



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

LAND USE APPLICATIONS

SOUTHERN DISTRICT

Submit your comments, objections or representations to **comments_objections.southern@capetown.gov.za** before the closing date. To arrange an appointment for viewing the application or transcribing your comment, objection or representation, contact 021 444 7721 or **southern.hub@capetown.gov.za**.

Application for subdivision, consolidation, rezoning and permanent departures in terms of the Municipal Planning By-law, 2015: Erf 4967 & erf 4978 Noordhoek, 1 Chasmay Road, Sunnysdale

Case ID: 1500123492

Applicant/owner's details: City of Cape Town

Erf number: Erf 4967 Noordhoek

Description and physical address: 1 Chasmay Road, Sunnysdale

- Application description:**
- The subdivision of erf 4967-RE into three portions (Portion 1 ± 991 m², Portion 2 ± 1174 m² and erf 4967-remainder portion ± 4800 m²)
 - The consolidation of Erf 4978 and Portion 1 & 2 to create Erf 5142 Noordhoek (1,0533 ha)
 - The rezoning of the consolidated erf (erf 4978 zoned Rural (RU), Portion 1 zoned Transport 2 (TR2) and Portion 2 zoned Open space 3 (OS3)) to Community Zoning 2: Regional (CO2).
 - Departures from the following Items of the Development Management Scheme:
 - Item 49(c): The class rooms 31 & 32 to be 2,61 m and 3,779 m in lieu of 5 m (Guinea Fowl Road)
 - Item 49(c): Block K to be 4,803 m & 4,66 m in lieu of 5 m (Guinea Fowl Road)
 - Item 49(c): The shed & security hut to be 0,00 m in lieu of 5 m (Chasmay Road)
 - Item 49(c): A shed 0,00 m in lieu of 5 m south common boundary
 - Item 49(c): Block F to be 4,43 m in lieu of 5 m west common boundary
 - Item 137: Parking departure to permit 41 on-site parking bays in lieu of 55 on-site parking bays

Closing date: 13 October 2025

Application for deletion, amendment and suspension of title deed conditions, deletion and amendment of conditions of an existing approval, subdivision and a departure in terms of the City of Cape Town Municipal planning By-law, 2015: Erf 778 Constantia, 19 Monterey Drive

Case ID: 1500135852

Applicant/owner's details: Tommy Brümmer CC / Monterey Drive Holdings Proprietary Limited

Erf number: Erf 778, Constantia

Description and physical address: 19 Monterey Drive, Constantia

- Application description:**
- Suspension of title deed condition C.4(a) relating to no subdivision.
 - Deletion of the following restrictive title deed conditions: B.2, C.4.(c), D.(ii), D.(iii), D.(iv) and E.(i) relating to setbacks, no subdivision, minimum erf size, 1 dwelling only, and electricity generation.
 - Amendment of condition C.4.(b) relating to "one dwelling only" on the parent property, to permit 1 dwelling only on each portion.
 - Amendment / deletion of conditions of an existing approval imposed in terms of the Townships Ordinance No 33 of 1934 relating to "one dwelling only" and building lines.
 - To subdivide the property into 3 portions (Portion 1: ± 3 210 m², Portion 2: ± 2 396 m² & Remainder: ± 3 851 m²).
 - The following departure from the Development Management Scheme:
 - Item 177(2): To permit Portions 1, 2 and the Remainder to be ± 3 210 m², ± 2 396 m² & ± 3 851 m² respectively in lieu of 8000 m².

Closing date: 13 October 2025

CAPE FLATS DISTRICT

Submit your comments, objections or representations to **comments_objections.capeflats@capetown.gov.za** before the closing date. To arrange an appointment for viewing the application or transcribing your comment, objection or representation, contact 021 684 4369 or **capeflats.hub@capetown.gov.za**.

Proposed consolidation, rezoning & departures in terms of sections 42(f), (a) & (b) of the Municipal Planning By-law, 2015

Case ID: 1500125621

Applicant/owner's details: R Conrad / Busy Corner Property Investments Proprietary Limited

Erf number: Erven 1544, 1529, 1532, 477 and Remainder Erf 474, Wetton

Description and physical address: The properties are contiguous and are bounded by Doig Road to the north, Springfield Road to the east and Bloemhof Road to the south as shown on the attached locality plan.)

- Application description:**
- Section 42(f) – Consolidation of Erven 1544, 1529, 1532, 477 and Remainder Erf 474, Wetton to form a single consolidated property.
 - Section 42(a) – Rezoning of the consolidated property (created through the above consolidation) from General Business 1 (GB1), Rural (RU) and General Industrial 1 (GI1) to General Industrial 2 (GI2).
 - Section 42(b) – Permanent Departure from Item 68(c) to permit a factory building to be setback 1,57 m in lieu of 5 m along Doig Road.
 - Section 42(b) – Permanent Departure from Item 68(c) to permit a storage building and delivery/dispatch area to be setback 3,14 m in lieu of 5 m along Doig Road.
 - Section 42(b) – Permanent Departure from Item 68(c) to permit a nitrogen room to be setback 3,89 m in lieu of 5 m along Springfield Road.
 - Section 42(b) – Permanent Departure from Item 68(c) to permit a waste room, guardhouse and factory building to be to be setback 0 m in lieu of 5 m along Bloemhof Road.
 - Section 42(b) – Permanent Departure from Item 68(d) to permit a factory building to be to be setback 0 m in lieu of 3 m along the western common boundary.
 - Section 42(b) – Permanent Departure from item 68(f) to read with item 140(2)(c) to permit a carriageway crossing of 20,48 m in lieu of 8 m along Doig Road.
 - Section 42(b) – Permanent Departure from Item 68(f) to read with Item 138 to permit 155 parking bays in lieu of 226 parking bays.

Closing date: 17 October 2025

TABLE BAY DISTRICT

Submit your comments, objections or representations to **comments_objections.tablebay@capetown.gov.za** before the closing date. To arrange an appointment for viewing the application or transcribing your comment, objection or representation, contact 021 444 6444 or **tablebay.hub@capetown.gov.za**.

Rezoning, subdivision, consolidation, and departure in terms of the City of Cape Town Municipal Planning By-law, 2015

Case ID: 1500146155

Applicant/owner's details: Urban Dynamics (South Cape) / City of Cape Town

Erf number: Erf 737, 739, 9563 (portion of erf 738) and 9564 (portion of erf 738) Cape Town

Description and physical address: 17 Riebeek Street

- Application description:**
- Subdivision of various erven into two portions each:
 - Erf 9563 into Portion A approximately 67 m² and Remainder Erf 9563 approximately 1 846 m².
 - Erf 739 into Portion B approximately 320 m² and Remainder Erf 739 approximately 816 m².
 - Erf 9564 into Portion C approximately 151 m² and Remainder Erf 9564 approximately 256 m².
 - Erf 737 into Portion D approximately 975m2 and Remainder Erf 737 approximately 2 291 m².
 - Consolidation of Portions A, B, C and D into a Consolidated Area (approximately 1 513 m²).
 - To rezone the Consolidated Area from Transport Zone 2 and Open Space Zoning 2 to General Business Subzoning 1.
 - Item 121(2): To permit a building along a metropolitan road (Somerset Road) to be 0 m in lieu of 5 m.

Closing date: 21 October 2025

Rezoning, subdivision, amendment of an approved general plan, consent and City approval

Case ID: 1500146173

Applicant/owner's details: Urban Dynamics South Cape / City of Cape Town

Erf number: 739, Cape Town (Draft Erf 183813)

Description and physical address: 75 Riebeek Street, Cape Town City Centre

- Application description:**
- Subdivision of unregistered State Land into two portions (Portion A: approximately 0.21ha and the Remainder State Land approximately 14.88ha).
 - To rezone Portion A from Transport Zone 2 to a split zone of Open Space Zoning 2 and General Business Subzoning 1.
 - Consent to permit utility services within the proposed Open Space Zoning 2 zoning.
 - Item 101: To permit structures and ancillary infrastructure on Portion A within the Open Space Zoning 2 zoning.
 - To amend the general plan or cadastral base for a road closure related

specifically to Portion A (as per noting sheet M1593 and SG Status Report S/9390/384 v1).

Closing date: 21 October 2025

Application is made for rezoning to subdivisioal area, subdivision and approval to construct before the subdivision is confirmed in terms of section 42(a, d and v) of the Municipal Planning By-law (MPBL), 2015

Case ID: 1500149855

Applicant/owner's details: Planning Partners / City of Cape Town

Erf number: 15429, Cape Town (subject site)

Description and physical address: 13 Spencer Road, Salt River

- Application description:**
- Proposal to accommodate new housing opportunities on City owned land. The following applications were made in respect of the MPBL:
- Section 42(d): Subdivision of the subject site into 4 portions to accommodate a clinic (Portion 1), public open space (Portion 2), public road (Portion 3), and residential opportunities (Portion 4).
 - Section 42(a): Rezoning Portion 4 to Subdivisioal area from Open Space Zone 2(OS2) to Single Residential Zoning 1(SR1) and Transport Zoning 2 (TR2).
 - Section 42(d): Subdivision of Portion 4 into 13 portions to accommodate 12 portions to be developed with dwelling houses (Single Residential Zone 1) with a remainder portion to be used as a public road (Transport Zone 2).
 - Section 42(v): Approval in terms of Section 55.4b of the By-law to construct within an unconfirmed subdivision.

Closing date: 13 October 2025

Proposed application for rezoning in terms of the Municipal Planning By-law (MPBL)

Case ID: 1500143678

Applicant/owner's details: Thomas Geh Architects / The Bridian Trust

Erf number: Erf 2548

Description and physical address: 1 Woodford Avenue, Camps Bay

- Application description:**
- Section 42(a): Rezoning of the property from General Residential 2 (GR2) to Single Residential 1 (SR1).

Closing date: 21 October 2025

Application for removal of restrictive title deed conditions and permanent departures in terms of the City of Cape Town Municipal Planning By-law, 2015: Erf 1296, Vredehoek, 24 Frank Avenue, Vredehoek

Case ID: 1500135950

Applicant/owner's details: Catharina Malan/Philgro Residence CC

Erf number: 1296, Vredehoek

Description and physical address: 24 Frank Avenue, Vredehoek

- Application description:**
- Section 42(b): Permanent Departures related to building lines and height.
 - Section 42(g): Removal of restrictive conditions related to building lines and height.

Closing date: 22 October 2025

TYGERBERG DISTRICT

Submit your comments, objections or representations to **comments_objections.tygerberg@capetown.gov.za** before the closing date. To arrange an appointment for viewing the application or transcribing your comment, objection or representation, contact 021 444 7843 or **tygerberg.hub@capetown.gov.za**.

Application for rezoning, site development plan approval and various permanent departures

Case ID: 1500146401

Applicant/owner's details: First Plan CC / Belhar Calgro M3 Development Company Proprietary Limited

Erf number: 40947 Bellville

Description and physical address: 7 Education Street, Belhar Ext 8

- Application description:**
- Section 42(a): Rezoning from Community (CO 1) zone to General Residential (GR 4)
 - Section 42(i): Approval of a site development plan
 - Section 42(b): Various permanent departures, to allow for a block of flats (34 flat units)

Closing date: 20 October 2025

CLOSURE, DISPOSAL AND TRANSFERS

PROPOSED SALE OF COUNCIL'S IMMOVABLE PROPERTIES

In accordance with Section 11.5 of the Management of Certain of the City of Cape Town's Immovable Property Policy (adopted by Council on 26 August 2010 C54/08/10) and Chapter 2 of the Municipal Asset Transfer Regulations (2008), the City of Cape Town is considering the sale of the following City-owned properties. (This is not a tender advert).

Sale							
Area	Erf/farm number	Extent (±M²)	Street	Suburb	Estimated market value (ex VAT)	Current zoning	City official
Langa	3689	142	4 Moffat Street	Langa	R130 000.00	Single Residential 2 : Incremental Housing (SR2)	Cameron White Cameron.white@capetown.gov.za 021 400 1767
Vredehoek	80	135	141 Harrington Street	Gardens	R8 400 000.00	Transport 2 : Public Road and Public Parking (TR2)	Cameron White Cameron.white@capetown.gov.za 021 400 1767
Vredehoek	81	138	138 Upper Canterbury Street	Gardens		Open Space 2 : Public Open Space (OS2)	Cameron White Cameron.white@capetown.gov.za 021 400 1767
Vredehoek	82	130	143A Harrington Street	Gardens		Open Space 2 : Public Open Space (OS2),Transport 2 : Public Road and Public Parking (TR2)	Cameron White Cameron.white@capetown.gov.za 021 400 1767