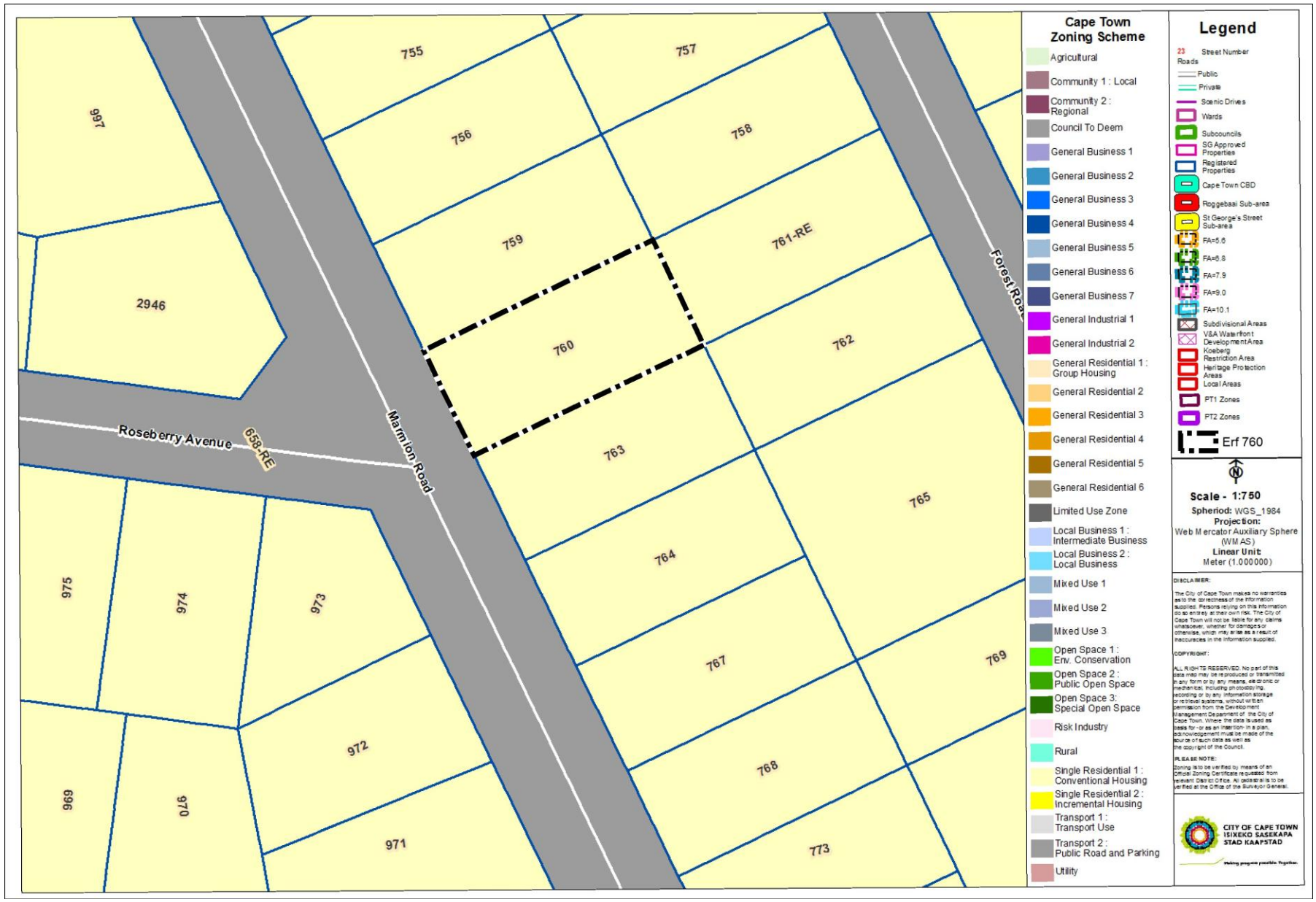


Figure 2.5 Zoning

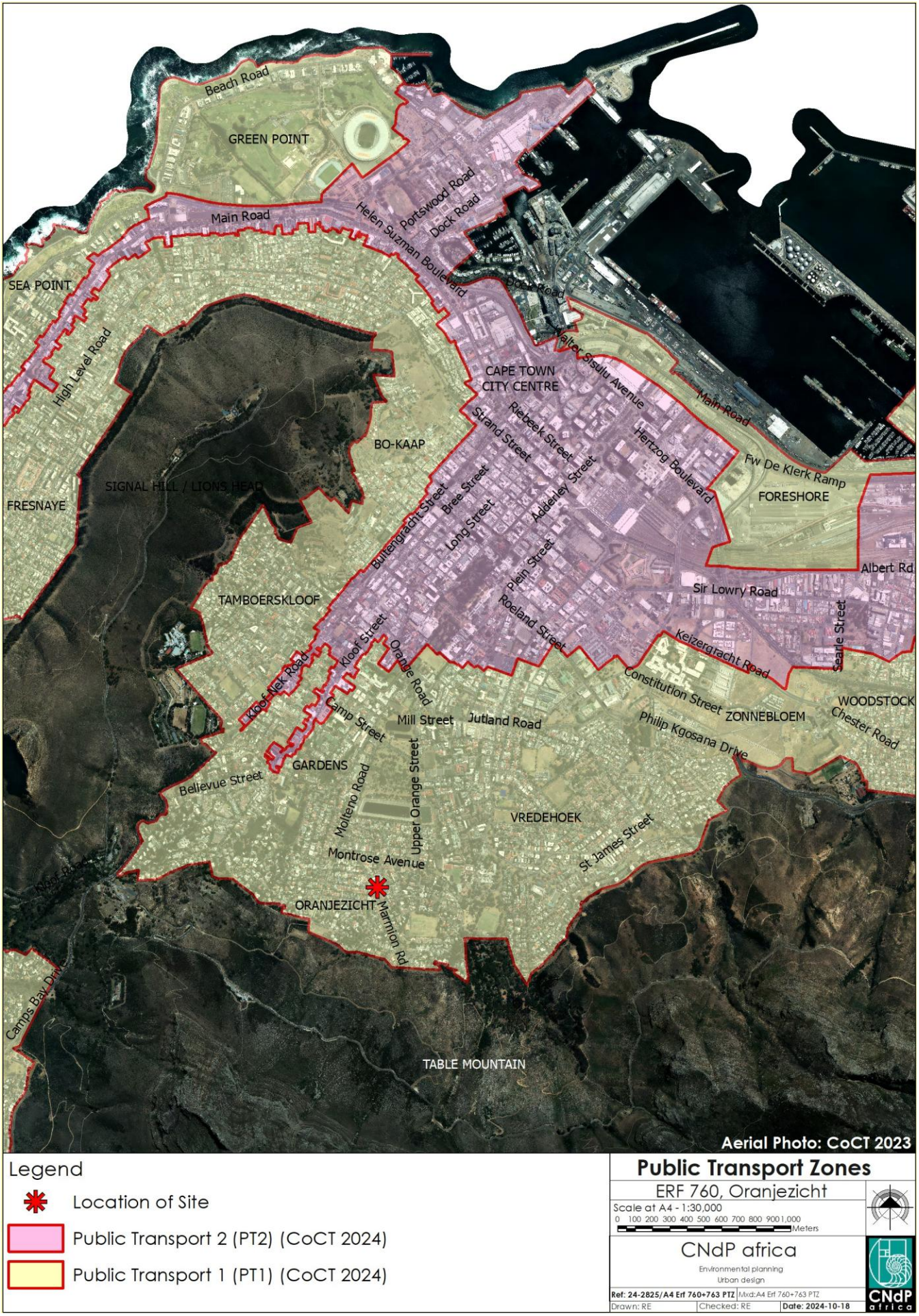


Figure 2.6 Parking Public Transport Zones



Figure 2.7 Upper Table Valley HPOZ

3 DEVELOPMENT PROPOSALS

3.1 PROPOSED BUILDING

The proposals are illustrated on Figures 3.1 to 3.11. Figures 3.12 and 3.13 shows the Development Parameters and proposed building specifications.

3.1.1 **Site Plan** (Figure 3.1)

As can be seen in Figure 3.1 there will be no increase in the footprint of the existing building other than an access stairway along the northern side of the front garden. This is because the proposed additional unit will be located exactly on the exterior walls of the existing building, except for a section of the roof and existing Cape Dutch gable.

Here the gable, together with a 2350mm section of the existing roof behind, will be retained by setting the new street facing front wall back. This will meaningfully retain the gable, which is a feature of the property, notwithstanding this entails sacrificing approximately15.7m² of floor space.

It also contributes to the street scape although it is somewhat hidden by the front garden wall but is visible to pedestrians walking towards Marmion Road along Roseberry Road.

3.1.2 **Ground Floor (First Storey)** (Figure 3.2)

This existing floor is currently designated as the Main Dwelling. It comprises 3 en-suite bedrooms and a living room. There is also an en-suite housekeeper's room. The existing garage is located at this level.

3.1.3 **First Floor (Second Storey)** (Figure 3.3)

This existing floor is currently used for Home Occupation (35m²), Home Cinema and Art Studio and proprietor's bedroom. It has a kitchen and is capable of reverting to a dwelling if required.

The access stairs to the proposed unit on the second floor are located at this level. They will be accessed via a new gate in the wall off the pedestrian walkway from the street along the driveway.

3.1.4 **Proposed Second Floor (Third Storey)** (Figure 3.4)

This comprises a two-bedroom unit with en-suite bathrooms with living area and kitchen to the east. It takes access from the proposed stairway from the ground floor, see section 3.1.3 above.

As the proposed second floor addition will be constructed exactly on top of the existing building there will be no change to the roof plan.

3.1.6 **Section A-A** (Figure 3.6)

Section A-A illustrates an east-west cross section through the proposed building. It indicates how the proposed top of roof and proposed wall plate heights remain inside their respective height restriction lines.

Note: although the end of the pergola beams on the eastern side of the proposed building may appear to encroach across the wall plate height restriction line it should be noted that this height is measured from the "lowest point of a longitudinal member" (see definitions in DMS). It can be seen on Figure 3.6 that the beams' lowest points do not encroach across the wall plate height restriction line at the worst case in point.

3.1.7 **Section B-B** (Figure 3.7)

Section B-B illustrates a cross section through the site from the south [left] to the north [right].

It can be seen that the building is set back 3.97m from the north common boundary and thus, does not encroach on the northern 3m common boundary building line.

However, on the southern boundary the building is 1.110m from the southern common boundary building line. As it is the intention to respect the footprint of the existing building and locate the new unit exactly on top of the existing external walls, so as to protect the heritage integrity of the building and avoid unsightly and disruptive arbitrary looking external wall setbacks on the Second Floor (Third Storey) a departure will be required on this boundary.

4m height departure within common boundary building lines beyond 12m from the street boundary calculation:
Figure 3.7 indicates that the worst-case height departure scenario is on the south common boundary at 8.71m above the EGL. Therefore, a height departure of 8.71m in lieu of 4m will be required along the southern common boundary building line.

This height departure from 4m is only required within the south common boundary building line.

4m height departure within common boundary building lines within 12m from the street boundary calculation:
Figure 3.7 indicates that the worst-case height departure scenario on the south common boundary line within 12m from the street boundary is 7.79m above the EGL.

Therefore, a height departure of 7.79m in lieu of 4m will be required along the southern common boundary building line.

Again, this height departure from 4m is only required within the south common boundary building line.

Note: the EGL was determined using the City of Cape Town's Data Portal 2m Ground Level map, see Annexure K.

60% linear length within common boundary building lines calculation:
No departure is required for the linear extent of the building encroachment as it is within the 60% permitted linear distance footprint encroachment, see calculation below.

Total extent of property boundary within common boundary building lines 12m back from the street boundary =

North; 22,18m + South; 22,17m + East; 15.75m = 60,1m, see Figure 3.1.

x 60% = 36.06m

Total length of buildings encroaching in building lines:

Existing Main building; south common boundary	8,738m
Existing Garage: south common boundary	6,096m
Existing Garage: east common boundary	6.507m
Total	21.341m

21.341m is less than 35.305m, therefore, no linear departure is required.

3.1.8 **North Elevation** (Figure 3.8)

Figure 3.8 indicates the proposed north elevation.

It can be seen the additional unit has been carefully designed in keeping with the design and character of the existing building. Care has been taken with window placement and window design so that these echo the original design. Particular attention has been paid to the front [West] part of the building where the balustrade design refers to typical balustrade designs of this period found on many of the surrounding dwellings.

Note: the pergola members may appear to be encroaching on the wall plate height restriction line but this is because the height restriction lines have been drawn one metre from the northern common boundary whereas the EGL slopes upwards towards the south. As can be seen in Figure 3.7, cross section B-B, the building is set almost 4m back from the northern common boundary at a higher level and, thus, the top of roof and wall plate height restriction lines are, in fact, not encroached.

3.1.9 **West Elevation** (Figure 3.9a and 3.9b)

The West elevation faces Marmion Road.

Figure 3.9a illustrates the proposed west elevation showing how the existing Cape Dutch Revival gable will be retained by the new unit being located a few metres behind so as to retain its presence and avoid "facadism".

Once again, the positioning of doors and windows on the west elevation of the new unit echoes the placement of these elements in the existing elevation, thereby respecting the integrity of the historic building fabric. The new balcony balustrade will include typical details found in balustrades on nearby buildings from this era.

While the new staircase does change the appearance of the existing 1st floor elevation, Figure 3.9b shows that this will not be visible from the street due to the existing boundary wall. This change was found acceptable by the heritage approval authorities, see Annexure I.

Figure 3.9b also illustrates how surveillance over the public street, Marmion Road, will be improved by the proposed unit as it will contain windows overlooking the street. This has hitherto not been possible because the ground floor of the existing building is significantly below street level.

3.1.10 **South Elevation** (Figure 3.10)

The south elevation faces the adjoining property, Erf 763, It can be seen how the new unit is set back approximately 2.5m from the existing gable. The roof pitch behind the gable will be retained thus ensuring the gable retains its "presence".

In this elevation the proposed top of roof and wall plate heights are significantly below the respective height restriction lines because of how the property falls from the south to the north.

Figure 3.10 also illustrates that section of the new unit for which a departure above 4m above the EGL, 12m back from the street boundary will be required.

The southern wall of the existing building is set back 1.1m from the common boundary.

Technically, all of the windows on this elevation require a departure from the 1.5m set back from a common boundary development rule, notwithstanding that the existing windows have been in place since 1924.

A departure to permit the positioning of the windows along this elevation to continue to be 1.1m in lieu of 1.5m will be applied for.

3.1.11 **East Elevation** (Figure 3.11)

The extensions to the east elevation will largely echo the current elevation with the kitchen window, another window in lieu of the kitchen door on the first floor below and the balcony. The wall plate height restriction line is shown in its position on the east wall. The top of roof height restriction is shown in position at the highest point of the roof.

That section of the east elevation protruding above the southern boundary 3m building line height restriction is also indicated.

3.1.12 Notes and Specifications

The key figures relating to the existing and proposed building are as follows:

Floor area:

i. The permitted floor area is 538m² (floor factor 1.0 plot size: >350m² – 650m²)
ii. The existing floor area is as follows:
    - Ground floor 123.7m²
    - First floor 128.7m²
    - Garage` 39.3m²

- Balconies and decks > 2.5m width 47.2m²
  Total 338.9m²

iii. The proposed Second floor including both balconies >2.5m
- Second floor 117.8m²
- Balconies and decks > 2.5m width 37.9m²
  Total 155.7m²

iv. Grand Total 494.6m²

This floor area is less than the maximum permitted in the DMS.

Coverage: The building will be capable of reverting to all residential use with main, second and third dwellings. If there are second and third dwellings on a property, the total coverage may not exceed 75%. Coverage is defined in the DMS as the total area of land covered by only buildings. Buildings are defined as all roofed structures and external stairs.

The permitted coverage on the property including 2nd and 3rd dwelling units is 75% = 404m².

The total area of land covered by buildings including the proposed new unit on the property will be as follows:

- Ground floor – (completely under first floor) 0.0m²
- First floor including proposed external stairs to second floor 121.5m²
- Proposed 2nd floor unit – (completely on top of first floor) 0.0m²
- Garage 39.3m²
- Verandahs and balconies – completely on top of first floor 0.0m²

  Total 160.8m²

After the proposed extensions are completed there will be no increase in coverage as the proposed new unit is completely on top of and slightly smaller in area than the largest floor, namely the first.

After completion the proposed coverage will be the same as the existing coverage, namely 32% (160.8m² as a % of 494.6m²) and is far below the 75% permitted.

3.3. PROPOSED ENGINEERING SERVICES

3.3.1 Water

The existing street connections will continue to be utilised.

3.3.2 Sewer

The existing sewer which falls to the east to Forest Road via a Common Private Sewer will continue to be utilised.

3.3.3 Stormwater

The existing stormwater drainage which falls to the rear of the property will continue to be utilised. NO additional hardening of the property will occur as a result of the development as it is located on top of the existing building.

3.3.4 Roads

The current driveway access will continue to be utilised, and no change is proposed to this access.

3.3.5 Electricity

The property has an existing 3 phase electricity supply which is more than adequate for the proposed additional unit.

3.3.6 Information Technology

The property has a fibre connection which will be more than sufficient for the proposed additional unit.

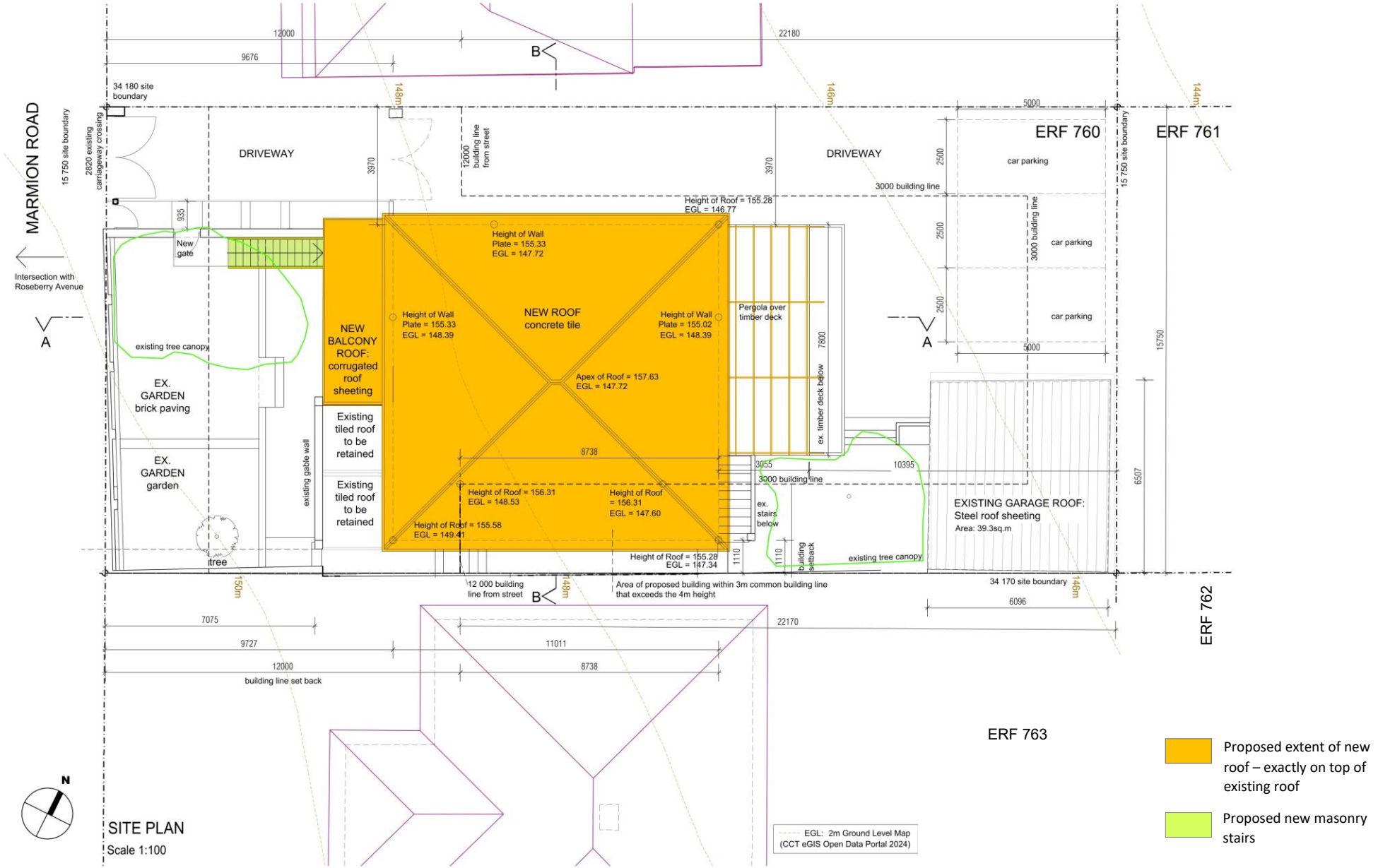
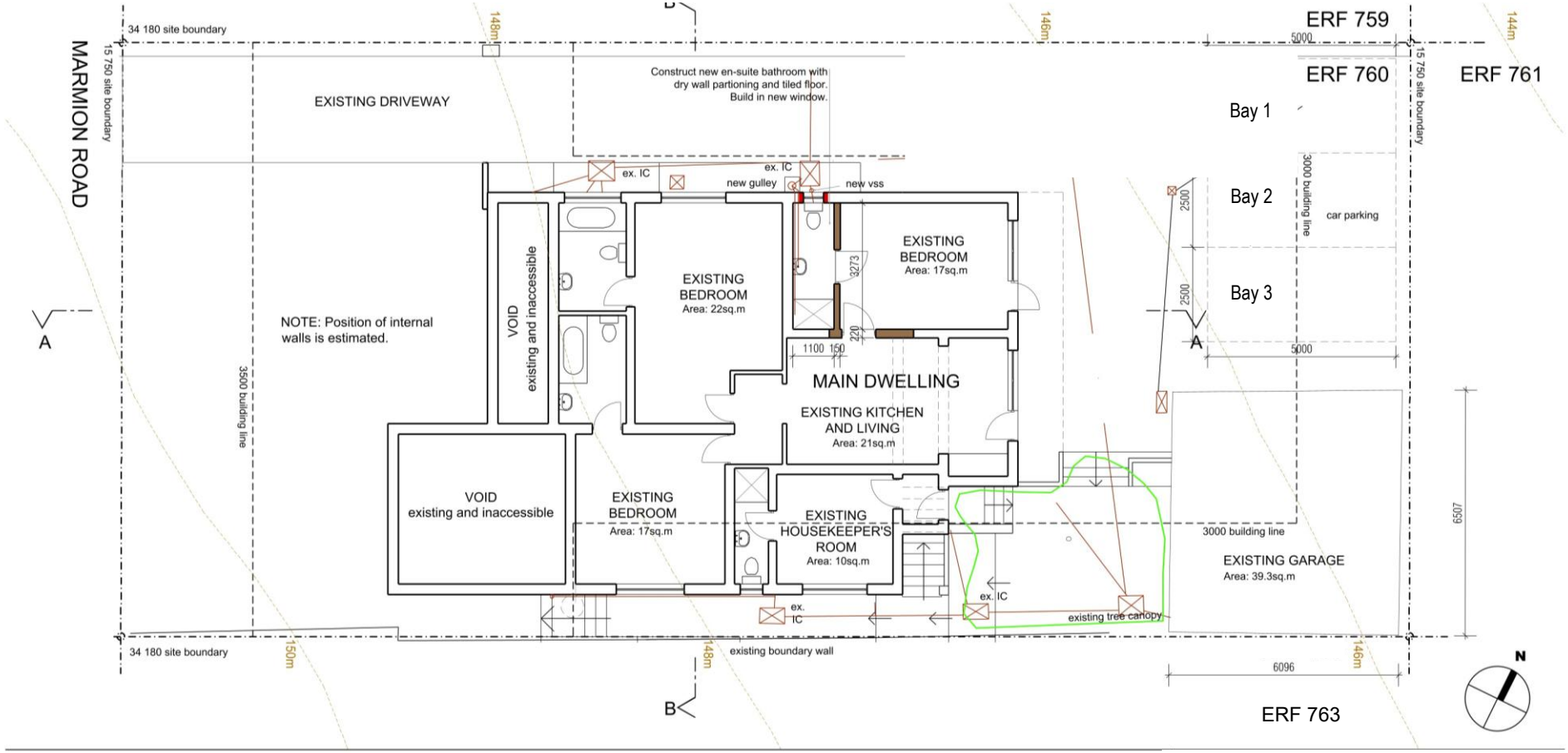


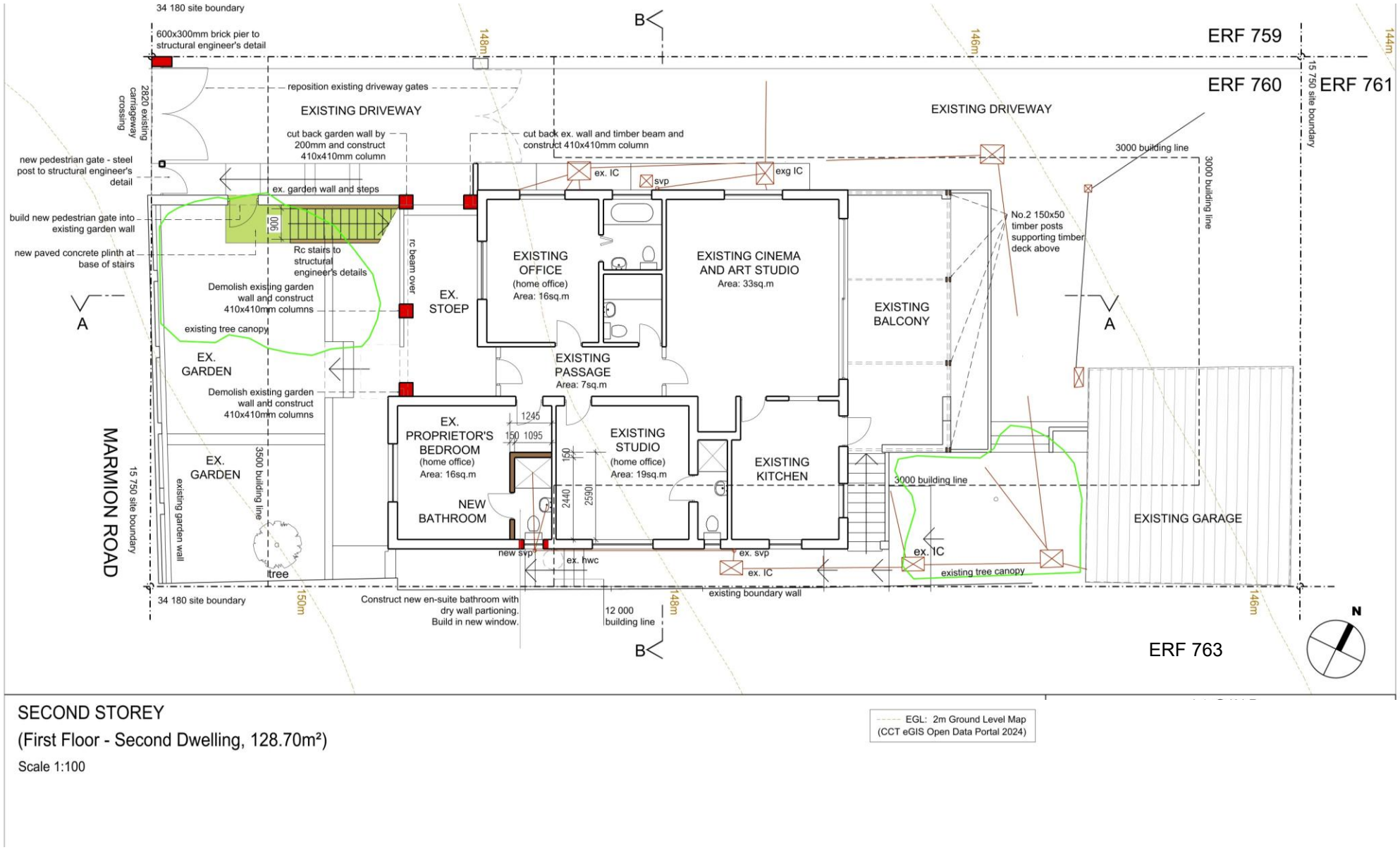
Figure 3.1 Proposed Site Plan



FIRST STOREY
(Ground Floor Plan - Main Dwelling, 123.70m²)
Scale 1:100

EGL: 2m Ground Level Map
(CCT eGIS Open Data Portal 2024)

Figure 3.2 Existing First Storey (Ground Floor Plan)



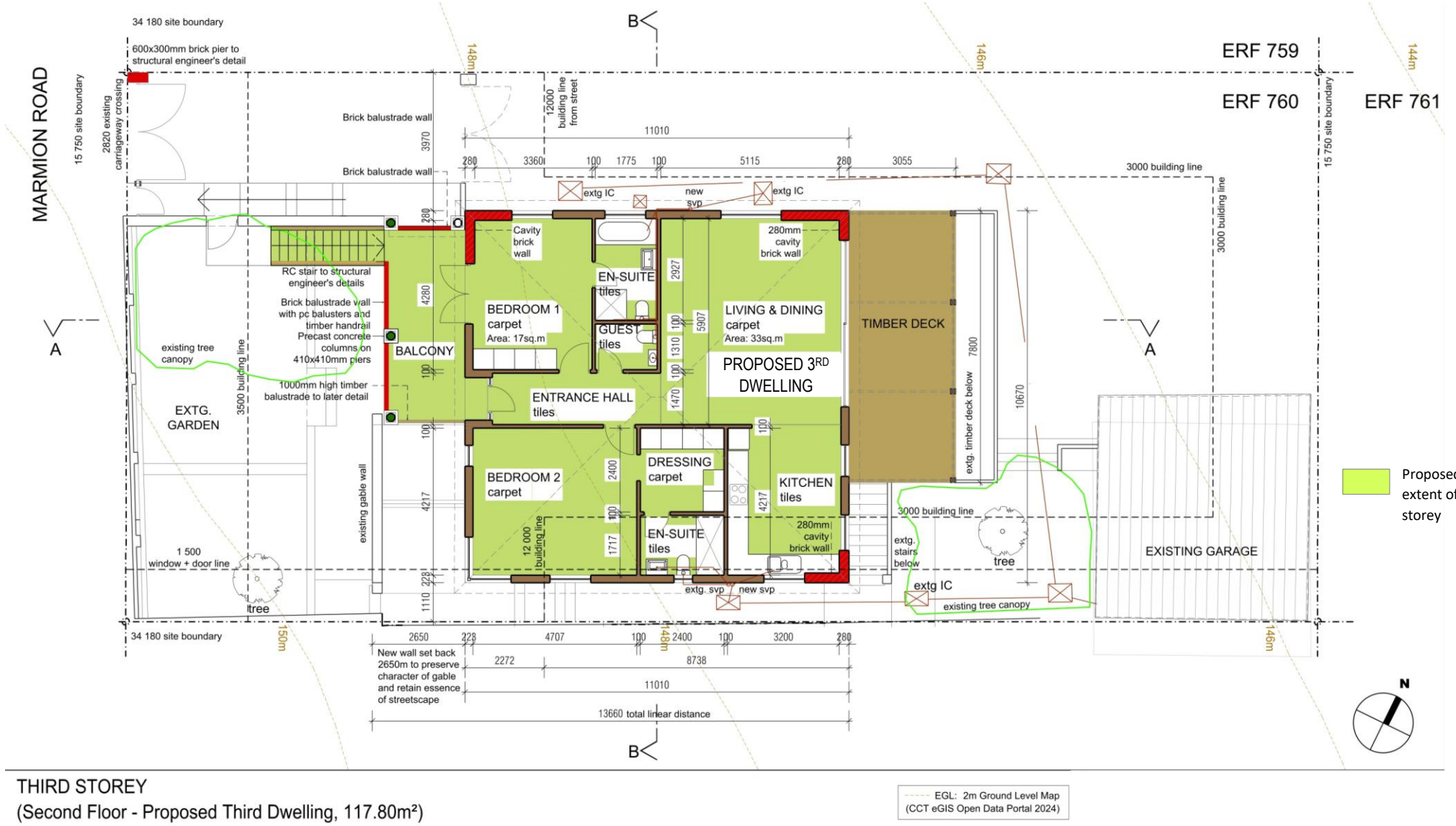
SECOND STOREY

(First Floor - Second Dwelling, 128.70m²)

Scale 1:100

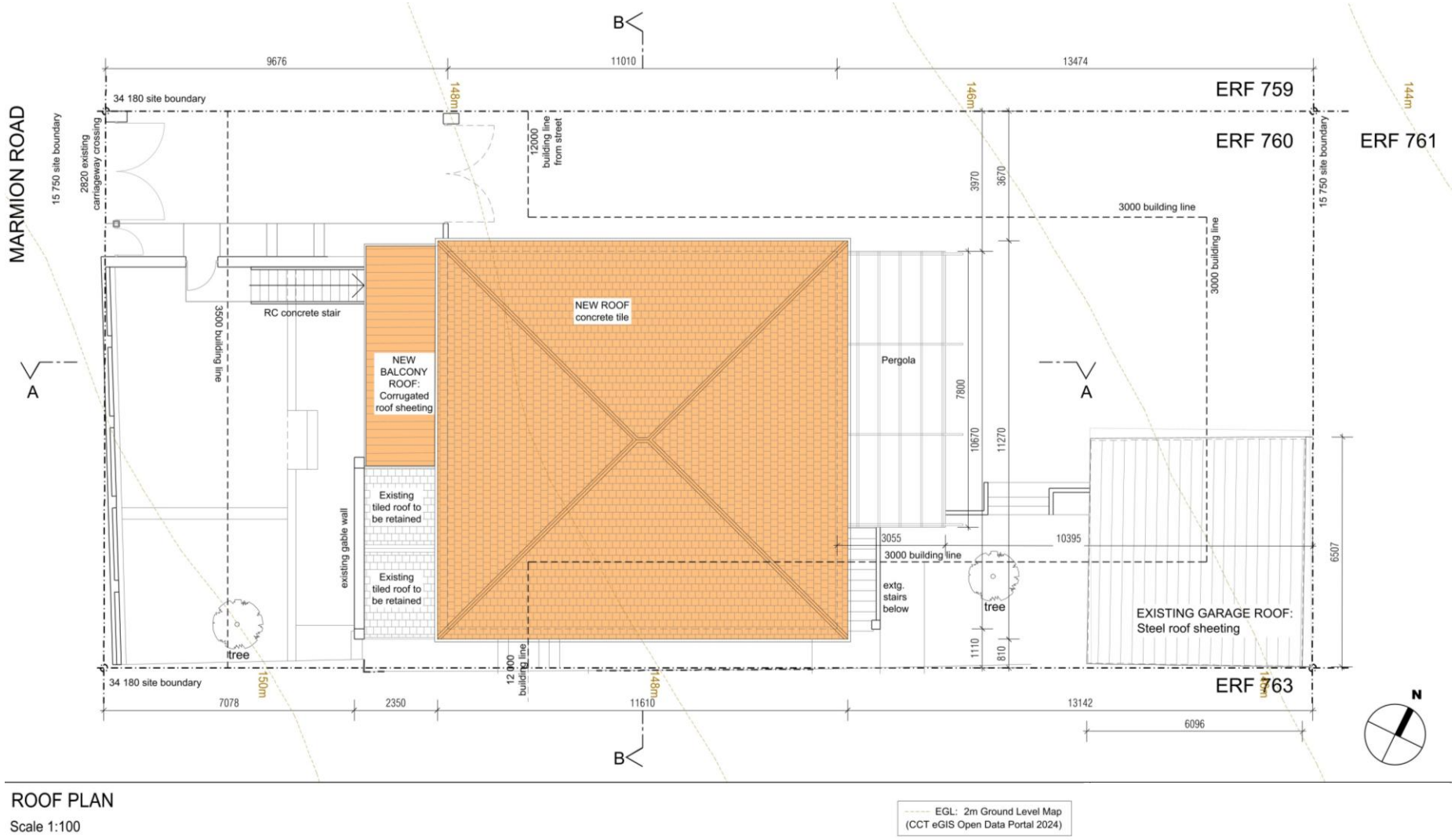
EGL: 2m Ground Level Map
(CCT eGIS Open Data Portal 2024)

Figure 3.3 Existing Second Storey (First Floor Plan)



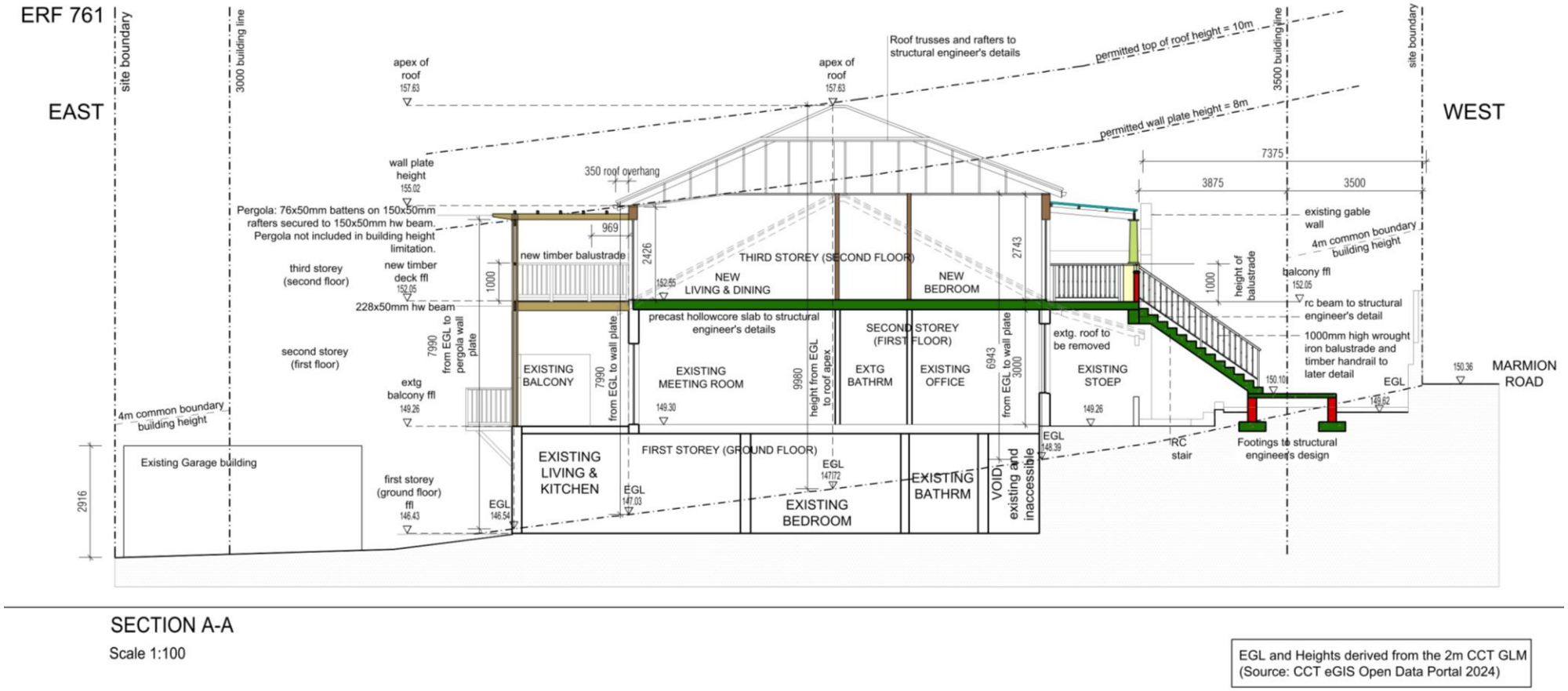
THIRD STOREY
(Second Floor - Proposed Third Dwelling, 117.80m²)
Scale 1:100

Figure 3.4 Proposed Third Storey (Second Floor Plan)



ROOF PLAN
Scale 1:100

Figure 3.5 Proposed Roof Plan

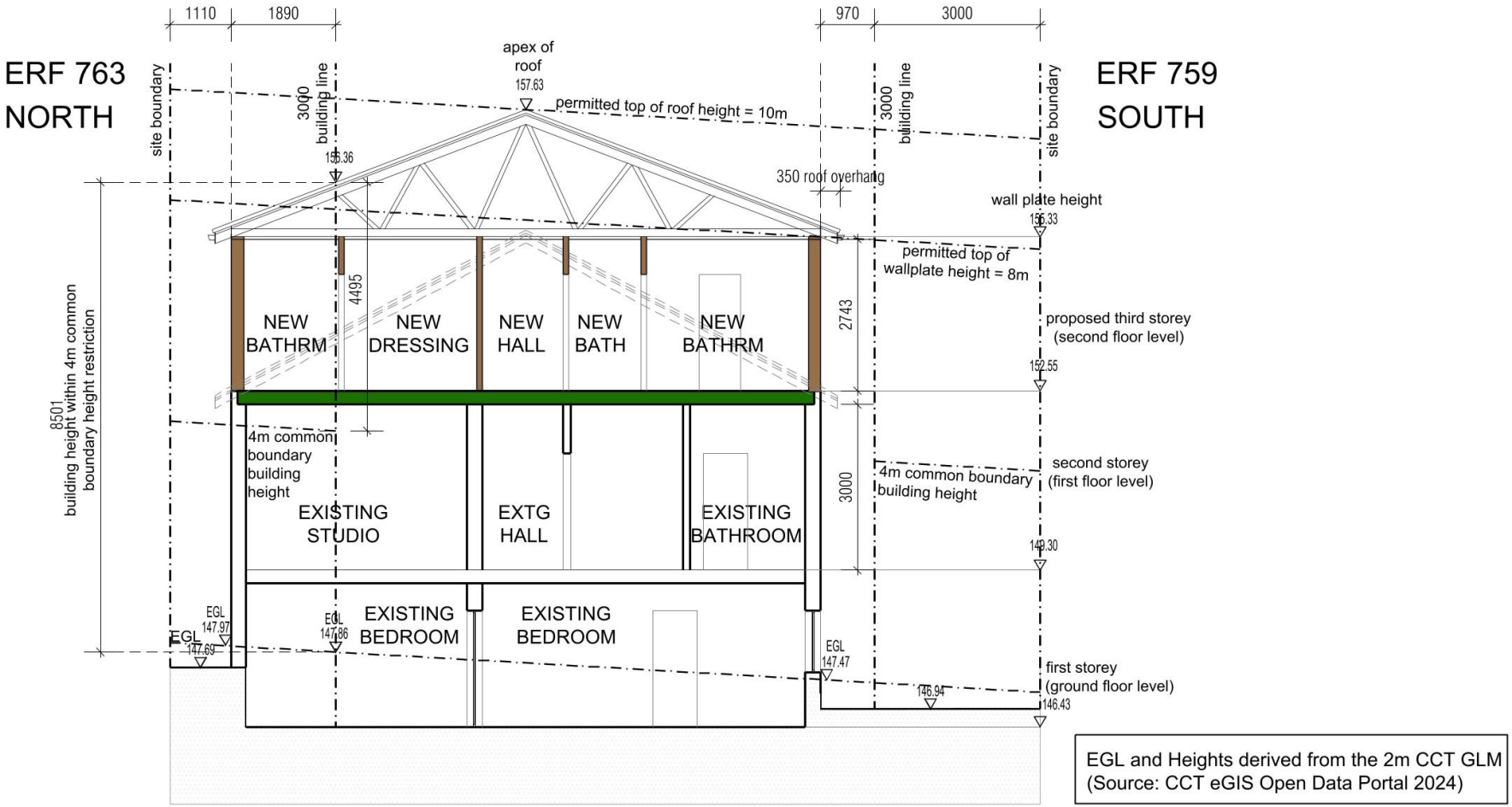


SECTION A-A

Scale 1:100

EGL and Heights derived from the 2m CCT GLM (Source: CCT eGIS Open Data Portal 2024)

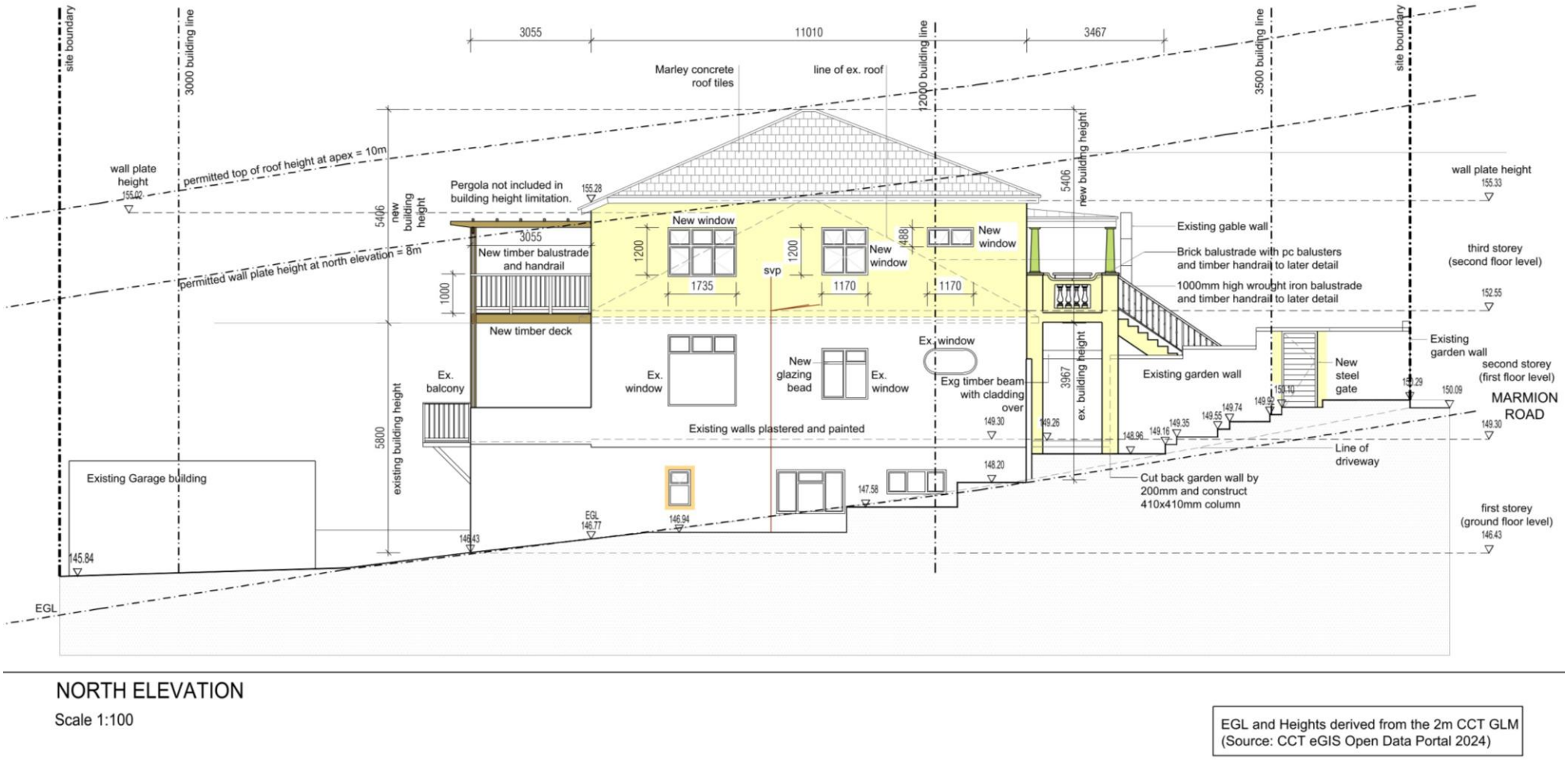
Figure 3.6 Section A-A



SECTION B-B

Scale 1:100

Figure 3.7 Section B-B

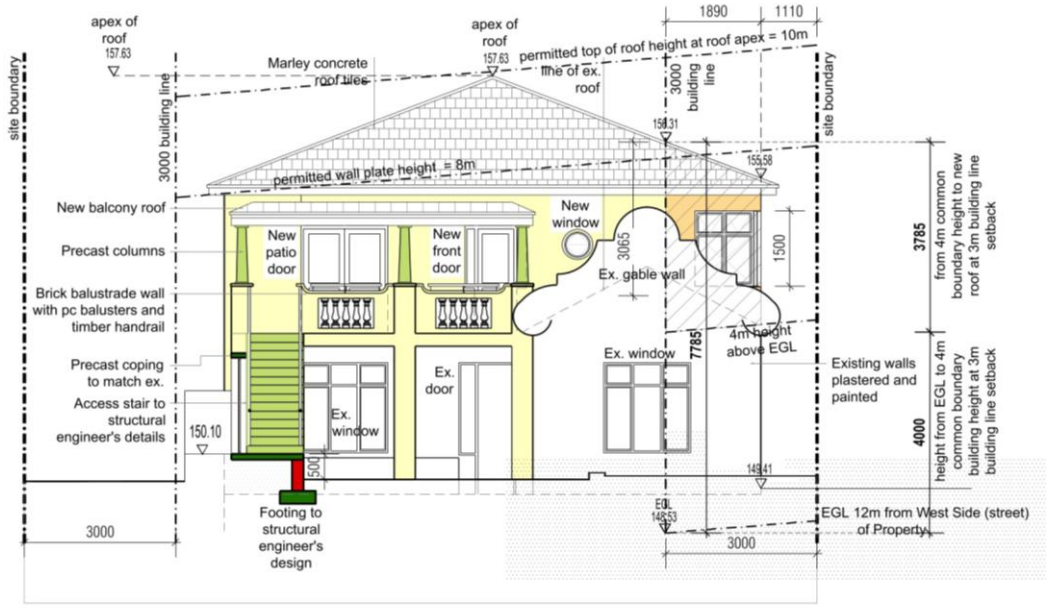


NORTH ELEVATION

Scale 1:100

EGL and Heights derived from the 2m CCT GLM (Source: CCT eGIS Open Data Portal 2024)

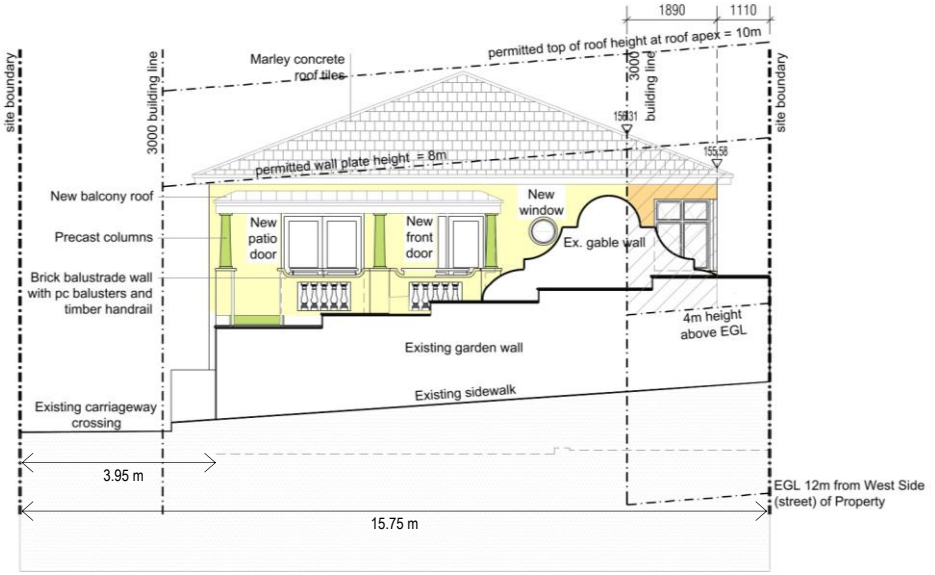
Figure 3.8 North Elevation



WEST ELEVATION (incl. section through entrance platform)

(a)

EGL and Heights derived from the 2m CCT GLM
(Source: CCT eGIS Open Data Portal 2024)

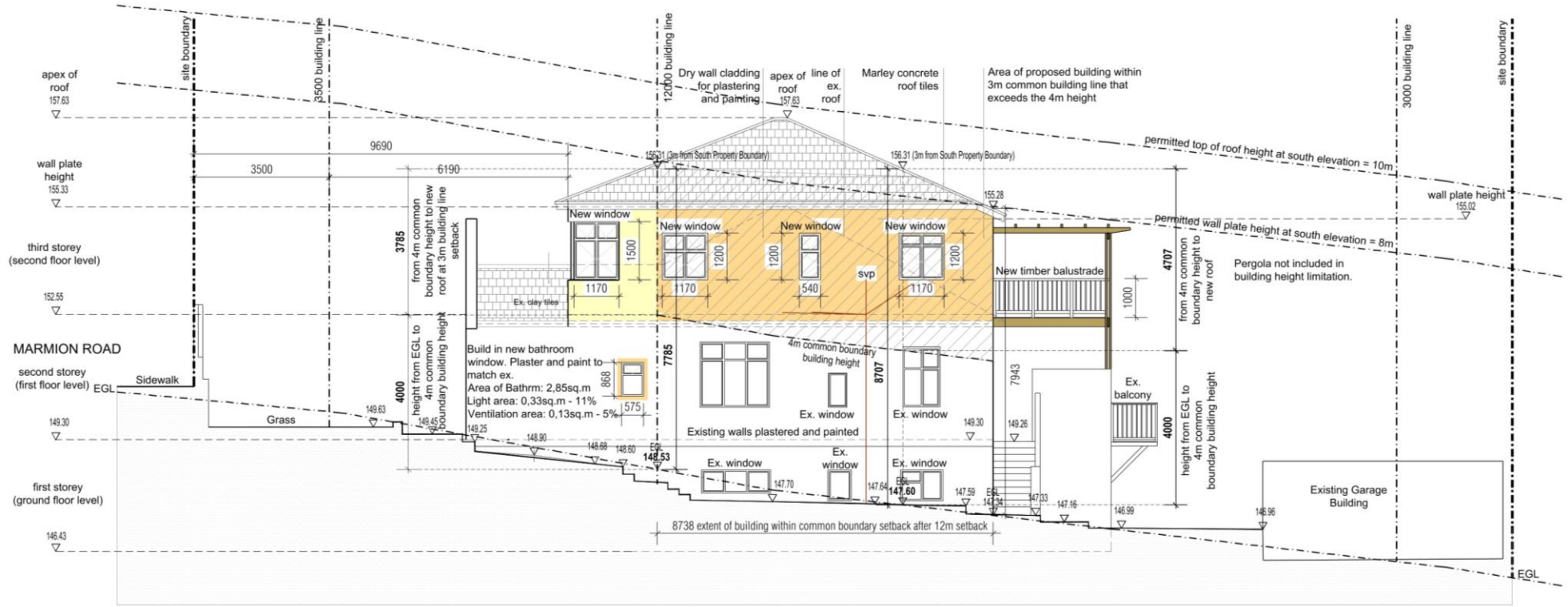


WEST ELEVATION FROM MARMION ROAD

Scale 1:100

EGL and Heights derived from the 2m CCT GLM

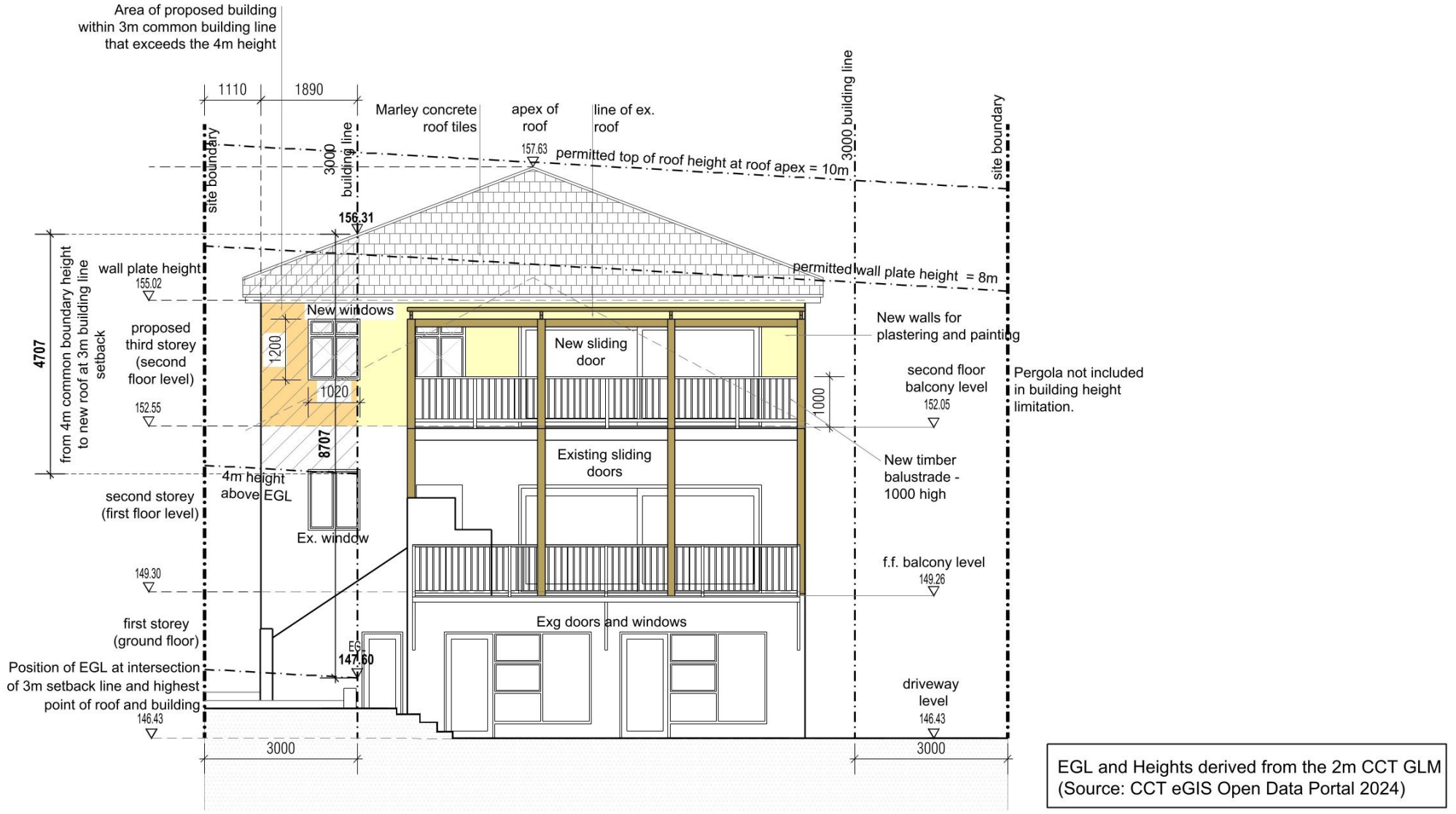
Figure 3.9 a) and b) West Elevation



SOUTH ELEVATION

Scale 1:100

Figure 3.10 South Elevation



EAST ELEVATION

Figure 3.11 East Elevation

BUILDING AREA (m²)		
	EXISTING	**PROPOSED**
Second Floor	Nil	117.8
First Floor	128.7	0
Ground Floor	123.7	0
Garage	39.3	0
Balconies and timber decks	47.2	37.9
Total	338.9	155.7
Total Floor Area		**494.6**

SITE DATA	
Erf	760
Occupancy	H4
Zoning	Single Residential 1
Heritage	Not graded

LINEAR CALCULATIONS FOR BUILDING HEIGHT WITHIN 3m COMMON BOUNDARY		
NB. All proposed building work is to be built on existing footprint (except stair)		
BOUNDARY SIDE	Length of building extent that is built within 3m common boundary setback after 12m street setback	Length of building extent after 12m street setback that is proposed to extend above the 4m height restriction within the 3m common boundary
	EXISTING	PROPOSED
South	8.738	8.738
TOTALS	**8.738**	**8.738**
Total linear distance	22,18 + 15,75 + 22,17 = 60.1	22,18 + 15,75 + 22,17 = 60.1
% of linear distance	15%	15%

COMPLIANCE WITH DEVELOPMENT RULES (Item 22 of DMS)					
Area of erf: 538m²					
Land Unit Area: >350 to 650m²					
	Ratio	**Permitted rights**	**Proposed**	**Difference**	**Departure**
Floor Factor – Item 22 (a)	1.0				
Maximum Floor Space – Item 22 (b)	N/A	N/A			No
Height – Item 22 (c) (i) Maximum height above existing ground level: to wall plate	8.0m	8.0m	7.99m	0.01m	No
Height – Item 22 (c) (i) Maximum height above existing ground level: to top of roof	10.0m	10.0m	9.98m	0.20m	No
Height – Item 22 (c) (ii) Height within 3m of a common boundary: South	Where a building is permitted within 3m of a common boundary, the height will be limited to 4m measured from existing ground level to top of roof.	4.0m	Varies from 7.79m to 8.71m (average: 8.25)	3.79m to 4.71m (average:4.25m)	Yes
Building Lines – Item (d) Street boundary building line	3.5m	3.5m	9.69m	6.19m	No
Building Lines – Item (d) Common boundary building line: South	0,0m for first 12m.	N/A			No
	0,0m for 60% of remaining linear distance along all common boundaries.	60.10m	8.74m	51.36m	No
	3m for the remainder.	N/A			No
Coverage – Item 22 (h)	N/A				No

DEPARTURES	
1.	Departure in terms of Section 42(b), Items 22 (c) (ii) and (iii): 1.1 To permit the building to be 8.71m in lieu of 4m **beyond** the 12m street building set back line abutting the southern common boundary. 1.2 To permit the building to be 7.79m in lieu of 4m **within** the 12m street building set back line abutting the common boundary.
2.	Departure in terms of Section 42(b), Items 22 (e): To permit external doors and windows facing the south common boundary to be set back 1.1m in lieu of 1.5m.
3.	Departure in terms of Section 42(g): Application for the removal of restrictive conditions, namely: *"that he shall not erect any building on any lot of less value than R2000: such building must moreover be a dwelling house and no two or more dwelling houses shall be erected under one roof nor shall more than one dwelling be erected on any lot."*

Figure 3.12 Notes and Specifications

NOTES

The design on this drawing is copyright and is the property of Jackie James Architecture.
All work to be carried out in strict accordance with SABS 10400-M:2011 and relevant municipal regulations.
The requirements of SANS 204 and SANS 10400-XA have been met.
Quality of all materials and workmanship to comply with relevant S.A.B.S. & B.S.S. specifications.
All materials to be fixed or applied to manufacturer's specifications.
Contractor to check all dimensions and levels on site before commencement of work. Written dimensions to be used in preference to scaling drawings.
Where an item is covered by drawings to different scales, the largest scale drawing is to be worked to.
Floor levels refer to finished floor levels.
Any queries arising from the above must be reported to the Architect for clarification before any work is put in hand.

Main Roof Construction:
MARLEY HOMESTEAD concrete roof tile at 21 degree pitch with 100mm headlap on 38x38mm battens at 320mm centres on MARLEY undertile membrane on S.A. Pine Grade 5, Class H3 trusses at 760mm centres max.
to structural engineer's details.
Fascia: 144x22mm S.A.Pine.

Balcony Roof Construction:
YOUNGMAN Victorian Profile corrugated Colourbond roof sheeting, preformed flashing and counter flashings, at 5 degree pitch on 76x50mm purlins at 900 centres max on 150x50mm S.A. Pine Grade 5, Class H3 rafters at 600mm centres fixed to 150x50mm S.A. Pine Grade 5, Class H3 beam with gms truss hangers.

Rain Water Goods:
Seamless aluminium 125x85x0,6mm domestic OGEE gutters fixed to fascias with brackets at 600mm c/c.
100x75x0,6mm seamless aluminium downpipes.

Ceilings:
6.4mm skimmed RHINOBOARD ceiling fixed to 50x50 brandering in both directions at 400mm c/c max.
45x19mm S.A.Pine shadow cornice.

Insulation:
135mm AEROLITE insulation to ceilings, laid directly above ceiling.
135mm AEROLITE insulation to walls, laid directly between studs.

Walls:
Garden and balustrade walls:
Clay brickwork for plastering and painting.

External Timber-framed Walls:
12mm NUTEC boards fixed to 38x50mm battens at 600mm centres on TYVEK Supra vapour-permeable wrap or similar approved, fixed and lapped to manufacture's instructions, fixed to 11mm orientated strand board, fixed to 150x50mm studs at 600mm centres, including head and base plates. 150x50mm noggins at 900mm centre vertically and at all horizontal joints in cladding. Timber framed construction to structural engineer's details.
12mm skimmed RHINOBOARD internal lining.

Internal Walls - First Floor:
12mm RHINOBOARD screw fixed at 220mm centres to 76x50mm studs at 600mm centres, including head and base plates. 76x50mm noggins at 900mm centres vertically and at all horizontal joints in cladding.
Board joints to be staggered, taped and skimmed.
Use 9mm NUTEC in lieu of Rhinoboard in showers.

Internal Dry Walling - Ground Floor and Basement Bathrooms:
12mm RHINOBOARD screw fixed at 220mm centre to 114x38mm studs at 600mm centres, including head and base plates. ACOUTISORB insulation.
Use 9mm NUTEC in lieu of Rhinoboard in showers. Boards to be primed and waterproofed with FLINTCOTE prior to tiling.

Wall tiles:
600x300mm Class A ceramic white tiles to 2000mm height in bathroom and between counters and top cupboards in kitchen.

Skirtings:
70x22mm S.A.Pine.

Architraves:
S.A.Pine architraves as selected by owner.

Cills:
150x50mm EVERITE NUTEC cills.

Doors & Windows:
Red Grandis or similar hardwood timber doors and windows as per later Door and Window Schedules.
All to comply with Part O of NBR for Lighting & Ventilation.
Glazing to be factory fitted double glazing. All glazing to comply with Part N of NBR for glazing.

Floor Construction:
Prefabricated concrete blocks to Structural Engineer's details.

Timber Deck:
94x22mm H4 treated S.A. Pine boards fixed at 100mm centres to 228x50mm joists at 450mm centres with stainless steel screws, fixed to 228x50mm beam with gms hangers. Beam to be fixed into 150x150mm composite posts with no.2 M8 countersunk gms bolts, all structural engineer's details.
All timber to be S.A. Pine Grade 6.

Stairs:
PC stairs to Structural Engineer's details.
Treads: 250mm min.
Risers: 200mm max.
Width: 750mm min. between handrails.
Handrail and balustrade 1000mm high.

Pergola:
76x50mm battens at 600mm centres on 150x50mm rafters fixed to 150x50mm beam with gms hangers. Beam to be fixed into 150x150mm composite posts with no.2 M8 countersunk gms bolts, all to structural engineer's details.
All timber to be S.A. Pine Grade 6.

Figure 3.13 Notes and Specifications cont.

4 IMPACT ASSESSMENT

4.1 TRAFFIC IMPACT STATEMENT

Not applicable

4.2 ENVIRONMENTAL AUTHORIZATION

Not applicable

4.3 HERITAGE IMPACT STATEMENT (NID)

A heritage impact approval in terms of sec 34 of the National Heritage Resources Act has been obtained, see Annexure I.

5 POLICY ALIGNMENT

5.1 CITY OF CAPE TOWN MSDF (2023)

The site is located in the Upper Table Valley. The MSDF designates this area as Urban Inner Core Spatial Transformation Area, see Figure 5.1.

The main investment principle here is to "upscale land and building optimization and ensure inadequate infrastructure capacity".

This implies intensification and densification. Intensification refers to "the increased use of space, both horizontally and vertically. This should be accompanied by an increased number of units and/or population and accessible, high opportunity locations [densification]".

Densification is further defined as "the increased use of space, both horizontally and vertically, within existing residential areas... accompanied by an increased number of units and/or population threshold."

It can be seen that by creating an additional living unit on top of the property concerned this application is aligned with the MSDF proposals for properties within the Urban Inner Core.

5.2 TABLE BAY DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (DSDF) (2023)

Figure 5.2 shows the Table Bay District Spatial Development Framework. Figure 5.3 shows the MSDF proposals in more detail as the District SDF level and the property concerned is clearly located within the Urban Inner Core. Thus, the proposal is also aligned with the DSDF.

5.2.1 Table Bay DSDF Sub-District 2: Cape Town CBD/Paarden Eiland Area

Figure 5.4 shows in more detail that the property is located in an area designated for Urban Development and hence the proposed land use amendment is aligned with the proposals.

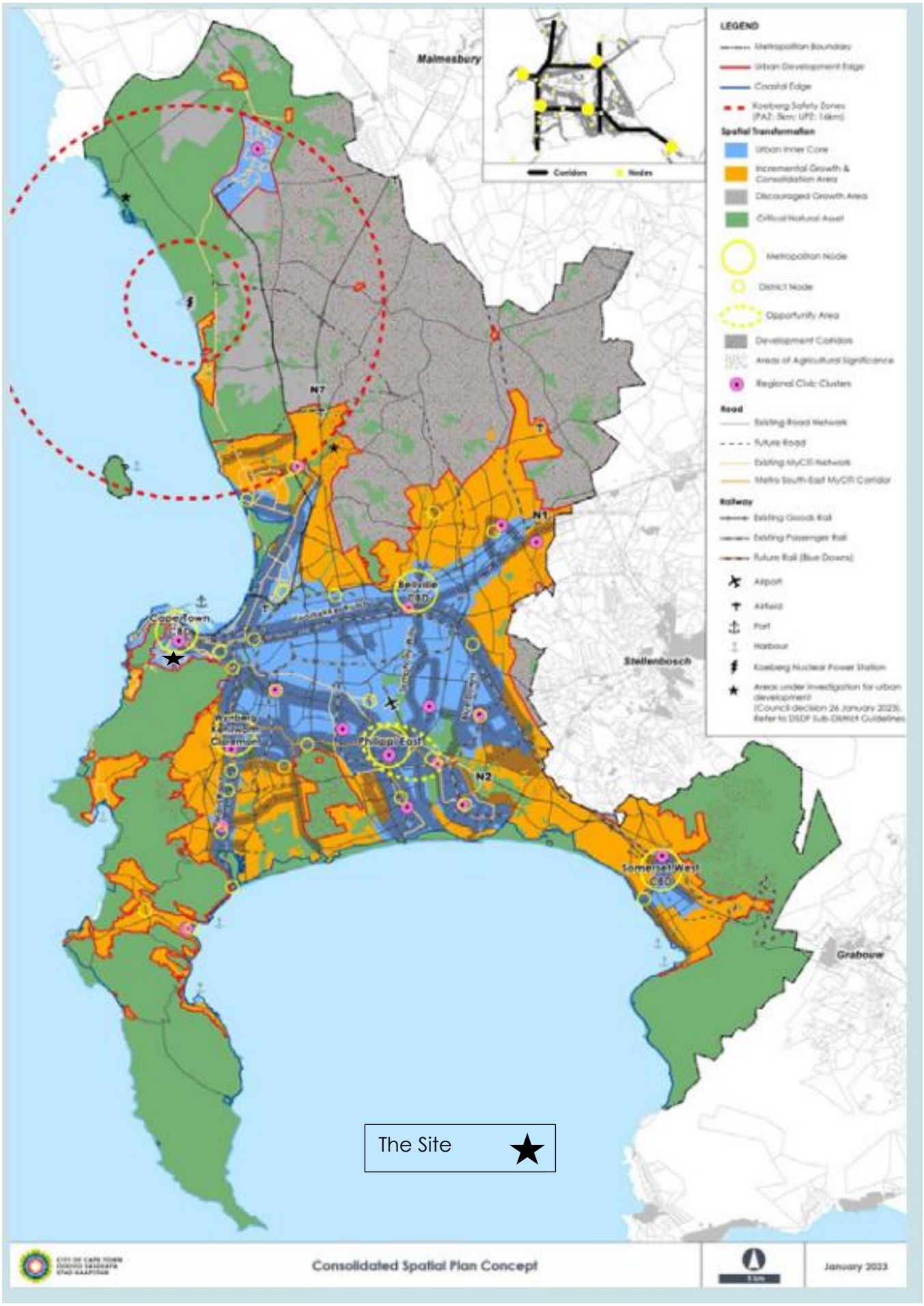


Figure 5.1 Metropolitan Spatial Development Framework (Consolidated Spatial Plan Concept 2023)

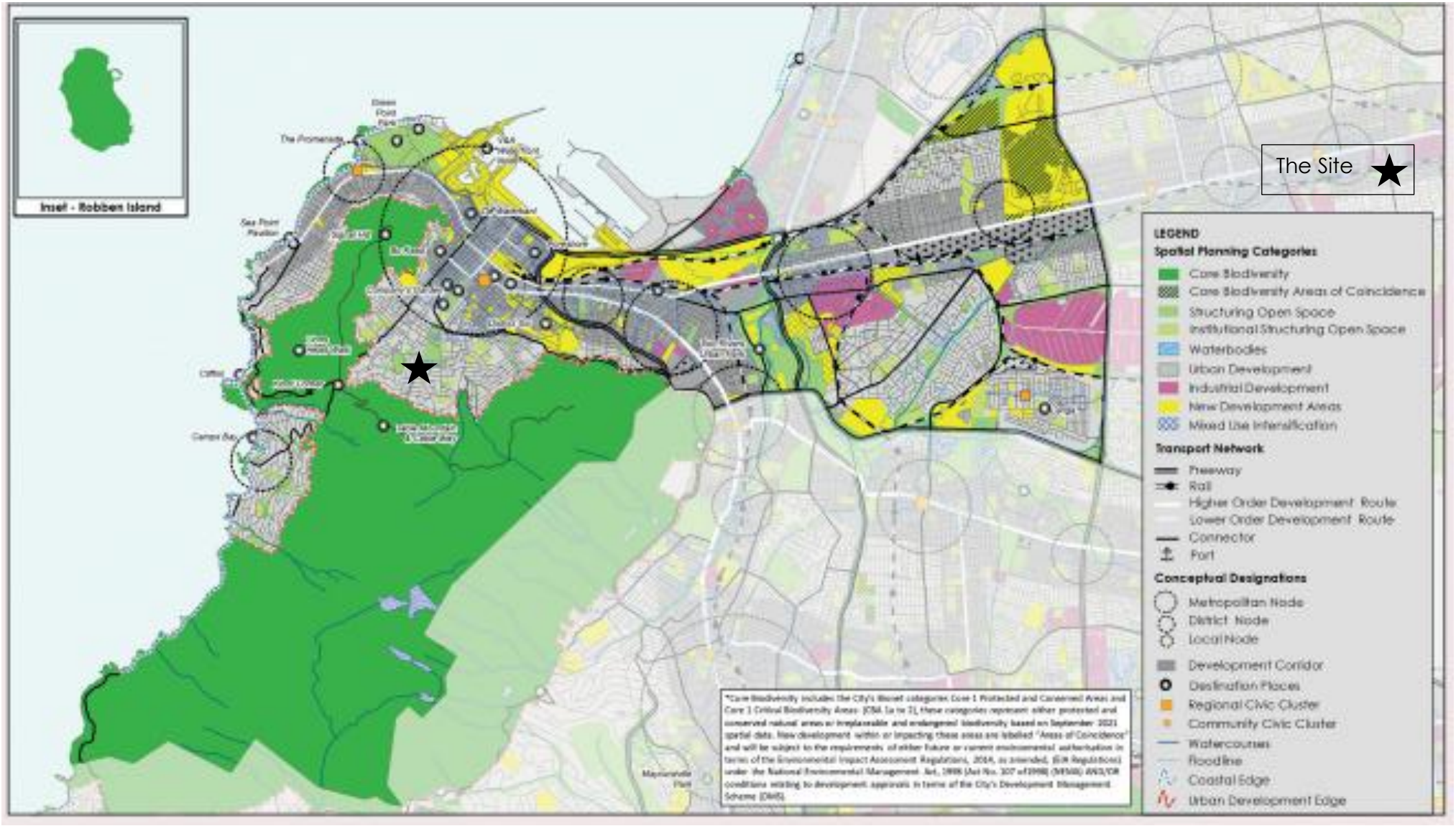


Figure 5.2 Table Bay District Spatial Development Framework (2023)

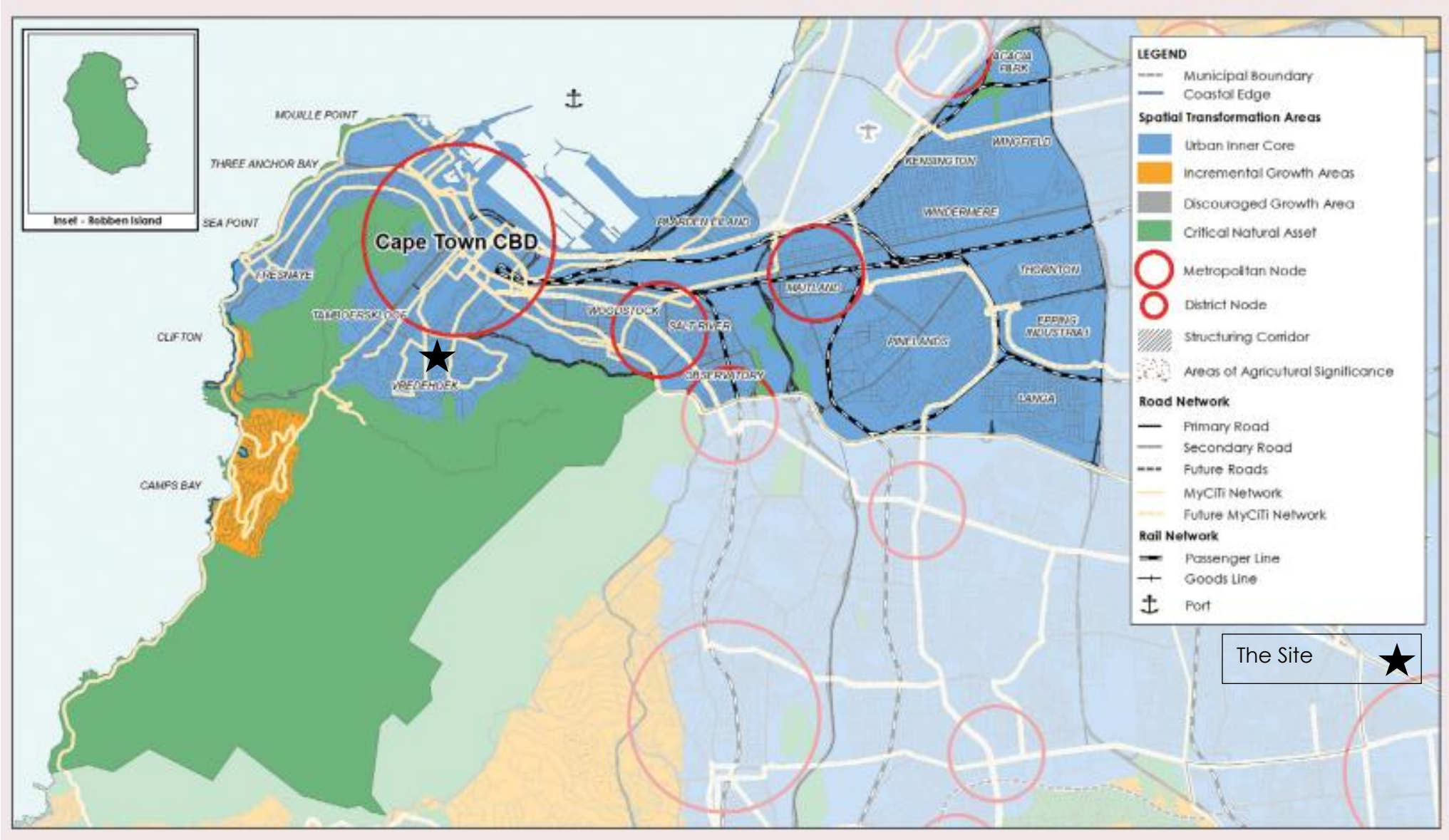


Figure 5.3 Consolidated MSDF Concept (2023)

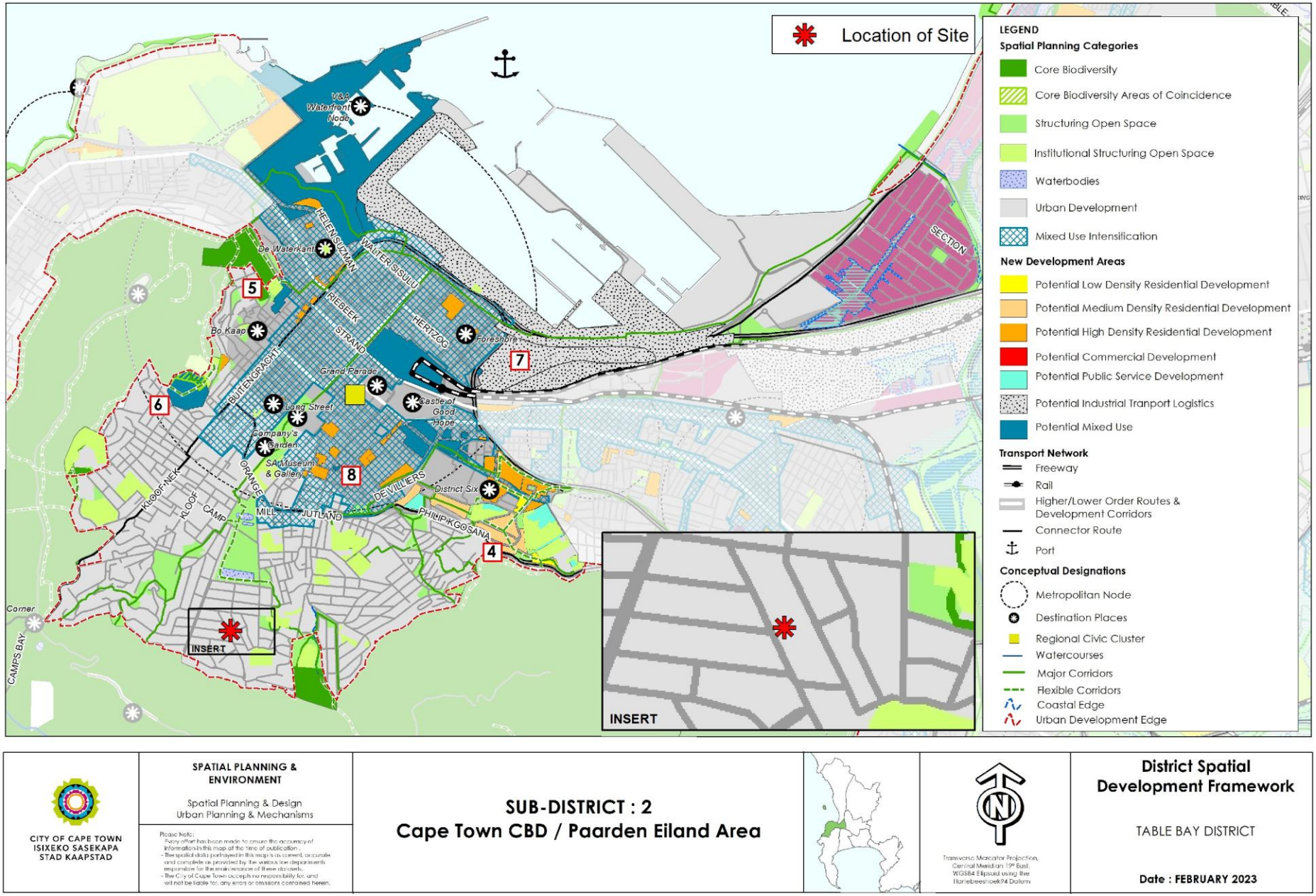


Figure 5.4 **Table Bay DSDF: Sub-District 2: Cape Town CBD / Paarden Eiland Area (Table Bay DSDF, 2023)**

5.3 DENSIFICATION POLICY, 2012

This policy seeks to encourage the more intense and efficient use of land, particularly in well located areas.

Adding an additional dwelling unit to a property in the city bowl close to the CBD, Table Mountain National Park, and numerous nearby schools and community facilities within walking distance is consistent with this policy.

The proposed removal of the title deed restriction limiting the number of dwelling units to not more than two dwelling units under one roof and not more than one dwelling unit on a single property will enable three dwelling units to be built on the property concerned according to the conditions set out in the DMS. This will further enable compliance with the Densification Policy.

5.4 ECONOMIC GROWTH STRATEGY, 2021

The proposal Is aligned with the Economic Growth Strategy as follows:

First, by the value add and jobs created in the construction process;

Secondly through enabling more people to live and work in the well-located city bowl; and,

Thirdly, through the efficiencies created by reducing need for transport, in particular, due to the close proximity of work, shopping, social, educational and recreational facilities.

5.5 TRANSIT ORIENTED DEVELOPMENT STRATEGIC FRAMEWORK [TOD], 2016

The property concerned is located on Marmion Road which carries the Upper Table Valley MyCiti feeder service. Thus, an additional unit has the potential to generate more ridership for the service. Furthermore, given the property concerned's location in the Upper Table Valley and its proximity to the high order land use activities in the city, the need to use private motor vehicle transport is diminished.

Thus, developing an additional unit in this location is aligned with the TOD aim of promoting development that supports public and non-motorised modes of transport.

5.6 SOCIAL DEVELOPMENT STRATEGY, 2012

The city's social development strategy seeks to improve and enhance the quality of life of all residents. The proposal supports this policy by providing an additional dwelling unit which will increase the number of people who can enjoy the amenities and proximity of this part of the city and thereby enhance their social development.

6 PUBLIC PARTICIPATION

There are two aspects to public participation in this process:

6.1 Removal of Title Deed Restriction

This application requires that Title Deed Restriction C.6(a) be removed.

The advertising conditions to this Title Deed restriction require that it be served on all registered property owners of the original township, namely 369 properties.

6.2 Departures from Development Rules of the DMS

The following departures from the Development Rules to the DMS are proposed:

- Departures from Section Item 22(c)(ii) the 4m height restriction line along the Southern boundary of the property concerned
- Departure from Section 22(e) Window and Door Placement from Common Boundary

These departures will have most impact on the abutting neighbours, particularly Erf 763 on the southern common boundary.

Once the application has been submitted it is intended to contact the surrounding owners, advise them of the proposal and, if possible, obtain letters of no objection, particularly from abutting neighbours on common boundary building lines where departures are being applied for.

Surrounding Owners No 11 Marmion Road (Erf 760)	
Erf Number	**Address (Erf Address)**
759	9 Marmion Rd Oranjezicht
758	12 Forest Rd Oranjezicht
761-RE	14 Forest Rd Oranjezicht
762	16 Forest Rd Oranjezicht
763	13 Marmion Rd Oranjezicht
973	8 Marmion Rd Oranjezicht
974	1 Roseberry Avenue Oranjezicht
2946	2 Roseberry Avenue Oranjezicht

7 THE APPLICATION

7.1 COMPLIANCE WITH DEVELOPMENT RULES (ITEMS 22 TO 25 OF THE DMS)

Please note this application is being assessed in terms of the Municipal Planning By-law 2022 in place BEFORE the current MPBL promulgated in October 2025

The proposed building complies with the Development Rules, see Table 8.1 below as follows:

7.1.1 Use of the Property

The property is currently used as a main dwelling on the ground floor and part of the first floor, and for Home Occupation on the remainder of the first floor.

Therefore, its current primary use is Dwelling House and current additional use right is Home Occupation. Thus, the use of the property complies with Item 21 (a) and (b) (i) and (ii).

The proprietor of the Home Occupation stays on the property in terms of Item 21 (b) (iii).

The proposed new structure on the Second Floor (Third Storey) will be an additional unit and will be constructed as part of the current building. It will be compatible with the residential character of the area and the streetscape. The proposed new structure has recently received an HIA approval. The HIA approval process in effect rigorously tested all of the requirements of Item 21 (b) (v) of the DMS, and found that they were satisfactorily addressed, see Annexure I.

Furthermore, while the proposed new unit is intended to be used as a second dwelling, it is capable of being used as a third dwelling.

In the event that the Home Occupation First Floor (Second Storey) of the property reverts to all residential use, the First Floor (Second Storey) will become the main dwelling, the Ground Floor (First Storey) will become a second dwelling, and the Second Floor (Third Storey) will become the third dwelling. This will ensure compliance with Item 21 (b) (v) of the DMS.

Only two employees are engaged in the Home Occupation in terms of Item 23 (b) (vi). Most of the time they work remotely.

Therefore, the use of the property is compliant with Section 21 of the DMS.

7.1.2 Floor Factor, Coverage and Height

DMS Regulations *Single Residential Sub-Zone 1* *Erf Size: 538m²*		Permitted Rights	Proposed	Difference	Departure	Comments
1)	***Floor Factor - Item 22(a)(i)*** ***Ratio: 1***	1.0	0.91	-0.08	No	
2)	***Floor Space – Item 22(b)***	538	494m²	-44m²	No	
3)	***Height - Item 22(c)(i)*** *To wall plate*	8.0m	7.99m	0.01m	No	
	To top of roof	10.0m	9.98m	0.20m	No	
4)	***Height - Item 22(c)(ii) Within 3m of a common boundary: south***	4.0m	Varies from 7.79 m to 8.71 m (average: 8.25m)	+ 3.79 m to 4.71 m (averag e 4.25 m)	Yes	Departure – ito item 22(c)(ii) to permit portions of the building, after the first 12m from the street boundary to be 8.71 m in lieu of 4m from the Existing Ground Level to the wall plate and 1.11m from the southern boundary
5)	***Building Lines - Item 22(d)*** *Street boundary building line*	3.5m	9.69m	6.19 m	No	
	Common boundary-building line: South	n/a			No	
	Ratio: 0.0m for 60% of remaining linear distance along all common boundaries	60.10m	8.74m	51.36 m	No	
	3m for the remainder	n/a				
6)	***Window and Door Placement Item 22(e)*** *External windows and doors shall be set back 1.5m from common boundaries for a minimum length of 3m*	1.5m	1.15,m from southern common boundary	- 350 mm	Yes	New unit walls will be built on top of existing walls 1.1m from boundary which have had casement windows opening into the side space since 1924 with no negative impacts.
7)	***Garages and Carports item 22 (f)(i) permitted on common boundary***	Height 3.5m	Height 2.9m	-500mm	No	(22(f)(ii) not applicable – garage at rear of property
8)	***Parking and access***	PT Zone 1 bay per dwelling unit	4 exiting parking bays on site	+2 bays	No	No changes are proposed to existing driveway access onto property
9)	***Coverage – Item 22(h)***	n/a			No	
10)	***Home Occupation Item 23***	1 bay/2m² home office (23(f)) 50m² (23((g))	1 bay 35m²	-15m²	No	Two rooms of the first floor are used for Home occupation. Should it become necessary in the future this floor is capable of reverting ito of Item 21 (a) (v) and becoming the main dwelling unit on the property. The ground floor will become the second dwelling complying with sections 25A (a) and (d). The additional second floor unit, subject of this application, will become the 3rd dwelling unit, complying with items 25B (a) and (d)
11)	***Bed and Breakfast establishment Item 24***	Not applicable				
12)	***Home Child Care Item 25***	Not applicable				
13)	***Second Dwelling Total Floor Space Item 25A(a)***	Permitted floor space <158.84m²	128.70m²	-30.14m²	No	See note 10 above
14)	***Third Dwelling Total Floor Space Item 25B(a)***	<158.84m²	117.80m²	-41.04m²	No	See note 10 above

Table 7.1 Compliance with Development Rules

Wall plate height (Item 22 (e)(i) Table of Floor Factor, Floor Space, Coverage, Height and Building Lines in Single Residential Zoning 1)

The worst-case wall plate height is 0.359m below the permitted 8m wall plate height.

Therefore, no departure is required.

Top of roof height (Item 22 (e)(i) Table of Floor Factor, Floor Space, Coverage, Height and Building Lines in Single Residential Zoning 1)

The worst-case top of roof height is 430mm below the maximum permitted 10m, see Figures 3.6 and 3.7.

Therefore, no departure is required.

Building lines (Item 22 (e)(i) Table of Floor Factor, Floor Space, Coverage, Height and Building Lines in Single Residential Zoning 1)

As mentioned earlier it is proposed that the building extensions are positioned exactly on the external walls of the existing building. Therefore, the position of the existing building will determine the impact on the building set back lines.

Street building line

- The current building is set back 7.2m from the street at its closest point.
- The proposed building extensions will be 9.76m from the street boundary
- The foot of the proposed external uncovered stairs will be 4.2m from the street boundary.

The DMS permits a street set back line of 3.5m so no departures are required from the street set back line.

Cumulative permitted encroachments into the 3m common boundary building line

- The total length of the property boundary within the 3m common boundary building lines is 36.06m ((north boundary 22.18m + east boundary 15.750m + south boundary 22.17m) x 60%).
- The total length of the buildings encroaching in the 3m common boundary building lines is 20.74m (8.738m southern wall of dwelling within 3m building line + garage 6.096m (south)+ 6.507m (east)).
- 21.34m = 35.5% of the total length of the property boundary within the 3m set back line.

Therefore, no departure is required.

Northern common boundary building line

- The existing residential building is located asymmetrically on the plot with a 3.970m set back from the northern common boundary.

Therefore, there is no need for a departure on the proposed addition of the building beyond 12m from the street and within 3.0m of the northern common boundary above 4.0m as this part of the building does not encroach on the northern common boundary 3m set back line.

Eastern (rear) common boundary building line

- There is an existing garage building abutting the eastern common boundary building line for a length of 6m along the eastern boundary and 6m along the southern boundary.
- This building is 2.5m in height so does not exceed the 4m height restriction for buildings within the 3m common boundaries.

Therefore, no departure is required.

Southern common boundary building line

- The existing building does encroach on the southern common boundary building line by 1.9m, leaving a 1.1m set back.

- While this is permitted in terms of the 60% rule there is a height restriction of 4m for any buildings within the 3m building line.
- The highest point of the roof within the 12 m setback line from the street boundary is 7.79 m exceeding the 4 m height restriction by 3.79 m.
- The highest point of the roof beyond the 12 m setback line from the street boundary is 8.71 m exceeding the 4 m height restriction by 4.71 m.

This departure is motivated below.

7.2 APPLICATION FOR PERMANENT DEPARTURES IN TERMS OF SECTION 42 (b)

This application is for the following permanent departures in terms of section 42(b).

7.2.1 Height - Items 22(c)(ii) and (iii)

Two departures from the 4m height restriction on that portion of the building within a 3 m building line from the south common boundary are being applied for under Item 22 (c).

(i) To permit the building to be 8.71 m in lieu of 4m **beyond** the 12m street building line abutting the southern common boundary.

(ii) To permit the building to be 7.79 m in lieu of 4m **within** the 12m street building line abutting the common boundary.

Figures 7.1 to 7.3 illustrates the requested departures.

Notes:

a) the worst-case height points are used to determine the required departure.

b) because the roof at which the highest point is found is sloping downwards at the point at which it crosses the 12m street building line the highest point **inside** the 12m building line is the same as with the highest point **outside** of the building line.

Motivation

As it is the intention to respect the footprint of the existing building and locate the new unit exactly on top of the existing external walls, so as to protect the heritage integrity of the building and avoid unsightly and disruptive arbitrary looking external wall setbacks on the Second Floor (Third Storey) a departure will be required on this boundary.

- This departure will assist with respecting the integrity and character of the building by keeping exactly to the external walls of the existing building with the proposed 2nd floor (third storey) addition, thus complimenting the existing form and massing of the building.
- Cutting in to avoid the need for a departure along this section will create an asymmetrical and atypical building which would be jarring to the observer as it would be so out of character with the existing architectural style which this application intends to respect.
- This intention has been acknowledged with the approval of the HIA.

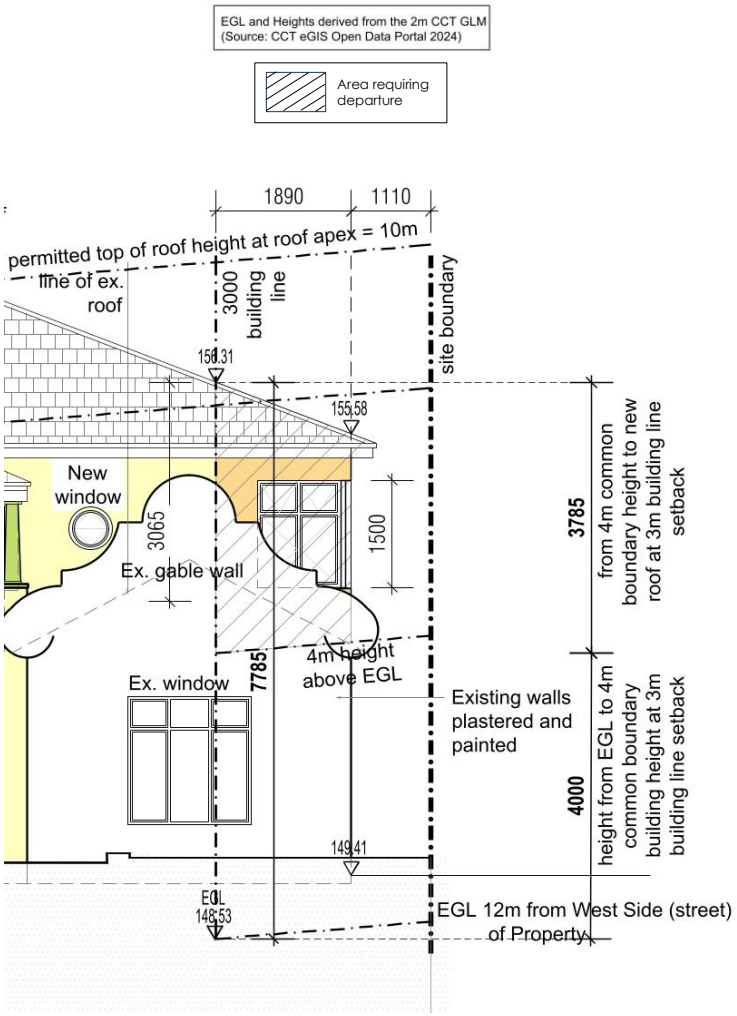


Figure 7.1 Snippet showing departure within 12m street building line on West Elevation

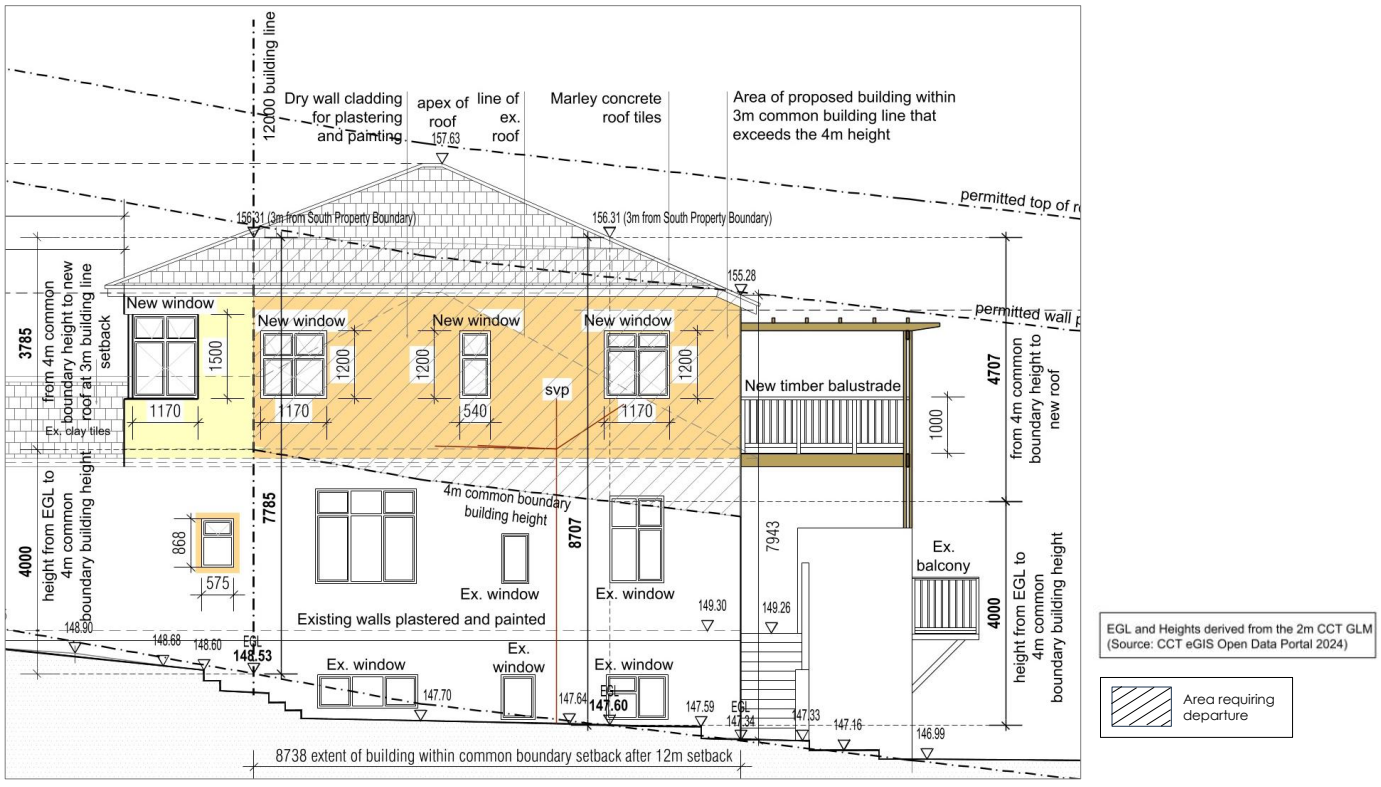


Figure 7.2 Snippet showing departure within 12m building line on the South Elevation

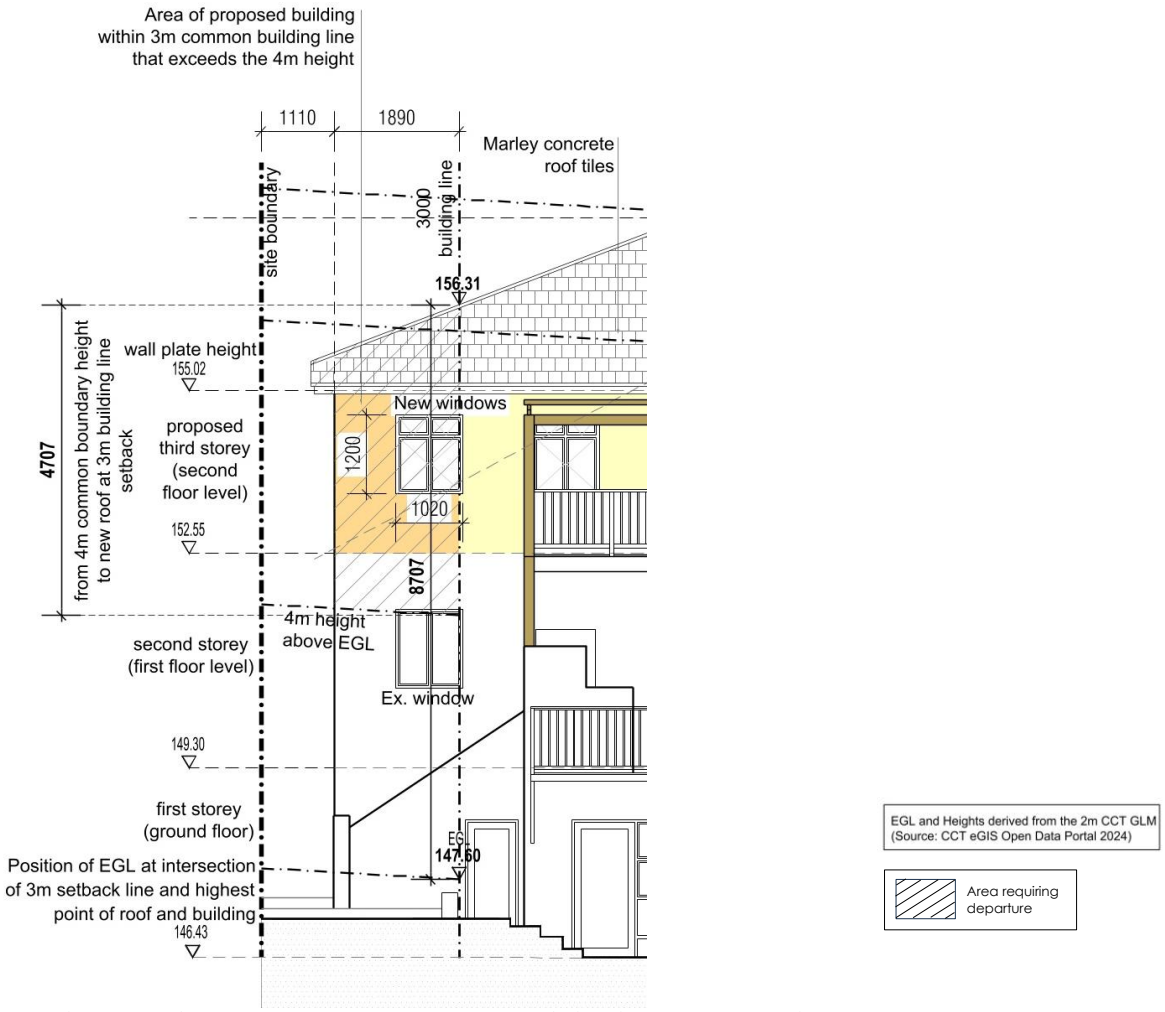


Figure 7.3 Snippet showing departure beyond 12m street building line on East Elevation

Heritage approval would not have been obtained

- A building with a piece cut off it to conform with the zoning guidelines would not have received a heritage approval.
- Such a building would have exhibited the incoherence that often accompanies buildings solely designed to conform with the zoning scheme development rules putting aside architectural and heritage best practise.
- The building was set out in 1924 according to a completely different aesthetic and character currently embodied in the zoning scheme.
- This character is embodied in the pavilion style of by far the majority of residential buildings in Oranjezicht rather than that embodied in the zoning scheme development rules. These seek to promote a row house or terrace configuration with zero side boundaries for the first 12 metres from the street and then severe 3m setbacks for the remainder of the common boundaries.
- While there is merit in such a setback scheme for de novo schemes this has a severe negative impact when seeking to retain the deferential pavilion style with pitched roofs of existing buildings in an historic area such as Oranjezicht.
- The neighbour on this boundary has provided a letter of no objection for this departure.

7.2.2 Window and Door Placement Item 22(e)

External windows and doors shall be set back 1.5m from common boundaries for a minimum length of 3m to permit external doors and windows facing the south common boundary to be set back 1.1m in lieu of 1.5m, see Figure 7.4.

Motivation

The motivation for this approval is as follows:

- The new unit's external walls are to be built on top of the existing walls which are 1.1m from the boundary so as to preserve the architectural integrity of the building.
- There have been large casement windows opening into this side space since 1924 according to the approved building plans with no negative impacts.
- The neighbour on this boundary has provided a letter of no objection for this departure.

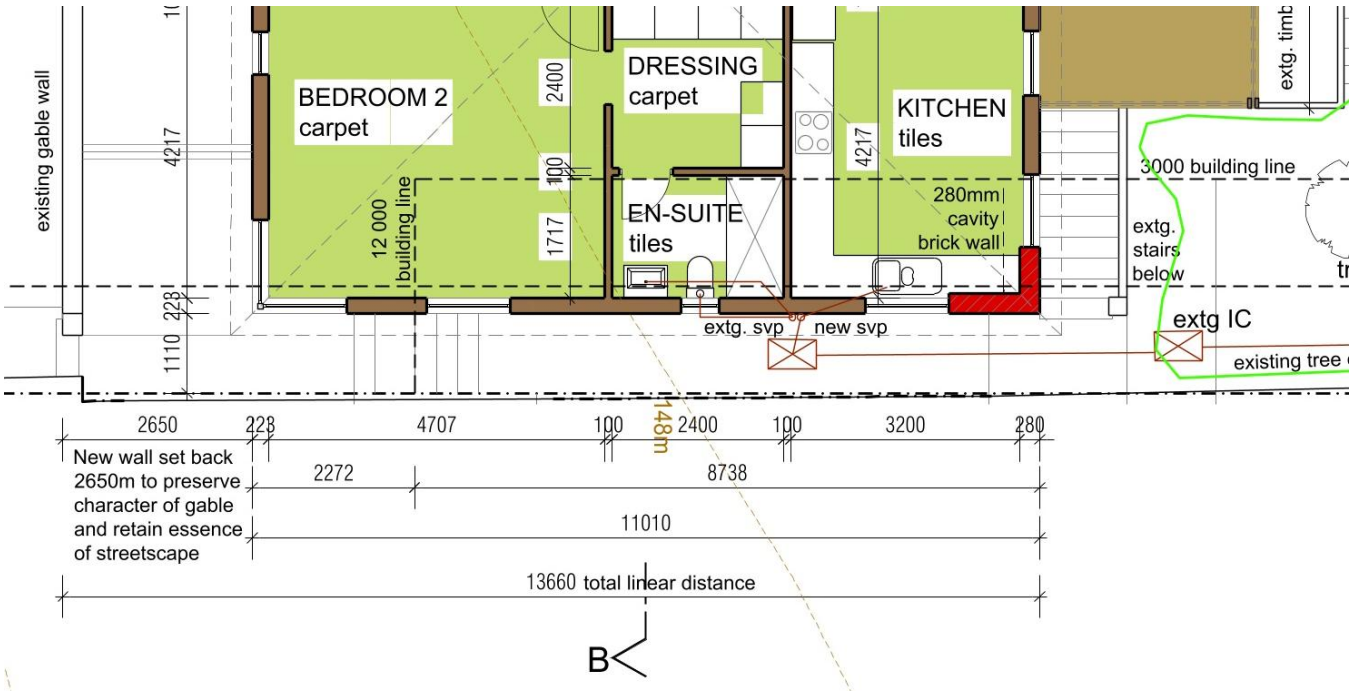


Figure 7.4 Snippet showing requested Window and Door Placement departure – 1.110m ilo 1.5m from southern common boundary

7.3 APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITION IN TERMS OF SECTION 42(g)

This application seeks permission for the following restrictive condition of title to be removed:

3. Application for the removal of restrictive conditions in terms of section 42(g), namely: *"that he shall not erect any building on any lot of less value than R2000: such building must moreover be a dwelling house, and no two or more dwelling houses shall be erected under one roof nor shall more than one dwelling be erected on any lot."*

S39(5) of LUPA requires that regard must be given to the following factors when considering the desirability of removing a title deed condition:

(a) Financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal to vest in the person as the owner of the dominant tenement.

- This criterium refers to the financial or other rights enjoyed by the owners of the dominant tenement, i.e. surrounding property owners in retaining the condition.
- Continuing to limit the number of dwelling units to one dwelling unit is not considered to be of financial value to surrounding neighbours as they themselves either already have additional dwelling units or are seeking to do so in the future.
- Removing this condition paves the way to permitting the additional dwelling unit on top of the existing unit thus providing surveillance over the street, thereby making it safer.
- This is of financial benefit to the surrounding neighbours [owners of the dominant tenement] as a safer environment will contribute to higher property values.

(b) The personal benefits which accrue to the holder of the rights in terms of the restrictive condition

- The Restrictive condition, and by definition it's retention, is not considered to hold any benefit to the holder of the rights.
- Indeed, removing the restrictive condition will enable the holder to improve the property and thereby improve their personal benefits.

(c) The personal benefits which will accrue to the person seeking the removal, suspension of the restrictive condition if it is removed, suspended or amended.

- By removing the restriction concerned will result in an increase in the personal benefits of the property owner as they will be able to increase the overall value of the property or let the additional dwelling for income purposes.

(d) The social benefit of the restrictive condition remaining in place in its existing form

'Social" is defined as "of relating to society and its organisations". Thus, the question is what is the benefit of the right as it relates to society? "Society" comprises the neighbours, local residents and the broader society which includes future generations. This township character has already changed based on denser increased built footprint and additional units.

- There will be little social benefit in retaining the restrictive condition because this will prevent developing the additional unit and thereby not create the opportunity for a family who otherwise would not have the opportunity, to live in the well-located city bowl area.
- Retaining the condition will prevent the construction of the additional unit and there won't be the opportunity to create street facing windows looking onto the street which could have increased surveillance and thereby improved safety in the abutting public street.
- Therefore, retaining this condition will not be of benefit to society.

(e) The social benefit of the removal, suspension or amendment of the restrictive condition

The social benefits in removing the conditions are the following:

- Better utilisation of the property in terms of modern city development.
- Contribution to the prevention of urban sprawl.
- Improved efficiency of infrastructure provision and public transport provision.
- Alignment with various City policies which require a more efficient use of land and appropriate densification of land.
- Increased vitality of the neighbourhood through the addition of a residential opportunity in a high amenity area in close proximity to urban opportunities.
- Increased security of the public realm through increased surveillance of the public realm.

The removal and amendment of the title deed conditions support the development and land use planning principles set out in SPLUMA and LUPA. For example, the proposal will support the principles of spatial sustainability by creating a more efficient use of land within the constraints of existing infrastructure.

The social benefit of removing and deleting the restrictive conditions will lead to a more efficient and more sustainable built environment and this outweighs the social benefits of retaining such conditions in the title deed.

(f) Whether the removal, suspension or amendment of the restrictive condition will completely remove all the rights enjoyed by the beneficiary or only some of those rights

- The removal of the condition in the title deed will not completely remove all the rights of the property owners in this Township.
- They will still benefit from the remaining conditions in the title deed, as well as the rights conferred on them by the DMS. The DMS restricts the land use to residential and prescribes building lines and other built form restrictions including those specifically related to the number of units and building footprints and envelopes.

8 MOTIVATIONS IN TERMS OF SECTION 99 OF THE MPBL

Section 99 Criteria for deciding the application.

(1) (a) The application must comply with the requirements of this by-law

Yes, the application complies with all requirements of this bylaw, see Section 5 – Policy Alignment.

(b) Proposed land use must comply with/will be consistent with the Municipal Spatial Development Framework.

Yes, the proposed land uses comply with the approved MSDF (2023), see section 5.

(c) Proposed land use must be desirable as contemplated in subsection (3) below

Yes, the proposed land uses are desirable as they comply with items (a) to (j) in section (3) below.

(d) In the case of an application for departure to alter the development rules relating to permitted floor space or height, approval of the application would not have the effect of granting the property the development rules of the next sub zone within zone.

No, the proposed applications will not have the effect of granting development rights in the next sub-zone.

(2) If an application is not refused under subsection (one), when deciding whether or not to approve the application, the decision-maker must consider all relevant considerations including where relevant, the following:

(a) Any applicable spatial development framework

Compliant, see policy alignment section, see section 5.

(b) Relevant criteria contemplated in the Development Management Scheme (MPBL)

The application is compliant except for 3 criteria for which departures are applied for, see Table 7.1 and section 7.2.

(c) Any applicable policy or strategy approved by the city to guide decision-making:

- **City of Cape Town (2023)**
  Compliant, see section 5.1
- **Table Bay District Spatial Development Framework (2023)**
  Compliant, see section 5.2
- **Densification Policy**,
  Compliant, see section 5.3
- **Economic growth strategy**
  Compliant, see section 5.4
- **Transit Oriented Development strategy**
  Compliant, see section 5.5
- **Social Development Strategy**
  Compliant, see section 5.6

(d) The extent of desirability of the proposed land uses, as contemplated in subsection (3)

The application is considered extremely desirable for the following reasons:

- The residential land use in the neighbourhood is being retained.
- The proposed additional dwelling unit will have the effect of intensifying residential activity.
- It comprises sensitively inserting an additional dwelling unit of over 100m² into a well-located area with a wide range of employment opportunities, schools, community facilities,

shopping and recreational areas, thereby providing an opportunity for an additional family to have access to these opportunities.
- The application only requires minor technical departures comprising height departures on one common boundary only and window setbacks as a result of the new unit being sensitively located above the current dwelling unit.
- Any additional parking requirements can be easily accommodated as the property has a parking area to the rear, unusual for this part of the neighbourhood.
- The proposed building will not encroach on any top of roof and wall plate height restriction lines thereby not negatively impacting on surrounding neighbours' rights.

(e) Impact on existing rights (other than the right to be protected against trade competition);

Compliant. There is no impact on existing rights. The abutting properties are used for residential purposes and no rights will be infringed on in any way. The application is for the approval of the site development plan and submission of building plans.

(f) An application for the consolidation of land units:

Not applicable.

(g) Other considerations prescribed and relevant national provincial legislation, which includes the development principles as contained in section 7 of SPLUMA:

The proposed application complies with the SPLUMA development principles as follows.

- **Spatial Justice**

Compliant: The additional unit will enable another household to live within walking distance of the CBD rather than having to find accommodation on the outskirts of the city with all of the attendant economic financial and social costs that this would entail.

- **Spatial Sustainability**

Compliant: The additional unit to be developed on top of an existing unit and a well-located part of the city will reduce the need for agricultural or environmentally sensitive land on the outskirts of the city to be converted to Urban Development. It will also reduce the need to use fossil fuels for transport as residents will be able to walk to work, the shops, and educational social and recreational facilities in the vicinity.

- **Spatial Efficiency**

Compliant. The proposal will help to make better use of existing infrastructure thereby reducing the costs for council, and ultimately the Ratepayers. It will also make a small contribution to increasing the ridership of public transport services in the vicinity including the MyCiti bus service which passes along Marmion Road.

- **Spatial Resilience**

Compliant. The cumulated effects of compliance with the above three SPLUMA principles will enable residents and the city to better cope with negative social and economic impacts and financial because of reduced reliance on the city's various infrastructure and financial resources.

- **Good Administration**

Compliant: The act of submitting this application is in itself an effort to promote good administration. Furthermore, the proposal is compliant with existing policies and laws as demonstrated in section 5. Furthermore, where these need to be amended this application seeks to do this through proper administrative process.

(3) The following considerations are relevant to the assessment under subsection (1) (c) and under subsection (2) (d) (above) of the extent to which the proposed land use would be desirable:

(a) Socio-economic impact

Compliant,

- The application will have a positive impact for the owner of the property through increasing its value.

- It will also have a positive social impact for the city as the rateable value of the property will increase thereby increasing revenue to cancel.
- The care that has been taken with the design of the proposed extension to the building to ensure that it fits in with the existing urban character but ensure that it will have no negative impact on surrounding property values and, indeed, will enhance them.

(d) Compatibility with surrounding uses

Compliant, The property will continue to be used for single dwelling residential purposes all those ancillary uses permitted within the Single Residential Zone in keeping with the permitted uses of all of the surrounding properties.

(e) Impact on external engineering services

Compliant:

- The impact on civil services will be minimal as only an additional two bathrooms and a kitchen are proposed.
- Increase in electrical energy demand will also be minimal due to the use of energy efficient lighting and appliances.
- A development charge will be levied on the additional unit to contribute to any increased demand in these services.

(f) Impact on safety, health, and well-being of the surrounding community

Compliant:

No impact is likely on the surrounding communities' safety and health as the extensions have been designed by a registered professional team to be compliant with all relevant standards guidelines policies and legislation.

- The well-being of the surrounding community will be enhanced as the additional height of the proposed unit enables overlooking features onto the street thereby increasing surveillance and improving safety in the public realm., see image on cover of this report.
- Care that has been taken with the design of the building so that it respects the typical architectural elements found in many of the surrounding buildings and are characteristic of the era in which the neighbourhood was originally constructed, namely the 1920s to 1940s.
- These attributes are found attractive and are well liked by residents and means that the proposed building will have a positive contribution to this aspect of the well-being the surrounding community.

(g) Impact on heritage

Compliant:

- As mentioned above considerable care has been taken to ensure that the proposed additional units design is in keeping with the built heritage of the surrounding area.
- Furthermore, a heritage approval for the proposed addition has been obtained in terms of section 34 of the Heritage Resources Act, see Annexure I.

(h) Impact on the biophysical environment

Compliant: The proposals will have no impact on the biophysical environment as the proposed additions are largely on top of the existing building. Demand on eco-system services will be extremely low as only one additional unit is being proposed.

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

Compliant:

- The existing driveway access is being retained.
- The property is located in a PT1 parking zone.

- Furthermore, this particular property is fortunate compared to others in the neighbourhood in that is has a double garage and space for parking 3 or 4 cars in a parking area at the rear of the property, so there will be no demand for on-street parking.
- This off-street parking area can accommodate all the parking required in terms of chapter 15 of the DMS with regards to home occupation [1 bay per 25 square metres] and dwelling units, [one bay per dwelling unit).
- The property is located on Marmion Road which carries a MyCiti feeder route.
- There is an existing MyCiti bus stop a few metres away from the property.
- Thus, the additional proposed unit will have the potential for an increased positive impact on public transport services in the vicinity by increasing ridership.

(j) Whether the imposition of conditions can mitigate an adverse impact of the proposed land use

Compliant: It is considered unnecessary to impose any conditions on the proposal because, as has been demonstrated, its negative impacts are minimal and its positive benefits are significant in relation to its small scale, namely one additional dwelling unit.

(4) An application in respect of existing unlawful construction work which is commenced in contravention of this by-law must be dealt with in terms of section 130

Not applicable.

(5) No decision required to be made in terms of this law may be delayed pending the creation of a policy to guide decision-making on that matter

Noted.

9 CONCLUSION AND RECOMMENDATIONS

9.1 Conclusion

As this application demonstrates, the proposal for an additional unit on the property concerned is considered to be desirable and have the ability to bring significant benefits to the city, neighbourhood and the owner.

- Negative impacts are minimal in that the only departures required from the existing development rules are for a small encroachment on the height restriction lines within the three-metre set back line on the southern common boundary.
- No existing top of roof nor wall plate height restrictions are being exceeded.
- The affected neighbour has provided a letter of no objection.
- Due to the configuration of the property, any additional parking can be accommodated off street in the existing parking area.
- The removal of the proposed title deed condition, while voluntary, has been applied for so as to bring the title deed conditions in line with council's bylaw as contained in the DMS.
- The proposed additional unit complies with all of the city's policies that are attempting to increase densities and residential opportunities in existing, well-located parts of the city.
- Given that only one additional unit is proposed the impact on the city services will be minimal.
- Furthermore, this minimal impact will be mitigated by the development charges that will be payable.
- While the current building is used as a main dwelling and for home occupation the application has demonstrated how it could also be configured as a main dwelling with a second and third dwelling in keeping with council's policies of densification within well located areas of the city.

9.2 Recommendation

This motivation report has demonstrated how this application for a proposed additional dwelling unit on the property concerned is consistent with and complies with all of councils approved policy frameworks, strategies and legislation.

The proposed addition is considered to be sensitive and in keeping with the character of the surrounding neighbourhood.

The example of the care taken to meaningfully retain the Cape Dutch revival gable on the street elevation and sacrificing some floor space so as to not lose its architectural presence and thereby preserving this unusual and notable architectural element in this section of Marmion Road is testimony to the thought and consideration that has gone into this application.

It represents a desirable, sensitive and incremental form of the intensification of well-located land as encouraged and promoted by the city. The proposed extension is entirely compatible with the surrounding neighbourhood.

Therefore, it is considered most worthy of Council's **approval.**