ISIXEKO SASEKAPA
STAD KAAPSTAD

MANAGEMENT

Jurgen Neubert
Principal Professional Officer

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File Ref: Erf 2633 MAC

26 November 2015

Case ID	70074597

REGISTERED MAIL

Messrs Town & Country Creative Land Solutions
P O Box 1085
BREDASDORP
7280

Dear Sir / Madam

APPLICATION FOR REZONING, SUBDIVISION AND SPECIAL CONSENT: ERVEN 2633 AND 3968, MANDELA ROAD, MACASSAR

Your application in the above regard, received on 13 March 2013, refers.

Council's Spatial Planning, Environment and Land Use Management Committee on 11 November 2015, in terms of Sections 16; 22 & 25 of the Land Use Planning Ordinance, no 15 of 1985, read with Section 42 thereof and the Provisions of the Development Management Scheme (Transitional Arrangements), respectively, **approved** your application for:

i) **Subdivision** of Erf 3968, Mandela Road, Macassar into two Agrictural Zone portions of 21,472Ha (Portion 1) and 27,8266Ha (Portion 2), respectively, in accordance with plan MAC811.1 rev.1, dated March 2013, which bears the Council's Stamp dated 26 November 2015;

ii) **Rezoning** of Portion 1 from Agricultural Zone to Subdivisional overlay zone, for Single Residential Zone 2, General Industry Zone I, Open Space Zone 2, Transport Zone 2 and Community Zone 1 purposes;

iii) **Subdivision** of Portion 1 of the aforesaid subdivision, into **605** Single Residential Zone 2 erven, 1 General Industry Zone 1 erf, 6 Open Space Zone 2 erven, 2 Community Zone 1 erven and remainder Transport Zone 2, in accordance with plan MA/811.2rev.2, dated May 2013, which bears the Council's Stamp dated 26 November 2015;

iv) **Rezoning** of Portion 2 of the aforesaid subdivision, from Agricultural Zone to Subdivisional overlay zone, for Single Residential Zone 2, General Residential Zone 1, Open Space Zone 2, Transport Zone 2, Community Zone 1 and General Business Zone 1 purposes;

v) **Subdivision** of Portion 2 of the aforesaid subdivision, into **14** Single Residential Zone 1 erven, **1026** Single Residential Zone 2 erven, 5 Open Space Zone 2 erven, 3 Community Zone 1 erven, 1 General Residential Zone 1 erf, 1 General Business Zone 1 erf and

remainder Transport Zone 2, in accordance with plan MAC/811/3rev4, dated September 2013, which bears the Council's Stamp dated 26 November 2015;

vi) **Rezoning** of Remainder Erf 2633, Barracuda Road, Macassar, from Agricultural Zone to Subdivisional overlay zone, for Agricultural Zone, Open Space Zone 2 and remainder Transport Zone 2 purposes;

vii) **Subdivision** of remainder Erf 2633, Barracuda Road Macassar into 1 Agricultual Zone erf (Portion 1), 2 Open Space Zone 2 erven (Portions 2 and 3) and remainder Transport Zone 2, in accordance with plan MAC/811.4 rev.1, dated March 2013, which bears the Council's Stamp dated 26 November 2015;

viii) **Rezoning** of the abovementioned portion 1 of the subdivision of remainder Erf 2633, from Agricultural Zone to Subdivisional overlay zone, for Single Residential Zone 1, Single Residential Zone 2, Open Space Zone 2, Transport Zone 2 and Community Zone 1 purposes;

ix) **Subdivision** of Portion 1 of the subdivision of remainder Erf 2633, into **24** Single Residential Zone 1 erven, **840** Single Residential Zone 2 erven, 4 Open Space Zone 2 erven, 4 Community Zone 1 erven, 24 Residential Zone I erven and remainder Transport Zone 2, in accordance with plan MAC.811/5rev4, dated September 2013, which bears the Council's Stamp dated 26 November 2015;

x) **Special Consent** of the Council to allow for a place of assembly on the Community Zone I erven.

This approval is subject to the conditions set out in **attached** Annexure A, which must be complied with prior to subdivision clearance being granted for the registration of a Certificate of Registered Title and/or transfer of any portion. In addition, you are also required to comply with Council's standard administrative requirements as set out in Appendix 1 **attached** hereto and the following:

1. that should any evidence of human burials or archaeological material be discovered during the execution of the proposed activities, all works must be stopped immediately and Heritage Western Cape must be notified without delay at 021 483 9736;

2. All buildings on the property/properties must comply with the National Building Regulations, the By-Law Relating to Community Fire Safety, and any other pertinent regulations;

3. Note is to be taken of the requirements of Heritage Western Cape, as contained in their letter dated 18 April 2012;

4. Note is to be taken of the conditions contained in SANRAL's letter dated 31 May 2013, in which approval is given in terms of The South African national Roads Agency Limited an National Roads Act, 1998;

5. Note is to be taken of the contents and conditions contained in the Environmental Authorization dated 31 July 2015;

6. There is a High Voltage overhead line dissecting erf 3968 in the north-eastern side on which a 31m servitude has been registered. Please note that no construction is allowed to take place within the said servitude and that the electricity department requires unrestricted access to this line at all times as it is a major feeder of electricity to the area;

7. This property does not fall within City of Cape Town's electrical distribution area. Please also refer the matter to Eskom for further comment as they are currently responsible for electricity distribution in this area;

8. the City of Cape Town's Electricity Department can exercise its right to be the service provider for the proposed future development albeit it's in Eskom supply area currently;

9. Any signage proposed shall be to the satisfaction of the Environmental & heritage Management Branch in terms of the City's Outdoor Advertising By-Law;

Kindly note, this approval will lapse unless all conditions of approval have been complied with and separate registration of at least one erf therein is effected in the Deeds Registry within 5 years of this letter. Should it be required, any application for extension of validity of the subdivision approval should be lodged well in advance of lapsing of this approval.

Kindly also note where applicable, the above 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 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the City Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal Authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, should be directed to and received by Melanie Cloete, Legal Services, Private Bag X9181, Cape Town, 8000, or if hand delivered, to 20th floor, Tower Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or if faxed, to 021 400 5963, or by email, melanie.cloete@capetown.gov.za, **within 21 days** of the date of registration at the Post Office where this notification letter was posted (with such registration day not included in the appeal period, provided that where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter). Where this letter is collected by hand, the above appeal period will be similarly calculated from the next day after collection. Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority.

Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as

an appeal, but rather a new application which should be submitted in the normal manner, as only the above decision can be appealed at this stage.

Should you take up this right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, kindly complete the **attached** questionnaire and submit it together with your appeal. Also note, appellants are not permitted to canvass the City Manager or members of Council's Planning and General Appeals Committee before or after the matter is heard.

Kindly note the above Council 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 : PLANNING & BUILDING DEVELOPMENT MANAGEMENT**
CC: Surveyor General
Snr GIS technician

TO BE COMPLETED BY APPLICANT / OWNER Application/Case No: 70074597

DECLARATION

I, JOHAN BRAND (full name), properly authorised in such respect, herewith wish to acknowledge receipt of this decision letter. I confirm that I accept the decision, conditions of approval and requirements provided therein and do not wish to appeal against this outcome in terms of the Local Government Systems Act, Act 32 of 2000. As such, I thus hereby relinquish any further right to appeal in this regard.

..... 27 NOV 2015
OWNER Date

Gave original to Town Planning
1 DEC 2015

CNR/O VICTORIA & ANDRIES PRETORIUS STREET, SOMERSET WEST
P O BOX 19, SOMERSET WEST, 7129
TEL : 021 850 4000
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IMPORTANT INFORMATION AND STANDARD ADMINISTRATIVE REQUIREMENTS IN RESPECT OF SUBDIVISION APPROVAL, ESSENTIAL TO EFFECT REGISTRATION AND/OR TRANSFER OF SUBDIVIDED PORTIONS

In addition to the conditions of approval listed in Annexure A, the following further processes and standard administrative requirements are to be noted and complied with in full timously.

Further processes

1 Generally, the further processes following subdivision approval involve the following sequence of events:

- Actual site surveying and preparation of a survey diagram or General Plan by the owner / applicant's appointed land surveyor
- Submission to and approval by the Surveyor General (SG) of the diagram or General Plan
- Once services infrastructure have been installed and all conditions of subdivision have been complied with, upon application, subdivision clearance certification issued by Council in terms of Section 31(1) of the Land Use Planning Ordinance, No 15 of 1985
- Once Section 31(1) subdivision clearance issued, upon application, rates clearance certification issued by the City Treasurer in terms of Section 118 of the Municipal Systems Act, No 32 of 2000
- Supported by the above clearances, conveyancer application to the Registrar of Deeds for separate registration and/or transfer of newly subdivided portions
- Upon individual registration, building plan approval, followed by construction, subsequent building completion certification by Council and eventual occupation

2 Kindly note, the subdivision approval in the accompanying decision letter will lapse unless separate registration of at least one land unit is effected in the Deed's office within 5 years of the date of Council's final notification letter of this approval (which letter will follow in due course), unless extension of the validity thereof has been granted by the Director : Planning & Building Development Management in terms of Section 27(1) of the Land Use Planning Ordinance, No 15 of 1985 prior to such lapsing.

3 After final Council notification of this subdivision approval, the SG will require preparation of a diagram or General Plan (illustrating any servitudes where applicable) of the newly created land unit(s) for its approval. Such diagram or General Plan is to be prepared by a land surveyor appointed by the owner / applicant. The owner / applicant or its surveyor is required to liaise directly with the SG in this regard. Upon approval thereof, the SG will indicate by means of an endorsement the date and reference number of this subdivision approval on the back of the diagram(s) of the newly created erven or on the front of the General Plan, whichever are applicable.

4 Upon or prior to submission to the SG office of such diagram(s) or General Plan for approval, an electronic copy thereof must be e-mailed to the Senior GIS technician in the district Planning office where the approval was issued at the relevant address reflected below. Proof of such e-mail transmission must accompany any subdivision clearance application or building plan submission to the Planning & Building Development Management Department, whichever may occur first.

District	e-mail address
Table Bay	p&bdev.tablebay@capetown.gov.za
Blaauwberg	p&bdev.blaauwberg@capetown.gov.za
Northern	p&bdev.northern@capetown.gov.za
Tygerberg	p&bdev.tygerberg@capetown.gov.za
Helderberg	p&bdev.east@capetown.gov.za
Mitchell's Plan / Khayelitsha	p&bdev.mitchellsplainkhayelitsha@capetown.gov.za
Cape Flats	p&bdev.capeflats@capetown.gov.za
Southern	p&bdev.southern@capetown.gov.za

5 Once the diagram(s) or a General Plan has been approved by the SG and all the conditions of subdivision have been met by the developer, application may be made by the owner (or his appointed conveyancing attorney) to the Director : Planning & Building Development Management at your nearest district Planning office for subdivision clearance certification in terms of Section 31(1) of the Land Use Planning Ordinance, No 15 of 1985. Such application must be accompanied by the following:

- Completed and signed application form
- Information sheet (partially completed)
- Draft Power of Attorney (where necessary)
- SG approved General Plan / diagram(s) (original)
- Copy of original Council approval letter (including conditions of approval and approved plan of subdivision)
- Application fee / payment receipt
- Proof of e-mail transmission of electronic copy of General Plan / diagram to the district Senior GIS technician
- Any other supporting evidence necessary to substantiate condition compliance

Where servitudes are to be created as part of the subdivision or there is a requirement for a Home / Property Owners' Association to be established of which new owners are required to be members, a copy of the draft Power of Attorney to pass registration / transfer must be submitted to the Director : Planning & Building Development Management as part of the above application.

6 Required to effect registration and/or transfer, a rates clearance certificate in terms of Section 118 of the Municipal Systems Act, No 32 of 2000 may only be applied for to the City Treasurer once the Director : Planning and Building Development Management has certified that all conditions of subdivision have been complied with to its satisfaction, as per the aforegoing paragraphs. Such applications for rates clearance certificates must therefore be accompanied by the above subdivision clearance (condition compliance) certificate in terms of Section 31(1) of the Land Use Planning Ordinance, No 15 of 1985.

7 The Registrar of Deeds will not permit registration of individual portion(s) or servitude area(s) and/or transfer of such new land unit(s) unless the City Treasurer has issued the above rates clearance certificate in terms of Section 118 of the Municipal Systems Act, No 32 of 2000 in respect of such land unit(s).

Geographic Information System (GIS) data capturing standards

8 In drawing up the General Plan or diagram(s) relating to this subdivision, the land surveyor must create the following seperate layers in ESRI .shp or .dxf electronic file format in order for the data to reflect spatially correct:

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
C0MPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

9 Such drawing of the approved subdivision must include the following information:

- property boundaries
- co-ordinates
- parent erf number(s)
- newly allocated erf number(s)
- approved street name(s), including whether public or private
- approved street number(s) and/or unit numbers (if applicable)
- complex name (in case of a complex development, eg group housing or flats)
- suburb name (in case of creation of a new suburb / township)

No additional information other than that described above may be included with the different layers / features. Should it be necessary to include any additional information with the diagram / General Plan, such information may not be included with any of the layers described above, but should rather be included in any other separately named layer.

10 It is important that each portion / servitude boundary is complete and forms a closed polygon, ie the line endpoints must touch each other (eg no undershoots or overshoots). In addition, each property number anchor must be located within the respective property's boundaries. Kindly also note, split remainders are not permitted and except for a single remainder, each cadastral unit should have a separate erf number.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the City of Cape Town Standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000

- Linear unit : Metre

11 The following is to be noted in respect of all public roads and places resulting from the subdivision:

- All newly created public roads (including road splays where relevant) and places to vest in Council in terms of Section 28 of the Land Use Planning Ordinance, No 15 of 1985 must be clearly defined, be provided with separate portion / erf numbers (and not indicated as remainders) and be indicated as such on the SG approved diagram or General Plan.
- All such public roads and places are to be registered as individual portions and transferred to Council upon transfer of the first unit / erf in the subdivision or phase concerned, the cost of surveying, registration and transfer of which shall be borne by the applicant.

12 The above electronic data must be delivered (preferably by e-mail to the address supplied above) to the Senior GIS technician in the district Planning office where the subdivision approval was issued in standard dxf or shapefile format. If the data is to be supplied in shapefile format, then separate shapefiles are required for street names and numbers.

Building plan applications

13 Kindly note, building plan applications will not be accepted by the Planning & Building Development Management Department (Building Control office) if the above electronic data has not been submitted to the district Senior GIS technician via the e-mail address provided above and reflected on Council's GIS data systems.

14 Except where construction of buildings on unregistered land units for good reason are specifically provided for in the conditions of approval, it is to be noted that building plan applications will not be approved before:

- a Site Development Plan (SDP) if required, was approved,
- all applicable conditions of approval have been complied with in full prior to subdivision clearance,
- a hard and electronic copy of the approved diagram or General Plan has been submitted to the Senior GIS technician at the relevant district Planning office and
- the transfer attorney / owner has submitted proof that the subdivision concerned has been confirmed (in that the first erf / unit in the subdivision has been registered and/or transferred) and the relevant subject premises has been registered in the Deed's office.

15 Notwithstanding the above and upon proper motivation, application may be made in terms of Section 31(2) of the Land Use Planning Ordinance, No 15 of 1985 and Regulation 3.6 of both Provincial Notice PN 1047 and PN 1049 of 1988 to the Director : Planning & Building Development Management for the commencement of construction on unregistered subdivided portions prior to confirmation of a subdivision or registration of individual portions (eg development of show units), if the conditions of approval made specific allowance for this (but subject to submission of an approved SG diagram or General Plan in the case of show units).

General standard requirements

16 Your attention is drawn to Regulation 3.3 of the scheme regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, No 15 of 1985 and published in PN 1047 and 1049 on 5 December 1988. Pertaining to cases where two or more attached dwelling units, to be held under separate title, are permitted in terms of an approved subdivision, these regulations require that

- Where restoration or improvement is considered necessary by the Council, the buildings shall be fully restored or improved to its satisfaction.
- Where considered necessary by the Council, one parking bay shall be provided and constructed to the satisfaction of the Council on each of the land units.

These requirements must be complied with prior to the issuing in terms of Section 31(1) of the Ordinance of subdivision clearance by Council.

17 Your attention is further drawn to Regulation 3.4 of the scheme regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, No 15 of 1985 and published in PN 1047 and 1049 on 5 December 1988. Also pertaining to cases where two or more attached dwelling units, to be held under separate title, are permitted in terms of an approved subdivision, these regulations require that the person who at any time is the owner of any land unit directly involved in such subdivision shall

- maintain such part of any retaining wall, roof, pipe, gutter, wiring or other structure or thing as is common to such land unit and any other land unit;
- maintain every part of such wall, roof, pipe, gutter, wiring or other structure or thing which is on or traverse such land unit;
- permit access to such land unit for the purposes of maintaining, cleaning, renovating, repairing, renewing, altering and adding to any wall, roof, pipe, gutter, wiring or other structure or thing, and shall not do anything which will prevent or hinder any such access or work from being done, and
- not make alterations or additions to or demolish any part of the buildings erected on such land unit, including boundary walls and fences, or change the exterior colour scheme or materials of such buildings without the consent of the Council, nor shall he permit the exterior of the buildings to deteriorate and become untidy or dirty.

18 In addition, your attention is also drawn to Regulation 3.5 of the scheme regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, No 15 of 1985 and published in PN 1047 and 1049 on 5 December 1988. Pertaining to approved subdivisions, these regulations require that the person who at any time is the owner of any land unit directly involved in such subdivision shall be required, without compensation

- to allow gas mains, electricity, telephone and television cables and/or wires, main and/or other water pipes and foul sewers and stormwater pipes, ditches and channels of any other land unit or units to be conveyed across the land unit concerned, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the Council in such manner and position as may from time to time be reasonably be required; this shall include the right of access to the land unit at any reasonable time for the purposes of constructing, altering, removing or inspecting any works connected with the above, and

- to receive such material or permit such excavation on the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Council.

19 Where the City of Cape Town is not the electricity service provider, it remains the duty of the developer / owner to timeously liaise directly with the relevant service provider for connection to the power grid.

20 Should it be required, provision and installation of telecommunication services to individual units is to be arranged timeously by the developer / owner with a relevant service provider at his/her own expense.

ANNEXURE A

File reference : Erf 2633, Macassar
Application no : 70074597
In this Annexure

"Council" means the City of Cape Town,
"Owner" means the registered owner of the property,
"the property" means Erven 2633 and 3968, Macassar and
"scheme regulations" has the meaning assigned thereto in Ordinance 15 of 1985.

CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE, NO 15 OF 1985

Land Use Management

1. That the applicant submits an electronic copy (shp, dwg, dxf) or A4 hard copy of the Surveyor General's (SG) diagram/s, which was/were preliminary approved by the SG. The following information must be indicated;

    - newly created erf numbers
    - co-ordinates
    - survey dimensions

2. That a detailed landscaping plan, compiled by a registered Landscape Architect, for the properties concerned must be submitted by the developer to the standards of the Executive Director: Directorate Energy, Environmental and Spatial Planning, (ED:EESP), prior to first transfer, such a plan is to indicate the following:

    - existing vegetation to be retained or removed, indicating the types of all vegetation and trees;
    - all proposed newly planted vegetation, including types (species) and planting specifications;
    - tree staking details;
    - the size of all trees to be planted (roots to be established in min 80 – 100 L size container, with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);
    - density of plant species/plant mixes, size of plants to be planted;
    - existing and finished ground levels;
    - phasing and timing of implementation;
    - cross sections of the landscaped berm and the stormwater channel (with a gradient of 1:4 or greater);
    - all landscaping features, including fences, walls, retaining walls, paving, street furniture and lighting; and

- Phasing and timing of implementation, including a twelve month establishment period.

3. That a site development plan for each of the erven zoned other than SR1, SR2, OS2 and Transport Zone 2 be submitted for approval prior to building plan approval. Development contributions will be payable in respect of the community use erven, based on the submitted site development plans;

4. That a street name and numbering plan be submitted for approval by the ED:EESP;

5. That no industrial buildings that will have a negative impact on residential properties will be permitted within 44m from any such residential property;

6. That with regards to restrictive conditions of title pertaining to inter alia water rights, rights of way and rights of ingress and egress, Notarial Deeds of Cancellation be lodged before transfer of any of the newly-created erven can take place;

Roads & Stormwater and Utility Services, Water & Sanitation

7. That the developer/owner is responsible for the payment of development contributions towards the provision of bulk roads, stormwater, water and sewerage services, in accordance with the City policy and will be subject to annual escalation and the amount payable will be the amount calculated at the time of payment. The development contributions will be payable prior to the issuing of clearance for subdivided properties;

8. That the Development Contributions have been determined at ***R9 435 512,09*** and is subject to annual escalation up to date of payment. The amount payable will therefore be the amount as calculated at the time that payment is made. Breakdown of Development Contributions as indicated in the table below:

Service	Amount	VAT	Total
Roads	R4 332 897.60	R606 605.66	**R4 939 503.26**
Stormwater	R1 517 360.90	R212 430.53	**R1 729 791.43**
Sewerage	R831 123.45	R116 357.28	**R947 480.73**
Water	R1 595 383.04	R223 353.63	**R1 818 736.67**
Total bulk engineering services component of Development Charge payable			**R9 435 512.09**

9. That the developer may enter into a Service Agreement with the City of Cape Town to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Contributions payable in respect of bulk civil engineering services:

   (i) Such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
   (ii) such costs shall be set-off against development contributions payable in respect of Water and Sanitation services;

(iii) to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the applicable prime rate, when funds are available (in the next financial year).

10. That the GLA on the following erven be restricted as indicated below:

(i) Erf 2633, Macassar:
Community Zone 1 erven restricted to GLA of 3198 m² (0,5 floor factor).

(ii) Erf 3968, portion 1, Macassar:
Community Zone 1 erf restricted to GLA of 1562 m² (0,5 floor factor).
General Industrial Zone erf restricted to GLA of 16434 m² (0,5 floor factor).

(iii) Erf 3968, portion 2, Macassar:
Community Zone 1 erven restricted to GLA of 2255 m² (0,5 floor factor).
General Business erven restricted to GLA of 7777 m² (0,5 floor factor).

11. That the number of units be restricted as follows:

(i) Erf 2633, Macassar:
Single Residential Zone 2 units restricted to 840.
Single Residential Zone 1 (GAP Housing units), restricted to 24.

(ii) Erf 3968, portion 1, Macassar:
Single Residential Zone 2 units restricted to 605.

(iii) Erf 3968, portion 2, Macassar:
Single Residential Zone 2 units restricted to 1026.
Single Residential Zone 1 (GAP Housing units), restricted to 14.
General Residential GR1 units restricted to 35.

12. That the extent of the Primary School on this property be restricted to a maximum of 1100 learners, and that should this not be sufficient, an application for the amendment of this restriction be submitted for approval;

Roads & Stormwater

13. That the Developer, at his/her cost, construct the internal municipal civil services for the development, as well as any link municipal services that need to be provided. The Directorate: Transport for Cape Town may require the Developer to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Contributions payable in respect of bulk civil engineering services if approved by the Directorate: Transport for Cape Town;

14. That the design, construction and/or alteration of all the internal transport, roads and stormwater services and such link and/or bulk services as required for the development, shall be generally in accordance with the Standard Conditions imposed by the Council in this respect, or as otherwise agreed. Detail plans, prepared by a Registered Engineering Professional, shall be submitted to the Directorate: Transport for Cape Town for approval prior to any earthworks commencing;

15. That way-leaves / work permits be obtained from the Directorate: Transport for Cape Town prior to any excavation / construction work on municipal land or within 3,0m from municipal services across private property;

16. That the Developer ensures that all main services to be taken over by the Council and all existing municipal services crossing private property are protected by a registered servitude of minimum 3 metres wide. The Developer will be responsible for the registration of the required servitude(s), as well as the cost thereof;

17. That the Developer obtains the written approval of all affected owners where the route of a proposed service crosses private properties, and a servitude be registered on the said properties in favour of the Council for the account of the Developer;

18. That the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;

19. That overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the Developer, at his/her cost, to the standards of the Directorate: Transport for Cape Town;

20. That cognizance be taken of the requirements of the Directorate: Transport for Cape Town policy entitled "Management of urban stormwater impacts policy", which stipulates that that the sustainable urban drainage system (SUDS) approach be used to reduce the quality and quantity impacts of stormwater on receiving aquatic environments;

21. That a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Transport for Cape Town and that the approved management plan be implemented by the developer, at his/her cost, to the standards of the Directorate: Transport for Cape Town. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;

22. That the quality of the stormwater runoff be addressed, and that a suitable debris trap be installed in the stormwater system upstream of the connection to the municipal system, to the standards of the Directorate: Transport for Cape Town;

23. That the stormwater drain along the N2 freeway be formalised from the culvert outlet under the N2 up to the existing formalised canal, by the developer, at his/her cost, to the standards of the Directorate: Transport for Cape Town;

24. That the existing open stormwater canal which runs parallel to Sheikh Yusuf Avenue be formalised, by the developer, at his/her cost, to the standards of the Directorate: Transport for Cape Town;

25. That the roads and stormwater services only be taken over once the top structures and other building activities on the site have been completed. The Developer/Owner will be held liable for any damage to municipal infrastructure within the road reserves of the Development, and will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Transport for Cape Town prior to rates clearance being given;

Utility Services, Water & Sanitation

26. That the developer at his cost, to provide all the required internal and link water and sewerage services to the satisfaction of the Water & Sanitation Department, prior to transfer of individual units or utilisation of buildings;

27. That detailed water and sewerage services plans, prepared by a registered engineer, be submitted for approval by the Water & Sanitation Department, prior to commencement of any works;

28. That all water and sewerage services comply with the Minimum Standards for Civil Engineering Services in Townships and standard specifications of the Water & Sanitation Department. Services to be installed in accordance with approved site development/subdivision plans;

29. That the developer to be responsible for the upgrading of the existing sewer pipelines as indicated on the City of Cape Town's sewer Master Plan;

30. That all services to be handed over are to be inspected by the Water & Sanitation Department on completion of the works and a completion certificate to obtained prior to transfer of individual units or utilisation of buildings;

31. That where municipal services traverse private property or fall outside a public road reserve, a minimum 3 m wide servitude be registered in favour of the City by the developer;

32. That a way leave be obtained from the Water & Sanitation Department prior to any work on municipal land or any activity within 3 m from any municipal service;

33. That the developer install, at his cost, pre-paid water consumption meters at all the residential erven, to the satisfaction of the Water & Sanitation Department;

34. That the developer indemnify and keep the Council indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period. In addition to the aforementioned required written

indemnification, the Developer must ensure that he / she has an acceptable public liability insurance policy in place;

Transport

35. That regarding the widening of the Macassar Road Bridge over National Route 2: Prior to occupancy and rates clearance being granted by the City of Cape Town, that the Developer/Owner, at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must implement the following:

    - replace the existing cross-section (3 lanes with a side walk on either side) of the Macassar Road Bridge over National Route 2 with 4 lanes, resulting in two lanes in both directions;
    - construct/hang on both sides of Macassar Road Bridge, a 1.5 metre sidewalk on the outside of the aforementioned bridge.

36. That regarding Macassar Road/National Route 2 Interchange – Northern Terminal: Prior to occupancy and rates clearance being granted by the City of Cape Town, that the Developer/Owner, at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must implement the following:

    - upgrade the Northern Terminal of the Macassar Road/National Route 2 Interchange, to that of a signalised intersection. The proposed signal plan must make allowance for pedestrians by the introduction of a pedestrian phase, push buttons and dropped kerbs;
    - introduce on the southbound approach of Macassar Road an additional dedicated through lane.

37. That regarding Macassar Road/National Route 2 Interchange – Southern Terminal: Prior to occupancy and rates clearance being granted by the City of Cape Town, that the Developer/Owner, at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must implement the following:

    - upgrade the Southern Terminal of the Macassar Road/National Route 2 Interchange, to that of a signalised intersection. The proposed signal plan must make allowance for pedestrians by the introduction of a pedestrian phase, push buttons and dropped kerbs;
    - introduce on the northbound approach of Macassar Road a dedicated left turn lane;

38. That regarding Macassar Road/Zandvliet Road/Reeb Road Intersection: Prior to occupancy and rates clearance being granted by the City of Cape Town, that the Developer/Owner, at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must implement the following:

    - change the southbound left-turn lane to that of a slip lane with an acceleration lane along Macassar Road;
    - introduce a dedicated right turn lane on both the western and eastern bound approaches of Macassar Road;

- introduce an additional northbound right turn lane along Reeb Road.

39. That regarding Lansdowne Road/Macassar Road/Baden Powell Drive Intersection: Prior to occupancy and rates clearance being granted by the City of Cape Town, that the Developer/Owner, at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must implement the following:

    - upgrade the Baden Powell Drive/Macassar Road/Lansdowne Road Intersection, to a roundabout;
    - provide street lighting at the intersection.

40. That regarding Kramat Road/Macassar Road Intersection, the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must introduce a dedicated right turn lane on the westbound approach of Macassar Road;

41. That regarding Kramat Road/Link Road Intersection, the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must introduce a dedicated right turn lane on the northbound approach of Kramat Road;

42. That regarding Kramat Road/Mandela Road Intersection, the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must introduce a dedicated right turn lane on the northbound approach of Kramat Road;

43. That regarding Macassar Road/Albatros Road Intersection, the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must introduce a dedicated right turn lane on the westbound approach of Macassar Road;

44. That the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must provide street lighting throughout the proposed Macassar Housing Project;

45. That the developer will be responsible for preparing a traffic calming management plan for the entire Macassar Housing Project, as well as provide an implementation programme intended for implementation of the identified calming devices for each phase, where applicable. All of the aforementioned will be to the account of the Developer;

46. That the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must provide high visibility warning signs of pedestrian activity along Macassar Road, and Kramat Road;

47. That Erf 3970 be zoned as Transport Zone 2, thereby enabling Erven 1022 to 1033 to have access;

48. That the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must construct the extension of Albattros Road northwards and intersect with the proposed road adjacent to Erf 1021;

49. That the Developer/Owner at his his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must construct a 1,8 metre wide sidewalk along Mandela Road between Kramat Road and Barracuda Road;

50. That the Developer/Owner at his his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must construct a 1,8 metre wide sidewalk along Barracuda Road, between Mandela Road and Albatross Road;

51. That the Developer/Owner at his his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must construct a 1,8 metre wide sidewalk along Zandvliet Road extension, between Mandela Road and Albatross Road;

52. That the Developer/Owner at his his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must construct a 1,8 metre wide sidewalk along road separating industrial area from the residential component;

53. That the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), must introduce a public transport embayment on both sides of Mandela Road, on the downstream side of the Mandela Road/Zandvliet Road Extension Intersection;

54. That no vehicular access be permitted to erven fronting Kramat Road;

55. That once the proposed public road traversing the Remainder of Erf 2633 has been zoned and constructed, the Developer/Owner at his/her cost and to the standards of the Department: Maintenance (Transport for Cape Town), cancel the temporary servitude right-of-way #, currently providing access to Erf 4910. # - indicated on the SG Diagram 5784-93, dated 18 August 1993;

56. That the black top width of the road adjacent to the proposed Industrial sites be 7,4 metres;

57. That embayment's with shelters be provided within the proposed development along roads that have been identified as the main transport routes traversing the development, the final positions of the embayment's will need to be identified with the traffic engineer responsible for this specific region;

58. That raised pedestrian platforms be introduced along Zandvliet Road in close proximity to Zandvliet Secondary School.



CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Application no 700 74597

This subdivision plan has been approved in terms of Section 25(1) of Ordinance 15 of 1985, subject to conditions as per decision letter dated 26.11.15 file reference 24.33.MAC attached hereto.

Delegatee

Date 27/4/2015

Town & Country
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DRAWN	CHECKED
LT	LT
SCALE	DATE
1:7500 (A4)	MAR 2013
DWG No.	REVISION
MAC/811.1	1

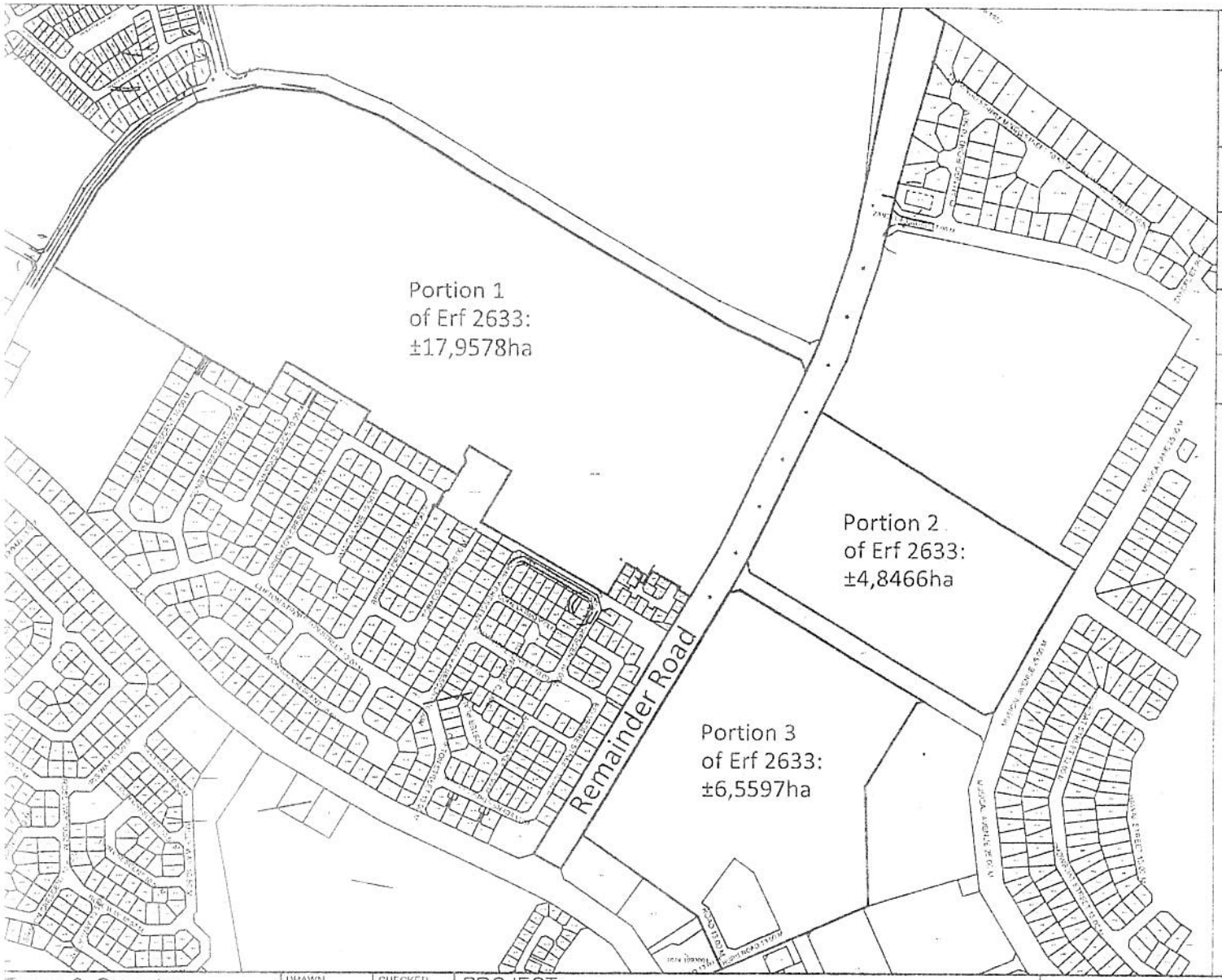
PROJECT

MACASSAR HOUSING PROJECT
SUBDIVISION OF ERF 3968, MACASSAR

NOTE:
All areas and distances subject to survey

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Land Surveyors • Town Planners



Technical Information

Zoning	Portion	Legend	Area (ha)	% o tota
Agricultural Zone (Portion 1)	1		17,9577	37,6
Public Open Space 2 (Sportsfields) (Portion 2 & 3)	2		11,4063	23,8
Remainder	1		18,3856	38,5
Total	4		47,7497	100

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Application no 700745 97

This subdivision plan has been approved in terms of Section 25(1) of Ordinance 15 of 1985, subject to conditions as per decision letter dated 26/11/15 file reference 26 33 MAC attached hereto

Delegatee

Date 27/11/2015

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DRAWN	CHECKED
LT	LT
SCALE	DATE
1:6000 (A4)	MAR 2013
DWG No.	REVISION
MAC/811.4	1

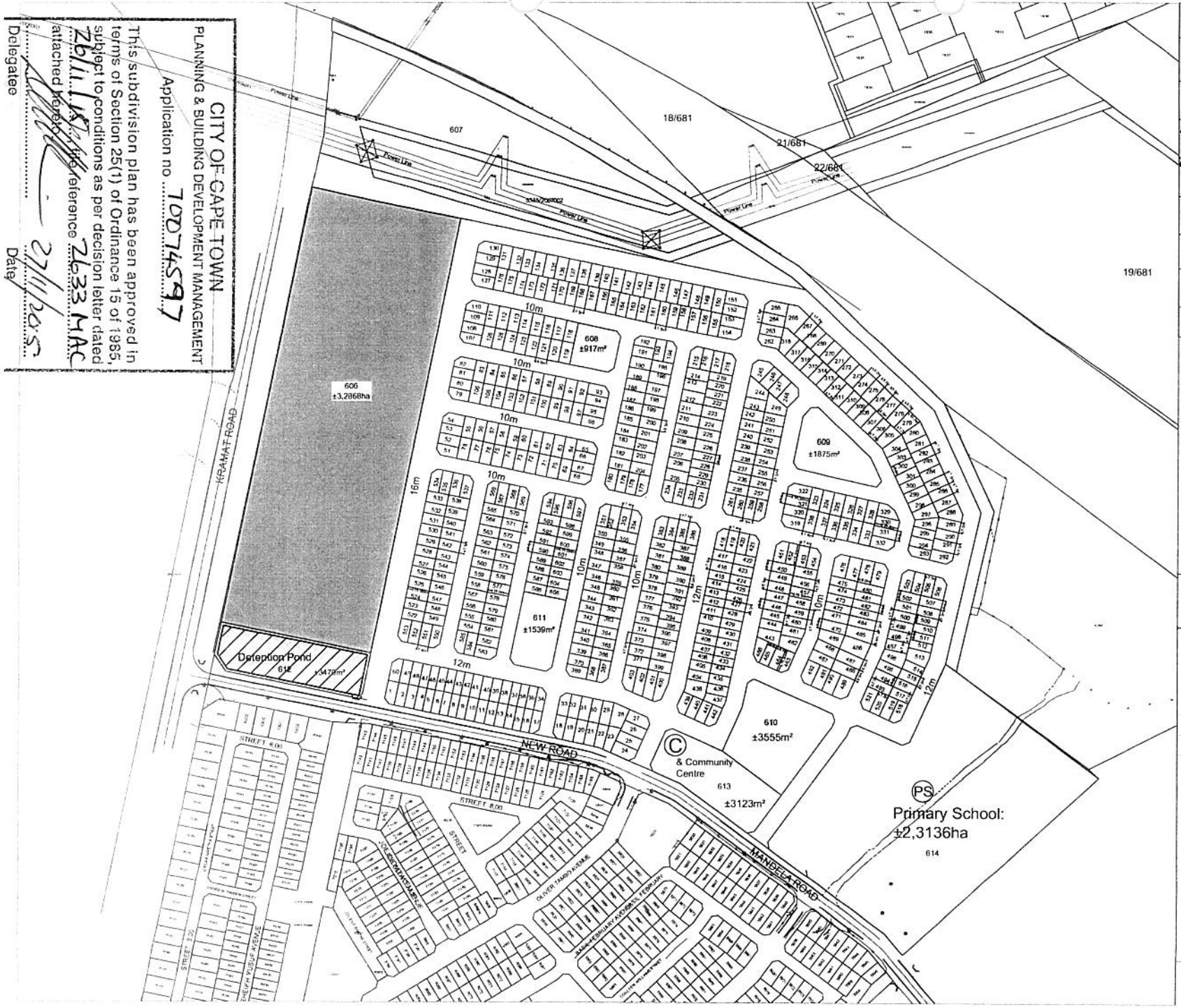
PROJECT

MACASSAR HOUSING PROJECT
SUBDIVISION OF ERF 2633, MACASSAR

NOTE:
All areas and distances subject to survey

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Land Surveyors • Town Planners



CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no 7007457

This subdivision plan has been approved in terms of Section 25(1) of Ordinance 15 of 1985, subject to conditions as per decision letter dated 26/11/13 reference 7633 MAC attached hereto.

Delegatee

Date 27/11/2013

Technical Information

Zoning	Number	Legend	Area (ha)	% of total
SR2: Single Residential 2 (Erven 1 - 605)	605		7,1008	33,0
Community Zone I (Creche: Erf 613)	1	C	0,3123	1,4
Community Zone I (Primary School: Erf 614)	1	PS	2,3456	10,9
General Industry Zone I (Erf 606)	1		3,2868	15,3
Public Open Space (Erven 607-612)	6		3,5503	16,5
Remainder Road	1		4,877	22,7
Total	615		21,4728	100

Town & Country

	init	date
drawn	CT	MAY 2013
surveyed		
checked		MAY 2013
scale	1:2500	

TOWN & COUNTRY
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Title

MACASSAR HOUSING PROJECT
SUBDIVISION OF PORTION 1 OF ERF 3968, MACASSAR

dwg no	rev
MAC/811.2	2



Technical Information

Zoning	Number	Legend	Area (ha)	% of total
SR1: Single Res I (GAP) (Erven 1021-1034)	14		0,3130	1,12
SR2 Single Res 2 (Erven 1-1020 &1045-1050)	1026		11,1397	42,03
General Res:GR1 (Erf 1035)	1		0,9750	3,50
Community Zone I (Creche: Erven 1036-1037)	2	C	0,3249	1,17
Community Zone I (House of Worship: Erf 1038)	1		0,1261	0,45
General Business Zone I (Erf 1039)	1		1,5554	5,59
POS (canal & landscaping area, i.e. tree planting & berm) (Erf 1040)	1		3,2811	11,79
POS (Erven 1041-1044)	4		2,2586	8,12
Road	1		7,8528	28,22
Total	1051		27,8266	100

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Application no 760745 97

This subdivision plan has been approved in terms of Section 25(1) of Ordinance 15 of 1985, subject to conditions as per decision letter dated 26/11/15 the reference 2633MAC attached hereto.

Delegatee

27/11/2015
Date

Town & Country

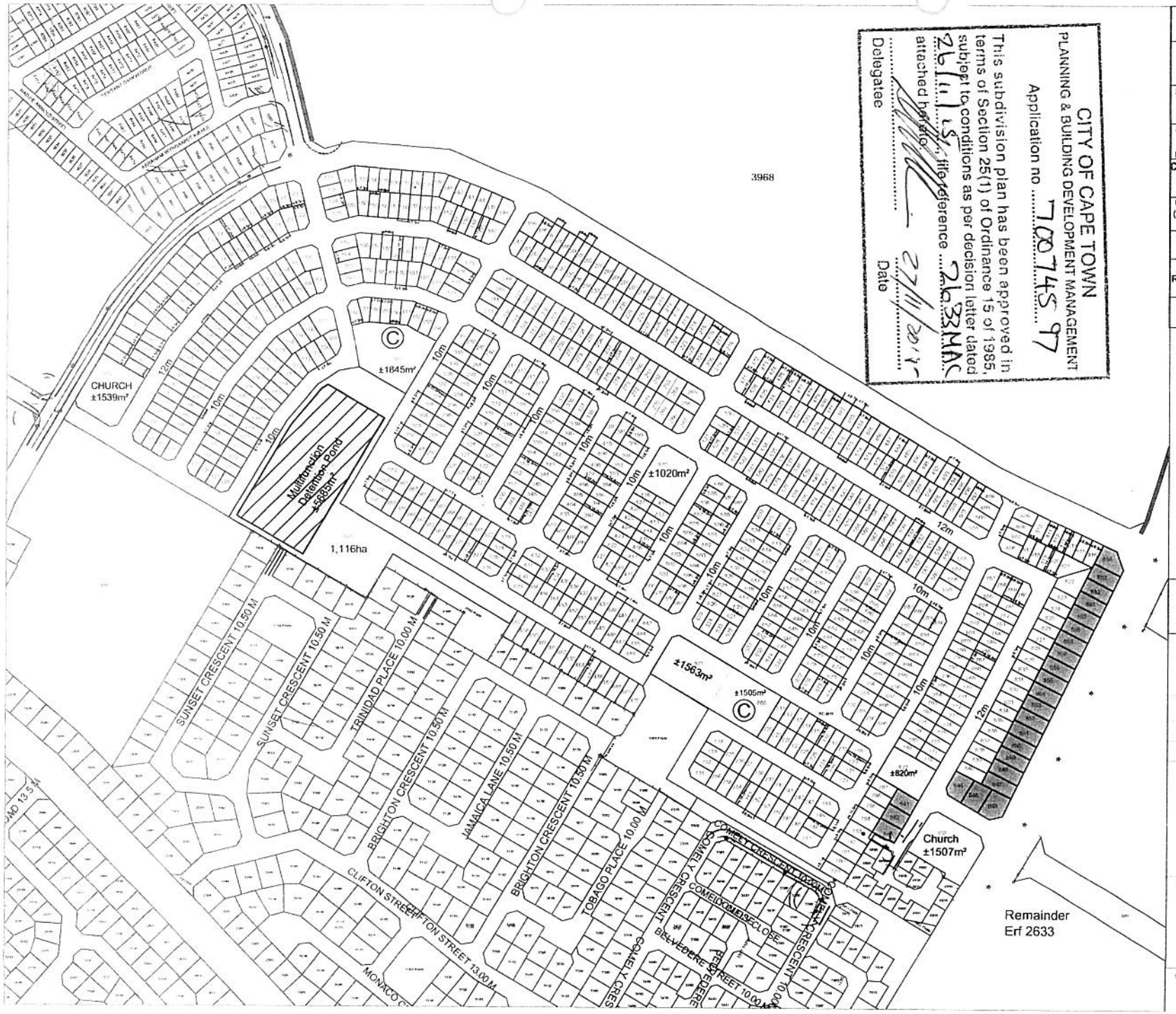
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drawn	LT	SEPT 2013
surveyed		
checked		SEPT 2013
scale	1:2500	

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Title

MACASSAR HOUSING PROJECT
SUBDIVISION OF PORTION 2 OF ERF 3968, MACASSAR

dwg no	rev
MAC/811/3	4



CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Application no 700745 97

This subdivision plan has been approved in terms of Section 25(1) of Ordinance 15 of 1985, subject to conditions as per decision letter dated 26/11/97, file reference 26/33/MAC attached hereto.

Delegatee

Date 27/11/2012

Technical Information

Zoning	Number	Legend	Area (ha)	% to
SR2 Single Res Zone (Erven 1 -840)	840		10,5918	58
SR1 Single Res Zone (GAP) (Erven 841-864)	24		0,5001	2,
Community Zone I (Creche: Erven 865-866)	2	C	0,335	1,
Community Zone I (House of Worship: Erven 867 - 868)	2		0,3046	1,
POS 2 (Erven 869-872)	4		1,4519	8,
Remainder Road	1		4,7744	26
Total	873		17,9577	1

Town & Country

	init.	date
drawn	LT	SEPT 201
surveyed		
checked		SEPT 20
scale	1:2500 (A3)	

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Title

MACASSAR HOUSING PROJECT
SUBDIVISION OF PORTION 1 OF ERF 2633, MACASSAR

dwg no	rev
MAC/811/5	4