

**DEVELOPMENT MANAGEMENT**

TINUS NYELELE
Professional Officer

T: 27214440596
E: Tinus.Nyelele@capetown.gov.za
BLUM010

06 March 2024

APPLICATION FOR PERMANENT DEPARTURES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW- 2015 IN RESPECT OF ERF 14838, MILNERTON, 26 SCEPTRE CRESCENT, TABLE VIEW

This notice has been sent to you as [owner of the erf stated above, Ward Councillor for the area, Representative Councillor for the area, Registered Community Organisation, Chairperson of the Body Corporate].

The City of Cape Town has received the following planning application for consideration:

Case ID

1500108910

Applicant/owner's details

RUSTEM NAGDEE

Erf number(s)

14838

Description and physical address

26 SCEPTRE CRESCENT TABLE VIEW

Purpose of the application

It is proposed to erect alterations and additions to an existing dwelling house on the subject property. The proposed changes contravenes building lines in terms of the Development Management Scheme:

1. To permit proposed ground storey building (pillars) to be setback 0.500m, 1.000m & 1.300m in lieu of 3.000m from the eastern, Southern and western common boundaries respectively.
2. To permit proposed first storey building (study, TV room, bedroom, living room & balcony) and second storey building (rest room & balcony) to be setback 0.000m, 0.500m & 1.000m in lieu of 3.000m from the eastern common boundary respectively.
3. To permit proposed first storey & second storey balcony to be setback 1.000m in lieu of 3.000m from the Southern common boundary.
4. To permit the proposed first storey & second storey balcony to be setback 1.000m, 1.300m & 1500m in lieu of 3.000m from western common boundary respectively.
5. To permit the proposed first storey window placement and balcony to be setback 0.000m & 0.500m in lieu of 1.500m from eastern common boundary respectively.
6. To permit the proposed wall plate to be 9.525 in lieu of 9.0m permitted from existing ground level.

7. To permit the height of the building to be 11.603m in lieu of 11.0m to the top of the roof.

Enquiries

The application may be inspected during office hours at the relevant District Office. Please arrange an appointment with the relevant district office via email:

- **Blaauwberg.hub@capetown.gov.za**

Objections, comments or representations

Any objection, comment or representation about the proposal must be submitted on the prescribed form with reasons therefor and may be submitted to the following email address: **comments_objections.blaauwberg@capetown.gov.za**

or

submitted in writing to the office of the abovementioned District Office 021444 0561 to be received before or on the closing date mentioned below.

You can download the prescribed form at the following link:

<http://www.capetown.gov.za/LandUseObjections>

Closing date for objections, comments or representations**10 April 2024**

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of section [82] and [83] of the City of Cape Town Municipal Planning By-law (MPBL), 2015.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for a response.

Any person who cannot write, may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor. Please arrange an appointment with the District Hub.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant. An objector may request that the City Manager keep their full name, address and contact details confidential on good cause shown. Such request must be submitted together with the objection, comment or representation.

Any petition must comply with the requirements of section 91 of the City of Cape Town Municipal Planning By-law, 2015.

Please note that in terms of section 85 of the City of Cape Town's Municipal Planning By-law, 2015, where there is a sectional title development constituted under the Sectional Titles Act, notification to the Body Corporate concerned is deemed to be notification to all owners in that sectional title development. In such case, the Chairperson of the Body Corporate must ensure that all owners in the sectional title development are notified.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook op skriftelike versoek in Afrikaans of Xhosa beskikbaar is. Stuur die versoek na **comments_objections.blaauwberg@capetown.gov.za** binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokwecandelo 82(4) loMthetho kaMasipala woCwangciso lukaMasipala weSixeko saseKapa, wango-2015, esi saziso siyafumaneka ngesiXhosa nange-Afrikansi ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe **comments_objections.blaauwberg@capetown.gov.za** kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.

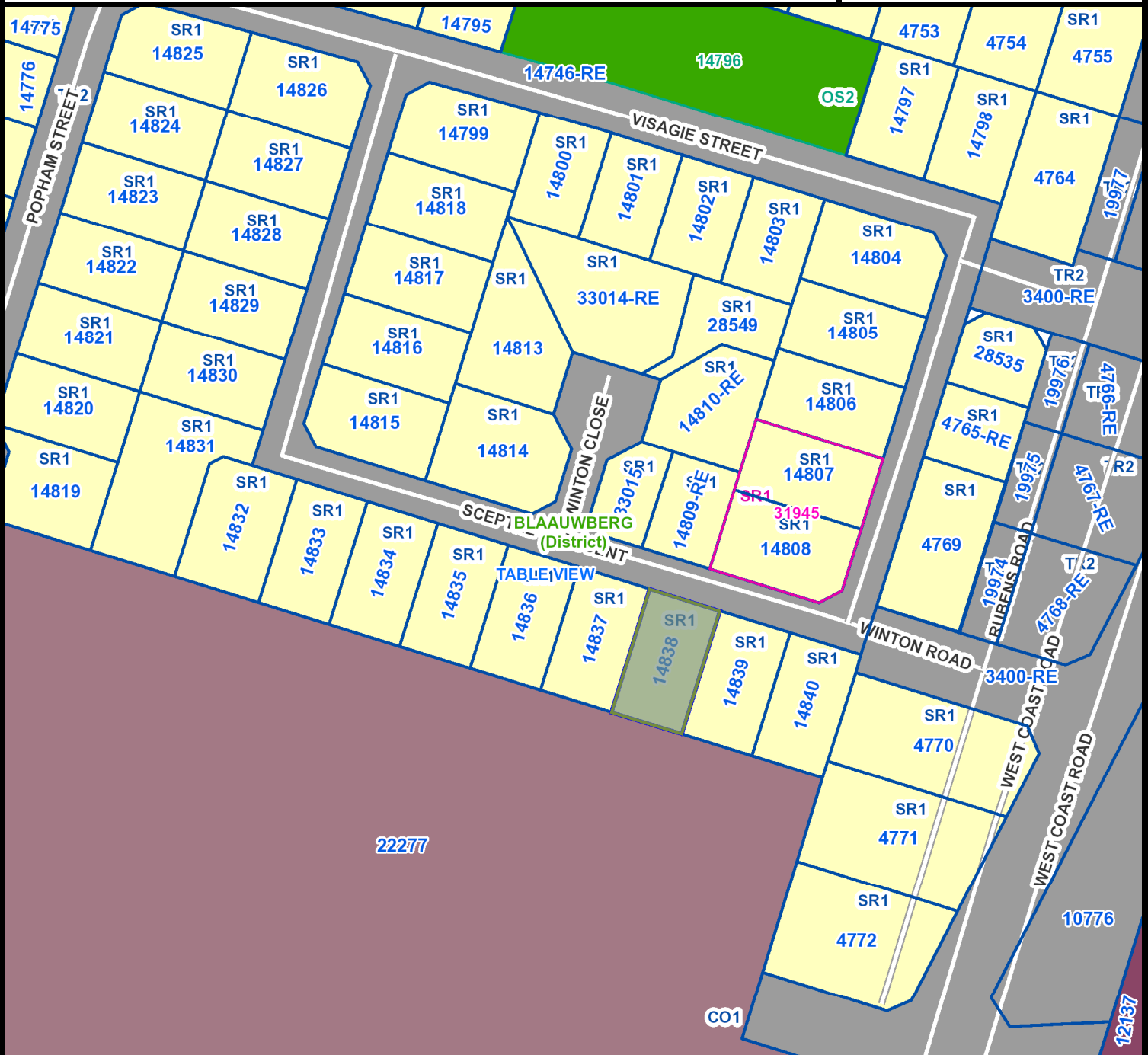
Kind regards



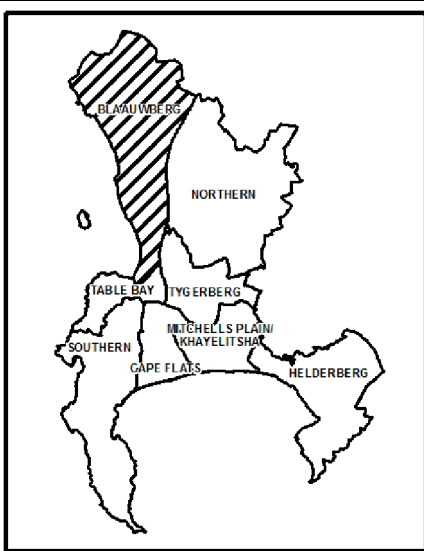
for DIRECTOR: DEVELOPMENT MANAGEMENT

**LOCALITY MAP
DEVELOPMENT MANAGEMENT**

ANNEXURE :



Overview



Erf: 14838

District: BLAAUWBERG

Allotment: MILNERTON

Suburb: TABLE VIEW

Ward: 113

Sub Council: 3



1:1 563

Notices Served	●	Support Received	✓
Petition Signatory	■	Objections Received	✗

Generated by:

Date: 2024-03-06

File Reference:



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

Making progress possible. Together.

(ERF 14838 TABLE VIEW)

MOTIVATION

This application for a rider plan for additions & alterations to the existing house which consists of a new extended first floor and second floor with balconies. These extend over the building lines.

An administrative penalty has been applied for and the penalty has been paid.

4,050m in lieu of 5m (north):

The proposed columns in front of the existing garage to create an architectural featured façade.

0m in lieu of 3m (east):

The proposed first floor to be built on top on the existing garage for ease of construction.

0,5m in lieu of 3m (east):

The proposed first floor for added required living area.

Windows 0m in lieu of 1,5m (east):

The proposed building is on the boundary. The window on this façade is for ventilation and light. These windows will be opaque.

Windows 0,5m in lieu of 1,5m (east):

The proposed building is on the boundary. The windows on this façade is for ventilation and light. These windows will be opaque.

1m in lieu of 3m (south):

The proposed first floor balcony for views to Table mountain.

1m in lieu of 3m (east):

The proposed first floor balcony to link around to south balcony.

1,3m in lieu of 3m (west):

The proposed first floor balcony to link around to south balcony.

1m in lieu of 3m (south):

The proposed second floor balcony for views to Table mountain.

1m in lieu of 3m (east):

The proposed second floor balcony to link around to south balcony.

1,3m in lieu of 3m (west):

The proposed second floor balcony to link around to south balcony.

10,382m in lieu of 9m

The proposed first floor roof wall plate height restriction is due to a 2nd floor .

10,060m in lieu of 9m

The proposed second floor roof wall plate height restriction is due to a 2rd floor .

11,786m in lieu of 11m

The proposed second floor roof wall plate height restriction is due to a 2rd floor .

A) Economic impact: The proposal would contribute positively towards growth of construction sector by unlocking employment opportunities necessary for facilitation livelihoods.

B) Social impact: The proposal will allow for better usage of the dwelling because the spaces are better utilized and the flow of the dwelling.

C) Scale of investment: The proposal would be an improvement to the existing house. The Alteration will not be over capitalizing in this area.

D) Compatibility with surrounding uses: The proposal complies with the surrounding built form relating to building style.

E) Impact on the external engineering services: No new services will be required therefore there will be no impact on the engineering services.

F) Impact on safety, health and wellbeing of the surrounding community: There will be no impact on safety, health and wellbeing on the surrounding community.

G) Impact on heritage: No impact on Heritage as building is not older than 60 years.

H) Impact on the biophysical environment: The alterations are done according to energy regulations and should comply with XA regulations.

I) Traffic impacts, parking, access and other transport related considerations: No negative impact on traffic.

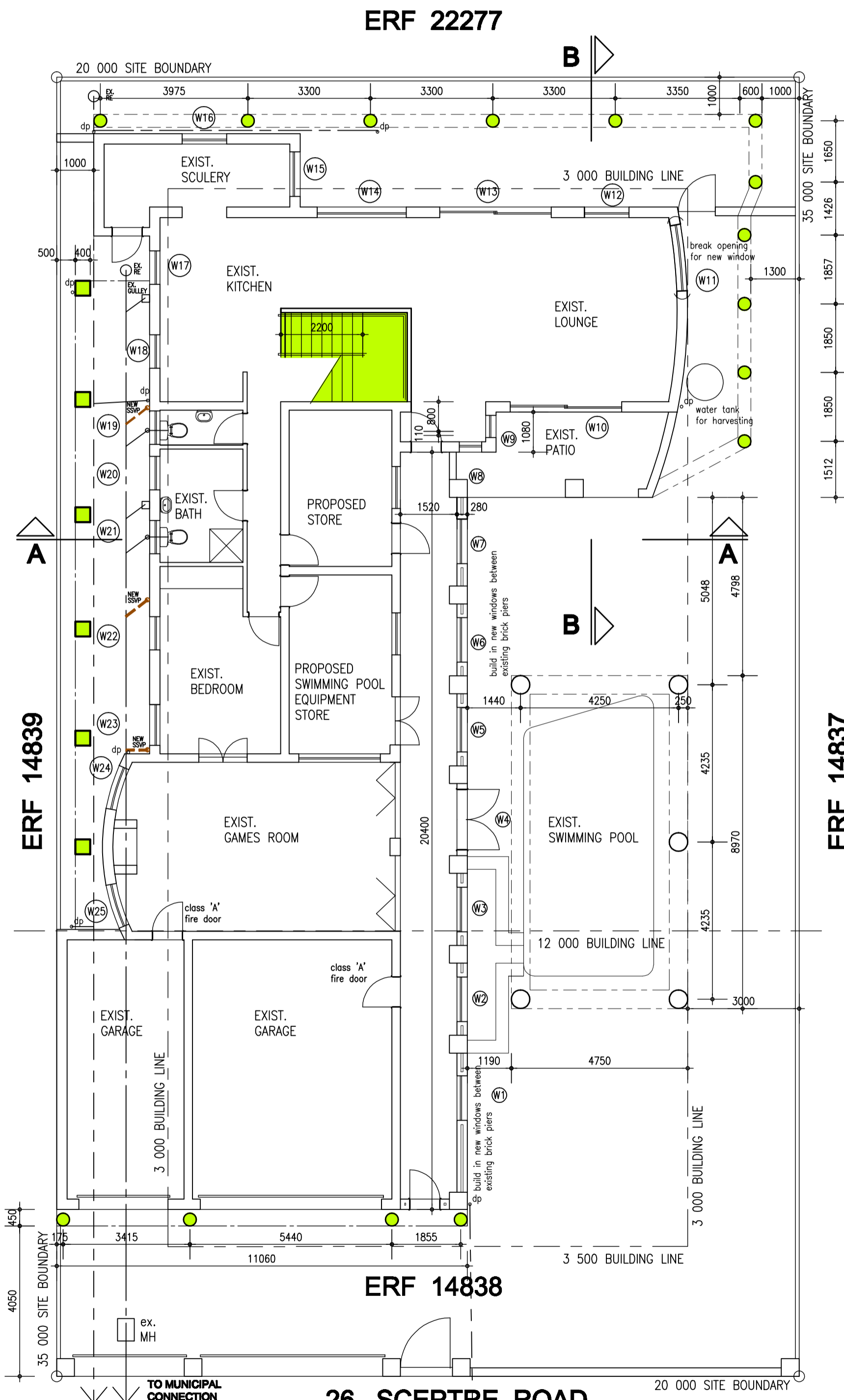
J) Whether the imposition of conditions can mitigate an adverse impact of the proposed land use.: As per reasons stated above, the current zoning allows for additions to existing dwelling.

We hope the town planning committee sees our application as favourable.
We will obtain neighbours consents.

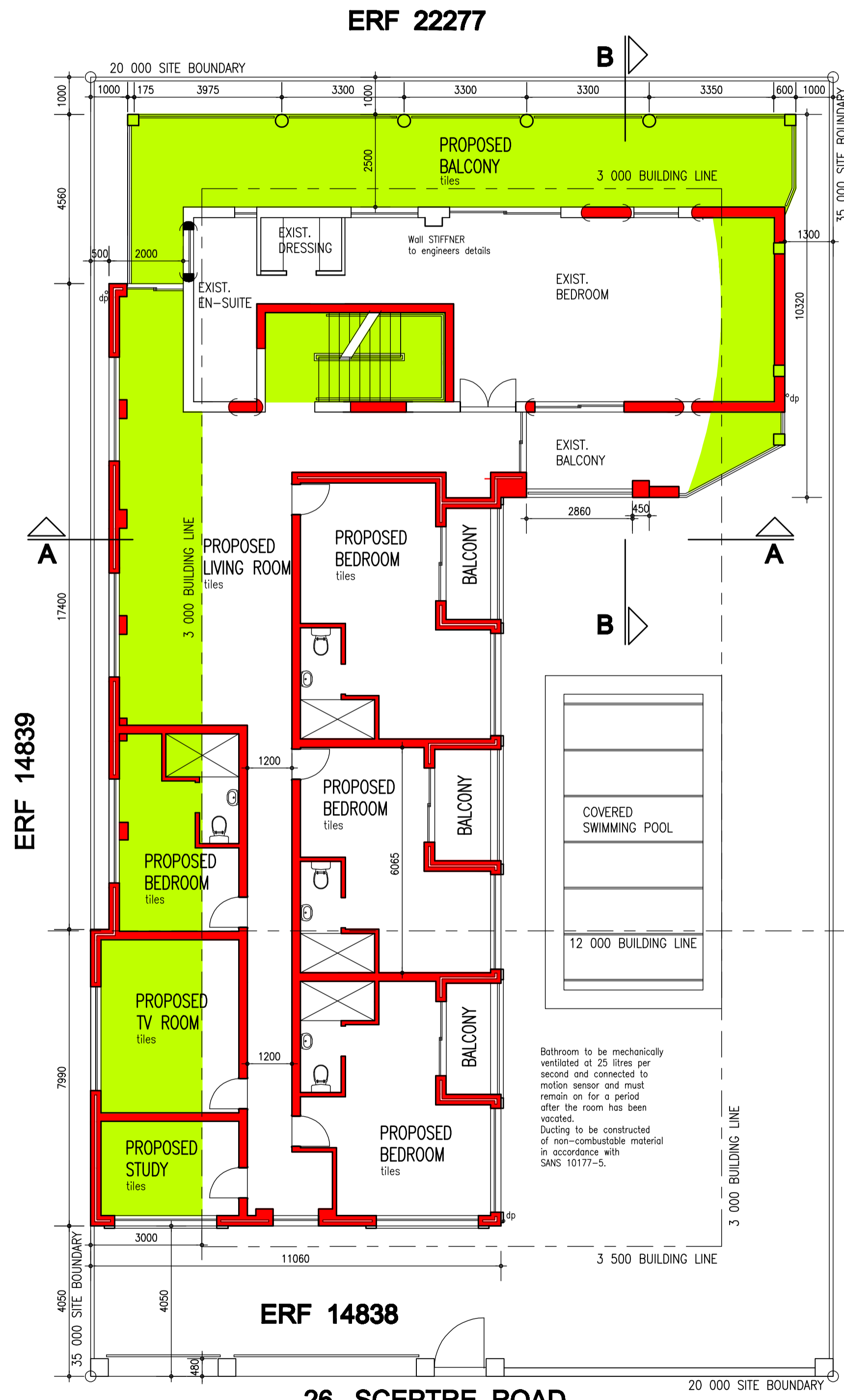
Rustem Nagdee

[REDACTED]
[REDACTED]

02 August 2023



SITE & GROUND STOREY FLOOR PLAN
SCALE 1:100



SITE & FIRST STOREY FLOOR PLAN
SCALE 1:100

NOTES

- 1 THE DESIGN OF THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT WITH MUNICIPAL REGULATIONS
- 2 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MUNICIPAL REGULATIONS
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ROOF, FIRST & SECOND FLOOR
Clay roof tiles laid at 24" in accordance with manufacturers specifications on Sisalation 420 on 38x38mm timber battens at 320mm c/c max. on prefabricated timber trusses at 760mm centres as per manufacturer specifications.
Allow for ridge cappings where necessary as supplied by manufacturer.
All trusses to be tied down over 114x38mm wallplate by means of 32x2mm galv. hoop iron straps embedded into 7 courses of brickwork.
All timber to be CLASS A, GRADE 7 as required by SANS 10400. Allow for ISOVER 100mm thick fibre glass insulation.

RAINWATER GOODS:
Aluminium gutters and downpipes to existing stormwater pipes to road.

CEILING:
9.4mm skimmed & painted gypsum ceiling boards on 38x38mm bracing @ 400mm c/c fixed in one direction fixed to underside of tie beams.

FLOORS:
Specified floor finishes on 30mm screed on 100mm concrete slab on GREEN GUNPLAS USB damp proof membrane on 50mm clean sandbed on well compacted fill.

FIRST & SECOND FLOOR:
Specified floor finishes on 30mm screed on concrete slab to engineers detail.

STAIRWAY:
New concrete stairway to engineers detail. risers = 200mm max. treads = 250mm min. 1000mm high m.s. tubular balustrade to architects detail to comply with N.B.R. balusters to be max. of 100mm apart.

WALLS:
External & internal walls to be plastered & painted.

FOUNDATIONS:
280mm brick walls on 750x230mm foundations. 230mm brick walls on 700x230mm foundations. 110mm brick walls on 600x230mm foundations. 90mm brick walls on 600x230mm foundations. Concrete strength : 25 MPA.

WINDOWS & DOORS:
Aluminium doors as per WESPECO or equal approved.

- GENERAL:**
1. Min. of 2 airbricks per room.
 2. Dpc around all external windows and doors.
 3. Stepped dpc to all external cavity walls to be 150mm above NGL.
 4. Precast concrete lintels with 5 courses of brickforce above all window and door openings of 3.5m max. to manufacturers spec. in accordance with SANS 10400 Part K 4.29
 5. No concrete foundations to project beyond site boundary lines.
 6. Safety glass to glazed areas 1m² or larger and areas lower than 500mm from FGL.
 7. Window area minimum of 10% of floor area and minimum 5% openable.
 8. Finished floor level to be a minimum 230mm above the back of footway level at the sewer connection.

site area	700 sqm
existing ground floor	244 sqm
existing garage	70 sqm
proposed covered pool	42 sqm
existing first floor	80 sqm
proposed first floor	315 sqm
proposed second floor	152 sqm
total floor space	1147 sqm
total coverage	422 sqm
percentage covered	60 %

COVERAGE

ZONING	SINGLE RESIDENTIAL 1	
SITE AREA	700 sqm	
	ALLOWANCE	PROPOSED
FLOOR SPACE	1500sqm	1147sqm

ARCHIGISTICS
7 WATSONIA STREET
TEL: 021-5912362
PrSArch -

CLIENT: [Redacted] ARCHITECT: [Signature]

PROJECT
HOUSE SAYED
PROPOSED ADDITIONS ON ERF 14838
26 SCEPTRE ROAD
TABLE VIEW

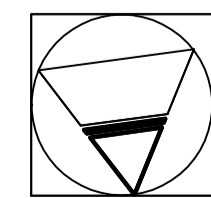
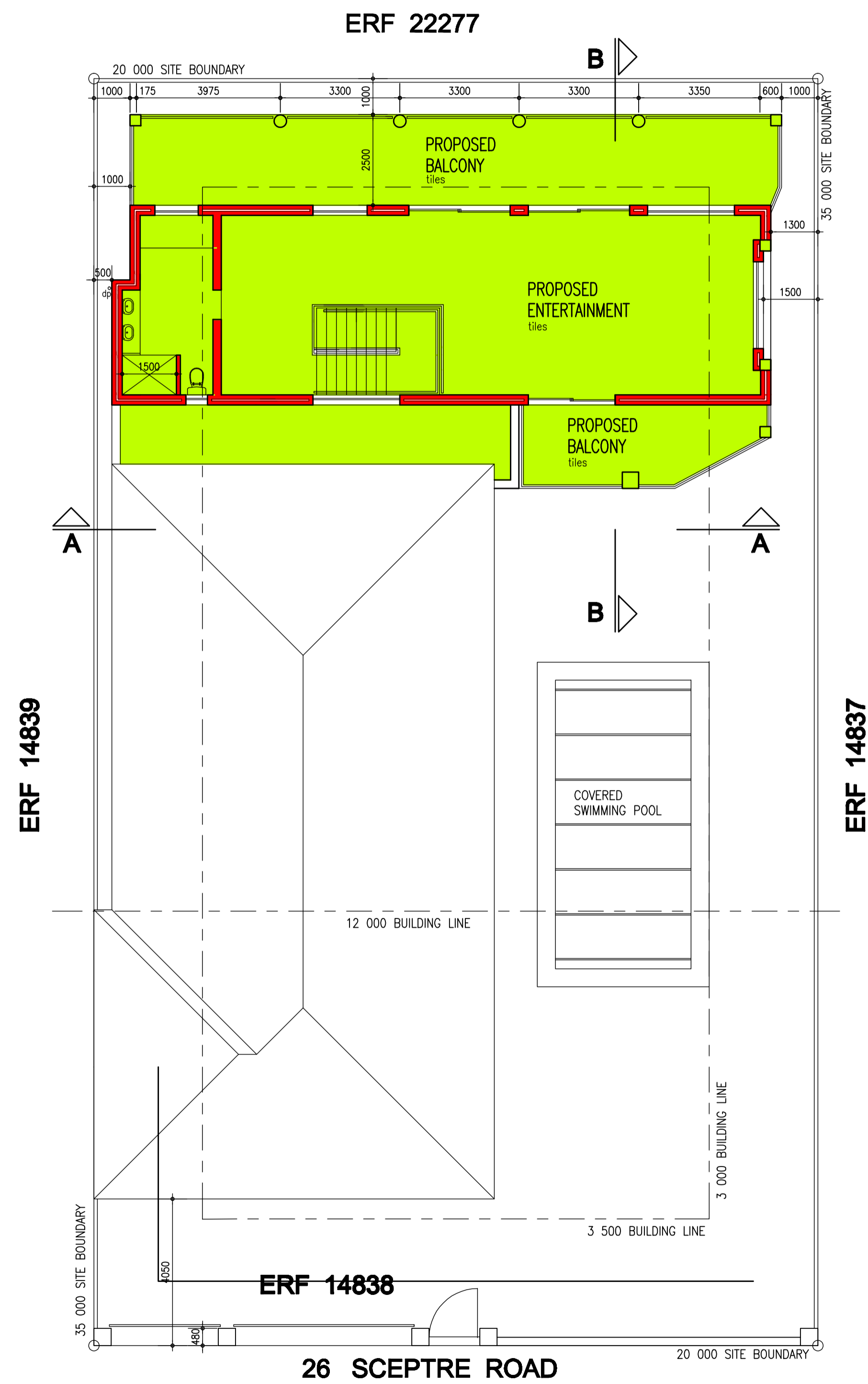
DRAWING
SITE & FLOOR PLANS

DATE	SCALE
APRIL 2023	1:100
REVISION	DRAWN
A: 2023-04-09	RUSTEM

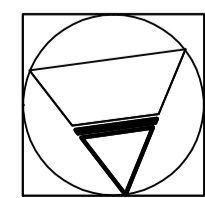
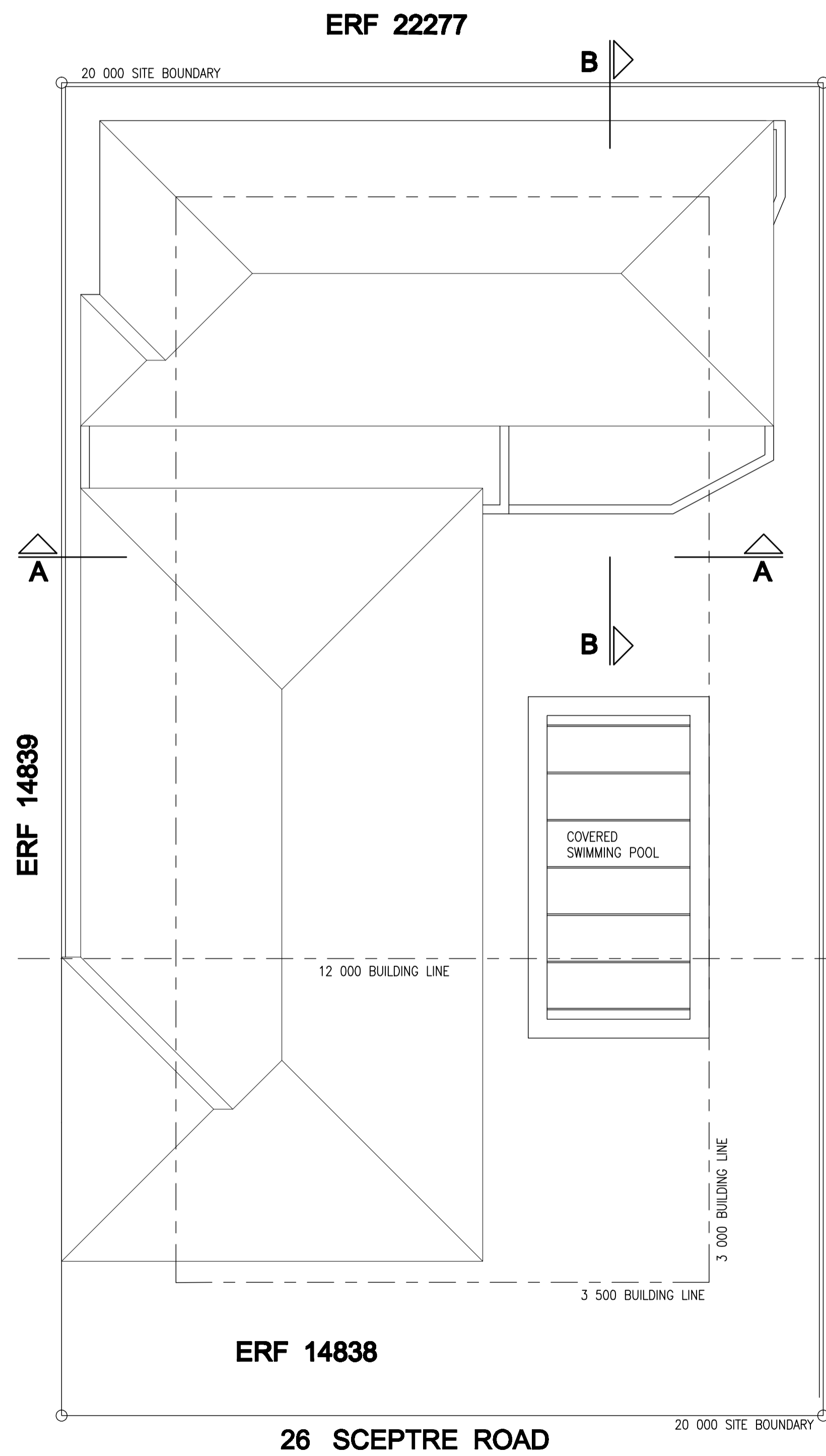
PROJECT NO.	DRAWING NO.
22/0802	B01-A

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SITE & SECOND STOREY FLOOR PLAN
SCALE 1:100



SITE & ROOF PLAN
SCALE 1:100

ARCHIGISTICS

7 WATSONIA STREET
TEL: 021-5912362
PrSArch

CLIENT: [Redacted] ARCHITECT: [Signature]

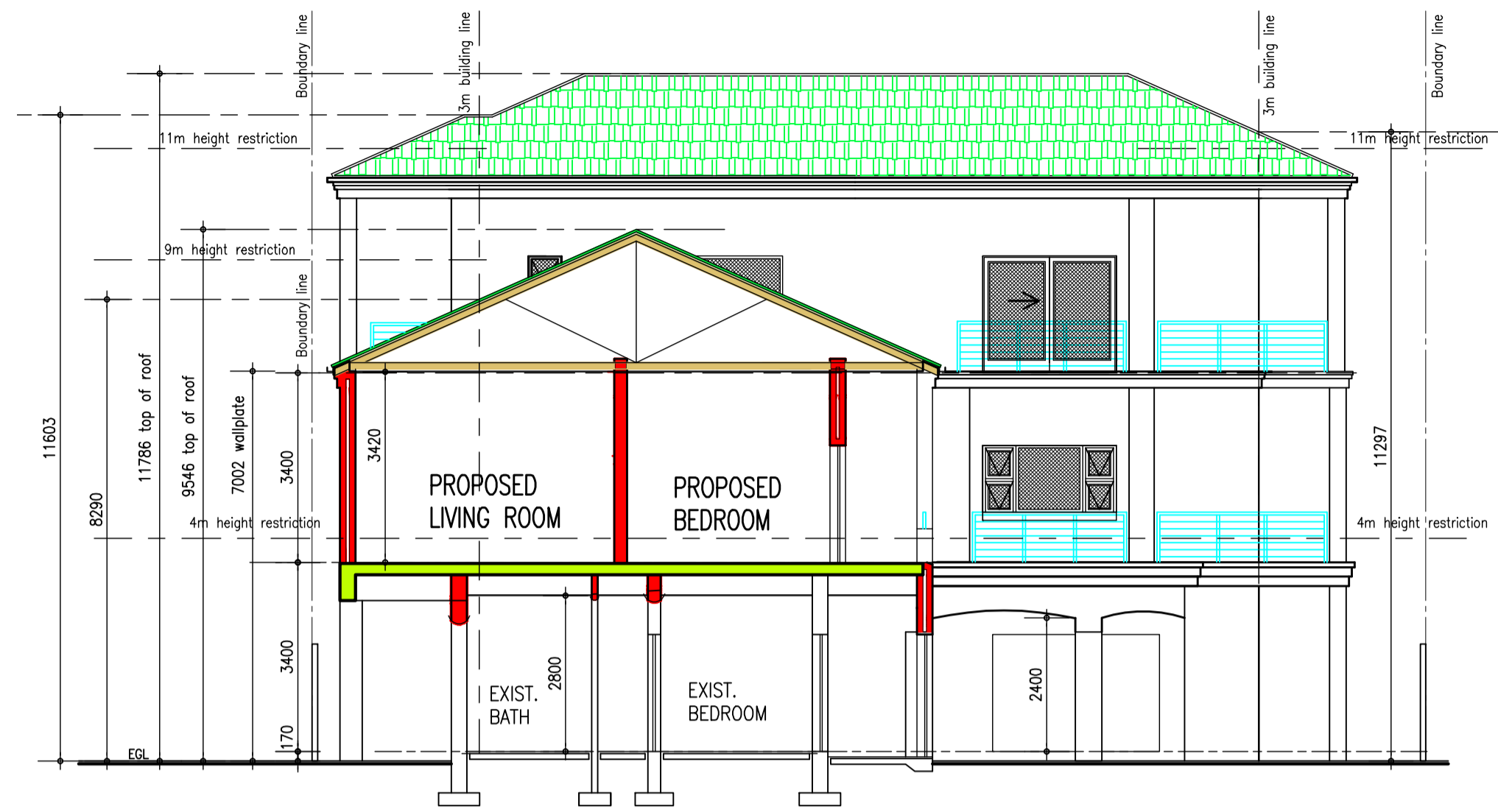
PROJECT
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TABLE VIEW

DRAWING
SITE & FLOOR PLANS

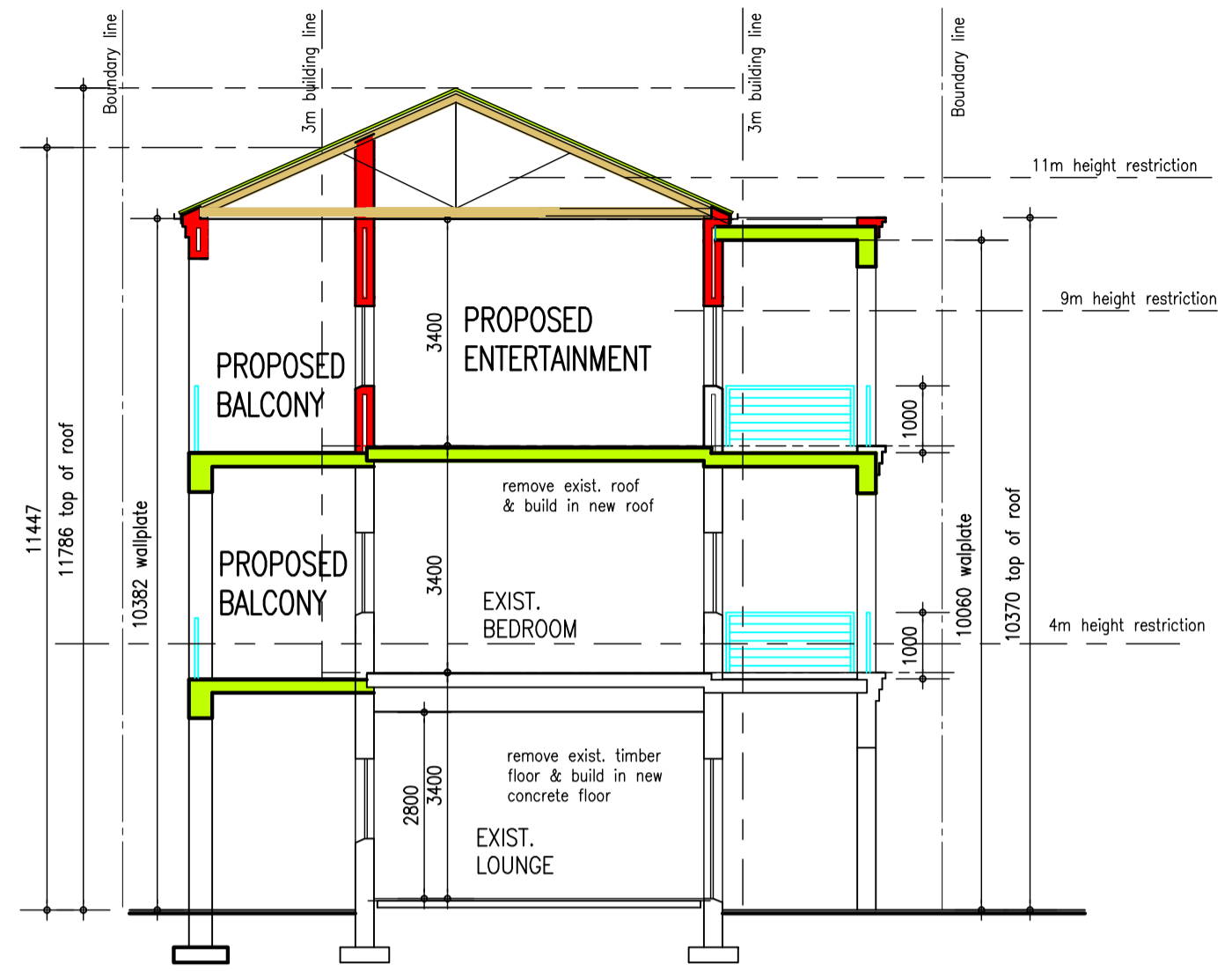
DATE: APRIL 2023 SCALE: 1:100

REVISION: A: 2023-04-09 DRAWN: RUSTEM

PROJECT NO. **22/0802** DRAWING NO. **B02**



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N.
Access doors and sidelight windows lower than 600mm from FGL to be Safety glass and clearly indicated as such on glass at eye level.



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

- NOTES
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ARCHIGISTICS
7 WATSONIA STREET
TEL: 021-5912362
PrSArch

CLIENT: [Redacted] ARCHITECT: [Signature]

PROJECT
HOUSE SAYED
PROPOSED ADDITIONS ON ERF 14838
26 SCEPTRE ROAD
TABLE VIEW

DRAWING
ELEVATIONS

DATE: APRIL 2023 SCALE: 1:100

REVISION: A: 2023-04-09 DRAWN: RUSTEM

PROJECT NO. **22/0802** DRAWING NO. **C01-A**