

GREATER TABLE VIEW ACTION FORUM

(Non-Profit Organisation No. APP-16/244140)

PO BOX 37170

CHEMPET

7442



Friday, October 21, 2022

Re: Case ID 70494419 Erf 38251 19 Canary Crescent

Dear Mayor Hill Lewis

We have some very pertinent questions we need a swift response to regarding the actions of both the City and Western Cape Governments regarding the disposal of this land to the land claimant and the City's handling of this site. We have attached our letter to Premier Winde so that you can see the full extent of what we believe is wrongdoing on the part of both the City of Cape Town and the Western Cape Government.

1. Blaauwberg District Plan 2012
 - 1.1. The purpose of this plan is to give high level guidance to planner and critically to provide a package of decision support tools to assist in land use and environmental decision-making processes.
 - a) Page 48 of the Blaauwberg District Plan presents a spatial development plan which highlights the what is now Erf 38251 as 'new urban infill'
 - b) Page 55 of the Blaauwberg District Plan gives under the heading New development areas /new urban infill: and refers to an area as Tableview school site infill
 - 1.2. Given that the purpose of the Blaauwberg District Plan is to offer high level guidance:
 - a) Why did the City of Cape Town specifically select that ERF for new urban infill?
 - b) Given that this piece of land at the time of writing of the Blaauwberg District Plan. The property in question was the property of The Western Cape Government and was zoned community 1, why did the City seek to change its use from that of a School to urban infill?
 - c) Given that the 2012 Blaauwberg District Plan talks of a lack of schools in the area why did the City deem it wise to guide decision makers to allow this last piece of publicly owned school land urban infill and not a school as was always intended?
 - d) As this land was gifted to the community in 1975 for the purpose of being used for a school, what prompted this decision?
 - e) Who was responsible for this Erf being recorded as new urban infill?
 - f) We note that the current owner of what is now ERF 38251 was offered this land around 2008 which would be around the time of or shortly before the drafting of the Blaauwberg District Plan. Did the City of Cape Town have any contact with the current owners or their representatives which might have influenced the inclusion in the Blaauwberg District Plan of the area which is now know as 38251?
 - g) The City of Cape Town received land use application 70180574 in 2015 which applies for a rezoning of what is now Erf 38251. Could you please comment as to how it seems that City Officials were able, three to five years prior to this application, to know that this land would find its way into private hands and therefore be able to be rezoned?

2. Application 70180574
 - a) Why did the City accept an application on land that was not owned by the applicant?
3. Application Case ID 70400024 & Case ID 70494419
 - a) Case ID 70400024 granted an exemption from public participation regarding the amalgamation of the Erf's into what is now known as Erf 38251 we have attached with this letter document BLUM025. This document refers to a letter from Western Cape Government Director of Immovable Assets reference. 3233/11/A2/F.
 - b) Letter reference number 3233/11/A2/F refers to the provision of an access and an access road.
 - c) The City accepted case ID 70494419 with the pre application meeting being held on the 29.10.2019. This application did not allow for the provision of access or an access road. Given that the same City official worked on both Case ID 70400024 and Case ID 70494419 and was present at the pre application meeting. Why did the City not raise concerns over the lack of access and an access road? Why was this left to the community to raise these concerns?

As we have stated before, we have attached the copy of a letter to the Premier of Western Cape Government. We would ask that you read this letter and consider the time line of the disposal of land the inclusion in the Blaauwberg District Plan and the two land use applications. It seems to us that it is beyond the realms of reasonable coincidence that town planning could add this specific Erf to the district plan years before anyone else was aware of its disposal and the need for rezoning.

David Ayres



Handwritten signature of David Ayres.

Greater Table View Action Forum (Planning & Biodiversity)
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