

DEVELOPMENT APPLICATION NOTICE

PROPOSED APPLICATION FOR THE CONSOLIDATION, SUBDIVISION, REZONING, REMOVAL OF A RESTRICTIVE TITLE DEED CONDITION, PERMANENT DEPARTURE AND CITY APPROVAL IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (AS AMENDED): REMAINDER ERF 1424 AND ERF 1425 SEA POINT EAST, 353 MAIN ROAD, SEA POINT

DATE OF THIS NOTIFICATION: 11 SEPTEMBER 2026

Notice is hereby given in terms of the City of Cape Town Municipal Planning By-law, 2015 that the applications below has been received and is open for inspection at the office of the District Manager during office hours (from 08:00-16:00 Monday to Friday) at 2nd Floor, Media City cnr Hertzog Boulevard & Heerengracht, Cape Town. Additionally the application may also be viewed on the following link: <http://www.capetown.gov.za/landuseapplications>

Application number	1500164351	Applicant	ZUTARI (PTY) LTD/ PROVINCIAL GOVERNMENT OF THE WESTERN CAPE
Description and physical address	REMAINDER ERF 1424 AND ERF 1425 SEA POINT EAST 353 MAIN ROAD, SEA POINT		

Purpose of the application

The proposal is to enable the redevelopment of a portion of the former Tafelberg School site through the consolidation, subdivision and rezoning of the property, the removal of a restrictive title deed condition, a departure and heritage-related approvals, to enable a mixed-use residential development comprising approximately 440 residential units, including a mix of market and affordable / social housing, together with retail/shops, parking and associated infrastructure. The existing Ellerslie/Tafelberg School building and forecourt area are proposed to be subdivided from the development site and retained for future use and separate consideration by the Western Cape Government Department of Social Development. The proposal requires the applications below that are being applied for as follows:



- Section 42(f): Consolidation** of Erf 1425 and the Remainder of Erf 1424, Sea Point East to rectify the previous subdivision which is no longer required or desired.
- Section 42(d): Subdivision** of the consolidated erf, into four portions, as follows:
 - The Remainder of Erf 1424 (parent erf – new remainder from subdivision)
 - Portions 1, 2 and 3

Only Portions 1 – 3 are planned for the proposed development contained in this application.

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3. **Section 42(a): Rezoning** of the proposed Portion 1 from a split zoning of Transport Zone 2 (TR2), General Business 5 (GB5) and General Residential 4 (GR4) to General Business 5 (GB5); and of proposed portions 2 and 3 from General Residential 4 (GR4) to General Residential 5 (GR5).
4. **Section 42(g): Removal of a Restrictive Title Deed Condition** related to the 50 Feet Road Servitude registered under Deed of Transfer T507/1882 (refer to Section 2.6 of the applicant's motivation report as well as the Conveyancer's Certificate for details).
5. **Section 42(b): Permanent Departure** from the Development Management Scheme (DMS):
Item 121(2) of the DMS: To permit the building to be 0m from the Main Road street boundary, in lieu of 5m (which is a Roads of Metropolitan Significance).
6. **Section 42(i) of the MPBL: City's approval** for the following:
Items 162 and 164 of the DMS: To permit the proposed development within the **Sea Point Heritage Protection Overlay Zone (HPOZ)**, including the alteration of a heritage place through the demolition of structures; the development, including the physical intervention, excavation, which will result in a change to the appearance or physical nature of the heritage place including the following activities as listed under item 162(1) of the City of Cape Town Municipal Planning Amendment By-Law, 2025:
 - Construction, alteration, demolition, removal and change of use as a heritage place;
 - Carrying out any works on and over the heritage place;
 - Subdivision and consolidation of land comprising a heritage place;
 - Change to the natural and existing condition and topography of the land;
 - The permanent removal of specific trees and the removal of vegetation and topsoil;
 - The addition of new structures;
 - The alteration and removal of the historical landscape and landscape features including some boundary walls and mature plantings and the addition, removal and alteration of hard landscape surfaces, street furniture and signage;
 - Below ground excavation

Closing date for an objection, comment or representation

Any objection, comment or representation on the proposal, with reasons thereof, must be made on the prescribed form, which may be supplemented if necessary (the objection form can be downloaded from the following link: <http://www.capetown.gov.za/LandUseObjections>) and must be lodged at the following e-mail address: comments_objections.tablebay@capetown.gov.za (or submitted in writing to the office of the abovementioned District Manager), on or before **20 OCTOBER 2026**

Further details to accompany any objection, comment or representation

1) The application number and the following details of the person who is submitting the objection, comment or representation: full name, interest in the application, address, contact details and the method by which they may be notified; 2) the reason for the objection, comment or representation, including at least - a) the effect that the application will have on a person or the area; b) any aspect of the application that is considered to be inconsistent with policy, and how.

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 thereof.

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 Tablebay.hub@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 Tablebay.hub@capetown.gov.za kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.