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25 January 2025

The City of Cape Town
Att.: To whom it may concern

**PERMANENT DEPARTURE APPLICATION FOR
NEW ADDITIONS TO THE EXISTING DWELLING ON
ERF 19093 DE TIJGER**

1. MOTIVATION AND DESIRABILITY

1.1. Compliance with any applicable municipal spatial development framework (MPBL, section 99 (1)(b))

1.1.1. Municipal Spatial Development Framework (MSDF), 2018

The MSDF locates the site within an Incremental Growth and Consolidation Area, where the City is committed to servicing existing communities and new developments are subject to infrastructure capacity (CTMSDF, 2018:xiii). No new building area is proposed as part of this application.

1.2. Consideration of any applicable spatial development framework (MPBL section 99(2)(a))

1.3. Compliance with relevant criteria contemplated in the development management scheme (MPBL section 99(2)(b))

DEPARTURES....

1.4. Compliance with any applicable policy approved by the City to guide decision making (MPBL section 99(2)(c))

Too small an application.

1.5. Impact on Existing Rights (MPBL section 99(2)(e))

The proposal will not negatively impact on the existing rights of surrounding property owners as all within the boundary lines of the said property and is an upgrade to the existing dwelling.

1.6. Other Considerations Prescribed in Relevant National or Provincial Legislation (MPBL section 99 (2) (g))

1.6.1. Compliance with Development Principles in SPLUMA and LUPA

N/A too small a scheme.

1.7. Evaluation of Desirability (MPBL section 99(3))

Socio-economic impact (99 (3) (a)): N/A

Compatibility with surrounding land uses (99 (3) (d)): The proposal is fully compatible with the surrounding uses which are residential. The new additions and alterations to the existing dwelling has no measurable impact on neighbouring properties.

Impact on external engineering services (99 (3) (e)): The existing infrastructure on the property is sufficient to accommodate the proposed additions.

Impact on safety, health and wellbeing of the surrounding community (99 (3) (f)): Not applicable

Impact on heritage (99 (3) (g)): The property is not located in a Heritage Protection Overlay Zone.

Impact on biophysical environment (99 (3) (h)): None: the proposal involves conversion of existing structures, with no effect on the environment.

Traffic impacts, parking, access and other transport related considerations (99 (3) (i)): The proposal has no impact on traffic.

(99(3)(j)) Imposition of Mitigating Conditions: None

1.8. Advertisement

We wish to obtain the permission from the affected parties ourselves.