



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11335

Our File Reference Number: Erf 100, Johannesdal

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR REZONING, PERMANENT DEPARTURE, SUBDIVISION, AND SERVITUDE REGISTRATION IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015, FOR ERF 100, JOHANNESDAL, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 100, Johannesdal, Stellenbosch for the following:
 - 2.2 **Rezoning** of the property from Conventional Residential Zone to Subdivisional Area in terms of Section 15(2)(a) of the applicable by-law for the following uses.
 - 2.2.1 **Portions, A** for Conventional Residential Zone. (±553m²)
 - 2.2.2 **Portions, B** for Conventional Residential Zone. (±552m²)
 - 2.2.3 **Portions, C** for Conventional Residential Zone. (±542m²)
 - 2.2.4 **Portion D** for Public Road and Parking Zone. (±204m²)
 - 2.3 **Subdivision** of the property into four (4) portions and the **Registration of a service servitude and servitude right** of way, 7m wide over all the portions to accommodate the existing sewer line located on the subject property and provide access from the road to Portions A & B, as indicated on the subdivisional plan No: SDP-REM ERF 100JD, attached as **Annexure G**, in terms of Section 15(2)(d) of the applicable by-law to permit:

- 2.3.1 **Portion A** ($\pm 553\text{m}^2$) for Conventional Residential Zone.
- 2.3.2 **Portion B** ($\pm 552\text{m}^2$) for Conventional Residential Zone.
- 2.3.3 **Portion C** ($\pm 542\text{m}^2$) for Conventional Residential Zone and
- 2.3.4 **Portion D** ($\pm 204\text{m}^2$) for Public Road and Parking Zone.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

- 3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 3.2 The development must be undertaken in accordance with the subdivision plan, Drawing no: SDP-REM ERF 100-JD, attached as **Annexure G**.
- 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.4 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.5 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:
 - a. Newly allocated erf numbers
 - b. Co-ordinates
 - c. Survey dimensions
 - d. Street numbering
- 3.6 The service servitude area / right of way be registered in the title deeds of all the newly created properties on registration of these properties in the deed's office.
- 3.7 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the conditions as imposed by the Directorate Infrastructure Services in their Memorandum, Dated 22 February 2021, attached as **Annexure F**.

- 3.8 All engineering services and infrastructure as required in terms of the conditions and services agreement must be complied with to the satisfaction of the municipality and/ or the relevant authority prior to the issuing of a Section 28 Certification.
- 3.9 The proposed subdivided portions must have their own electrical connection and Pro Rata electrical fees are payable for connection to the electrical grid.

4. Matters to be noted:

- 4.1 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

5. The reasons for the above decision are as follows:

- 5.1 The development promotes sensitive densification within the urban edge, as required by the Spatial Development Framework.
- 5.2 The proposal will have no impact on the surrounding residential area as the property sizes proposed are in line with the surrounding area.

6. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 100, Johannesdal, Stellenbosch for the following:

- 6.1 Building line **Departure** to relax the 2.5m lateral building line on Portions A, B & C and the 4m street building line on Portion C to 1.0m in terms for Section 15(2)(b) of the applicable by-law.

BE REFUSED in terms of Section 60 of the said Bylaw.

7. The reasons for the above decision are as follows:

- 7.1 The building line departures proposed do not provide the affected property owners or the decision maker with adequate information or a typical building plan to make an informed decision.

- 7.2 Provision is made for the relaxation of the lateral building line to 1.0m in terms of the Stellenbosch Municipality Zoning Scheme By-Law 2019.

8. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within

21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

9. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

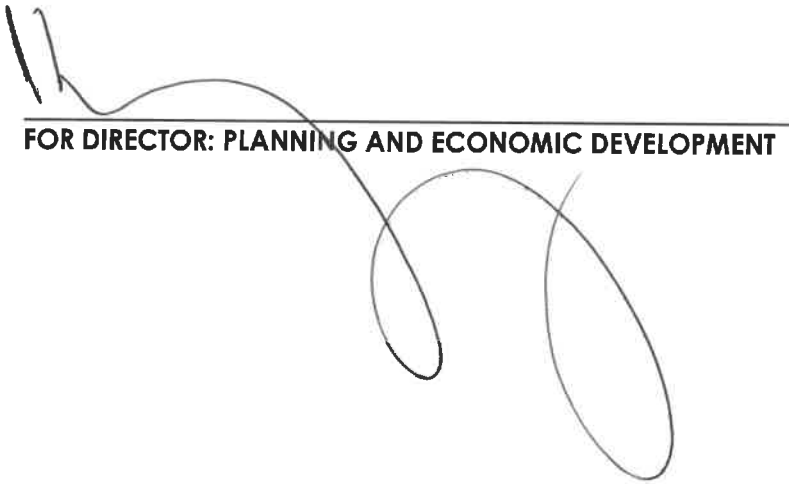
(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

- (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
- 10. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za
- 11. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
- 12. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
- 13. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

14. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
15. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke that underlines the text below.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

11/11/2022
DATE



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ANNEXURE F



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nicole Katts
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 22 February 2021
Our Ref ▫ Ons Verw: Civil LU 1981
Your Ref: LU/11335
Re ▫ Insake: Erf 100, Johannesdal: Subdivision of the property into 4 portions, Portion A (553sqm) Portion B (552sqm), - Portion C (542sqm) and Portion D (204sqm); - Rezoning of Portion D from Conventional Residential to Public Road

Details, specifications and information reflected in the following documents refer:

- PROPOSED REZONING SUBDIVISION AND SERVITUDE PLAN By Dennis Moss Partnership dated 28-01-2021;

These comments and conditions are based on the following proposed development parameters:

- Total Units: 3 No

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

- A. Definitions
- B. Recommendation to decision making authority
- C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

PROPOSED REZONING AND SUBDIVISION OF ERF 100, JOHANNESDAL

A. Definitions

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:
 - (a) "*Municipality*" means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;
 - (b) "*Developer*" means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
 - (c) "*Engineer*" means an engineer employed by the "*Municipality*" or any person appointed by the "*Municipality*" from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the "*Engineer*";

B. Recommendation:

3. The development is recommended for approval, subject to the conditions as stated below

C. Specific conditions of approval

4. that the following upgrades are required to accommodate the development. No taking up of proposed rights including Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be allowed until the following upgrades have been completed and/or conditions have been complied with:
 - a. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development.

PROPOSED REZONING AND SUBDIVISION OF ERF 100, JOHANNESDAL

- i. The development can connect to the existing 110mm diameter municipal sewer line in Greenway Street.
 - ii. Each newly created erf must have its own, individual water connection. The water connection layout must make provision for the three water meters to be located in the road reserve, so that the municipality does not have to enter the private property to read the meters. The water leadings from the water meters to the erven, will be private.
 - iii. The layout of the water connections must be indicated on an engineering services drawing for approval, prior to the installation of the services.
- b. **Sewer Network:** There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development:
 - i. The development can connect to the existing municipal sewer line along the northern boundary of the erf.
 - ii. Each newly created erf must have its own, individual sewer connection.
 - iii. In order to protect the existing sewer line, the existing sewer line that crosses the site must be protected by a 7m wide servitude in favour of the Municipality, as indicated on the subdivision drawing. The servitude must be registered, or in the formal process of being registered, before clearance. The space created by the 7m servitude will also allow for the maneuvering of vehicles that enters/exits the erven, especially when reversing out.
 - iv. The layout of the sewer connections must be indicated on an engineering services drawing for approval, prior to the installation of the services.
- c. **Roads Network:** No road upgrades are triggered;
- d. **Stormwater Network:**
 - i. Stormwater of the two higher lying erven must be directed to the 7m servitude and from there to the road, so that it does not run off on the lower lying erven.

PROPOSED REZONING AND SUBDIVISION OF ERF 100, JOHANNESDAL

- ii. The layout of the stormwater infrastructure must be indicated on an engineering services drawing for approval, prior to the installation of the services;

e. Solid Waste:

- i. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;
- ii. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification;

Development Charges

5. that the "*Developer*" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;
6. that the "*Developer*" hereby acknowledges that the development charges levy as determined by the "*Municipality*" and or the applicable scheme tariffs will be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
7. that the "*Developer*" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;
8. that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;

PROPOSED REZONING AND SUBDIVISION OF ERF 100, JOHANNESDAL

9. that the Development Charges levy to the amount of R 97 891. 15 (Excluding VAT) as reflected on the DC calculation sheet, dated 22 Feb 2021, and attached herewith as Annexure DC, be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy.
10. that the Development Charges levy be paid by the "Developer" per phase –
 - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
11. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than 3 units, will result in the recalculation of the Development Charges;
12. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
13. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;
14. that the "Developer" will enter into an Engineering Services Agreement with the "Municipality" in respect of the implementation of any infrastructure or community facilities to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

Ownership and Responsibility of services

15. Water: municipal up to the water meters, where after the leadings are private;
16. Sewer: sewer connections are private, till after the point where it connects to the existing municipal sewer;
17. Roads: the owner will be responsible for the maintenance of the surfacing on the 7m sewer servitude, seeing that this will serve as the access road to the erven. The municipality will be responsible for any reinstatement of the surface, should maintenance work be performed on the sewer line;

PROPOSED REZONING AND SUBDIVISION OF ERF 100, JOHANNESDAL

18. Stormwater: all stormwater on the erven and on the 7m road reserve will be private;

Internal- and Link Services

19. that the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
20. Any alterations to existing services necessitated by the new development will be for the Developer's cost;

Electricity

21. Please refer to the conditions attached as **Annexure: Electrical Engineering**;

Damage to municipal infrastructure and assets

22. that the "*Developer*" will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The "*Developer*" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to any clearance (or occupation certificate where clearance is not applicable) being given;

AS-BUILTs

23. Before clearance, the "*Developer*" shall provide the "*Municipality*" with:
- a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "*Engineer*" and is reflected herewith as Annexure X;

PROPOSED REZONING AND SUBDIVISION OF ERF 100, JOHANNESDAL

Avoidance of waste, nuisance and risk

24. Where in the opinion of the "Municipality" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "Municipality" may give the "Developer" and or OWNER'S ASSOCIATION written notice to remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or OWNER'S ASSOCIATION.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	Civil 1901 (U/11995)
Date	Monday, 22/Feb/2021
Financial Year	2020/21
Erf Location	
Erf No	100
Erf Size (m ²)	
Suburb	Johannesdal
Applicant	
Approved Building Plan No.	PROPOSED REZONING SUBDIVISION AND SERVITUDE PLAN By Dennis Moss Partnership dated 28-01-2021

SUMMARY OF DC CALCULATION

Units	Water l/ds	Sewer l/ds	Storm-water ha/C	Soild-Waste l/week	Roads Trips/day	Commandy Facilities l/1500	Totals
Total Increased Services Usage	0.900	1.100	0.621	0.080	4.25	4.3	
Total Development Charges before Deductions	R 18 607.03	R 32 418.44	R 1 996.21	R 3 571.74	R 15 226.35	R 26 077.34	R 57 891.15
Total Deductions							
Total Payable (excluding VAT)	R 18 607.03	R 32 418.44	R 1 996.21	R 3 571.74	R 15 226.35	R 26 077.34	R 67 891.15
VAT	R 2 791.65	R 4 862.77	R 298.53	R 535.76	R 2 283.96	R 3 915.60	R 14 643.67
Total Payable (including VAT)	R 21 398.68	R 37 281.21	R 2 294.74	R 4 107.50	R 17 510.31	R 29 992.94	R 112 524.82

APPLICANT INFORMATION

Application Processed by	Tyrone King
Signature	
Date	As above
Amount Paid	
Date Payment Received	
Receipt Number	

Driver/river

Land Use Category	Plot Type	Building Usage	Proposed Floor Usage		Community Usage Index (see V3)					Community Facilities	
			Proposed Floor Usage		Water R	Power	Wastewater	Solid Waste	Space		
			Area (m ²)	% GLA	Yes	Yes	Yes	Yes	Yes		
Infrastructure Type applicable?											
Residential	Single Residential - 100m ²	dw	0	0	0	0	0	0	0	0	0
	Single Residential - 150m ²	dw	0	0	0	0	0	0	0	0	0
	Single Residential - 200m ²	dw	0	0	0	0	0	0	0	0	0
	Single Residential - 250m ²	dw	0	0	0	0	0	0	0	0	0
	Low Density Residential - 200m ²	dw	0	0	0	0	0	0	0	0	0
	Low Density Residential - 250m ²	dw	0	0	0	0	0	0	0	0	0
	Low Density Residential - 300m ²	dw	0	0	0	0	0	0	0	0	0
	Medium Density Residential - 250m ²	dw	0	0	0	0	0	0	0	0	0
	High Density Residential - 250m ²	dw	0	0	0	0	0	0	0	0	0
Commercial	Local Business - office	m2 GLA	0%	0%	0	0	0	0	0	0	0
	Local Business - retail	m2 GLA	0%	0%	0	0	0	0	0	0	0
	General Business - office	m2 GLA	0%	0%	0	0	0	0	0	0	0
	General Business - retail	m2 GLA	0%	0%	0	0	0	0	0	0	0
	Warehouse	m2 GLA	0%	0%	0	0	0	0	0	0	0
Industrial	Light Industrial	m2 GLA	0%	0%	0	0	0	0	0	0	0
	General Industrial - light	m2 GLA	0%	0%	0	0	0	0	0	0	0
	General Industrial - heavy	m2 GLA	0%	0%	0	0	0	0	0	0	0
Other	Public	m2 GLA	0%	0%	0	0	0	0	0	0	0
	Public Open Space	m2	0%	0%	0	0	0	0	0	0	0
	Public Open Space	m2	0%	0%	0	0	0	0	0	0	0
	Public Open Space	m2	0%	0%	0	0	0	0	0	0	0
	Public Open Space	m2	0%	0%	0	0	0	0	0	0	0
Special	To be established										
	Historical or archaeological remains										

<p>*** Complete job/program call.</p> <p>** dw is dwelling unit, GLA/Gross leasable area</p> <p>*** Residual not set equal to zoning area</p>	R18 607 03	R17 418 44	R1 990 23	R3 571 74	R15 226 99	26 077 34	R97 891 15
<p>De-Akara gas services Ltd</p> <p>Distributions per capita, per unit</p> <p>Additional Collector per service, Urban Service Agreement Ltd</p>	R 0 00	R 0 00	R 0 00	R 0 00	R 0 00	R 0 00	R 0 00
VAT	R18 607 03	R17 418 44	R1 990 23	R3 571 74	R15 226 99	26 077 34	R97 891 15
Total	R21 894 06	R4 862 77	R298 53	R535 76	R2 283 96	3 931 60	R14 683 67
						20 988 99	R112 574 82

Erf 100 Johannesburg

1. No Objection
- 2.

CONDITIONS:

1. The proposed subdivided portions of plot 100 must have its own electricity supply cables. Installation cost is the responsibility of the applicant.
2. Pro - Rata fee is payable.
3. All electrical wiring for the building on the proposed subdivided portion of plot 479 should be carried out in accordance with SANS 0142 Municipal by-laws and SANS 10400XA Energy Efficiency

General Comment:
No Comment

Bradley Williams

DATE 04/08/2020

SIGNATURE

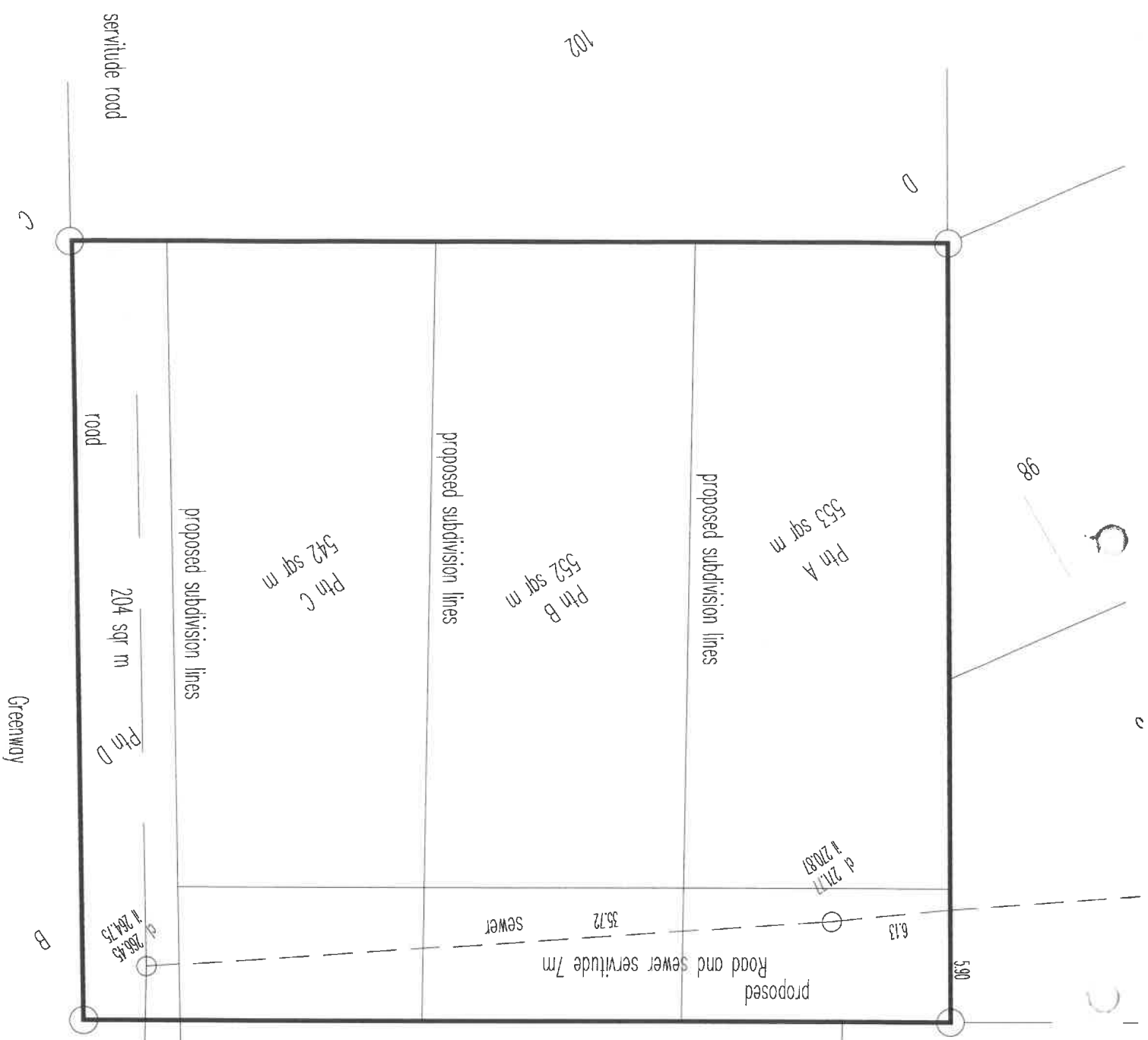




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ANNEXURE G



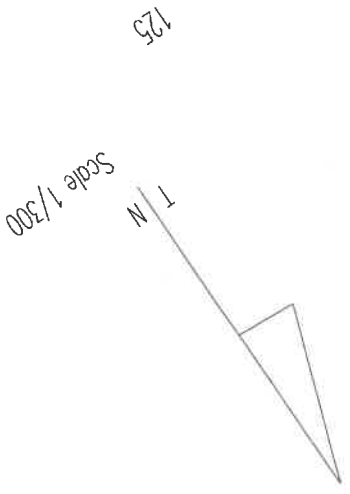
STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED

14/11/2022

AUTHORISED EMPLOYEE/EMPT

Local Heights



125

102

98

590

6.13

Ø 271.77

H 270.87

35.72

sewer

proposed Road and sewer servitude 7m

proposed subdivision lines

proposed subdivision lines

proposed subdivision lines

Plot C
542 sq m

Plot B
552 sq m

Plot A
553 sq m

204 sq m

Plot D

road

servitude road

Greenway

B

A