

Development Guidelines

for all buildings in Pinelands

2023-09-19

The City of Cape Town (CoCT) has deemed the Pinelands Ratepayers and Residents Association (PRRA) and the Ward Councillor as interested and affected parties for all building development submissions for:

- Heritage Buildings:
 - buildings that fall within the Heritage Protection Overlay Zone (HPOZ)
 - or buildings that are older than 60 years old
 - or buildings that have a heritage grading.
- Submissions that trigger a Land Use Management Application (throughout Pinelands and not limited to the above heritage criteria)

The PRRA and Ward Councillor are thus required to comment on all these applications accordingly.

Please send building development submission information to

plans@pinelandsratepayers.co.za for this mandatory comment procedure.

Please allow 2-3 weeks for the submission information to be circulated to the team of volunteer professionals to comment accordingly and revert with either signed plans or comments thereon.

Building Development Application for Heritage Buildings

Heritage Buildings are:

- buildings that are older than 60 years old
- and/or buildings that fall within a Heritage Protection Overlay Zone (HPOZ)
- and/or buildings that have a heritage grading.

Access the following link to see if a property fits these criteria:

<https://citymaps.capetown.gov.za/EGISViewer/>

Development guidelines for Pinelands are noted in the following document:

- Development Guidelines For All buildings in Pinelands, including Buildings in the Heritage Protection Overlay Zone (HPOZ) and/or buildings over 60 years old

<https://prra.co.za/wp-content/uploads/2023/09/PRRA--Development-Guidelines-230915.docx.pdf>

Development information from the City of Cape Town:

- Is my site or property a heritage resource?
- HPO(Z)s: building, renovation and maintenance guidelines
- Consult with us



- Heritage resources
- Document Downloads

<https://www.capetown.gov.za/Family%20and%20home/residential-property-and-houses/build-or-renovate-your-property/your-heritage-site-or-building#section-docs>

Land Use Management Applications

The PRRA and Ward Councillor review the Land Use Management applications received with the guidelines being the:

- National Building Regulations,
- City of Cape Town Municipal Planning By-Law,
https://resource.capetown.gov.za/documentcentre/Documents/Bylaws%20and%20policies/Consolidated_MPBL.pdf
- Development Guidelines For All buildings in Pinelands, including Buildings in the Heritage Protection Overlay Zone (HPOZ) and/or buildings over 60 years old
<https://prra.co.za/wp-content/uploads/2023/09/PRRA--Development-Guidelines-230915.docx.pdf>

Should the proposal deviate from the regulations and guidelines noted above, the PRRA will object with the exception of the following:

- We will accept a 1.5m set back on the common boundary (with windows) with a wall plate no higher than 3m. Roof form to follow guidelines.
Scenarios for a proposed extension of an existing structure within the setback, will be reviewed on a case-by-case basis.

In addition, please note the following:

- No structures, including carports will be supported within the street setback.
- Coverage factor to be less or equal to 60% of the erf area.
- Mandatory 30% permeability to the front boundary wall does NOT include vehicular and pedestrian gates.
- The term permeability assumes that there is visual transparency and visibility through the chosen material. (e.g. slatted timber designs would not necessarily comply, as these would obscure the view and contradict the requirement.)

Plans Portfolio

plans@pinelandsratepayers.co.za

for the

Pinelands Ratepayers & Residents Association

www.pinelandsratepayers.co.za



"Keeping Pinelands Green."