CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500156229

Erf 20269, 22 River Street, Brooklyn

Development Management

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ERF 20269 CAPE TOWN

Application to the City of Cape Town for:

APPLICATION FOR REZONING TERMS OF SECTION 42(A), OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 20269 CAPE TOWN, TO GENERAL RESIDENTIAL ZONE 2.

10 DECEMBER 2025

Updated 19/05/2026

APPLICATION PARTICULARS

- This document serves as a motivation report in support for land use application of the City of Cape Town Municipal Planning By-Law, (2015) as follows:
    - Section 42 (a) rezoning application to General Residential Zone 2 to permit the use of the property as flats.
    - Section 42 (b) Permanent departure application to second carriage way crossing.

1.0 INTRODUCTION

Blueprint SA was appointed to handle the necessary land use planning application for Erf 20269 Cape Town. Copy of the Power of Attorney is attached in **Annexure A.**

2.0 OBJECTIVE

The purpose of this application is to apply for the rezoning to General Residential Zone 2 to use the subject property for flats in terms of Section 42(a) of the City of Cape Town Municipal Planning By-Law, 2015. The completed application form is included in **Annexure B**.

The application included as follows:

2.1 Rezoning to General Residential Zone 2

To apply in terms section 42(a) for the rezoning of land to General Residential Zone 2 (GR2) in order to provide 7 residential flats to the shortage of housing in the area.

2.2 Permanent departures

To apply in terms section 42(b) for the second carriage way crossing.

3.0 BACKGROUND

According to the Cape Town Zoning Scheme, the subject property is currently zoned as a Residential 1.

The property owner has logged previously applications to rectify the building work and land uses. The details of the previous applications as follows:

3.1 Building Plan

Application No. / Case ID :	1700321902
Application status :	Application Closed.

3.2 Departure

Application No. / Case ID : 1500105451

Application status : Application withdrawn.

3.3 Admin Penalty

Application No. / Case ID : 1500120604

Application status : Application Approved.

3.4 Appeal Outcome

Application No. / Case ID : PAAP 11/06/2025

Application status : Application Approved.

3.5 Pre-consultation

Application No. / Case ID : 1500151851

Application status : Completed 10/11/2025.

All subsequent outcomes and decisions letters has been attached.

The registered owner has since acted to provide payment of the penalty amount by or before 31 December 2025.

The pre-consultation for the new application for rezoning has been concluded with the professional officer of Development Management for Spatial Planning Nobantu Hlangweni on 10 November 2025.

4.0 THE PROPERTY

4.1 Property Description

The subject properties is described in the Title Deed as:

Erf 20269 CAPE TOWN, in the City of Cape Town, Cape Division, Western Cape. *A copy of the title deeds is attached as* ***Annexure C****.*

Table 1: Property Description and Land Use Rights

Erf No.	**20269**
Physical Address	22 RIVER STREET, BROOKLYN
Alot Area	CAPE TOWN
Title Deed No.	
Extent of Property	489 m2
Application Zoning Scheme	Cape Town Zoning Scheme
Current Zoning	Residential 1
Proposed Land Use	Flats

4.2 Location

The subject property is located within the municipal boundaries of the City of Cape Town. All such applications are subsequently handled by the municipality.

As indicated on the Locality Plan/ Current Zoning Map in **Figure 1**, attached, the property is situated in the suburb of Brooklyn, more specifically between Diep and Rover Streets.



Figure 1: Property location

4.3 Ownership

The properties is registered to

5.0 PHYSICAL CHARACTERISTICS OF THE PREMISES & SURROUNDING AREA

- The surrounding uses of the area is characterised by medium density residential uses.
- The land remains fairly level and no flood lines in the immediate area exists.
- The existing common boundaries is fitted with 2100mm high precast fence and will remain as the main enclosure to the property. All broken fences will be replaced and uniformly painted.

6.0 PROPOSED LAND USE, CCT POLICY PROVISIONS

- **Location** – The premises is located within close proximity to the intersection of Kings Road being the main arterial and thoroughfare in the area. The premises is also located within a residential area with shared traffic access.
- **Access** – Existing convenient and safe pedestrian and vehicular access within the surrounding area is available. Access arrangements to the property will not cause obstruction to traffic or pedestrians as the premises is located within a close and shares the existing access routes in the location.
- **Parking and traffic** –
  - The close proximity of the facility to the existing business cluster allows the facility to share the existing infrastructure and transport routes and will thereby not have an adverse impact on peak traffic flow.
  - The reasonable size of the property does permit sufficient onsite parking with 9 bays for the flats. It is envisaged that the commute within the local area as derived thru Uber type transport that is common in the area by local residents.

Vehicular trips are therefor rare and sufficient off-street parking is available.

- **Scale and Extent** – The scale of the premises will be 31% of the total site area resembling therefore a low-scale and will not cause a negative impact on the surrounding property owners. The small scale densification by permitting 8 flats for residential use will have a low impact on the character of the area. The scale and extent of the development is therefore limited.
- **Operational management** – The owner will form a management committee amongst the tenants to ensure the house rules and overall operations will be upheld.
- **Noise and security** – The majority land use remains residential and will thereby allow cohesion to the surrounds. The access control to the property will ensure ample security to the development.

7. PROPOSAL MOTIVATION

- The low-intensity use which serves local needs and the limited scale will not have an impact, such as noise, traffic etc on the residential area.
- Similar types of allowed existing zoning GR 2 exists in the immediate area.
- The proposal is essential to support densification to address community growth.
- The owner aims to submit a building plan application in accordance with the approval of the proposed site development plan.

- **Landscaping** – New landscaping and paving to the property will be installed and to watered with the new water harvesting tanks to sustain the garden and foliage.

7.2 Zoning Scheme Regulations and applied CCT Policies and Strategies

Transit Oriented Development – The property is well located alongside and close to existing public transport facilities such as a recognised taxi and bus route thereby providing sufficient access to affordable, accessible and efficient transport for the local area.

Economic and Human Development Strategy - The proposal will offer local residents access to and established residential area with access to education, public transport infrastructure, workplace proximity. This all contributes to expanding residents' choices, well-being for societal advancement.

The desirability of the proposed development is evident from the following motivating factors:

- The proposal has no negative impact on the natural environment.
- The proposal will have no negative impact on the surrounding owners as it provides as the majority use will remain residential.
- The properties and surrounds have existing and sufficient engineering services for the development and will not have an impact on the external engineering services.
- The alterations to the property allows for the existing building to be upgraded and is therefore envisaged to be compatible with the surrounding uses.

7.3 Criteria reflections in terms of Section 99 of the MPBL:

1. Economic Impact
   - The proposal will have a positive economic effect on the residents for the flats as the financial output will be less due convenient access to amenities.

2. Social Impact
   - The development will provide independent residential accommodation and will ensure increased convenience for the local community in terms of access to housing.

3. Scale of capital investment
   - The income by leasing the residential flats will be provide sustainable economic investment and ownership to the owner.

4. Compatibility with surrounding uses
   - The surrounding zonings mainly consists of residential.

5. Impact on the external engineering services.
   - The properties and surrounds have existing and sufficient engineering services. The development and will not have an impact on the external engineering services

6. Impact on health, safety and well-bine of the surrounding community.

- The property remains residential and will integrate seamless to the aspects of safety, health and wellbeing of the surrounding community.

7. Impact on Heritage
   - The proposal does not impact on any Heritage issues.

8. Impact on Biophysical environment.
   - The proposal does not impact on any Biophysical value on the property and no impact is therefore envisaged.

9. Traffic impacts, parking, access and other transport related consideration
   - The subject property measures 489 sqm and can therefore provide sufficient on-site parking bays.
     The property will share the existing infrastructure and transport routes and will thereby not have an adverse impact on peak traffic flow.

10. Whether the imposition of condition can mitigate an adverse impact of the proposed land use
    - The proposal will not be imposing the condition of mitigation and on the adverse impact on the proposed land use, because the business will be on a small scale.

8.0 SUMMARY

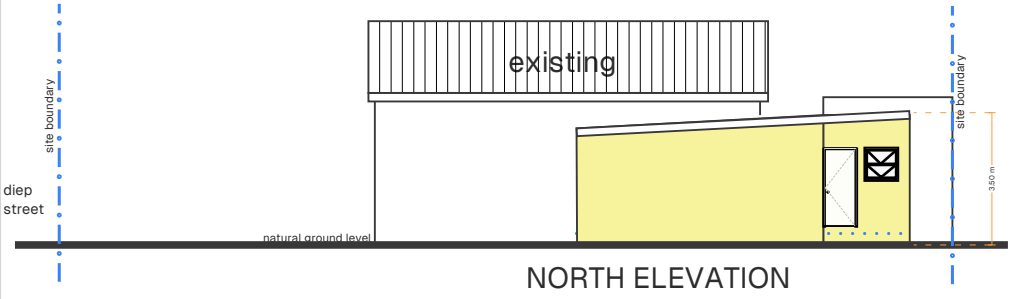
The rezoning is not restrained by any conservation worthy elements, environmental issues, title deed restrictions or any other restraints and is in compliance with the Zoning Scheme.

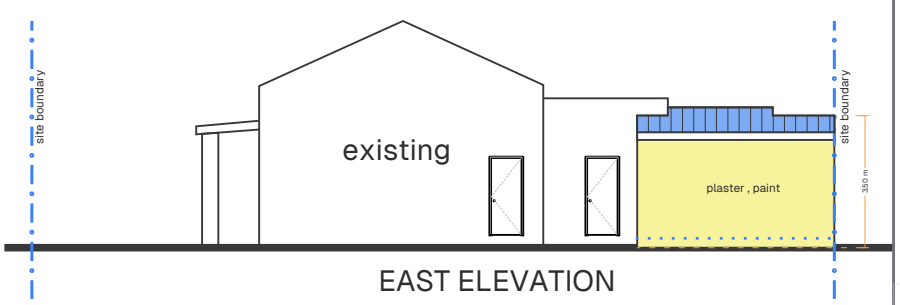
From a land use perspective, the proposed application will not have any impact on the residential neighbourhood and can successfully be merged into the local area.

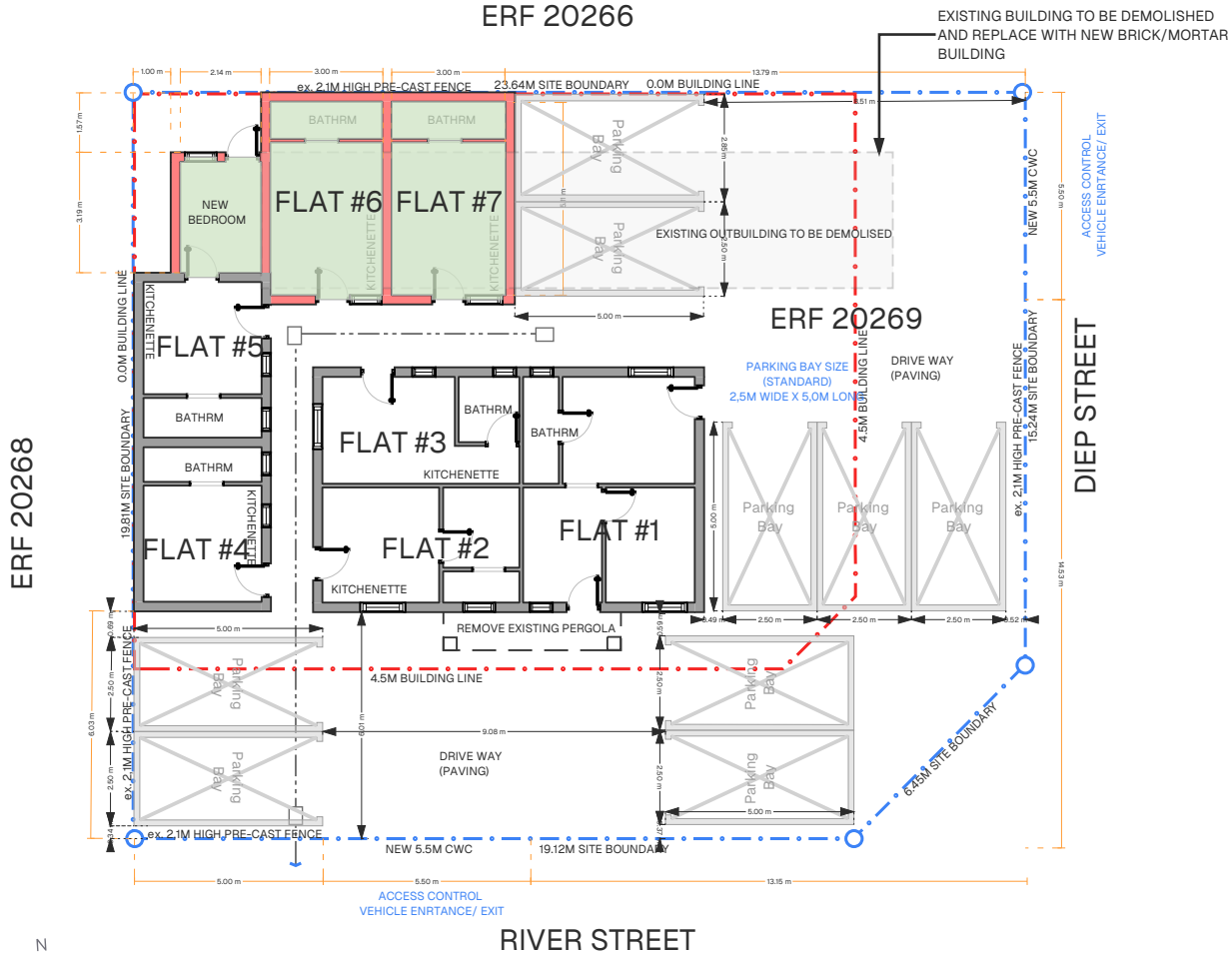
On this basis this application is hereby submitted for Council's favourable consideration.

For Blueprint S.A.

D.A. Pienaar







COVERAGE	
ERF SIZE	489 sqm
EX. BUILDINGS	101 sqm
NEW ADDTIONS	45 sqm
TOTAL FLOR AREAS	146 sqm
COVERAGE %	**30**

FLOOR AREAS	
ERF SIZE	489 sqm
EX. BUILDINGS	83 sqm
NEW ADDTIONS	39 sqm
TOTAL FLOR AREAS	146 sqm
FLOOR FACTOR	**0,3**

PARKING BAY REQUIREMENTS	
PT1 TRANSPORT ZONE	
RESIDENCE	7 BAYS
VISITOR	2 BAY
TOTAL BAYS PROVIDED	**9 BAYS**

N

LAYOUT & SITE PLAN

SCALE 1:100

blueprintsa
Regulatory Compliance Consultants

Company info :

Drawing name :
SITE DEVELOPMENT PLAN

NOTES:

Project notes :

Project :
REZONING APPLICATION FROM RESIDENTIAL ZONE 1 TO GENERAL RESIDENTIAL ZONE 2 ON ERF 20269.
NO. 22 RIVER STREET IN BROOKLYN.

Made by : D. PIENAAR , BPSA, SACAP REG NO. D1604

Date : 23/02/2026

Scale : 1:100

Project No :

20269-02