



DEVELOPMENT MANAGEMENT

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Professional Officer

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BLUM010

06 March 2024

PROPOSED PERMANENT DEPARTURE : ERF 3658, 133 BLAAUWBERG ROAD TABLE VIEW, MILNERTON

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

1500114544

Applicant/owner's details

David Holliday

Erf number(s)

3658

Description and physical address

133 Blaauwberg Road, Table View (as shown on the attached locality plan)

Purpose of the application

- A permanent departure to permit the:
 - The ground floor: single garage, store room and staff bathroom to be 0m in lieu of the 3m common building line.
 - First floor: Art studio (home occupation) to be 0m in lieu of the 3m common building line.

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 Manager - please arrange an appointment with the District hub 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/or 83 and/or 85 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 mentioned above.

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 uqaphela 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



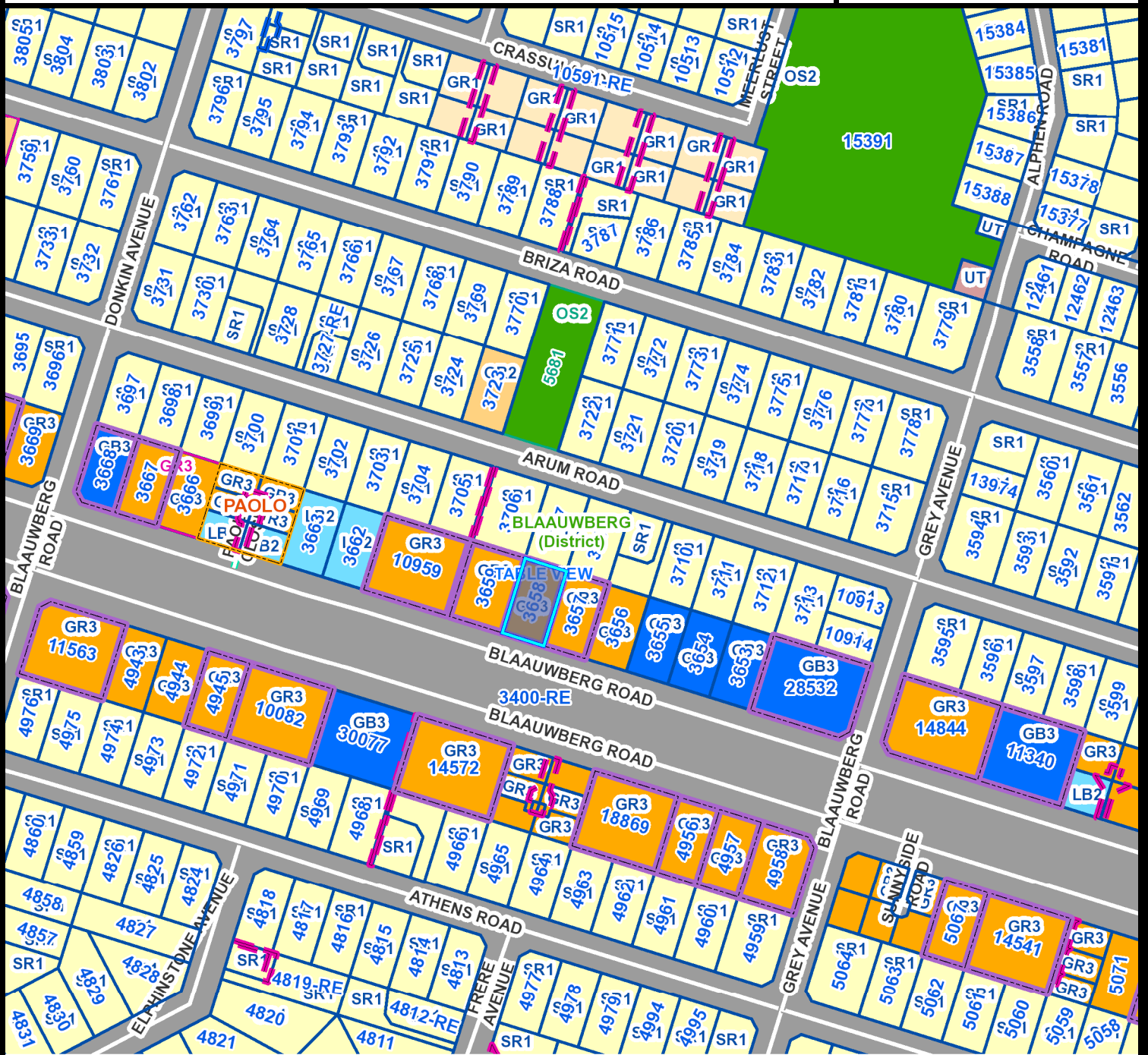
for DIRECTOR: DEVELOPMENT MANAGEMENT

www.capetown.gov.za

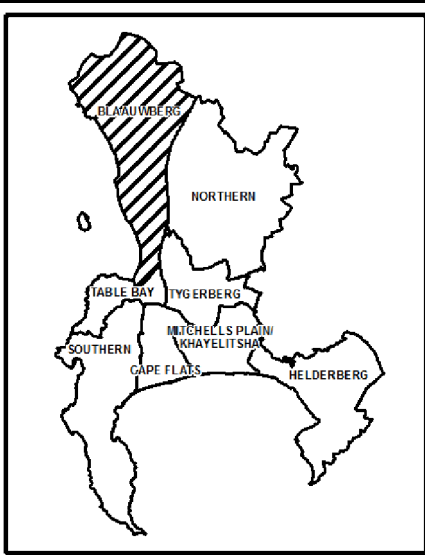
Making progress possible. Together.

**LOCALITY MAP
DEVELOPMENT MANAGEMENT**

ANNEXURE :



Overview



Erf: 3658

District: BLAAUWBERG

Allotment: MILNERTON

Suburb: TABLE VIEW

Ward: 113

Sub Council: 3



1:3 127

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

Generated by:

Date: 2024-03-04

File Reference:



Making progress possible. Together.

“ The Plan Specialist”
David Holliday
41 Bolus Road, Table View 7441

C.R.S. (SA) Dip. A.P.P. Pr. Arch. Tech. Reg. No. PAT 246994891

12 11 2023 amended to omit sdp requirement 28 02 2024

City of Cape Town

Blaauwberg District

Land Use Management Section

Permanent departure : building line departure

Nature of work : A double storey addition over common boundary building line of this site zoned GR3 (actual usage GR1 -)

East common boundary 3.0m to 0.0m & north common boundary 3.0m to 2.4m

Ground floor garage store and site general staff wc facility

First floor home occupation by owner (art studio) with a shower room facility

Height on common boundary 6.65m egl to top of wall

Erf 3658, “ Vestita “ 133 Blaauwberg Road, Table View

Owners Neil Viljoen

Motivation

Owner has 2 private vehicles and a caravan . Additional garage required for caravan so as not to be a nuisance to all residents in this sectional title group of just 3 double storey townhouses. Owners partner is an artist currently working from rented commercial space, but the lease is coming to an end, and the renewal cost is unaffordable

Owner requires this work from home “ home occupation space” for this purpose.

The work from home will not require any public visitors, most of the clientele are overseas

Home occupation is allowed in terms of the usage of this zoning, subject to a maximum total area used for home occupation not consisting of more than 25% of the total floor space of the dwelling units on the land unit, further subject to a maximum of 50m²

\the studio is 45 m²

Total area of dwelling units on the site excluding garages is 389 m²

Home occupation space is therefore 11.5 % of total floor space dwellings on site.

Otherwise all home occupation rules in clause 23, a – k of the DMS will be complied with.

- a. Noxious trade risk activity shop etc no activity will generate any public nuisance.
- b. No goods will be sold directly from the property, sales will be by commission and on line.
- c. No goods for sale will be publicly displayed
- d. No advertising signage will be placed on the property
- e. E no public nuisance or harmful waste will be generated by activity on the site
- f. There will be no additional parking requirements relating to the home occupation use.
Owner and his partner are currently resident, and there will be no visitors relating to the home occupation use
- g. Total area for home occupation is less than 25% of total area of dwelling units on the land unit, and not more that 50 m²
- h. Storage of goods and equipment relative to the home occupation use shall be within the proposed building and no such goods will be visible to the public realm
- i. There will be no additional vehicles required for this use
- j. The hours of operation will not extend beyond 08.00 to 17.30 Monday to Friday and from 08.00 to 13.00 on Saturdays and shall not include public holidays or Sundays

Let the Plan Specialist plan your plan!

- k. The owner and his partner understand that the city has the right to call for a cessation of the home occupation activity or impose conditions in order to minimize and potential nuisance to surrounding neighbours or the general public.

Alternatives

There is no alternative to provide the required accommodation that does not otherwise infringe on free access and space to all owners in this group

Desirability

In terms of the owners requirements this is a very desirable addition from both a utility point of view and in terms of value of his property, as well as the group overall

Other comment.

When this project was first discussed it became apparent that the owner of the property immediately behind had developed and built structures which extended OVER the common boundary into this erf 3658.

Offending structures are visible on the 2023 aerial view

Agreement has been reached regarding the removal of these structures which has now been done

Removal of the structures created an instability and mismatch in relative ground levels which required construction of a retaining wall which because of safety considerations has been built and is included on this plan for approval.

NEIGHBOUR CONSENT

The owner requests that LUM department send out official notifications to all required neighbours.

Further considerations PER 99.3 OF dms

The impact on :

- a. socio – economic – this will have an increase in the value of the property with regard to the use and function being more compatible with the family needs
 - d. compatibility with surrounding uses – the proposal is compatible with surrounding uses. The work from home use is compliant with the requirements, and much less intrusive than many other commercial uses existing along the Blaauwberg Road corridor.
 - e. impact on external engineering services, none – the two minor shower / wc facilities are only for very occasional use.
 - f. impact on safety health and wellbeing of the surrounding community, there will be no impact on health safety and wellbeing of the surrounding community,
 - g. impact on heritage, this particular property, 1st built per sectional plan registered in 1984 is < 60 years old would have no heritage impact
 - h. impact on the bio physical environment, this property is situated within an urban area and there would be no bio physical impact.
 - i. traffic impacts, parking access and other transport related considerations, there would be no additional impacts of this nature
 - j. Mitigation by imposition of conditions, other than compliance with the requirements for home occupation use, there should be no need for any conditions to be imposed in mitigation. This is a minor addition to a residential property and is consistent with use in the surrounding area.
- In terms particularly of external engineering & traffic impact, there is no change to the number of persons or vehicles currently resident in the house, so there would be no additional strain on council services in terms of waste, water, sewer, or vehicular traffic

Kind regards
David Holliday
Pp owners

approved trustees body corporate Vestita	Unit 1 Vestita	Schalk W.J. Swart
	And	
	Unit 2 Vestita	Lukas A. Liebenberg
	Unit 3 Vestita	Neil Viljoen

NOTES
 INSOFAR AS MAY BE APPLICABLE,
 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MUNICIPAL,
 NATIONAL BUILDING, AND N.H.B.R.C. REQUIREMENTS
 CONTRACTOR TO CHECK ALL DETAILS AND LEVELS
 ON SITE BEFORE COMMENCING WORK
 FIGURED DIMENSIONS TO BE USED IN PREFERENCE
 TO SCALING DRAWING, SET OUT FROM APPROVED PLAN ONLY

ROOF
 AS DETAILED ON SECTION

RAINWATER GOODS
 102MM SQ GUTTERS AND 75MM D'PIPES TO MATCH EXISTING
 TO RAINWATER CHANNELS TO BOUNDARY, ALL TO SUIT SITE
 ALL ROOF / STORMWATER TO BE CHANNELLED TO THE ROAD

CEILING
 SKIMMED RHINOBOARD UNDER 38MMSQ BRANDING,
 NO CEILING TO GARAGE

LIGHT AND VENTILATION
 SUPPLY MINIMUM 10% OF FLOOR AREA OF EACH
 ROOM IN LIGHT AREA OF WHICH 1/2 (5%) MUST
 BE OPENABLE
 GLAZING GREATER THAN 1M2 OR WITHIN 500MM
 OF FLOOR TO BE SAFETY GLAZED PER NBR PART N
 OF SANS 10400

FLOORS
 GARAGE - WOODFLOAT MIN 75MM CONCRETE ON 250 MICRON DPC
 ON WELL COMPACTED EARTH
 HOUSE - SPECIFIED FLOOR FINISH ON CEMENT SCREED ON
 MIN 75MM CONCRETE ON 250 MICRON DPC
 ON WELL COMPACTED EARTH

STEPS STAIRS
 MINIMUM TREAD 250MM MAXIMUM RISER 200MM
 FOUNDATIONS
 AS DETAILED ON SECTION

OTHER
 TOP 3 COURSES BELOW WALLPLATE AND RISING WALLS
 UP TO FFL TO BE SOLID, WALLS ABOVE WINDOW LINTOL
 HEIGHT TO BE SOLID WITH MIN 4 COURSES BRICKFORCE
 SUPPLY ID STRESSED LINTOLS ABOVE ALL EXTERNAL
 OPENINGS LAID TO MANUF. SPEC.
 CHIMNEY HEIGHT MIN 1.00MM ABOVE ROOF AT
 HIGHEST POINT OF EXIT

LEVELS
 HOUSE FLOOR LEVEL TO BE MIN 230MM ABOVE BOF
 OPP. SEWER CONNECTION
 GARAGE FLOOR LEVEL TO BE MIN 150MM ABOVE BOF
 OPP DRIVEWAY ENTRANCE
 RE COV LEV. TO BE MIN 75MM ABOVE BDY INSP.
 CHAMBER COVER LEVEL.

ex ground floor 276 m2
 ex first floor 194.5 m2

ex coverage 276 m2
 ex area 470.5 m2

New Garage 31 m2
 New Store & Staff WC 14 m2
 New Garden Store 5 m2
 New Home Occupation "Artist Studio" 45 m2

Total New Area 95 m2
 Total New Coverage 50 m2

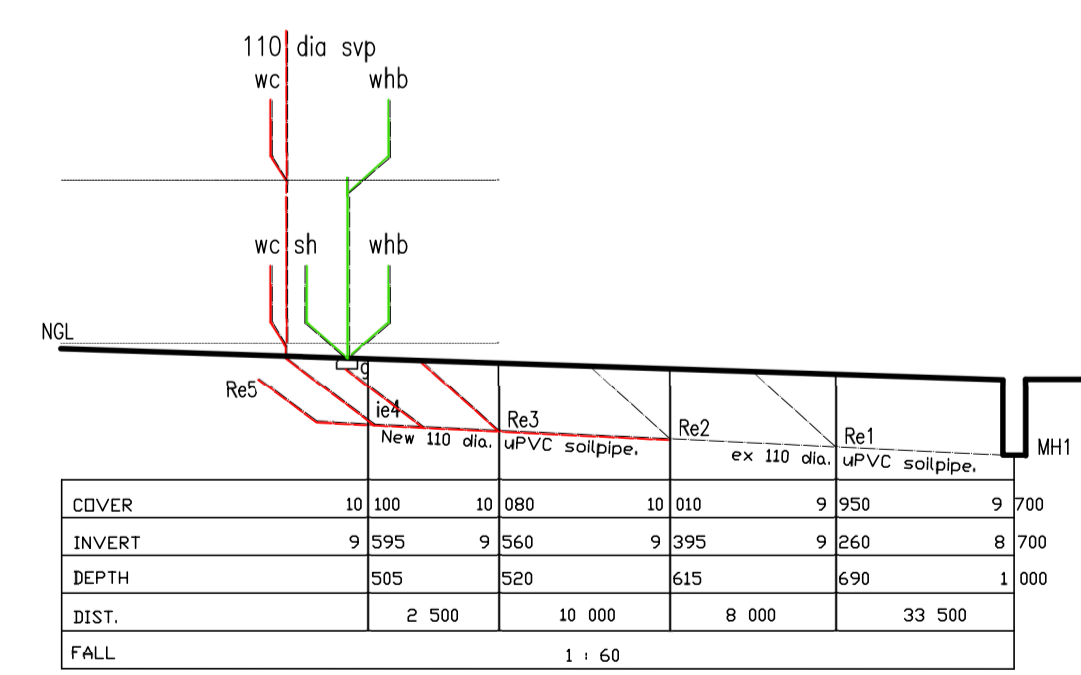
Total Area 565.5 m2
 Total Coverage 326 m2
 = 32.47% of site 1004 m2
 Floor Factor 0.563

Notes - Part Ya SANS 10400

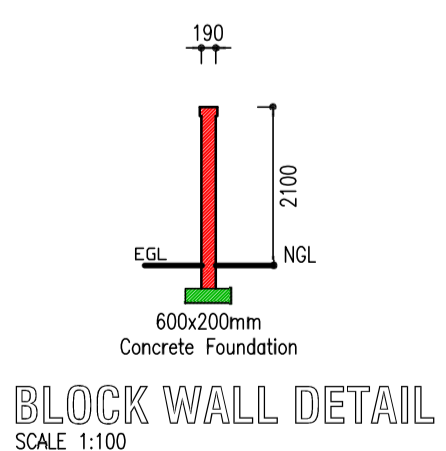
- Walls:
190mm cavity walls are deemed to satisfy without further insulation.
- Floors:
75mm concrete floors are deemed to satisfy without further insulation.
- Roofs:
A required R value of 3.7 should be met, means to comply:
135mm blanket of cellulose fibre insulation to be fitted above ceiling.
- Hot Water:
Maximum of 50% of energy used to heat water can be electrical, balance must be by alternate method.
Hot water pipes to be insulated with insulation rated with a min R value of 1.0
Means to comply:
Provide New Solar Geyser, size & specification by specialist, suitable for household requirement.
- Fenestration:
All glazed elements (fenestration) should in total comply with the regulation.
Means to satisfy:
Windows as shown DTS.
- Electrical energy used for lighting:
Maximum energy used for lighting is limited to 5W/m2 of net floor area.
Means to comply:
A combination of max 6W LED downlighters, and max 15W CFL type fittings is to be used, see attached calculation page confirming compliance.



FIRST STOREY LAYOUT
SCALE 1:100

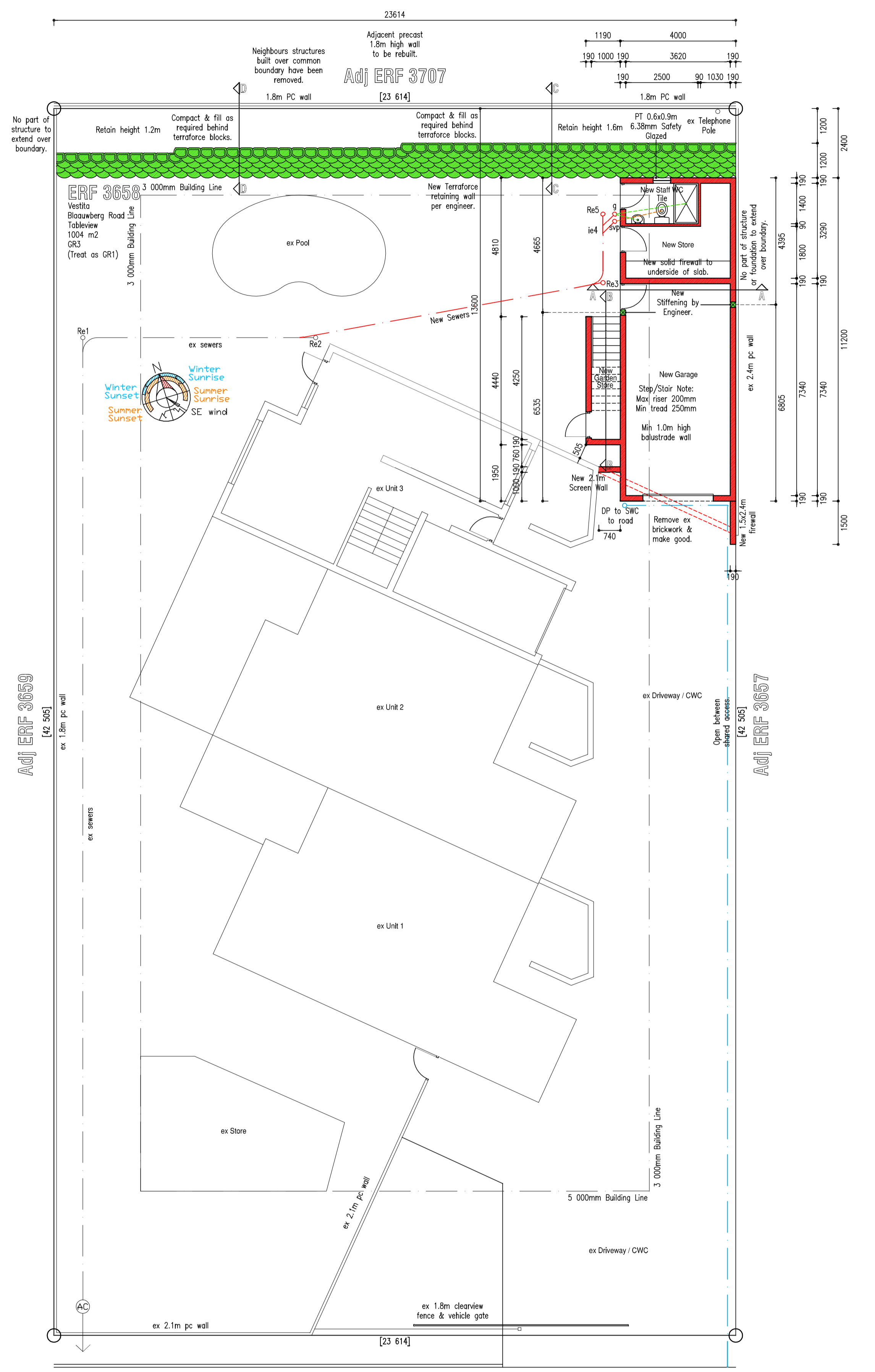
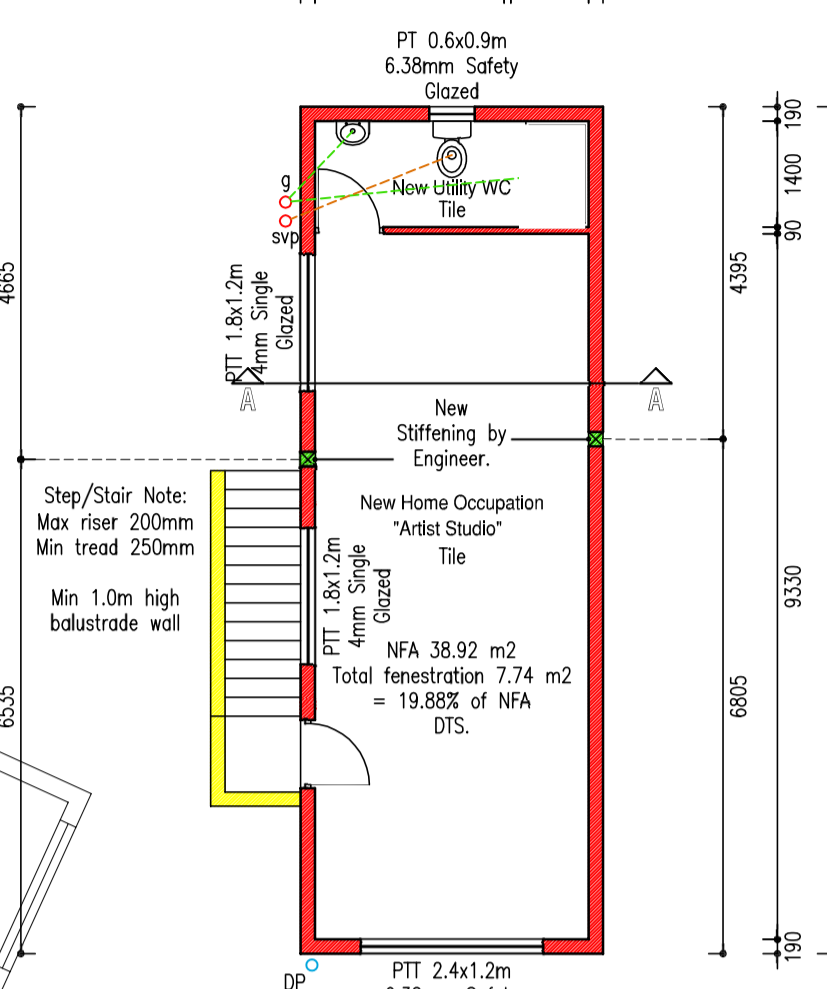


	Re5	Re4	Re3	Re2	Re1	MH1
COVER	10 100	10 080	10 010	9 950	9 700	
INVERT	9 595	9 560	9 395	9 260	8 700	
DEPTH	505	520	615	690	1 000	
DIST.	2 500	10 000	8 600	33 500		
FALL		1 : 60				



BLOCK WALL DETAIL
SCALE 1:100

Total Area Dwellings on site (Excluding Garages): 389 m2
 Total Area Home Occupation: 45 m2
 = 11.5%



GROUND STOREY & SITE PLAN
SCALE 1:100

