



Requirements to determine whether an application will require pre-application consultation and the procedures for pre-application consultation in terms of section 70(2) of the City of Cape Town Municipal Planning By-Law (MPBL) and additional information required to be submitted with certain types of applications in terms of section 71(1)(k) of the MPBL

The following are prescribed requirements in terms of section 70(2) of the MPBL that will trigger pre-application consultation (from 1 February 2025 onwards) prior to submitting an application in terms of the MPBL:

1. a rezoning of land currently zoned Open Space 1-3 (OS1-3) ; Agricultural (AG) and Rural (RU);
2. rezoning from any zoning to General Residential 4-6 (GR4-6) ; General Business 4-7 (GB4-7) ; Mixed-Use 3 (MU3) ; General Industry 2 (GI2) ; Risk Industry (RI);
3. rezoning to any zoning from General Residential 4-6 (GR4-6) ; General Business 4-7 (GB4-7) ; Mixed-Use 3 (MU3) ; General Industry 2 (GI2) ; Risk Industry (RI);
4. amendment, suspension or removal of a restrictive condition;
5. any development in the following Spatial Transformation Areas, as depicted by the approved Municipal Spatial Development Framework: "Discouraged Growth Areas" or "Critical Natural Asset";
6. a proposal not complying with the Municipal Spatial Development Framework, relevant District Plan, Structure Plan listed in Schedule 1 and 2 of the MPBL or any valid 4(6) or 4(10) structure plan approved in terms of the Land Use Planning Ordinance, 1985 (LUPO);
7. rezoning, subdivision or site development plan application involving the development of an area exceeding 1Ha (area refers to the physical development area, not the size of the erf);
8. where a site development plan application are required for the following:
 - a. commercial developments exceeding a floor area of 1000m²;
 - b. industrial developments exceeding a floor area of 5000m²
9. Any development involving more than 10 dwelling units or more than 2 000m² of usable floor area within the following areas which will discharge sewage to the following waste water treatment works:
 - a. Potsdam WWTW
Acacia Park, Annandale Farm, Atlantis Gardens, Big Bay, Blaauwberg Strand, Blouberg Rise, Blouberg Sands, Blouberggrant, Bothasig, Brooklyn, Burgundy Estate, Century City, Dunoon, Edgemead, Flamingo Vlei, Glenwood, Joe Slovo Park, Kaapzicht, Killarney Gardens, Kleinbosch, Lagoon Beach, Marconi Beam, Milnerton, Milnerton Ridge, Montague, Montague Gardens, Monte Vista, N1-City, Parklands, Phoenix, Platteklouf Glen, Platteklouf Partial, Racing Park, Richmond Park, Richwood, Rivergate, Royal Ascot, Rugby, Sanddrift, Sandown, Summer Greens, Sunningdale, Sunridge, Sunset Beach, Sunset Links, Table View, The Stables, Tijgerhof, Tygerdal, Welgelegen, West Beach, West Riding, Ysterplaat
 - b. Zandvliet WWTW
Amandelsig, Austinville, Bellville Teachers College, Benno Park, Blackheath Industria, Blue Downs CBD, Bosonia, Brentwood Park – Blue Downs, Camelot, Danarand, De Kuilen, De Wijnlanden Estate, Delft 4, Delft South, Delro Village, Denneremere, Eerste Rivier South, Eikenbosch Kuils River, Eindhoven, Ekuphumleni, Electric City, Eyethu, Fairdale, Forest Heights, Forest Village, Fountain Village, Gaylee, Gersham, Graceland, Greenfields, Hagley, Happy Valley, Harare, Highbury, Highbury Park, Highgate, Hillcrest Heights, Hindle Park, Hunters Creek, Ilitha Park, Jagtershof, Kalkfontein, Khaya, Kleinvlei Town, Klipdam, Kuilsrivier South Smallholdings, Kuyasa, Leiden, Lillydale, Loucharmante, Malibu Village, Mandela Park, Mfuleni, Mikro Park, Mxolisi Phetani, Nonqubela, Oakdene, Roosendal, Rosedale – Klein Vlei, Rotterdam, Rustdal, Sabata Dalindyebo Square, Sarepta, Saxenburg Park 1, Silveroaks, Silversands, Silvertown – Khayelitsha, St Dumas, Sunbird Park, The Conifers, The Hague, Thembokwezi, Turtle Creek, Tuscany Glen, Umrhabulo Triangle, Victoria Mxenge, Voorbrug, Vredelust Kuils River, Wembley Park, Wesbank, Zevenidal, Zevenzicht
 - c. Macassar WWTWs

All suburbs in the towns of Gordon's Bay, Sir Lowry's Pass Village, Strand, Somerset West, Firgrove, Croydon, Faure, Macassar and surrounding rural areas.

10. Any application in terms of the MPBL, except for a permanent departure (section 42 (b) or a consent (section 42(i)), by or on behalf of a state department.

Prescribed procedure for pre-application consultation in terms of section 70(2) of the MPBL:

1. A request for pre-application consultation must be processed by the relevant Section Head: Land Use Management (SH: LUM). SH: LUM to allocate a planning case officer, who should preferably also be the case officer after formal submission of the specific application;
2. Pre-application consultation meeting must be held within 14 days, or such further period as agreed to between the planning case officer and the applicant, after the request by the applicant;
3. The planning case officer will be responsible to determine and invite all relevant internal staff and any other party who needs to be involved in the application process;
4. A record of the pre-application consultation must be prepared by the applicant and forwarded to the planning case officer who attended the meeting for vetting within 7 days, or such further period as agreed to between the planning case officer and the applicant, of the meeting. After vetting of the records it must be uploaded to the DAMS case created;
5. If applicable, but not limited to, the pre-application consultation meeting must determine the factors listed in section 70(1)(a-i) of the MPBL and the application type(s) required.

Prescribed additional information required for certain types of applications in terms of section 71(1)(k) of the MPBL:

1. Additional information that needs to be submitted with a section 42(g) MPBL application (amendment, suspension or removal of a restrictive condition) includes:
 - a. A site development plan in terms of the MPBL, showing the exact development proposal that will follow after a restrictive condition has been amended, suspended or removed.