

DEVELOPMENT APPLICATION NOTICE

APPLICATION FOR THE DEVIATION FROM THE CAPE FLATS DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (2023), REZONING, SUBDIVISION AND IMPLEMENTATION OF THE SUBDIVISION IN PHASES FOR ERF 6482 GRASSY PARK IN TERMS OF SECTIONS 42(A), (D) AND (E) OF THE MUNICIPAL PLANNING BY-LAW, 2015.

DATE OF THIS NOTIFICATION: 6 FEBRUARY 2026

Notice is hereby given in terms of the City of Cape Town Municipal Planning By-law, 2015 that the application below has been received and is open to inspection at the office of the District Manager at Ledger House, corner of Aden Avenue and Georges Street, Athlone, telephone number 021-684 4349.

Application number	1500155509	Applicant / Owner's details	Planning Partners (Pty) Ltd/Provincial Government of the Western Cape
Description and physical address	15 Hector Avenue, Lotus River		

Purpose of the application

1. Deviation from the Cape Flats District Spatial Development Framework (2023) to allow for a predominantly residential use development instead of a 'structuring open space'.
2. Rezoning of Erf 6482 Grassy Park from 'Community Zone 1' to Subdivisional Area Overlay Zone to permit Residential 2 (R2) and associated public open spaces, Community Zone 1 (CO1), Transport Zone 2 (TR2), Open Space 2 (OS2) and Utility Zoning (UT).
3. Subdivision of Erf 6482 Grassy Park into 318 residential erven, 1 community-related erf, 2 public open space erven, 4 utility services erven and public street(s).
4. Implementation of the subdivision in three phases

Closing date for an objection, comment or representation

Any objection, comment or representation on the proposal, with reasons therefor, may be lodged at the following e-mail address:

comments_objections.capeflats@capetown.gov.za (or submitted in writing to the office of the abovementioned District Manager), to be received before or on **CLOSING DATE: 9 March 2026**

You can download the prescribed form at the following link: <http://www.capetown.gov.za/LandUseObjections>

General

No late comment or objection will be considered unless the City Manager has agreed thereto in writing. An objection, comment or representation which does not meet the requirements above may be disregarded. Any person who cannot write may come to the district office mentioned above during office hours where he or she will be assisted in transcribing any comment or objection and the reasons therefor.

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

Nceda uqaphele ukuba ngokwecandelo 82(4) loMthetho kaMasipala woCwangciso lukaMasipala waseKapa, wango-2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Izicelo ezibhaliweyo zingabhekiswa ku-comments_objections.capeflats@capetown.gov.za kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.