



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

CASE ID 1500142359

Erf 102, 13 Coates Street, Mandalay

Development Management

**APPLICATION FOR RE-ZONING &
PERMANENT DERPATURE INTERMS OF
THE MUNICIPAL PLANNING BY- LAW,
2015,**

Erf:102,13 Coates Street, Mandalay

04 june 2025

Client

Applicant



ARCHITECTURAL & DRAUGHTING SERVICE

1. BACKGROUND

This application seeks approval in terms of Sections 42(a), 42(b), and 42(i) of the City of Cape Town Municipal Planning By-Law, 2015 (as amended), for the rezoning (SR1 to GR4) and permanent departures applicable to Erf 102, Mandalay.

2. ZONING

The subject property measures 574m² and is located at the corner of Coates Street and Handel Close in Mandalay. It is currently vacant, with a previous approval having lapsed due to financial constraints. The proposed development comprises the construction of a three-storey block of flats containing 13 residential units, a ground-floor office, and a refuse room.

3. PROPOSAL

The application includes the following components:

- ✧ Rezoning from Single Residential 1 (SR1) to General Residential 4 (GR4) to enable medium-density residential development.
- ✧ Permanent departures from standard 4.5m building line setbacks along the southern, western, and both street boundaries to 0.0m to accommodate the building footprint.
- ✧ A parking departure to allow 13 bays in lieu of 17 required bays (Item 138), and City approval for vehicles to reverse over the footway when exiting the site (Item 141(1)(b)).

4. ALIGNMENT WITH THE COUNCIL POLICIES

The proposed development responds to the City's strategic planning vision and is fully aligned with key policy frameworks including:

- ✧ SPLUMA (Act 16 of 2013): Promoting spatial justice, sustainability, and efficiency by optimally utilising well-located urban land.
- ✧ Western Cape PSDF and Cape Town SDF (2022): Supporting compact urban form, densification, and increased access to well-located affordable housing.

- ✧ Khayelitsha, Mitchells Plain, Greater Blue Downs District Plan (2023): Encouraging land use intensification, especially in areas with access to public transport and social amenities.

5. MOTIVATION

- ✧ The site is located within the Urban Inner Core, designated for targeted intensification. Its proximity to public transport infrastructure and employment hubs makes it ideal for the type of development proposed. The three-storey design reflects a scale and typology increasingly characteristic of the broader Mandalay context.
- ✧ In terms of urban design and streetscape, the proposal contributes to passive surveillance, pedestrian-scale interfaces, and placemaking in accordance with the City's Urban Design Policy (2024) and Transit-Oriented Development Strategic Framework (2016). The building line departures are contextually appropriate and consistent with similar setbacks in the area.
- ✧ No adverse impacts are anticipated in respect of engineering services, traffic, health, safety, heritage, or environmental concerns. Furthermore, the development does not infringe on the development rights of neighbouring properties and is considered compatible with the surrounding land uses under the proposed GR2 zoning.

CONCLUSION

In conclusion, the proposed development represents a contextually appropriate, policy-aligned, and desirable form of intensification for a well-located urban site, contributing positively to the spatial restructuring and housing delivery objectives of the City of Cape Town.

REGARDS

Marshall Chitovhoro