



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

DEVELOPMENT MANAGEMENT

VUSUMZI MTATAKI
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Case ID: 1500156115

BLUM002

07 August 2026

To Applicant

Dear Sir / Madam

PERMISSION/APPROVAL IN TERMS OF AN EXISTING APPROVAL TO PERMIT APPROVAL OF THE PROPOSED LANDSCAPING PLAN: ERF 3733 MANDALAY, 108 STINKWOOD ROAD, MONTCLAIR

With reference to your application in the above regard, and in terms of delegated powers of authority, it has been resolved by the authorised official as follows:

That in terms of section 98 (b) of the City of Cape Town Municipal Planning By-Law, 2015, your application involving the following:

Permission/approval in terms of an existing condition 2.6 of approval to permit approval of the detailed landscape plan for a mixed-use development on Erf 3733 Mandalay, 108 Stinkwood Road, Montclair, Mandalay, as reflected on Landscape Plan Dwg. No. MN-LP1, Rev 1, dated 28 July 2026.

be

APPROVED	X	REFUSED
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 subject to compliance with the following condition of approval:

Environmental Management

- The approved detailed landscape plan, being Landscape Plan Dwg. No. MN-LP1, Rev 1, dated 28 July 2026, shall be implemented by and at the cost of the developer within 3 months after the completion of building works or prior to occupation, whichever occurs first. Should it not be possible to implement the landscaping within this period, a bill of quantities for the cost of installing the landscaping as indicated on the approved detailed landscape plan, together with the relevant specifications, must be submitted to the approval of the Environmental and Heritage Management Branch prior to occupation or within 3 months after completion of the building works, whichever occurs first. An acceptable guarantee by a reputable financial institution, based on the approved bill of quantities, shall be lodged with the Environmental and Heritage Management Branch prior to occupation or within 3 months after completion of the building works, whichever occurs first.

The following comments from the Urban Design department shall be noted and incorporated:

- Prior to building plan approval the owner/developer is to clearly demonstrate how the coordination between tree planting and existing/proposed services will be achieved. This coordination should ensure that:
 - The proposed trees can be successfully implemented on site; and
 - The trees will not negatively impact or damage existing or proposed services.

- The landscape proposal incorporates harvesting of non-portable water (i.e. rainwater or stormwater run-off) for irrigation purposes.
- Paving palette to include 3 types of pavers or patterns for Pedestrian walkways/sidewalks,
 - Pedestrian crossing and raised intersections,
 - Parking areas.

Public participation outcome

The subject application did not require advertising as such stems from an existing condition of approval.

Internal circulation outcome

- Environmental and Heritage Management: Supported the application and recommended approval of Landscape Plan Dwg. No. MN-LP1, Rev 1, dated 28 July 2026, subject to the implementation and guarantee condition included above.
- Recreation and Parks: Confirmed that the department has no objection to the proposed development.
- Urban Design and Landscape Architecture: Supported the revised landscape plan in principle and requested that coordination between tree planting and existing or proposed services be addressed, together with recommendations relating to non-potable water harvesting and paving treatment.

Reasons for the above decision of approval are as follow:

- The application gives effect to an existing approval requirement for the submission and approval of a detailed landscape plan for Erf 3733 Mandalay.
- The Environmental and Heritage Management Branch recommends approval of the revised landscape plan, subject to implementation within the required timeframe and the submission of a bill of quantities and guarantee if implementation cannot take place within that timeframe.
- Recreation and Parks has no objection to the proposed development.
- The revised landscape plan is acceptable for approval, provided that the implementation condition is complied with and the coordination matters raised through the internal circulation process are addressed where applicable before implementation.

Kindly note, this approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No 103 of 1977 and that building work may therefore only commence once such plans are formally passed.

In terms of section 108(1) of the City of Cape Town Municipal Planning By-Law, 2015, you may appeal to the Appeal Authority by giving written notice of such appeal and the grounds of appeal.

An appeal, including the written notice and the grounds of appeal (and not only the intention to appeal), must be lodged on the prescribed form (the form can be downloaded here: <http://www.capetown.gov.za/LandUseAppeals>) with the City Manager, c/o the Khayelitsha/Mitchells Plain District Manager, at the following email address: appeals.khayemitch@capetown.gov.za within **21 days of the date of notification of the decision**. If the appeal cannot be lodged by email it may be hand delivered to the Khayelitsha/Mitchells Plain District Secretary, Stocks & Stocks complex, Ntlazane Road, Khayelitsha **within 21 days of the date of notification of the decision**. See definition of notification date in footnote below to determine the closing date for submission. If this letter has been sent to you by registered mail, then it is your responsibility to establish the date stamped upon the receipt for registration issued by the post office when accepting this notice from the City of Cape Town. You will need to contact the post office and use the tracker number on the envelope for this purpose.

Failure to comply with the above requirements and provisions within section 108 of the MPBL will result in the appeal being ruled invalid. Kindly note the above decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



for **DIRECTOR: DEVELOPMENT MANAGEMENT**

Annexure A Approved landscaping plan

Method and date of notification

The date of notification is determined as follows:
if the notification is provided –

- (a) orally, it is the date of oral communication;
- (b) by hand, it is the date of delivery or collection;
- (c) by registered post, it is regarded as the fourth day after the date stamped upon the receipt for registration issued by the post office which accepted the notice; or
- (d) by email or fax, it is the date that the email or fax is sent,

ANNEXURE A

