

Subject: August Str, Bo-Kaap (Erf 173339, Cape Town) - Feedback on densification proposal

Our previous discussions regarding the August Str, Bo-Kaap development on Erf 173339, Cape Town refer.

Feedback as follows:

1. It was confirmed that the rezoning approval is still valid.
2. The current approval allows for 10 units in a 6-storey building, with 15 parking bays (plus 5 tandem bays, which are not considered as being part of the official off-street parking provision). Even though the property is situated close to the Cape Town CBD area, the local area is mostly a single residential environment and the property is mostly surrounded by dwelling units. The City is therefore cautious to allow additional densification. Remember that the previous application was only approved on appeal.
3. In my opinion, and with reference to discussions with the City, the best (and perhaps only) chance of getting approval for additional units would be if:
 - a) The building envelope is not increased. The units will have to be made smaller and the internal layout reconfigured to provide more units, but no additional height or floor space.
 - b) Parking provision must still be compliant with the City's parking regulation of 1,5 bays per unit. Tandem bays cannot be included in this provision.

Approval will still not be guaranteed, but a good argument / motivation can be made if we comply with the above.

4. Note that the property is situated within an area that used to be classified as a PT1 area (where reduced parking requirements apply). When the PT maps are reinstated, this area might be classified as a PT1 area again, in which case a parking requirement of 1,25 bays per unit will apply. We can therefore wait to see what happens when the maps are reinstated, but we don't know yet when the maps will be reinstated, and if this area will be classified as a PT1 area again.
5. This area has now been proclaimed a Heritage Protection Overlay Zone (HPOZ). Any change to the approved plans will therefore require an application to the City for Council approval to permit the amended plans within the HPOZ. The City's Heritage branch (and possibly Heritage Western Cape) will thus be involved with any process to change the scheme.