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NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING OF STELLENBOSCH MUNICIPALITY FRIDAY, 2023-01-23 FROM 10:00-15:00

VOLUME 2

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ERVEN 1113 – 1154, KAYAMANDI

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THE STELLENBOSCH MUNICIPALITY			
PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION: APPLICATION FOR CLOSURE OF PUBLIC PLACE, AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)			
Application Reference	File Ref: LU/14055	**Application Date**	2022/05/17
		Last day for comments or additional information	2022/11/18

PART A: APPLICANT DETAILS			
First name(s) & Surname	Martin Jonker		
Company name	Plan 4 SA (PTY) LTD		
SACPLAN registration number	N/A		
Registered owner(s)	Stellenbosch Municipality	**Is the applicant properly authorised to submit the application**	Yes

PART B: PROPERTY DETAILS			
Property description	`Erven 1113 - 1154	**Administrative District**	Kayamandi, Stellenbosch
Physical address	Located between Forest Drive, School Crescent and the School (see **ANNEXURE A** for locality plan)		
Extent (m² /ha)	±1,2837 ha	**Nearest Town**	Kayamandi
Existing Development and Current land use	The properties are already built-up and includes buildings used for residential purposes.		

Any unauthorised building work	Yes
Title Deed Nr.	T59362/2002 (see **ANNEXURE B** for copy of title deed and conveyancer certificate)
Current zoning and approved land use rights as per Zoning Scheme Bylaw 2019	Conventional Residential Zone and Public Place

PART C: APPLICATION DETAILS	
Applications(s)	The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1. The **closure of a public place** in terms of Section 15(2)(n) of the said bylaw of Erf 1120, Kayamandi. 2. **Amendment of the General Plan** GP3443/1993 in terms of Section 15(2)(k) of the said bylaw in order to facilitate the proposed development insofar as it relates to Erven 1113 – 1154, Kayamandi. 3. **Consolidation** in terms of section 15(2)(e) of the said bylaw of Erven 1113 to 1122, Kayamandi to form consolidated Erf 1981, Kayamandi (±3 615m² in extent); and Erven 1123 to 1154, Kayamandi to form consolidated Erf 1980 (±9 221m² in extent)). 4. **Rezoning** in terms section 15(2)(a) of the said bylaw of Erven 1113 – 1154 (consolidated Erf 1980 and Erf 1981), Kayamandi from Multi-Unit Residential and Public Place to Subdivisional Area to allow for the following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan 21P004(5A)-TRP-ZP-20220126-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners & Project Managers)**:

4.1 175 x **Less Formal Zone** erven and ±8 290,12m² in extent for less formal housing purposes

4.2 9 x **Public Road and Paring Zone** erven and ±4 544,97m² in extent for road and parking purposes.

5. **Subdivision** in terms of section 15(2)(d) of the said bylaw of consolidated Erf 1980 and Erf 1981, Kayamandi into 184 erven and in accordance with **Zoning Plan 21P004(5A)-TRP-ZP-20220126-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners & Project Managers** to allow the residential development in accordance with the subdivisional zone above.

6. **Departure** in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows:

   a) *on unregistered Erven 2021 and 2029 from **80%** to **81%;***
   b) *on unregistered Erven 1994, 2038, 2057 & 2159 from **80%** to **82%;***
   c) *on unregistered Erf 2055 from **80%** to **83%;***
   d) *on unregistered Erven 1993, 2018 & 2149 from **80%** to **84%;***
   e) *on unregistered Erven 2134 and 2154 from **80%** to **86%;***
   f) *on unregistered Erf 2155 from **80%** to **88%;***
   g) *on unregistered Erf 2014 from **80%** to **90%;***
   h) *on unregistered Erf 2106 from **80%** to **91%;***
   i) *on unregistered Erf 2092 from **80%** to **93%;***
   j) *on unregistered Erf 2093 from **80%** to **94%;***
   k) *on unregistered Erf 2073 from **80%** to **95%;***
   l) *on unregistered Erven 1995, 2000, 2010, 2017, 2046, 2047, 2080, 2085, 2087, 2097, 2114 & 2157 from **80%** to **100%**.*

7. **Departure** in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from **one** (1) parking bay per dwelling house to **0** bays per dwelling house on all residential erven.

8. **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows:

   a) the street building line from **1,0m** to **0m** on one of the streets for the following unregistered erven: 1985, 1987, 1991 – 1994, 1996, 1998, 2000, 2001, 2005, 2007, 2009 – 2011, 2014, 2015, 2017, 2019, 2021, 2023, 2024, 2027 – 2031, 2033, 2035, 2038 – 2040, 2045 – 2048, 2050, 2052, 2053, 2056 – 2058, 2061, 2062, 2065, 2067 – 2070, 2072, 2073, 2076, 2077, 2080 – 2085, 2087 – 2089, 2091, 2092, 2095 – 2098, 2102, 2103, 2106, 2107, 2110 – 2111, 2116 – 2119, 2122, 2123, 2125 – 2128, 2130, 2134, 2135, 2137, 2138, 2141, 2143, 2144, 2147, 2148, 2150, 2152 – 2154, 2156 – 2160, 2162 - 2164;

   b) the street building line from **1,0m** to **0m** on two of the streets for the following unregistered erven: 2060, 2063 & 2066;

   c) the common building lines from **1,0m** to **0m** on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002 – 2004, 2008, 2011-2013, 2016, 2018, 2022, 2025-2027, 2030-2032, 2036, 2037, 2040-2045, 2047-2051, 2054, 2055, 2057, 2061, 2062, 2064, 2069, 2070, 2071, 2074, 2075, 2078, 2079, 2086, 2090, 2093, 2094, 2099-2101, 2104, 2105, 2108-2110, 2114, 2115, 2120, 2121, 2124, 2129, 2131-2133, 2136, 2139, 2140, 2144-2146, 2149, 2153-2155, 2161.

9. **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows:

   a) the street building lines from **1,0** to **0m** on one street building line for the following unregistered erven: 1982, 1991, 1998, 1999, 2002-2005, 2008, 2012, 2013, 2016, 2019, 2022, 2026, 2028, 2031, 2040, 2041, 2045, 2048, 2050, 2057, 2065, 2070, 2071, 2077, 2079, 2082, 2086, 2089, 2091, 2093, 2098-2101, 2103, 2108, 2110, 2112, 2114, 2115, 2121, 2123, 2127, 2128, 2133, 2136, 2140, 2143, 2145, 2146, 2149, 2153, 2154, 2156, 2161, 2163, 2164;

	b) the street building line from **1,0m** to **0m** on two streets for the following erven: 1987, 1992-1994, 1996, 2007, 2014, 2015, 2018, 2021, 2023, 2024, 2029, 2033, 2035, 2038, 2039, 2046, 2047, 2049, 2055, 2058, 2064, 2068, 2069, 2072, 2076, 2084, 2095, 2096, 2102, 2113, 2119, 2124, 2130, 2134, 2135, 2137, 2138, 2141, 2147, 2148, 2152, 2155, 2158,, 2159, 2162; c) the street building line from **1,0** to **0m** on three streets for unregistered Erven 1995, 2000, 2010, 2017, 2073, 2080, 2085, 2087, 2092, 2097, 2106, 2125, 2157; d) the common building line from **1,0m** to **0m** for the following unregistered erven: 1984, 1990, 1991, 1993, 2000, 2005, 2010, 2014, 2015, 2021-2024, 2028, 2029, 2033, 2035, 2038, 2039, 2045, 2046, 2050, 2058, 2061, 2065, 2068, 2072, 2073, 2076, 2079, 2080, 2084-2087, 2091, 2095, 2096, 2103, 2106, 2110, 2112, 2119, 2121, 2123, 2124, 2127, 2130, 2134, 2135, 2137, 2140, 2141, 2143, 2146-2148, 2152, 2153, 2156-2159, 2162; e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 1982, 1995, 1996, 1998, 1999, 2002-2004, 2008, 2009, 2012, 2013, 2016-2018, 2026, 2031, 2032, 2040, 2041, 2047-2049, 2057, 2064, 2069-2071, 2074, 2075, 2082, 2090, 2097-2101, 2108, 2113, 2114, 2132, 2133, 2136, 2145, 2149, 2154,, 2155, 2160, 2161, 2163, 2164; f) the common building lines from **1,0m** to **0m** on three common building lines for the following unregistered erven: 2055, 2089, 2093 & 2115.
Purpose of Application	The purpose of the application is to obtain the necessary land use rights for Project 5A. This project entailed the development of 175 high density units and public open spaces. This is necessary to enable the Municipality to finalize the formal registration of the respective properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective owners.

Pre-consultation	No

PART D: APPLICATION BACKGROUND

1. Location of the property

The subject property (also known as Project 5A) is located between Forest Drive, School Crescent and the School in the old township area of Kayamandi, Stellenbosch. Kayamandi is located in the northern part of the town and houses the lower income communities of Stellenbosch. See **ANNEXURE A** for the locality plan.

2. Development context of surrounding area

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-residential, educational uses (school), private open spaces (stadium) and other mixed uses.

3. Historic use and development of subject property

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kayamandi. The aforementioned erf was then subdivided after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K 598/1991 with the acquisition of Portion 56 of Farm No. 183 (Erf 707, Portion 3 of Farm No. 181 (Erf 1070) and Portion 59 of Farm No. 183 (Erf 634). The new development area was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of

high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The subject property was one of the priority housing projects that was identified.

The majority of the erven have never been formally registered in order to enable the individual transfer of these properties to their respective beneficiaries. The main reason for the aforesaid challenge was the Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

PART E: APPLICATION OVERVIEW AND MOTIVATION (See ANNEXURE D)

1. The land use rights for the properties in this project should already have been finalized approximately 20 years ago, however, due to various reasons, beyond the control of the Municipality, these land use rights were not finalized, and ownership of properties could not yet be transferred.

2. The primary objectives of this land use application are to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.

3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.

4. The properties in this project have already been developed and dwelling units are already occupied.

5. The properties in this project have access to existing infrastructure and engineering services within Kayamandi.

6. No additional dwelling units will currently be constructed on the subject properties.

7. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.

8. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.

9. A letter dated 25 August 2021 from DEADP (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of NEMA EIA Regulations 2014 are triggered by the proposed land use applications.

10. Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that "*since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.*"

PART F: PUBLIC PARTICIPATION, COMMENTS AND RESPONSE

1. Process followed

An application was made and motivated in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five Kayamandi projects (known as 4A, 4B, 5A, 5B & 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

On 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

"*That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch BE APPROVED in terms of Section 60(1) of the LUPA*". See **ANNEXURE E.**

2. Public & stakeholder inputs

Advertising was waived.

3. Government related inputs received

a) The **Heritage Western Cape** supported the proposal (see **ANNEXURE F** for letter dated 03 September 2021).

b) The **Department of Environmental Affairs and Development Planning** supported the proposal (see **ANNEXURE G** for letter dated 25 August 2021).

4. Comments from internal service departments

a) The **Director: Engineering Services** supported the proposal subject to conditions (see **ANNEXURE H** for memo dated 18 November 2022.

5. Response by Applicant to comments received

Not applicable.

PART G: ASSESSMENT OF LAND USE AND LAND DEVELOPMENT APPLICATION

1. Legislative and Policy Context of land use and land development application

The legislative/ principles/ policies/ guidelines/ plans which are considered as relevant to the subject land use and land development application, are as follows:

1.1 Stellenbosch Municipality Land Use Planning Bylaw, 2015

1.2 Stellenbosch Municipal Integrated Development Plan (2017 – 2022)

1.3 Stellenbosch Municipality Spatial Development Framework (2018)

2. Assessment of grounds of the land use and land development application

2.1 Land use principles

The application under consideration has insignificant bearing on development principles of spatial justice, sustainability, efficiency, and good administration as specified in Section 2 of SPLUMA. See table below:

DEVELOPMENT PRINCIPLES	KEY CONSIDERATIONS
Spatial Justice	The proposed development redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. The aim is to finalize the land use rights on the project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
Spatial Sustainability	•The properties are located within the existing approved urban edge in the established urban area of Kayamandi. •The development already exists and does not encourage urban sprawl. •No new development will take place. •It is currently and will in future continue to make use of existing available infrastructure services capacity. •There are no environmentally or heritage sensitive areas in this part of Kayamandi.
Efficiency	•It optimises the use of existing infrastructure. •It optimises the use of existing available state-owned land. •It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.

Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.
Spatial Resilience	A key objective of the development/land use application is to finalize the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

2.2 Applicable spatial development frameworks, guidelines, policies

The site is well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch

2.3 Service infrastructure capacity and sustainability

Inani Infrastructure (Pty) Ltd was appointed to provide civil engineering services for the planning phases to formalize the existing structures on the five proposed project sites in Kayamandi. See **ANNEXURE I** for bulk services report.

The properties are located in an area that is already serviced. No additional/new development will take place and therefore there will not be an increase in demand for services.

The engineering department did not initially support the proposal due to outstanding information. The department requested a conceptual reticulation and erf connection layout for water and sewer to indicate how each erf is serviced. After the necessary information was submitted, the engineering department supported the application subject to certain conditions (see **ANNEXURE H** for comment).

2.4 Any investigations carried out in terms of other laws that are relevant (e.g. EIA, TIA, HIA etc.)

The **Western Cape Department of Environmental Affairs and Development Planning** confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorization is required.

Heritage Western Cape confirmed in a letter dated 03 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

2.5 Applicable provisions of the zoning scheme

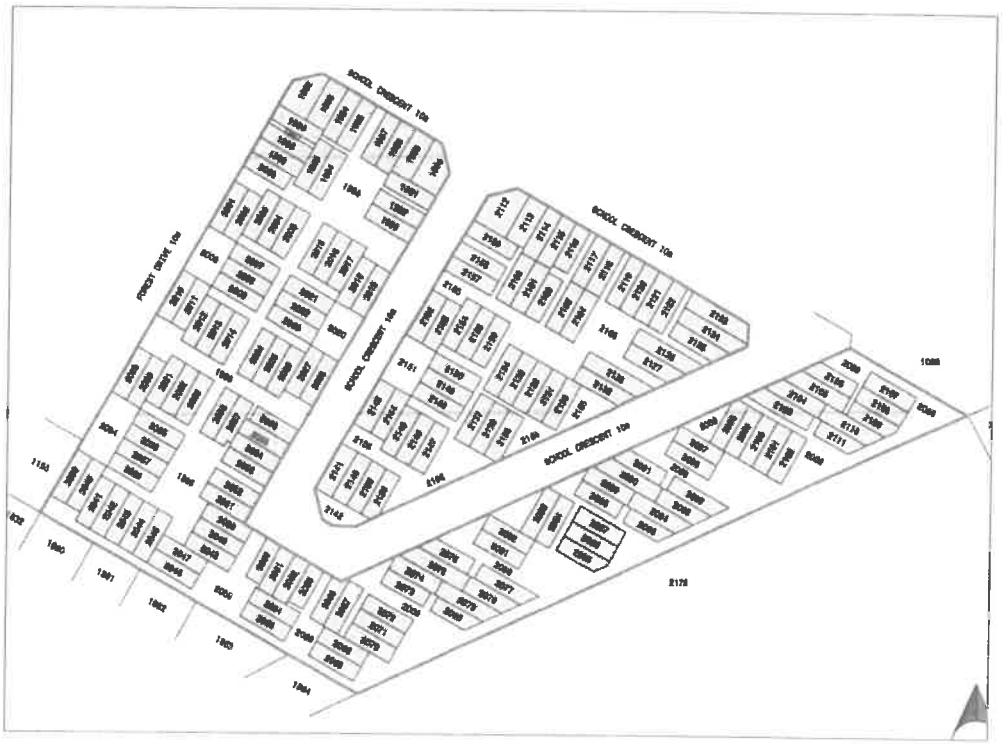


FIGURE 1: ZONING PLAN FOR PROJECT 5A

This project entailed the development of 175 high density units and public open spaces on Erven 1113 to 1154 Kayamandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place. This project formed part of the envisaged hostel upgrading

programme for Kayamandi and was implemented and constructed during 2004. The amendment of the general plan to accommodate the registration of the new erven was not done to date, hence the new application.

The proposal is to close the public place on Erf 1120, Kayamandi; to consolidate erven 1113 – 1154 into two (2) portions; and to subdivide the two portions into 184 erven consisting of 175 residential erven and nine (9) public places. The proposed residential erf sizes will range from ±38,84m² and ±82,17m². The respective erf sizes for the public places are as follows:

	Erf Number	**Erf Size (m²)**
1.	1986	±1 191,98
2.	1997	±12,07
3.	2006	±88,39
4.	2020	±89,00
5.	2034	±120,04
6.	2059	±1922,65
7.	2142	±52,06
8.	2151	±93,77
9.	2165	±975,01
	TOTAL	**±4 544,97**

The existing properties contain 175 formal dwelling units. In addition to the 175 formal dwelling units, there are approximately 183 informal structures or "shelters" on the existing properties (*this was counted from an undated areal image obtained from TV3*). See **ANNEXURE C4** for dwelling unit plan.

It should be noted that many of the informal structures were erected across the proposed erf boundaries; some properties extend into the road reserve and some informal structures have been constructed on the erven earmarked for use as public road and parking purposes. The main purpose of the application is to transfer the ownership of the properties to the intended beneficiaries, therefore the illegal structures erected will be dealt with separately by the relevant department/s and will not be discussed in this application.

The following primary uses are allowed as a primary use on less formal residential zone erven: *dwelling house, group housing, second dwelling, shelter, bed and breakfast establishment,*

home day care centre, home occupation practice, house shop, home lodging, occasional use (one event/year), other social, educational, religious, occupational or business purposes and private road (subject to certain parameters).

The purpose of this zone is inter alia to make provision for the use of the land for informal and/or subsidised housing, as well as group housing where more than one dwelling house may be permitted on the same cadastral land unit.

The parameters for Informal Residential Zone are as follows:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Shelters	1m	1m	80%	2 storeys
All other buildings	1m	0m on one boundary 1m on all other boundaries	80%	3 storeys

The application also involves the encroachment of the street and side building lines, as well as the permissible coverage, as additional structures have been erected, over time, across the proposed erf boundaries; some properties extend into the road reserve and some properties the existing dwelling houses have been extended.

In terms of the Zoning Scheme Bylaw, 175 x off-street parking bays are required in this development. A desktop analysis shows that only 30 off-street parking bays can be provided. However, this should not be a problem since unregistered Erven 1986, 1997, 2006, 2020, 2034, 2059, 2142, 2151 and 2165 has been earmarked for parking and circulation purposes and is proposed to be zoned to public roads and parking zone.

It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 1 bay per dwelling to 0bays per dwelling house on all residential erven in the development.

Since some of the properties have already been built to full capacity, the encroachment of the building lines and coverage is granted for all properties concerned. Even though the application involves numerous departures, it will still not have a negative impact on the environment because it entails the formalization of what already exists.

The application also entails the amendment of General Plan GP 3443/1993 to accommodate the amended layout. The land surveyor however confirmed that an application for the amendment of the general plan is not required as the application involves the closure of the whole of Erf 1120. The Surveyor General endorses the closure as a note once the closure procedure has been finalised.

2.6 General desirability

The proposal is compatible with the surrounding neighbourhood as it is located within an urban area and the area is characterized by high density development. It will also not detract from the surrounding area as no additional residential units are envisaged. The proposal will not have a negative impact on the surrounding properties as it entails the formalization of an existing neighbourhood.

The aim is to finalize the land use rights on the project in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.

It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.

It is currently and will in future continue to make use of existing available infrastructure services capacity.

2.7 Assessment of comments on application

Not applicable.

PART H: SUMMARY OF KEY FINDINGS OF ASSESSMENT

After having independently considered and weighted all the relevant information the evaluation of the subject land use and land development application concludes that:

1. The land use rights for the properties in this project should already have been finalised approximately 20 years ago, however, due to various reasons, beyond the control of

Stellenbosch Municipality, these land use rights were not finalised and ownership of the properties could not yet be transferred.

2. The primary objective of this land use application is to legalise the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.

3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.

4. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.

6. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.

7. No additional dwelling units will currently be constructed on the subject properties.

8. Even though the application involves numerous departures (i.e building lines, coverage and parking), the proposal will not have a negative impact on the environment as it entails the formalization of existing dwelling units/structires in the neighbourhood.

The subject land use and land development application is, having regard to the conclusions above, viewed as in Compliance to the relevant MSDF and consequently grounds for the support of the subject land use and land development application.

PART I: RECOMMENDATION

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 Erven 1113 – 1154, (Project 5A), Kayamandi, namely:

   1.1 The **closure of a public place** in terms of Section 15(2)(n) of the said bylaw of Erf 1120, Kayamandi.

   1.2 **Consolidation** in terms of section 15(2)(e) of the said bylaw of Erven 1113 to 1122, Kayamandi to form consolidated Erf 1981, Kayamandi (±3 615m² in extent); and Erven 1123 to 1154, Kayamandi to form consolidated Erf 1980 (±9 221m² in extent).

   1.3 **Rezoning** in terms section 15(2)(a) of the said bylaw of Erven 1113 – 1154 (consolidated Erf 1980 and Erf 1981), Kayamandi from **Multi-Unit Residential and Public Place** to **Subdivisional Area** to allow for the following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan 21P004(5A)-TRP-ZP-20220126-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners & Project Manager**):

      1.3.1 175 x **Less Formal Zone** erven and ±8 290,12m² in extent for less formal housing purposes

      1.3.2 9 x **Public Road and Parking Zone** erven and ±4 544,97m² in extent for road and parking purposes

   1.4 **Subdivision** in terms of section 15(2)(d) of the said bylaw of consolidated Erf 1980 and Erf 1981, Kayamandi into 184 erven and in accordance with **Zoning Plan 21P004(5A)-TRP-ZP-20220126-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners & Project Managers** to allow the residential development in accordance with the subdivisional zone above.

1.6 **Departure** in terms of section 15(2)(b) of the said bylaw:

a) To **increase the permissible coverage** from **80%** to **100%** for all respective erven.

b) By **reducing the minimum required on-site parking bays** from **one** (1) parking bay per dwelling house to **0** bays per dwelling house on all residential erven.

c) For the **relaxation of all building lines** for shelters as well as other buildings to **0m** for all respective erven.

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

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

2.1 The approval only applies to the proposed development 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.

2.2 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.

2.3 The development be implemented in accordance with the Consolidation Plan, Subdivisional Plan and Zoning Plan with reference:

2.3.1 Consolidation Plan - **21P004 (5A)-TRP-CP-20220126-Rev D01 Plan Nr 2**
2.3.2 Subdivisional Plan - **21P004(5A)-TRP-SUB-20220126-Rev D01 Plan Nr 3;**
2.3.3 Zoning Plan - **21P004(5A)-TRP-ZP-20220126-Rev D01 Plan Nr 4;** attached as **ANNEXURE C1, C2 & C3.**

2.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes

2.5 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated:
a) Newly allocated Erf Numbers

b) Co-ordinates

c) Survey Dimensions

2.6 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 18 November 2022, attached as **ANNEXURE H**, be complied with.

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

3.1 The proposal will not have a negative impact on the surrounding properties and their rights as it is in keeping with the character of the area.

3.2 The development is compatible with the surrounding land uses and built environment.

3.3 The proposal will provide for security of tenure.

3.4 The properties are located in an established urban area within the urban edge of Kayamandi.

4. Matters to be noted:

4.1 Building plans of all structures within the erf boundaries of the new residential erven, to be submitted to the Municipality for approval.

4.2 A **Street Name and Numbering Plan** to be submitted to the delegated official for approval.

PART J: ANNEXURES

ANNEXURE A:	Locality Plan
ANNEXURE B:	Copy of Title Deed; Conveyancer Certificate and General Plan Nr. 3443/1993
ANNEXURE C:	Consolidation Plan, Zoning Plan, Subdivisional Plan & Departure Plan
ANNEXURE D:	Applicant's Motivation
ANNEXURE E:	Exemption from the Department of Ministry of Local Government, Environmental Affairs and Development Planning from certain provision for Public Participation
ANNEXURE F:	Comment from Heritage Western Cape
ANNEXURE G:	Comment from the Department of Environmental Affairs and Development Planning
ANNEXURE H:	Comment from the Director: Engineering Services
ANNEXURE I:	Engineering Services Report
ANNEXURE J:	Photos

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR CLOSURE OF PUBLIC PLACE, AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

Author of Planning Assessment Report:

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: Louisa Gunby

Capacity: Senior Town Planner

Signature:

Date: 11/01/2023

PART L: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT
APPLICATION FOR CLOSURE OF PUBLIC PLACE, AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

Review of Planning Assessment Report:

Name: Chrizelle Kriel

Capacity: MCurM

SACPLAN Registration: A212/10

Signature:

Date: 11/01/2023

PART M: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR CLOSURE OF PUBLIC PLACE, AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

Authorised Employee to assess and make a recommendation on a land use and land development application for consideration by the authorised decision maker:

As the duly authorised official in terms of Section 56 of the Stellenbosch Municipal Land Use Planning Bylaw (2015) to assess and make a recommendation on the above planning application, the subject planning report is hereby submitted for consideration to the duly authorised decision maker in accordance with the Categorisation Model for Land Use and Land Development Applications as approved by the Stellenbosch Municipality in accordance with Section 69(1) of the said Bylaw.

In terms of the Categorisation Model duly approved in terms of Section 69(1) of the said Bylaw vide Item 7.7.1 and dated 8 April 2020, the subject application is categorised as follows:

Category: 5N; 5A(d); 5E(b); 5D(c); 5K; 5B
Decision Making Authority: SMPT
Rational: Council owned land

Name: Stuart Carstens

Capacity: SMPM

SACPLAN Registration: A/1551

Signature:

Date: 12/1/2023

PART N: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR CLOSURE OF PUBLIC PLACE, AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

Administrator to Stellenbosch Municipal Planning Tribunal:

It is hereby confirmed that proper notice was served of the Municipal Planning Tribunal meeting at which this land use and land development application will serve for consideration.

The land use and land development application will serve at the scheduled meeting of the Stellenbosch Municipal Planning Tribunal on:

Date: 27 JANUARY 2023

Name: LENNCIA KAMINETH

Capacity: SENIOR ADMINISTRATIVE OFFICER

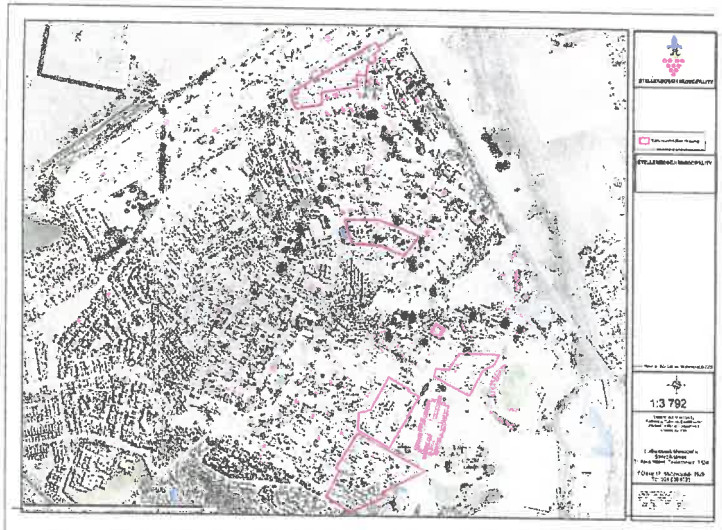
Signature:

Date: 12.01.23

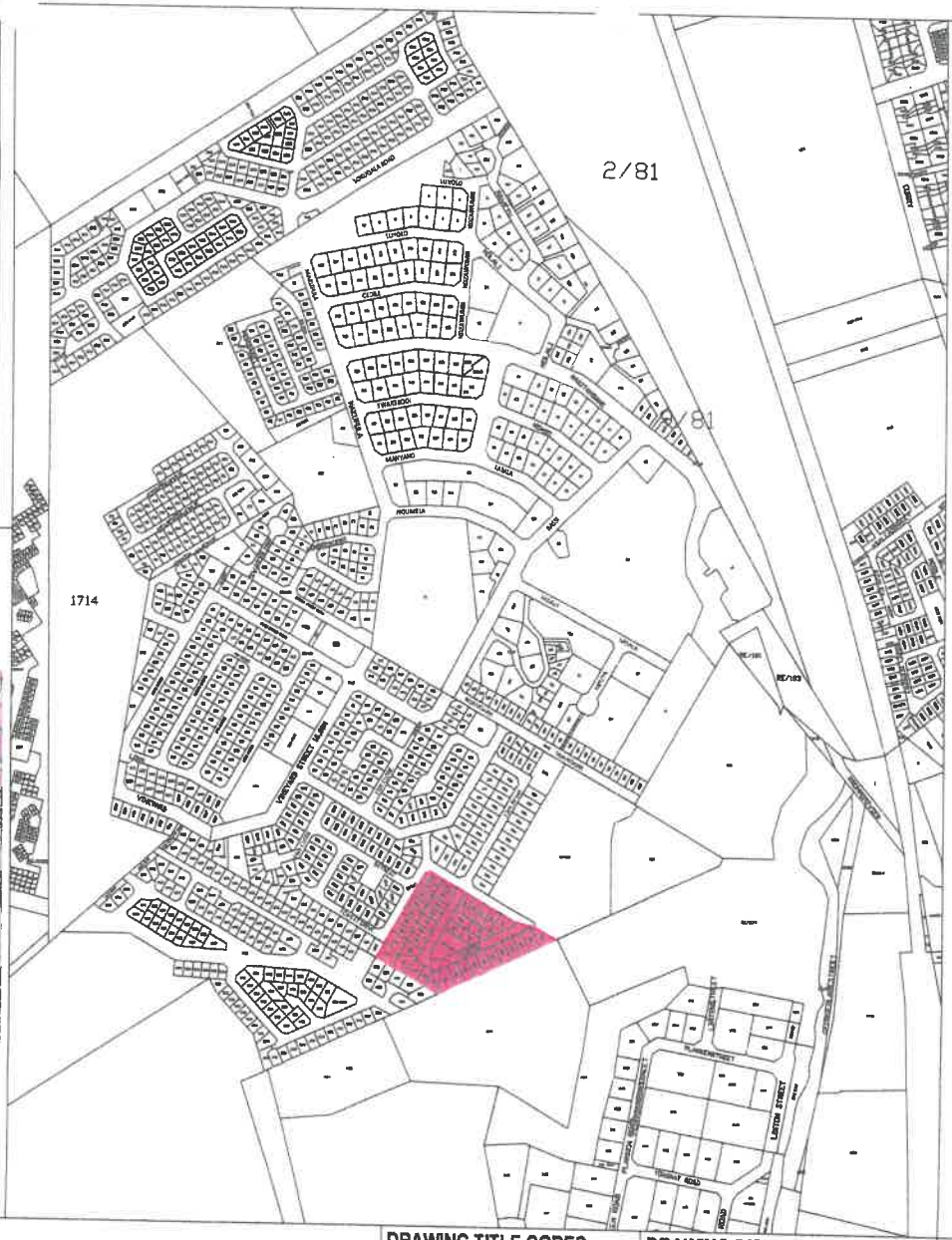
ANNEXURE A

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

LOCALITY PLAN







LOCALITY PLAN
Kayamandi Housing Project 5A

	DESCRIPTION	COMMENTS
	Kayamandi Project 5A	±1.2837 ha
	Current Number of Erven	42 erven
	Current Erf Numbers	1113 to 1154
	General Plans / SG Diagrams	GP3443/1993
	Current Owner	Stellenbosch Municipality

Notes:

1. Project 4A is located between 10th Street, 13th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
2. Project 4B is located between Manyano, Lamla, Besi and Noumela Streets in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.
3. Project 5A is located between Forest Drive, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
4. Project 5B is located between Mjandana Street, Mputa Street and the Sport Complex in Ward 12, in the Old Township Area of Kayamandi, Stellenbosch.
5. Project 6 (Mpelazwe) is located between Luyolo, Ndzwumbi and Sokuqala Road in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.

NORTH

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY

Contact: Mr Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

DRAWING TITLE
LOCALITY PLAN

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
1	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

DRAWING TITLE CODES
CP: Consolidation Plan
DF: Development Framework
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

DRAWING DISCIPLINE CODES
TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES
D: Draft
F: Final

DRAWING NUMBER
21P004-TRP-LP-20210928-Rev D01

PROFESSIONAL PLANNERS & PROJECT MANAGERS
MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martinj@plan4sa.co.za
Web: www.plan4sa.co.za

PLAN 4 SA
Established 2015

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ANNEXURE B

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

COPY OF TITLE DEED/CONVEYANCER CERTIFICATE

POWER OF ATTORNEY

I ~~/ we,~~ the undersigned,

Geraldine Mettler

(Name(s) of ~~registered owner(s) /~~ owner(s)' authorised representative(s))

ID-number(s)

[redacted]

(ID number(s) of ~~registered owner(s) /~~ owner(s)' authorised representative(s))

in my / our capacity as the registered owner or authorised representative of the owner(s) of the following property(ies)

Erven 1113 to 1154 (portions / subdivisions of Erf 1070) Kayamandi, Stellenbosch (also known as Project 5A)

(Property descriptions)

hereby nominate, constitute and appoint

PLAN 4 SA (Pty) Ltd or its NOMINEE

(Agent / Consultant's Name)

in terms of

N/A

(Council Resolution Reference & Date / Delegation Reference & Date / Board Resolution Reference & Date) (Indicate N/A if not applicable)

with power of substitution to be my lawful agent in my name, place and stead to act on my behalf to apply for the relevant land use rights being sought for the aforementioned property(ies). Furthermore to represent me at any and all enquiries to be held by virtue of such appointment, and generally to do or cause to be done whatever shall be required for all intents and purposes as I might or could do if personally present and acting myself, hereby ratifying everything my Attorney(s) and Agent(s) shall lawfully do or cause to be done by virtue of this Power of Attorney. Accordingly, power of attorney is hereby also granted to the agent to sign and receive all correspondence in respect of the matter referred to above during the application process.

Signed at

STELLENBOSCH (Place) on 28 April 2022 (Date)

in the presence of the undersigned witnesses.

For OWNER / APPLICANT / CLIENT	**For PLAN 4 SA (Pty) Ltd**
Geraldine Mettler	Martin Jonker (Pr.Pln A/1090/1999)
FULL NAME	**FULL NAME & SACPLAN REGISTRATION NR**
OWNER / APPLICANT / CLIENT SIGNATURE	**PLAN 4 SA (Pty)Ltd Representative SIGNATURE**
WITNESS 1 SIGNATURE	**WITNESS 2 SIGNATURE**

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We. Annemarie Van Vuuren

Practising at:

STBB, 1st Floor Titanium House, 19 Gardener Williams Avenue, Paardevlei, Cape Town

In respect of:

ERVEN 1080 - 1154 KAYA MANDI, SITUATED IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
WESTERN CAPE PROVINCE

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Certificate of Registered Title T59362/2002
2.
3.
4.
5.
6.
7.
8.

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A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N	T59362/2002 - Clause I (C) T59362/2002 - Clause II (B)
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	T59362/2002 - Clause II. (C) and (D)
9.	Other Restrictive Conditions	Y	N	

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B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

complete

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at Somerset West (Place) **on this** 11 (Day) November (Month)

of 2021

Full names and Surname: Annemarie Van Vuuren

Signature: .....

ANNEMARIE VAN VUUREN
SMITH TABATA BUCHANAN BOYES
Commissioner of Oaths
Practising Attorney, R.S.A.
1st Floor Titanium House
19 Gardner Williams Avenue
Paardevlei, Somerset West

Tel: 0218506400

Email: annemarie.jv@stbb.co.za

Cell: .....

CLUVER MARKOTTER ING.
117

Opgestel deur my

TRANSPORTBESORGER
P O S MEAKER

SEELAFD DUTY R
POSTAL FEE R 95,00

REGISTRASIE DATAVASLEGGING/COMPUTER DATA CAPTURE
GEREGISTREERD
DATUM DATE
OPERATEUR/OPERATOR
GEKONTROLEER

VIR VERDERE ENDOSSEMENTE SIEN BLADSY
FOR FURTHER ENDORSEMENT SEE PAGE

T 059362 / 2002

SERTIFIKAAT VAN GEREGISTREERDE TITEL

Uitgereik kragtens die bepalings van Artikel 43 van die Registrasies van Aktes Wet 1937 (Nr. 47 van 1937)

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

NADEMAAL

JACOBUS PETRUS RETIEF in my hoedanigheid as WAARNEMENDE MUNISIPALE BESTUURDER van die MUNISIPALITEIT STELLENBOSCH, behoorlik daartoe gemagtig

aansoek gedoen het om die uitreiking aan die MUNISIPALITEIT STELLENBOSCH van 'n Sertifikaat van Geregistreerde Titel kragtens Artikel 43 van die Registrasie van Aktes Wet 1937, ten opsigte van die hierondergenoemde grond synde 'n gedeelte van die grond geregistreer op die MUNISIPALITEIT STELLENBOSCH se naam deur Transportakte No T 61262/1993.

SO IS DIT DAT ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes te Kaapstad hierby sertifiseer dat voornoemde

MUNISIPALITEIT STELLENBOSCH

die se Administrateurs of Regverkrygendes

die geregistreerde Eienaar van:

ERF 1070 KAYA MANDI in die Munisipaliteit en Afdeling STELLENBOSCH, Provinsie WES-KAAP

GROOT: 6,5851 (Ses Komma Vyf Agt Vyf Een) Hektaar

SOOS AANGEDUI op die aangehegte Diagram S.G. No 11135/1992 en gehou kragtens Transportakte No T 61262/1993.

I. **WAT BETREF die figuur vBCDEFGmnYμ op die hierby aangehegte Diagram S.G. No 11135/92:**

A. ONDERHEWIG aan die voorwaardes genoem in Grondbrief, Stellenbosch Eiendomsbriewe Boekdeel 5 Nr 36 gedateer 24 Maart 1887.

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36 gedateer 24 Maart 1887, naamlik:

"That all roads and thoroughfare existing over the land hereby granted, whether they are described in the diagram or not, shall remain free and uninterrupted. The land thus granted being further subject to all such duties and Regulations as are either already or shall in future be established with regard to such lands."

C. GEREGTIG op die voordele van die voorwaardes waarna verwys word in die volgende aantekening gedateer 22 Maart 1955 op die gemelde Grondbrief, Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36 gedateer 24 Maart 1887, naamlik:

"Endorsement (Remainder)

By Deed of Transfer No 3840/55 dated this day, Portion 9 of Lot LIII, Portion 10 of Lot LIII and Portion 8 of Lots XXVI to XXXVII thereby transferred and subject to conditions relative to use thereof for accomodation of buses, erection of buildings value thereof, restoration or damages in lieu restraint against sale of said land, fences, etc. the construction and maintenance of water, sewerage and drain pipes, electric way-leaves etc. over the said land and maintenance of cleanliness of the land, which conditions are in favour of the remainder of Lots XXVI to XXXVII in extent as such 220 mgn 43594 sq ft held hereunder and other land.

As will more fully appear from said Deed of Transfer."

II. **WAT BETREF die figure KLMNPQRSTUVWXnmHJ$_A$ en AvuŻ op die hierby aangehegte Diagram S.G. No 11135/1992:**

A. ONDERHEWIG VERDER aan die volgende voorwaardes genoem in die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer 22 Junie 1908.

"II. That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.

III. That all rights to gold, silver and precious stones found or discovered at any time on or in the said land shall be reserved to the State together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any Law for the time being regulating the prospecting and mining for precious stones and minerals."

B. ONDERHEWIG VERDER soos genoem in die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer 22 Junie 1908:

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

C. GEREGTIG VERDER op die voordele van die Serwituut waarna verwys word in die volgende aantekeninge gedateer 20 September 1938 op die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer 22 Junie 1908, naamlik:

"Remainder

Registration of Servitude

By Transfer 9729/1938 dated 20/9/1938

(a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz on the diagram thereto annexed joining up with the right of way from g to 1 indicated on the said diagram has been granted in favour of the owner and his successors in title of the property held hereunder.

(b) a strip of land 20 feet wide along the boundary market gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

D. GEREGTIG VERDER op die voordeel van die Serwituut waarna verwys word in die volgende aantekeninge gedateer 20 September 1938 op die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer 22 Junie 1908, naamlik:

"Remainder

Registration of Servitude

By Transfer 9730 dated 20.9.1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said Transfer."

EN DAT, kragtens hierdie Sertifikaat, genoemde

MUNISIPALITEIT STELLENBOSCH

die se Administrateurs of Regverkrygendes

nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek, voornoemde REGISTRATEUR, hierdie Akte onderteken en met die ampseël bekragtig het,

ALDUS GEDOEN en GETEKEN op die Kantoor van die Registrateur van Aktes te KAAPSTAD op hede die 15de dag van Junie 2002 (TWEEDUISEND EN TWEE)

REGISTRATEUR VAN AKTES

Geregistreer in die
Register
Boek Folio

KLERK IN BEVEL

(7)

SERTIFIKAAT VAN MINERALEREGTE UITGEREIK
CERTIFICATE OF MINERAL RIGHTS ISSUED

TEN OPSIGTE VAN
IN RESPECT OF .....

.....

K RM 0371/07

.....

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 8

ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937 -8-

ENDORSSEMENT KRAGTENS ARTIKEL 46 WET 47/1937

The Land herein described has been subdivided ACT 4/84

Die Grond hierin beskryf is onderverdeel

In accordance with General Plan No: .....

In ooreenstemming met Algemene Plan Nr. 3443/1993

Approved by the Surveyor-General on .....

Goedgekeur deur die Landmeter-Generaal op 11/6/1993

.....

.....

Into erven numbers .....

In erwe genommer 1071 - 1119, 1121 - 1207, 1209 - 1277

Public Places number .....

Openbare Plekke genommer 1120 + 1208

And Thoroughfares.

En Strate.

Application filed as ~~DC~~ 043813/2002

Aansoek geliasseer as ~~DC~~ Sien Diagram

Stormwater area for Erf 1079

REGISTRAR OF DEEDS

REGISTRATEUR VAN AKTES

DEEDS OFFICE / AKTEKANTOOR

CAPE TOWN/ KAAPSTAD

2002-07-15

FOR FURTHER ENDORSEMENTS SEE VIR VERDERE ENDOSSEMENTE SIEN 9

-79-

Slegs t.o.v. die figuur KLMNPQRSTUVW
XnmHJ (komponent II
hiersinne)

SERTIFIKAAT VAN MINERALEREGTE UITGEREIK
CERTIFICATE OF MINERAL RIGHTS ISSUED
TEN OPSIGTE VAN/IN RESPECT OF: Y.
K 80 79/02 R.M
2002-07-15
REGISTRATEUR/REGISTRAR

-X- Alle regte tot goud, silwer en edelgesteentes tesame met die reg van toegang tot en uitgang van enige myne of werke vir prospektering ten gunste van die Staat.

For endorsements see pg 10

Slegs t.o.v. die figuur KLMNPQRSTUVWXnmHJ (komponent II hiersinne

SERTIFIKAAT VAN MINERALEREGTE UITGEREIK
CERTIFICATE OF MINERAL RIGHTS ISSUED
TEN OPSIGTE VAN/IN RESPECT OF: Y.
K 80 80/02 R.M
2002-07-15
REGISTRATEUR/REGISTRAR

(i) -X- Alle regte tot uitgesonder die regte tot mineraale goud, silwer en edelgesteentes tesame met sekere bykomstige regte ten gunste van die Staat.

Slegs t.o.v. die figuur KLMNPQRSTUVWXnmHJ (komponent II hiersinne

(ii) en alle regte tot mineraale

Slegs t.o.v. die figuur VBCDEFGmnV (komponent I hiersinne)

-10- T 59362/2002

X Komponent I op bladsy 2 gewysig kragtens Artikel 4(1)(b) van Wet 47 van 1937 om te lees:
Component I on page 2 amended in terms of Section 4(1)(b) of Act 47 of 1937 to read:

I. WAT betref die figuur vBCDEFGmnYu op die hierby aangehegte diagram S.G. No 11135/1992.

Komponent II op bladsy 4 gewysig kragtens Artikel 4(1)(b) van Wet 47 van 1937 om te lees:
Component II on page 4 amended in terms of Section 4(1)(b) of Act 47 of 1937 to read:

II. WAT betref die figure KLMNPQRSTUVWXnmHJ en AvuZ op die hierby aangehegte diagram S.G. No 11135/1992.

BC 000018800 / 2012 (1)

Date:

REGISTRATEUR / REGISTRAR

X

Komponent 1 en 2

GEWYSIG KRAGTENS ART. 4 (1) VAN WET 47 VAN 1937 OM TE LEES: AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:

Soos hierbo.

BC 000018800 / 2012

09 MAY 2012

REGISTRATEUR/REGISTRAR

FOR ENDORSEMENT SEE Page 11

Page 11

VA 000006800 / 2016

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68 (1)

Deeds Registry
Cape Town

05 SEP 2016 Asst. Registrar of Deeds

[redacted] TRANSFERRED TO

[redacted]

T

REGISTRATEUR/REGISTRAR

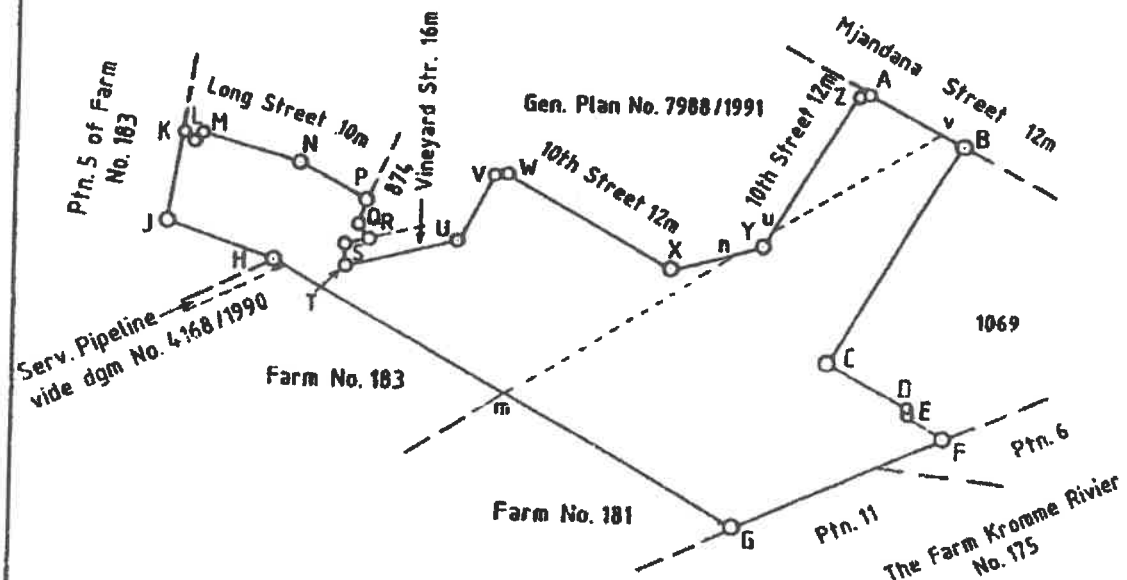
Erf 1070 Kaya Mandi

S.G. No.
1 1 1 3 5 /9 2
Approved
for Surveyor-General
1993-01-27

Sheet No 2 of 2 Sheets

T. N.

FOR SUBDIVISION OF THIS PROPERTY VIDE GENERAL PLAN No 3443/1993



Surveyed in August, September 1991 and October 1992 by me.

D.S HELLIG
Land Surveyor

Scale 1:5000

(KAYA MANDI ALLOTMENT AREA)

GENERAL PLAN No. 3443/1993

OF

PART OF THE TOWNSHIP OF KAYA MANDI

OF SUBDIVISIONS OF ERF 1070 KAYA MANDI

SITUATE IN THE MUNICIPALITY OF STELLENBOSCH
ADMINISTRATIVE DISTRICT OF STELLENBOSCH
PROVINCE OF CAPE OF GOOD HOPE
SCALE 1 : 500

CDR

S. G. No. 3443 - 93
SHEET 2 OF 2 SHEETS

APPROVED

for SURVEYOR GENERAL
1993 - 06 - 11

SURVEYED IN MARCH 1993
BY US

D. S. HELLIG J. CHRISTIAANS
PROFESSIONAL LAND SURVEYORS

GENERAL PLAN No. 7988/1991

GENERAL PLAN No. 290/1989

SHEET 1 JOINS HERE

VINEYARD STREET 16,00m

10th STREET 12,00m

MJANDARA STREET 12,00m

13TH STREET 12,00m

REMAINDER

RETREAT ROAD

FOREST DRIVE

SCHOOL CRESCENT

FARM No. 183

FARM No. 181

PORTION 11

THE FARM KROMME RIVIER No. 175

PORTION 6

1069

UNLESS OTHERWISE STATED ALL SPLAY SETBACKS ARE 5,00m

S. G. FILE No. Kaya Mandi 647
S. G. S.R.E. No. T 7240/93
COMPILATION
BHSZ-11 (413168)
BHSZ-12 (7169339)

3443/93 SHT 2

3443/93 SHT 1

GENERAL PLAN No. 3443/1993

(KAYA MANDI ALLOTMENT AREA)

OF

PART OF THE TOWNSHIP OF KAYA MANDI

OF SUBDIVISIONS OF ERF 1070 KAYA MANDI

VIDE DIAGRAM No. 11135/1992 ANNEXED TO D/T

COMPRISING 205 ERVEN NUMBERED 1071 - 1119 , 1121 - 1207 , 1269 - 1277

2 PUBLIC PLACES NUMBERED 1120 , 1208 AND THE STREETS

SITUATE IN THE MUNICIPALITY OF STELLENBOSCH

ADMINISTRATIVE DISTRICT OF STELLENBOSCH

PROVINCE OF CAPE OF GOOD HOPE

SCALE 1 : 500

SURVEYED IN MARCH 1993
BY US

D. S. HELLIG J. CHRISTIAANS
PROFESSIONAL LAND SURVEYORS

GDR

L . D .

S. G. No. 3443 - 93
SHEET 1 OF 2 SHEETS
APPROVED
for SURVEYOR GENERAL
1993 - 04 - 11
C.P.A. COMMUNITY SERVICES WESTERN CAPE
REF. 5D3/2/1/134/19 DATE 1992 - 05 - 14

Dev. Area - Act 4/1984

ENDORSEMENTS

NO	AMENDMENT	ADDITION	AUTHORITY	INITIALS	DATE

S. G. OFFICE NOTES

MAIN FIGURE

CO-ORDINATES SYSTEM Lo 19°
Constants 0,00 +3 700 000,00
Y METRES X

(ALL PLUS)

	Y METRES	X METRES
A	13 927,18	54 514,62
B	13 844,62	54 569,67
C	13 957,61	54 782,67
D	13 898,07	54 733,86
E	13 899,00	54 737,24
F	13 893,35	54 792,42
G	14 011,76	54 817,23
H	14 107,38	54 633,07
J	14 198,62	54 616,00
K	14 200,79	54 553,66
L	14 177,00	54 550,91
M	14 172,38	54 582,72
N	14 106,76	54 594,27
P	14 162,18	54 591,05
Q	14 179,69	54 613,82
R	14 264,39	54 624,45
S	14 278,77	54 628,79
T	14 288,89	54 665,95
U	14 262,79	54 674,79
V	14 177,39	54 579,09
W	14 178,67	54 576,28
X	14 054,62	54 649,85
Y	13 996,65	54 623,52
Z	13 934,03	54 595,87

TRIG. BEACONS

61 Stel 1	15 339,25	54 044,38
398 Wetterwolley	13 870,08	53 684,47

REFERENCE MARKS

RM3	14098,97	54688,99
RM4	14178,74	54586,69
RM5	14264,14	54591,39
RM6	14382,93	54586,35

BLOCK CORNERS

CO-ORDINATES SYSTEM Lo 19°
Constants 0,00 +3 700 000,00
Y METRES X

(ALL PLUS)

	Y METRES	X METRES
A1	13 975,21	54 690,18
A2	13 982,82	54 565,62
A3	13 867,36	54 539,48
B1	13 952,79	54 568,12
B2	13 916,49	54 569,24
B3	13 983,84	54 685,67
B4	14 016,98	54 666,97
B5	14 027,14	54 661,69
C1	13 980,23	54 698,74
C2	13 958,66	54 711,34
C3	13 917,44	54 736,29
C4	14 015,97	54 780,17
C5	14 024,45	54 776,72
D1	14 095,76	54 597,69
D2	14 125,98	54 620,22
D3	14 165,68	54 598,86
D4	14 182,43	54 654,54
D5	14 208,55	54 659,44
D6	14 201,87	54 636,66
E7	14 221,18	54 650,89
E8	14 235,91	54 639,19
E9	14 196,61	54 623,96
E10	14 197,93	54 669,11
E11	14 173,85	54 663,18
E12	14 158,93	54 685,78
E13	14 129,11	54 650,38
E14	14 158,03	54 700,08
E15	14 122,72	54 691,53
E16	14 175,24	54 695,85
E17	14 193,43	54 702,69
E18	14 175,75	54 759,51
E19	14 205,29	54 692,60
E20	13 988,89	54 693,72
F21	14 038,12	54 778,34
F22	14 015,39	54 791,44
F1	14 023,07	54 833,39
F2	14 031,11	54 662,88
F3	14 065,43	54 687,69
F4	14 123,68	54 624,64
F5	14 126,76	54 595,99
F6	14 120,47	54 655,61
F7	14 094,97	54 670,24
F8	14 096,28	54 689,69
F9	14 087,27	54 700,75
F10	14 075,95	54 681,39
F11	14 058,65	54 696,13
F12	14 079,27	54 765,84
F13	14 149,36	54 705,11
G1	14 319,52	54 696,08
G2	14 382,36	54 584,85

AREAS

ERF NUMBER	SQUARE METRES
1071	179
1072	193
1073	196
1074	195
1075	184
1076	197
1077	197
1078	197
1079	1208
1080	300
1081	300
1082	300
1083	309
1084	309
1085	309
1086	309
1087	309
1088	300
1089	300
1090	313
1091	261
1092	251
1093	252
1094	252
1095	252
1096	252
1097	252
1098	252
1099	252
1100	252
1101	288
1102	300
1103	300
1104	300
1105	372
1106	251
1107	253
1108	252
1109	252
1110	252
1111	252
1112	251
1113	288
1114	313
1115	288
1116	300
1117	309
1118	308
1119	283
1120 PP	493
1121	260
1122	288

AREAS

ERF NUMBER	SQUARE METRES
1123	353
1124	309
1125	309
1126	300
1127	300
1128	300
1129	300
1130	300
1131	300
1132	300
1133	293
1134	289
1135	249
1136	314
1137	367
1138	309
1139	252
1140	252
1141	252
1142	252
1143	252
1144	252
1145	248
1146	248
1147	252
1148	252
1149	252
1150	252
1151	252
1152	252
1153	349
1154	304
1155	329
1156	231
1157	233
1158	236
1159	238
1160	248
1161	242
1162	244
1163	246
1164	325
1165	298
1166	228
1167	253
1168	195
1169	196
1170	196
1171	183
1172	183
1173	195
1174	195

AREAS

ERF NUMBER	SQUARE METRES
1173	245
1174	266
1175	177
1176	250
1177	249
1178	232
1179	199
1180	194
1181	199
1182	224
1183	195
1184	194
1185	224
1186	199
1187	266
1188	204
1189	204
1190	204
1191	192
1192	193
1193	204
1194	204
1195	266
1196	200
1197	211
1198	217
1199	217
1200	228
1201	204
1202	289
1203	232
1204	187
1205	219
1206	211
1207	211
1208 PP	123
1209	210
1210	207
1211	208
1212	208
1213	208
1214	208
1215	208
1216	208
1217	264
1218	264
1219	264
1220	264
1221	202
1222	268
1223	204
1224	204
1225	202
1226	201

AREAS

ERF NUMBER	SQUARE METRES
1227	204
1228	204
1229	213
1230	339
1231	284
1232	264
1233	264
1234	236
1235	210
1236	220
1237	240
1238	200
1239	200
1240	200
1241	200
1242	200
1243	250
1244	225
1245	227
1246	217
1247	237
1248	200
1249	200
1250	240
1251	208
1252	231
1253	200
1254	200
1255	200
1256	220
1257	183
1258	175
1259	181
1260	233
1261	206
1262	227
1263	181
1264	175
1265	183
1266	196
1267	183
1268	212
1269	212
1270	212
1271	212
1272	212
1273	212
1274	183
1275	196
1276	196
1277	196

INDEX PLAN
Scale 1 : 2000

SHEET 1
ERVEN 1205 - 1235

SHEET 2
ERVEN 1071 - 1204 , 1236 - 1277

PORTION 5 OF FARM No. 183

GENERAL PLAN No. 7988/1991

LONG STREET 10,00m

VINEYARD STREET 16,00m

REMAINDER VINEYARD STREET 16m

FARM No. 183

SHEET 2 JOINS HERE

BEACON DESCRIPTIONS

ALL 12mm IRON PEGS EXCEPT :
G.N.J. 20mm IRON PEGS
RM3,RM4,RM5,RM6 TOWN SURVEY MARKS

SERVITUDE NOTE

THE LINE 1079a 1079a REPRESENTS THE NORTH WESTERN BOUNDARY OF A STORMWATER SERVITUDE 4,00 m WIDE

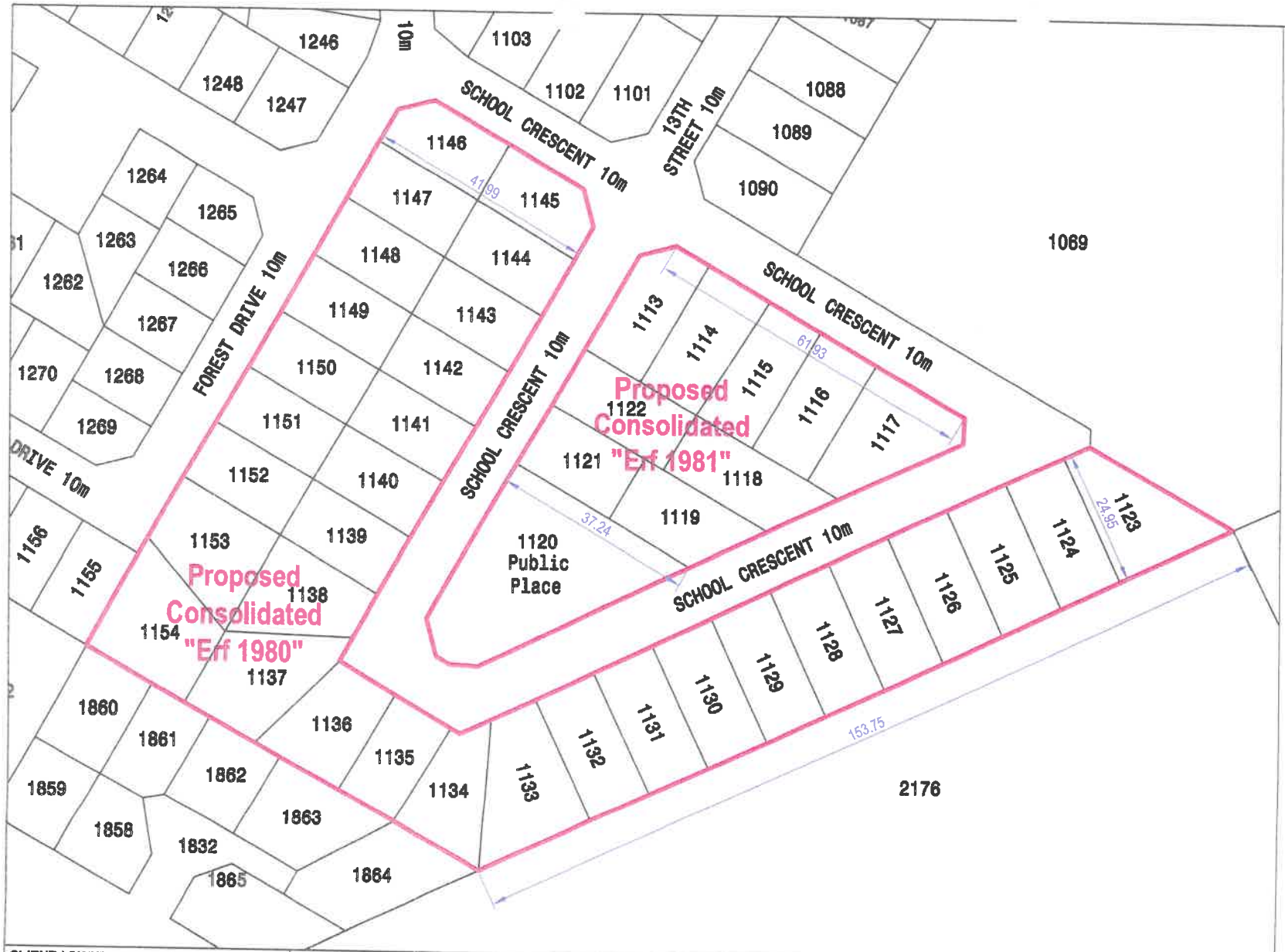
UNLESS OTHERWISE STATED ALL SPLAY SETBACKS ARE 5,00m

S. G. FILE No. Kaya Mandi 687
S. G. S.R.E. No. E 1340/93
COMPILATION
BHS2-11 0137681
BHS2-12 7169399

ANNEXURE C

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

CONSOLIDATION PLAN/REZONING PLAN/SUBDIVIONAL PLAN/DEPARTURE PLAN



CONSOLIDATION PLAN
Kayamandi Housing Project 5A

	DESCRIPTION	COMMENTS
	Kayamandi Project 5A	±1.2837 ha
	Proposed Consolidated "Erf 1981"	±3815m²
	Proposed Consolidated "Erf 1980"	±9221m²
	Current Number of Erven	42 erven
	Current Erf Numbers	1113 to 1154
	Current Erf Sizes (m²)	±240m² to ±895m²
	Current Erf Sizes (m²)(excl. Erf 1120)	±240m² to ±397m²
	Erf 1120 is an existing Public Place	±895m²
	General Plans / SG Diagrams	GP 3443/1993
	Current Owner	Stellenbosch Municipality
	Title Deed	T59362/2002

Notes:

1. Project 5A is located between Forest Drive, School Crescent and the School in Ward 12, of Kayamandi, Stellenbosch.
2. The existing project area includes 42 erven, being Erven 1113 to 1154.
3. It is proposed to close the Public Place on Erf 1120 and then to consolidated Erven 1113 to 1122 into proposed "Erf 1981". "Erf 1981" will then be subdivided into 54 erven (51 residential erven & 3 public places) being unregistered erven 2112 to 2165.
4. It is proposed to consolidate Erven 1123 to 1154 into proposed "Erf 1980". "Erf 1980" will then be subdivided into 130 erven (124 residential erven & 6 public places) being unregistered erven 1982 to 2111.
5. The existing properties contain 175 formal dwelling units.
6. In addition to the 175 formal dwelling units, there are approximately 183 informal structures on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
7. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
8. Distances are given in meters (m).
9. Cadastral information was provided by Messrs FBV Professional Land Surveyors

NORTH

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY

Contact: Mr Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

DRAWING TITLE
CONSOLIDATION PLAN (5A)

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
2	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

DRAWING TITLE CODES
CP: Consolidation Plan
DF: Development Framework
ECP: Existing Cadastral Plan
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

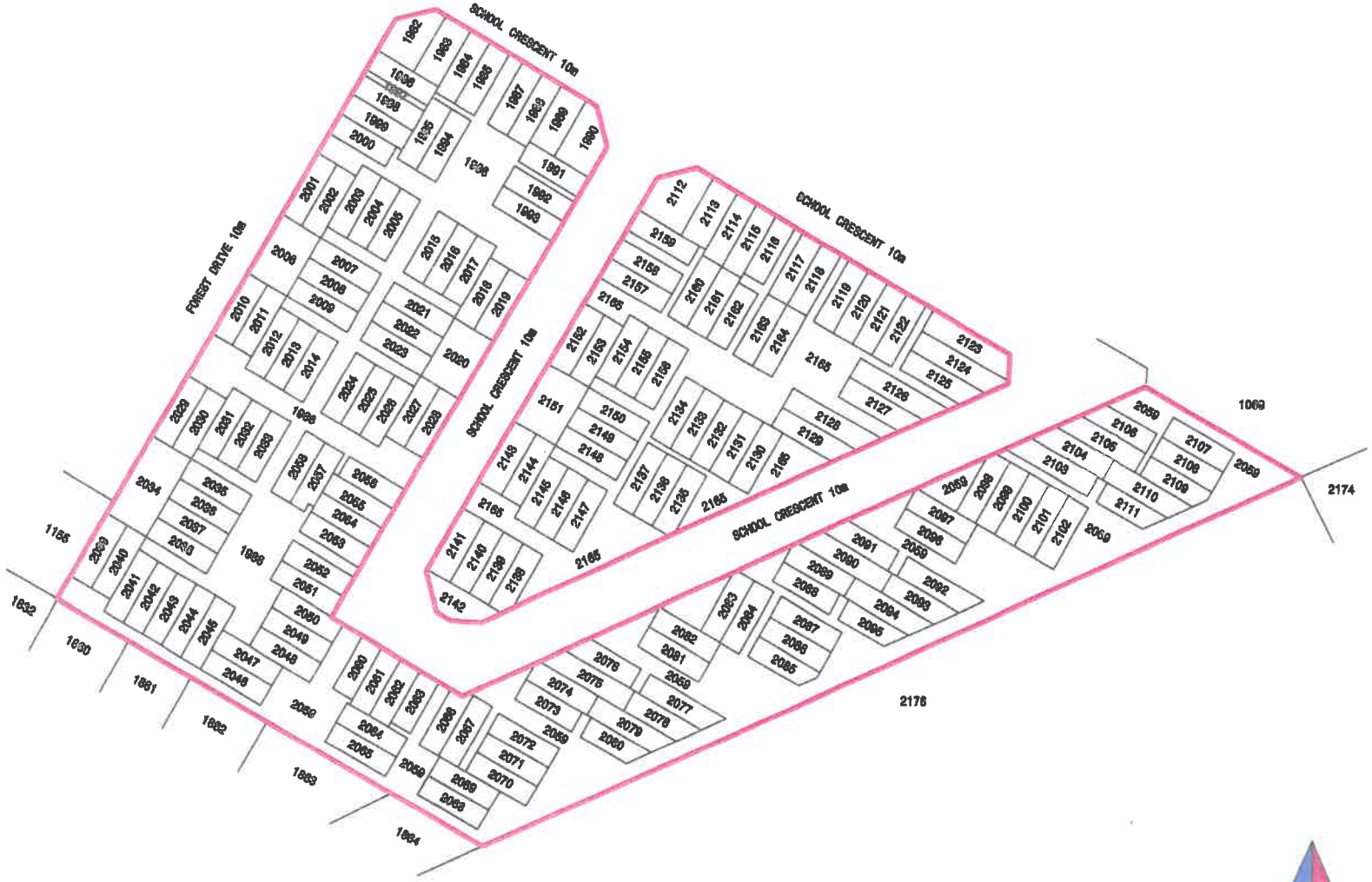
DRAWING DISCIPLINE CODES
TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES
D: Draft
F: Final

DRAWING NUMBER
21P004 (5A)-TRP-CP-20220126-Rev D01

PROFESSIONAL PLANNERS & PROJECT MANAGERS
PLAN 4 SA
MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martinj@plan4sa.co.za
Web: www.plan4sa.co.za

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SUBDIVISION PLAN
Kayamandi Housing Project 5A

	DESCRIPTION	COMMENTS
	Consolidated "Erf 1980" & "Erf 1981"	±1.2837 ha
	Current Number of Erven	42 erven
	Current Erf Numbers	1113 to 1154
	Proposed Number of Erven	184 erven
	Proposed Number of Residential Erven	179 erven
	Proposed Number of Public Space Erven	5 erven
	Proposed Unregistered Residential Erf Numbers	1992-1995, 1997-1998, 1999-2005, 2007-2019, 2021-2033, 2035-2038, 2080-2141, 2143-2150, 2152-2184
	Proposed Unregistered Public Space Erf Numbers	1969, 1997, 2006, 2020, 2034, 2059, 2142, 2151, 2185
	Existing Residential Units	175 dwelling units

Notes:

1. It is proposed to close the Public Place on existing Erf 1120 and then to consolidate Erven 1113 to 1122 into proposed "Erf 1981". "Erf 1981" is then proposed to be subdivided into 54 erven (51 residential erven & 3 public places) being unregistered erven 2132 to 2185.
2. It is proposed to consolidate existing Erven 1123 to 1154 into proposed "Erf 1980". "Erf 1980" is then proposed to be subdivided into 130 erven (124 residential erven & 6 public places) being unregistered erven 1992 to 2111.
3. Existing Number of Dwelling Units:
   3.1. The existing properties contain 175 formal dwelling units.
   3.2. In addition to the 175 formal dwelling units, there are approximately 183 informal structures on the existing properties. This was sourced from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that updates be obtained for new aerial footage and/or the conducting of physical surveys.
4. Proposed Zonings:
   4.1. The 175 Residential Erven is to be zoned Less Formal Residential Zone (LFR).
   4.2. The 5 Public Space erven is to be zoned Public Roads & Parking Zone (PR).
5. Coverage (measured in terms of formal dwelling units only):
   5.1. The coverage of all erven are less than the maximum permitted 60% in the LFR Zone.
6. Coverage (measured in terms of formal dwelling units & the informal structures):
   6.1. From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 1993, 1994, 1995, 2000, 2010, 2014, 2017, 2018, 2021, 2026, 2028, 2046, 2047, 2055, 2057, 2073, 2080, 2065, 2067, 2082, 2083, 2087, 2105, 2114, 2134, 2148, 2154, 2155, 2157 and 2159 have increased the coverage on these erven to more than 60%, which means that departures would be required on these erven if the informal structures are not removed.
7. Height: The height of the existing buildings and structures do not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.
8. Parking:
   8.1. In terms of the Zoning Scheme, 175 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 30 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erven 1968, 1997, 2006, 2020, 2034, 2059, 2142, 2151 and 2185 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).
   8.2. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 175 bays to 30 bays.
9. Building Lines (for "All Other Buildings" in the LFR Zone):
   9.1. A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 1968, 1987, 1991-1994, 1996, 1998, 2000-2001, 2008, 2007, 2009-2011, 2014-2015, 2017, 2019, 2021, 2022-2024, 2027-2031, 2033, 2036, 2038-2040, 2045-2048, 2050, 2063-2063, 2066-2068, 2081-2082, 2085, 2087-2070, 2072-2073, 2078-2077, 2080-2085, 2087-2088, 2091-2092, 2095-2099, 2102-2103, 2105-2107, 2110-2111, 2116-2119, 2123-2123, 2125-2126, 2130, 2134-2135, 2137-2138, 2141, 2143-2144, 2147-2148, 2150, 2152-2154, 2156-2158, 2163-2164.
   9.2. A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2060, 2063, 2069.
   9.3. A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 1993-1994, 1998, 1999, 1999, 2002-2004, 2006, 2011-2015, 2016-2018, 2022, 2025-2027, 2030-2032, 2035-2037, 2040-2046, 2047-2051, 2054-2055, 2057, 2061, 2062, 2064, 2069, 2070-2071, 2074-2075, 2078-2079, 2038, 2080, 2083-2084, 2089-2101, 2104-2105, 2108-2110, 2114-2115, 2120-2121, 2124, 2129, 2131-2133, 2138, 2139-2140, 2144-2145, 2149, 2153-2155, 2161.
10. Building Lines (for "Shelters" in the LFR Zone):
   10.1. A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 1992, 1997, 1998-1999, 2002-2006, 2008, 2012-2013, 2018, 2019, 2022, 2026, 2029, 2031, 2040-2041, 2045, 2048, 2050, 2057, 2065, 2070-2071, 2077, 2079, 2082, 2086, 2088, 2091, 2093, 2096-2101, 2103, 2106, 2110, 2112, 2114-2115, 2121, 2123, 2127-2128, 2133, 2139, 2140, 2143, 2145-2146, 2149, 2153-2154, 2156, 2161, 2165-2164.
   10.2. A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 1997, 1992-1994, 1998, 2007, 2014-2015, 2018, 2021, 2023-2024, 2029, 2033, 2035, 2036-2039, 2045-2047, 2048, 2055, 2058, 2064, 2065-2069, 2072, 2076, 2084, 2085-2088, 2102, 2115, 2119, 2124, 2130, 2134-2135, 2137-2138, 2141, 2147-2148, 2152, 2155, 2158-2159, 2162.
   10.3. A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 1998, 2000, 2010, 2017, 2073, 2040, 2060, 2067, 2092, 2097, 2106, 2122, 2157.
   10.4. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on some common boundary on the following unregistered erven: 1994, 1995-1991, 1993, 2000, 2006, 2010, 2014-2018, 2021-2024, 2026-2028, 2032, 2035-2038, 2045-2046, 2050, 2055, 2061, 2065, 2068, 2072-2073, 2076, 2079-2080, 2084-2087, 2091, 2095-2096, 2103, 2108, 2110, 2112, 2119, 2121, 2125-2124, 2127, 2130, 2134-2135, 2137, 2140-2141, 2143, 2146-2148, 2152-2153, 2155-2159, 2162, 2165-2166, 2168-2169, 2171-2172, 2174-2175, 2177-2178, 2180-2181, 2183-2184.
   10.5. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 1992, 1995-1996, 1998-1999, 2002-2004, 2008-2009, 2012-2013, 2018-2019, 2026, 2031-2032, 2040-2041, 2047-2048, 2057, 2064, 2066-2071, 2074-2076, 2082, 2086, 2087-2101, 2108, 2113-2114, 2133-2133, 2136, 2145, 2149, 2164-2165, 2160-2161, 2183-2184.
   10.6. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2056, 2059, 2063, 2115.
11. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
12. Distances are given in metres (m).
13. Cadastral information was provided by Messrs FBV Professional Land Surveyors

CLIENT / OWNER INFORMATION	DRAWING TITLE	DRAWING TITLE CODES	DRAWING DISCIPLINE CODES	PROFESSIONAL PLANNERS & PROJECT MANAGERS
STELLENBOSCH MUNICIPALITY **Contact:** Mr Lester van Stavel **Position:** Manager: Housing Development **Tel:** 021-808-8462 **Cell:** 082-442-7709 **Email:** lester.vanstavel@stellenbosch.gov.za **Web:** www.stellenbosch.gov.za	SUBDIVISION PLAN (5A) PLAN NUMBER: 3 | SCALE: NTS | SHEET SIZE: A3 | SHEET NUMBER: 1 of 1 PROJECT NAME: LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS	CP: Consolidation Plan DF: Development Framework ECP: Existing Cadastral Plan LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan	TRP: Town & Regional Planning TP: Transportation Planning **DRAWING STATUS CODES** D: Draft F: Final **DRAWING NUMBER** 21P004 (5A)-TRP-SUB-20220126-Rev D01	MARTIN JONKER **Tel:** 084-410-6132 **Fax:** 086-524-8738 **Email:** martinj@plan4sa.co.za **Web:** www.plan4sa.co.za PLAN 4 SA Established 2015 COPYRIGHT RESERVED

C2



ZONING PLAN
Kayamandi Housing Project 5A

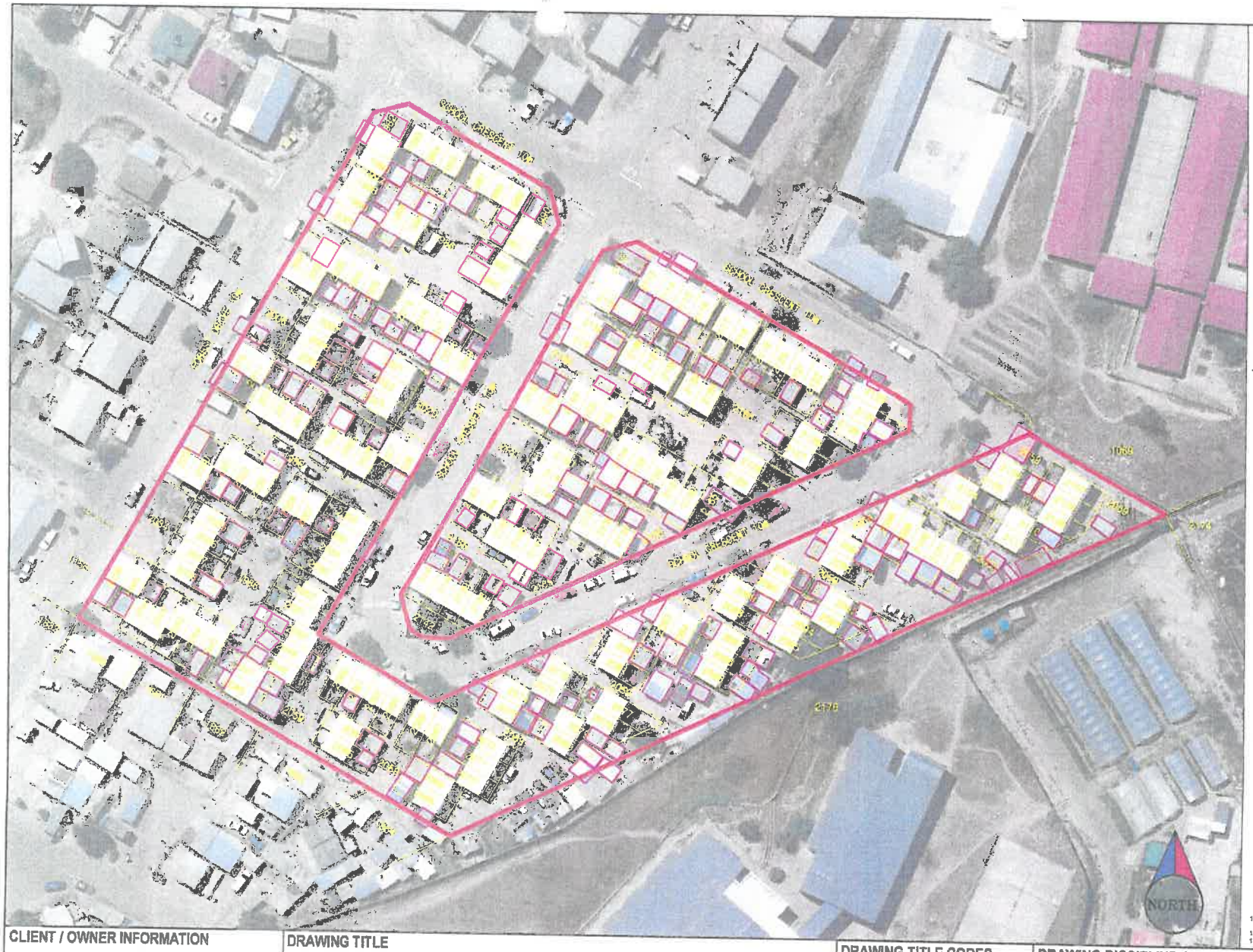
	DESCRIPTION	COMMENTS
	Consolidated "Erf 1960" & "Erf 1961"	±1.2637 ha
	Current Number of Erven	42 erven
	Current Erf Numbers	1113 to 1154
	Proposed Number of Erven	184 erven
	Proposed Number of Residential Erven	175 erven
	Proposed Number of Public Space Erven	9 erven
	Proposed Unregistered Residential Erf Numbers	1982-1985, 1987-1998, 1999-2005, 2007-2019, 2021-2033, 2036-2058, 2060-2141, 2143-2150, 2152-2164
	Proposed Unregistered Public Space Erf Numbers	1986, 1997, 2006, 2020, 2034, 2059, 2142, 2151, 2165
	Less Formal Residential Zone (LFR)	±0.8280 ha
	Public Roads & Parking Zone (PR)	±0.4545 ha

Notes:

1. It is proposed to close the Public Place on existing Erf 1120 and then to consolidate Erven 1113 to 1122 into proposed "Erf 1960". "Erf 1961" is then proposed to be subdivided into 54 erven (51 residential erven & 3 public places) being unregistered erven 2112 to 2165.
2. It is proposed to consolidate existing Erven 1123 to 1154 into proposed "Erf 1962". "Erf 1963" is then proposed to be subdivided into 130 erven (124 residential erven & 6 public places) being unregistered erven 1982 to 2111.
3. Existing Number of Dwelling Units:
   3.1. The existing properties contain 175 formal dwelling units.
   3.2. In addition to the 175 formal dwelling units, there are approximately 163 informal structures on the existing properties. This was counted from an undated aerial image obtained from Mosaro TVS. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
4. Proposed Zonings:
   4.1. The 175 Residential Erven is to be zoned Less Formal Residential Zone (LFR).
   4.2. The 9 Public Spaces erven is to be zoned Public Roads & Parking Zone (PR).
5. Coverage (measured in terms of formal dwelling units only):
   5.1. The coverage of all erven are less than the maximum permitted 60% in the LFR Zone.
6. Coverage (measured in terms of formal dwelling units & the informal structures):
   6.1. From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 1993, 1994, 1995, 2003, 2010, 2014, 2017, 2018, 2021, 2029, 2053, 2046, 2047, 2055, 2057, 2075, 2080, 2085, 2087, 2092, 2093, 2097, 2105, 2114, 2146, 2154, 2158, 2157 and 2159 have increased the coverage on these erven to more than 60%, which means that departures would be required on these erven if the informal structures are not removed.
7. Height: The height of the existing buildings and structures do not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.
8. Parking:
   8.1. In terms of the Zoning Scheme, 178 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 36 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erven 1958, 1997, 2006, 2020, 2034, 2059, 2142, 2151 and 2165 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).
   8.2. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 178 bays to 36 bays.
9. Building Lines (for "All Other Buildings" in the LFR Zone):
   9.1. A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 1985, 1987, 1991-1994, 1998, 1999, 2002-2007, 2009, 2011, 2014-2016, 2017, 2018, 2021, 2025-2024, 2027-2031, 2033, 2036, 2038-2041, 2045-2046, 2052, 2053-2061, 2065-2066, 2081-2082, 2085, 2087-2070, 2072-2073, 2076-2077, 2080-2085, 2087-2088, 2091-2092, 2095-2098, 2102-2109, 2105-2107, 2110-2111, 2115-2119, 2122-2125, 2125-2128, 2130, 2134-2135, 2137-2138, 2141, 2143-2144, 2147-2149, 2150, 2153-2154, 2156-2160, 2162-2164.
   9.2. A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2060, 2063, 2068.
   9.3. A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002-2004, 2008, 2011-2013, 2015-2018, 2022, 2025-2027, 2030-2032, 2036-2037, 2040-2045, 2047-2051, 2054-2056, 2057, 2061, 2062, 2064, 2069, 2070-2071, 2074-2075, 2078-2079, 2084, 2090, 2093-2094, 2099-2101, 2104-2103, 2108-2110, 2114-2116, 2120-2121, 2124, 2129, 2131-2133, 2138, 2139-2140, 2144-2145, 2149, 2153-2155, 2161.
10. Building Lines (for "Stripes" in the LFR Zone):
   10.1. A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 1982, 1991, 1995-1999, 2002-2005, 2008, 2012-2013, 2016, 2018, 2022, 2026, 2028, 2031, 2040-2041, 2045, 2048, 2050, 2057, 2065, 2073-2071, 2077, 2079, 2082, 2086, 2089, 2091, 2093, 2096-2101, 2103, 2108, 2110, 2112, 2116-2118, 2121, 2126, 2127-2128, 2133, 2136, 2140, 2143, 2145-2146, 2148, 2153-2154, 2155, 2161, 2163-2164.
   10.2. A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 1987, 1992-1994, 1996, 2007, 2014-2013, 2019, 2021, 2023-2024, 2029, 2035, 2038, 2038-2039, 2042-2047, 2052, 2058, 2064, 2068-2069, 2072, 2076, 2094, 2095-2096, 2102, 2113, 2116, 2124, 2130, 2134-2135, 2137-2138, 2141, 2147-2148, 2152, 2158, 2156-2159, 2162.
   10.3. A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 1995, 2000, 2010, 2017, 2073, 2083, 2088, 2097, 2032, 2097, 2108, 2128, 2197.
   10.4. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 1984, 1990-1991, 1993, 2000, 2003, 2010, 2014-2015, 2021-2024, 2026-2029, 2031, 2035, 2038-2039, 2045-2048, 2050, 2056, 2061, 2063, 2066, 2073-2073, 2075, 2079-2080, 2084-2087, 2091, 2095-2096, 2103, 2108, 2110, 2112, 2118, 2121, 2123-2124, 2127, 2130, 2134-2135, 2137, 2143-2141, 2143, 2148-2149, 2152-2153, 2158-2159, 2162.
   10.5. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 1982, 1985-1986, 1988-1989, 2002-2004, 2008-2009, 2013-2015, 2018-2018, 2026, 2031-2032, 2040-2041, 2047-2049, 2057, 2064, 2069-2071, 2074-2075, 2082, 2090, 2097-2101, 2106, 2113-2114, 2132-2133, 2136, 2149, 2149, 2154-2155, 2160-2161, 2163-2164.
   10.6. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2065, 2059, 2063, 2116, subdivision survey.
11. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
12. Distances are given in metres (m).
13. Cadastral information was provided by Messrs FBV Professional Land Surveyors

CLIENT / OWNER INFORMATION	DRAWING TITLE	DRAWING TITLE CODES	DRAWING DISCIPLINE CODES	PROFESSIONAL PLANNERS & PROJECT MANAGERS
STELLENBOSCH MUNICIPALITY **Contact:** Mr Lester van Stavel **Position:** Manager: Housing Development **Tel:** 021-808-8462 **Cell:** 082-442-7709 **Email:** lester.vanstavel@stellenbosch.gov.za **Web:** www.stellenbosch.gov.za	ZONING PLAN (5A) PLAN NUMBER: 4 | SCALE: NTS | SHEET SIZE: A3 | SHEET NUMBER: 1 of 1 PROJECT NAME: LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS	CP: Consolidation Plan DF: Development Framework ECP: Existing Cadastral Plan LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan	TRP: Town & Regional Planning TP: Transportation Planning DRAWING STATUS CODES D: Draft F: Final DRAWING NUMBER 21P004 (5A)-TRP-ZP-20220126-Rev D01	MARTIN JONKER **Tel:** 084-410-6132 **Fax:** 086-524-8738 **Email:** martinj@plan4sa.co.za **Web:** www.plan4sa.co.za PLAN 4 SA Established 2015 COPYRIGHT RESERVED

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DWELLING UNITS PLAN
Kayamandi Housing Project 5A

	DESCRIPTION	COMMENTS
	Consolidated "Erf 1960" & "Erf 1961"	±1,2837 ha
	Current Number of Erven	42 erven
	Current Erf Numbers	1113 to 1154
	Proposed Number of Erven	184 erven
	Proposed Number of Residential Erven	175 erven
	Proposed Number of Public Space Erven	9 erven
	Proposed Unregistered Residential Erf Numbers	1983-1985, 1987-1998, 1999-2005, 2007-2019, 2021-2033, 2038-2056, 2080-2141, 2143-2150, 2152-2184
	Proposed Unregistered Public Space Erf Numbers	1986, 1997, 2006, 2020, 2034, 2058, 2142, 2181, 2185
	Existing Residential Units	175 dwelling units
	Informal Structures (Shelters)	±183 structures (shelters)

Notes:

1. It is proposed to close the Public Place on existing Erf 1120 and then to consolidate Erven 1113 to 1122 into proposed "Erf 1961", "Erf 1981" is then proposed to be subdivided into 54 erven (51 residential erven & 3 public places) being unregistered erven 2112 to 2165.
2. It is proposed to consolidate existing Erven 1123 to 1154 into proposed "Erf 1960", "Erf 1960" is then proposed to be subdivided into 130 erven (124 residential erven & 6 public places) being unregistered erven 1982 to 2111.
3. Existing Number of Dwelling Units:
   - 3.1. The existing properties contain 175 formal dwelling units.
   - 3.2. In addition to the 175 formal dwelling units, there are approximately 183 informal structures on the existing properties. This was counted from an updated aerial image obtained from Mosaro TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
4. Proposed Zonings:
   - 4.1. The 175 Residential Erven is to be zoned Less Formal Residential Zone (LFR).
   - 4.2. The 9 Public Space erven is to be zoned Public Roads & Parking Zone (PR).
5. Coverage (measured in terms of formal dwelling units only):
   - 5.1. The coverage of all erven are less than the maximum permitted 80% in the LFR Zone.
6. Coverage (measured in terms of formal dwelling units & the informal structures):
   - 6.1. From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 1993, 1994, 1995, 2000, 2010, 2014, 2017, 2041, 2031, 2038, 2038, 2046, 2047, 2050, 2057, 2073, 2080, 2085, 2087, 2092, 2093, 2097, 2105, 2114, 2134, 2148, 2154, 2156, 2157 and 2158 have increased the coverage on these erven to more than 80%, which means that departures would be required on these erven if the informal structures are not removed.
7. Height: The height of the existing buildings and structures do not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.
8. Parking:
   - 8.1. In terms of the Zoning Scheme, 175 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 90 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erven 1988, 1997, 2005, 2020, 2034, 2058, 2142, 2181 and 2185 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).
   - 8.2. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 175 bays to 90 bays.
9. Building Lines (for "All Other Buildings" in the LFR Zone):
   - 9.1. A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 1985, 1987, 1991-1994, 1996, 1998, 2002-2007, 2008, 2027, 2008-2011, 2014-2018, 2017, 2019, 2021, 2023-2024, 2027-2031, 2035, 2035, 2038-2042, 2045-2048, 2060, 2062-2063, 2065-2066, 2051-2062, 2068, 2067-2070, 2072-2073, 2076-2077, 2080-2086, 2087-2088, 2091-2092, 2095-2098, 2103-2103, 2105-2107, 2110-2111, 2116-2119, 2123-2123, 2125-2126, 2130, 2134-2135, 2137-2138, 2141, 2143-2144, 2147-2148, 2150, 2152-2154, 2158-2160, 2163-2164.
   - 9.2. A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2060, 2063, 2066.
   - 9.3. A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002-2004, 2006, 2011-2013, 2015-2018, 2022, 2025-2027, 2030-2032, 2035-2037, 2040-2048, 2047-2051, 2054-2055, 2057, 2061, 2062, 2064, 2069, 2070-2071, 2074-2075, 2078-2079, 2088, 2090, 2095-2084, 2099-2101, 2104-2105, 2108-2110, 2114-2115, 2120-2121, 2124, 2126, 2131-2133, 2139, 2139-2140, 2144-2145, 2148, 2153-2155, 2161.
10. Building Lines (for "Shelters" in the LFR Zone):
   - 10.1. A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 1982, 1991, 1988-1999, 2002-2005, 2008, 2012-2015, 2018, 2019, 2022, 2026, 2028, 2031, 2040-2041, 2048, 2048, 2050, 2057, 2065, 2070-2071, 2077, 2079, 2082, 2085, 2089, 2091, 2093, 2098-2101, 2103, 2108, 2110, 2112, 2114-2115, 2121, 2123, 2127-2128, 2133, 2135, 2140, 2143, 2145-2148, 2149, 2153-2154, 2158, 2161, 2163-2164.
   - 10.2. A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 1987, 1992-1994, 1998, 2007, 2014-2015, 2018, 2021, 2025-2024, 2029, 2033, 2038, 2038-2039, 2046-2047, 2048, 2056, 2058, 2064, 2088-2089, 2072, 2076, 2084, 2086-2088, 2102, 2113, 2116, 2124, 2130, 2134-2135, 2137-2138, 2141, 2147-2148, 2152, 2158, 2158-2159, 2162.
   - 10.3. A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 1995, 2003, 2010, 2017, 2073, 2040, 2055, 2057, 2092, 2097, 2105, 2123, 2157.
   - 10.4. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 1984, 1990-1991, 1999, 2000, 2005, 2010, 2014-2015, 2021-2024, 2026-2029, 2033, 2035, 2036-2039, 2045-2044, 2050, 2055, 2091, 2095, 2063, 2072-2073, 2078, 2079-2080, 2084-2087, 2091, 2095-2098, 2105, 2108, 2110, 2112, 2118, 2121, 2123-2124, 2127, 2130, 2134-2135, 2137, 2140-2141, 2143, 2145-2148, 2152-2153, 2158-2159, 2162.
   - 10.5. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 1982-1985-1988, 1998-1999, 2002-2004, 2008-2009, 2012-2013, 2015-2016, 2026, 2031-2032, 2040-2041, 2043-2048, 2057, 2064, 2066-2071, 2074-2075, 2082, 2090, 2097-2101, 2105, 2113-2114, 2132-2133, 2136, 2145, 2149, 2154-2156, 2160-2161, 2165-2164.
   - 10.6. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2003, 2083, 2083, 2115.
11. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
12. Distances are given in meters (m).
13. Cadastral information was provided by Messrs FBV Professional Land Surveyors

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CLIENT / OWNER INFORMATION	DRAWING TITLE	DRAWING TITLE CODES	DRAWING DISCIPLINE CODES	PROFESSIONAL PLANNERS & PROJECT MANAGERS
STELLENBOSCH MUNICIPALITY **Contact:** Mr Lester van Stavel **Position:** Manager: Housing Development **Tel:** 021-808-8462 **Cell:** 082-442-7709 **Email:** lester.vanstavel@stellenbosch.gov.za **Web:** www.stellenbosch.gov.za	DWELLING UNITS PLAN (5A) PLAN NUMBER: 5 | SCALE: NTS | SHEET SIZE: A3 | SHEET NUMBER: 1 of 1 PROJECT NAME: LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS	CP: Consolidation Plan DF: Development Framework DUP: Dwelling Units Plan ECP: Existing Cadastral Plan LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan	TRP: Town & Regional Planning TP: Transportation Planning DRAWING STATUS CODES D: Draft F: Final DRAWING NUMBER 21P004 (5A)-TRP-DUP-20220202-Rev D01	MARTIN JONKER **Tel:** 084-410-6132 **Fax:** 086-524-8738 **Email:** martinj@plan4sa.co.za **Web:** www.plan4sa.co.za PLAN 4 SA Established 2015 COPYRIGHT RESERVED

ANNEXURE D

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

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1. INTRODUCTION

1.1 BACKGROUND AND APPOINTMENT

The background information was sourced from a report prepared by Emile van der Merwe Town Planning Consultants in May 2020, titled "Kayamandi Housing Projects Appraisal: Status Quo and Statutory Requirements".

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (246 erven, greenfield development)
- Project 2: Snake Valley (132 erven, greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (146 units, town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (175 units, town centre upgrade)
- Project 5B: High Density Units (137 units, town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

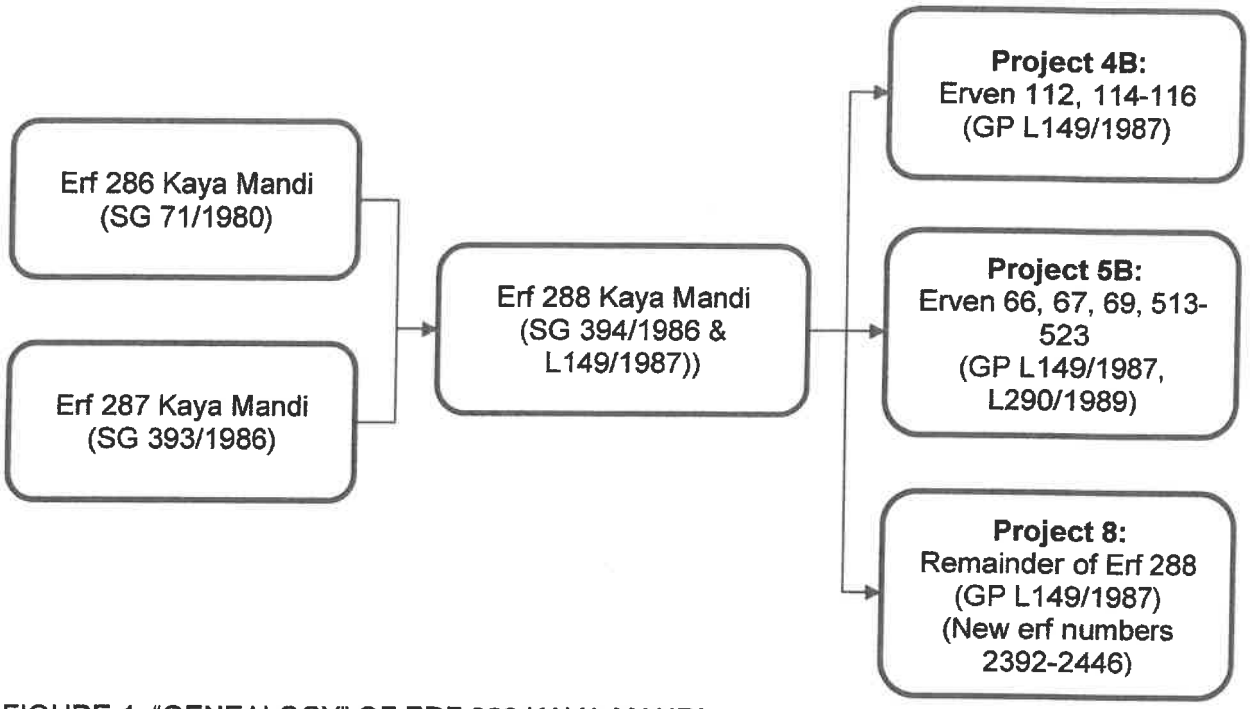


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

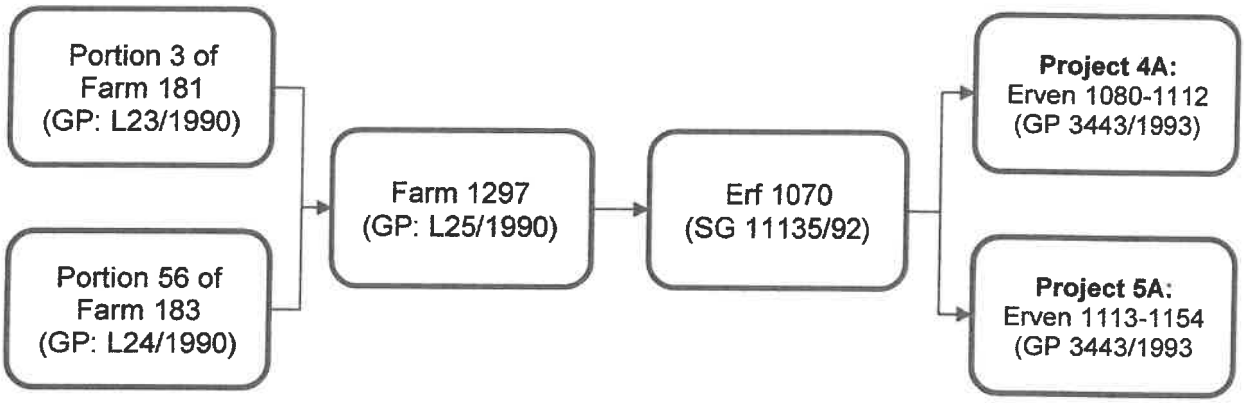


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

1.2 POWER OF ATTORNEY

The owner of the property(ies) gave Power of Attorney to **PLAN 4 SA (Pty) Ltd** or its **nominee (Mr Martin Jonker; ID 7010175034083** and **SACPLAN Registration Number A/1090/1999)**.

The aforesaid Power of Attorney is attached to the land use application as **ANNEXURE 1**.

1.3 REPORT LAYOUT

The report has been structured as follows:

- **Section 1: Introduction:** This section gives the background to the appointment and shows to whom power of attorney has been given to deal with this application.
- **Section 2: Land Use Application:** This section describes the purpose of the application; identifies the applicable by-law, zoning scheme and overlay zones; describes the types of land use application and finally indicates whether any national and provincial legislation are triggered by the application.
- **Section 3: Property Information:** This section provides basic information about the subject property(ies) such as its cadastral description, its extent, the title deed number of the property and whether there are any restrictive conditions in the title deed. Other information includes its current zoning, current land uses, whether there is a bond registered against the property, and whether there are any pending land claims or court cases/orders.
- **Section 4: Contextual Analysis:** This section analyses the site in terms of the characteristics of the surrounding area, its location and the surrounding zonings and land uses.
- **Section 5: Site Analysis:** In this section the site is analysed in terms of the availability of engineering services, roads & transport, servitudes, geotechnical status, topography, environmental and heritage characteristics.
- **Section 6: Development Proposal:** The proposed development or land use is described in more detail in this section including the proposed planning parameters.
- **Section 7: Planning Motivation in Support of the Application:** This section motivates the application from a planning perspective. It looks at, amongst others, the consistency of the application in terms of planning policies and frameworks.
- **Section 8: Conclusion:** Provides concluding remarks and recommendations regarding the application.

2. LAND USE APPLICATION

2.1 PURPOSE OF THE APPLICATION

This project entailed the development of 175 high density units and public open spaces on Erven 1113-1154 Kaya Mandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place.

The purpose of this application is thus the following:

- To close the public place on Erf 1120 Kaya Mandi.
- To consolidate Erven 1113-1122 and 1123-1154 Kaya Mandi
- To subdivide consolidated Erf 1980 Kaya Mandi into 130 erven consisting of 124 residential erven and 6 public places.
- To subdivide consolidated Erf 1981 Kaya Mandi into 54 erven consisting of 51 residential erven and 3 public places.

2.2 APPLICABLE BY-LAW, ZONING SCHEME & OVERLAY ZONES

The following by-law and zoning scheme(s) are applicable to this land use application:

- Stellenbosch Municipal Land Use Planning By-Law, 2015; and the
- Stellenbosch Municipality: Zoning Scheme By-Law, 2019.

The subject properties fall outside the Historical Center of Stellenbosch.

2.3 EXEMPTIONS IN TERMS OF SECTION 60 OF LUPA (ACT 3 OF 2014)

The finalisation of the land use rights of the 5 x Kayamandi Projects (Projects 4A, 4B, 5A, 5B and 8), the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency.

It would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to, amongst others, the historical delays on these projects. One way to speed up the process of finalising the necessary land use approvals is to deal with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

In this regard, an application was made and motivated, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five (5) Kayamandi projects (known as 4A, 4B, 5A, 5B and 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

> *"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch,* ***BE APPROVED*** *in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

2.4 TYPE OF LAND USE APPLICATIONS

Application is made in terms of **Section 15** of the **Stellenbosch Municipal Land Use Planning By-Law, 2015** for the following:

- The closure of Erf 1120 (Public Place) Kaya Mandi in terms of Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- The rezoning of Erven 1113 to 1154 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Multi-Unit Residential Zone (MUR)[1] to Subdivisional Area Overlay Zone (SAO), to accommodate Less Formal Residential Zone (LFR), and Public Road and Parking Zone (PR)[2] land uses.
- The consolidation of Erven 1113 to1122 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to form consolidated Erf 1981 (approximately 3615m² in extent) Kaya Mandi (refer to **PLAN 2: CONSOLIDATION PLAN (5A)**).
- The consolidation of Erven 1123 to 1154 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to form consolidated Erf 1980 (approximately 9221m² in extent) Kaya Mandi (refer to **PLAN 2: CONSOLIDATION PLAN (5A)**).
- The subdivision of the consolidated Erf 1980 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into the following (refer to **PLAN 3: SUBDIVISION PLAN (5A)**):
    - 124 x Less Formal Residential Zone (LFR) erven; and
    - 6 x Public Roads and Parking Zone (PR) erven
- The subdivision of the consolidated Erf 1981 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into the following (refer to **PLAN 3: SUBDIVISION PLAN (5A)**):
    - 51 x Less Formal Residential Zone (LFR) erven; and
    - 3 x Public Roads and Parking Zone (PR) erven
- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP 3443/1993 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.

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1 The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) the erven (except for Erf 1120) is currently zoned "Multi-Unit Residential Zone" whilst Erf 1120 (Public Place) is currently zoned "Less Formal Residential Zone". Ms Louisa Guntz confirmed in an email dated 13 April 2022 that the current zoning of the properties is Multi-Unit Residential.
2 The Status Quo Report referred here to Public Street and Parking Zone.

- A permanent departure on **coverage** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:
  - Increase the coverage on unregistered erven 2021, and 2029 from 80% to 81%.
  - Increase the coverage on unregistered erven 1994, 2038, 2057, and 2159 from 80% to 82%.
  - Increase the coverage on unregistered erf 2055 from 80% to 83%.
  - Increase the coverage on unregistered erven 1993, 2018, and 2149 from 80% to 84%.
  - Increase the coverage on unregistered erven 2134, and 2154 from 80% to 86%.
  - Increase the coverage on unregistered erf 2155 from 80% to 88%.
  - Increase the coverage on unregistered erf 2014 from 80% to 90%.
  - Increase the coverage on unregistered erf 2106 from 80% to 91%.
  - Increase the coverage on unregistered erf 2092 from 80% to 93%.
  - Increase the coverage on unregistered erf 2093 from 80% to 94%.
  - Increase the coverage on unregistered erf 2073 from 80% to 95%.
  - Increase the coverage on unregistered erven 1995, 2000, 2010, 2017, 2046, 2047, 2080, 2085, 2087, 2097, 2114, and 2157 from 80% to 100%.
- A permanent departure on **off-street parking** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven[3].
- A permanent departure on building lines (for "All other buildings" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[4]:
  - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 1985, 1987, 1991-1994, 1996, 1998, 2000-2001, 2005, 2007, 2009-2011, 2014-2015, 2017, 2019, 2021, 2023-2024, 2027-2031, 2033, 2035, 2038-2040, 2045-2048, 2050, 2052-2053, 2056-2058, 2061-2062, 2065, 2067-2070, 2072-2073, 2076-2077, 2080-2085, 2087-2089, 2091-2092, 2095-2098, 2102-2103, 2106-2107, 2110-2111, 2116-2119, 2122-2123, 2125-2128, 2130, 2134-2135, 2137-2138, 2141, 2143-2144, 2147-2148, 2150, 2152-2154, 2156-2160, 2162-2164.
  - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2060, 2063, 2066.
  - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002-2004, 2008, 2011-2013, 2016-2018, 2022, 2025-2027, 2030-2032, 2036-2037, 2040-2045, 2047-2051, 2054-2055, 2057, 2061, 2062, 2064, 2069, 2070-2071, 2074-2075, 2078-2079, 2086, 2090, 2093-2094, 2099-2101, 2104-2105, 2108-2110, 2114-2115, 2120-2121, 2124, 2129, 2131-2133, 2136, 2139-2140, 2144-2146, 2149, 2153-2155, 2161.
- A permanent departure on building lines (for "Shelters" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[5]:
  - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 1982, 1991, 1998-1999, 2002-2005, 2008, 2012-2013, 2016, 2019, 2022, 2026, 2028, 2031, 2040-2041, 2045, 2048, 2050, 2057, 2065, 2070-2071, 2077, 2079, 2082, 2086, 2089, 2091, 2093, 2098-2101, 2103, 2108, 2110, 2112, 2114-2115, 2121, 2123, 2127-2128, 2133, 2136, 2140, 2143, 2145-2146, 2149, 2153-2154, 2156, 2161, 2163-2164.
  - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 1987, 1992-1994, 1996, 2007, 2014-2015, 2018, 2021,

[3] From an undated aerial photo it seems that only approximately 30 of the 175 residential erven have sufficient space to allow for off-street parking. Due to the fact that alternative parking is proposed on unregistered erven 1986, 1997, 2006, 2020, 2034, 2059, 2142, 2151, and 2165 (which is earmarked for Public Roads & Parking (PR Zone) purposes), it is therefore proposed that the parking bay requirement be amended from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in this development.

[4] The building line parameters in the LFR Zone for "all other buildings" (except for shelters) are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; 0m on one common boundary; and 1m on all other common boundaries.

[5] The building line parameters in the LFR Zone for "Shelters" are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; and 1m on all common boundaries.

2023-2024, 2029, 2033, 2035, 2038-2039, 2046-2047, 2049, 2055, 2058, 2064, 2068-2069, 2072, 2076, 2084, 2095-2096, 2102, 2113, 2119, 2124, 2130, 2134-2135, 2137-2138, 2141, 2147-2148, 2152, 2155, 2158-2159, 2162.

- A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 1995, 2000, 2010, 2017, 2073, 2080, 2085, 2087, 2092, 2097, 2106, 2125, 2157.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 1984, 1990-1991, 1993, 2000, 2005, 2010, 2014-2015, 2021-2024, 2028-2029, 2033, 2035, 2038-2039, 2045-2046, 2050, 2058, 2061, 2065, 2068, 2072-2073, 2076, 2079-2080, 2084-2087, 2091, 2095-2096, 2103, 2106, 2110, 2112, 2119, 2121, 2123-2124, 2127, 2130, 2134-2135, 2137, 2140-2141, 2143, 2146-2148, 2152-2153, 2156-2159, 2162.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 1982, 1995-1996, 1998-1999, 2002-2004, 2008-2009, 2012-2013, 2016-2018, 2026, 2031-2032, 2040-2041, 2047-2049, 2057, 2064, 2069-2071, 2074-2075, 2082, 2090, 2097-2101, 2108, 2113-2114, 2132-2133, 2136, 2145, 2149, 2154-2155, 2160-2161, 2163-2164.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2055, 2089, 2093, 2115.

2.5 APPROVAL REQUIRED IN TERMS OF OTHER LEGISLATION (IF APPLICABLE)

The following table indicates whether the proposed land use triggers any approvals required in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013.

TABLE 1: SPLUMA (Act 16 of 2013) TRIGGERS

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
Status of spatial development frameworks S22(1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework	No	The proposed development is consistent / compliant with the latest approved SDF. Refer to Section 7 of this report.
S22(2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.	No	It is not necessary to depart from the provisions of the SDF.
Development application affecting national interest S52.(1) Subject to the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), a land development application must be referred to the Minister where such an application materially impacts on – (a) matters within the exclusive functional area of the national sphere in terms of the Constitution; (b) strategic national policy objectives, principles or priorities, including food security, international relations and co-operation, defence and economic unity; or (c) land use for a purpose which falls within the functional area of the national sphere of government.	No	This section is not triggered.
S52.(2) A land development application must be referred to the Minister where the outcome of the application – (a) may be prejudicial to the economic, health or security interests of one or more provinces or the Republic as a whole; or (b) may impede the effective performance of the functions by one or more municipalities or provinces relating to matters within their functional area of legislative competence.	No	This section is not triggered.

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
S52.(3) Where an applicant believes that his or her application is likely to affect the national interest, he or she must submit a copy of that application to the Minister.	No	This section is not triggered.

The following table indicates whether any other national legislation is triggered by the proposed change in land use.

TABLE 2: OTHER NATIONAL LEGISLATIVE TRIGGERS

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Heritage Resource Act, 1999 (Act 25 of 1999)	Sections that trigger the need to submit a Notification of Intent to Develop		HWC confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required"*. The letter from HWC is attached hereto as **ANNEXURE 11**.
	S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length	No	This section is not triggered.
	S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length	No	This section is not triggered.
	S38(1)(c) Any development or activity that will change the character of a site – i. Exceeding 5,000m² in extent; or ii. Involving three or more existing erven or subdivisions thereof; or iii. Involving three or more divisions thereof which have been consolidated within the past five years.	No	This section is not triggered. The properties are already developed, and its character will not be changed. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	S38(1)(d) Rezoning of a site exceeding 10,000m² in extent.	No	This section is not triggered. The properties are already developed and used for its intended purpose. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.
	S38(1)(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.	No	To the best of our knowledge and interpretation, the proposed development does not trigger any other category of development as referred to in this Section of the Act.
National Environmental Management Act, 1998 (Act 107 of 1998); EIA Regulations, 2014 (GN No. R. 982, R. 983, R.984 and R.985), as amended (amended 7 April 2017)	Listing Notice 1 of 2014 (as amended 7 April 2017) Listing Notice 2 of 2014 (as amended 7 April 2017) Listing Notice 3 of 2014 (as amended 7 April 2017)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as **ANNEXURE 10**.
National Environmental Management: Biodiversity Act (Act No. 10 of 2004) list of ecosystems that are threatened and in need of protection, (G 34809, GN 1002), 9 December 2011	Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) – will trigger Activity 30 on EIA Listing Notice 1 of 2014 (as amended 7 April 2017). List of Threatened Terrestrial Ecosystems (Government Gazette, 2011)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as **ANNEXURE 10**.
Environmental Conservation Act, 1989 (Act 73 of 1989), GN R.1182 dated 5 September 1997, GN R.1355 dated 17 October 1997, GN R.448 dated 27 March 1998, GN R.670 dated 10 May 2002 GN R.672 dated 10 May 2002	Part 5 (Control of Activities which may have Detrimental Effect on the Environment), Section 21	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires Environmental Authorisation.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),	Chapter 4, Part 2 (Listing of activities resulting in atmospheric emissions) Chapter 5 (Licensing of Listed Activities)(Atmospheric Emissions Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of an Atmospheric Emissions License.
National Environmental Management: Waste Act, 2008 (Act 59 of 2008),	Chapter 4, Part 4, Section 19: Listed waste management activities (Schedule 1 of the Act) Chapter 4, Part 8 (Contaminated Land)(Decommissioning of existing facilities, structures or infrastructure) Chapter 5 (Licensing of Waste Management Activities)(Waste Management Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of Schedule 1A or Schedule 1B of the Act which requires a Waste Management License.
National Water Act, 1998 (Act 36 of 1998)	Chapter 4 (Use of Water) Schedule 1 (Permissible Use of Water)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of a Water Use License.
Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	S3 Subject to the provisions of section 2 – (a) agricultural land shall not be subdivided; S4(1) Any application for the consent of the Minister for the purposes of section 3 shall be lodged with the Secretary and shall be in such form and be accompanied by such plans, documents and information as are determined by the Secretary.	No	The properties are located within the existing urban edge. The properties are furthermore owned by the Stellenbosch Municipality. *"1. In this Act, unless the context otherwise indicates –* *(i) "agricultural land" means any land, except –* *(c) land of which the State is the owner or which is held in trust by the State or a Minister for any person;".*
Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)	*"2. (1) Subject to the provisions of subsection (2) this Act shall not apply-* *(a) to any land which is situated in an urban area;* *(2) (a) The provisions of this Act relating to weeds and invader plants shall also apply to land which is situated within an urban area."*	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.
Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		No	N/A The proposed development does not involve Major Hazard Installations.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940)	Section 2: Prohibition of certain advertisements visible from public roads Section 9: Prohibition of erection of structures near certain roads Section 10: Restriction of access to land through fence etc., along certain roads Section 11: Restriction on establishment or extension of townships	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.

The following table indicates whether the proposed use triggers any provincial legislative approvals.

TABLE 3: PROVINCIAL LEGISLATIVE TRIGGERS

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)	Compliance or consistency with, and deviation from, spatial development frameworks or structure plans S19(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.	Yes	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.	No	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Provincial comment on land use applications S45(1) A municipality must refer a land use application relating to the following to the Head of Department for written provincial comment once the application is complete in accordance with the requirements of the municipality and section 42:	No	N/A
	S45(1)(a) a development outside the municipality's planned outer limit of urban expansion as reflected in its municipal spatial development framework;	No	The proposed development is located within the urban edge.
	S45(1)(b) if the municipality has no approved municipal spatial development framework, a development outside the physical edge, including existing urban land use approvals, of the existing urban area;	No	N/A
	S45(1)(c) a rezoning of land zoned for agricultural or conservation purposes;	No	N/A
	S45(1)(d) any development as determined by the municipal manager;	No	N/A
	S45(1)(e) development as prescribed that affects a provincial functional area;	No	N/A
	S45(1)(f) any other category of land use applications as may be prescribed for the purpose of supporting and strengthening the capacity of municipalities.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Provincial approval of land development S53(1) No person may without an approval under subsection (2) or an exemption under subsection (3) develop land that will have a substantial effect on— (a) the orderly, coordinated or harmonious development of a region or the Province; (b) the general welfare of the inhabitants of a region or the Province; or (c) agriculture, due to— (i) the nature or scale of the proposed land use; or (ii) the cumulative effect of multiple developments.	No	N/A
	S53(2) The owner of the land concerned or a person authorised by the owner may apply to the Head of Department for approval to develop land that will have the effect contemplated in subsection (1).	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.
	S53(3) "(3) The Provincial Minister may exempt categories of land development from requiring approval under subsection (1) in one or more of the following circumstances: (a) where the land development complies with the applicable spatial development frameworks; (b) where the land development is consistent with other provincial policy; (c) to provide for government infrastructure projects; or (d) where provincial approval was granted in terms of other legislation."	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Western Cape Land Use Planning Regulations, 2015 (Provincial Gazette 7412 dated 26 June 2015)(P.N. 203/2015) Western Cape Land Use Planning Regulations, 2015: Amendment, 2019 (Provincial Gazette 8083 dated 15 April 2019)(P.N. 51/2019)	Land development requiring provincial approval and exempted categories of land development Reg 10.(1) Subject to subregulation (2), land development contemplated in section 53(1) read with section 53(4) of the Act consists of the following categories: (a) proposed land development— (i) in respect of which an approval in terms of the Ordinance does not exist immediately before the commencement of the Act; and (ii) that falls within a category of land development that has been listed in the Provincial Gazette as a category that requires approval under section 53(1) of the Act; (b) proposed land development that utilises an area of five hectares or more of agricultural land that has been cultivated or irrigated during the 10-year period immediately preceding the proposed land development that involves urban development or urban expansion, including residential, resort, business, industrial and community development, utility services or transport uses, but excluding agricultural land uses or land development ordinarily associated with agricultural use such as agricultural storing and packing facilities, agricultural industries or accommodation for bona fide agricultural workers;" (c) proposed land development for prospecting, mining or quarrying that utilises an area of five hectares or more of agricultural land; (d) proposed land development for any shale gas mining activity, but excluding any exploration activities involving seismic testing and stratified drilling; and (e) proposed land development for any nuclear electricity generation facility.	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Reg 10.(2) The following categories of land development contemplated in subregulation (1) are exempted under section 53(3) of the Act from requiring approval under section 53(1) of the Act: (a) proposed land development in respect of which a provincial approval exists immediately before the commencement of the Act in terms of any of the following legislation: (i) section 24(2) of the National Environmental Management Act, 1998 (Act 107 of 1998), excluding an approval that is suspended in terms of section 43(7) of that Act; (ii) section 3 or 14 of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991); (iii) regulations 2 to 7 of the regulations made under section 66(1) of the Black Communities Development Act, 1984 (Act 4 of 1984), published under Government Notice R.1897/1986 in Government Gazette 10431 of 12 September 1986; (iv) regulation 16, 17, 19(5) or 19(7) of the regulations made under section 66(1) of the Black Communities Development Act, 1984, published under Provincial Notice 733/1989 in Provincial Gazette 4606 of 22 September 1989; (v) section 20 of the Rural Areas Act, 1987 (Act 9 of 1987); (b) proposed land development that is specifically provided for in the applicable local municipal spatial development framework that was submitted to the Provincial Minister as contemplated in section 14 of the Act.	N/A	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered. Regulation 10.(2)(b) applies to this land use application.

2.6 AFFECTED SURROUNDING PROPERTY OWNERS

A meeting was held via MS Teams on Friday, 27 August 2021 (at 09h00) to discuss the project with officials from the Stellenbosch Municipality's Town Planning Department. The meeting was attended by the following people:

- Stiaan Carstens, Stellenbosch Municipality
- Chrizelle Kriel, Stellenbosch Municipality
- Lester van Stavel, Stellenbosch Municipality
- Shaun October, Stellenbosch Municipality
- Martin Jonker, Plan 4 SA (Pty) Ltd

It was recommended at this meeting that due to, amongst other reasons, the project's history and urgency to finalise the land use rights and transfer of ownership, this land use application be exempted (in terms of Section 60 of the Western Cape LUPA, Act 3 of 2014) from the publication and serving of notices as required by Sections 43 and 44 of LUPA (Act 3 of 2014) and the similarly relevant Sections 45 and 46 of the Stellenbosch Municipality: Land Use Planning By-Law (2015).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

> *"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch,* ***BE APPROVED*** *in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

In terms of the aforementioned exemption, it is therefore not required to notify surrounding property owners of the land use application.

3. PROPERTY INFORMATION

3.1 PROPERTY DESCRIPTION & EXTENT

The property descriptions, their extent and relevant General Plan / SG Diagram information is summarised in the table below.

TABLE 4: PROPERTY CADASTRAL INFORMATION

ERF NUMBER	TOWNSHIP	SIZE		GP / SG DIAGRAM
		m²	ha	
1113	Kaya Mandi	288	0.0288	GP3443/1993
1114	Kaya Mandi	313	0.0313	GP3443/1993
1115	Kaya Mandi	288	0.0288	GP3443/1993
1116	Kaya Mandi	302	0.0302	GP3443/1993
1117	Kaya Mandi	380	0.0380	GP3443/1993
1118	Kaya Mandi	318	0.0318	GP3443/1993
1119	Kaya Mandi	283	0.0283	GP3443/1993
1120	Kaya Mandi	895	0.0895	GP3443/1993
1121	Kaya Mandi	260	0.0260	GP3443/1993
1122	Kaya Mandi	288	0.0288	GP3443/1993
1123	Kaya Mandi	353	0.0353	GP3443/1993
1124	Kaya Mandi	300	0.0300	GP3443/1993
1125	Kaya Mandi	300	0.0300	GP3443/1993
1126	Kaya Mandi	300	0.0300	GP3443/1993
1127	Kaya Mandi	300	0.0300	GP3443/1993
1128	Kaya Mandi	300	0.0300	GP3443/1993
1129	Kaya Mandi	300	0.0300	GP3443/1993
1130	Kaya Mandi	300	0.0300	GP3443/1993
1131	Kaya Mandi	300	0.0300	GP3443/1993
1132	Kaya Mandi	300	0.0300	GP3443/1993
1133	Kaya Mandi	397	0.0397	GP3443/1993
1134	Kaya Mandi	289	0.0289	GP3443/1993
1135	Kaya Mandi	249	0.0249	GP3443/1993
1136	Kaya Mandi	314	0.0314	GP3443/1993
1137	Kaya Mandi	367	0.0367	GP3443/1993
1138	Kaya Mandi	306	0.0306	GP3443/1993
1139	Kaya Mandi	252	0.0252	GP3443/1993
1140	Kaya Mandi	252	0.0252	GP3443/1993
1141	Kaya Mandi	252	0.0252	GP3443/1993
1142	Kaya Mandi	252	0.0252	GP3443/1993

ERF NUMBER	TOWNSHIP	SIZE		GP / SG DIAGRAM
		m²	ha	
1143	Kaya Mandi	252	0.0252	GP3443/1993
1144	Kaya Mandi	252	0.0252	GP3443/1993
1145	Kaya Mandi	240	0.0240	GP3443/1993
1146	Kaya Mandi	240	0.0240	GP3443/1993
1147	Kaya Mandi	252	0.0252	GP3443/1993
1148	Kaya Mandi	252	0.0252	GP3443/1993
1149	Kaya Mandi	252	0.0252	GP3443/1993
1150	Kaya Mandi	252	0.0252	GP3443/1993
1151	Kaya Mandi	252	0.0252	GP3443/1993
1152	Kaya Mandi	252	0.0252	GP3443/1993
1153	Kaya Mandi	349	0.0349	GP3443/1993
1154	Kaya Mandi	394	0.0394	GP3443/1993
TOTAL		**12,837**	**1.2837**	

The SG Diagram(s) / General Plan(s) is attached to the land use application as **ANNEXURE 3**.

3.2 OWNERSHIP & TITLE DEED

The properties are owned by the Stellenbosch Municipality. The Title Deeds associated with each property is shown in the following table.

TABLE 5: TITLE DEED INFORMATION

PROJECT	TITLE DEEDS	ERF NUMBERS	SUBDIVIDED FROM	TOWNSHIP
5A	T59362/2002	1113 to 1154	Erf 1070	Kaya Mandi

Proof of registered ownership is attached to the land use application as **ANNEXURE 4**. The Title Deed(s) is attached to the land use application as **ANNEXURE 5**.

3.3 CONVEYANCING CERTIFICATE & TITLE DEED RESTRICTIONS

A Conveyancing Certificate has been issued for each of the properties by Messrs STBB and is attached to the land use application as **ANNEXURE 6**.

Clauses I(C) and II(B) of T59362/2002 stipulates conditions relating to the use of land, whilst Clauses II(C) and II(D) stipulates servitudes that may be registered over or in favour of the property.

The conditions relating to the use of the land do NOT restrict the existing (proposed) use of the land for residential purposes.

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

In an email dated 25 January 2022, Mrs Annemarie van Vuuren (of Messrs STBB) confirmed the following:

> *"...We have perused all the title deeds and we could not identify any condition restricting the use of the Kaya Mandi properties for residential purposes. We further confirm that it will not be necessary to apply for the removal of any restrictive conditions...."*

3.4 CURRENT ZONING

The application properties are currently zoned as follows:

TABLE 6: CURRENT ZONING

PROJECT	EXISTING ERF NUMBERS	TOWNSHIP	CURRENT ZONING	CURRENT ZONING
			(Status Quo Report, 2020)	**Email of Ms Louisa Guntz**
5A	1113-1119, 1121-1154	Kaya Mandi	Conventional Residential Zone (CR)	Multi-Unit Residential Zone (MUR)
	1120	Kaya Mandi	Public Place	Multi-Unit Residential Zone (MUR)

The email of Ms Louisa Guntz dated 13 April 2022 in which the current zoning of the properties are confirmed is attached to the land use application as **ANNEXURE 7**.

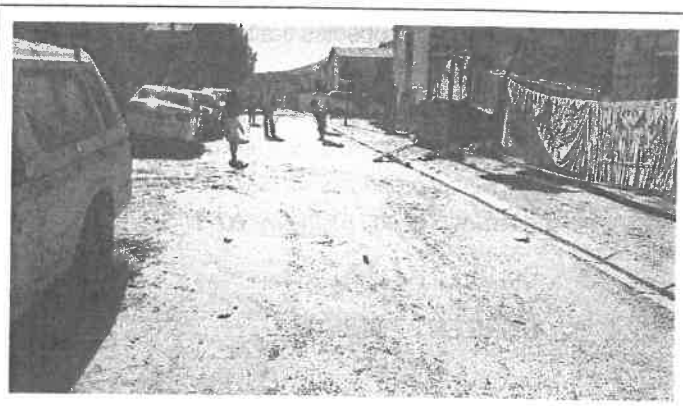
3.5 EXISTING BUILDINGS & LAND USES

The properties are already built-up and includes buildings used for residential purposes.

TABLE 7: EXISTING BUILDINGS & LAND USES

EXISTING BUILDINGS	EXISTING LAND USES	LEGAL STATUS (Authorised or Unauthorised)	IF "UNAUTHORISED", IS THIS APPLICATION TO LEGALIZE THE LAND USE?
Used for Residential purposes	Residential	Unauthorised	Yes

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
5A	175 x Formal Dwelling Units currently located on Erven 1113-1122 and 1123-1154 Kaya Mandi	 View along School Crescent

3.6 BOND HOLDER

There are no bonds registered against the subject property(ies).

3.7 PENDING LAND CLAIMS

The Office of the Regional Land Claims Commissioner: Western Cape confirmed in a letter dated 13 August 2021 that *"...at the date of this letter no land claims appear on our database in respect of ..."* the subject properties.

The letter from the Western Cape Regional Land Claims Commissioner is attached hereto as **ANNEXURE 8**.

3.8 PENDING COURT CASES / ORDERS

The conveyancer (Mrs Annemarie van Vuuren of Messrs STBB) confirmed in an email dated 25 January 2022 the following:

> *"...It is also confirmed that, during our investigation, we did not pick up any pending court cases or orders, noted in the deeds office....."*

4. CONTEXTUAL ANALYSIS

4.1 LOCATION & PHYSICAL ADDRESS

Project 5A is located between Forest Drive, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch. The coordinates of the approximate center point of this project are 33°55'20" S and 18°50'52" E.

The location is shown in the image below and on **PLAN 1: LOCALITY PLAN**.

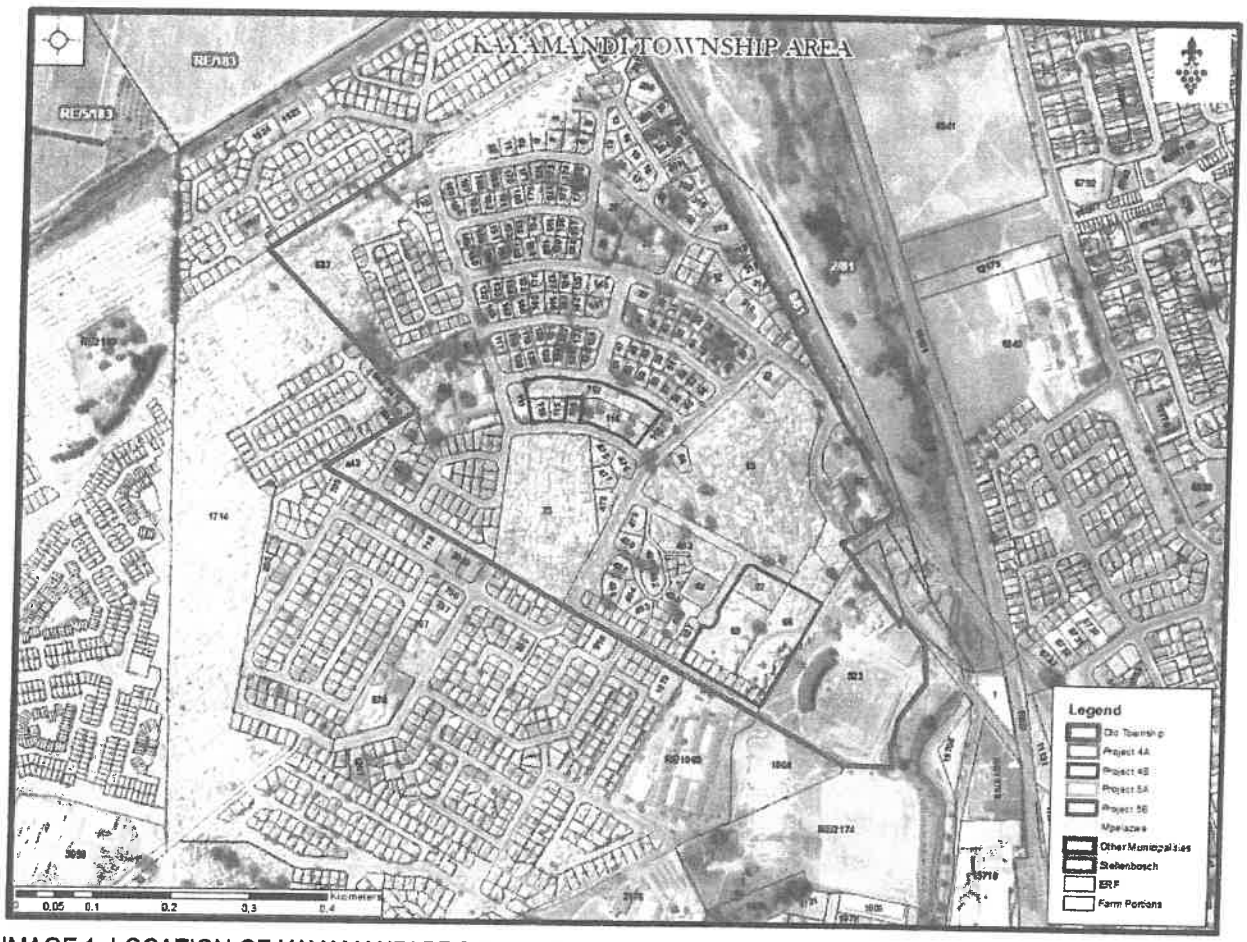


IMAGE 1: LOCATION OF KAYAMANDI PROJECT 5A

4.2 SURROUNDING ZONINGS AND LAND USES

Stellenbosch town has 5 independent urban villages characterised by mixed-uses and mixed-income. Kayamandi is located in the northern part of the town and houses the lower income communities of Stellenbosch.

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-unit residential, education uses (school), private open spaces (stadium) and other mixed uses.

The Stellenbosch Municipality Zoning Scheme By-Law's (2019) zoning map for Kayamandi is shown below.

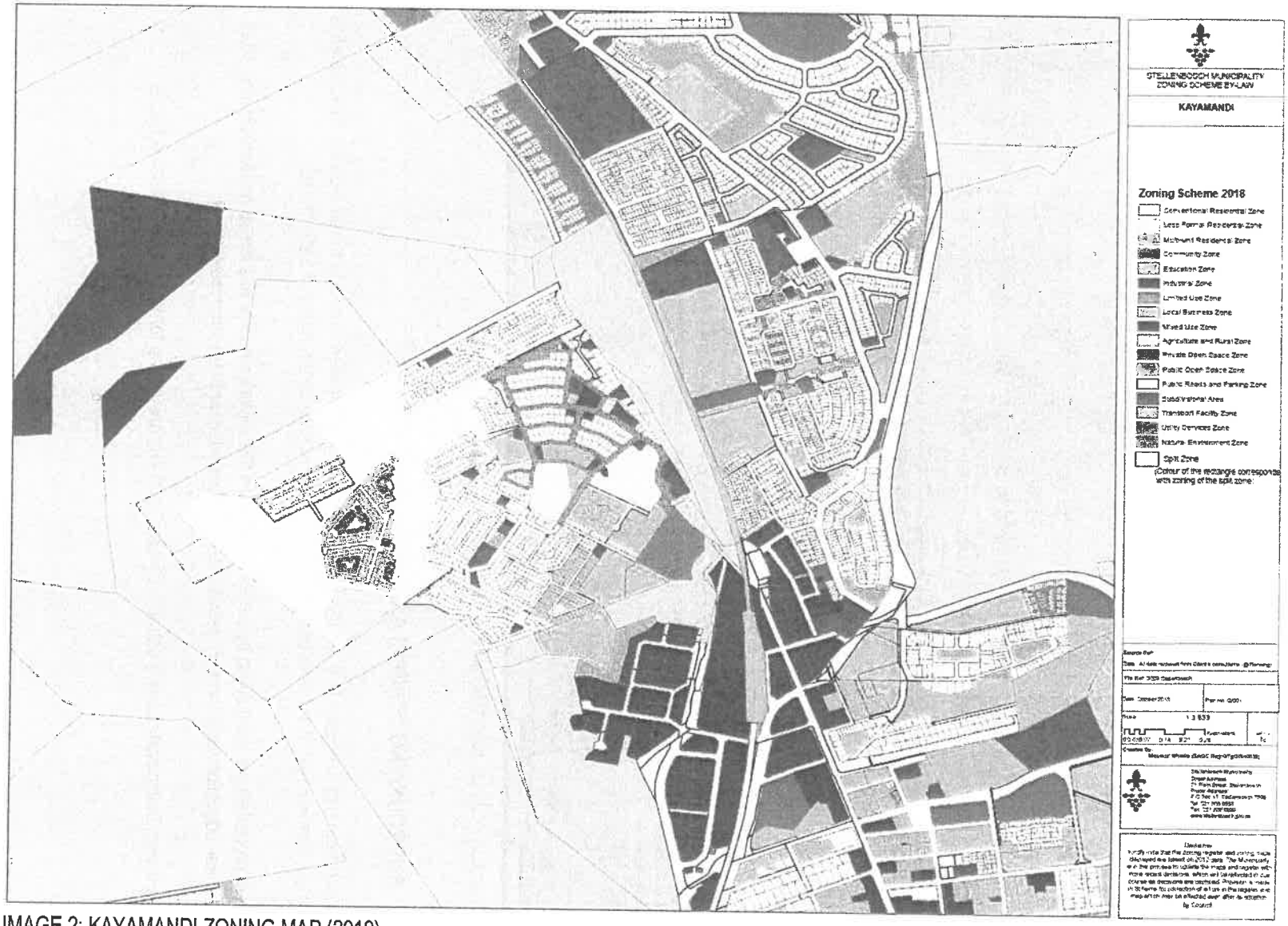


IMAGE 2: KAYAMANDI ZONING MAP (2019)

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5. SITE ANALYSIS

An analysis of the key site characteristics is summarised below.

5.1 ENGINEERING SERVICES

The engineering services reports prepared by Messrs GLS and Inani Infrastructure are attached hereto as **ANNEXURE 9**. For detail, please refer to the aforementioned reports.

The proposed project site is located within an established suburb (within the urban edge) with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however, no provision was made for densification in these areas. ***Please note that comment is in some instances given as if the developments are still proposed.***

5.1.1 Water

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity. Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

c) Project 5A
Project 5A is situated within the Kayamandi reservoir PRV1 zone (see Figure 3 or Annexure D) and has an existing 100mm AC diameter pipeline in School Crescent and Forest Drive for supply (GLS Consulting, 2021).

5.1.2 Sewer

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

c) Project 5A
There is an existing 150mm diameter outfall sewer pipe that runs through and adjacent to the proposed project area (GLS Consulting, 2021).

5.1.3 Electrical

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

Projects 4A, 5A and 5B:

- Kayamandi SS: MS Corridor Feeder and MS 6th Avenue Feeder (Ring Network)
    - The MS Corridor Feeder (35mm² PILC) has a capacity of 2.48MVA and MS 6th Avenue Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders form a ring therefore the total capacity is 5MVA.
    - These feeders currently supply 14 miniature substations and have an installed capacity of 5.8MVA which exceeds the capacity of the feeders.
- - The proposed additional load of 1.47MVA may not be able to be accommodated. Note: From the information received and calculated, the feeders will not be able to accommodate the additional load unless the actual loading is less than the installed capacity. Information regarding the actual load vs the installed load is needed to determine the way forward with regards to the supply.

5.1.4 Roads & Transport

The development sites form part of the developed and build-up areas. All properties within the project sites are well served by paved roads, close to public transport routes and can be accessed through the existing road network.

Access to the properties can be obtained from Forest Drive, and School Crescent.

5.2 SERVITUDES

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

5.3 TOPOGRAPHY & GEOTECHNICAL STATUS

A topographical survey was previously done for this site by Messrs FBV. The project site has a slope of approximately 1:8 and falls ±20m (from 150m to 130m) in an east-south-easterly direction. No information could be sourced on existing geotechnical conditions; however, it is believed that a geotechnical report is not required due to the fact that the project site has already been developed.

5.4 ENVIRONMENTAL CHARACTERISTICS

The subject properties are located in an established urban area and is already transformed and built-up. The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects.

The letter from WC DEADP is attached hereto as **ANNEXURE 10**.

5.5 HERITAGE CHARACTERISTICS

The property is located outside the historical centre of Stellenbosch. The buildings are not older than 60-years. An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".

The letter from HWC is attached hereto as **ANNEXURE 11**.

6. DEVELOPMENT PROPOSAL

6.1 BACKGROUND

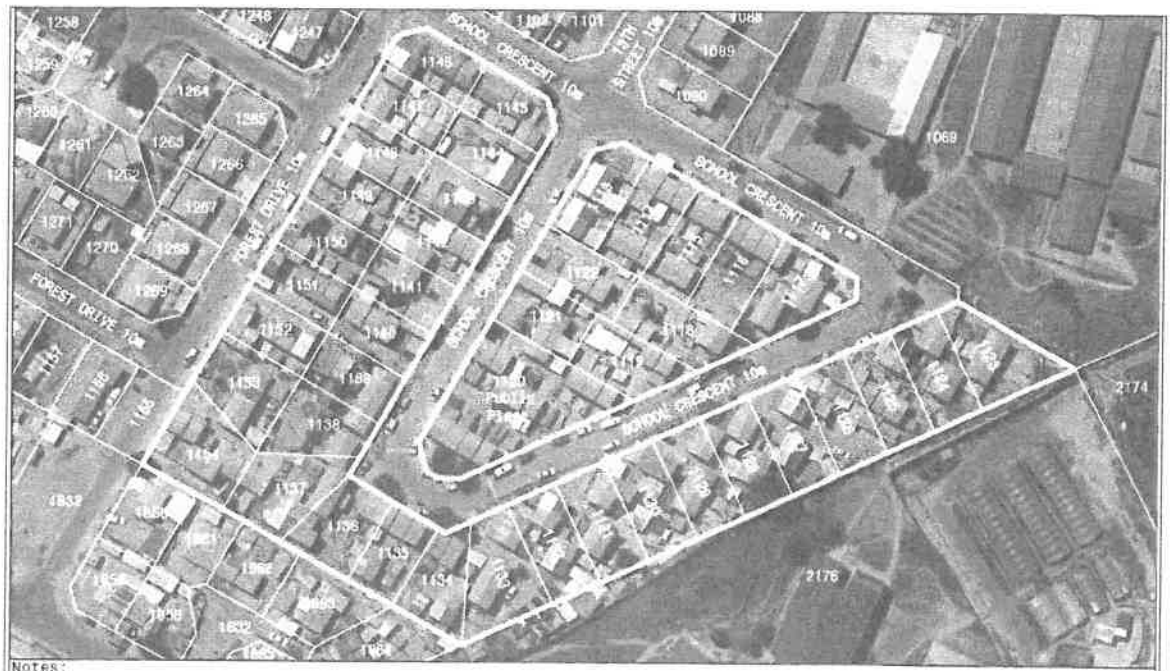
This project entailed the development of 175 high density units and public open spaces on Erven 1113-1154 Kaya Mandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place.

6.2 PROPOSED DEVELOPMENT CONCEPT

The purpose of this application is thus the following:

- To close the public place on Erf 1120 Kaya Mandi.
- To consolidate Erven 1113-1122 (into consolidated Erf 1981) and 1123-1154 (into consolidated Erf 1980) Kaya Mandi
- To subdivide consolidated Erf 1980 Kaya Mandi into 130 erven consisting of 124 residential erven and 6 public places.
- To subdivide consolidated Erf 1981 Kaya Mandi into 54 erven consisting of 51 residential erven and 3 public places.

The existing cadastral information, the proposed consolidation of the various erven and the proposed subdivision of the consolidated erf are shown in the figures below and on **PLAN 2: CONSOLIDATION PLAN (PROJECT 5A)**, and **PLAN 3: SUBDIVISION PLAN (PROJECT 5A)** respectively. The proposed zonings are shown on **PLAN 4: ZONING PLAN (PROJECT 5A).**



Notes:
1. Erf 1120 (Public Place) to be closed.
2. Erven 1113 - 1122 to be consolidated.
3. Erven 1123 - 1154 to be consolidated.

TN	Caveat 1. Any areas and dimensions are provisional and will be finalized at time of subdivision survey. 2. All levels are to be confirmed prior to construction.	Scale 1:1000 @ A4	Date: 11 August 2021	System: WG 19
		CADASTRAL PLAN PROJECT 5A KAYA MANDI		bv friedlaender, burger & volkmann
		Ref:KM1980	Dwg:CADAS-REV1	

FIGURE 3: PROJECT 5A – EXISTING CADASTRAL INFO & PROPOSED CONSOLIDATION

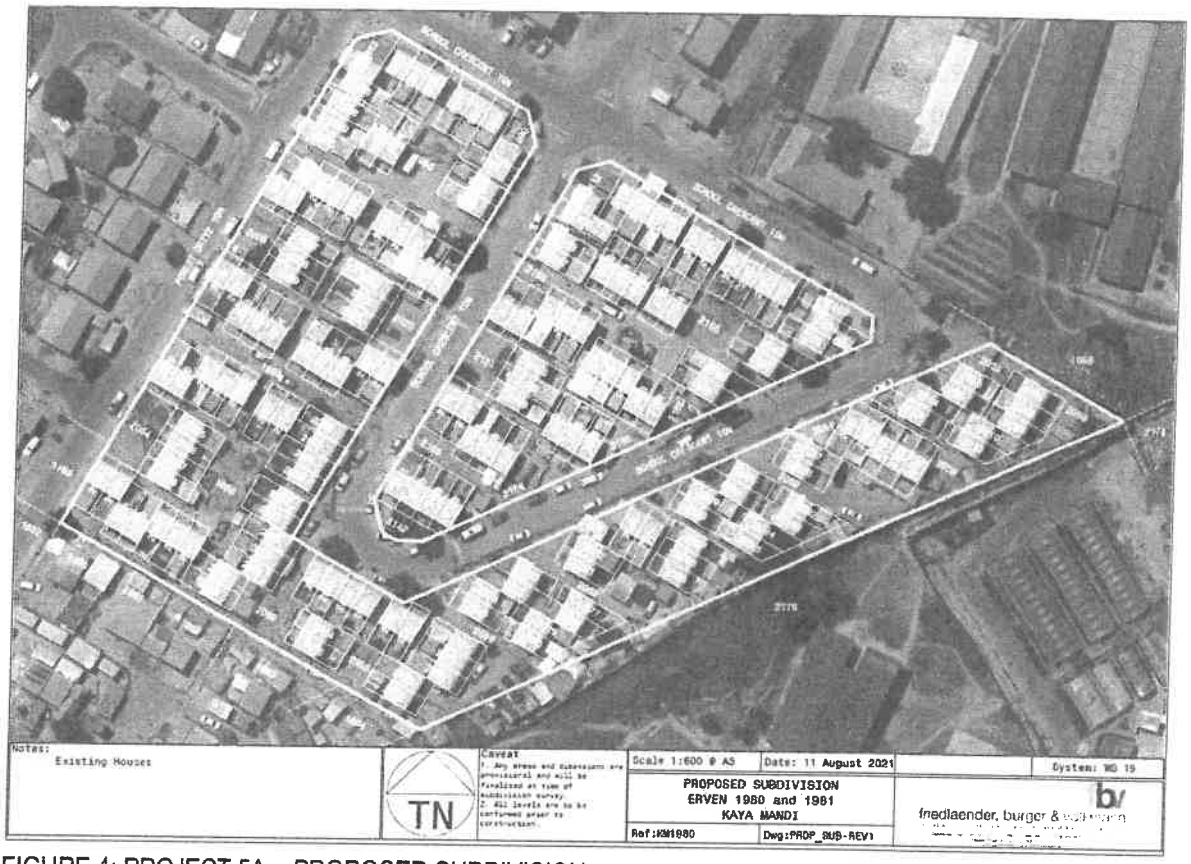


FIGURE 4: PROJECT 5A – PROPOSED SUBDIVISION

In order to obtain these objectives, the following land use applications are made:

- The closure of Erf 1120 (Public Place) Kaya Mandi in terms of Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- The rezoning of Erven 1113 to 1154 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Multi-Unit Residential Zone (MUR)[6] to Subdivisional Area Overlay Zone (SAO), to accommodate Less Formal Residential Zone (LFR), and Public Road and Parking Zone (PR)[7] land uses.
- The consolidation of Erven 1113 to1122 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to form consolidated Erf 1981 (approximately 3615m² in extent) Kaya Mandi (refer to **PLAN 2: CONSOLIDATION PLAN (5A)**).
- The consolidation of Erven 1123 to 1154 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to form consolidated Erf 1980 (approximately 9221m² in extent) Kaya Mandi (refer to **PLAN 2: CONSOLIDATION PLAN (5A)**).
- The subdivision of the consolidated Erf 1980 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into the following (refer to **PLAN 3: SUBDIVISION PLAN (5A)**):
    - 124 x Less Formal Residential Zone (LFR) erven; and
    - 6 x Public Roads and Parking Zone (PR) erven

6 The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) the erven (except for Erf 1120) is currently zoned "Multi-Unit Residential Zone" whilst Erf 1120 (Public Place) is currently zoned "Less Formal Residential Zone". Ms Louisa Guntz confirmed in an email dated 13 April 2022 that the current zoning of the properties is Multi-Unit Residential.
7 The Status Quo Report referred here to Public Street and Parking Zone.

- The subdivision of the consolidated Erf 1981 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into the following (refer to **PLAN 3: SUBDIVISION PLAN (5A)**):
    - 51 x Less Formal Residential Zone (LFR) erven; and
    - 3 x Public Roads and Parking Zone (PR) erven
- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP 3443/1993 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- A permanent departure on **coverage** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:
    - Increase the coverage on unregistered erven 2021, and 2029 from 80% to 81%.
    - Increase the coverage on unregistered erven 1994, 2038, 2057, and 2159 from 80% to 82%.
    - Increase the coverage on unregistered erf 2055 from 80% to 83%.
    - Increase the coverage on unregistered erven 1993, 2018, and 2149 from 80% to 84%.
    - Increase the coverage on unregistered erven 2134, and 2154 from 80% to 86%.
    - Increase the coverage on unregistered erf 2155 from 80% to 88%.
    - Increase the coverage on unregistered erf 2014 from 80% to 90%.
    - Increase the coverage on unregistered erf 2106 from 80% to 91%.
    - Increase the coverage on unregistered erf 2092 from 80% to 93%.
    - Increase the coverage on unregistered erf 2093 from 80% to 94%.
    - Increase the coverage on unregistered erf 2073 from 80% to 95%.
    - Increase the coverage on unregistered erven 1995, 2000, 2010, 2017, 2046, 2047, 2080, 2085, 2087, 2097, 2114, and 2157 from 80% to 100%.
- A permanent departure on **off-street parking** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven[8].
- A permanent departure on building lines (for "All other buildings" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[9]:
    - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 1985, 1987, 1991-1994, 1996, 1998, 2000-2001, 2005, 2007, 2009-2011, 2014-2015, 2017, 2019, 2021, 2023-2024, 2027-2031, 2033, 2035, 2038-2040, 2045-2048, 2050, 2052-2053, 2056-2058, 2061-2062, 2065, 2067-2070, 2072-2073, 2076-2077, 2080-2085, 2087-2089, 2091-2092, 2095-2098, 2102-2103, 2106-2107, 2110-2111, 2116-2119, 2122-2123, 2125-2128, 2130, 2134-2135, 2137-2138, 2141, 2143-2144, 2147-2148, 2150, 2152-2154, 2156-2160, 2162-2164.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2060, 2063, 2066.
    - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002-2004, 2008, 2011-2013, 2016-2018, 2022, 2025-2027, 2030-2032, 2036-2037, 2040-2045, 2047-2051, 2054-2055, 2057, 2061, 2062, 2064, 2069, 2070-2071, 2074-2075, 2078-2079, 2086, 2090, 2093-2094, 2099-2101, 2104-2105, 2108-2110, 2114-2115, 2120-2121, 2124, 2129, 2131-2133, 2136, 2139-2140, 2144-2146, 2149, 2153-2155, 2161.

[8] From an undated aerial photo it seems that only approximately 30 of the 175 residential erven have sufficient space to allow for off-street parking. Due to the fact that alternative parking is proposed on unregistered erven 1986, 1997, 2006, 2020, 2034, 2059, 2142, 2151, and 2165 (which is earmarked for Public Roads & Parking (PR Zone) purposes), it is therefore proposed that the parking bay requirement be amended from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in this development.

[9] The building line parameters in the LFR Zone for "all other buildings" (except for shelters) are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; 0m on one common boundary; and 1m on all other common boundaries.

- A permanent departure on building lines (for "Shelters" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[10]:
    - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 1982, 1991, 1998-1999, 2002-2005, 2008, 2012-2013, 2016, 2019, 2022, 2026, 2028, 2031, 2040-2041, 2045, 2048, 2050, 2057, 2065, 2070-2071, 2077, 2079, 2082, 2086, 2089, 2091, 2093, 2098-2101, 2103, 2108, 2110, 2112, 2114-2115, 2121, 2123, 2127-2128, 2133, 2136, 2140, 2143, 2145-2146, 2149, 2153-2154, 2156, 2161, 2163-2164.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 1987, 1992-1994, 1996, 2007, 2014-2015, 2018, 2021, 2023-2024, 2029, 2033, 2035, 2038-2039, 2046-2047, 2049, 2055, 2058, 2064, 2068-2069, 2072, 2076, 2084, 2095-2096, 2102, 2113, 2119, 2124, 2130, 2134-2135, 2137-2138, 2141, 2147-2148, 2152, 2155, 2158-2159, 2162.
    - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 1995, 2000, 2010, 2017, 2073, 2080, 2085, 2087, 2092, 2097, 2106, 2125, 2157.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 1984, 1990-1991, 1993, 2000, 2005, 2010, 2014-2015, 2021-2024, 2028-2029, 2033, 2035, 2038-2039, 2045-2046, 2050, 2058, 2061, 2065, 2068, 2072-2073, 2076, 2079-2080, 2084-2087, 2091, 2095-2096, 2103, 2106, 2110, 2112, 2119, 2121, 2123-2124, 2127, 2130, 2134-2135, 2137, 2140-2141, 2143, 2146-2148, 2152-2153, 2156-2159, 2162.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 1982, 1995-1996, 1998-1999, 2002-2004, 2008-2009, 2012-2013, 2016-2018, 2026, 2031-2032, 2040-2041, 2047-2049, 2057, 2064, 2069-2071, 2074-2075, 2082, 2090, 2097-2101, 2108, 2113-2114, 2132-2133, 2136, 2145, 2149, 2154-2155, 2160-2161, 2163-2164.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2055, 2089, 2093, 2115.

6.3 PROPOSED SUBDIVISION, CONSOLIDATION, ZONINGS AND LAND USES

This section must be read with **PLAN 2: CONSOLIDATION PLAN**, **PLAN 3: SUBDIVISION PLAN** and **PLAN 4: ZONING PLAN.**.

The area (m²), number of dwelling units, existing land uses, and the proposed zoning of the new properties are shown in the following table.

TABLE 8: PROPOSED SUBDIVISION / CONSOLIDATION, ZONING AND LAND USES

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				

[10] The building line parameters in the LFR Zone for "Shelters" are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; and 1m on all common boundaries.

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
1982	68.11	0.0068	1	2	Dwelling house	LFR
1983	55.22	0.0055	1	0	Dwelling house	LFR
1984	47.18	0.0047	1	1	Dwelling house	LFR
1985	47.99	0.0048	1	0	Dwelling house	LFR
1986	1191.98	0.1192				PR
1987	47.90	0.0048	1	1	Dwelling house	LFR
1988	46.99	0.0047	1	0	Dwelling house	LFR
1989	54.83	0.0055	1	1	Dwelling house	LFR
1990	65.78	0.0066	1	1	Dwelling house	LFR
1991	45.39	0.0045	1	1	Dwelling house	LFR
1992	45.75	0.0046	1	1	Dwelling house	LFR
1993	45.70	0.0046	1	1	Dwelling house	LFR
1994	45.84	0.0046	1	1	Dwelling house	LFR
1995	45.84	0.0046	1	2	Dwelling house	LFR
1996	46.09	0.0046	1	1	Dwelling house	LFR
1997	12.07	0.0012				PR
1998	46.16	0.0046	1	1	Dwelling house	LFR
1999	46.27	0.0046	1	1	Dwelling house	LFR
2000	43.16	0.0043	1	2	Dwelling house	LFR
2001	45.60	0.0046	1	0	Dwelling house	LFR
2002	45.84	0.0046	1	1	Dwelling house	LFR
2003	45.84	0.0046	1	1	Dwelling house	LFR
2004	45.90	0.0046	1	1	Dwelling house	LFR
2005	46.74	0.0047	1	1	Dwelling house	LFR
2006	88.39	0.0088				PR
2007	46.74	0.0047	1	1	Dwelling house	LFR
2008	45.90	0.0046	1	1	Dwelling house	LFR
2009	45.84	0.0046	1	1	Dwelling house	LFR
2010	46.55	0.0047	1	2	Dwelling house	LFR
2011	45.84	0.0046	1	0	Dwelling house	LFR
2012	45.84	0.0046	1	1	Dwelling house	LFR
2013	45.90	0.0046	1	1	Dwelling house	LFR
2014	46.74	0.0047	1	1	Dwelling house	LFR
2015	46.74	0.0047	1	2	Dwelling house	LFR
2016	45.90	0.0046	1	1	Dwelling house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2017	45.84	0.0046	1	2	Dwelling house	LFR
2018	45.84	0.0046	1	2	Dwelling house	LFR
2019	47.20	0.0047	1	1	Dwelling house	LFR
2020	89.00	0.0089				PR
2021	46.74	0.0047	1	1	Dwelling house	LFR
2022	45.90	0.0046	1	1	Dwelling house	LFR
2023	45.84	0.0046	1	1	Dwelling house	LFR
2024	46.74	0.0047	1	1	Dwelling house	LFR
2025	45.90	0.0046	1	0	Dwelling house	LFR
2026	45.84	0.0046	1	1	Dwelling house	LFR
2027	45.84	0.0046	1	0	Dwelling house	LFR
2028	46.21	0.0046	1	1	Dwelling house	LFR
2029	47.39	0.0047	1	1	Dwelling house	LFR
2030	45.84	0.0046	1	0	Dwelling house	LFR
2031	45.84	0.0046	1	1	Dwelling house	LFR
2032	45.90	0.0046	1	1	Dwelling house	LFR
2033	46.74	0.0047	1	1	Dwelling house	LFR
2034	120.04	0.0120				PR
2035	46.68	0.0047	1	1	Dwelling house	LFR
2036	45.90	0.0046	1	0	Dwelling house	LFR
2037	45.90	0.0046	1	0	Dwelling house	LFR
2038	45.84	0.0046	1	1	Dwelling house	LFR
2039	49.26	0.0049	1	1	Dwelling house	LFR
2040	46.56	0.0047	1	1	Dwelling house	LFR
2041	45.84	0.0046	1	1	Dwelling house	LFR
2042	45.84	0.0046	1	0	Dwelling house	LFR
2043	45.84	0.0046	1	0	Dwelling house	LFR
2044	45.90	0.0046	1	0	Dwelling house	LFR
2045	46.74	0.0047	1	1	Dwelling house	LFR
2046	45.84	0.0046	1	2	Dwelling house	LFR
2047	45.84	0.0046	1	2	Dwelling house	LFR
2048	46.74	0.0047	1	1	Dwelling house	LFR
2049	45.90	0.0046	1	2	Dwelling house	LFR
2050	45.83	0.0046	1	2	Dwelling house	LFR
2051	46.69	0.0047	1	0	Dwelling house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2052	46.74	0.0047	1	0	Dwelling house	LFR
2053	46.07	0.0046	1	0	Dwelling house	LFR
2054	46.18	0.0046	1	0	Dwelling house	LFR
2055	46.23	0.0046	1	2	Dwelling house	LFR
2056	42.40	0.0042	1	0	Dwelling house	LFR
2057	44.34	0.0044	1	1	Dwelling house	LFR
2058	45.84	0.0046	1	1	Dwelling house	LFR
2059	1922.65	0.1923		17		PR
2060	39.49	0.0039	1	0	Dwelling house	LFR
2061	42.77	0.0043	1	1	Dwelling house	LFR
2062	42.55	0.0043	1	0	Dwelling house	LFR
2063	38.84	0.0039	1	0	Dwelling house	LFR
2064	45.84	0.0046	1	1	Dwelling house	LFR
2065	45.84	0.0046	1	1	Dwelling house	LFR
2066	43.10	0.0043	1	0	Dwelling house	LFR
2067	45.84	0.0046	1	0	Dwelling house	LFR
2068	45.82	0.0046	1	1	Dwelling house	LFR
2069	45.82	0.0046	1	1	Dwelling house	LFR
2070	46.74	0.0047	1	1	Dwelling house	LFR
2071	45.90	0.0046	1	1	Dwelling house	LFR
2072	45.84	0.0046	1	1	Dwelling house	LFR
2073	42.40	0.0042	1	2	Dwelling house	LFR
2074	45.73	0.0046	1	1	Dwelling house	LFR
2075	58.57	0.0059	1	1	Dwelling house	LFR
2076	44.63	0.0045	1	1	Dwelling house	LFR
2077	52.04	0.0052	1	1	Dwelling house	LFR
2078	44.98	0.0045	1	0	Dwelling house	LFR
2079	53.95	0.0054	1	2	Dwelling house	LFR
2080	40.01	0.0040	1	2	Dwelling house	LFR
2081	45.84	0.0046	1	0	Dwelling house	LFR
2082	45.84	0.0046	1	1	Dwelling house	LFR
2083	45.76	0.0046	1	0	Dwelling house	LFR
2084	45.84	0.0046	1	1	Dwelling house	LFR
2085	43.06	0.0043	1	2	Dwelling house	LFR
2086	45.90	0.0046	1	1	Dwelling house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2087	46.74	0.0047	1	2	Dwelling house	LFR
2088	42.40	0.0042	1	0	Dwelling house	LFR
2089	45.73	0.0046	1	1	Dwelling house	LFR
2090	58.57	0.0059	1	1	Dwelling house	LFR
2091	44.63	0.0045	1	1	Dwelling house	LFR
2092	52.04	0.0052	1	3	Dwelling house	LFR
2093	44.98	0.0045	1	2	Dwelling house	LFR
2094	53.95	0.0054	1	0	Dwelling house	LFR
2095	40.01	0.0040	1	1	Dwelling house	LFR
2096	45.84	0.0046	1	1	Dwelling house	LFR
2097	45.84	0.0046	1	2	Dwelling house	LFR
2098	45.40	0.0045	1	1	Dwelling house	LFR
2099	45.84	0.0046	1	1	Dwelling house	LFR
2100	45.84	0.0046	1	1	Dwelling house	LFR
2101	45.90	0.0046	1	1	Dwelling house	LFR
2102	46.74	0.0047	1	1	Dwelling house	LFR
2103	56.65	0.0057	1	1	Dwelling house	LFR
2104	49.59	0.0050	1	0	Dwelling house	LFR
2105	54.75	0.0055	1	0	Dwelling house	LFR
2106	44.24	0.0044	1	2	Dwelling house	LFR
2107	46.74	0.0047	1	0	Dwelling house	LFR
2108	45.90	0.0046	1	1	Dwelling house	LFR
2109	44.06	0.0044	1	0	Dwelling house	LFR
2110	53.96	0.0054	1	1	Dwelling house	LFR
2111	40.01	0.0040	1	0	Dwelling house	LFR
2112	82.17	0.0082	1	1	Dwelling house	LFR
2113	54.45	0.0054	1	2	Dwelling house	LFR
2114	47.06	0.0047	1	2	Dwelling house	LFR
2115	46.84	0.0047	1	1	Dwelling house	LFR
2116	43.53	0.0044	1	0	Dwelling house	LFR
2117	46.68	0.0047	1	0	Dwelling house	LFR
2118	46.59	0.0047	1	0	Dwelling house	LFR
2119	47.02	0.0047	1	1	Dwelling house	LFR
2120	46.99	0.0047	1	0	Dwelling house	LFR
2121	46.91	0.0047	1	1	Dwelling house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2122	46.75	0.0047	1	0	Dwelling house	LFR
2123	67.48	0.0067	1	3	Dwelling house	LFR
2124	61.63	0.0062	1	2	Dwelling house	LFR
2125	51.10	0.0051	1	2	Dwelling house	LFR
2126	61.70	0.0062	1	0	Dwelling house	LFR
2127	51.20	0.0051	1	1	Dwelling house	LFR
2128	61.81	0.0062	1	1	Dwelling house	LFR
2129	51.31	0.0051	1	0	Dwelling house	LFR
2130	45.84	0.0046	1	1	Dwelling house	LFR
2131	45.84	0.0046	1	0	Dwelling house	LFR
2132	46.74	0.0047	1	1	Dwelling house	LFR
2133	45.90	0.0046	1	1	Dwelling house	LFR
2134	45.84	0.0046	1	1	Dwelling house	LFR
2135	46.49	0.0046	1	1	Dwelling house	LFR
2136	45.90	0.0046	1	1	Dwelling house	LFR
2137	45.84	0.0046	1	1	Dwelling house	LFR
2138	44.73	0.0045	1	1	Dwelling house	LFR
2139	45.90	0.0046	1	0	Dwelling house	LFR
2140	45.90	0.0046	1	1	Dwelling house	LFR
2141	52.41	0.0052	1	2	Dwelling house	LFR
2142	52.06	0.0052				PR
2143	53.81	0.0054	1	1	Dwelling house	LFR
2144	45.84	0.0046	1	0	Dwelling house	LFR
2145	45.84	0.0046	1	1	Dwelling house	LFR
2146	45.90	0.0046	1	1	Dwelling house	LFR
2147	46.74	0.0047	1	1	Dwelling house	LFR
2148	45.84	0.0046	1	1	Dwelling house	LFR
2149	45.90	0.0046	1	1	Dwelling house	LFR
2150	46.74	0.0047	1	0	Dwelling house	LFR
2151	93.77	0.0094				PR
2152	49.54	0.0050	1	1	Dwelling house	LFR
2153	45.84	0.0046	1	1	Dwelling house	LFR
2154	45.84	0.0046	1	1	Dwelling house	LFR
2155	45.90	0.0046	1	2	Dwelling house	LFR
2156	46.74	0.0047	1	1	Dwelling house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2157	46.46	0.0046	1	2	Dwelling house	LFR
2158	46.24	0.0046	1	1	Dwelling house	LFR
2159	45.92	0.0046	1	1	Dwelling house	LFR
2160	45.84	0.0046	1	1	Dwelling house	LFR
2161	45.90	0.0046	1	1	Dwelling house	LFR
2162	43.23	0.0043	1	1	Dwelling house	LFR
2163	45.84	0.0046	1	1	Dwelling house	LFR
2164	45.84	0.0046	1	1	Dwelling house	LFR
2165	975.01	0.0975		4		PR
TOTAL	12835.09	1.2835	175	183		

6.4 PROPOSED DEVELOPMENT PARAMETERS

The following tables describes the planning parameters (coverage, height, building lines, and parking) for each of the proposed land uses as proposed for this development.

6.4.1 Coverage

Coverage was measured as follows:

- Coverage of formal dwelling units only; and
- Coverage of both formal dwelling units and informal structures (shelters)

Coverage (measured in terms of formal dwelling units only):

- The coverage of all erven is less than the maximum permitted 80% in the LFR Zone.

Coverage (measured in terms of formal dwelling units & the informal structures):

- From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 1993, 1995, 2000, 2010, 2014, 2017, 2018, 2021, 2029, 2038, 2046, 2047, 2055, 2057, 2073, 2080, 2085, 2087, 2092, 2093, 2097, 2106, 2114, 2134, 2149, 2154, 2155, 2157 and 2159 have increased the coverage on these erven to more than 80%, which means that departures would be required on these erven if the informal structures are not removed.

The definition of "building" in the Stellenbosch Municipal Zoning Scheme By-Law (2019) includes "*... any structure, whether of a temporary or permanent nature irrespective of the materials used in the erection thereof; ...*". The definition of "coverage" states that it "*... means the total area of a land unit that may be covered by buildings with a roof, expressed in square meters or as a percentage of the area of the land unit*".

The coverage of the existing formal buildings (dwelling houses) does not exceed the permissible coverage in the LFR Zone, however, a number of informal structures are found on many of the erven which increases the coverage on these erven. Based on the aforementioned an amendment of this parameter is therefore required for some of the erven as shown below.

A permanent departure on coverage in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:

- Increase the coverage on unregistered erven 2021, and 2029 from 80% to 81%.
- Increase the coverage on unregistered erven 1994, 2038, 2057, and 2159 from 80% to 82%.
- Increase the coverage on unregistered erf 2055 from 80% to 83%.
- Increase the coverage on unregistered erven 1993, 2018, and 2149 from 80% to 84%.
- Increase the coverage on unregistered erven 2134, and 2154 from 80% to 86%.
- Increase the coverage on unregistered erf 2155 from 80% to 88%.
- Increase the coverage on unregistered erf 2014 from 80% to 90%.
- Increase the coverage on unregistered erf 2106 from 80% to 91%.
- Increase the coverage on unregistered erf 2092 from 80% to 93%.
- Increase the coverage on unregistered erf 2093 from 80% to 94%.
- Increase the coverage on unregistered erf 2073 from 80% to 95%.
- Increase the coverage on unregistered erven 1995, 2000, 2010, 2017, 2046, 2047, 2080, 2085, 2087, 2097, 2114, and 2157 from 80% to 100%.

The coverage of the new properties is shown in the following table.

TABLE 9: PROPOSED COVERAGE

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
1982	68.11	0.0068	80%	19.50	29%	27.00	40%	46.50	68%	N/A	N/A
1983	55.22	0.0055	80%	19.84	36%	0.00	0%	19.84	36%	N/A	N/A
1984	47.18	0.0047	80%	19.51	41%	8.00	17%	27.51	58%	N/A	N/A
1985	47.99	0.0048	80%	19.51	41%	0.00	0%	19.51	41%	N/A	N/A
1986	1191.98	0.1192			0%		0%				
1987	47.90	0.0048	80%	19.86	41%	16.00	33%	35.86	75%	N/A	N/A
1988	46.99	0.0047	80%	19.51	42%	0.00	0%	19.51	42%	N/A	N/A
1989	54.83	0.0055	80%	19.48	36%	9.00	16%	28.48	52%	N/A	N/A
1990	65.78	0.0066	80%	19.48	30%	12.00	18%	31.48	48%	N/A	N/A
1991	45.39	0.0045	80%	19.48	43%	8.00	18%	27.48	61%	N/A	N/A
1992	45.75	0.0046	80%	19.48	43%	8.00	17%	27.48	60%	N/A	N/A
1993	45.70	0.0046	80%	19.48	43%	19.00	42%	38.48	84%	80%	84%
1994	45.84	0.0046	80%	19.48	43%	18.00	39%	37.48	82%	80%	82%
1995	45.84	0.0046	80%	19.48	43%	28.00	61%	47.48	104%	80%	104%
1996	46.09	0.0046	80%	19.47	42%	14.00	30%	33.47	73%	N/A	N/A
1997	12.07	0.0012			0%		0%				
1998	46.16	0.0046	80%	19.48	42%	17.00	37%	36.48	79%	N/A	N/A
1999	46.27	0.0046	80%	19.51	42%	10.00	22%	29.51	64%	N/A	N/A
2000	43.16	0.0043	80%	19.86	46%	30.00	70%	49.86	116%	80%	116%
2001	45.60	0.0046	80%	19.41	43%	0.00	0%	19.41	43%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2002	45.84	0.0046	80%	19.46	42%	17.00	37%	36.46	80%	N/A	N/A
2003	45.84	0.0046	80%	19.48	43%	9.00	20%	28.48	62%	N/A	N/A
2004	45.90	0.0046	80%	19.51	43%	14.00	31%	33.51	73%	N/A	N/A
2005	46.74	0.0047	80%	19.86	43%	14.00	30%	33.86	72%	N/A	N/A
2006	88.39	0.0088			0%		0%				
2007	46.74	0.0047	80%	19.86	43%	9.00	19%	28.86	62%	N/A	N/A
2008	45.90	0.0046	80%	19.51	43%	13.00	28%	32.51	71%	N/A	N/A
2009	45.84	0.0046	80%	19.48	43%	9.00	20%	28.48	62%	N/A	N/A
2010	46.55	0.0047	80%	19.50	42%	44.00	95%	63.50	136%	80%	136%
2011	45.84	0.0046	80%	19.46	42%	0.00	0%	19.46	42%	N/A	N/A
2012	45.84	0.0046	80%	19.48	43%	12.00	26%	31.48	69%	N/A	N/A
2013	45.90	0.0046	80%	19.51	43%	12.00	26%	31.51	69%	N/A	N/A
2014	46.74	0.0047	80%	19.86	43%	22.00	47%	41.86	90%	80%	90%
2015	46.74	0.0047	80%	19.86	43%	17.00	36%	36.86	79%	N/A	N/A
2016	45.90	0.0046	80%	19.51	43%	8.00	17%	27.51	60%	N/A	N/A
2017	45.84	0.0046	80%	19.48	43%	27.00	59%	46.48	101%	80%	101%
2018	45.84	0.0046	80%	19.48	42%	19.00	41%	38.48	84%	80%	84%
2019	47.20	0.0047	80%	19.48	41%	6.00	13%	25.48	54%	N/A	N/A
2020	89.00	0.0089			0%		0%				
2021	46.74	0.0047	80%	19.86	43%	18.00	39%	37.86	81%	80%	81%
2022	45.90	0.0046	80%	19.51	43%	11.00	24%	30.51	66%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2023	45.84	0.0046	80%	19.48	43%	12.00	26%	31.48	69%	N/A	N/A
2024	46.74	0.0047	80%	19.86	43%	14.00	30%	33.86	72%	N/A	N/A
2025	45.90	0.0046	80%	19.51	43%	0.00	0%	19.51	43%	N/A	N/A
2026	45.84	0.0046	80%	19.48	43%	8.00	17%	27.48	60%	N/A	N/A
2027	45.84	0.0046	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A
2028	46.21	0.0046	80%	19.46	42%	12.00	26%	31.46	68%	N/A	N/A
2029	47.39	0.0047	80%	19.50	41%	19.00	40%	38.50	81%	80%	81%
2030	45.84	0.0046	80%	19.46	42%	0.00	0%	19.46	42%	N/A	N/A
2031	45.84	0.0046	80%	19.48	43%	16.00	35%	35.48	77%	N/A	N/A
2032	45.90	0.0046	80%	19.51	43%	8.00	17%	27.51	60%	N/A	N/A
2033	46.74	0.0047	80%	19.86	43%	9.00	19%	28.86	62%	N/A	N/A
2034	120.04	0.0120									
2035	46.68	0.0047	80%	19.48	42%	17.00	36%	36.48	78%	N/A	N/A
2036	45.90	0.0046	80%	19.51	42%	0.00	0%	19.51	42%	N/A	N/A
2037	45.90	0.0046	80%	19.51	42%	0.00	0%	19.51	42%	N/A	N/A
2038	45.84	0.0046	80%	19.48	42%	18.00	39%	37.48	82%	80%	82%
2039	49.26	0.0049	80%	19.50	40%	15.00	30%	34.50	70%	N/A	N/A
2040	46.56	0.0047	80%	19.46	42%	12.00	26%	31.46	68%	N/A	N/A
2041	45.84	0.0046	80%	19.48	43%	10.00	22%	29.48	64%	N/A	N/A
2042	45.84	0.0046	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A
2043	45.84	0.0046	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2044	45.90	0.0046	80%	19.51	43%	0.00	0%	19.51	43%	N/A	N/A
2045	46.74	0.0047	80%	19.86	43%	13.00	28%	32.86	70%	N/A	N/A
2046	45.84	0.0046	80%	19.48	43%	28.00	61%	47.48	104%	80%	104%
2047	45.84	0.0046	80%	19.47	42%	28.00	61%	47.47	104%	80%	104%
2048	46.74	0.0047	80%	19.86	43%	9.00	19%	28.86	62%	N/A	N/A
2049	45.90	0.0046	80%	19.51	43%	17.00	37%	36.51	80%	N/A	N/A
2050	45.83	0.0046	80%	19.48	43%	16.00	35%	35.48	77%	N/A	N/A
2051	46.69	0.0047	80%	19.48	42%	0.00	0%	19.48	42%	N/A	N/A
2052	46.74	0.0047	80%	19.48	42%	0.00	0%	19.48	42%	N/A	N/A
2053	46.07	0.0046	80%	19.48	42%	0.00	0%	19.48	42%	N/A	N/A
2054	46.18	0.0046	80%	19.51	42%	0.00	0%	19.51	42%	N/A	N/A
2055	46.23	0.0046	80%	19.51	42%	19.00	41%	38.51	83%	80%	83%
2056	42.40	0.0042	80%	19.48	46%	0.00	0%	19.48	46%	N/A	N/A
2057	44.34	0.0044	80%	19.48	44%	17.00	38%	36.48	82%	80%	82%
2058	45.84	0.0046	80%	19.48	43%	10.00	22%	29.48	64%	N/A	N/A
2059	1922.65	0.1923									
2060	39.49	0.0039	80%	19.48	49%	0.00	0%	19.48	49%	N/A	N/A
2061	42.77	0.0043	80%	19.51	46%	8.00	19%	27.51	64%	N/A	N/A
2062	42.55	0.0043	80%	19.51	46%	0.00	0%	19.51	46%	N/A	N/A
2063	38.84	0.0039	80%	19.47	50%	0.00	0%	19.47	50%	N/A	N/A
2064	45.84	0.0046	80%	19.47	42%	15.00	33%	34.47	75%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2065	45.84	0.0046	80%	19.48	43%	7.00	15%	26.48	58%	N/A	N/A
2066	43.10	0.0043	80%	19.48	45%	0.00	0%	19.48	45%	N/A	N/A
2067	45.84	0.0046	80%	19.47	42%	0.00	0%	19.47	42%	N/A	N/A
2068	45.82	0.0046	80%	19.48	43%	17.00	37%	36.48	80%	N/A	N/A
2069	45.82	0.0046	80%	19.47	42%	16.00	35%	35.47	77%	N/A	N/A
2070	46.74	0.0047	80%	19.86	42%	15.00	32%	34.86	75%	N/A	N/A
2071	45.90	0.0046	80%	19.51	43%	10.00	22%	29.51	64%	N/A	N/A
2072	45.84	0.0046	80%	19.48	43%	12.00	26%	31.48	69%	N/A	N/A
2073	42.40	0.0042	80%	19.48	46%	21.00	50%	40.48	95%	80%	95%
2074	45.73	0.0046	80%	19.47	43%	8.00	17%	27.47	60%	N/A	N/A
2075	58.57	0.0059	80%	19.48	33%	7.00	12%	26.48	45%	N/A	N/A
2076	44.63	0.0045	80%	19.47	44%	11.00	25%	30.47	68%	N/A	N/A
2077	52.04	0.0052	80%	19.48	37%	3.00	6%	22.48	43%	N/A	N/A
2078	44.98	0.0045	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A
2079	53.95	0.0054	80%	19.47	36%	22.00	41%	41.47	77%	N/A	N/A
2080	40.01	0.0040	80%	19.48	49%	26.00	65%	45.48	114%	80%	114%
2081	45.84	0.0046	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A
2082	45.84	0.0046	80%	19.47	42%	15.00	33%	34.47	75%	N/A	N/A
2083	45.76	0.0046	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A
2084	45.84	0.0046	80%	19.48	42%	19.00	41%	38.48	84%	80%	84%
2085	43.06	0.0043	80%	19.48	45%	29.00	67%	48.48	113%	80%	113%

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2086	45.90	0.0046	80%	19.51	43%	17.00	37%	36.51	80%	N/A	N/A
2087	46.74	0.0047	80%	19.85	42%	31.00	66%	50.85	109%	80%	109%
2088	42.40	0.0042	80%	19.48	46%	0.00	0%	19.48	46%	N/A	N/A
2089	45.73	0.0046	80%	19.47	43%	12.00	26%	31.47	69%	N/A	N/A
2090	58.57	0.0059	80%	19.48	33%	7.00	12%	26.48	45%	N/A	N/A
2091	44.63	0.0045	80%	19.47	44%	9.00	20%	28.47	64%	N/A	N/A
2092	52.04	0.0052	80%	19.47	37%	29.00	56%	48.47	93%	80%	93%
2093	44.98	0.0045	80%	19.48	43%	23.00	51%	42.48	94%	80%	94%
2094	53.95	0.0054	80%	19.46	36%	0.00	0%	19.46	36%	N/A	N/A
2095	40.01	0.0040	80%	19.48	49%	12.00	30%	31.48	79%	N/A	N/A
2096	45.84	0.0046	80%	19.48	43%	11.00	24%	30.48	66%	N/A	N/A
2097	45.84	0.0046	80%	19.47	42%	28.00	61%	47.47	104%	80%	104%
2098	45.40	0.0045	80%	19.48	43%	16.00	35%	35.48	78%	N/A	N/A
2099	45.84	0.0046	80%	19.48	43%	13.00	28%	32.48	71%	N/A	N/A
2100	45.84	0.0046	80%	19.48	42%	16.00	35%	35.48	77%	N/A	N/A
2101	45.90	0.0046	80%	19.51	43%	17.00	37%	36.51	80%	N/A	N/A
2102	46.74	0.0047	80%	19.86	43%	17.00	36%	36.86	79%	N/A	N/A
2103	56.65	0.0057	80%	19.48	34%	8.00	14%	27.48	49%	N/A	N/A
2104	49.59	0.0050	80%	19.48	39%	0.00	0%	19.48	39%	N/A	N/A
2105	54.75	0.0055	80%	19.48	36%	0.00	0%	19.48	36%	N/A	N/A
2106	44.24	0.0044	80%	19.47	44%	21.00	47%	40.47	91%	80%	91%

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2107	46.74	0.0047	80%	19.86	43%	0.00	0%	19.86	43%	N/A	N/A
2108	45.90	0.0046	80%	19.51	43%	11.00	24%	30.51	66%	N/A	N/A
2109	44.06	0.0044	80%	19.48	44%	0.00	0%	19.48	44%	N/A	N/A
2110	53.96	0.0054	80%	19.46	36%	12.00	22%	31.46	58%	N/A	N/A
2111	40.01	0.0040	80%	19.48	49%	0.00	0%	19.48	49%	N/A	N/A
2112	82.17	0.0082	80%	19.48	24%	23.00	28%	42.48	52%	N/A	N/A
2113	54.45	0.0054	80%	19.48	36%	15.00	28%	34.48	63%	N/A	N/A
2114	47.06	0.0047	80%	19.51	41%	30.00	64%	49.51	105%	80%	105%
2115	46.84	0.0047	80%	19.51	42%	16.00	34%	35.51	76%	N/A	N/A
2116	43.53	0.0044	80%	19.48	45%	0.00	0%	19.48	45%	N/A	N/A
2117	46.68	0.0047	80%	19.48	42%	0.00	0%	19.48	42%	N/A	N/A
2118	46.59	0.0047	80%	19.48	42%	0.00	0%	19.48	42%	N/A	N/A
2119	47.02	0.0047	80%	19.48	41%	9.00	19%	28.48	61%	N/A	N/A
2120	46.99	0.0047	80%	19.51	42%	0.00	0%	19.51	42%	N/A	N/A
2121	46.91	0.0047	80%	19.51	42%	11.00	23%	30.51	65%	N/A	N/A
2122	46.75	0.0047	80%	19.48	42%	0.00	0%	19.48	42%	N/A	N/A
2123	67.48	0.0067	80%	19.85	29%	27.00	40%	46.85	69%	N/A	N/A
2124	61.63	0.0062	80%	19.51	32%	22.00	36%	41.51	67%	N/A	N/A
2125	51.10	0.0051	80%	19.48	38%	19.00	37%	38.48	75%	N/A	N/A
2126	61.70	0.0062	80%	19.47	32%	0.00	0%	19.47	32%	N/A	N/A
2127	51.20	0.0051	80%	19.48	38%	10.00	20%	29.48	58%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2128	61.81	0.0062	80%	19.47	32%	7.00	11%	26.47	43%	N/A	N/A
2129	51.31	0.0051	80%	19.48	38%	0.00	0%	19.48	38%	N/A	N/A
2130	45.84	0.0046	80%	19.48	42%	11.00	24%	30.48	66%	N/A	N/A
2131	45.84	0.0046	80%	19.48	43%	0.00	0%	19.48	43%	N/A	N/A
2132	46.74	0.0047	80%	19.86	42%	9.00	19%	28.86	62%	N/A	N/A
2133	45.90	0.0046	80%	19.51	43%	14.00	31%	33.51	73%	N/A	N/A
2134	45.84	0.0046	80%	19.48	43%	20.00	44%	39.48	86%	80%	86%
2135	46.49	0.0046	80%	19.86	43%	9.00	19%	28.86	62%	N/A	N/A
2136	45.90	0.0046	80%	19.51	43%	11.00	24%	30.51	66%	N/A	N/A
2137	45.84	0.0046	80%	19.48	43%	14.00	31%	33.48	73%	N/A	N/A
2138	44.73	0.0045	80%	19.47	44%	9.00	20%	28.47	64%	N/A	N/A
2139	45.90	0.0046	80%	19.51	43%	0.00	0%	19.51	43%	N/A	N/A
2140	45.90	0.0046	80%	19.51	43%	13.00	28%	32.51	71%	N/A	N/A
2141	52.41	0.0052	80%	19.49	37%	19.00	36%	38.49	73%	N/A	N/A
2142	52.06	0.0052			0%		0%				
2143	53.81	0.0054	80%	19.51	36%	8.00	15%	27.51	51%	N/A	N/A
2144	45.84	0.0046	80%	19.45	42%	0.00	0%	19.45	42%	N/A	N/A
2145	45.84	0.0046	80%	19.48	43%	14.00	31%	33.48	73%	N/A	N/A
2146	45.90	0.0046	80%	19.51	43%	9.00	20%	28.51	62%	N/A	N/A
2147	46.74	0.0047	80%	19.86	42%	12.00	26%	31.86	68%	N/A	N/A
2148	45.84	0.0046	80%	19.48	43%	12.00	26%	31.48	69%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2149	45.90	0.0046	80%	19.51	43%	19.00	41%	38.51	84%	80%	84%
2150	46.74	0.0047	80%	19.86	42%	0.00	0%	19.86	42%	N/A	N/A
2151	**93.77**	**0.0094**									
2152	49.54	0.0050	80%	19.51	39%	15.00	30%	34.51	70%	N/A	N/A
2153	45.84	0.0046	80%	19.46	42%	9.00	20%	28.46	62%	N/A	N/A
2154	45.84	0.0046	80%	19.48	43%	20.00	44%	39.48	86%	80%	86%
2155	45.90	0.0046	80%	19.51	43%	21.00	46%	40.51	88%	80%	88%
2156	46.74	0.0047	80%	19.86	42%	12.00	26%	31.86	68%	N/A	N/A
2157	46.46	0.0046	80%	19.48	42%	40.00	86%	59.48	128%	80%	128%
2158	46.24	0.0046	80%	19.48	42%	12.00	26%	31.48	68%	N/A	N/A
2159	45.92	0.0046	80%	19.48	42%	18.00	39%	37.48	82%	80%	82%
2160	45.84	0.0046	80%	19.48	43%	12.00	26%	31.48	69%	N/A	N/A
2161	45.90	0.0046	80%	19.51	43%	7.00	15%	26.51	58%	N/A	N/A
2162	43.23	0.0043	80%	19.86	46%	10.00	23%	29.86	69%	N/A	N/A
2163	45.84	0.0046	80%	19.48	43%	10.00	22%	29.48	64%	N/A	N/A
2164	45.84	0.0046	80%	19.48	43%	11.00	24%	30.48	66%	N/A	N/A
2165	**975.01**	**0.0975**			**0%**		**0%**				
TOTAL	**12835.09**	**1.2835**		**3418.58**	**27%**	**1992.00**	**16%**	**5410.58**	**42%**		

6.4.2 Height

The height of the existing buildings does not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.

The height of the new properties is shown in the following table.

TABLE 10: PROPOSED HEIGHT

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
1982	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1983	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1984	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1985	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1986				PR Zone				
1987	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1988	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1989	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1990	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1991	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1992	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1993	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
1994	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1995	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1996	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1997				PR Zone				
1998	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
1999	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2000	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2001	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2002	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2003	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2004	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2005	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2006				PR Zone				

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							From	To
2007	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2008	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2009	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2010	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2011	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2012	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2013	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2014	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2015	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2016	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2017	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2018	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2019	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2020				PR Zone				
2021	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2022	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2023	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2024	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2025	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2026	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2027	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2028	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2029	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2030	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2031	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2032	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2033	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2034				PR Zone				
2035	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2036	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2037	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2038	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2039	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2040	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2041	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2042	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2043	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2044	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2045	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2046	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2047	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2048	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2049	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2050	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2051	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2052	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2053	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2054	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2055	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2056	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2057	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2058	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2059		17		PR Zone				
2060	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2061	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2062	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2063	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2064	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2065	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2066	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2067	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2068	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2069	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2070	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2071	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2072	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2073	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2074	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2075	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2076	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2077	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2078	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2079	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2080	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2081	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2082	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2083	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2084	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2085	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2086	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2087	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2088	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2089	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2090	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2091	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2092	1	3	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2093	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

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							From	To
2094	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2095	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2096	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2097	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2098	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2099	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2100	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2101	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2102	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2103	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2104	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2105	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2106	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2107	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2108	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2109	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2110	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2111	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2112	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2113	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2114	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2115	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2116	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2117	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2118	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2119	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2120	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2121	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2122	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2123	1	3	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2124	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2125	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2126	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2127	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2128	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2129	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2130	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2131	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2132	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2133	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2134	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2135	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2136	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2137	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2138	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2139	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2140	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2141	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2142				PR Zone				

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2143	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2144	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2145	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2146	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2147	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2148	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2149	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2150	1	0	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2151				PR Zone				
2152	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2153	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2154	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2155	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2156	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2157	1	2	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2158	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2159	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2160	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2161	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2162	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2163	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2164	1	1	Dwelling house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys is less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2165		4		PR Zone				
TOTAL	175	183						

6.4.3 Building Lines

The existing properties contain 175 formal dwelling units. In addition to the 175 formal dwelling units, there are approximately 183 informal structures or "Shelters" on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.

An inspection of the available undated aerial photo reveals the following:

- Many of the informal structures seem to be erected across the proposed erf boundaries.
- Some properties extend into the road reserve.
- On some properties the existing dwelling houses have been extended.
- The erf boundaries of certain properties do not coincide with the proposed erf boundaries on the subdivision plan.
- Some informal structures have been constructed on the erven that is earmarked for use as public road and parking purposes.

Many of the existing buildings exceed the permissible building lines in the LFR Zone and therefore an amendment of this parameter is required as indicated below.

- Building Lines (for "All Other Buildings" in the LFR Zone):
    - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 1985, 1987, 1991-1994, 1996, 1998, 2000-2001, 2005, 2007, 2009-2011, 2014-2015, 2017, 2019, 2021, 2023-2024, 2027-2031, 2033, 2035, 2038-2040, 2045-2048, 2050, 2052-2053, 2056-2058, 2061-2062, 2065, 2067-2070, 2072-2073, 2076-2077, 2080-2085, 2087-2089, 2091-2092, 2095-2098, 2102-2103, 2106-2107, 2110-2111, 2116-2119, 2122-2123, 2125-2128, 2130, 2134-2135, 2137-2138, 2141, 2143-2144, 2147-2148, 2150, 2152-2154, 2156-2160, 2162-2164.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2060, 2063, 2066.
    - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002-2004, 2008, 2011-2013, 2016-2018, 2022, 2025-2027, 2030-2032, 2036-2037, 2040-2045, 2047-2051, 2054-2055, 2057, 2061, 2062, 2064, 2069, 2070-2071, 2074-2075, 2078-2079, 2086, 2090, 2093-2094, 2099-2101, 2104-2105, 2108-2110, 2114-2115, 2120-2121, 2124, 2129, 2131-2133, 2136, 2139-2140, 2144-2146, 2149, 2153-2155, 2161.

- Building Lines (for "Shelters" in the LFR Zone):
    - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 1982, 1991, 1998-1999, 2002-2005, 2008, 2012-2013, 2016, 2019, 2022, 2026, 2028, 2031, 2040-2041, 2045, 2048, 2050, 2057, 2065, 2070-2071, 2077, 2079, 2082, 2086, 2089, 2091, 2093, 2098-2101, 2103, 2108, 2110, 2112, 2114-2115, 2121, 2123, 2127-2128, 2133, 2136, 2140, 2143, 2145-2146, 2149, 2153-2154, 2156, 2161, 2163-2164.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 1987, 1992-1994, 1996, 2007, 2014-2015, 2018, 2021, 2023-2024, 2029, 2033, 2035, 2038-2039, 2046-2047, 2049, 2055, 2058, 2064, 2068-2069, 2072, 2076, 2084, 2095-2096, 2102, 2113, 2119, 2124, 2130, 2134-2135, 2137-2138, 2141, 2147-2148, 2152, 2155, 2158-2159, 2162.

- A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 1995, 2000, 2010, 2017, 2073, 2080, 2085, 2087, 2092, 2097, 2106, 2125, 2157.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 1984, 1990-1991, 1993, 2000, 2005, 2010, 2014-2015, 2021-2024, 2028-2029, 2033, 2035, 2038-2039, 2045-2046, 2050, 2058, 2061, 2065, 2068, 2072-2073, 2076, 2079-2080, 2084-2087, 2091, 2095-2096, 2103, 2106, 2110, 2112, 2119, 2121, 2123-2124, 2127, 2130, 2134-2135, 2137, 2140-2141, 2143, 2146-2148, 2152-2153, 2156-2159, 2162.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 1982, 1995-1996, 1998-1999, 2002-2004, 2008-2009, 2012-2013, 2016-2018, 2026, 2031-2032, 2040-2041, 2047-2049, 2057, 2064, 2069-2071, 2074-2075, 2082, 2090, 2097-2101, 2108, 2113-2114, 2132-2133, 2136, 2145, 2149, 2154-2155, 2160-2161, 2163-2164.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2055, 2089, 2093, 2115.

Information on the building lines of the new properties is shown in the following two tables. The first table shows the building line information for "All Other Buildings" in the LFR Zone whilst the second table provide building line information for "Shelters" in the LFR Zone.

TABLE 11: PROPOSED BUILDING LINES ("ALL OTHER BUILDINGS")

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
1982	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	A corner property with 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	A corner property with 2 x common boundaries
1983	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
1984	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
1985	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
1986									
1987	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
1988	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
1989	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 3 x common boundaries
1990	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
1991	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
1992	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
1993	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
1994	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
1995	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
1996	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 2 x common boundaries
1997									
1998	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
1999	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2000	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2001	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2002	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2003	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2004	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2005	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2006									
2007	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2008	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2009	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2010	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2011	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2012	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2013	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2014	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2015	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2016	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2017	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2018	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2019	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2020									
2021	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2022	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2023	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2024	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2025	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2026	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2027	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2028	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2029	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2030	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2031	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2032	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2033	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2034									
2035	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2036	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2037	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2038	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2039	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2040	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2041	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2042	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2043	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2044	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2045	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2046	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2047	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2048	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2057	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2058	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2059		17							
2060	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2061	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2062	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2063	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2064	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2065	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2066	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2067	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2068	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2069	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2070	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2071	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2072	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2073	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2074	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2075	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2076	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2077	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2078	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2079	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2080	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2081	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2082	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2083	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2084	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2085	1	2	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2086	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2087	1	2	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2088	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2089	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 3 x common boundaries
2090	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2091	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2092	1	3	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2093	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2094	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2095	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2096	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2097	1	2	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2098	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2099	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2100	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2101	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2102	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2103	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2104	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2105	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2106	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2107	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2108	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2109	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2110	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2111	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2112	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2113	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 3 x common boundaries
2114	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2115	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries
2116	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2117	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2118	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2119	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2120	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2121	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2122	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2123	1	3	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2124	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2125	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2126	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2127	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2128	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2129	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2130	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2131	1	0	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2132	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2133	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2134	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2135	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2136	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2137	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2138	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2139	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2140	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2141	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2142									
2143	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2144	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2145	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 3 x street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2146	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2147	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2148	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2149	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2150	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2151									
2152	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2153	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2154	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2155	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2156	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2157	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2158	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2159	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2160	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2161	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 3 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2162	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 3 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary
2163	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2164	1	1	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The property has 2 x street boundaries
			LFR	**Common:**	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries	N/A	N/A	The property has 2 x common boundaries
2165		4							
TOTAL	175	183							

TABLE 12: PROPOSED BUILDING LINES ("SHELTERS")

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
1982	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m	1m	0m	The 1 x structure encroaches into Forest Drive. The corner of the other structure seems to be on the street boundary
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	Both structures seem to be less than 1m from the common boundaries.
1983	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
1984	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The shelter seems to be more than 1m away from the Erf 1986 (PR Zone) street boundary.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The shelter encroaches on the common boundary with Erf 1983
1985	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
1986										
1987	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	There is 1 x shelter that encroaches into the Erf 1986 (PR Zone) road reserve.
				LFR	**Common:**	1m	1m	N/A	N/A	The shelter seems to be more than 1m away from the common boundary
1988	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
1989	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The shelter does not affect the street boundary
				LFR	**Common:**	1m	1m	N/A	N/A	The shelter seems to be approximately 1m from the common boundaries
1990	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The shelter does not affect the street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The shelter seems to encroach into the neighbouring Erf 1989.
1991	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter seems to be less than 1m from the 1 x street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The shelter seems to be less than 1m from the 1 x common boundary
1992	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	A shelter seems to encroach onto the 2 x Erf 1986 (PR Zone) street boundaries
				LFR	**Common:**	1m	1m	N/A	N/A	The shelter on this property does not affect the common boundary
1993	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	A shelter seems to encroach onto the 2 x Erf 1986 (PR Zone) street boundaries
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The shelter on this property encroaches onto the common boundary
1994	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The shelter on this property encroaches into 2 of the Erf 1986 (PR Zone) street boundaries
				LFR	**Common:**	1m	1m	N/A	N/A	The shelter on this property does not affect the common boundary
1995	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	Two shelters on the property seems to affect all street boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	Two shelters on the property seems to affect all common boundaries. The one shelter seems to encroach into Erf 1994
1996	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	A shelter seems to affect 2 x street boundaries, i.e. Erf 1986 (PR Zone) and Erf 1997 (PR Zone)
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	A shelter seems to affect 2 x common boundaries
1997										A shelter from Erf 1998 encroaches into this Erf and limits pedestrian access to Erf 1995.
1998	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	A shelter seems to extend into the Erf 1997 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter affects both common boundaries.
1999	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter on the property seems to affect 1 x street boundary
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter on the property seems to affect 2 x common boundaries
2000	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	The 2 x shelters seem to affect all street boundaries. The 1 x shelter extends into the Forest Drive road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures seem to affect the common boundary
2001	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2002	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter seems to extend into the Erf 1986 (PR Zone) road reserve.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter seems to affect both common boundaries.
2003	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter seems to affect 1 x street boundary (Erf 1986 (PR Zone))
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter seems to affect both common boundaries.
2004	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter seems to affect 1 x street boundary (Erf 1986 (PR Zone))
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter seems to affect both common boundaries.
2005	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter seems to extend into the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The shelter seems to be less than 1m from the common boundary
2006										There seems to be a structure from Erf 2010 that extends into this Erf as well as into Forest Drive.
2007	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The shelter seems to affect 2 x street boundaries (Erf 1986 (PR Zone))
				LFR	Common:	1m	1m	N/A	N/A	The shelter on this property does not affect the common boundary
2008	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The shelter on this property seems to encroach onto the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter seems to affect both common boundaries.
2009	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The shelter on this property does not seem to affect the Erf 1986 (PR Zone) street boundary.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The shelter on this property seems to affect both common boundaries.
2010	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	There seems to be 2 x structures that encroaches in the Forest Drive road reserve. The one structure also encroaches into the Erf 2006 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures seem to affect the common boundary
2011	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2012	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure on this property seems to extend into the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure on this property seems to affect both common boundaries
2013	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure on this property seems to extend into the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure on this property seems to affect both common boundaries
2014	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure on this property seems to extend into the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure on this property seems to affect both common boundaries
2015	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	There seems to be 2 x structures that affects the street boundaries of this property. Most of the one structure is located on the Erf 1986 (PR Zone) road reserve with a small part extending into Erf 2015

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The one structure seems to affect the common boundary
2016	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to affect 1 x street boundary
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to affect both common boundaries
2017	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	The 2 x shelters seem to affect all street boundaries. The 1 x shelter extends into the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structures seem to affect both common boundaries
2018	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structures seem to affect 2 x street boundaries. The one structure extends into the Erf 2020 (PR Zone) road reserve
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structures seem to affect both common boundaries
2019	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to affect the School Crescent road reserve
				LFR	Common:	1m	1m	N/A	N/A	The structures does not seem to affect the common boundary
2020										
2021	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2022	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to affect the Erf 1986 (PR Zone) street boundary.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2023	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2024	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2025	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2026	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach unto the Erf 1986 (PR Zone) street boundary.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach on 2 x common boundaries
2027	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2028	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto the School Crescent street boundary.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2029	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2030	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2031	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach unto the Erf 1986 (PR Zone) street boundary.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries. It looks like it extends into the neighbouring Erf 2032.
2032	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structure does not seem to affect the street boundaries
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach slightly onto both common boundaries.
2033	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2034										
2035	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2036	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2037	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2038	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries and extends into the Erf 1986 (PR Zone) road reserve
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2039	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to slightly encroach onto the common boundary
2040	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach unto the Erf 2059 (PR Zone) street boundary
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries
2041	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto the Erf 1986 (PR Zone) street boundary
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries
2042	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2043	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2044	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2045	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2059 (PR Zone) street boundary
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2046	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The property has 2 x structures which affects both street boundaries. The 1 x structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures affect one of the common boundaries.
2047	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The property has 2 x structures which affects both street boundaries. The 1 x structure extends into the Erf 1986 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The 2 x structures affects 2 of the 3 x common boundaries.
2048	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure on this property affects the Erf 1986 (PR Zone) street boundary.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure encroaches onto both common boundaries.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2049	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The property has 2 x structures which affects both street boundaries. The 1 x structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structures encroach onto both common boundaries.
2050	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	There is 1 x structure on the property that encroaches onto the Erf 1986 (PR Zone) street boundary. The second structure is located on Erf 1986 (PR Zone) directly adjacent to Erf 2050
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2051	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2052	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2053	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2054	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2055	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	There are 2 x structures on the property that affects both street boundaries. The 1 x structure extends into theh School Crescent Road reserve.
				LFR	**Common:**	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	The 2 x structures seems to affect all common boundaries.
2056	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2057	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure on the property extends into the Erf 1986 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries
2058	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2059		17								
2060	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2061	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structures does not seem to affect the Erf 2059 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2062	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2063	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2064	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to affect both common boundaries
2065	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure encroaches onto the Erf 2059 (PR Zone) street boundary.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2066	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2067	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2068	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries and extends into the Erf 2059 (PR Zone) road reserve

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structures extends into the Erf 2059 (PR Zone) road reserve. Another structure is located directly adjacent to this erf on Erf 2059 (PR Zone) and extends into the neighbouring property (Erf 1864)
2069	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries and extends into the Erf 2059 (PR Zone) road reserve
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to affect both common boundaries and extends into the adjacent Erf 2067.
2070	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundaries	1m on all street boundaries	0m on 1 x street boundaries	The structure seems to extend into the Erf 2059 (PR Zone) street boundary
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to affect both common boundaries
2071	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundaries	1m on all street boundaries	0m on 1 x street boundaries	The structure seems to encroach onto the Erf 2059 (PR Zone) street boundary
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to affect both common boundaries
2072	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2073	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	One of the 2 x structures extends into the Erf 2059 (PR Zone) road reserve. Another structure just outside the Erf 2073 boundary extends into the School Crescent road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures seem to extend into the neigbouring Erf 2074

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2074	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structure does not seem to affect the street boundaries
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto 2 of the 3 common boundaries
2075	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structure does not seem to affect the street boundaries
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto 2 of the 3 common boundaries
2076	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries and extends into the School Crescent road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2077	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structures seems to extend into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	1m	N/A	N/A	The structure does not seem to affect the common boundary
2078	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2079	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	One of the 2 x structures extends into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures seem to affect 1 of the common boundaries
2080	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	Two structures extend into the Erf 2059 (PR Zone) road reserve. A third structure, located mostly on Erf 2059 extends into this property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the adjacent Erf 2079
2081	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2082	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2059 (PR Zone) road reserve. Another structure located directly adjacent to this property on Erf 2059 (PR Zone) extends into the School Crescent road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to affect both common boundaries and extends into the adjacent Erf 2083.
2083	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property. A structure directly adjacent to this property, located on Erf 2059 (PR Zone) extends into the School Crescent road reserve.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2084	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to affect 2 x street boundaries
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2085	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	Two structures extend into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures affect the common boundary whilst one seems to extend into the adjacent Erf 2086

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2086	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	One structure extends into the Erf 2059 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the adjacent Erf 2087
2087	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	Two structures seem to extend into the Erf 2059 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures seem to encroach onto the common boundary.
2088	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2089	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto the Erf 2059 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	The structure seems to encroach onto all common boundaries
2090	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structure does not seem to affect the street boundaries
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto 2 of the 3 common boundaries
2091	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2059 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2092	1	3	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	Three structures seem to extend into the Erf 2059 (PR Zone) road reserve.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	1m	N/A	N/A	The structures do not seem to encroach onto the common boundary.
2093	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	One structure extends into the Erf 2059 (PR Zone) road reserve
				LFR	Common:	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	The structures seem to encroach onto all common boundaries with one structure extending into the adjacent Erf 2090
2094	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2095	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2096	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2097	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	One of the structures extends into the Erf 2059 (PR Zone) and the School Crescent road reserves.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The one structure seems to extend into the adjacent Erf 2098. The other structure also encroaches unto the other common boundary.
2098	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2059 (PR Zone) road reserve. Another structure located directly adjacent to this property on Erf 2059

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
										(PR Zone) extends into the School Crescent road reserve.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries.
2099	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto 1 of the street boundaries.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries.
2100	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to encroach onto both common boundaries.
2101	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure affects both common boundaries and extends into the adjacent Erf 2102.
2102	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2059 (PR Zone) road reserve.
				LFR	**Common:**	1m	1m	N/A	N/A	The structure does not seem to affect the common boundary
2103	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto 1 of the street boundaries.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2104	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2105	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2106	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	The one structure extends into the School Crescent road reserve whilst the other structure encroaches onto the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	Both structures seem to encroach onto the common boundary with the one structure extending into the adjacent Erf 2105.
2107	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2108	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2059 (PR Zone) road reserve.
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure encroach on one boundary and seems to extend into the adjacent Erf 2109.
2109	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2110	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2059 (PR Zone) road reserve.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to encroach onto one of the common boundaries.
2111	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2112	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the School Crescent road reserve
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the adjacent Erf 2113
2113	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The one structure seems to extend into the School Crescent road reserve
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The one structure seems to extend into the adjacent Erf 2114
2114	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The one structure seems to extend into the School Crescent road reserve
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structures seem to extend into the adjacent Erf 2115
2115	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	Common:	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	The structure seems to extend into the adjacent Erf 2116 and also affects the other 2 x common boundaries.
2116	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2117	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2118	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2119	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2165 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2120	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2121	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure encroaches onto the Erf 2165 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2122	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2123	1	3	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	Two structures extend into the School Crescent road reserve

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	One structure extends into the neighbouring Erf 2124
2124	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The 2 x structures encroaches onto the School Crescent and Erf 2165 (PR Zone) road reserves.
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The 2 x structures extends into the neighbouring Erf 2125
2125	1	2	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	The 2 x structures extends into the School Crescent and Erf 2165 (PR Zone) road reserves.
				LFR	Common:	1m	1m	N/A	N/A	The structures do not seem to affect the common boundary
2126	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2127	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2128	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto the Erf 2165 (PR Zone) street boundary
				LFR	Common:	1m	1m	N/A	N/A	The structure does not seem to affect the common boundary
2129	1	0	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2130	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2165 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2131	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2132	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structure does not seem to affect the street boundaries
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	Although the structure is located on the property, it seems to be less than 1m from both common boundaries.
2133	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to be less than 1m from the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to extend into the neighbouring Erf 2132
2134	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure encroaches onto the Erf 2165 (PR Zone) road reserve. An additional structure seems to be located on Erf 2165 (PR Zone) directly adjacent to this property.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the neighbouring Erf 2133
2135	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure encroaches onto the Erf 2165 (PR Zone) road reserve. An additional structure seems to be located on Erf 2165 (PR Zone) directly adjacent to this property.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2136	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to be less than 1m from the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to be less than 1m from the 2 x common boundaries
2137	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to encroach onto the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2138	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	1m	N/A	N/A	The structure does not seem to affect the common boundary
2139	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2140	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the neighbouring Erf 2139
2141	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The 1 x structures extends into the Erf 2165 (PR Zone) road reserve whilst both structures seem to be less than 1m from the School Crescent road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the neighbouring Erf 2140
2142										

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2143	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to be less than 1m from the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2144	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2145	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to extend into the neighbouring Erf 2146
2146	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to extend into the neighbouring Erf 2147
2147	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2148	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to encroach onto the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2149	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to extend into the Erf 2165 (PR Zone) road reserve

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to extend into the neighbouring Erf 2150 and is also less than 1m from the other common boundary
2150	1	0	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property.
				LFR	**Common:**	1m	1m	N/A	N/A	There seems to be no shelters on the property.
2151										
2152	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to extend into the Erf 2165 (PR Zone) road reserve and is less than 1m from the School Crescent street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2153	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to be less than 1m from the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2154	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to slightly extend into the Erf 2165 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure seems to extend into the neighbouring Erf 2155 and also encroaches onto the other common boundary
2155	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structures extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The 1 x structure encroaches onto both common boundaries whilst the other structure encroaches only onto 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2156	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to encroach onto the Erf 2165 (PR Zone) street boundary
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2157	1	2	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m on all street boundaries	0m on 3 x street boundaries	The 2 x structures extend into the School Crescent and Erf 2165 (PR Zone) road reserves.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The 2 x structures extend into the neighbouring Erf 2158
2158	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure seems to extend into the Erf 2165 (PR Zone) road reserve
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure seems to affect 1 x common boundary
2159	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2165 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure extends into the neighbouring Erven 2112 and 2113
2160	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The structure does not seem to affect any street boundaries.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure extends into the neighbouring Erven 2114 and 2161
2161	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure extends into the Erf 2165 (PR Zone) road reserve.
				LFR	**Common:**	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure encroaches onto 2 x common boundaries
2162	1	1	Dwelling house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m on all street boundaries	0m on 2 x street boundaries	The structure extends into the Erf 2165 (PR Zone) road reserve.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
				LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The structure encroaches onto 1 x common boundary
2163	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to be less than 1m from the Erf 2165 (PR Zone) road reserve
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure encroaches onto 2 x common boundaries
2164	1	1	Dwelling house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m on all street boundaries	0m on 1 x street boundary	The structure seems to be less than 1m from the Erf 2165 (PR Zone) road reserve
				LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The structure encroaches onto 2 x common boundaries
2165		4								
TOTAL	175	183								

6.4.4 Parking

In terms of the Zoning Scheme, 175 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 30 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erven 1986, 1997, 2006, 2020, 2034, 2059, 2142, 2151 and 2165 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).

It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in the development.

Information on off-street parking is shown in the table below.

TABLE 13: PROPOSED PARKING

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
1982	1	2	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by informal structures. On-street parking available on School Crescent and Forest Drive road reserves.
1983	1	0	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf does not allow for off-street parking. On-street parking available on School Crescent.
1984	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf does not allow for off-street parking. On-street parking available on School Crescent and Erf 1986 (PR Zone). Pedestrian access provided from Erf 1986 (PR Zone).
1985	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent and Erf 1986 (PR Zone).
1986			PR						Informal structures on and encroaching onto Erf 1986 restrict the available parking space on this erf.
1987	1	1	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on School Crescent and Erf 1986 (PR Zone) road reserves.
1988	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent and Erf 1986 (PR Zone).
1989	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf does not allow for off-street parking. On-street parking available on the School Crescent road reserve.
1990	1	1	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on the School Crescent road reserves.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
1991	1	1	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on the School Crescent and Erf 1986 (PR Zone) road reserves.
1992	1	1	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on the School Crescent and Erf 1986 (PR Zone) road reserves.
1993	1	1	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on the School Crescent and Erf 1986 (PR Zone) road reserves.
1994	1	1	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on the Erf 1986 (PR Zone) road reserve.
1995	1	2	LFR	1 bay / dwelling house	1	0	1	0	Available space on the erf is taken up by an informal structure. On-street parking available on the Erf 1986 (PR Zone) road reserve.
1996	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf does not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone). Pedestrian access provided from Erf 1986 (PR Zone) and Erf 1997 (PR Zone).
1997			PR						
1998	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf does not allow for off-street parking. On-street parking available on Forest Drive. Pedestrian access provided from Erf 1997 (PR Zone).
1999	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf does not allow for off-street parking. On-street parking available on Forest Drive.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2000	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of dwelling unit on the erf as well as informal structures do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone). An informal structure encroach into the Forest Drive Road Reserve which restricts onstreet parking in front of the unit.
2001	1	0	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit on the erf does not allow for off-street parking. On-street parking available on Forest Drive, Erf 1986 (PR Zone) as well as Erf 2006 (PR Zone).
2002	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit on the erf does not allow for off-street parking. On-street parking available on Forest Drive, Erf 1986 (PR Zone) as well as Erf 2006 (PR Zone). An informal structure encroaches into Erf 1986 (PR Zone).
2003	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone).
2004	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone).
2005	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone).
2006			PR						What seems to be an informal structure on a portion of this Erf, takes away available parking space.
2007	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 2006 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2008	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 2006 (PR Zone).
2009	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 2006 (PR Zone).
2010	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 1986 (PR Zone) and Erf 2006 (PR Zone).
2011	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	It seems that parking is available on the erf at the back of the dwelling unit with access from Erf 1986 (PR Zone)
2012	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone). The informal structure encroach into Erf 1986 (PR Zone).
2013	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone). The informal structure encroach into Erf 1986 (PR Zone).
2014	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone). The informal structure encroach into Erf 1986 (PR Zone).
2015	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 1986 (PR Zone). An informal structure encroach into Erf 1986 (PR Zone) and restricts available parking space and traffic flow.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2016	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 1986 (PR Zone).
2017	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 1986 (PR Zone). An informal structure encroach into Erf 1986 (PR Zone) and restricts available parking space and traffic flow.
2018	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent, Erf 1986 (PR Zone) and Erf 2020 (PR Zone). An informal structure encroach into Erf 2020 (PR Zone) and restricts available parking space.
2019	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent, Erf 1986 (PR Zone) and Erf 2020 (PR Zone).
2020			PR						
2021	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 2020 (PR Zone).
2022	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 2020 (PR Zone).
2023	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 2020 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2024	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 1986 (PR Zone).
2025	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent and Erf 1986 (PR Zone).
2026	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on School Crescent and Erf 1986 (PR Zone).
2027	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent, Erf 2020 (PR Zone) and Erf 1986 (PR Zone).
2028	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on School Crescent, Erf 2020 (PR Zone) and Erf 1986 (PR Zone).
2029	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 2034 (PR Zone) and Erf 1986 (PR Zone).
2030	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on Forest Drive, Erf 2034 (PR Zone) and Erf 1986 (PR Zone).
2031	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone).
2032	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2033	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on Forest Drive and Erf 1986 (PR Zone). An informal structure encroaches into Erf 1986 (PR Zone).
2034			PR						
2035	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 2034 (PR Zone) and Erf 1986 (PR Zone).
2036	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on Forest Drive, Erf 2034 (PR Zone) and Erf 1986 (PR Zone).
2037	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on Forest Drive, Erf 2034 (PR Zone) and Erf 1986 (PR Zone).
2038	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 2034 (PR Zone) and Erf 1986 (PR Zone). An informal structure encroaches into Erf 1986 (PR Zone).
2039	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 2034 (PR Zone) and Erf 2059 (PR Zone).
2040	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 2034 (PR Zone) and Erf 2059 (PR Zone).
2041	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive, Erf 2059 (PR Zone) and Erf 1986 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2042	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on Forest Drive and Erf 1986 (PR Zone). Parking on Erf 2059 (PR Zone) in this area would be limited.
2043	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 2059 (PR Zone). On-street parking also available on Forest Drive and Erf 1986 (PR Zone). Parking on Erf 2059 (PR Zone) in this area would be limited.
2044	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 2059 (PR Zone). On-street parking also available on Forest Drive and Erf 1986 (PR Zone). Parking on Erf 2059 (PR Zone) in this area would be limited.
2045	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Forest Drive and Erf 1986 (PR Zone). The informal structure encroaches into Erf 2059 (PR Zone).
2046	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 2059 (PR Zone) but an informal structure encroaches into Erf 2059 (PR Zone) which limits the available space.
2047	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone) and Erf 2059 (PR Zone) but the informal structures encroaches into Erven 1986 (PR Zone) and 2059 (PR Zone) which limits the available space.
2048	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone) and Erf 2059 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2049	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone) and Erf 2059 (PR Zone) but an informal structure encroaches into Erf 2059 (PR Zone) which limits the available space.
2050	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and informal structures on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone), Erf 2059 (PR Zone) and School Crescent, but an informal structures encroaches into Erf 1986 (PR Zone) which limits the available space.
2051	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent and Erf 1986 (PR Zone).
2052	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent and Erf 1986 (PR Zone).
2053	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 1986 (PR Zone). On-street parking also available on School Crescent and Erf 1986 (PR Zone).
2054	1	0	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone) and School Crescent, but an informal structure from Erf 2057 encroaches into Erf 1986 (PR Zone) which limits pedestrian access from Erf 1986 (PR Zone) to Erf 2054.
2055	1	2	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone) and School Crescent with pedestrian access from Erf 1986 (PR Zone) to Erf 2055.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2056	1	0	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone) and School Crescent.
2057	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone), however, an the informal structure encroaches into Erf 1986 (PR Zone) which limits available space on Erf 1986 (PR Zone).
2058	1	1	LFR	1 bay / dwelling house	1	0	1	0	Position of the dwelling unit and an informal structure on the erf do not allow for off-street parking. On-street parking available on Erf 1986 (PR Zone).
2059		17	PR						Several informal structures on this erf limit the space available for traffic circulation and parking.
2060	1	0	LFR	1 bay / dwelling house	1	0	1	0	Although there are space on the back of the property, the position of the dwelling unit combined with the erf size does not allow enough space for off-street parking. Therefore, onstreet parking should be used on School Crescent and Erf 2059 (PR Zone).
2061	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2062	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2063	1	0	LFR	1 bay / dwelling house	1	0	1	0	Although there are space on the back of the property, the position of the dwelling unit combined with the erf size does not allow enough space for off-street parking. Therefore, onstreet parking should be used on School Crescent and Erf 2059 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2064	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2065	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2066	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available at the back of the unit with access from Erf 2059 (PR Zone). On-street parking also available on School Crescent and Erf 2059 (PR Zone).
2067	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2068	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2069	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2070	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2071	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2072	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2073	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2074	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2075	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent.
2076	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2077	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2059 (PR Zone).
2078	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2079	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2080	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2081	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2082	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2083	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2084	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2085	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2086	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2087	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2088	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2089	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2090	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2091	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2092	1	3	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2093	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2094	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2095	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2096	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2097	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2098	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2099	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2100	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2101	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2102	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2103	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent.
2104	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2105	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent.
2106	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2107	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2108	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2109	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2110	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2111	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2059 (PR Zone) should be used.
2112	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2113	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2114	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2115	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2116	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2117	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used. Parking seems to be available at the back of the erf with

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
									access from Erf 2165 (PR Zone) but access to this area of the site might be difficult.
2118	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2119	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent should be used.
2120	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2165 (PR Zone)
2121	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2122	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2165 (PR Zone)
2123	1	3	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent.
2124	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2125	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures do not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2126	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent and Erf 2165 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2127	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2128	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from School Crescent.
2129	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2165 (PR Zone)
2130	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2131	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2132	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2133	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2134	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2135	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2136	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2137	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2138	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent, Erf 2165 (PR Zone) and Erf 2142 (PR Zone) should be used.
2139	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2165 (PR Zone)
2140	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent, Erf 2165 (PR Zone) and Erf 2142 (PR Zone) should be used.
2141	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and informal structures does not allow for off-street parking on this site. On-street parking on School Crescent, Erf 2165 (PR Zone) and Erf 2142 (PR Zone) should be used.
2142			PR						
2143	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent, Erf 2165 (PR Zone) and Erf 2151 (PR Zone) should be used.
2144	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2165 (PR Zone)

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2145	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2146	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2147	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking seems to be available with access from Erf 2165 (PR Zone)
2148	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2151 (PR Zone) should be used.
2149	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2151 (PR Zone) should be used.
2150	1	0	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2151 (PR Zone) should be used.
2151			PR						
2152	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2151 (PR Zone) should be used.
2153	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2151 (PR Zone) should be used.
2154	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2155	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2156	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2157	1	2	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used. An informal structure seems to encroach into the School Crescent Road Reserve.
2158	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2159	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2160	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2161	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2162	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
				Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2163	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2164	1	1	LFR	1 bay / dwelling house	1	0	1	0	The position of the dwelling unit and an informal structure does not allow for off-street parking on this site. On-street parking on School Crescent and Erf 2165 (PR Zone) should be used.
2165		4	PR						Various informal structures on this erf limit the traffic circulation and available space for parking.
TOTAL	**175**	**183**			**175**	**30**			

7. PLANNING MOTIVATION IN SUPPORT OF THE APPLICATION

7.1 LAND USE DECISION CRITERIA

Section 65 of the Stellenbosch Land Use Planning By-Law, 2015, sets out the general criteria that needs to be considered when a land use application is submitted. Section 38(1)(f) indicates that the written motivation of the application must be based on the criteria in Section 65.

7.2 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL DEVELOPMENT PRINCIPLES

The proposed land use is consistent with the development principles contained in Chapter 2, Section 7 of SPLUMA (Act 16 of 2013) and Chapter 6, Section 59 of LUPA (Act 3 of 2014).

TABLE 14: CONSISTENCY WITH SPLUMA (Act 16 of 2013) AND LUPA (Act 3 of 2014)

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
SPLUMA, Section 7(a) LUPA, Section 59(1)	Spatial Justice	The proposed development is consistent with the principle of spatial justice: • It redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. • The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
SPLUMA, Section 7(b) LUPA, Section 59(2)	Spatial Sustainability	The proposed development is consistent with the principle of spatial sustainability: • The properties are located within the existing approved urban edge in the established urban area of Kayamandi. • The development already exists and does not encourage urban sprawl. • No new development will take place. • It is currently and will in future continue to make use of existing available infrastructure services capacity. • There are no environmentally or heritage sensitive areas in this part of Kayamandi. • It does not have an impact on prime and unique agricultural land.
SPLUMA, Section 7(c) LUPA, Section 59(3)	Efficiency	The development is consistent with the principle of efficiency: • It optimises the use of existing infrastructure. • It optimises the use of existing available state-owned land. • It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.
SPLUMA, Section 7(d) LUPA, Section 59(5)	Spatial Resilience	• A key objective of the development / land use application is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
		• According to the principle of spatial resilience (S59(5) of LUPA), *"flexibility in spatial plans, policy and land use* management *systems is accommodated to ensure sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shocks".*
SPLUMA, Section 7(e) LUPA, Section 59(4)	Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.

7.3 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL PLANNING FRAMEWORKS AND POLICIES

7.3.1 National Development Plan (NDP), 2012

The National Development Plan identified nine (9) main challenges that need to be addressed in South Africa. The land use(s) in this application contributes as a response to some of those national challenges. The national challenges, the suggested national responses and the relevance to this land use application is highlighted in the table below.

TABLE 15: CONSISTENCY WITH NATIONAL DEVELOPMENT PLAN (NDP), 2012

NDP CHALLENGES		NDP RESPONSE	HOW THIS PROPOSED DEVELOPMENT RESPONDS
1	Unemployment	Create jobs and livelihoods	Not applicable to this application.
2	Infrastructure poorly located and inadequate	Expand infrastructure	The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. There will be no new developments. The existing properties are already making use of the existing infrastructure capacity within Kayamandi.
3	Exclusive spatial patterns	Transform urban and rural spaces	This urban area is already transformed, and the land uses and buildings already exist. The aim with this land use application is therefore to legalise the existing land uses so that ownership can be transferred to the intended beneficiaries.
4	Resource consumptive economy	Transition to a low-carbon economy	Not applicable to this application.
5	Poor quality education	Improve education and training	Not applicable to this application.
6	Widespread disease burden and poor services	Provide quality health care	Not applicable to this application.
7	Poor quality public service	Build a capable state	Not applicable to this application.
8	Corruption	Fight corruption and increase accountability	Not applicable to this application.
9	Divided society	Transform society and unite the nation.	This land use application will contribute to the transformation of society because it will provide security of tenure to the intended beneficiaries in Kayamandi.

7.3.2 OneCape 2040

The OneCape 2040 strategy is a Western Cape initiative that aims to *"scope a long-term economic vision and plan involving all key Western Cape economic leaders as well as citizens for the next 30 to 40 years"*. Its primary goal is to create *"a resilient, inclusive and competitive Western Cape with higher rates of employment producing growing incomes, greater equality and an improved quality of life"*. Its vision is to have *"a highly-skilled, innovation driven, resource efficient, connected, high opportunity and collaborative society"*. Local government's role in achieving this vision is as follows:

- Integrated neighbourhoods and upgrading the built environment;
- Integrated services planning and provision

Two of the six transitional areas identified in this strategy relates to

- ***"Economic Access Transition (Working Cape)"***. The aim is to change from a currently *"Factor and efficiency-driven economy with high barriers to entry and low productivity and entrepreneurship rates"* to a *"Innovation-driven economy with low barriers to entry, high productivity and entrepreneurship rates"*.
- ***"Settlement Transition (Living Cape)"***. The aim is to change from the current "Unhealthy, low access, often alienated, low opportunity neighbourhoods" to "Healthy, accessible, liveable, multi-opportunity communities.

This project and land uses are part of the municipality's initiatives to fulfil its role in the OneCape 2040 vision.

7.3.3 WC Provincial Spatial Development Framework (PSDF), 2014

The latest approved PSDF is dated March 2014. The Western Cape PSDF aims to:

- Give spatial expression to the National and Provincial development agendas;
- Serve as a basis for coordinating, integrating and aligning 'on the ground' delivery of National and Provincial departmental programmes;
- Support municipalities to fulfil their municipal planning mandate in line with the National and Provincial agendas; and
- Communicates government's spatial development intentions to the private sector and civil society.

The 2014 PSDF applies five (5) key principles to achieve its spatial vision for the province. These five principles are aligned with the development principles contained in Section 7 of SPLUMA (Act 16 of 2013) and Section 59 of LUPA (Act 3 of 2014) and talks about Spatial Efficiency, Spatial Justice, Sustainability & Resilience, Quality & Liveability and Accessibility. This existing land uses in this project's consistency with these principles have already been highlighted in a previous section. This proposed land use is also consistent with the three spatial themes of the Western Cape PSDF:

- **Resources:** The existing land uses currently and will in future continue to make use of existing resources within the urban edge. It also does not threaten or impact negatively on any scenic and unique cultural landscapes.
- **Space Economy:** The project and its land uses are already integrated in the space-economy of Kayamandi.
- **Settlement:** The project and its land uses are located within the established urban area of Kayamandi and promotes densification, consolidation, integration and a sense of place. All properties are already occupied for many years and well-integrated with the urban fabric of Kayamandi.

7.4 CONSISTENCY WITH RELEVANT LOCAL PLANNING FRAMEWORKS AND POLICIES

7.4.1 Municipal IDP

Projects 4A, 5A and 5B are located in Ward 12 whilst Projects 4B and 8 (Mpelazwe) is located in Ward 13 of the Stellenbosch Municipality.

The latest IDP summarises the ward priorities in Tables 58 (Ward 12) and 59 (Ward 13) respectively. Ward 12's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Recreation (Swimming Pool)
- Priority 2: Safety & Security
- Priority 3: Elderly & disabled
- Priority 4: Wi-Fi facilities
- Priority 5: ECD Centers

Ward 13's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Housing – Hostels, Shacks and Backyard dwellers
- Priority 2: Old age & youth recreational center
- Priority 3: Community Hall
- Priority 4: Initiation site
- Priority 5: Remembrance Hall in Kayamandi library

Legacy projects are discussed in Table 70 of the IDP with specific reference to human settlements project on pages 193-196. An overview of the Integrated Human Settlements Plan is provided in paragraph 7.4.3 on pages 208-211.

Although this project is not specifically mentioned in the IDP, it is a priority for the Stellenbosch Human Settlement's Department who appointed the professional team through tender number B/SM 42/21 to finalise the land use rights for these properties so that the properties can be transferred to the intended beneficiaries.

7.4.2 Municipal SDF

Section 22 of SPLUMA indicates the following:

> *"22. (1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework.*
> *22. (2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework."*

Similar to SPLUMA, Section 19 of the Western Cape Land Use Planning Act (LUPA), Act 3 of 2014 states the following:

> *"19. (1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.*

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.
(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan."

The current approved MSDF of Stellenbosch Municipality is dated 11 November 2019.

The subject properties (Projects 4A, 4B, 5A, 5B and 8) are located in an established urban area within the urban edge and fall within the "Urban Development" spatial planning category (SPC)(MSDF Figure 26, p66).

In terms of the Stellenbosch Framework, Projects 4B, 5B and 8 are also located within the area designated as "Strategic Sites, Projects and/or Infill Opportunities" (MSDF Figure 28, p70).

In conclusion, it can be argued that the currently approved SDF specifically provides for the utilisation of the sites as proposed in this land use application and therefore the existing (and proposed) utilisation of the sites is regarded as compliant with the approved municipal SDF, as described in Section 19(1) of LUPA (Act 3 of 2014).

It is therefore NOT necessary to motivate for deviation from the provisions of the existing approved SDF (2019).

7.5 SUITABILITY OF THE SITE

The suitability of the project site in terms of its location, accessibility and physical characteristics is discussed in the table below.

TABLE 16: MOTIVATION IN TERMS OF SITE SUITABILITY

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
1	Location	The site / properties are well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch.
2	Roads & Transport	The area is well served with local roads, public transport routes and public transport services. No additional traffic will be generated because the properties are already developed, and no additional / new development is proposed.
3	Parking	All the properties have already been developed and have people living there for a number of years. A combination of onsite and off-site (on-street) parking is currently used in the area. No additional / new development will take place and therefore no additional parking would be required. The purpose of this land use application is to legalise the status quo, register the properties with the SG's Office and therewith enable the municipality to transfer ownership of the properties to the intended beneficiaries. Existing space for parking is thus sufficient.
4	Engineering Services	The properties are located in an area that is already serviced. No additional / new development will take place in terms of this land use application and therefore there will not be an increase in demand for services. An engineering services report is attached hereto as **ANNEXURE 9**.

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
		A CLO has been appointed, on request of the Stellenbosch Municipality, to conduct a survey to determine whether each property has access to a water and electricity meter and to record the location and details of these meters. This survey was completed in 2021 and a separate report was submitted to the Stellenbosch Municipality's Human Settlements Department with detail of the outcome of the aforementioned survey.
5	Servitudes	To the best of our knowledge and interpretation of the existing available information, there are no known servitudes that affects the properties in this land use application.
6	Topography	All the properties are already developed and hence the topographical characteristics of the area does not have a negative impact on the existing land uses.
7	Geotechnical Conditions	All the properties are already developed and hence the geotechnical characteristics of the area does not have a negative impact on the existing land uses.
8	Flood Lines	There are no known floodlines that affects the subject properties.
9	Alternative Uses	All the properties are already developed and therefore discussing alternative uses for these properties is irrelevant to the purpose / objectives of this land use application.

7.6 OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

Comments on other possible implications of the proposed land uses are provided in the table below.

TABLE 17: OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

IMPACT	MOTIVATION / COMMENT
Environmental Impact	The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. There will thus be no negative impact on any environmental resources. The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as **ANNEXURE 10**.
Heritage Impact	The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. The sites are not located within the historical centre of Stellenbosch and the buildings are not older than 60-years. An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".* The letter from HWC is attached hereto as **ANNEXURE 11**.
Compatibility with the Surrounding Area	The properties have been well integrated into the space-economy and urban fabric of Kayamandi for a number of years and is fully compatible with the surrounding area.
Socio-Economic Impact	The primary objective is to obtain the necessary land use rights so that the properties can be registered with the SG's Office and then transferred to the intended beneficiaries. This in itself has a positive socio-economic impact on this community.
Social & Public Facilities	There will be no negative impact on the existing number of social and public facilities in the area. The application also does not trigger the need for additional public / social facilities because there will be no densification or additional / new greenfield development.
Surrounding Property Values	There will be no negative impact on surrounding property values.

IMPACT	MOTIVATION / COMMENT
Safety & well-being of the Surrounding Community	There will be no negative impact on safety of the surrounding community. The finalisation of the land use rights, registration and transfer of the properties will have a positive impact on the well-being of the beneficiary community.

8. CONCLUSION

In conclusion, the primary objective of this land use application is to finalise and conclude a process that should have been finalised many years ago. The approval of the land use applications in paragraph 2.3 of this report should therefore be a formality for the following reasons:

- The land use rights for the properties in this project should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.
- The primary objective of this land use application is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
- The properties in this project are located in an established urban area within the urban edge of Kaya Mandi.
- The properties in this project have already been developed and dwelling units are already occupied.
- The properties in this project have access to existing infrastructure and engineering services within Kaya Mandi.
- No additional dwelling units will currently be constructed on the subject properties.
- The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
- There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
- A letter dated 25 August 2021 from the Western Cape Department of Environmental Affairs and Development Planning (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
- Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required"*.

The finalisation of the land use rights, the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

It is therefore recommended that the land use applications (listed in paragraph 2.3 of this report) be approved in order to comply with / adhere to the principles of good administration listed in Section 7(e) of the SPLUMA (Act 16 of 2013) and Section 59(4) of the Western Cape LUPA (Act 3 of 2014).

ANNEXURE E

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

EXEMPTION FROM THE DEPARMENT OF MINISTRY OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING FROM CERTAIN PROVISIONS FOR PUBLIC PARTICIPATION

Western Cape Government

MINISTRY OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

REFERENCE: 15/3/2/2/1/BS2
ENQUIRIES: Kobus Munro - (021) 483 4638

The Executive Mayor
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Per e-mail: Mayor@stellenbosch.gov.za
Donovan.Muller@stellenbosch.gov.za
Mayor.PA@stellenbosch.gov.za

Dear Mayor van Deventer

STELLENBOSCH MUNICIPALITY: REQUEST FOR AUTHORISATION FOR EXEMPTION FROM CERTAIN PROVISIONS (PUBLIC PARTICIPATION REQUIREMENTS) IN TERMS OF SECTION 60 (1) OF THE LAND USE PLANNING ACT, 2014 (ACT NO 3 OF 2014): FIVE HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

1. Your request for the exemption from certain public participation provisions/requirements in terms of Section 60(1)(b) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA), dated 27 September 2021, refers.

2. As the Authorised Decision maker, I hereby confirm that I have had access to and considered all the relevant information and I have accordingly resolved as follows:

   That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA.

3. The reasons for my decision are as follows:

   i) The request satisfies the requirements of the enabling legislative prescript in terms of Section 60(1)(b) of LUPA;
   ii) The request is in the interest of meeting the needs of the poor and vulnerable; and
   iii) The request is reasonable as there has been no change in the applicable spatial planning, policy or development context of the area since the original approval.

Please note that this decision will become effective by notice in the *Provincial Gazette* in accordance with Section 60(1) of LUPA. A copy of the notice will be made available upon publication.

Sincerely



A BREDELL
MINISTER
DATE: 13/10/2021

Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE | **PROVINSIE WES-KAAP** | **IPHONDO LENTSHONA KOLONI**

Provincial Gazette Extraordinary

Buitengewone Provinsiale Koerant

Tsongezelelo kwiGazethi yePhondo

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Proclamation

129 Department of Environmental Affairs and Development Planning: Western Cape Land Use Planning Act, 2014 (Act 3 of 2014): Exemption from Provisions of Act 2

INHOUD

*(*Afskrifte is verkrygbaar by Kamer M21, Provinsiale Wetgewer-gebou, Waalstraat 7, Kaapstad 8001.)*

Proklamasie

129 Departement van Omgewingsake en Ontwikkelingsbeplanning: Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014): Vrystelling van Bepalings van Wet 2

IZIQULATHO

*(*Ushicilelo oLutsha lufumaneka kwigumbi M21, kwiSakhiwo sePhondo seNdlu yoWiso-Mthetho, 7 Wale Street, eKapa 8001.)*

UMpoposho

129 Lendawo eziSingqongileyo noCwangciso loPhuhliso loMhlaba: UMthetho woCwangciso loMhlaba wase Mpuma Koloni, ka-2014 (uMthetho 3 ka-2014): isaZiso seSigunyaziso kwiSiphambuko soMthetho weSixeko saseKapa 3

PROVINCIAL NOTICE

The following Provincial Notice is published for general information.

DR H.C. MALILA,
DIRECTOR-GENERAL

Provincial Legislature Building,
Wale Street,
Cape Town.

PROVINSIALE KENNISGEWING

Die volgende Provinsiale Kennisgewing word vir algemene inligting gepubliseer.

DR H.C. MALILA,
DIREKTEUR-GENERAAL

Provinsiale Wetgewer-gebou,
Waalstraat,
Kaapstad.

ISAZISO SEPHONDO

Esi saziso silandelayo sipapashelwe ukunika ulwazi ngokubanzi.

GQIR H.C. MALILA,
MLAWULI-JIKELELE

ISakhiwo sePhondo,
Wale Street,
eKapa.

PROVINCIAL NOTICE

P.N. 129/2021

19 October 2021

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

EXEMPTION FROM PROVISIONS OF ACT

I, Anton Wilhelm Bredell, Provincial Minister of Local Government, Environmental Affairs and Development Planning in the Western Cape, under section 60(1)*(b)* of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (the Act), exempt Stellenbosch Municipality from the provisions of sections 43, 44 and 47 of the Act, in respect of the intended land use applications for:

- Project 4A: 148 x flats currently located on Erven 1091 – 1112 and 1080 – 1090, Kayamandi;
- Project 4B: 51 x formal dwelling units currently located on Erven 112, 114, 115 and 116, Kayamandi;
- Project 5A: 175 x formal dwelling units currently located on Erven 1113 – 1122 and 1123 – 1154, Kayamandi;
- Project 5B: 48 x formal dwelling units currently located on Erven 66, 69, 514 – 522 and a portion of Erf 523, Kayamandi;
- Project 8: 54 x formal dwelling units currently located on the Remainder of Erf 288, Kayamandi.

Signed at Cape Town on this 13th day of October 2021.

AW BREDELL
PROVINCIAL MINISTER OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

PROVINSIALE KENNISGEWING

P.K. 129/2021

19 Oktober 2021

DEPARTEMENT VAN OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING

WES-KAAPSE WET OP GRONDGEBRUIKBEPLANNING, 2014 (WET 3 VAN 2014)

VRYSTELLING VAN BEPALINGS VAN WET

Ek, Anton Wilhelm Bredell, Provinsiale Minister van Plaaslike Regering, Omgewingsake en Ontwikkelingsbeplanning in die Wes-Kaap, kragtens artikel 60(1)*(b)* van die Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014)(die Wet), stel Stellenbosch Munisipaliteit vry van die bepalings van artikels 43, 44 en 47 van die Wet, ten opsigte van die beoogde grondgebruikaansoeke vir:

- Projek 4A: 148 x woonstelle wat op Erwe 1091 – 1112 en 1080 – 1090 Kayamandi geleë is;
- Projek 4B: 51 x formele wooneenhede wat op Erwe 112, 114, 115 en 116, Kayamandi geleë is;
- Projek 5A: 175 x formele wooneenhede wat op Erwe 1113 – 1122 en 1123 – 1154, Kayamandi geleë is;
- Projek 5B: 48 x formele wooneenhede wat op Erwe 66, 69, 514 – 522 en 'n gedeelte van Erf 523, Kayamandi geleë is;
- Projek 8: 54 x formele wooneenhede wat op die Restant van Erf 288, Kayamandi geleë is.

Geteken te Kaapstad op hierdie 13de dag van Oktober 2021.

AW BREDELL
PROVINSIALE MINISTER VAN PLAASLIKE REGERING, OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING

ISAZISO SEPHONDO

I.S. 129/2021

19 kweyeDwarha 2021

ISEBE LENDAWO EZISINGQONGILEYO NOCWANGCISO LOPHUHLISO LOMHLABA

UMTHETHO WOCWANGCISO LOMHLABA WASE MPUMA KOLONI, KA-2014 (UMTHETHO 3 KA-2014)

ISAZISO SESIGUNYAZISO KWISIPHAMBUKO SOMTHETHO WESIXEKO SASEKAPA

Mna, Anton Wilhelm Bredell, uMphathiswa woMasipala beNgingqi, Imicimbi yokusiNgqongileyo kunye noCwangciso loPhuhliso eNtshona Koloni, phantsi kwecandelo 60 (1)(b) woMthetho woCwangciso woSetyenziso loMhlaba waseMpuma Koloni, ka 2014 (uMthetho 3 ka 2014)(uMthetho), ndikhulula uMasipala weStellenbosch ukuba aphambuke kwizibonelelo zamacandelo 43, 44, kunye no 47 woMthetho, ngokubhekisele kwinjongo zezicelo ukuze:

- Iprojekthi 4A: 148 x iiflethi ezibekwe ngoku kwiziza 1091 – 1112 no 1080 – 1090, eKayamandi;
- Iprojekthi 4B: 51 x yezindlu zokuhla ezisesikweni kwiziza 112, 114, 115 no 116, eKhayamandi;
- Iprojekthi 5A: 175 x yezindlu zokuhla ezisesikweni kwiziza 1113 –1122 no 1123 – 1154, eKhayamandi;
- Iprojekthi 5B: 48 x yezindlu zokuhla ezisesikweni kwiziza 66, 69, 514 – 522 nesahlulo sesiza 523, eKayamandi;
- Iprojekthi 8: 54 x yezindlu zokuhla ezisesikweni kwi intsalela yesiza 288, eKayamandi.

Sityikitywe eKapa ngomhla woku-13 kwinyanga kweyeDwarha 2021.

AW BREDELL
UMPHATHISWA WEPHONDO, URHULUMENTE WENGINGQI, IMICIMBI YOKUSINGQONGILEYO NOCWANGCISO LOPHUPHISO

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Kantoor van die Uitvoerende Burgemeester
Office of the Executive Mayor
iOfisi kaSodolophu olawulayo

Our Ref: G van Deventer (021 808 8002)
Office of the Executive Mayor

Your Reference: 3/5/3 (2021/22)

MEC A Bredell
Minister: Local Government, Environmental Affairs and Development Planning
Western Cape Government
Department of Environmental Affairs and Development Planning
Private Bag X9086
CAPE TOWN
8000

Dear Sir

APPLICATION FOR PROVINCIAL EXEMPTION IN TERMS OF SECTION 60 OF THE WESTERN CAPE LAND USE PLANNING ACT (LUPA), ACT 3 OF 2014: OBTAINING THE NECESSARY LAND USE RIGHTS AND REGISTRATION OF DIAGRAMS IN THE SURVEYOR-GENERAL'S OFFICE FOR FIVE (5) HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

Stellenbosch Municipality appointed a Service Provider to assist in obtaining the necessary land use rights and registration of diagrams in the Surveyor General's Office for five (5) **completed** housing projects in Kayamandi, Stellenbosch.

The purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

More information regarding the five (5) projects in Kayamandi is provided below and in the following **Annexures** to this letter:

1. Annexure 1: Location of the five (5) projects.
2. Annexure 2: Current Cadastral Information for each of the five (5) projects
3. Annexure 3: Proposed consolidations and subdivisions applicable to each of the five (5) projects.

The reasons for requesting the aforementioned exemption, follows towards the end of this letter.

BACKGROUND

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (greenfield development)
- Project 2: Snake Valley (greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (town centre upgrade)
- Project 5B: High Density Units (town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is

necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

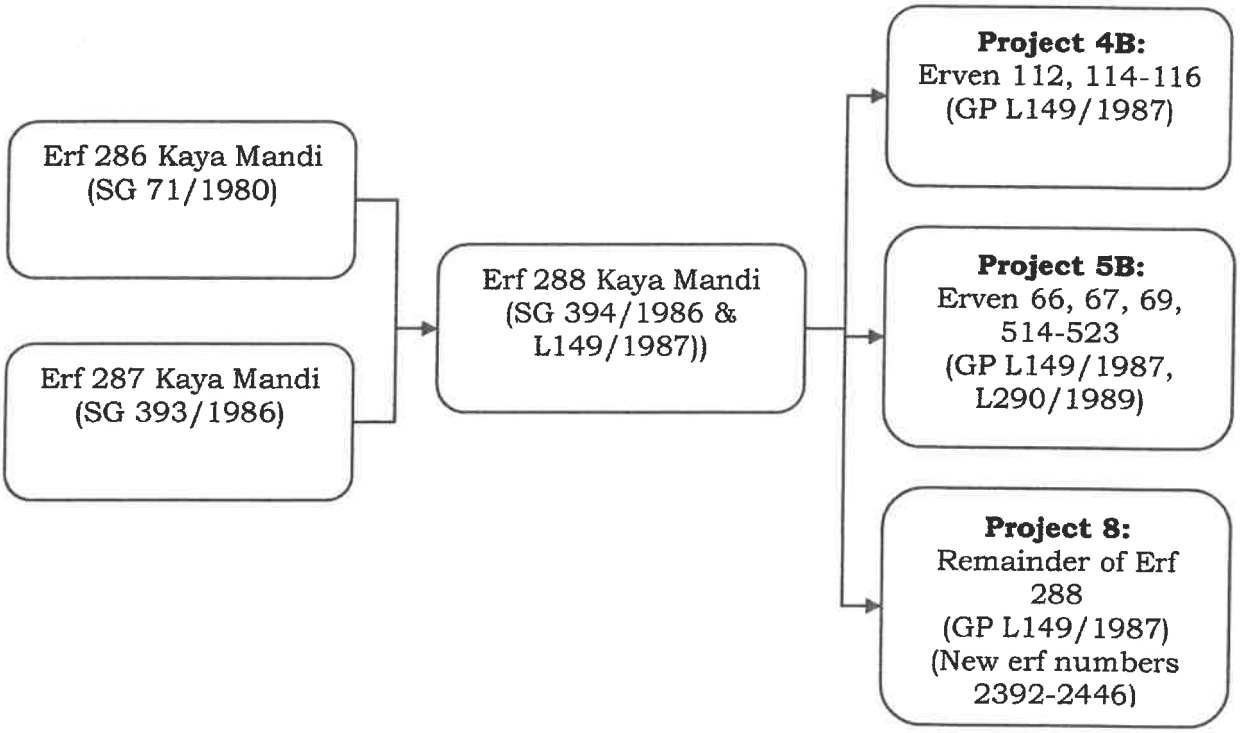


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

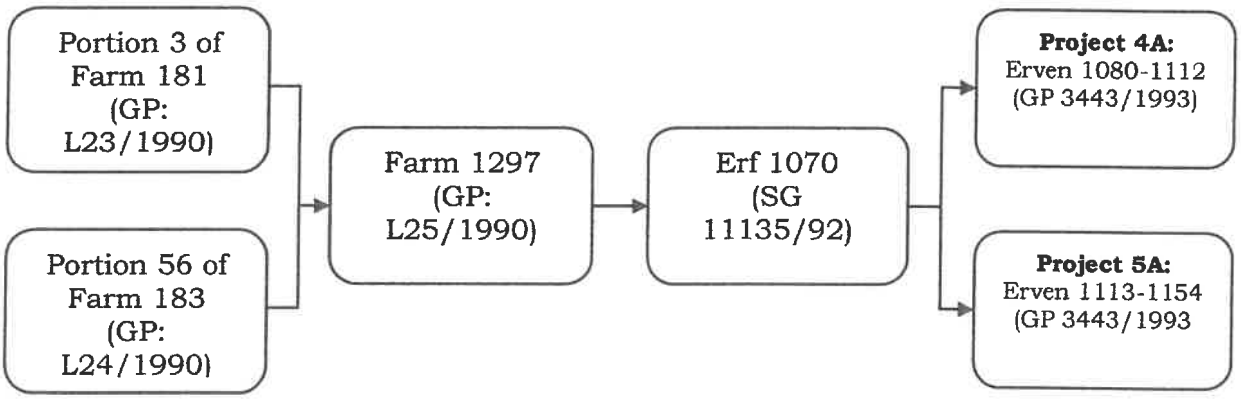
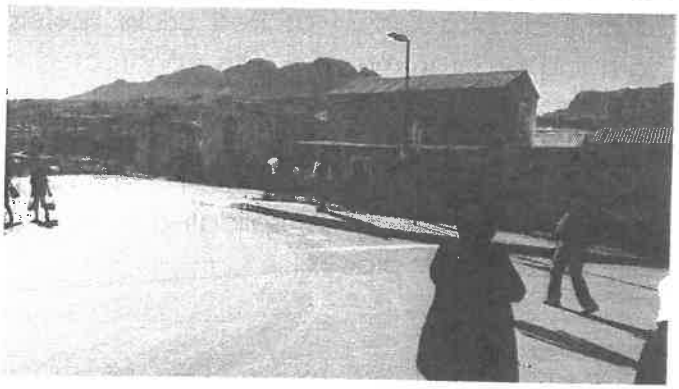
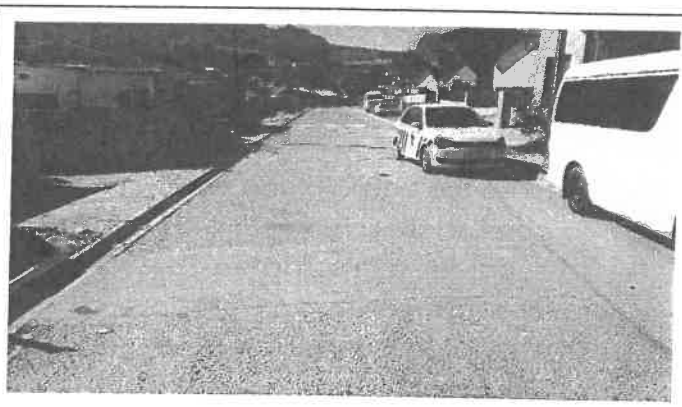


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

EXISTING LAND USES

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
4A	148 x Flats currently located on Erven 1091-1112 and 1080-1090 Kaya Mandi.	 View along 13th Street
4B	51 x Formal Dwelling Units currently located on Erven 112, 114, 115 and 116 Kaya Mandi.	 View along Mdala Street
5A	175 x Formal Dwelling Units currently located on Erven 1113-1122 and 1123-1154 Kaya Mandi	 View along School Crescent

PROJECT	EXISTING LAND USES	PHOTOS
5B	48 x Formal Dwelling Units currently located on Erven 66, 69, 514-522 and a portion of Erf 523 Kaya Mandi	 View along Mjandana Street
8	54 x Formal Dwelling Units currently located on the Remainder of Erf 288 Kaya Mandi.	 View along Luyolo Road

PURPOSE OF EACH LAND USE APPLICATION

Project 4A:

This project was approved by Council in 1996 and comprised the development of 146 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080-1112. The purpose of this application is thus the following:

- To consolidate Erven 1091-1112 and 1080-1090 Kayamandi to enable the registration of a Sectional Title Scheme.
- To obtain approval (condonation) of 9 minor encroachments of existing staircases into the street.

Project 4B:

This project, also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004. The purpose of this application is thus the following:

- To consolidate Erven 112, 114, 115 and 116 Kayamandi
- To subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.

Project 5A:

This project entailed the development of 175 high density units and public open spaces on Erven 1113-1154 Kaya Mandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place. The purpose of this application is thus the following:

- To close the public place on Erf 1120 Kaya Mandi.
- To consolidate Erven 1113-1122 and 1123-1154 Kaya Mandi
- To subdivide consolidated Erf 1980 Kaya Mandi into 130 erven consisting of 124 residential erven and 6 public places.
- To subdivide consolidated Erf 1981 Kaya Mandi into 54 erven consisting of 51 residential erven and 3 public places.

Project 5B:

This project formed part of the Kayamandi Town Centre upgrade. The development originally made provision for 137 high density units, a new road and several open spaces. Construction of the project was partially completed (48 residential units constructed) in 2004 due to an influx of people who occupied (in informal structures) the remainder of the project area. There will be two land use applications that will be submitted consecutively for this project:

- An application by Plan 4 SA (Pty) Ltd which deals with the area that contains the existing constructed units.
- An application by TV3 which deals with the area that contains the informal settlement.

The purpose of the first application (to be submitted by Plan 4 SA) is thus the following:

- To subdivide Erven 69, 514, 515, 523 and 1969 Kaya Mandi.
- To consolidate the aforementioned subdivided erven with Erven 516-522 Kaya Mandi.
- To subdivide the consolidated erf into 52 erven consisting of 48 residential erven and 4 public open places.

Project 8:

This project, known as Mpelazwe, formed part of the hostel upgrading programme and consists of 54 residential units and 1 public open space. However, it still forms part of the Remainder of Erf 288, Kayamandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date. The purpose of this application is thus the following:

- To close the public road for a portion of Erf 288 Kaya Mandi.
- To subdivide the closed road portion from the Remainder of Erf 288.
- To subdivide the new erf into 55 erven consisting of 54 residential erven and 1 public open place.

OWNERSHIP

All the current properties, except for Erf 66 Kayamandi, is owned by the Stellenbosch Municipality. Erf 66 Kayamandi is currently privately owned however, Stellenbosch Municipality is in the process of negotiating the transfer of this property to the Municipality.

MOTIVATION FOR EXEMPTION FROM SECTIONS 43 AND 44 OF LUPA

As stated earlier, the purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

We would like to highlight the following, as motivation for our request:

1. All five (5) projects are located in an established urban area within the urban edge of Kayamandi.
2. All five (5) projects have already been developed and dwelling units are already occupied.
3. All five (5) projects have access to existing engineering services within Kaya Mandi.
4. No additional dwelling units will currently be constructed on the subject properties.
5. The primary objective of the five (5) land use applications is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
6. The land use rights for these projects should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control

of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.

7. A letter dated 25 August 2021 from your department (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
8. We have submitted an NID to Heritage Western Cape (HWC) on 11 August 2021 and is awaiting the response from HWC. However, to the best of our knowledge and interpretation, the land use applications have no impact on heritage resources and therefore no further heritage studies would be required in terms of the relevant Heritage legislation.

The finalisation of the land use rights the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

We believe that it would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to the historical delays and reasons given above. The opportunity now exists to shorten the land use process for these five (5) projects by dealing with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

After an approximately 20-year delay, it is also in the best interest of the Stellenbosch Municipality as well as the Western Cape Provincial Government to "pull out all the stops" to finalise this matter.

IN CONCLUSION

We sincerely hope that you will understand the importance and urgency of this matter and we thank you in advance for your favourable consideration of our request.

Yours sincerely

ADV G VAN DEVENTER
EXECUTIVE MAYOR

Office of the Executive Mayor – 14 Plein Street – Stellenbosch – 7600
mayor@stellenbosch.gov.za – (t) 021 808 8002 – (f) 021 808 886 6761

ANNEXURE F

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

COMMENT FROM HERITAGE WESTERN CAPE

Our Ref: HM/ BOLAND/ STELLENBOSCH/ KYAMANDI/ ERF 1080, 1112, 112, 114, 116, 1123, 1154, 66, 67 & PTN OF ERF 523
Case No.: 20210709AM0811E
Enquiries: Ayanda Mdludlu
E-mail: ayanda.mdludlu@westerncape.gov.za
Tel: 021 483 5959

iLifa leMveli | Erfenis Wes-Kaap | Heritage Western Cape

Lester van Stavel
Lester.vanstavel@stellenbosch.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(1) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO SUBDIVDE AND REZONE ON VARIOUS ERVEN IN KYAMANDI STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20210709AM0811E

The matter above has reference.

Heritage Western Cape is in receipt of additional information for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 26 August 2021.

You are hereby notified that, since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

.....
Michael Janse Van Rensburg
Chief Executive Officer

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni
3 SEPTEMBER 2021

ANNEXURE G

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

COMMENT FROM THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Western Cape Government

Department of Environmental Affairs and Development Planning
D'mitri Matthews
Development Management
D'mitri.Matthews@westerncape.gov.za | Tel: 021 483 8350

REFERENCE: 16/3/3/6/1/B4/22/1270/21
DATE: 25/8/2021

The Municipal Manager
Stellenbosch Municipality
P. O. Box 17
STELLENBOSCH
7600

Attention: Mr. L. van Stavel

Tel.: (021) 808 8462
Email: lester.vanstavel@stellenbosch.gov.za

Dear Sir

RE: APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED), WITH RESPECT TO THE PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION OF VARIOUS ERVEN AS WELL AS THE COMPILATION AND SUBMISSION, KHAYAMANDI

1. The electronic correspondence dated 5 August 2021, as received by this Department on the same day, refers.

2. Following the review of the above-mentioned correspondence, this Department draws your attention to the following:

   2.1 The project involves obtaining the land use rights for 5 projects in Kayamandi, Stellenbosch. These projects have already been constructed but the majority of the erven however have not been formally registered and individual transfers to the respective end users/beneficiaries cannot take place.

   2.2 The projects will therefore involve the rezoning, consolidation and subdivision of various erven as well as the compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

   The 5 projects are:
   Project 4 A
   - The rezoning of Erven 1080 to 1112.
   - The consolidation of Erven 1080 to 1112.
   - The subdivision of the consolidated property to enable the registration of a sectional title housing scheme (rental stock).
   - The compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

   Project 4B
   - The rezoning of Erven 112, 114, 115 and 116.

- The consolidation of Erven 112, 114, 115 and 116.
- The subdivision of the consolidated property into 51 erven and 5 private open spaces.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5A

- The rezoning of Erven 1123 to 1154.
- The consolidation of Erven 1123 to 1154.
- The closure of Erf 1123.
- The subdivision of the consolidated property into 175 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5B

- The rezoning of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The consolidation of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The subdivision of the consolidated property to establish 135 erven and remainder Public Road and Parking Zone.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 8: Mpelazwe

- The rezoning of a Portion of Remainder Erf 288 Kayamandi.
- The closure of a Portion of Remainder Public Road.
- The subdivision of the consolidated property into 65 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 and 3 of 7 April 2017. Be advised that, based on the information provided, the proposed rezoning, consolidation and subdivision on the above-mentioned properties, **does not** constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development.

4. The above-mentioned is based on the following:

   4.1 The site is located with the urban area and is completely transformed.
   4.2 There are no watercourses on the site.

5. However, should any future development of the consolidated portions trigger any listed activity in terms of the EIA Regulations, 2014 (as amended), an application form for Environmental Authorisation must be submitted to the Competent Authority and the Environmental Authorisation obtained prior to the development proposal being commenced with on the proposed site. The relevant application forms are available on this Department's website: www.westerncape.gov.za/eadp.

6. You are further reminded of your general duty of care towards the environment in terms of section 28(1) of NEMA which states:
"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."

7. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.

8. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.

9. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully

Marbe pp Coetzee
Digitally signed by Marbe Coetzee
Date: 2021.08.25 11:03:29 +02'00'

HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copy to: (1) Ms. S. Nel (Landscape Dynamics Environmental Consultants) Email: susanna@landscapedynamics.co.za

ANNEXURE H

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES

9

Charlene Williams

From: Nolusindiso Momoti
Sent: Monday, 12 December 2022 10:45
To: Charlene Williams
Cc: Salome Newman; Martin Jonker
Subject: FW: Khayamandi Housing Projects - 2340 () Erf 1113-1154 Kayamandi (LU-14055)
Attachments: FA 101 Rev Z.pdf; FA 102 Rev Z.pdf; WA 101 Rev Z.pdf; WA 102 Rev Z.pdf; As-Built Main.dwg; 2342 (CT) Erf 288 Kayamandi (LU-14066)_1.pdf

Hi Charlene,

Please find attached comment from Engineer's department.

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
12 DEC 2022
RECEIVED

Kind regards / Vriendelike Groete
Nolusindiso Momoti (Sindi)
Administrative Officer
Land Use Management
Planning & Economic Development

T: +27 21 808 8673: F + 27 21 886 6899
43 Andringa Str, Eikestad Mall, 3rd Floor
www.stellenbosch.gov.za

FILE NR:
SCAN NR: E1113 KM
COLLABORATOR NR: 741 91

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From: Development Admin <Development.Admin@stellenbosch.gov.za>
Sent: Wednesday, 07 December 2022 11:20
To: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
Cc: Charlene Williams <Charlene.Williams@stellenbosch.gov.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>
Subject: FW: Khayamandi Housing Projects - 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Good morning Sindi

Please find attached civil comments with the relevant plans attached, these plans form part of the application.
The electrical comments are outstanding please contact Bradley.

Regards,
Charné

From: Henk van Renssen <henk@inani.org.za>
Sent: Friday, 04 November 2022 10:39
To: Colin Taylor <Colin.Taylor@stellenbosch.gov.za>
Cc: Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Martin Jonker <martinj@plan4sa.co.za>
Subject: [EX] RE: Khayamandi Housing Projects - 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Good morning Colin and Abdullah

Herewith please receive drawings that were compiled from old information and through site visits.
The drawings show the water and sewer lines and house connections to the erven for the three areas.
The drawings numbers are as follows:

1. C1942/FA101/Z – Sewer As-built Services – Phase 8
2. C1942/FA102/Z – Sewer As-built Services – Phase 4b & 5B
3. C1942/WA101/Z – Water As-built Services – Phase 8
4. C1942/WA102/Z – Water As-built Services – Phase 4b & 5B

The CAD drawing is also included.

Please let me know if you need any further information.

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)
Senior Civil Engineering Technologist
Inani Infrastructure (Pty) Ltd

inani™
building future value

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T	+27 21 110 0260	Unit 8, 30 Bella Rosa Street
E	henk@inani.org.za	Rosenpark, Bellville 7530
W	www.inani.org.za	CK No. 2016/197945/07

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From: Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>
Sent: Monday, 10 October 2022 15:28
To: Henk van Renssen <henk@inani.org.za>
Cc: Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Martin Jonker <martinj@plan4sa.co.za>
Subject: RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Good day Henk

We could only locate 1.

We will forward it to you

We will have to go with plan B to identify the rest of services positions.

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From: Henk van Renssen <henk@inani.org.za>
Sent: Monday, 10 October 2022 11:43
To: Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>
Cc: Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Martin Jonker <martinj@plan4sa.co.za>
Subject: [EX] RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Morning Abdullah and Colin
Could you guys find the house plans with connection information for the developments in Khayamandi?

Regards, Henk van Renssen

From: Henk van Renssen
Sent: Thursday, 29 September 2022 11:16
To: Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>
Cc: Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Martin Jonker <martinj@plan4sa.co.za>
Subject: RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hello Abdullah and Colin

Herewith a summary of our discussion yesterday.

Present were Abdullah Daniels, Colin Taylor and Henk van Renssen

At this stage, the as-built information for Phases 4A and 5A, showing sewer and water services with house connections was located and is available in Cad format.
The information available for Phases 4B, 5B and 8 is the main sewer lines and the electrical and water meter positions. The as-built drawings could not be sourced.

The plan of action will be to firstly look for the house plans to see if we can locate the connections from there. Abdullah and Colin will speak to the appropriate department.
If that does not work, we will produce a drawing with house connections shown on the lower side of the erven. This will then be checked on site, where possible, for correctness and submitted.

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)
Senior Civil Engineering Technologist
Inani Infrastructure (Pty) Ltd

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CK No. 2016/197945/07

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-----Original Appointment-----
From: Development Admin <Development.Admin@stellenbosch.gov.za>
Sent: Wednesday, 21 September 2022 09:35
To: Development Admin; Abdullah Daniels; Ilze Fillies (Development Technician); Siviel Boardroomb; Henk van Renssen; Colin Taylor
Subject: 2340 () Erf 1113-1154 Kayamandi (LU-14055)
When: Wednesday, 28 September 2022 10:00-11:00 (UTC+02:00) Harare, Pretoria.
Where: 71 Plein Street, First Floor Ecclesia Building, Stellenbosch Municipality, Civil Boardroom B

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From: Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>
Sent: Wednesday, 21 September 2022 08:54
To: Development Admin <Development.Admin@stellenbosch.gov.za>
Subject: FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Charne

Set n meeting op met henk

Vroeg volgende week

From: Tyrone King <Tyrone.King@stellenbosch.gov.za>
Sent: Tuesday, 20 September 2022 09:26
To: Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Ilze Fillies (Development Technician) <Development.Technician@stellenbosch.gov.za>
Cc: Henk van Renssen <henk@inani.org.za>
Subject: FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hi Abdullah en Ilze

Can you please assist Henk with this request? You can ask Charne to set up a meeting for you and Henk.

Regards

Tyrone King Pr Tech Eng
Manager: Development
Infrastructure Services

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Stellenbosch, 7600
www.stellenbosch.gov.za

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From: Henk van Renssen <henk@inani.org.za>
Sent: Monday, 19 September 2022 14:34
To: Tyrone King <Tyrone.King@stellenbosch.gov.za>
Cc: Martin Jonker <martinj@plan4sa.co.za>; Lester Vanstavel <Lester.Vanstavel@stellenbosch.gov.za>; Shaun October <Shaun.October@stellenbosch.gov.za>
Subject: [EX] RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Tyrone, can I perhaps come and sit with you guys to see what as-built information there may still be for the other projects?
I have marked the 3 projects up on the scan that we received. If we can identify any of the other as-built drawings, we can try to locate the owners again and see if they can help.

I am in Stellenbosch on Friday. Will 9:00 in the morning suit?

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)
Senior Civil Engineering Technologist
Inani Infrastructure (Pty) Ltd

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From: Henk van Renssen
Sent: Monday, 19 September 2022 14:01
To: 'Tyrone King' <Tyrone.King@stellenbosch.gov.za>
Cc: Martin Jonker <martinj@plan4sa.co.za>; Lester van Stavel <Lester.Vanstavel@stellenbosch.gov.za>; 'Shaun October' <Shaun.October@stellenbosch.gov.za>
Subject: FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)
Importance: High

Good afternoon Tyrone
With reference to the e-mails below, we have now received the CAD files for the attached Water and Sewer as-built drawing. See also attached.
These as-builts date back to 1993, but we got hold of the files from Knight Piesolt (formerly Kayad) and could convert them to CAD.

The information includes all the sewer and water lines and house connections for Project 4A and 5A for your GIS requirements as requested at the meeting.

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)
Senior Civil Engineering Technologist
Inani Infrastructure (Pty) Ltd

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From: Martin Jonker <martinj@plan4sa.co.za>
Sent: Wednesday, 13 July 2022 11:12
To: 'Tyrone King' <Tyrone.King@stellenbosch.gov.za>
Cc: Henk van Renssen <henk@inani.org.za>; Lester van Stavel <lester.vanstavel@stellenbosch.gov.za>; 'Shaun October' <Shaun.October@stellenbosch.gov.za>
Subject: FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)
Importance: High

Thank you very much Tyrone

Regards

MARTIN JONKER, Pr.Pln A/1090/1999; PMP (1862325)
Director | Plan 4 SA (Pty) Ltd
Mobile | 084-410-6132
Fax | 086-524-8738
Email 1 | martinj@plan4sa.co.za

Email 2 | martinjonker@absamail.co.za
Web | www.plan4sa.co.za

From: Tyrone King <Tyrone.King@stellenbosch.gov.za>
Sent: Wednesday, July 13, 2022 10:52 AM
To: Martin Jonker <martinj@plan4sa.co.za>
Cc: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>; Development Admin <Development.Admin@stellenbosch.gov.za>
Subject: RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hi Martin – I have found the sewer and water as-built info that we have. I'm sure this will be helpful to the consultants.

Tyrone King Pr Tech Eng
Manager: Development
Infrastructure Services

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From: Tyrone King <>
Sent: Wednesday, 13 July 2022 10:40

To: Martin Jonker <martinj@plan4sa.co.za>
Cc: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>; Development Admin <Development.Admin@stellenbosch.gov.za>
Subject: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hi Martin

We are currently evaluating this application. Can you please assist with the following information that will help us:

1. A clear pdf of the subdivision layout + aerial image – so roads dept can comment on "road" layout and parking areas.
2. A conceptual reticulation and erf connection layout for water and sewer to indicate how each erf will be serviced. Drawing must indicate if there are any clashes of structures with the sewer/water and how it will be addressed. If sewer/water runs across a proposed erf, then a servitude must be indicated and registered, or it must be relocated if possible.

This is initial info required, if I require any further info, I will let you know.

Regards

Tyrone King Pr Tech Eng
Manager: Development
Infrastructure Services

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MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag	**Salome Newman**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Colin Taylor**
Date ▫ Datum:	**18 November 2022**
Our Ref ▫ Ons Verw:	**Civil LU 2342**
Your Ref:	**LU/14066**
Re ▫ Insake:	**Erf 288, Kayamandi: The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1.Subdivision in terms of section 15(2)(d) of the said bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m² in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent).2. Closure of a public place in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m² in extent) of Remainder Erf 288, Kayamandi.3. Rezoning in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m² in extent) from Public Road and Public Parking to Subdivisional Area to accommodate "Less Formal Residential Zone" erven and "Public Road and a Public Parking" erf. 4. Subdivision in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into the following: a) 54 x Less Formal Residential Zone erven; b) 1 x Public Road and Parking area.5. Amendment of General Plan GP L149/1987 in terms of section 15(2)(k) of the said bylaw.**

6. Departure in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows: a) on unregistered Erf 2415 from 80% to 80,1%; b) on unregistered Erf 2432 and Erf 2443 from 80% to 81%; c) on unregistered Erf 2414 from 80% to 83%; d) on unregistered Erf 2420 from 80% to 85%;e) on unregistered Erf 2440 from 80% to 87%; f) on unregistered Erf 2426 from 80% to 88%; g) on unregistered Erf 2418 from 80% to 89%; h) on unregistered Erf 2408 from 80% to 92%; i) on unregistered Erf 2428 from 80% to 95%; j) on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from 80% to 100%. 7. Departure in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house on all residential erven. 8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows: a) the street building line from 1,0m to 0m on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446; b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434;c) the common building lines from 1,0m to 0m on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445. 9. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445; b) the street building line from 1,0m to 0m on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435; c) the street building line from 1,0 to 0m on three streets for unregistered Erf 2429;

d) the common building line from 1,0m to 0m for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445; e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429, 2430, 2443-2444; f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: 2395, 2410, 2412.

The application is recommended for approval, subject to the following:

1. Water Connections

1.1 Each erf must have its own water connection and water meter installed.

2. Sewer Connections

2.1 Each erf must have its own sewer connection.

3. Electrical Engineering

3.1 Refer to **Annexure: Electrical**

C Taylor

Colin Taylor Pr Tech Eng
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)
V:\2.0 DEVELOPMENT\00 Developments\2347 (CT) Erf 288 Kayamandi (LU-14066) Project 8\2342 (CT) Erf 288 Kayamandi (LU-14066) - approved.doc

ANNEXURE I

APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

CIVIL SERVICES REPORT

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PROPOSED FORMALISATION OF EXISTING STRUCTURES IN KAYAMANDI

Bulk Services Report

Date: November 2021

Revision: 0

PROJECT NO. C1942-01

Cape Town Office

Address	Unit 8, 30 Bella Rosa Street Rosenpark, Bellville, 7530
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Website	www.inani.org.za

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Annexure C – Kayamandi Housing Development Water Master Plan
Annexure D - GIS information for the Existing Water System
Annexure E – GIS information for the Existing Sewer System
Annexure F – Bulk electrical comment report from GLS Consulting
Annexure G – Existing 11kV Infrastructure in Cloetesville – Medium Voltage Layout

1 Introduction

Inani Infrastructure (Pty) Ltd was appointed by Stellenbosch Municipality as part of the professional team to provide civil engineering services for the planning phases to formalise the existing structures on five proposed project sites in Kayamandi.

2 Site descriptions

Stellenbosch Municipality intends to formalise these land parcels as there are already existing structures on these properties. Table 1 provides a summary of the project sites.

Table 1 Summary of Project Sites

Reference No.	Site Location and Description	Area (ha)	No. of Erven
Project 4A	Erven 1080-1090 along 13th Street & 1091-1112 along 13th Street and 10th Street	0.93	144
Project 4B	Erven 1112 on Manyano Street and 114-116 along Noumela Street	0.71	56
Project 5A	Erven 113-1122 and 1123-1154	1.28	184
Project 5B	Portions of erven 66, 69 and 523 and erven 515-522 along Mjandana Street	4.53	52
Project 8	Portion of erf 288 along Sokuqala Road	34.30	55

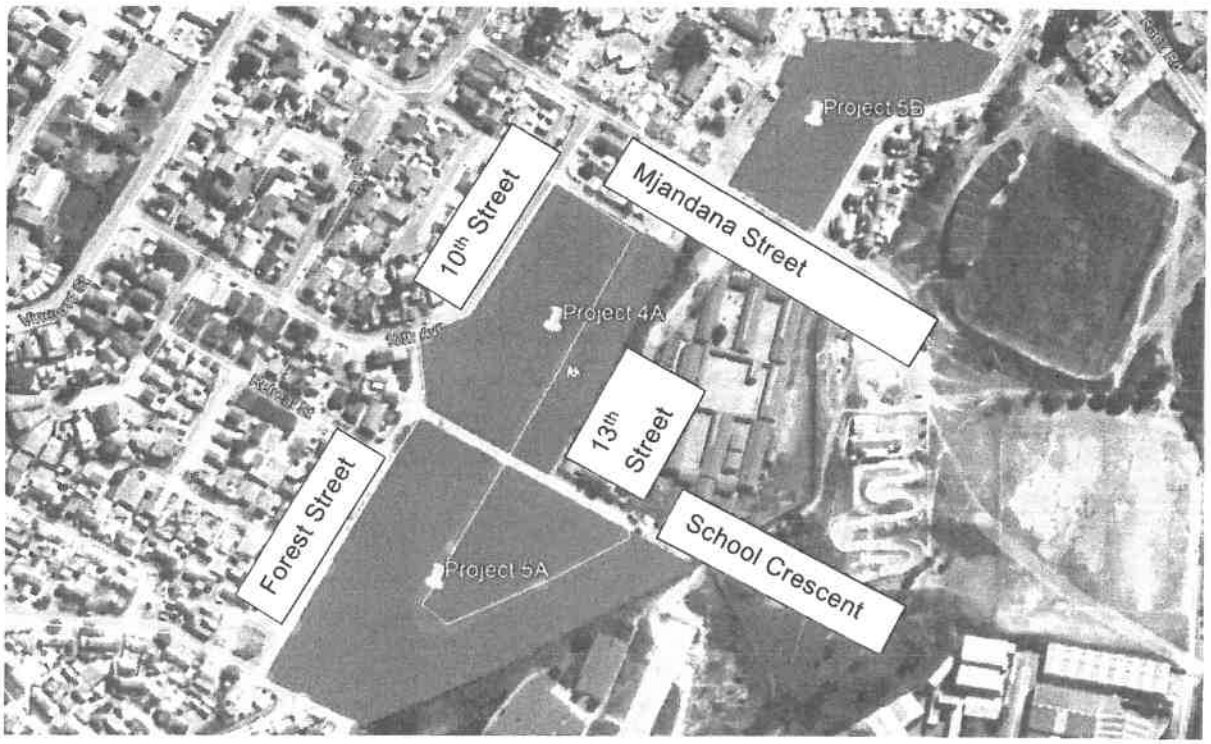


Figure 1 Site locations of Projects 4A, 5A and 5B

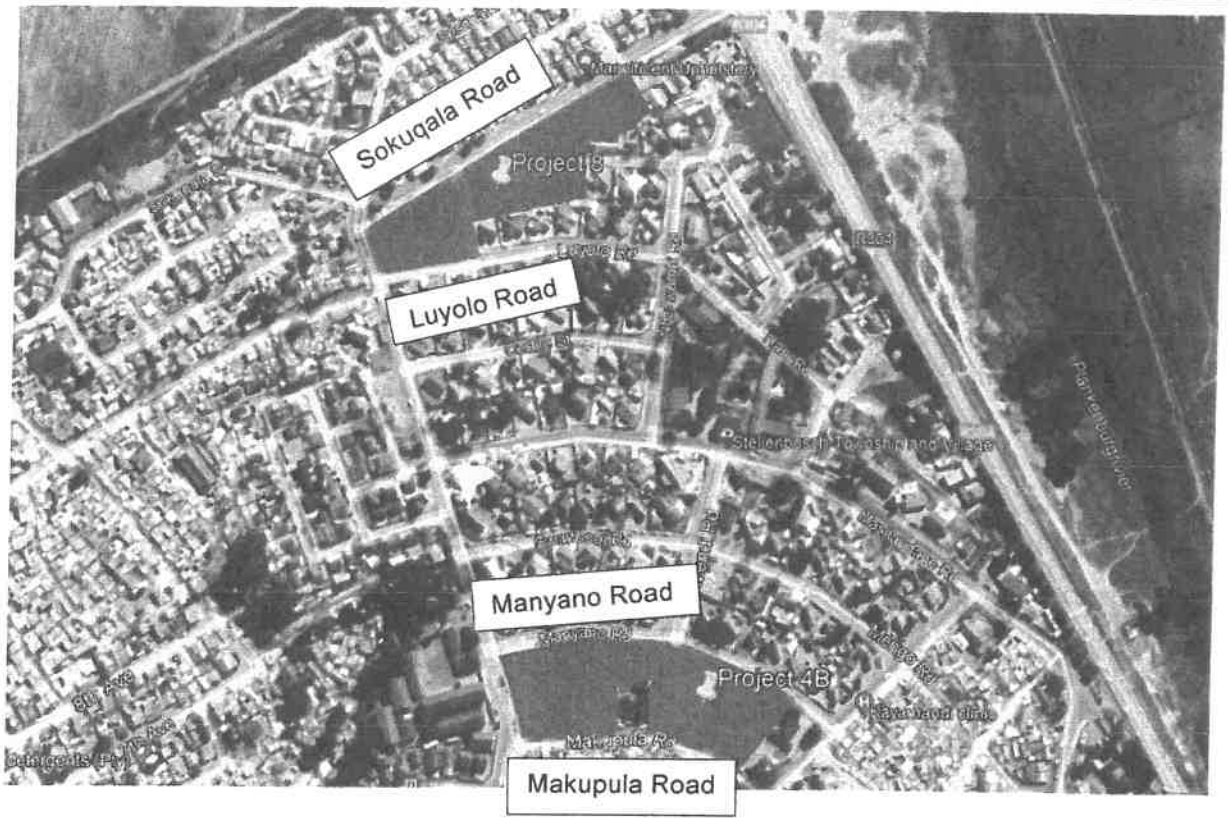


Figure 2 Site location of Project 8 and Project 4B

2.1 Project 4A

Project 4A is bounded by 10th Street and School Cresent with 13th Street separating the project site. The total site area is 0.93 ha. It is proposed to consolidate the erven 1080 to 1090 and 1091 to 1112 and to formalise the sectional title plans for the existing 144 apartments. (Freidland, Burger & Volkmann, 2021).

2.2 Project 4B

Project 4B is located between Manyano Road and Makupula Road and has a total site are of 0.71 ha. The site comprises of erven 112 to 116 and it is proposed to consolidate the erf into 56 erven which will include 51 residential plots and 5 public places (Freidland, Burger & Volkmann, 2021).

2.3 Project 5A

Project 5A is bounded by Forest Street and School Crescent and has a total site area of 1.28ha. It is proposed to close the public space on erf 1120, consolidate the erven 1113 to 1122 and 1123 to 1154. The municipality also proposes to consolidate erf 1980 into 130 erven (124 residential plots and 6 public places) and erf 1981 into 54 erven (51 residential plots with 3 public places) (Freidland, Burger & Volkmann, 2021).

2.4 Project 5B

Project 5B is situated along Mjandana Street with a site area of 4.53ha. It is proposed to subdivide erven 66, 69, 514, 515 and 523, and consolidate erven 516 to 522, which will be consolidated into 52 erven that will comprise of 48 residential plots and 4 public places (Freidland, Burger & Volkmann, 2021).

2.5 Project 8

Project 8 is located between Sokuqala Road and Luyolo Road with a total site are of 34.3ha. It is proposed to close erf 288 and close the road portion for erf 288 and subdivide this into 55 erven which will comprise of 54 residential plots and 1 public place (Freidland, Burger & Volkmann, 2021).

3 Documents and guidelines

The following documents and guidelines were referenced for calculations and design considerations:

- Stellenbosch Municipality's Design Guidelines and Minimum Standards for Civil Engineering Services, June 2015
- Red Book – Guidelines for Human Settlement Planning and Design, 2005 by CSIR for the Department of Human Settlements

4 Existing and proposed engineering services

The proposed project sites are located within an established suburb with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites. This section of the report discusses the existing services and the availability of services and connection points.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however no provision was made for densification in these areas. Please note that comment is in some instances given as if the developments are still proposed.

4.1 Water distribution system

This section of the report discusses the water distribution network for Kayamandi and the proposed development areas by considering the distribution zones, the water demand and assesses the present situation.

4.1.1 Distribution zone

The Kayamandi reservoirs are divided into four distribution zones, namely PRV1, PRV2, PRV3 and PRV 4. Each project area falls within one of these water distribution zones and is also located within a water priority area.

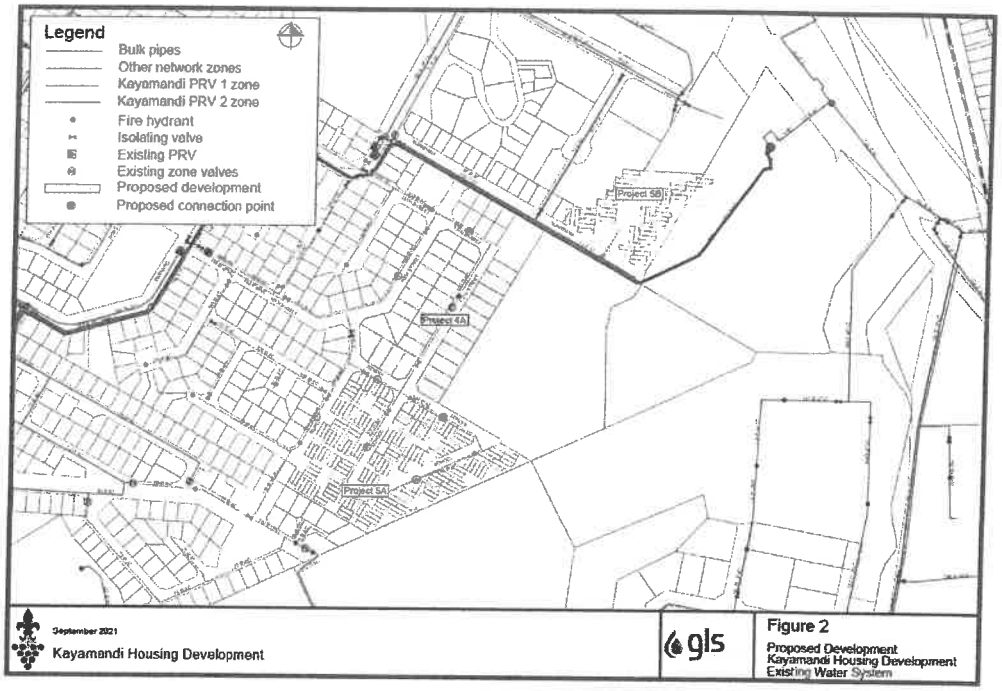


Figure 3 Demand Zones PRV1 and PRV2

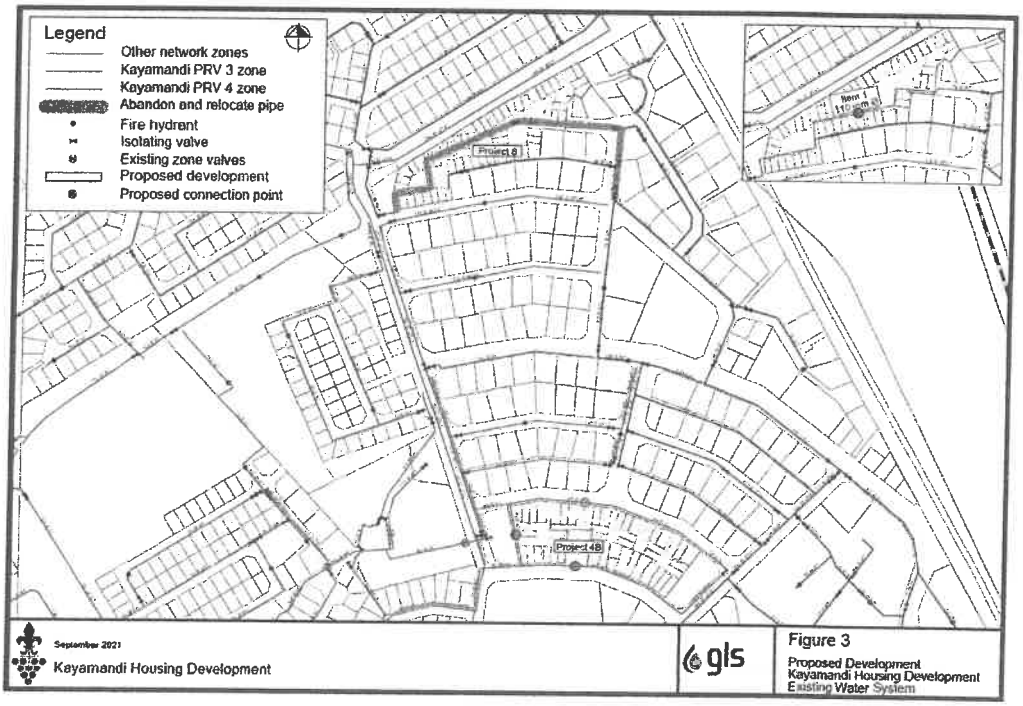


Figure 4 Demand Zones PRV3 and PRV4

a) Project 4A

This site is located within the Kayamandi Reservoir PRV 1 zone (see Figure 3 or Annexure D). There is an existing 100mm AC diameter pipeline in 10th Street, 13th Street and School Crescent for the supply to the area (GLS Consulting, 2021).

b) Project 4B

The site for Project 4B is situated within the Kayamandi reservoir PRV4 zone (see Figure 4 or Annexure D). There is an existing 75 / 100mm AC diameter pipeline in Lamla Street and Ndumela Street and an existing 75mm diameter pipe that runs parallel to Makupla Street (GLS Consulting, 2021).

c) Project 5A

Project 5A is situated within the Kayamandi reservoir PRV1 zone (see Figure 3 or Annexure D) and has an existing 100mm AC diameter pipeline in School Crescent and Forest Drive for supply (GLS Consulting, 2021).

d) Project 5B

Project 5B is located within the Kayamandoi PRV2 zone (see Figure 3 or Annexure D) with a connection point on the existing 75mm AC diameter pipeline along Mjandana Street (GLS Consulting, 2021).

e) Project 8

Project 8 is located within the Kayamandi reservoir PRV3 and PRV4 zones. There is a 50mm AC diameter pipe that serves the properties on Sokuqala Road (PRV3) and a 110mm uPVC diameter pipe in Luyolo Street (PRV4) (GLS Consulting, 2021).

4.1.2 Water demand

In the original water master plan (June 2019), a 68.6 kL/d water demand allowance was made for the existing structures on the proposed development areas. GLS Consulting revised the annual average daily demand (AADD) and fire flow estimations. Table 2 provides a summary of the calculations.

Table 2 Water Demand Estimations

Project Area	No. Residential Units	Demand Factor (kL/unit/day)	AADD (kL/d)
Project 4A	144	0.4	57.6
Project 4B	51	0.45	23.0
Project 5A	175	0.45	78.8
Project 5B	48	0.45	21.6
Project 8	54	0.45	24.3
Total AADD for the proposed development			**205.3**
Fire flow criteria (Low risk)			**15 L/s at 10m**

Due to the densification of the project areas 4A, 4B, 5A, 5B and 8, the potential increase in water demand was calculated to be 136.7 kL/d (GLS Consulting, 2021).

4.1.3 Present situation

This section considered the current conditions of the water system and will discuss the water reticulation network, the bulk water supply, reservoir capacity and the implementation of the Water Master Plan.

4.1.3.1 Reticulation network

Within the existing Kayamandi reservoir water distribution network, there is sufficient capacity to accommodate the proposed development. The Kaymandi water reservoir network supplies water via an existing 250mm diameter and 315mm diameter water main from a top water level (TWL) of 224.3 m above mean sea level (GLS Consulting, 2021).

Each project will be supplied with water from different zones within the Kayamandi reservoir, specifically zones 1, 2, 3 and 4 (refer to Figure 3 and Figure 4 or Annexure D). The existing reticulation network of the Kayamandi distribution zones have sufficient spare capacity to accommodate the proposed development areas (GLS Consulting, 2021).

It is recommended that the small 50mm diameter AC water reticulation pipe that runs through the proposed development area of Project 8 be re-routed and replaces to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. This 50mm diameter pipe is located within the proposed development's building footprints and is not sufficient to supply the area (GLS Consulting, 2021). The cost to re-route and replace the pipe with a 110mm diameter pipe is listed in Section 5 in the cost summary as Link Services Item 1.

4.1.3.2 Bulk supply

The bulk water supply originates from Idas Valley no. 2 reservoir, located at the Idas Valley water treatment works (WTW) and is gravity fed to the Papegaaiberg reservoir, where it is then pumped to the Kayamandi no. 1 (2 ML) and Kayamandi no.2 (4 ML) reservoirs.

The bulk system, which includes the Papeggaiberg reservoirs to the Kayamandi reservoirs, has sufficient capacity to accommodate the proposed development areas. However, the existing bulk supply from Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is at capacity and it is recommended to upgrade this in accordance with the water master plan to support any additional development within Kayamandi (GLS Consulting, 2021).

4.1.3.3 Reservoir capacity

The Stellenbosch Water Master Plan uses 48 hours of the AADD (of the reservoir supply zone) as a criterion for determining the total reservoir volume. Based on the 2019 water master plan figures, the combined AADD of Kayamandi reservoir supply areas is currently around 3 050 kL/d. The existing Kayamandi reservoirs have a capacity of 6 000 kL, so there is a storage capacity of approximately 48 hours regardless of the amount of AADD supplied. Consequently, the existing Kayamandi reservoirs do not have sufficient storage capacity (marginal) to accommodate additional development. It is important to note, however, that the proposed development areas will consume approximately 5% of the existing storage capacity of the Kayamandi reservoirs (GLS Consulting, 2021).

It is thus recommended that additional storage capacity be provided to support any additional development within the Kayamandi area.

As part of Stellenbosch's long-term planning to be more resilient to future droughts, to maximize the use of existing water resources, and to safeguard the town's water supply during power outages, a new 10

ML Kayamandi Upper reservoir is proposed (GLS Consulting, 2021). Refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report.

Within this newly proposed system, bulk water will be transferred from the Papegaaiberg reserve to the proposed Kayamandi Upper reservoir, which will enable Stellenbosch Municipality to supply water to new development projects to the north and to the west of the Kayamandi suburb. It is also proposed that surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir (GLS Consulting, 2021).

Furthermore, the proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity to the existing Kayamandi and Enkanini suburbs that is currently supplied from the existing Kayamandi reservoirs. This system would allow that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required (GLS Consulting, 2021).

4.1.4 Master plan implementation

It is recommended that the bulk supply from Idas Valley no. 2 reservoir to the Papegaaiberg reservoir be upgraded. The following master plan items were proposed as part of the Helshoogte transfer scheme to augment the bulk water supply to the Papegaaiberg reservoir to support the proposed development areas as well as any other future developments. See Annexure C for the master plan schematic.

Bulk supply (Helshoogte transfer scheme)

- SSW6.8a: 240 m x 560 mm Ø New HDPE bulk supply pipe
- SSW.B20: 4 630 m x 450 mm Ø New HDPE bulk supply pipe

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. As part of the Kayamandi Upper system the following mater plan items were proposed:

Bulk supply (Kayamandi Upper system)

- SSW.B29 : 150 L/s @ 135 m new bulk pump station
- SSW.B30 : 3 200 m x 450 mm Ø New HDPE Pipe to install
- SSW.B31 : New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir

Note: the routes of the proposed pipelines and locations of the proposed pumpstations and reservoirs are schematically represented in Annexure C and must still be finalised during detail design.

The municipality has already appointed consultants for the design of the bulk pipeline from the Idas Valley reservoir no 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir (GLS Consulting, 2021).

4.2 Sewer network

This section will discuss the sewer network. Refer to Annexure E for the sewer network plans.

4.2.1 Drainage area

a) Project 4A

There is an existing 150mm diameter sewer outfall that runs parallel to 10th Street and 13th Street for connection (GLS Consulting, 2021).

b) Project 4B

There is an existing 150mm diameter outfall sewer pipe that runs through the development into in Lamla Street (GLS Consulting, 2021).

c) Project 5A

There is an existing 150mm diameter outfall sewer pipe that runs through and adjacent to the proposed project area (GLS Consulting, 2021).

d) Project 5B

There is an existing 200mm diameter outfall sewer pipe to the north of the proposed project area (GLS Consulting, 2021).

e) Project 8

There is an existing 200mm diameter outfall sewer pipe in Sokuqala Road and/or the existing 150mm diameter outfall sewer that run along in Luxolo Street or parallel to Luyolo Street (GLS Consulting, 2021).

4.2.2 Sewer flow

The original analysis of the master plan made allowance for a sewer demand of 48.0 kL/d for the existing structures on the proposed development areas. GLS Consulting revised these estimations and determined that the peak daily dry weather flow (PDDWF) for the proposed development areas is 164.2 kL/d (GLS Consulting, 2021).

Due to the densification of the project areas, the potential increase in sewage flow was estimated to be 116.2 kL/d (GLS Consulting, 2021).

4.2.3 Present situation

The existing Kayamandi sewer reticulation network and Adam Tas bulk sewer system that gravity feeds from Kayamandi to Stellenbosch waste water treatment works (WWTW) has sufficient capacity to accommodate the sewer demands of the proposed project areas (GLS Consulting, 2021).

4.3 Traffic and access

The development sites form part of the developed and build-up areas. All properties within the project sites can be accessed through the existing road network.

4.4 Electrical

4.4.1.1 Bulk Demand

According to the document provided by GLS and the requirements by Stellenbosch Municipality, the proposed units will be designed at an ADMD of 4kVA per unit.

Table 3 Electrical Demand Estimations

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	51	4	204
Project 5A	175	4	700
Project 5B	48	4	192
Project 8	54	4	216
Total kVA proposed for the development			**1888**
Total Demand (MVA)			**1.88MVA**

As per the document, the by-laws allow for densification by allowing one additional dwelling on a single residential stand. For estimation GLS allowed one additional dwelling for every second residential stand thus the new estimated demand is as per Table 4 below.

Table 4 Electrical Demand Estimations with backyard dwellers

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	77	4	308
Project 5A	263	4	1052
Project 5B	72	4	288
Project 8	81	4	324
Total kVA proposed for the development			**2548**
Total Demand (MVA)			**2.548MVA**

For the purposes of this report and as per GLS's information, we will work with a Total demand of 1.88MVA.

4.4.1.2 Bulk Supply

Cloetesville HV/MV Substation does have sufficient capacity for the development sites. Cloetesville supplies Curry Switching Station (SS) which in turn suppliers Kayamandi SS, Watergang SS and RMU Costa. The proposed developments fall withing the supply areas of Kayamandi SS, Watergang SS and RMU Costa. These Switching Stations have sufficient capacity for the proposed projects.

4.4.1.3 Internal MV Reticulation

The proposed developments are near existing electrical infrastructure. This infrastructure is currently suppling the existing customers in the area.

Projects 4A, 5A and 5B:

- Kayamandi SS: MS Corridor Feeder and MS 6th Avenue Feeder (Ring Network)
    - The MS Corridor Feeder (35mm² PILC) has a capacity of 2.48MVA and MS 6th Avenue Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders form a ring therefore the total capacity is 5MVA.
    - These feeders currently supply 14 miniature substations and have an installed capacity of 5.8MVA which exceeds the capacity of the feeders.
- The proposed additional load of 1.47MVA may not be able to be accommodated.

Note: From the information received and calculated, the feeders will not be able to accommodate the additional load unless the actual loading is less than the installed capacity. Information regarding the actual load vs the installed load is needed to determine the way forward with regards to the supply.

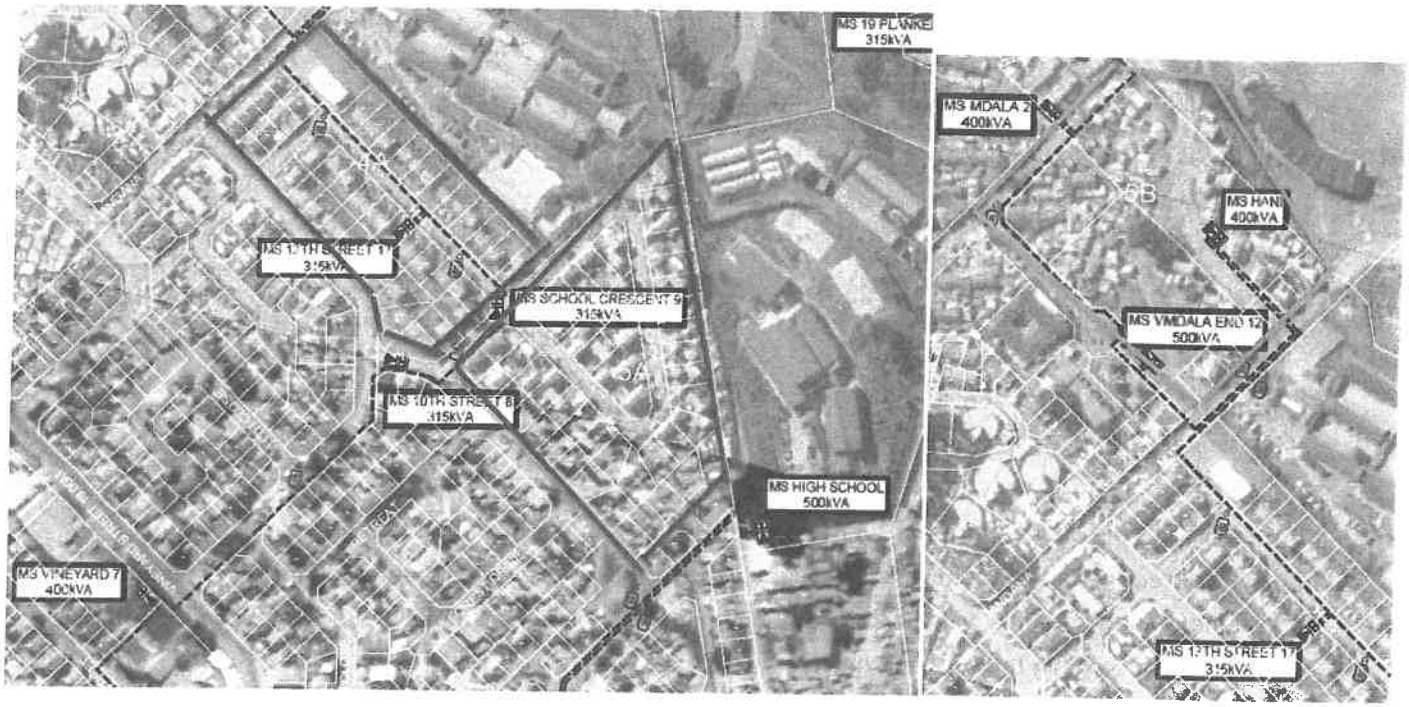


Figure 5 Existing MV Network and Minisubs

Projects 4B and 8:

- Kayamandi SS: MS Mode Crescent Feeder interconnecting with RMU Costa: MS Sesihlanu 16 Feeder
    - The MS Mode Crescent Feeder (35mm² PILC) and RMU Costa MS Sesihlanu 16 Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders combined therefore have a capacity of 5MVA.
    - These feeders currently supply 4 miniature substations and has an installed capacity of 1.8MVA. An additional load of 700kVA can be accommodated on these feeders
- The proposed load of 420kVA (0.42MVA) and can be accommodated by this feeder network.



Figure 6 Existing MV Network and Minisubs

4.4.1.4 Master Plan Implementation

According to the GLS report, part of the Master Planning is the implementation of the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

5 Cost items

Estimated Cost of Water Upgrades

The water master plan proposed upgrades to augment the bulk water system to supply the Kayamandi area. These items are summarised in Table below. All costs include P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs.

Table 5 Water Master plan cost items

Item no.	Description	Price (ex VAT)
Reticulation Network		
Link Services Item 1	210m x 110mm Ø to replace the existing 50mm Ø AC pipe	R230 000
Bulk supply – Helshoogte transfer scheme		
SSW6.8a	240m x 560mm Ø New HDPE bulk supply pipe	R2 600 000
SSW.B20	4 630m x 450mm Ø New HDPE bulk supply pipe	R32 500 000
Bulk supply – Kayamandi Upper system		
SSW.B29	150 L/s @ 135m new bulk pump station	R30 000 000
SSW.B30	3 200m x 450mm Ø New HDPE Pipe to install	R22 500 000
SSW.B31	New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir	R26 500 000
Total		**R114 330 000**

Estimated Cost of MV Network Upgrade

Table 6 Electrical cost items

Item no.	Description	Price (ex VAT)
MV Reticulation Network		
1	Upgrade MV Cable: Supply and Install 4500m of Cable including terminations.	R4 580 000.00
Total		**R4 580 000.00**

Note: No upgrade cost estimates provided in Masterplan or GLS report for the Kayamandi SS MV Network.

6 Terms and conditions

The developer of the proposed development areas in Kayamandi may be liable for the payment of a Development Contribution as calculated by Stellenbosch Municipality for the bulk water and sewer infrastructure.

7 Conclusions

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity.

Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the

master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

8 References

CSIR. (2005). *Guidelines for Human Settlement Planning and Design.* Pretoria: Capture Press.

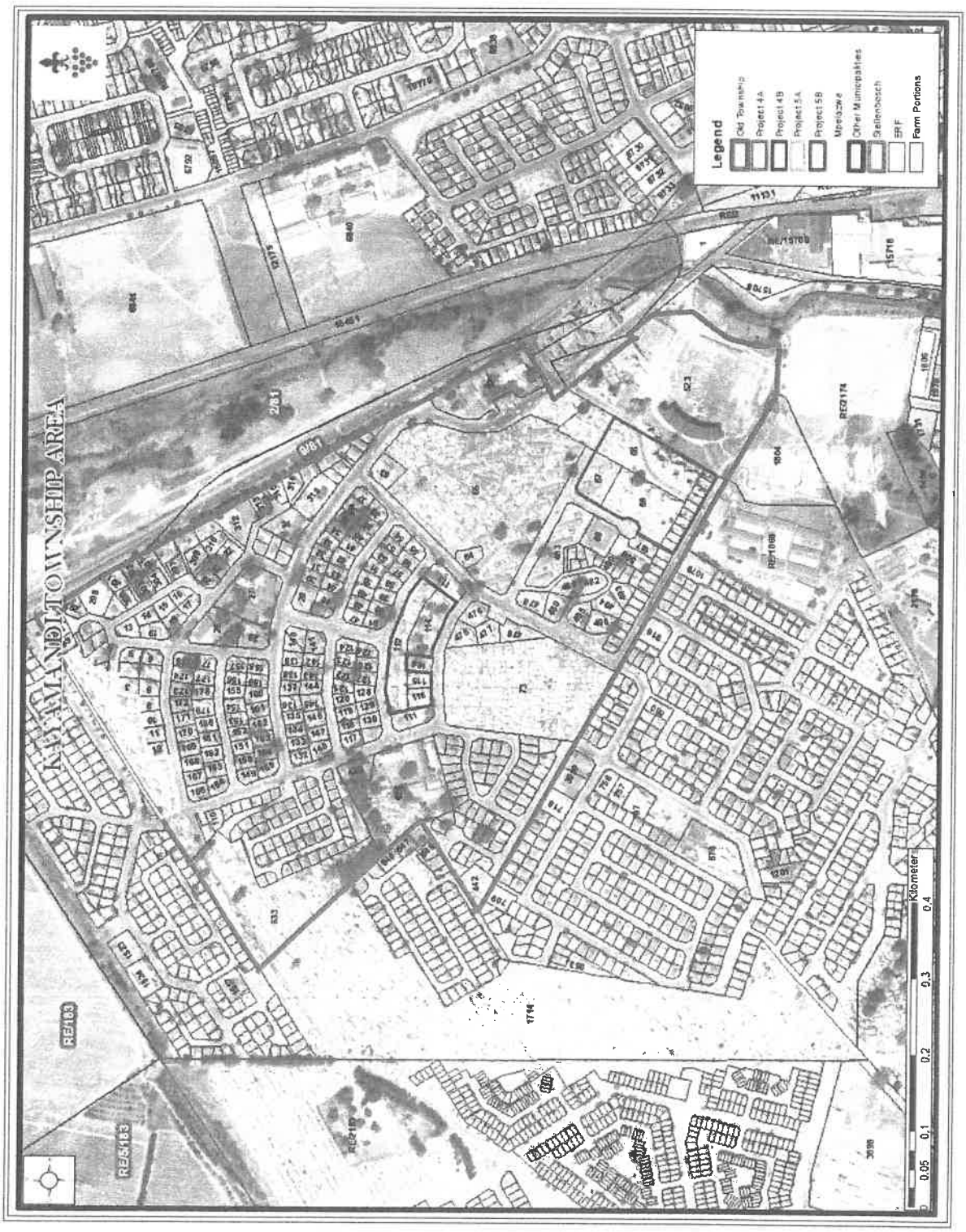
Freidland, Burger & Volkmann. (2021). *Cadastral Plans.* Stellenbosch.

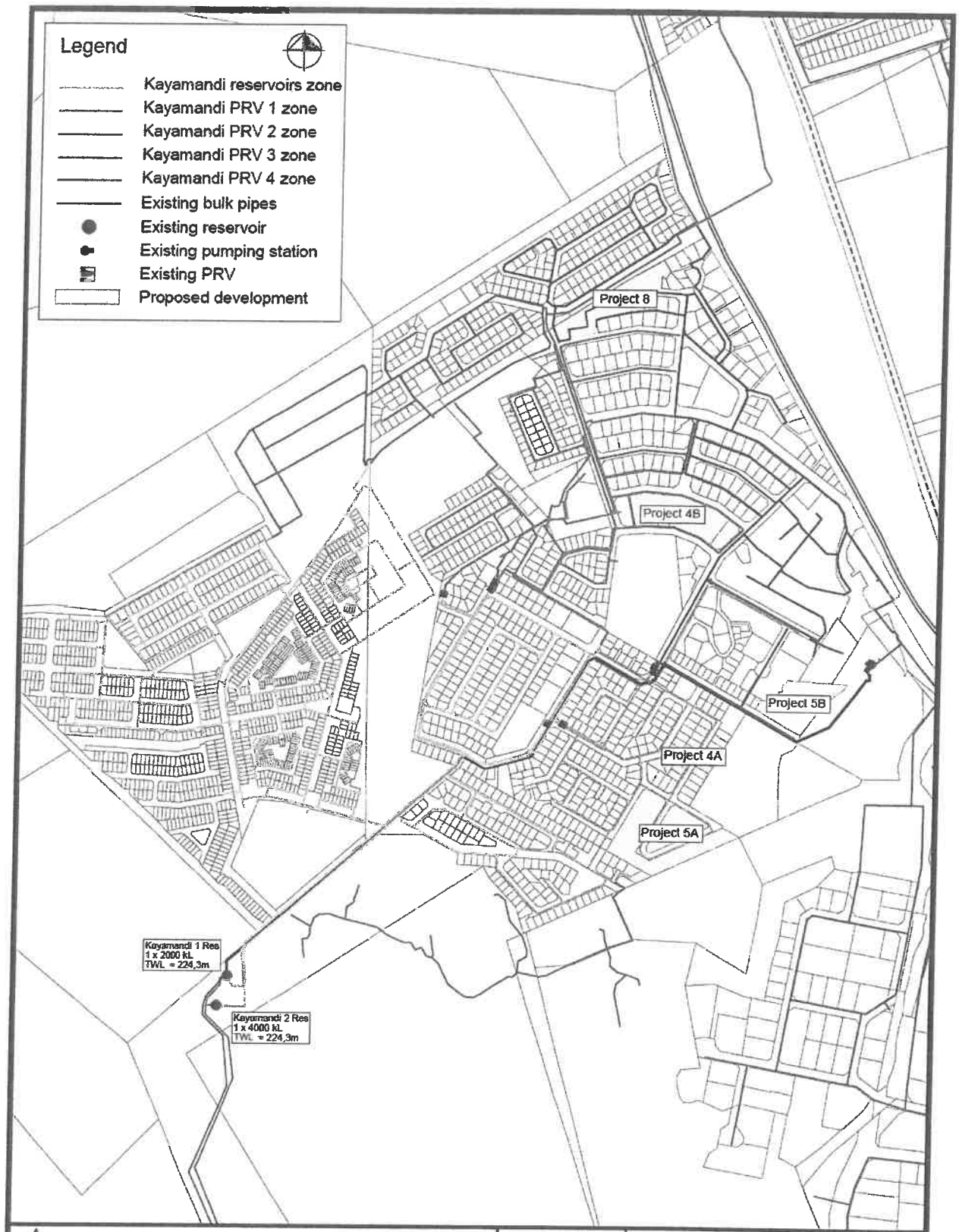
GLS Consulting. (2021). *PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288.* Stellenbosch.

Stellenbosch Municipality. (2015). *Design Guidelines and Minimum Standards for Civil Engineering Services.* Stellenbosch.

ANNEXURES

ANNEXURE A
LOCALITY PLANS FOR KAYAMANDI HOUSING DEVELOPMENTS




Legend
Kayamandi reservoirs zone
Kayamandi PRV 1 zone
Kayamandi PRV 2 zone
Kayamandi PRV 3 zone
Kayamandi PRV 4 zone
Existing bulk pipes
Existing reservoir
Existing pumping station
Existing PRV
Proposed development
Project 8
Project 4B
Project 5B
Project 4A
Project 5A
Kayamandi 1 Res
1 x 2000 kL
TWL = 224,3m
Kayamandi 2 Res
1 x 4000 kL
TWL = 224,3m
September 2021
Kayamandi Housing Development
gls
Figure 1
Proposed Development
Kayamandi Housing Development
Locality Plan

20 September 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

Your request regarding comments on the bulk water supply and sewer discharge of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Water Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Sewer Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019
- Bulk Water Resources: Drought Intervention Projects (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System (performed by GLS for Zutari (Pty) Ltd) dated 15 September 2021.

The water demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) was taken into consideration for the June 2019 master plans for the water and sewer networks. No provision was however made in the June 2019 water and sewer master plans for densification on these areas.

1. WATER DISTRIBUTION SYSTEM

1.1 *Distribution zone*

The master plan indicated that the proposed development areas should be accommodated within the following water distribution zones as per Figures 2 & 3 attached:

Project 4A: Proceed by making connections to the existing 100 mm Ø pipes in 10th Street, 13th Street and School Crescent in the Kayamandi reservoir PRV 1 zone;

Project 4B: Proceed by making connections to the existing 75/100 mm Ø pipes in Lamla Street and Ndumela Street as well as the 75 mm Ø pipe running parallel to Makupla Street in the Kayamandi reservoir PRV 4 zone;

Project 5A: Proceed by making connections to the existing 100 mm Ø pipes in School Crescent and Forest Drive in the Kayamandi reservoir PRV 1 zone;

Project 5B: Proceed by making a connection to the existing 75 mm Ø pipe Mjandana Street in the Kayamandi reservoir PRV 2 zone; and

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Reg no: 2007/003039/07
www.gls.co.za

Directors: HA Baartman, AG Hingeston

Project 8: Proceed by making a connection to the proposed 110 mm Ø pipe in the Kayamandi reservoir PRV 3 zone.

The proposed development is situated inside the water priority area.

1.2 *Water demand*

Allowance was made for a water demand of 68,6 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the water master plan.

For this re-analysis, the average annual daily demand (AADD) and fire flows for the proposed development were calculated as follows:

- Project 4A: 144 Residential flat units @ 0,4 kL/d/unit = 57,6 kL/d
- Project 4B: 51 Residential erven @ 0,45 kL/d/unit = 23,0 kL/d
- Project 5A: 175 Residential erven @ 0,45 kL/d/unit = 78,8 kL/d
- Project 5B: 48 Residential erven @ 0,45 kL/d/unit = 21,6 kL/d
- Project 8: 54 Residential erven @ 0,45 kL/d/unit = 24,3 kL/d

- Total AADD of proposed development = 205,3 kL/d

- Fire flow criteria (Low risk) = 15 L/s @ 10 m

The potential increase in water demand due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 136,7 kL/d.

1.3 Present situation

1.3.1 Reticulation network

The existing Kayamandi reservoir water distribution network has sufficient capacity in order to accommodate the proposed development within the existing Kayamandi water system. The Kayamandi reservoir water network supplies water via the existing 250 mm Ø and 315 mm Ø water mains from a Top Water Level (TWL) of 224,3 metres above mean sea level (m.a.s.l.). The proposed projects should each be supplied by different water demand zones within the Kayamandi reservoir, namely: Kayamandi reservoir PRV zones 1, 2, 3 & 4 (refer to Par 1.1 above). The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system.

The small 50 mm Ø AC water reticulation pipe running through the proposed development area of Project 8 will however have to be replaced and re-routed to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. The 50 mm Ø pipe is not only insufficient to supply the development but is also located inside the building footprints of the current site development plan.

Link services item:

Item 1: 210m x 110 mm Ø replace existing 50 mm Ø AC pipe R 230 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the route of the proposed pipeline is schematically shown on Figure 3 attached, but have to be finalised subsequent to detail pipeline route investigations.

1.3.2 *Bulk supply*

Bulk water is supplied from the Idas Valley no. 2 reservoir (located at the Idas Vallei WTW site) to the Papegaaiberg reservoir under gravity and then pumped from the Papegaaiberg reservoir to the Kayamandi no. 1 (2.0 ML) and Kayamandi no. 2 (4.0 ML) reservoirs.

The bulk system from the Papegaaiberg reservoir to the Kayamandi reservoirs has sufficient capacity to accommodate the proposed development areas.

The existing bulk supply from the Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is however at capacity and should be upgraded according to the water master plan in order to accommodate any additional development in Kayamandi.

1.3.3 *Reservoir capacity*

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone).

According to the water master plan the combined AADD of the Kayamandi reservoirs supply areas is currently approximately 3 050 kL/d (based on the 2019 Water Master Plan demand figures). The capacity of the existing Kayamandi reservoirs is 6 000 kL, which results in a current reservoir storage capacity of approximately 48 hours of the AADD supplied.

The existing Kayamandi reservoirs therefore have insufficient storage capacity (only marginally) to accommodate additional development. The impact of the proposed development areas on the existing Kayamandi reservoirs storage capacity is however significant as the development areas will use approximately 5% of the existing storage capacity available.

Additional reservoir storage capacity should therefore be provided in order to accommodate any additional development in Kayamandi.

As part of die longer term planning of Stellenbosch town to be more resilient against future droughts, to utilise existing water resources optimally and to plan for water security during potential power outages, a new 10,0 ML Kayamandi Upper reservoir is proposed as part of the Kayamandi Upper system (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report).

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb. Surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir.

The proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs (the system allows that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required)..

1.4 Implementation of the *master plan*

Bulk supply from the Idas Valley no. 2 reservoir (located at the Idas Vallei WTW site) to the Papegaaiberg reservoir is at capacity and should be upgraded. The following master plan items are proposed as part of the so-called "Helshoogte transfer scheme" (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report) to augment bulk supply to the Papegaaiberg reservoir in order to accommodate the proposed development together with other future development areas, as shown on Figure 4:

Bulk supply (part of Helshoogte transfer scheme)

• SSW6.8a:	240 m x 560 mm Ø New HDPE bulk supply pipe		R 2 600 000 *
• SSW.B20:	4 630 m x 450 mm Ø New HDPE bulk supply pipe		R 32 500 000 *
		Total	R 35 100 000 *

The following master plan items are proposed to implement the so-called "Kayamandi Upper system" (refer to the "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report). The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb and will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs:

Bulk supply (Kayamandi Upper system)

• SSW.B29 : 150 L/s @ 135 m new bulk pump station		R 30 000 000 *
• SSW.B30 : 3 200 m x 450 mm Ø New HDPE Pipe to install		R 22 500 000 *
• SSW.B31 : New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir		R 26 500 000 *
	Total	R 79 000 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the routes of the proposed pipelines and locations of the proposed pump station and reservoir are schematically shown on Figure 4 attached, but have to be finalised subsequent to detail pipeline route and location investigations.

Stellenbosch Municipality has already appoint consultants for the design of the bulk pipeline from the Idas Valley reservoir no. 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir.

2. SEWER NETWORK

2.1 Drainage area

The development falls within the existing Adam Tas sewer drainage area. The connections to the existing Kayamandi sewer system can be do done as per Figures 5 & 6 attached.

Project 4A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running parallel to 10th Street and 13th Street;

Project 4B: Proceed by making connections to the existing 150 mm Ø outfall sewer pipe running through the development into Lamla Street;

Project 5A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running through and adjacent to the proposed development;

Project 5B: Proceed by making a connection to the existing 200 mm Ø outfall sewer pipe to the north of the proposed development; and

Project 8: Proceed by making a connection to the existing 200 mm Ø in Sokuqala Street and/or 150 mm Ø outfall sewers running in Luxolo Street or parallel to Luyolo Street.

The proposed development is situated inside the sewer priority area.

2.2 Sewer flow

Allowance was made for a sewer demand of 48,0 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the sewer master plan..

For this re-analysis, the peak daily dry weather flow (PDDWF) for the proposed development was calculated as 164,2 kL/d.

The potential increase in sewage flow due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 116,2 kL/d.

2.3 Present situation

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch waste water treatment works (WWTWs) have sufficient capacity to accommodate the proposed development areas.

3. CONCLUSION

The developer of the proposed development areas in Kayamandi may be liable for the payment of a Development Contribution (as calculated by Stellenbosch Municipality) for bulk water and sewer infrastructure as per Council Policy.

The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system. The existing Kayamandi reservoir has insufficient storage capacity (only marginally) to accommodate the proposed development. Connections to the existing water system can be made as stated in Paragraph 1.1 and shown on Figures 1 & 2.

The existing Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity and therefore has insufficient capacity in order to accommodate the proposed development.

Master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed to augment bulk water supply to the Papegaaiberg reservoir. Master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas. Connections to the existing sewer system can be made as stated in Paragraph 2.1 and shown on Figures 5 & 6.

We trust you find this of value.

Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07

PCduPlessis

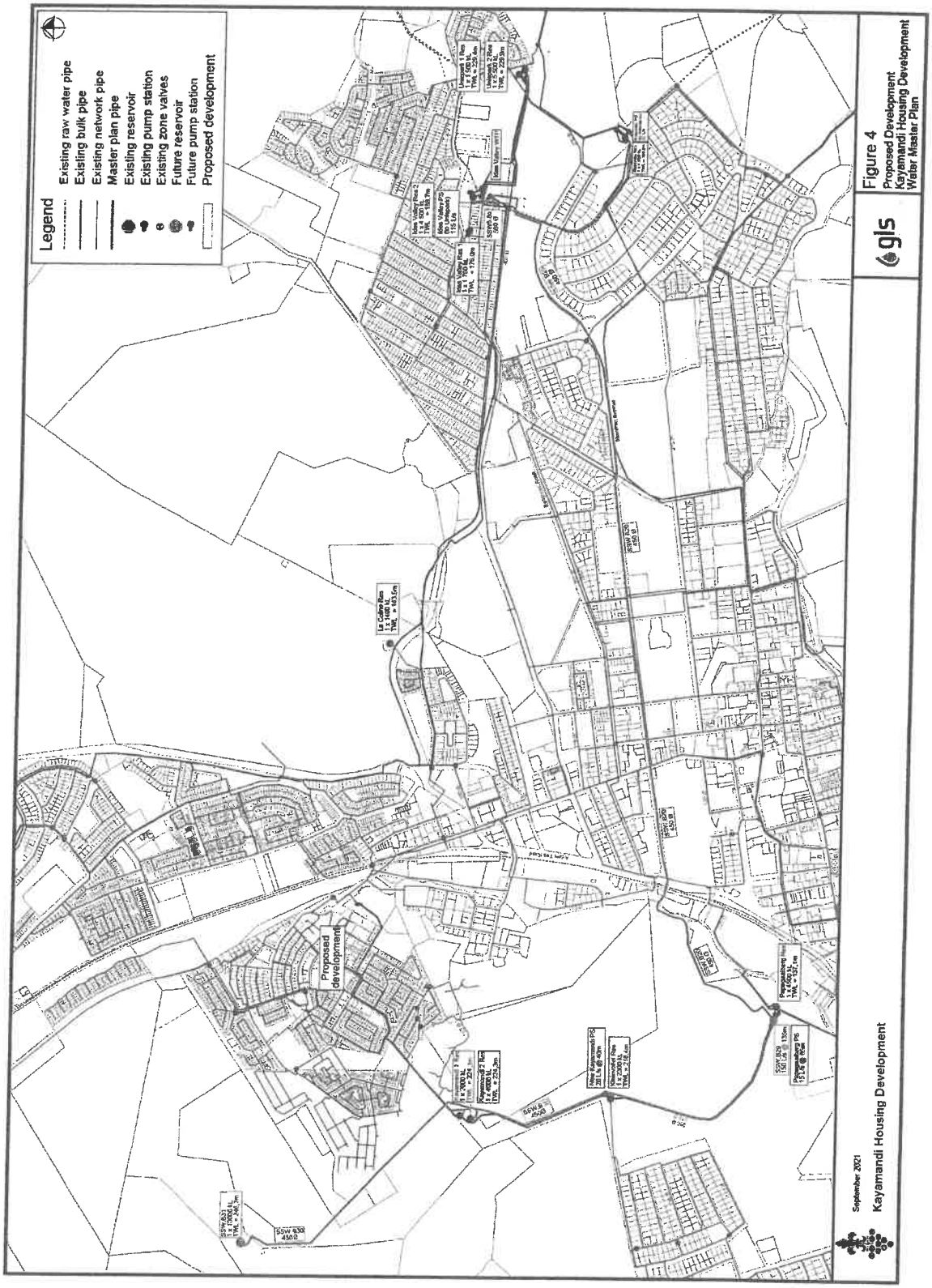
Per: PC DU PLESSIS

cc. The Director:
Directorate: Public Works
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH
7599

Attention: Mr Adriaan Kurtz

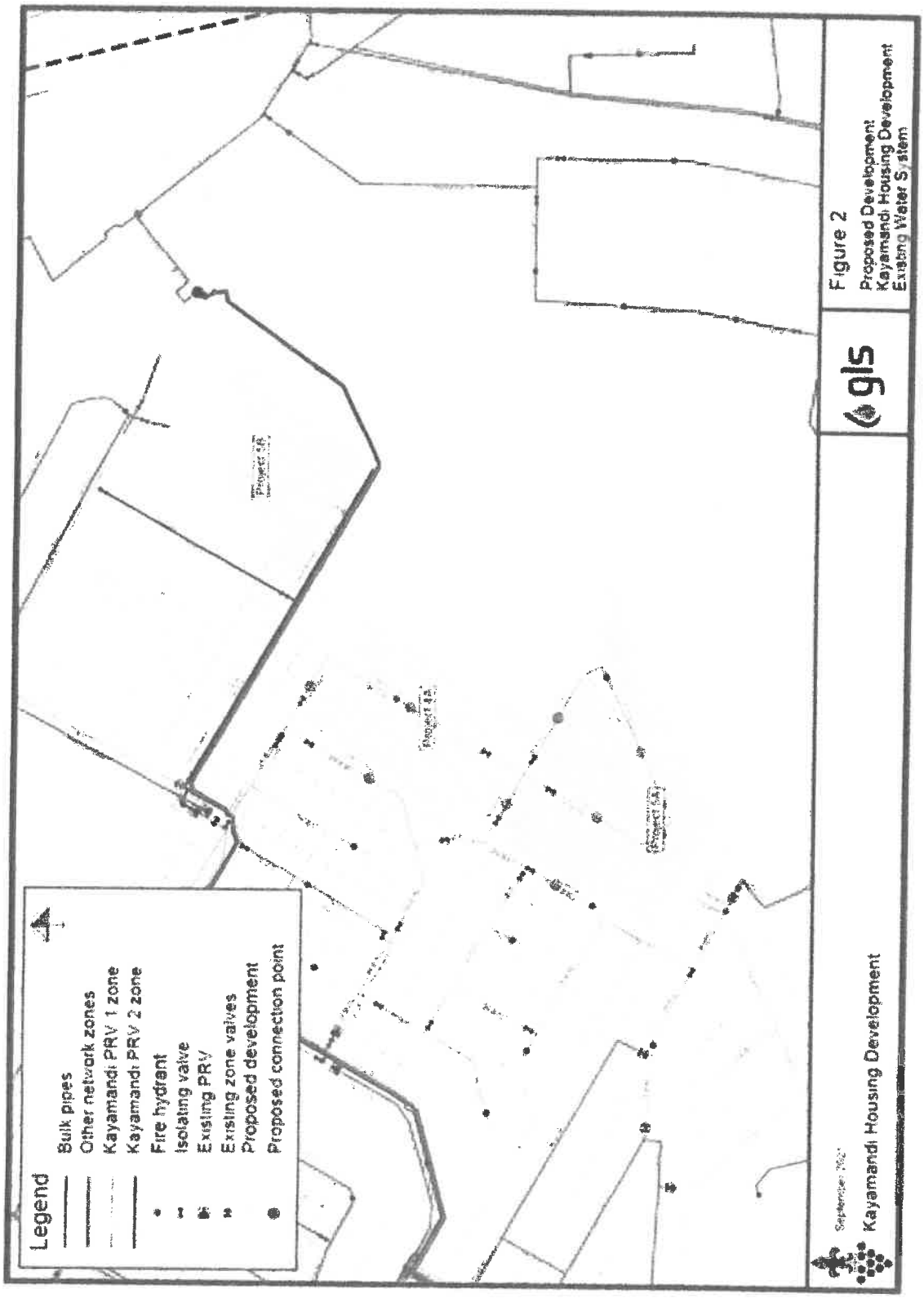
ANNEXURE C

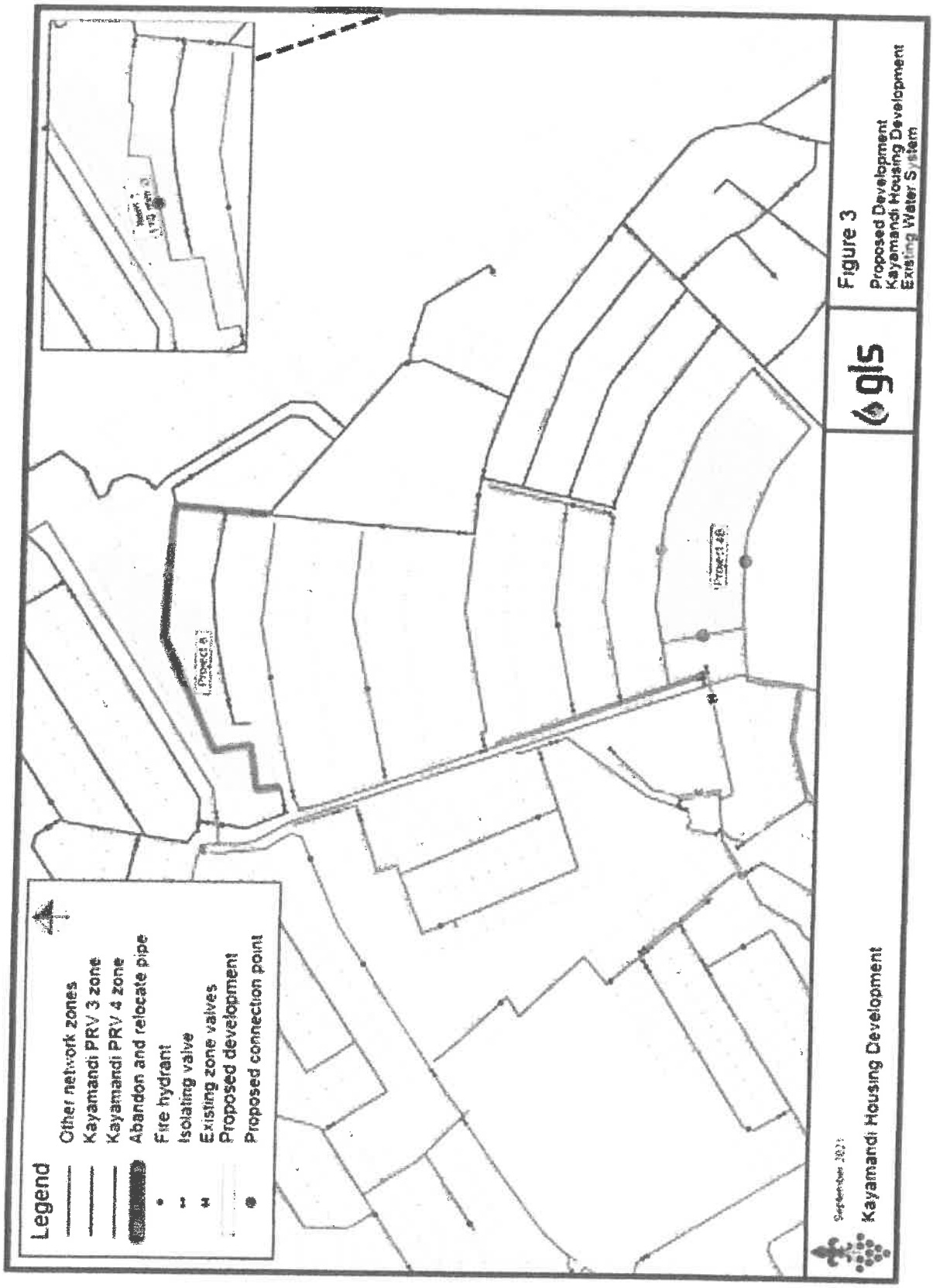
KAYAMANDI HOUSING DEVELOPMENT WATER MASTER PLAN



ANNEXURE D

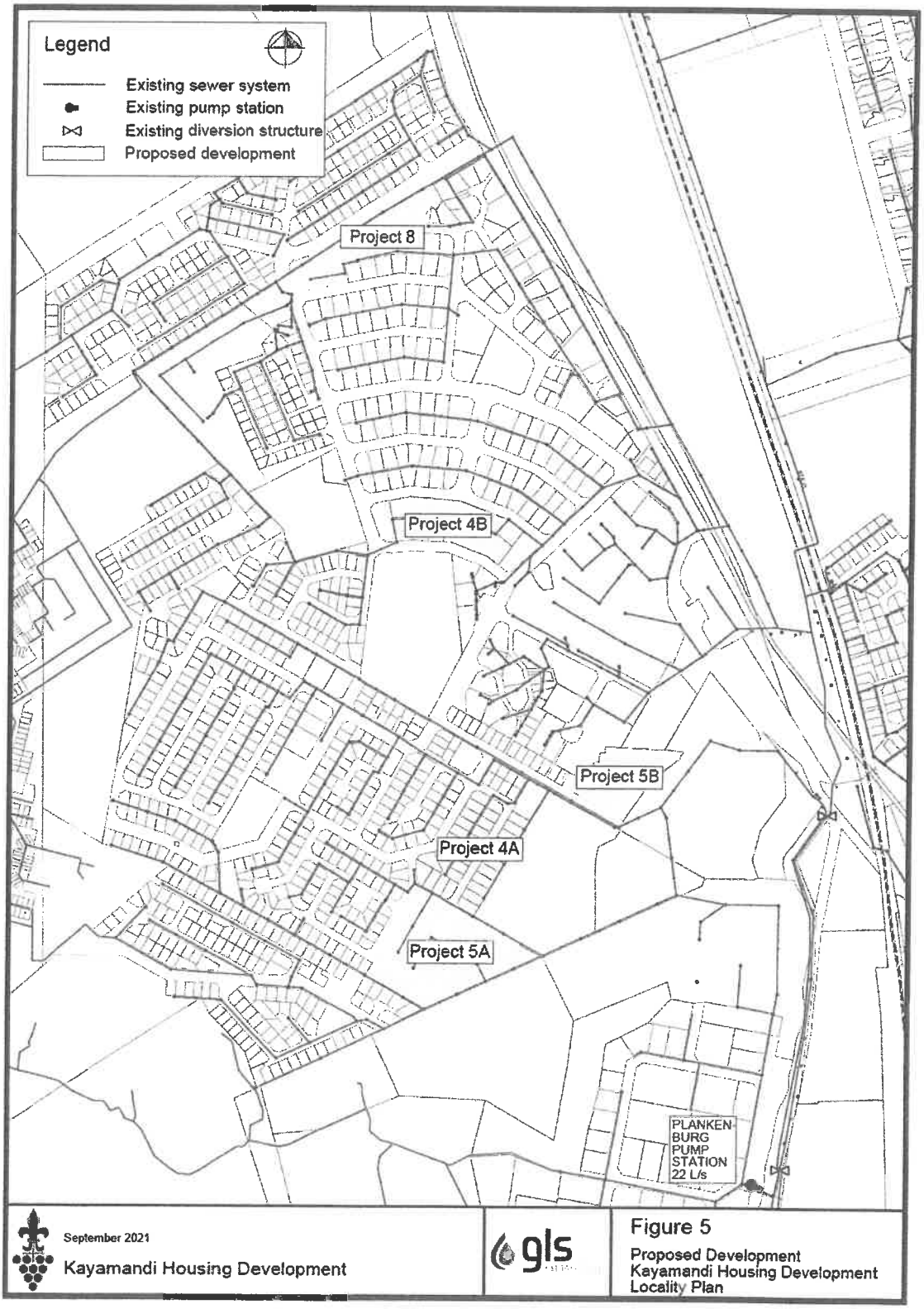
GIS INFORMATION FOR THE EXISTING WATER SYSTEM

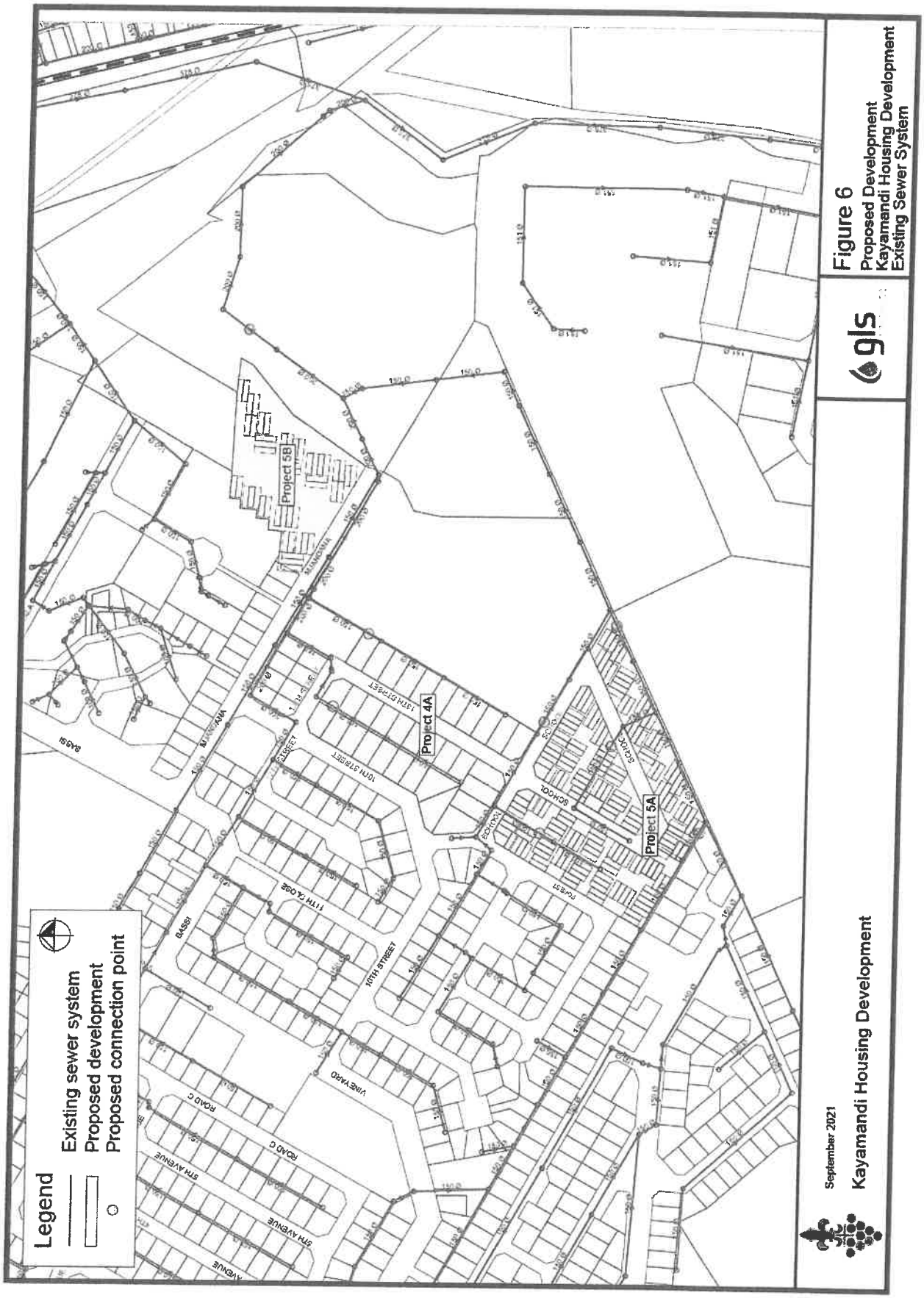


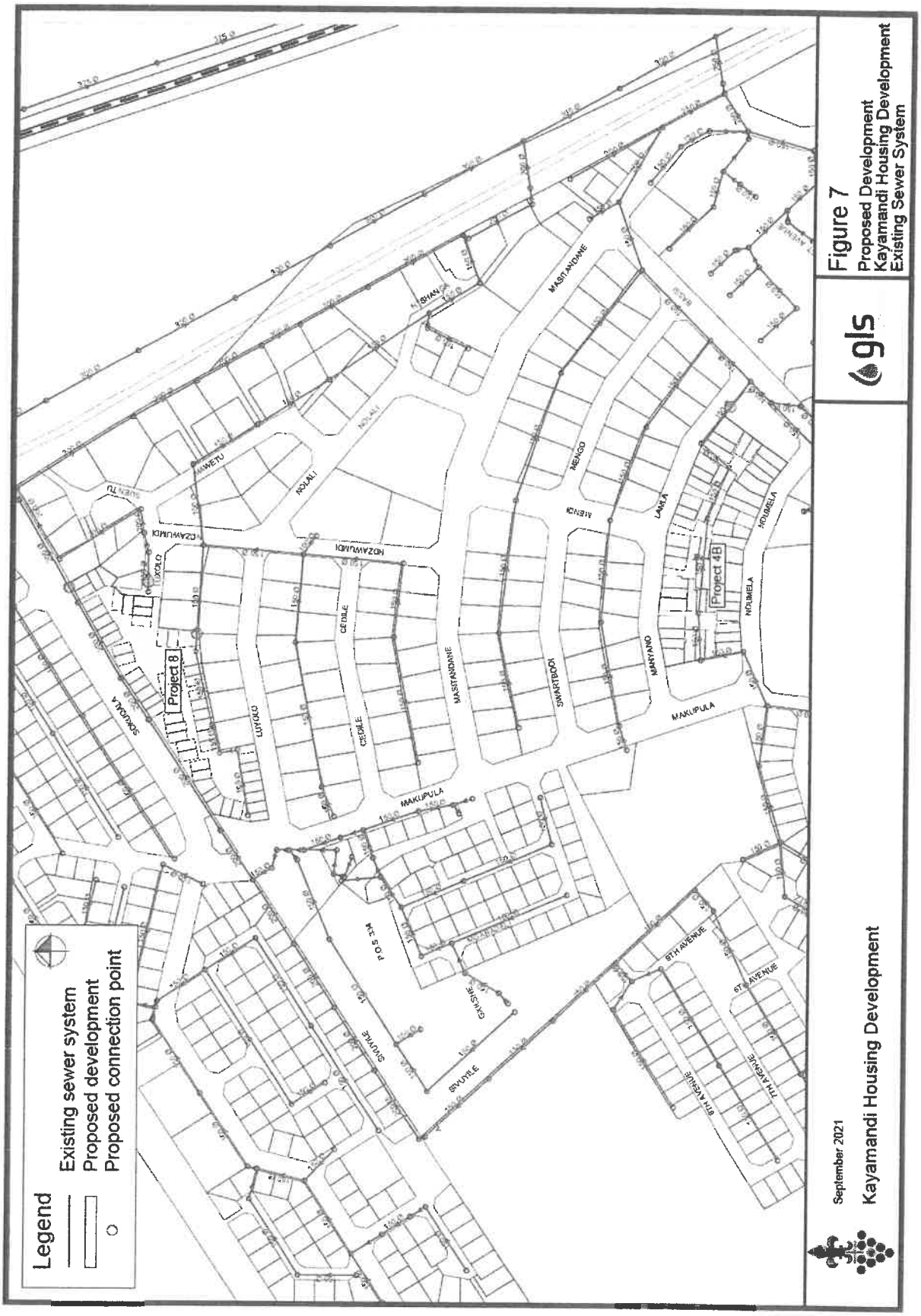

Legend
Other network zones
Kayamandi PRV 3 zone
Kayamandi PRV 4 zone
Abandon and relocate pipe
Fire hydrant
Isolating valve
Existing zone valves
Proposed development
Proposed connection point
Kayamandi Housing Development
gls
Figure 3
Proposed Development
Kayamandi Housing Development
Existing Water System

ANNEXURE E

GIS INFORMATION FOR THE EXISTING SEWER SYSTEM




Legend
Existing sewer system
Proposed development
Proposed connection point
Project 5B
Project 4A
Project 5A
Figure 6
Proposed Development
Kayamandi Housing Development
Existing Sewer System
gls
September 2021
Kayamandi Housing Development


Legend
Existing sewer system
Proposed development
Proposed connection point
Project 8
Project 4B
MAKUPULA
MASITANDANE
MENGO
LAKA
NDUMELA
MANYANO
SWARTDOPI
LUYOLO
CEDILE
NDZAWUNDI
NDLALI
MWETU
ISHANI
SKHOKHOLA
POS 334
SIVUYILE
GWEVANE
6TH AVENUE
7TH AVENUE
8TH AVENUE
Figure 7
Proposed Development
Kayamandi Housing Development
Existing Sewer System
gls
September 2021
Kayamandi Housing Development

ANNEXURE F
BULK ELECTRICAL COMMENT REPORT FROM GLS CONSULTING

10 November 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK ELECTRICAL SERVICES

Your request regarding comments on the bulk electrical supply and reticulation of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Electrical Master Plan (performed by Royal HaskoningDHV for the Stellenbosch Municipality) dated September 2015.
- NRS 034-1 (2007) /SANS 507 (2007): Electricity distribution — Guidelines for the provision of electricity distribution networks in residential areas
- Information document no 1 Stellenbosch Municipality zoning scheme by-law November 2016
- Latest electrical network diagrams for Stellenbosch Municipality from Lyners and Partners:
  - *E19191-01 Existing MV Layout - OVERALL (4000)*
  - *E19191-02 Existing Single line Diagram - Colours*

The calculated demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) were considered in this assessment. Some provision was however made in the September 2015 electrical master plan for densification on these areas and there is an existing load demand for the proposed formalised areas.

1. HIGH AND MEDIUM VOLTAGE DISTRIBUTION SYSTEM

1.1. Distribution Zone

The proposed formalised areas resides in the Kayamandi suburb. The suburb falls within the Cloetesville HV (High Voltage)/MV (Medium Voltage) Substation distribution zone. The 2015 electrical master plan indicated that the proposed development areas should be accommodated within the Cloetesville HV/MV Substation distribution zone. The Cloetesville HV/MV Substation has two incoming feeders from Eskom supplying the substation at 66kV. The substation is currently fitted with 2x 20 MVA 66/11 kV Transformers, and 1x 300kVA local transformer. The substation has an installed capacity of 40 MVA, firm capacity of 20 MVA and a NMD (Notified Maximum Demand) of 16 MVA.

As per the latest MV reticulation diagrams created by Lyners and Partners, the Cloetesville HV/MV Substation transforms the incoming 66kV to 11kV and distributes the power through the Curry SS(Switching Station) to Kayamandi SS. Curry SS is fed through 4x 11kV 95mm^2 copper cables from Cloetesville HV/MV Substation. There are two switching stations supplying power in the area and a RMU (Ring Main Unit), these include Kayamandi SS, Watergang SS and Costa RMU respectively. The Kayamandi SS is the station supplying to the proposed formalised area and receives 11kV through 2x 185mm^2 copper conductors.

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Reg no: 2007/003039/07
www.gls.co.za

Directors: HA Baartman, AG Hingeston

1.2. *Electrical Demand*

The Stellenbosch Municipality electrical master plan utilises the SANS 507 recommendations (Standards South Africa, 2007) to guide the After Diversity Maximum Demand (ADMD) estimates for developments. The ADMD used for the future demand of 4 kVA/Unit for Lower Income Residential Areas is used. The existing structures on the proposed development region of Kayamandi will be assessed based on the latest demand provided by the Stellenbosch Municipality.

For this re-analysis, the demand for the proposed development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 1: Demand calculation

Project	No. Units	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	51	204
Project 5A	175	700
Project 5B	48	192
Project 8	54	216
Total	**472**	**1,888**

The estimated demand utilised in these proposed formalised areas due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 1888 kVA.

According to the Stellenbosch 2017-2022 Integrated Development Plan, Kayamandi has experienced significant population growth with the number of residents having more than doubled in the past ten years. This has created a backlog in housing needs within the municipality. Another key feature is the cost of housing in Stellenbosch has become expensive with many opting to commute from outside of the Stellenbosch municipal area to work. For those who cannot afford to commute from outside of Stellenbosch for work, affordable rental accommodation is still the best option.

Due to the nature of the land use in the area, there is a high possibility of backyard dwellers occupying some of these estimated number of units. This will result in the increase in demand as there will be more electricity users occupying these units. For this report, the number of dwellings on one residential dwelling will be guided by the Stellenbosch municipal zoning scheme by-laws for conventional residential zones. The by-law allows limited densification through allowing one additional dwelling on a single residential dwelling. For this assessment an assumption that only the second erven will have an additional dwelling. An increase of 1.5 times the units will represent this assumed uptake of back dwellers is utilised to estimate the potential increase in the number of units on these proposed projects.

With the potential backyard dwellers, the demand for the proposed formal development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 2: Demand calculation including the potential of backyard dwellers

Project	No. Units (Including potential backyard dwellers)	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	77	306
Project 5A	263	1050
Project 5B	72	288
Project 8	81	324
Total	**637**	**2,544**

The estimated demand utilised due to the impact of backyard dwellers for the project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 2544 kVA. This is an increase of 656 kVA.

1.3. Present Situation

1.3.1. *Reticulation Network*

The existing Cloetesville HV/MV Substation distribution network has sufficient capacity to accommodate the proposed development within the existing Kayamandi area. The loading on the substation is sitting at around 16 MVA and the substation installed capacity is 40 MVA. The Kayamandi SS and Watergang SS supply electricity through the Kayamadi area via the existing 35mm^2 Cu PILC network. The proposed project areas are supplied by different miniature substations in the suburb.

Project 4A: The proposed project is situated between 13th and School Streets. The area has 3x 315 kVA Miniature substations (MS) installed in close proximity, namely, MS 13th Street, MS School Crescent and MS 10th Street; The estimated demand for this project is 576 kVA as calculated above in 1.2

Project 4B: The proposed project is situated between Noumela and Manyano Streets. The area has 2x 500 kVA Miniature substations installed in close proximity, namely MS Makapula and MS Mondi Crescent End; The estimated demand for this project is 204 kVA as calculated above in 1.2

Project 5A: Situated between School and Forest Streets. The area has 2x 315 kVA and 1x 500 kVA Miniature substations installed in close proximity, namely, MS School Crescent, MS 10th Street and MS Highschool; The estimated demand for this project is 700 kVA as calculated above in 1.2

Project 5B: Situated along Mjandana Street. The area has 1x 400 kVA and 1x 500 kVA Miniature substations installed in proximity, namely, MS Hani and MS VMdala End; The estimated demand for this project is 192 kVA as calculated above in 1.2 and,

Project 8: Situated along Luyolo Street. The area has 1x 400 kVA Miniature substation installed in proximity, namely, MS Luyolo. The estimated demand for this project is 216 kVA as calculated above in 1.2

The total miniature substation installed capacity in the proposed formalised areas is 4060 kVA. The estimated electrical demand for the projects is sitting at 1888 kVA. This leaves an excess of 2172 kVA. This is not including the other existing loads within the area.

The medium voltage reticulation is connected via of 11 kV 35mm^2 copper cables as per the E19191-02 Existing Single line Diagram from Lyners and Partners. The network is primarily fed from Kayamandi SS at the moment, with the exception of MS Mondi Crescent and MS Luyolo, the rest of the miniature substations form a ring from Kayamandi SS. The feeder supplying MS Mondi Crescent and MS Luyolo interconnects Costa RMU which is also supplied by Curry SS through 1x 11 kV 70mm^2 copper cable with Kayamandi SS.

1.3.2. *Substation Capacity*

The existing Stellenbosch northern region 11 kV distribution network is supplied from a 66 kV HV network from Eskom which has adequate capacity and provides good operational flexibility under contingency conditions. Eskom's 66 kV rural network supplies Cloetesville HV/MV Substation. According to the Stellenbosch electrical master plan, the HV/MV substations has sufficient transformer capacity and the voltage regulation within the network is within accepted limits.

1.3.3. *Switching Station Capacity*

The Kayamandi residential area is supplied 11 kV by two switching stations, namely Kayamandi SS and Watergang SS. Kayamandi SS is fed from two 185mm² copper PILC conductors from Curry SS. The total carrying capacity of the feeders supplying power to the switching station is 12 MVA as calculated in the below Table 1 and the loading on the switching station currently is sitting on 5.5 MVA from the loading data provided by Lyners and Partners.

The switching station feeds all the proposed project areas with one ring feeding Projects 4A, 5A and 5B and one feeder supplying Projects 4B and 8 which is interconnected with Costa RMU. The ring which feeds Projects 4A, 5A and 5B has a total of 14 miniature substation connected on the ring with a total capacity of 5.8 MVA and the feeders connecting the ring are made up of 35mm² copper PILC conductors, the capacity of this conductor is 2.45MVA and since it forms a ring, it is 5 MVA. This implies the full capacity of the miniature substation exceed the maximum capacity of the conductors which is a cause of concern.

Table 3: Kayamandi SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	185	11000	335	6.38
Feeder 2	PILC	Copper	185	11000	335	6.38
Total Installed Capacity						**12.77**

The N-1 intake feeder capacity for the switching station is sitting on 6.4 MVA. The loading on the switching station is around 5.5 MVA.

Watergang SS is also supplied by Curry SS but by two 70mm² copper PILC conductors. The total carrying capacity of the feeders supplying the Watergang SS is 7.43 MVA in total as calculated in the below Table 2 and the loading on the switching station is currently sitting on 0.8 MVA from the loading data provided by Lyners and Partners. The switching station does not directly supply power to any of the proposed projects.

Table 4: Watergang SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						**7.43**

The N-1 intake feeder capacity for the switching station is sitting at 3.72 MVA. With the current loading on the switching station, the feeder has enough capacity to carry this contingency load.

Costa RMU also receives a supply of power from Curry SS through two 70mm² copper PILC conductors. The RMU feeds a portion of the Kayamandi area network. Particularly the line feeding Projects 4B and 8, this line is interconnected with Kayamandi SS. The line has a total of 4 miniature substations connected with a total

capacity of 1.8 MVA. The feeders connecting the line is also made up of 35mm² copper PILC conductors, this means the total carrying capacity for the line is 3.72 MVA as calculated in the below Table 3, a total of almost 7.43 MVA. There is not much concern as this line can carry a higher capacity than the full load from the miniature substations.

Table 5: Costa RMU Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						**7.43**

The N-1 intake feeder capacity for the RMU feeders is 3.72 kVA. This capacity is sufficient to sustain portions of the loads carried by Kayamandi SS and Watergang SS.

1.3.4. *Network Feeder Capacity*

The individual rings feeding the proposed project areas include a ring connected to and from Kayamandi SS, and a feeder interconnecting Kayamandi SS and Costa RMU. The first ring connected to and from Kayamandi SS, is made up of 35mm² copper PILC conductors connected through the ring. The ring feeds the 4A, 5A and 5B projects. The total carrying capacity of the ring is 4.95 MVA.

Table 6: Ring 1 feeding proposed projects 4A, 5A, and 5B

Feeder Number	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	35	11000	130	2.48
Feeder 2	PILC	Copper	35	11000	130	2.48
Ring 1 Total Installed Capacity						**4.95**
Ring 1 Firm (N-1) Capacity						**2.48**

The N-1 capacity of the ring supplying the proposed projects 4A, 5A and 5B is sitting on 2.48 MVA. This value is lower than the installed capacity of the ring. The total installed capacity of miniature substations on the ring is 5.76 MVA and the estimated demand for the above-mentioned projects is 1.47 MVA. During a contingency, the feeder will be constraint and will potentially carry a load higher than it's carrying capacity as the load continues to grow.

The second ring feeding the proposed project area is the feeder interconnecting Kayamandi SS and Costa RMU. The line is comprised of 35mm² copper PILC conductors. The line feeds the 4B and 8 projects. The total carrying capacity of the line is 4.95 MVA.

Table 7: Ring 2 feeding proposed projects 4B and 8

Feeder Number	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1 (Kayamandi SS)	PILC	Copper	35	11000	130	2.48
Feeder 2 (Costa RMU)	PILC	Copper	35	11000	130	2.48
Ring 2 Total Installed Capacity						**4.95**
Ring 2 Firm (N-1) Capacity						**2.48**

The N-1 capacity of the ring supplying the proposed projects 4B and 8 is sitting on 2.48 MVA. This value is sufficient to carry the installed capacity of the ring. The total installed capacity of miniature substations on the

ring is 1.8 MVA and the estimated demand for the above-mentioned projects is 0.42 MVA. During a contingency, the feeder will be able to carry this load and higher as the load continues to grow.

1.4. Implementation of Planned Projects

The Stellenbosch integrated development plan signals out several land that may be available for potential future housing and industrial developments. Kayamandi and Groendal expansions are the notable low-income housing developments with 4600 and 1500 units planned for each. The Stellenbosch electrical master plan makes mention of the planned housing projects and pro-active electrical redundancy projects in the Kayamandi area have been proposed and planned to accommodate this anticipated growth. This electrical redundancy will protect the reliability and ensure the integrity of the network.

A tender for the first phase will be advertised soon, which will include a new PILC cable feeder from Cloetesville HV/MV substation directly to Watergang switching station. This project will increase the capacity of the switching station, provide redundancy, and share the load in the Kayamandi area between the Watergate and Kayamandi switching station, allowing for further development projects in the Kayamandi area. If there is sufficient funding available, the first phase will also include additional feeders between the Watergate and Kayamandi switching stations.

2. CONCLUSION

Cloetesville HV/MV Substation currently has enough capacity to carry the estimated existing load on the proposed formalised ervens. The network supplying the proposed projects area is said not to be experiencing major trips, recurring failures, and power interruptions due to overloading.

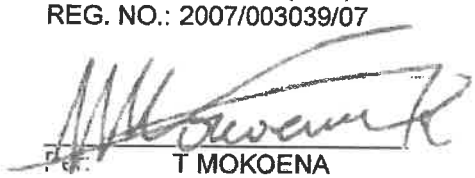
The ervens identified for formalisation are situated on an existing area which is currently utilising demand. The network around these ervens are currently mainly supplied by the Kayamandi SS. The switching stations supplying the Kayamandi area has sufficient capacity to carry the existing load including the proposed projects capacities and other existing loads.

One concern within the Kayamandi area network is the capacity of the ring feeding Projects 4A, 5A and 5B from Kayamandi SS, the estimated demand from the projects is higher than the N-1 carrying capacity of the feeder connected on the ring. This can potentially pose a problem with overloading the feeder and any future increased loads on that ring. A possible solution will be implementing the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

We trust you find this of value.

Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



T MOKOENA

ANNEXURE G

EXISTING 11KV INFRASTRUCTURE IN CLOETESVILLE – MEDIUM VOLTAGE LAYOUT

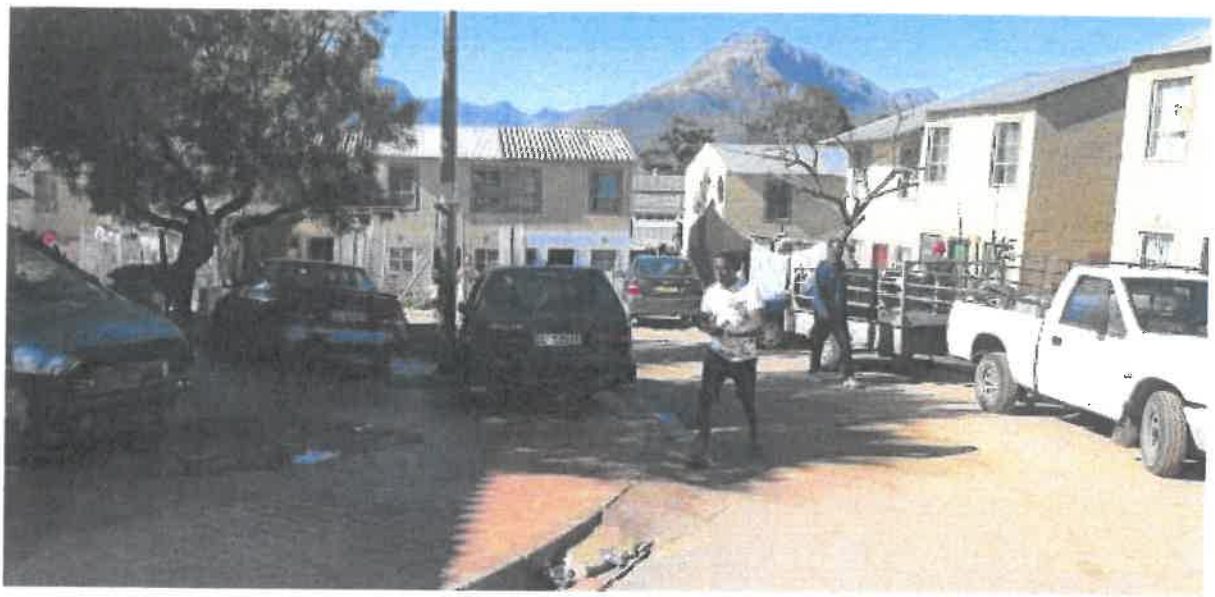

BORDER OF CLOETESVILLE
66/11kV STUDY AREA
STELLENBOSCH - CLOETESVILLE ELECTRICITY MASTERPLANNING
EXISTING 11kV INFRASTRUCTURE IN CLOETESVILLE
- MEDIUM VOLTAGE LAYOUT

ANNEXURE J

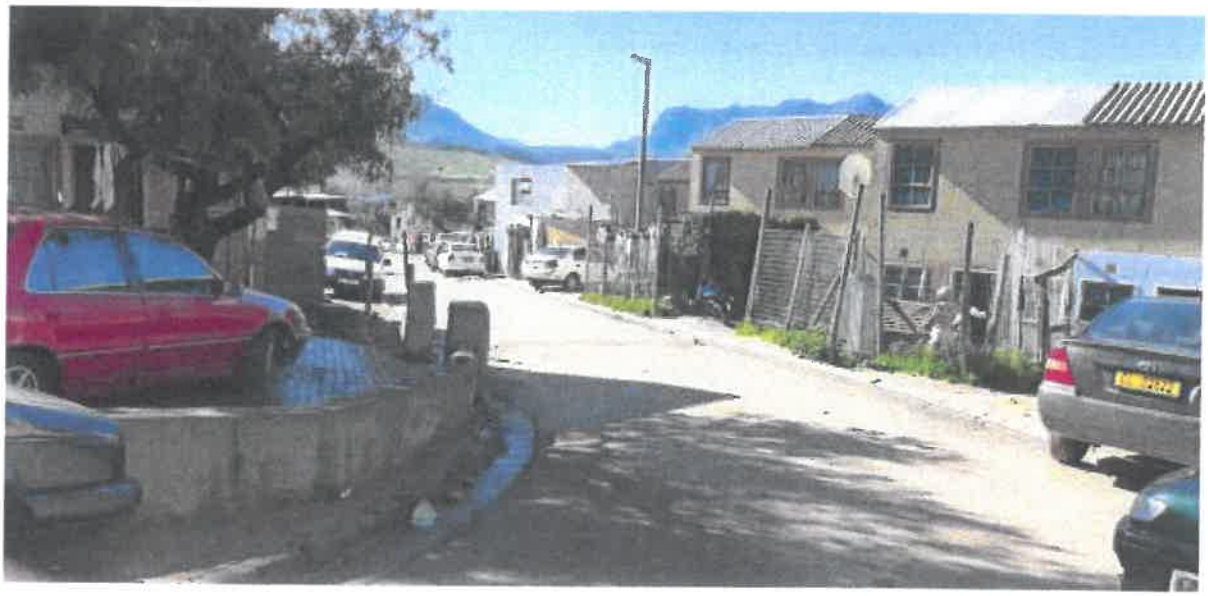
APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)

PHOTOS

Project 5A







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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

ERF 288, KAYAMANDI

CONTENT

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ANNEXURE A: Locality Plan	
ANNEXURE B: Copy of Title Deed and Conveyancer Certificate & General Plan L149/1987	
ANNEXURE C: Subdivisional Plan, Zoning Plan & Departure Plan	
ANNEXURE D: Applicant's Motivation	
ANNEXURE E: Exemption from the Department of Ministry of Local Government, Environmental Affairs and Development Planning from certain provision for Public Participation	
ANNEXURE F: Comments from Heritage Western Cape	
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ANNEXURE I: Engineering Services Report	
ANNEXURE J: Photos	

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THE STELLENBOSCH MUNICIPALITY			
PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION: APPLICATION FOR AMENDMENT OF GENERAL PLAN, SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)			
Application Reference	File Ref: LU/14066	**Application Date**	2022/05/17
		Last day for comments or additional information	2022/11/18

PART A: APPLICANT DETAILS			
First name(s) & Surname	Martin Jonker		
Company name	Plan 4 SA (PTY) LTD		
SACPLAN registration number	N/A		
Registered owner(s)	Stellenbosch Municipality	**Is the applicant properly authorised to submit the application**	Yes

PART B: PROPERTY DETAILS			
Property description	Remainder Erf 288	**Administrative District**	Kayamandi, Stellenbosch
Physical address	Located between Luyolo, Ndzawumbi and Sokuqala Road, Kayamandi (see **ANNEXURE A** for locality plan)		
Extent (m² /ha)	34,2986 ha	**Nearest Town**	Kayamandi
Existing Development and Current land use	The properties are already built-up and includes buildings used for residential purposes.		

Any unauthorised building work	Yes
Title Deed Nr.	T43399/2000 (see **ANNEXURE B** for copy of title deed and conveyancer certificate)
Current zoning and approved land use rights as per Zoning Scheme Bylaw 2019	Public Roads and Parking Zone

PART C: APPLICATION DETAILS	
Applications(s)	The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1. **Amendment of General Plan** GP L149/1987 in terms of section 15(2)(k) of the said bylaw in order to facilitate the proposed development. 2. **Subdivision** in terms of section 15(2)(d) of the said bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m² in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent). See **ANNEXURE C1** for Subdivisional Plan of Remainder Erf 288, Kayamandi. 3. **Closure of a public place** in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m² in extent) of Remainder Erf 288, Kayamandi. 4. **Rezoning** in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m² in extent) from **Public Road and Public Parking** to **Subdivisional Area** to allow for following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan 21P004(8)-TRP-ZP-20220130Rev D01, Plan Nr. 4, drawn by Plan4SA Professional Planners & Project Managers**):

1.4.1 **54** x **Less Formal Residential Zone** erven and ±4 448,79m² in extent for less formal housing purposes.

1.4.2 **1** x **Public Road and Parking Zone** and ±2 709,15m² in extent for road and parking area.

5. **Subdivision** in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into 55 erven and in accordance with **Zoning Plan 21P004(8)-TRP-ZP-20220130Rev D01, Plan Nr. 4, drawn by Plan4SA Professional Planners & Project Managers**, to allow for the residential development in accordance with the subdivsional zone above.

6. **Departure** in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows:

   a) *on unregistered Erf 2415 from **80%** to **80,1%;***
   b) *on unregistered Erf 2432 and Erf 2443 from **80%** to **81%;***
   c) *on unregistered Erf 2414 from **80%** to **83%;***
   d) *on unregistered Erf 2420 from **80%** to **85%;***
   e) *on unregistered Erf 2440 from **80%** to **87%;***
   f) *on unregistered Erf 2426 from **80%** to **88%;***
   g) *on unregistered Erf 2418 from **80%** to **89%;***
   h) *on unregistered Erf 2408 from **80%** to **92%;***
   i) *on unregistered Erf 2428 from **80%** to **95%;***
   j) *on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from **80%** to **100%**.*

7. **Departure** in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from **one** (1) parking bay per dwelling house to **0** bays per dwelling house on all residential erven.

8. **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows:

	a) *the street building line from* ***1,0m*** *to* ***0m*** *on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446;* b) *the street building line from* ***1,0m*** *to* ***0m*** *on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434;* c) *the common building lines from* ***1,0m*** *to* ***0m*** *on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445.* 9. **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: a) *the street building lines from* ***1,0*** *to* ***0m*** *on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445;* b) *the street building line from* ***1,0m*** *to* ***0m*** *on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435;* c) *the street building line from* ***1,0*** *to* ***0m*** *on three streets for unregistered Erf 2429;* d) *the common building line from* ***1,0m*** *to* ***0m*** *for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445;* e) *the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429, 2430, 2443-2444;* f) *the common building lines from* ***1,0m*** *to* ***0m*** *on three common building lines for the following unregistered erven: 2395, 2410, 2412.*
Purpose of Application	The purpose of the application is to obtain the necessary land use rights for Project 8 (Mpelazwe). This is necessary to enable the Municipality to finalize the formal registration of the respective properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective owners.

Pre-consultation	No

PART D: APPLICATION BACKGROUND

1. Location of the property

The subject property (also known as Project 8 Mpelazwe) is located between Luyolo, Ndzawumbi and Sokuqala Streets in the old township area of Kayamandi, Stellenbosch. Kayamandi is located in the northern part of the town and houses the lower income communities of Stellenbosch. See **ANNEXURE A** for the locality plan.

2. Development context of surrounding area

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-residential, educational uses (school), private open spaces (stadium) and other mixed uses.

3. Historic use and development of subject property

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kayamandi. The aforementioned erf was then subdivided after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K 598/1991 with the acquisition of Portion 56 of Farm No. 183 (Erf 707, Portion 3 of Farm No. 181 (Erf 1070) and Portion 59 of Farm No. 183 (Erf 634). The new development area was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development

pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The subject property was one of the priority housing projects that was identified.

The majority of the erven have never been formally registered in order to enable the individual transfer of these properties to their respective beneficiaries. The main reason for the aforesaid challenge was the Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

PART E: APPLICATION OVERVIEW AND MOTIVATION (See ANNEXURE D)

1. The land use rights for the properties in this project should already have been finalized approximately 20 years ago, however, due to various reasons, beyond the control of the Municipality, these land use rights were not finalized, and ownership of properties could not yet be transferred.

2. The primary objectives of this land use application are to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.

3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.

4. The properties in this project have already been developed and dwelling units are already occupied.

5. The properties in this project have access to existing infrastructure and engineering services within Kayamandi.

6. No additional dwelling units will currently be constructed on the subject properties.

7. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.

8. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.

9. A letter dated 25 August 2021 from DEADP (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of NEMA EIA Regulations 2014 are triggered by the proposed land use applications.

10. Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that "*since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.*"

PART F: PUBLIC PARTICIPATION, COMMENTS AND RESPONSE

1. Process followed

An application was made and motivated in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five Kayamandi projects (known as 4A, 4B, 5A, 5B & 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

On 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

"*That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch BE APPROVED in terms of Section 60(1) of the LUPA*". See **ANNEXURE E.**

2. Public & stakeholder inputs

Advertising was waived.

3. Government related inputs received

a) The **Heritage Western Cape** supported the proposal (see **ANNEXURE F** for letter dated 03 September 2021).

b) The **Department of Environmental Affairs and Development Planning** supported the proposal (see **ANNEXURE G** for letter dated 25 August 2021).

4. Comments from internal service departments

a) The **Director: Engineering Services** supported the proposal subject to conditions (see **ANNEXURE H** for memo dated November 2022.

5. Response by Applicant to comments received

Not applicable.

PART G: ASSESSMENT OF LAND USE AND LAND DEVELOPMENT APPLICATION

1. Legislative and Policy Context of land use and land development application

The legislative/ principles/ policies/ guidelines/ plans which are considered as relevant to the subject land use and land development application, are as follows:

1.1 Stellenbosch Municipality Land Use Planning Bylaw, 2015

1.2 Stellenbosch Municipal Integrated Development Plan (2017 – 2022)

1.3 Stellenbosch Municipality Spatial Development Framework (2018)

2. Assessment of grounds of the land use and land development application

2.1 Land use principles

The application under consideration has insignificant bearing on development principles of spatial justice, sustainability, efficiency, and good administration as specified in Section 2 of SPLUMA. See table below:

DEVELOPMENT PRINCIPLES	KEY CONSIDERATIONS
Spatial Justice	The proposed development redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. The aim is to finalize the land use rights on the project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
Spatial Sustainability	•The properties are located within the existing approved urban edge in the established urban area of Kayamandi. •The development already exists and does not encourage urban sprawl. •No new development will take place. •It is currently and will in future continue to make use of existing available infrastructure services capacity. •There are no environmentally or heritage sensitive areas in this part of Kayamandi.
Efficiency	•It optimises the use of existing infrastructure. •It optimises the use of existing available state-owned land. •It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.

Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.
Spatial Resilience	A key objective of the development/land use application is to finalize the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

2.2 Applicable spatial development frameworks, guidelines, policies

The site is well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch

2.3 Service infrastructure capacity and sustainability

Inani Infrastructure (Pty) Ltd was appointed to provide civil engineering services for the planning phases to formalize the existing structures on the five proposed project sites in Kayamandi. See **ANNEXURE I** for bulk services report.

The properties are located in an area that is already serviced. No additional/new development will take place and therefore there will not be an increase in demand for services.

The engineering department did not initially support the proposal due to outstanding information. The department requested a conceptual reticulation and erf connection layout for water and sewer to indicate how each erf is serviced. After the necessary information was submitted, the engineering department supported the application subject to certain conditions (see **ANNEXURE H** for comment).

2.4 Any investigations carried out in terms of other laws that are relevant (e.g. EIA, TIA, HIA etc.)

The **Western Cape Department of Environmental Affairs and Development Planning** confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorization is required.

Heritage Western Cape confirmed in a letter dated 03 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

2.5 Applicable provisions of the zoning scheme

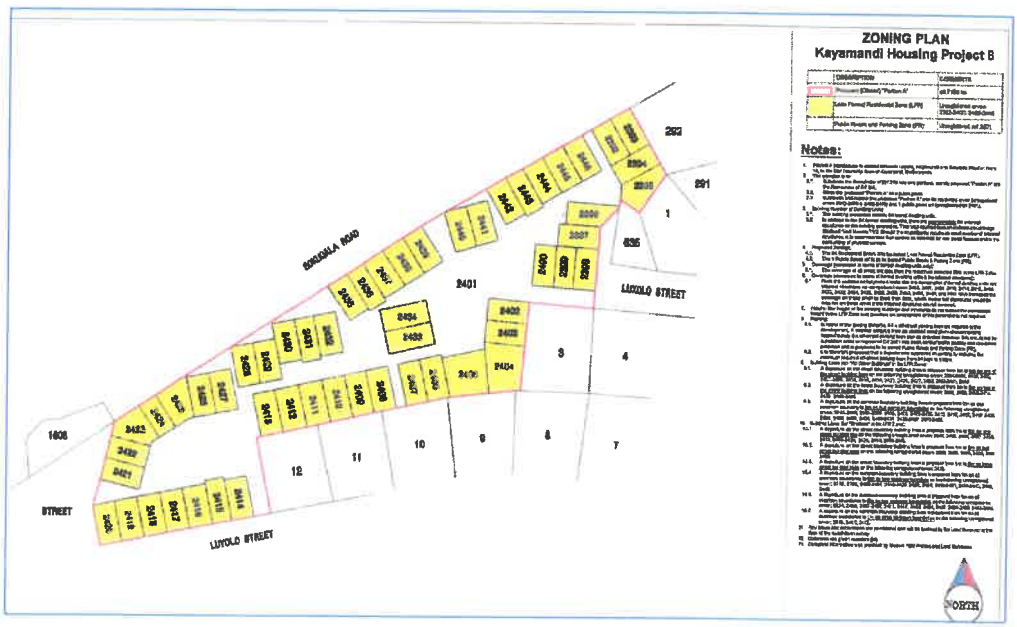


FIGURE 1: ZONING PLAN FOR PROJECT 8 - MPELAZWE

Mpelazwe is one of the oldest parts of the Kayamandi dorp and the formal development thereof resulted from the approval of the original project plan. The development formed of the overall hostel upgrading programme and comprised the development of 54 residential units and one (1) public open space. The property however still forms part of Remainder Erf

288, Kayamandi. Although erf numbers have been allocated the formal subdivision and closure of public road have not been completed, hence the current application.

The proposal is to subdivide a public place, close a portion thereof (±7 158m² in extent) and rezoned the closed portion to subdivisional area to establish less formal residential zone erven and a public road and parking area.

The following primary uses are allowed as a primary use on less formal residential zone erven: *dwelling house, group housing, second dwelling, shelter, bed and breakfast establishment, home day care centre, home occupation practice, house shop, home lodging, occasional use (one event/year), other social, educational, religious, occupational or business purposes and private road (subject to certain parameters).*

The purpose of this zone is inter alia to make provision for the use of the land for informal and/or subsidised housing, as well as group housing where more than one dwelling house may be permitted on the same cadastral land unit.

The development currently consists of 54 formal dwelling units and 59 informal other structures. Some of the informal structures are placed outside of the erf boundaries (see **ANNEXURE C4** for dwelling unit plan).

The issue regarding the structures which is located outside the erf boundaries, will be handed over to the building department for further attention and will not be discussed in this application.

The parameters for Informal Residential Zone are as follows:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Shelters	1m	1m	80%	2 storeys
All other buildings	1m	0m on one boundary 1m on all other boundaries	80%	3 storeys

The application also involves the encroachment of the street and side building lines, as well as the permissible coverage, as additional structures have been erected over time on the relevant properties.

Due to the fact that the erven are built-up, it also means that the parking requirements (one bay/dwelling house) cannot be met. However, unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be rezoned to "Public Road and Parking Zone".

Since some of the properties have already been built to full capacity, the encroachment of the building lines and coverage is granted for all properties concerned. Even though the application involves numerous departures, it will still not have a negative impact on the environment because it entails the formalization of what already exists.

The application also entails the amendment of general plan 149/1987 to accommodate the amended layout. The application involves the closing of part of a public street, hence the application to amend the general plan.

2.6 General desirability

The proposal is compatible with the surrounding neighbourhood as it is located within an urban area and the area is characterized by high density development. It will also not detract from the surrounding area as no additional residential units are envisaged. The proposal will not have a negative impact on the surrounding properties as it entails the formalization of an existing neighbourhood.

The aim is to finalize the land use rights on the project in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.

It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.

It is currently and will in future continue to make use of existing available infrastructure services capacity.

2.7 Assessment of comments on application

Not applicable.

PART H: SUMMARY OF KEY FINDINGS OF ASSESSMENT

After having independently considered and weighted all the relevant information the evaluation of the subject land use and land development application concludes that:

1. The land use rights for the properties in this project should already have been finalised approximately 20 years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised and ownership of the properties could not yet be transferred.
2. The primary objective of this land use application is to legalise the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.
4. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
6. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
7. No additional dwelling units will currently be constructed on the subject properties.
8. Even though the application involves numerous departures (i.e building lines, coverage and parking), the proposal will not have a negative impact on the environment as it entails the formalization of existing dwelling units/structures in the neighbourhood.

The subject land use and land development application is, having regard to the conclusions above, viewed as in Compliance to the relevant MSDF and consequently grounds for the support of the subject land use and land development application.

PART I: RECOMMENDATION

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 Remainder Erf 288, Kayamandi (Project 8), namely:

1.1 **Amendment of General Plan** GP L149/1987 in terms of section 15(2)(k) of the said bylaw in order to facilitate the proposed development.

1.2 The **Subdivision** in terms of Section 15(2)(d) of the said Bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m² in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent).

1.3 **Closure of a public place** in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m² in extent) of Remainder Erf 288, Kayamandi.

1.4 **Rezoning** in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m² in extent) from **Public Road and Public Parking** to **Subdivisional Area** to allow for following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan 21P004(8)-TRP-ZP-20220130Rev D01, Plan Nr. 4, drawn by Plan4SA Professional Planners & Project Managers**):

1.4.1 54 x **Less Formal Residential Zone** erven and ±4 448,79m² in extent for less formal housing purposes.

1.4.2 1 x **Public Road and Parking Zone** and ±2 709,15m² in extent for road and parking area.

1.5 **Subdivision** in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into 55 erven and in accordance with **Zoning Plan 21P004(8)-TRP-ZP-20220130Rev D01, Plan Nr. 4, drawn by Plan4SA Professional Planners & Project Managers**, to allow for the residential development in accordance with the subdivisional zone above.

1.6 **Departure** in terms of section 15(2)(b) of the said bylaw:

a) To **increase the permissible coverage** from **80%** to **100%** for the respectively erven.

b) By **reducing the minimum required on-site parking bays** from **one** (1) parking bay per dwelling house to **0** bays per dwelling house on all residential erven.

c) For the **relaxation of all building lines** for shelters as well as other buildings to **0m**.

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

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

2.1 The approval only applies to the proposed development 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.

2.2 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.

2.3 The development be implemented in accordance with the Subdivisional Plans and Zoning Plan with reference:

2,3,1 Subdivisional Cadastral Plan - **21P004(8)-TRP-ECP-20220130-Rev D01 – Plan Nr 2**;

2.3.2 Zoning Plan - **21P004(8)-TRP-ZP-20220130-Rev D01- Plan Nr 4**

2.3.3 Subdivisional Plan - **21P004(8)-TRP-SUB-20220130-Rev D01 – Plan Nr 3**; attached as **ANNEXURE C1, C2 & C3**.

2.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes

2.5 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated:

a) Newly allocated Erf Numbers

b) Co-ordinates

c) Survey Dimensions

2.6 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 18 November 2022, attached as **ANNEXURE H**, be complied with.

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

3.1 The proposal will not have a negative impact on the surrounding properties and their rights as it is in keeping with the character of the area.

3.2 The development is compatible with the surrounding land uses and built environment.

3.3 The proposal will provide for security of tenure.

3.4 The properties are located in an established urban area within the urban edge of Kayamandi.

4. Matters to be noted:

4.1 Building plans of all structures within the erf boundaries of the new residential erven, to be submitted to the Municipality for approval.

4.2 A **Street Name and Numbering Plan** to be submitted to the delegated official for approval.

PART J: ANNEXURES

ANNEXURE A:	Locality Plan
ANNEXURE B:	Copy of Title Deed and Conveyancer Certificate & General Plan L149/1987
ANNEXURE C:	Subdivisional Plans, Zoning Plan & Departure Plan
ANNEXURE D:	Applicant's Motivation
ANNEXURE E:	Exemption from the Department of Ministry of Local Government, Environmental Affairs and Development Planning from certain provision for Public Participation
ANNEXURE F:	Comment from Heritage Western Cape
ANNEXURE G:	Comment from the Department of Environmental Affairs and Development Planning
ANNEXURE H:	Comment from the Director: Engineering Services
ANNEXURE I:	Engineering Services Report
ANNEXURE J:	Photos

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR AMENDMENT OF GENERAL PLAN, SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

Author of Planning Assessment Report:

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: Louisa Gunz

Capacity: Senior Town Planner

Signature:

Date: 10/01/2023

PART L: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR AMENDMENT OF GENERAL PLAN, SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

Review of Planning Assessment Report:

Name: Chrizelle Kriel

Capacity: MCurn

SACPLAN Registration: A212/10

Signature:

Date: 11/01/2023

PART M: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR AMENDMENT OF GENERAL PLAN, SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

Authorised Employee to assess and make a recommendation on a land use and land development application for consideration by the authorised decision maker:

As the duly authorised official in terms of Section 56 of the Stellenbosch Municipal Land Use Planning Bylaw (2015) to assess and make a recommendation on the above planning application, the subject planning report is hereby submitted for consideration to the duly authorised decision maker in accordance with the Categorisation Model for Land Use and Land Development Applications as approved by the Stellenbosch Municipality in accordance with Section 69(1) of the said Bylaw.

In terms of the Categorisation Model duly approved in terms of Section 69(1) of the said Bylaw vide Item 7.7.1 and dated 8 April 2020, the subject application is categorised as follows:

Category: A(d)5; B5; D(c)5; N5, K5
Decision Making Authority: SMPT
Rational: Council owned land

Name: Steven Carstens

Capacity: SPLM

SACPLAN Registration: A/1551

Signature:

Date: 12/1/2023

PART N: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR AMENDMENT OF GENERAL PLAN, SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

Administrator to Stellenbosch Municipal Planning Tribunal:

It is hereby confirmed that proper notice was served of the Municipal Planning Tribunal meeting at which this land use and land development application will serve for consideration.

The land use and land development application will serve at the scheduled meeting of the Stellenbosch Municipal Planning Tribunal on:

Date: 27 JANUARY 2023

Name: IGNACIA KAMINGA

Capacity: SENIOR ADMINISTRATIVE OFFICER

Signature:

Date: 12.01.23

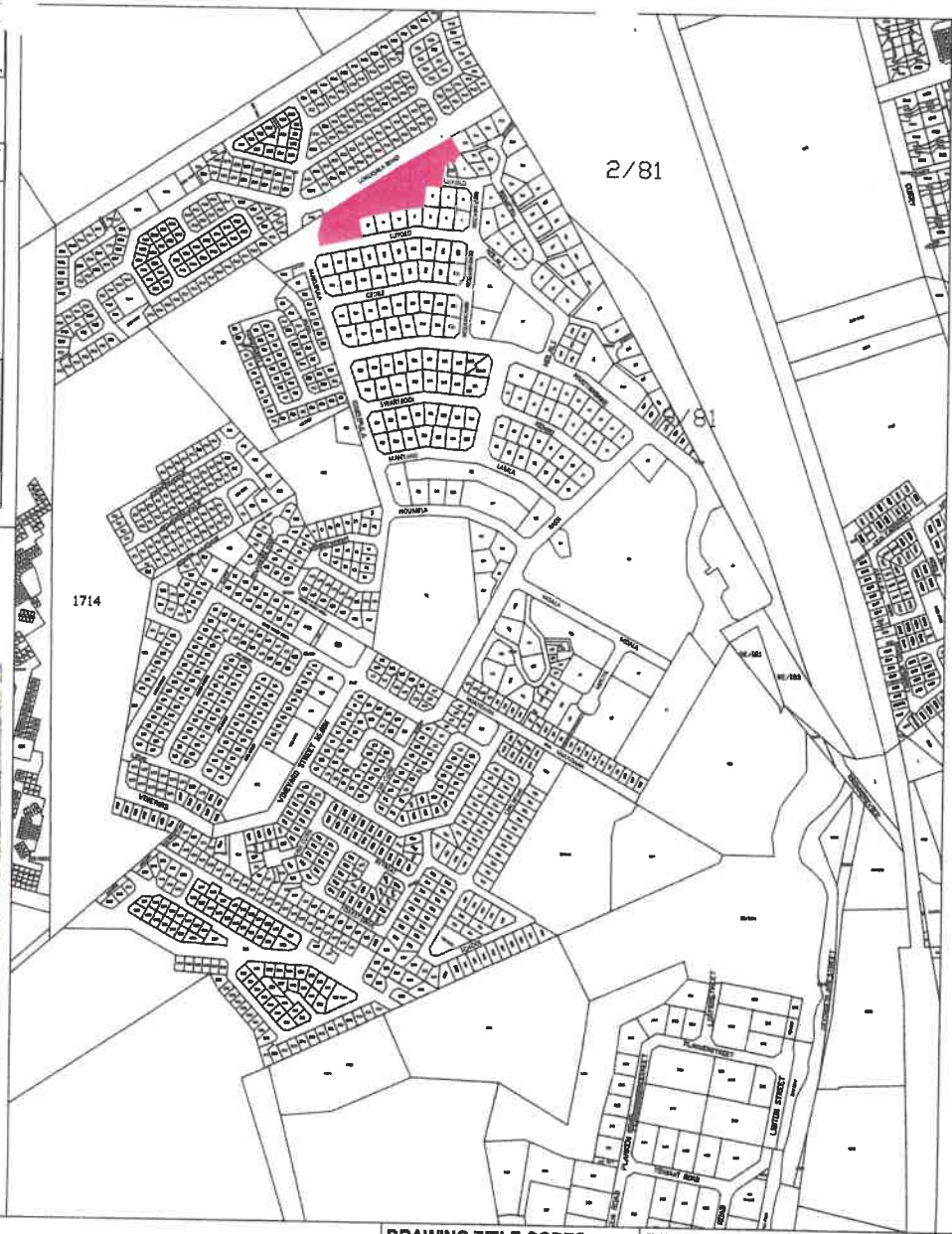
ANNEXURE A

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

LOCALITY PLAN







LOCALITY PLAN
Kayamandi Housing Project 8 (Mpelazwe)

	DESCRIPTION	COMMENTS
	Kayamandi Project 8 (Mpelazwe)	±0.7169 ha
	Current Number of Erven	1 erf
	Current Erf Numbers	Remainder of Erf 256
	General Plans / SG Diagrams	L149/97 and SG394/1988
	Current Owner	Stellenbosch Municipality

Notes:

1. Project 4A is located between 10th Street, 12th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
2. Project 4B is located between Manyano, Lamla, Basil and Noumela Streets in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.
3. Project 5A is located between Forest Drive, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
4. Project 5B is located between Mjandana Street, Mputa Street and the Sport Complex in Ward 12, in the Old Township Area of Kayamandi, Stellenbosch.
5. Project 8 (Mpelazwe) is located between Luyolo, Ndzawumbi and Sokuqala Road in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY

Contact: Mr Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

DRAWING TITLE
LOCALITY PLAN

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
1	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

DRAWING TITLE CODES
CP: Consolidation Plan
DF: Development Framework
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

DRAWING DISCIPLINE CODES
TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES
D: Draft
F: Final

DRAWING NUMBER
21P004-TRP-LP-20210928-Rev D01

PROFESSIONAL PLANNERS & PROJECT MANAGERS
PLAN 4 SA
MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martinj@plan4sa.co.za
Web: www.plan4sa.co.za

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ANNEXURE B

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

COPY OF TITLE DEED/CONVEYANCER CERTIFICATE

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We. Annemarie Van Vuuren

conveyancer's name

Practising at:

STBB, 1st Floor Titanium House, 19 Gardener Williams Avenue, Paardevlei, Cape Town

firm and address

In respect of:

ERF 288 KAYA MANDI, SITUATE IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 34, 4957 (THIRTY FOUR COMMA FOUR NINE FIVE SEVEN) Hectares

erf/portion/title deed of sam

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Certificate of Consolidate Title T43399/2000
2.
3.
4.
5.
6.
7.
8.

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N	T43399/2000: Clause B(I) T43399/2000: Clause II (B) T43399/2000: Clause I (C)
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	T43399/2000: Clause I(D)
9.	Other Restrictive Conditions	Y	N	T43399/2000: Clause II(C) T43399/2000: Clause III(C)

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

ich it was fou *nc* *3(4) (a a*
(2015 r gis er *Tsed*
appl' atio

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

o ease t appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at Somerset West ..... **(Place) on this** 11 ..... **(Day)** November **(Month)**
of 2021 .....

Full names and Surname: Annemarie Van Vuuren .....

Signature: .....

ANNEMARIE VAN VUUREN
SMITH TABATA BUCHANAN BOYES
Commissioner of Oaths
Practising Attorney, R.S.A.
1st Floor, Titanium House
19 Gardner Williams Avenue
Paardevlei, Somerset West

Tel: 0218506400 .....

Email: annemarie@stbb.co.za

Cell: .....

MARAIS MÜLLER ING.

BEELREG DUTY R.....

FOOI FEE R.....70.00

Opgestel deur my:

TRANSPORTBESORGER
HOFMEYR M T S

T 0.0004339 / 2000

SERTIFIKAAT VAN VERENIGDE TITEL

(Uitgereik kragtens die bepalings van Artikel 40 van die Registrasie van Aktes Wet Nr. 47/1937)

--- oOo ---

NADEMAAL

MUNISIPALITEIT VAN STELLENBOSCH

aansoek gedoen het vir die uitreiking van 'n Sertifikaat van Verenigde Titel kragtens Artikel 40 van die Registrasie van Aktes Wet 1937; en

NADEMAAL die genoemde **Munisipaltiteit van Stellenbosch** die geregistreerde eienaar is van

1. **ERF 286, KAYA MANDI**, geleë in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap;

   GEHOU KRAGTENS Sertifikaat van Verenigde Titel Nr. T.3407/1981;

en

2. **ERF 287, KAYA MANDI**, geleë in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap;

   GEHOU KRAGTENS Transportakte Nr. T. 000043397 / 2000

wat verenig is tot die grond hieronder beskryf;

SO IS DIT DAT ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes te Kaapstad hiermee sertifiseer dat voornoemde

MUNISIPALITEIT VAN STELLENBOSCH

Of Diese Regverkrygendes, die geregistreerde eienaar is van:

ERF 288, KAYA MANDI, geleë in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap;

GROOT: 34,4957 (Vier en Dertig Komma Vier Nege Vyf Sewe) hektaar;

SOOS AANGEDUI op aangehegte Kaart Nr. LG.394/86.

I. **WAT BETREF** die figuur A B C x H v u S T op die aangehegte Kaart LG Nr 394/86:-

   A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T.3406/1981;

3406/1921

B. **ONDERHEWIG VERDER** aan die volgende voorwaardes genoem in Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15, naamlik:

I. "That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.

II. That all rights to gold silver and precious stones found or discovered at any time on or in the said land shall be reserved to the State together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any Law for the time being regulating the prospecting and mining for precious stones and minerals."

C. **VERDER** soos genoem in die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15.

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

D. **GEREGTIG** op die voordele van die serwituut waarna verwys word in die volgende aantekeninge gedateer 20 September 1938 op die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15, naamlik:

"Remainder
Registration of Servitude

By Transfer 9729/1938 dated 20/09/1938

(a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz on the diagram thereto annexed joining up with the right of way from g to l indicated on the said diagram has been granted in favour of the owner and his successors in title of the property held hereunder

(b) a strip of land 20 feet wide along the boundary marked gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

"Remainder
Registration of Servitude

By Transfer 9730 dated 20/09/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said transfer."

II. **WAT BETREF** die figuur u v J K R op die gesegde Kaart LG Nr.394/86:-

A. **ONDERHEWIG** aan die voorwaardes genoem in Grondbrief, Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36

B. **ONDERHEWIG** aan die volgende voorwaarde genoem in Grondbrief STELLENBOSCH EIENDOMSBRIEWE BOEKDEEL 5 Nr 36, naamlik:

"That all roads and thoroughfares existing over the land hereby granted whether they are described in the diagram or not, shall remain free and uninterrupted. The land thus granted being further subject to all such Duties and Regulations as are either already or shall in future be established with regard to such lands.

C. **GEREGTIG** op die voordele van die voorwaardes waarna verwys word in die volgende aantekening gedateer 22 Maart 1955 op die gemelde Grondbrief, Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36, naamlik:

"Endorsement (Remainder)

By Deed of Transfer No. 3840/55 dated this day, Portion 9 of Lot LIII, Portion 10 of Lot LIII and Portion 8 of Lots XXVI to XXXVII thereby transferred and subject to conditions relative to use thereof for accomodation of buses, erection of buildings value thereof, restoration or damages in lieu restraint against sale of said land, fences, etc. the construction and maintenance of water, sewerage and drain pipes, electric way-leaves etc. over the said land and maintenance of cleanliness of the land, which conditions are in favour of the remainder of Lots XXVI to XXXVII in extent as such 220 mgn 43594 sq ft held hereunder and other land.

As will more fully appear from the said Deed of Transfer."

III. **WAT BETREF** die figuur C D E F G x op die gesegde Kaart LG Nr.394/86:-

A. **ONDERHEWIG** aan die voorwaardes verwys na in Transportakte Nr. T.3114/1927;

B. **ONDERHEWIG VERDER AAN EN GEREGTIG** op die volgende spesiale voorwaardes soos vervat in Transportakte Nr. T.3114/1927, naamlik:

1. "The terms and conditions of the Order of the Water Court District No. 1 dated 4 April 1922, annexed to the Deeds of Transfer Nos 9199 and 9201, dated 29 December 1900, and endorsed thereon on 2 May 1922, relative to a division of certain water rights.

2. The terms and conditions of certain Notarial Deed of Servitude dated 23 March 1926, annexed to the said two Deeds of Transfer No. 9199 and 9201, dated 29 December 1900, and endorsed thereon on the 16 August 1926, relative to certain water rights."

C. **ONDERHEWIG AAN EN GEREGTIG** op die volgende spesiale voorwaardes vermeld in Transportakte Nr. T.3114/1927, naamlik:

1. "The owner of Lot Cloetesdal Proper this day transferred to M C Vos No 3122 and his successors in title shall be entitled to use the 12,59 mt road shown on the annexed diagram as running from the Railway to the road marked Stellenbosch A Road, crossing the land hereby transferred.

2. The owner of Lot Cloetesdal Proper this day transferred to M C Vos No 3112 and his successors in title, shall have the right of watering their stock in the Plankenberg River on the land hereby transferred where it crosses the 12,59 mt road mentioned in subparagrph (1) above.

3. The owners of Lots B and C this day transferred to M Zetler and J J B Myburgh separately Nos. 3115 and 3116, portions of the farm Cloetesdal, and their successors in title, shall not have the right or removing sand from the Plankenberg River, but shall allow its free and uninterrupted flow or wash on to the land hereby transferred, save and except that the said owners, and their successors in title, shall have the right to take such sand as they may require for building purposes on the said Lots B and C."

IV **WAT BETREF** die figuur K L M N O P Q R op die aangehegte Kaart LG Nr. 394/86:-

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T.11603/1927.

EN DAT kragtens hierdie Sertifikaat, die genoemde **MUNISIPALITEIT VAN STELLENBOSCH**

Of diese Regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek die voornoemde Registrateur van Aktes hierdie akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN ten kantore van die Registrateur van Aktes te Kaapstad op hede die 5de dag van Junie 2000, ~~in die jaar van Ons Heer, Eenduisend Negehonderd Agt en Negentig (1998)~~.

REGISTRATEUR VAN AKTES

ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937 -7-

ENDORSSEMENT KRAGTENS ARTIKEL 46 WET 47/1937 (T43399/2000)

The Land herein described has been subdivided

Die Grond hierin beskryf is onderverdeel

in accordance with General Plan No. L 149 / 87

In ooreenstemming met Algemene Plan Nr. .....

approved by the Surveyor-General on 1987 / 08 / 03

goedgekeur deur die Landmeter-Generaal op .....

.....

.....

into erven numbers 1 - 69 , 71 - 189 , 635 , 1060 , 1405

in erwe genommer .....

Public Places number 70

Openbare Plekke genommer .....

And Thoroughfares.

en Strate.

000029626/2000

Application filed as BC .....

Aansoek geliasseer as DC ACT 112/1991

REGISTRAR OF DEEDS

REGISTRATEUR VAN AKTES

DEEDS OFFICE / AKTEKANTOOR

CAPE TOWN/ KAAPSTAD

~~000000506/2000~~

~~000000506/2000~~

...../19.....

~~000000506/2000~~

8

T 43399/2000

8.

FOR FURTHER ENDORSEMENT
VIR VERDERE ENDOSSERING 9

alle regte tot minerale, uitgesk
alle regte tot grond, olie en edelgesteentes

CERTIFICATE OF MINERAL RIGHTS ISSUED

alle regte tot minerale, t.g.v.
die Staat

K 0543 / RM 00

00000506/2000

CERTIFICATE OF MINERAL RIGHTS ISSUED

alle regte tot minerale, behalwe
die voorbehou in K543 RM, t.g.v. die Munisipaliteit v. Stellenbosch

K 0544 / RM 00

00000506/2000

T 43399/2000

PK 489/2000

I

ARTIKEL 16 VAN WET 47 VAN 1937 GEREGISTREER IN NAAM VAN

DIE REPUBLIEK VAN SUID-AFRIKA

SOOS VERVANG DEUR ARTIKEL 17 VAN WET 47 VAN 1937 GETRANSPORTEER AAN

THE REPUBLIC OF SOUTH AFRICA

MUNISIPALITEIT STELLENBOSCH

A T 0E0517/2002

19/07/2002

II

Erf 72 LAY MARD

3516 m²

T

not proceeded with

III

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK

CERTIFICATE OF REGISTERED TITLE ISSUED

TER OPSIGTE VAN

IN RESPECT OF

REGISTRATEUR

REGISTRAR

Not proceeded with

IV

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK

CERTIFICATE OF REGISTERED TITLE ISSUED

TER OPSIGTE VAN

IN RESPECT OF

REGISTRATEUR

REGISTRAR

T

Not Proceeded With

VA01248/09 /

(T 43399/2000)

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town
[illegible]

..... Asst. Registrar of Deeds

T43399/2000

GENERAL PLAN AMENDED

Endorsement in terms of interdict number: I-5359/1990LG

GPL149/1987 1. Relayout of erf 72 vide GPL289/1989
2. Relayout of erven 71, 188, 189 and streets vide GPL290/1989
3. Relayout of erven 98 – 109, 185 and streets vide GPL291/1989

Endorsement in terms of interdict number: I-12927/1991LG

GPL72/1989 Relayout of erf 322 and now erven 957 – 961 vide GPL5173/1991

Endorsement in terms of interdict number: I-932/1992LG

GPL291/1989 Relayout of erven 345 – 348 and a portion of a street into five new ervens being 1063 – 1067 vide GPL9478/1991

Endorsement in terms of interdict number: I-13658/1995LG

GPL149/1987 Relayout of erf 40 and creational of an additional erf being erf 1405 (diagram no 8740/95)

Endorsement in terms of interdict number: I-16446/1997LG

GPL149/1987 Relayout of erf 140 as two erven being erf 140 and erf 1405 with no conditions

Endorsement in terms of interdict number: I-18225/1997LG

GPL149/1989 Relayout of erf 29 by creating an additional erf being erf 1772 with no conditions

DEEDS OFFICE
CAPE TOWN

REGISTRAR

FOR FURTHER ENDORSEMENTS SEE PAGE 12

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 1 = 463m²
IN RESPECT OF
RESTANT
REMAINDER

T 010174/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(2)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 3 = 479m²
IN RESPECT OF
RESTANT
REMAINDER

T 010175/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(3)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 5 = 433m²
IN RESPECT OF
RESTANT
REMAINDER

T 010176/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(4)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 12 = 412m²
IN RESPECT OF
RESTANT
REMAINDER

T 010177/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(5)

VAN BEPERKINGSAKTE KYK BLADSY 13 ET SEQ
FOR ENDORSEMENTS SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 15 = 476 m²

RESTANT / REMAINDER

T 010178/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(6)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 18 = 535 m²

RESTANT / REMAINDER

T 010179/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(7)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 24 = 1434 m²

RESTANT / REMAINDER

T 010180/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(8)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 26 = 279 m²

RESTANT / REMAINDER

T 010181/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(9)

MET INVOEGSELS EN KYK BLADSY
OR ENDORSEMENTS SEE PAGE 14 ET SEQ

321

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 28 = 1027m²

RESTANT / REMAINDER

T 010182/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

10

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 29 = 501 m²

RESTANT / REMAINDER

T 010183/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

11

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 31 = 381m²

RESTANT / REMAINDER

T 010184/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

12

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 32 = 383m²

RESTANT / REMAINDER

T 010185/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

13

15

*** BEKOMSAMHEDE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 28 = 1027m²
IN RESPECT OF
RESTANT
REMAINDER

T C10182/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

10

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 29 = 501 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010183/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

11

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 31 = 381m²
IN RESPECT OF
RESTANT
REMAINDER

T 010184/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

12

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 32 = 383 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010185/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

13

15

ENDORSEMENTS SEE PAGE ET SEQ

15

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 33 = 404 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010186/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

14

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 34 = 419 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010187/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

15

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 35 = 414 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010188/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

16

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 41 = 428 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010189/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

17

FOR ENDORSEMENTS SEE PAGE 16 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 42 = 527 m²

RESTANT / REMAINDER

T 010190/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

18

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 43 = 403 m²

RESTANT / REMAINDER

T 010191/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

19

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 44 = 419 m²

RESTANT / REMAINDER

T 010192/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

20

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 53 = 367 m²

RESTANT / REMAINDER

T 010193/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

21

17

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

- 17 -

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 54 = 448m²
IN RESPECT OF
RESTANT
REMAINDER

T 010194/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

22

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 58 = 413m2
IN RESPECT OF
RESTANT
REMAINDER

T 010195/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

23

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 59 = 402m2
IN RESPECT OF
RESTANT
REMAINDER

T 010196/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

24

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 60 = 398m²
IN RESPECT OF
RESTANT
REMAINDER

T 010197/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

25

INDORSEMENTS SEE PAGE 18 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 62 = 567 3m²
IN RESPECT OF

RESTANT
REMAINDER

T 010198/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

26

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 63 = 1045 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010199/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

27

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 64 = 599 m²
IN RESPECT OF

RESTANT
REMAINDER

T 10200/09.
~~010200/09~~

10 MAR 2009

REGISTRATEUR/REGISTRAR

28

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 65 = 2,8906 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010201/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

29

VIR AFSKRIFDOKUMENTE KYK BLADSY 19 VAN 21
FOR ENDORSEMENTS SEE PAGE

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 67 = 1912 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010202/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

30

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 68 = 1374 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010203/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

31

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 69 = 4 597 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010204/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

32

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 70 = 95 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010205/09
10 MAR 2009

REGISTRATEUR/REGISTRAR

33

VIR ENDOSSEMENTE KYK BLADSY 20 ET SEQ
FOR ENDORSEMENTS SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF Erf 73 = 1,9310 ha

RESTANT / REMAINDER

T 010206/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

34

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF Erf 75 = 224m²

RESTANT / REMAINDER

T 010207/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

35

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF Erf 76 = 236m²

RESTANT / REMAINDER

T 010208/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

36

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF Erf 111 = 1025m²

RESTANT / REMAINDER

T 010209/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

37

INDOSSA[illegible] KTR. BLADSY / ENDORSEMENTS SEE PAGE 21 ET SEQ

- 21 -

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 112 = 3443 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010210/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

38

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 113 = 1013 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010211/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

39

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 114 = 2406 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010212/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

40

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 115 = 573 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010213/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

41

INCLUSIEMENTS KYK BLADSY
EN ENDORSEMENTS SEE PAGE 22

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 116 = 650 m²

RESTANT / REMAINDER

T 010214/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

42

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 120 = 399 m²

RESTANT / REMAINDER

T 010215/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

43

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 121 = 385 m²

RESTANT / REMAINDER -

T 010216/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

44

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 122 = 384 m²

RESTANT / REMAINDER

T 010217/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

45

SIEN ONDERSTAANDE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 23 ET SEQ

23

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 124 = 390 m²

RESTANT
REMAINDER

T 010218/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

46

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 126 = 434 m²

RESTANT
REMAINDER

T 010219/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

47

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 128 = 443 m²

RESTANT
REMAINDER

T 010220/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

48

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 129 = 409 m²

RESTANT
REMAINDER

T 010221/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

49

VIR AKKOORDSEMINTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 24 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 133 = 378m²

RESTANT / REMAINDER

T 010222/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

S0

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 138 = 425m²

RESTANT / REMAINDER

T 010223/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

S1

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 139 = 431m²

RESTANT / REMAINDER

T 010224/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

S2

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 140 = 432m²

RESTANT / REMAINDER

T 010225/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

S3

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 25 ET SEQ

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 143 = 418 m²
IN RESPECT OF

RESTANT
REMAINDER

54

T 010226/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 148 = 486 m²
IN RESPECT OF

RESTANT
REMAINDER

55

T 010227/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 150 = 427 m²
IN RESPECT OF

RESTANT
REMAINDER

56

T 010228/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 152 = 420 m²
IN RESPECT OF

RESTANT
REMAINDER

57

T 010229/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

VIR #VOLGENDE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 26 ET SEQ

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 156 = 394m²
IN RESPECT OF
RESTANT
REMAINDER

T 010230/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

58

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 157 = 422 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010231/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

59

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 158 = 430 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010232/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

60

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 163 = 452 m²
IN RESPECT OF
RESTANT
REMAINDER

T 010233/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

61

PROCESSEMENTE KYK BLADSY 37 ET SEQ
TOE AANDOPSEMENTS SIEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 164 = 446 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010234/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(62)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 166 = 490 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010235/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(63)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 169 = 443 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010236/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(64)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 170 = 466 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010237/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(65)

VIR VERDERE INSKRYWINGS SIEN BLADSY 28 FT SEQ
FOR ENDORSEMENTS SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 173 = 437m²
IN RESPECT OF
RESTANT
REMAINDER

T 010238/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

66

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 180 = 453m²
IN RESPECT OF
RESTANT
REMAINDER

T 010239/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

67

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 182 = 464m²
IN RESPECT OF
RESTANT
REMAINDER

T 010240/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

68

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 183 = 462m²
IN RESPECT OF
RESTANT
REMAINDER

T 010241/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

69

VIR BYKOMENDE KYK BLADSY
FOR ADDITIONS SEE PAGE 29 ET SE

-29-

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 186 = 559 m²

RESTANT / REMAINDER

T 010242/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

70

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 1405 = 313 m²

RESTANT / REMAINDER

T 010243/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

71

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 328 = ~~166~~ 192 m²

RESTANT / REMAINDER

T 010244/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

72

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 329 = ~~192~~ 160 m²

RESTANT / REMAINDER

T 010245/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

73

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 30 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 330 = 160 m²

RESTANT / REMAINDER

T 010246/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

74

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 331 = 160 m²

RESTANT / REMAINDER

T 010247/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

75

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 332 = 160 m²

RESTANT / REMAINDER

T 010248/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

76

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 333 = 148 m²

RESTANT / REMAINDER

T 010249/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

77

FOR ENDORSEMENTS SEE PAGE 31 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 334 = 1181m²

RESTANT / REMAINDER

T 010250/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

78

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 338 = 156m²

RESTANT / REMAINDER

T 010251/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

79

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 343 = 156m²

RESTANT / REMAINDER

T 010252/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

80

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 356 = 168m²

RESTANT / REMAINDER

T 010253/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

81

SEE PAGE 32 FOR ENDORSEMENTS

- 32 -

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 351 = 156m²

RESTANT / REMAINDER

T 010254/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

82

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 402 = 166m²

RESTANT / REMAINDER

T 010255/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

83

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 403 = 156m²

RESTANT / REMAINDER

T 010256/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

84

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 404 = 156m²

RESTANT / REMAINDER

T 010257/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

85

VIR ENDORSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 33 EN SBO ET SEQ

- 35

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 405 = 156 m²

RESTANT / REMAINDER

T 010258/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

86

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 406 = 156 m²

RESTANT / REMAINDER

T 010259/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

87

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 407 = 153 m²

RESTANT / REMAINDER

T 010260/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

88

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 408 = 159 m²

RESTANT / REMAINDER

T 010261/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

89

AANDUIDINGSBLAD VAN DOKUMENTE KYK BLADSY
SCHEDULE OF ENDORSEMENTS SEE PAGE 34 ET SEQ

- 34 -

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 409 = 168 m²

RESTANT
REMAINDER

T 010262/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

90

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 410 = 168 m²

RESTANT
REMAINDER

T 010263/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

91

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 411 = 168 m²

RESTANT
REMAINDER

T 010264/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

92

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 412 = 168 m²

RESTANT
REMAINDER

T 010265/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

93

AM BYLAE/SCHEDULE KTK BLADSY
KTK ENDORSEMENTS SEE PAGE 35 SEQ

35

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 413 = 168m²

RESTANT / REMAINDER

T 010266 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

94

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 414 = 168m²

RESTANT / REMAINDER

T 010267/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

95

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 415 = 156m²

RESTANT / REMAINDER

T 010268 '09

10 MAR 2009

REGISTRATEUR/REGISTRAR

96

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 422 = 1168m²

RESTANT / REMAINDER

T 010269/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

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36

DOKUMENTE KYK BLADSY / ENDORSEMENTS SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 429 = 226

RESTANT
REMAINDER

T 010273/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

IV

101

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 425 = 958 m²

RESTANT
REMAINDER

T 010270/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

I

98

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 426 = 9987 m²

RESTANT
REMAINDER

T 010271/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

II

99

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 427 = 232 m²

RESTANT
REMAINDER

T 010272/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

III

100

ET SEQ
37
BYKOMSTIGE KYK BLADSY
ADDITIONAL SEE PAGE

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 430 = 309 m²

RESTANT / REMAINDER

T 010274/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

102

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 431 = 218 m²

RESTANT / REMAINDER

T 010275/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

103

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 432 = 261 m²

RESTANT / REMAINDER

T 010276/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

104

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 434 = 211 m²

RESTANT / REMAINDER

T 010277/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

105

DOKUMENTE KYK AGTERSY / SEE PAGE 38 ET SEQ
DOCUMENTS / ENDORSEMENTS

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 433 = 198 m²

RESTANT / REMAINDER

T 010278/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

106

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 435 = 198 m²

RESTANT / REMAINDER

T 010279/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

107

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 436 = 243 m²

RESTANT / REMAINDER

T 010280/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

108

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 437 = 836 m²

RESTANT / REMAINDER

T 010281/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

109

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DOCUMENTS

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 428 = 261 m²

RESTANT / REMAINDER

T 010282/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

110

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 439 = 264 m²

RESTANT / REMAINDER

T 010283/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

111

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 440 = 221 m²

RESTANT / REMAINDER

T 010284/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

112

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 441 = 261 m²

RESTANT / REMAINDER

T 010285/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

113

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 442 = 1230m²

RESTANT / REMAINDER .....

T 010286/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

114

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 444 = 220 m²

RESTANT / REMAINDER .....

T 010287/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

115

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 446 = 220 m²

RESTANT / REMAINDER .....

T 010288/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

116

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 447 = 220 m²

RESTANT / REMAINDER .....

T 010289/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

117

VIR GOEDKEURINGSTEMPEL KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

17

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 448 = 220m²
IN RESPECT OF
RESTANT
REMAINDER

118

T 010290/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 449 = 240m²
IN RESPECT OF
RESTANT
REMAINDER

119

T 010291/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 451 = 222m²
IN RESPECT OF
RESTANT
REMAINDER

120

T 010292/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 438 = 215m²
IN RESPECT OF
RESTANT
REMAINDER

121

T 010293/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

VIR SPESIFIKASIES KYK BLAUSY 42 ET SEQ
FOR AMENDMENTS SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 495 = 676 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010294/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

122

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 497 = 173 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010295/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

123

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 452 = 393 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010296/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

124

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 453 = 297 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010297/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

125

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 454 = 225m²

RESTANT / REMAINDER

T 010298/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

126

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 455 = 196m²

RESTANT / REMAINDER

T 010299/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

127

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 456 = 196m²

RESTANT / REMAINDER

T 010300/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

128

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 457 = 196m²

RESTANT / REMAINDER

T 010301/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

129

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 987 = 313m²

RESTANT / REMAINDER

T 010302/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

130

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 1068 = 285m²

RESTANT / REMAINDER

T 010303/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

131

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 1064 = 191m²

RESTANT / REMAINDER

T 010304/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

132

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 1065 = 156m²

RESTANT / REMAINDER

T 010305/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

133

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 1067 = 144 m²

RESTANT REMAINDER

T 010306/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

134

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 296 = 100 m²

RESTANT REMAINDER

T 010307/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

135

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 298 = 1248 m²

RESTANT REMAINDER

T 010308/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

136

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 292 = 502 m²

RESTANT REMAINDER

T 010309/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

137

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 312 = 1664 m²
IN RESPECT OF
RESTANT
REMAINDER

138

T 010310/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 314 = 84m²
IN RESPECT OF
RESTANT
REMAINDER

139

T 010311/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 318 = 1507m²
IN RESPECT OF
RESTANT
REMAINDER

140

T 010312/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 319 = 275m²
IN RESPECT OF
RESTANT
REMAINDER

141

T 010313/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 475 = 815 m²

RESTANT / REMAINDER

T 010314/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

142

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 476 = 750 m²

RESTANT / REMAINDER

T 010315/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

143

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 477 = 690 m²

RESTANT / REMAINDER

T 010316/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

144

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 478 = 888 m²

RESTANT / REMAINDER

T 010317/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

145

ENDORSEMENTS SEE PAGE 48 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 498 = 186 m²

RESTANT / REMAINDER

T 010318/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

146

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 499 = 186 m²

RESTANT / REMAINDER

T 010319/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

147

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 500 = 187 m²

RESTANT / REMAINDER

T 010320/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

148

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 501 = 187 m²

RESTANT / REMAINDER

T 010321/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

149

VIR VERDERE DOKUMENTE KYK BLADSY / FOR FURTHER ENDORSEMENTS SEE PAGE 49 ET SEQ

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 502 = 187m²

RESTANT / REMAINDER

T 010322/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

150

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 503 = 187m²

RESTANT / REMAINDER

T 010323/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

151

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 504 = 187m²

RESTANT / REMAINDER

T 010324/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

152

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 505 = 324m²

RESTANT / REMAINDER

T 010325/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

153

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 506 = 1084m²
IN RESPECT OF

RESTANT
REMAINDER

154

T 010326/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 507 = 193m²
IN RESPECT OF

RESTANT
REMAINDER

~~010327/09~~

155

T

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 508 = 193m²
IN RESPECT OF

RESTANT
REMAINDER

156

T 010328/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 509 = 193m²
IN RESPECT OF

RESTANT
REMAINDER

157

T 010329/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 510 = 194m²

RESTANT / REMAINDER

158

T 010330/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 511 = 194 m²

RESTANT / REMAINDER

159

T 010331/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 512 = 55m²

RESTANT / REMAINDER

160

T 010332/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 513 = 194m²

RESTANT / REMAINDER

161

T 010333/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

VIR VERDERE AFTEKENINGS SIEN BLADSY
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52 52

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 514 = 194m²
IN RESPECT OF

RESTANT
REMAINDER

T 010334/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

162

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 515 = 194 m²
IN RESPECT OF

010335/09 RESTANT
REMAINDER

T 010335/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

163

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 516 = 195 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010336/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

164

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 517 = 195m²
IN RESPECT OF

RESTANT
REMAINDER

T 010337/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

165

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 518 = 195m²

RESTANT / REMAINDER

T 010338/09

1 0 MAR 2009

REGISTRATEUR/REGISTRAR

166

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 519 = 195m²

RESTANT / REMAINDER

T 010339/09

1 0 MAR 2009

REGISTRATEUR/REGISTRAR

167

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 520 = 195m²

RESTANT / REMAINDER

T 010340/09

1 0 MAR 2009

REGISTRATEUR/REGISTRAR

168

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 521 = 196m²

RESTANT / REMAINDER

T 010341/09

1 0 MAR 2009

REGISTRATEUR/REGISTRAR

169

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 522 = 198

RESTANT / REMAINDER

T 010342/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

170

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 523 = 2,8987 ha

RESTANT / REMAINDER

T 010343/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

171

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 633 = 1,5240 ha

RESTANT / REMAINDER

T 010344/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

172

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 458 = 184

RESTANT / REMAINDER

T 010345/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

173

SEE ENDORSEMENTE KTR BLADSY / FOR ENDORSEMENTS SEE PAGE 54 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 459 = 179m²

RESTANT / REMAINDER

T 010346/09

10-3-09

REGISTRATEUR/REGISTRAR

174

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 460 = 168m²

RESTANT / REMAINDER

T 010347/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

175

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 461 = 168m²

RESTANT / REMAINDER

T 010348/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

176

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 462 = 168m²

RESTANT / REMAINDER

T 010349/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

177

VIR AANTEKENINGE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 56 ET SEQ

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T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 463 = 168m²
IN RESPECT OF
RESTANT
REMAINDER

178

T 010350/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 465 = 168 m²
IN RESPECT OF
RESTANT
REMAINDER

179

T 010351/09

010351/09
10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 466 = 185 m²
IN RESPECT OF
RESTANT
REMAINDER

180

T 010352/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 467 = 172 m²
IN RESPECT OF
RESTANT
REMAINDER

181

T 010353/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

VIR AANVULLENDE KYK BLADSY 57 ET SEQ
FOR ENDORSEMENTS SEE PAGE

365

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 468 = 168 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010354/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

182

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 469 = 168 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010355/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

183

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 470 = 168 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010356/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

184

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 471 = 168 m²
IN RESPECT OF

RESTANT
REMAINDER

T 010357/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

185

SE AANDORSEMENTE KTK BLADSY 58 ET SEQ
SEE ENDORSEMENTS SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 472 = 168m²

RESTANT / REMAINDER

(86)

T 010358/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 473 = 168m²

RESTANT / REMAINDER

(87)

T 010359/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 474 = 192 m²

RESTANT / REMAINDER

(188)

T 010360/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 479 = 781 m²

RESTANT / REMAINDER

(189)

T 010361/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

SEE PAGE 59 FOR ADDITIONAL ENTRIES ON THIS SHEET

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 480 = 766m²

RESTANT / REMAINDER

T 010362/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

190

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 481 = 702m²

RESTANT / REMAINDER

T 010363/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

191

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 482 = 701m²

RESTANT / REMAINDER

T 010364/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

192

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 483 = 3 355m²

RESTANT / REMAINDER

T 010365/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

193

SEE PAGE 60 FOR ENDORSEMENTS
VIR ONDERSKRYWINGS KYK BLADSY

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 484 = 327 m²

RESTANT / REMAINDER

T 010366/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

194

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 485 = 706 m²

RESTANT / REMAINDER

T 010367/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

195

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 486 = 145 m²

RESTANT / REMAINDER

T 010368/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

196

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 487 = 93 m²

RESTANT / REMAINDER

T 010369/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

197

VIR AFSKRYWERK KYK BLAAI / FOR ENDORSEMENTS SEE PAGE 61 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 488 = 207 m²

RESTANT / REMAINDER

T 010370/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

198

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 496 = 780m²

RESTANT / REMAINDER

T 010371/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

199

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 489 = 147 m²

RESTANT / REMAINDER

~~010372/09~~

T

10 MAR 2009

REGISTRATEUR/REGISTRAR

200

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 490 = 318 m²

RESTANT / REMAINDER

T 010373/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

201

SIEN BYGAANDEBLAD VIR BYKOMENDE ENDORSEMENTS / SEE PAGE 62 FOR ADDITIONAL ENDORSEMENTS

T43399/2000

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 491 = 227m²

RESTANT / REMAINDER

T 010374/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

202

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 492 = 274m²

RESTANT / REMAINDER

T 010375/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

203

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 493 = 605m²

RESTANT / REMAINDER

T 010376/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

204

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 494 = 746m²

RESTANT / REMAINDER

T 010377/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

205

ET SEQ.
SEE PAGE

C.H. Loubser, Pr. Landmeter, Stellenbosch.

KAYA MANDI ALLOTMENT AREA

ALGEMENE PLAN No L No 149/87

(Bestaande uit 7 Velle)

van gedeelte van

KAYA MANDI DORP

(7) (8)

bevattende onderverdelings van die plaas

KAYA MANDI No 1259 x

x Erf 288 Kaya Mandi

Sien Kaart No 394/1986 S.V.T.

Geleë in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Goeie Hoop.

Opgemeet in September 1982 - Desember 1986 deur my
en Junie 1987

C.H. Loubser
Pr. Landmeter

LG NO L NO 149/87
VEL Nr. 1 van 7
GOEDGEKEUR
mns. LANDMETER-GENERAAL
1987-08-03

K.P.A. GEMEENSKAPSDIENSTE:
WES-KAAP
TOWNSHIP REGISTER OPENED
L.T.O ACT 112/1991
FILE S/280 2498

CDR

HOOFFIGUUR

		SYE METER	RIGTINGS-HOEKE	KOORDINATE STELSEL Lo 19° +10000,00 +3750000,00 Y METER	X
A	B	354, 34	236, 55, 30	A	+ 4365, 20	+ 4047, 59
B	C	92, 62	240, 11, 40	B	+ 4068, 34	+ 3854, 20
C	D	48, 33	238, 23, 30	C	+ 3987, 97	+ 3808, 16
D	E	106, 48	327, 52, 30	D	+ 3946, 81	+ 3782, 83
E	F	548, 03	336, 58, 10	E	+ 3690, 53	+ 3872, 75
F	G	7, 84	46, 10, 10	F	+ 3624, 59	+ 4351, 93
G	H	67, 40	61, 29, 00	G	+ 3626, 55	+ 4358, 49
H	J	193, 86	321, 20, 00	H	+ 3685, 75	+ 4398, 90
J	K	8, 66	351, 18, 00	J	+ 3615, 11	+ 4479, 18
K	L	11, 14	201, 16, 00	K	+ 3613, 80	+ 4487, 76
L	M	40, 91	320, 00, 30	L	+ 3609, 76	+ 4497, 36
M	N	47, 17	358, 10, 00	M	+ 3583, 47	+ 4508, 70
N	O	56, 66	36, 19, 30	N	+ 3581, 96	+ 4555, 85
O	P	37, 43	14, 41, 10	O	+ 3612, 09	+ 4596, 83
P	Q	23, 00	353, 06, 20	P	+ 3621, 58	+ 4633, 04
Q	R	60, 24	90, 28, 00	Q	+ 3618, 82	+ 4658, 87
R	S	708, 69	119, 40, 20	R	+ 3674, 06	+ 4652, 38
S	T	126, 98	238, 15, 40	S	+ 4294, 83	+ 4304, 56
T	A	269, 71	136, 54, 50	T	+ 4187, 17	+ 4237, 97

VERSEKERINGSMERKE

Konst	KOORDINATE STELSEL Lo 19° +10000,00 +3750000,00 Y METER	X
VM4	+ 3990, 34	+ 3856, 29
VM7	+ 4139, 96	+ 3954, 95
VM3	+ 4139, 66	+ 4080, 88
VM4	+ 3943, 23	+ 4064, 98
VM5	+ 3892, 79	+ 4033, 24
VM6	+ 3772, 35	+ 4157, 74
VM7	+ 3858, 62	+ 4264, 18
VM8	+ 3974, 05	+ 4198, 23
VM9	+ 3870, 99	+ 4392, 71
VM12	+ 3962, 68	+ 4393, 53
VM13	+ 3990, 99	+ 4389, 71
VM14	+ 4081, 20	+ 4256, 31
VM15	+ 4087, 02	+ 4350, 93
VM16	+ 4148, 97	+ 4351, 48

TRIGONOMETRIESE BAKENS

△61 Staal 1	+ 5339,25	+ 4040,38
△403 Matte-vrydag	+ 4493,96	+ 1728,21

BLOKHOEKE

Konst	KOORDINATE STELSEL Lo 19° +10000,00 +3750000,00 Y METER	X
A1	+ 4095, 11	+ 3850, 26
A2	+ 3997, 27	+ 3810, 57
A3	+ 3978, 30	+ 3834, 67
A4	+ 3960, 22	+ 3862, 26
A5	+ 3974, 99	+ 3845, 39
A6	+ 3987, 84	+ 3848, 01
A7	+ 3999, 54	+ 3846, 93
B1	+ 4037, 27	+ 3876, 36
B2	+ 3988, 73	+ 3880, 52
B3	+ 3982, 95	+ 3867, 30
B4	+ 3986, 30	+ 3924, 94
B5	+ 3993, 10	+ 3930, 69
B6	+ 4048, 11	+ 3925, 92
B7	+ 4111, 45	+ 3938, 34
B8	+ 4115, 98	+ 3946, 44
B9	+ 4066, 23	+ 3906, 21
a B10	+ 4039, 38	+ 3902, 21
C1	+ 3969, 44	+ 3876, 87
C2	+ 3959, 24	+ 3874, 36
C3	+ 3916, 82	+ 3951, 07
C4	+ 3941, 55	+ 3961, 23
C5	+ 3921, 95	+ 3973, 37
C6	+ 3930, 78	+ 3974, 16
C7	+ 3969, 44	+ 3940, 93
C8	+ 3874, 14	+ 3930, 58
D1	+ 3908, 68	+ 3967, 20
D2	+ 3852, 30	+ 4008, 20
D3	+ 3857, 80	+ 4014, 64
D4	+ 3814, 78	+ 4082, 89
D5	+ 3758, 49	+ 4131, 90
D6	+ 3786, 20	+ 4149, 96
D7	+ 3773, 87	+ 4150, 44
D8	+ 3847, 26	+ 4094, 50
D9	+ 3863, 10	+ 4079, 74
D10	+ 3884, 02	+ 4073, 67
D11	+ 3867, 35	+ 4032, 84
D12	+ 3868, 48	+ 4027, 16
D13	+ 3911, 58	+ 3990, 46
D14	+ 3912, 33	+ 3981, 59
E1	+ 3977, 79	+ 3963, 14
E2	+ 3968, 22	+ 3959, 19
E3	+ 3888, 34	+ 4027, 00
E4	+ 3885, 77	+ 4036, 91
E5	+ 3898, 28	+ 4069, 52
E6	+ 3904, 85	+ 4072, 40
E7	+ 3935, 73	+ 4040, 83
E8	+ 3980, 10	+ 4095, 63
E9	+ 3904, 61	+ 4049, 98
F1	+ 3937, 18	+ 4086, 61
F2	+ 3920, 35	+ 4082, 85
F3	+ 3854, 57	+ 4111, 21
F4	+ 3791, 93	+ 4100, 24
F5	+ 3791, 30	+ 4168, 54
F6	+ 3830, 41	+ 4195, 46
F7	+ 3829, 93	+ 4190, 10
F8	+ 3874, 21	+ 4140, 35
F9	+ 3943, 41	+ 4132, 25
F10	+ 3946, 61	+ 4125, 63
G1	+ 3953, 33	+ 4148, 61
G2	+ 3944, 92	+ 4144, 61
G3	+ 3887, 42	+ 4166, 86
G4	+ 3838, 99	+ 4205, 01
G5	+ 3836, 48	+ 4213, 23
G6	+ 3863, 45	+ 4240, 15
G7	+ 3873, 36	+ 4240, 78
G8	+ 3912, 19	+ 4211, 12
G9	+ 3956, 14	+ 4193, 78
G10	+ 3960, 83	+ 4185, 29
H1	+ 3884, 09	+ 4244, 91
B11	+ 4046,8*	+ 3902,20
H16	+ 4178,85	+ 4247,41
H4	+ 3962, 31	+ 4278, 14
H5	+ 3870, 85	+ 4276, 74
H6	+ 3884, 68	+ 4353, 21
H7	+ 3882, 23	+ 4344, 72
H8	+ 3876, 06	+ 4341, 15
H9	+ 3889, 28	+ 4317, 68
H10	+ 3901, 17	+ 4326, 66
H11	+ 3904, 33	+ 4322, 66
H12	+ 3898, 08	+ 4317, 47
H13	+ 3909, 74	+ 4281, 08
H14	+ 3910, 96	+ 4283, 84
H15	+ 3898, 08	+ 4251, 47
J1	+ 3977, 21	+ 4176, 13
J2	+ 3949, 76	+ 4195, 71
J3	+ 3925, 28	+ 4219, 97
J4	+ 3916, 81	+ 4226, 74
J5	+ 3914, 78	+ 4245, 85
J6	+ 3929, 72	+ 4291, 51
J7	+ 3924, 84	+ 4325, 69
J8	+ 3904, 85	+ 4362, 16
J9	+ 3918, 93	+ 4397, 42
J10	+ 3890, 09	+ 4432, 97
J11	+ 3767, 63	+ 4569, 62
J12	+ 3981, 87	+ 4448, 04
J13	+ 3929, 53	+ 4348, 28
J14	+ 3922, 96	+ 4246, 14
J15	+ 3810, 46	+ 4484, 09
J16	+ 3808, 10	+ 4412, 78
J17	+ 3839, 69	+ 4466, 35
J18	+ 3845, 51	+ 4468, 23
J19	+ 3852, 32	+ 4479, 54
J20	+ 3850, 46	+ 4486, 35
J21	+ 3839, 14	+ 4497, 77
J22	+ 3831, 32	+ 4490, 89
J23	+ 3825, 93	+ 4479, 58
J24	+ 3748, 14	+ 4439, 49

BLOKHOEKE

Konst	KOORDINATE STELSEL Lo 19° +10000,00 +3750000,00 Y METER	X
J25	+ 3741, 73	+ 4428, 17
J26	+ 3916, 66	+ 4334, 67
J27	- 3918, 75	+ 4327, 88
J28	- 3906, 83	+ 4383, 54
J29	+ 3827, 79	+ 4472, 76
J30	+ 3797, 23	+ 4438, 95
J31	+ 3788, 35	+ 4446, 91
K1	+ 4075, 82	+ 4276, 17
K2	+ 4070, 23	+ 4284, 83
K3	+ 4029, 46	+ 4261, 79
K4	- 3987, 01	+ 4263, 38
K5	+ 3948, 23	+ 4278, 62
K6	+ 3927, 35	+ 4294, 91
K7	+ 3925, 71	+ 4302, 39
K8	+ 4011, 47	+ 4466, 00
K9	+ 4093, 92	+ 4459, 02
K10	+ 4088, 17	+ 4351, 70
K11	+ 4117, 60	+ 4372, 01
K12	+ 4175, 96	+ 4338, 82
K13	+ 4168, 53	+ 4325, 78
K14	+ 4161, 70	+ 4323, 50
K15	+ 4112, 41	+ 4351, 95
K16	+ 4085, 78	+ 4351, 67
L1	+ 4089, 77	+ 4302, 02
L2	+ 4094, 60	+ 4288, 80
L3	+ 4099, 60	+ 4341, 81
L4	+ 4109, 81	+ 4341, 92
L5	+ 4154, 79	+ 4345, 19
L6	+ 4158, 66	+ 4308, 37
L7	+ 4155, 08	+ 4302, 09
L8	+ 4121, 37	+ 4293, 15
L9	+ 4094, 13	+ 4296, 46
M1	+ 4084, 20	+ 4256, 19
M2	+ 4087, 36	+ 4282, 18
M3	+ 4092, 92	+ 4286, 54
M4	+ 4122, 67	+ 4282, 99
M5	+ 4161, 78	+ 4293, 50
M6	+ 4186, 66	+ 4338, 85
M7	+ 4208, 23	+ 4329, 86
M8	+ 4174, 69	+ 4275, 47
M9	+ 4159, 07	+ 4270, 36
M10	+ 4165, 03	+ 4235, 10
M11	+ 4161, 76	+ 4214, 31
M12	+ 4218, 33	+ 4204, 65
M13	+ 4238, 12	+ 3964, 77
M14	+ 4263, 42	+ 3993, 61
a M15	+ 4179, 36	+ 3980, 82
N1	+ 4082, 36	+ 4211, 54
N2	+ 4079, 26	+ 4204, 52
N3	+ 4033, 31	+ 4195, 98
N4	+ 3972, 72	+ 4201, 30
N5	+ 3917, 87	+ 4222, 83
N6	+ 3883, 23	+ 4249, 81
N7	+ 3881, 61	+ 4257, 93
N8	+ 3909, 50	+ 4285, 54
N9	+ 3919, 38	+ 4288, 18
N10	+ 3941, 74	+ 4267, 11
N11	+ 3986, 28	+ 4250, 47
N12	+ 4029, 71	+ 4248, 77
N13	+ 4062, 12	+ 4251, 19
N14	+ 4070, 21	+ 4246, 21
P1	+ 4103, 22	+ 4159, 60
P2	+ 4099, 88	+ 4144, 46
P3	+ 4039, 09	+ 4132, 20
P4	+ 3925, 44	+ 4137, 53
P5	+ 3916, 69	+ 4144, 10
P6	+ 3919, 32	+ 4181, 49
P7	+ 3987, 07	+ 4187, 97
P8	+ 4034, 25	+ 4182, 98
P9	+ 4082, 35	+ 4182, 46
P10	+ 4098, 60	+ 4187, 93
Q1	+ 4124, 11	+ 4091, 68
Q2	+ 4120, 13	+ 4084, 42
Q3	+ 4040, 55	+ 4068, 88
Q4	+ 3961, 82	+ 4075, 74
Q5	+ 3939, 10	+ 4082, 15
Q6	+ 3965, 37	+ 4128, 71
Q7	+ 3971, 76	+ 4125, 17
Q8	+ 4037, 87	+ 4119, 50
Q9	+ 4103, 24	+ 4132, 42
Q10	+ 4111, 49	+ 4127, 11
R1	+ 4146, 00	+ 4020, 57
R2	+ 4149, 89	+ 4021, 37
R3	+ 4059, 88	+ 4003, 26
R4	+ 4044, 12	+ 4002, 25
R5	+ 3998, 47	+ 4005, 73
R6	+ 3993, 59	+ 4011, 39
R7	+ 3997, 17	+ 4051, 41
R8	+ 4007, 49	+ 4056, 43
R9	+ 4030, 82	+ 4054, 30
R10	+ 4045, 87	+ 4055, 14
R11	+ 4125, 18	+ 4069, 29
R12	+ 4139, 41	+ 4044, 66
S1	+ 4106, 97	+ 3968, 56
S2	+ 4107, 86	+ 3961, 38
S3	+ 4047, 39	+ 3938, 58
S4	+ 3993, 95	+ 3943, 14
S5	+ 3988, 19	+ 3946, 64
S6	+ 3991, 74	+ 3987, 46
S7	+ 3998, 61	+ 3993, 38
S8	+ 4044, 67	+ 3989, 35
S9	+ 4146, 12	+ 4009, 35
S10	+ 4151, 39	+ 4006, 41

GROOTTES

ERF NOMMER	VIERK. METER
1	448
2	540
3	499
4	453
5	439
6	415
7	469
8	488
9	419
10	445
11	449
12	412
13	496
14	459
15	476
16	398
17	439
18	535
19	604
20	663
21	695
22	629
23	1786
24	14334
25	2280
26	2179
27	3602
28	1027
29	5684 4844
30	427
31	381
32	383
33	404
34	419
35	414
36	496
37	600
38	500
39	396
40	405
41	426
42	527
43	403
44	419
45	581
46	281
47	403
48	384
49	398
50	418
51	401
52	445
53	357
54	448
55	413
56	424
57	391
58	470
59	432
60	398
61	415
62	5673
63	1015
64	599
65	2, 9906ha
66	7886
67	1913
68	1374
69	4597
P1 70	95
71	1, 2589ha
72	3516
73	1, 9310ha
74	246
75	224
76	230
77	253
78	234
79	217
80	217
81	217
82	191
83	194
84	211
85	222
86	232
87	228
88	196
89	234
90	235
91	263
92	198
93	198
94	205
95	220
96	201
97	181
98	222
99	200
100	200
101	200

UNGROOTTES

ERF NOMMER	VIERK. METER
102	200
103	700
104	214
105	209
106	202
107	5932
108	765
109	3, 2857ha
110	396
111	1425
112	3443
113	1073
114	2406
115	573
116	450
117	442
118	388
119	435
120	399
121	385
122	384
123	433
124	390
125	384
126	434
127	422
128	443
129	409
130	425
131	365
132	464
133	378
134	396
135	383
136	452
137	453
138	425
139	431
140	432 465 (1)
141	610
142	395
143	418
144	426
145	491
146	509
147	445
148	469
149	418
150	427
151	436
152	420
153	424
154	419
155	402
156	394
157	422
158	430
159	413
160	538
161	447
162	461
163	452
164	446
165	490
166	490
167	415
168	467
169	443
170	460
171	439
172	467
173	437
174	461
175	444
176	449
177	437
178	439
179	487
180	453
181	456
182	494
183	462
184	480
185	202
186	559
187	548
188	953
189	1123
190	144
191	1048
192	395 (1)
193	323 (1)

BESKRYWING VAN BAKENS

A — Swaar ysterhoekdraadpaal in beton
B — Swaar ysterhoekdraadpaal afgeroes op beton
C — Wa-as 0,9m hoog
D, E — 25mm ysterpyp
H — 16mm ysterpen
L — Nie gebaken nie
M, O, P, Q, R — 20mm ysterpen
N — Ysterpyp 0,5m diep
S — Ysterpaalpen
F, G, T — 12mm ysterpenen

VM2-6, VM8-9, VM16 — Gat in beton randsteen
VM12 — Gat in beton sloot, 15cm van randsteen
VM1, VM7, VM13, VM15-a — 12mm ysterpen in beton 10cm diep

A2-3, A6-7, B1-7, C1-8, D1, D3, D12-14, F3-8, G2-6, G8, H1-2, N6-7, N13-14, P1-10, Q1-3, Q8-10, R1-2, R11-17, S1-3, S6-10, 4a, 5a, 7c, 8c, 9c, 10c, 11c, 12c, 14b, 16b, 19c, 19d, 20c, 24d, 34b, 35b, 37a, 39d, 41c, 41d, 44c, 57c, 47e, 49a, 49b, 51a, 51b, 53b, 54d, 57d, 61c, 63c, 63d, 63e, 111c, 113a, 113f, 117c, 119a, 119b, 121b, 123a, 123b, 128d, 128f, 130c, 130d, 132a, 134b, 136a, 138a, 140a, 142c, 142d, 144c, 146d, 148a, 165c, 166c, 168a, 168b, 170a, 174b, 172a, 173a, 173b, 175a, 177c, 177d, 181d, 183c, 183d — 1,4m ysterhoekdraadpaal

E3-4, E7, 26c, 28c, 37d — 2-3m ysterhoekdraadpaal

D8, H1, H5-14, H9-10, N16, 187a, 187j, 186d, 186c — 2m ysterpyphoekdraadpaal

B8-9, B11, G1, G9-10, R3, R9, 6a, 6b, 7a, 10a, 11a, 39c, 42f, 46b, 46c, 53a, 59c, 59d, 111c, 117c, 124d, 149c, 153a, 155a, 159c, 163c, 166e, 179a, 179d, 183a, 183b — 1,4m houthoekdraadpaal

9a, 33b, 35a, 55e, 57c, 64d, 64e, 110c, 110d, 138b, 161d, 179a, 179b, 181a — Betonhoekpaal

26d, 28a, 151a — 2m houthoekdraadpaal

H15, 29c, 31a, 132c, 134a, 181c — Hoek van pilaar of muur

K6, S4-5, 68a, 175d, 71g — 12 mm ysterpen in beton

Alle ander bakens is 12mm ysterpenne

* SIEN VEL 2 VIR SLEUTELPLAN

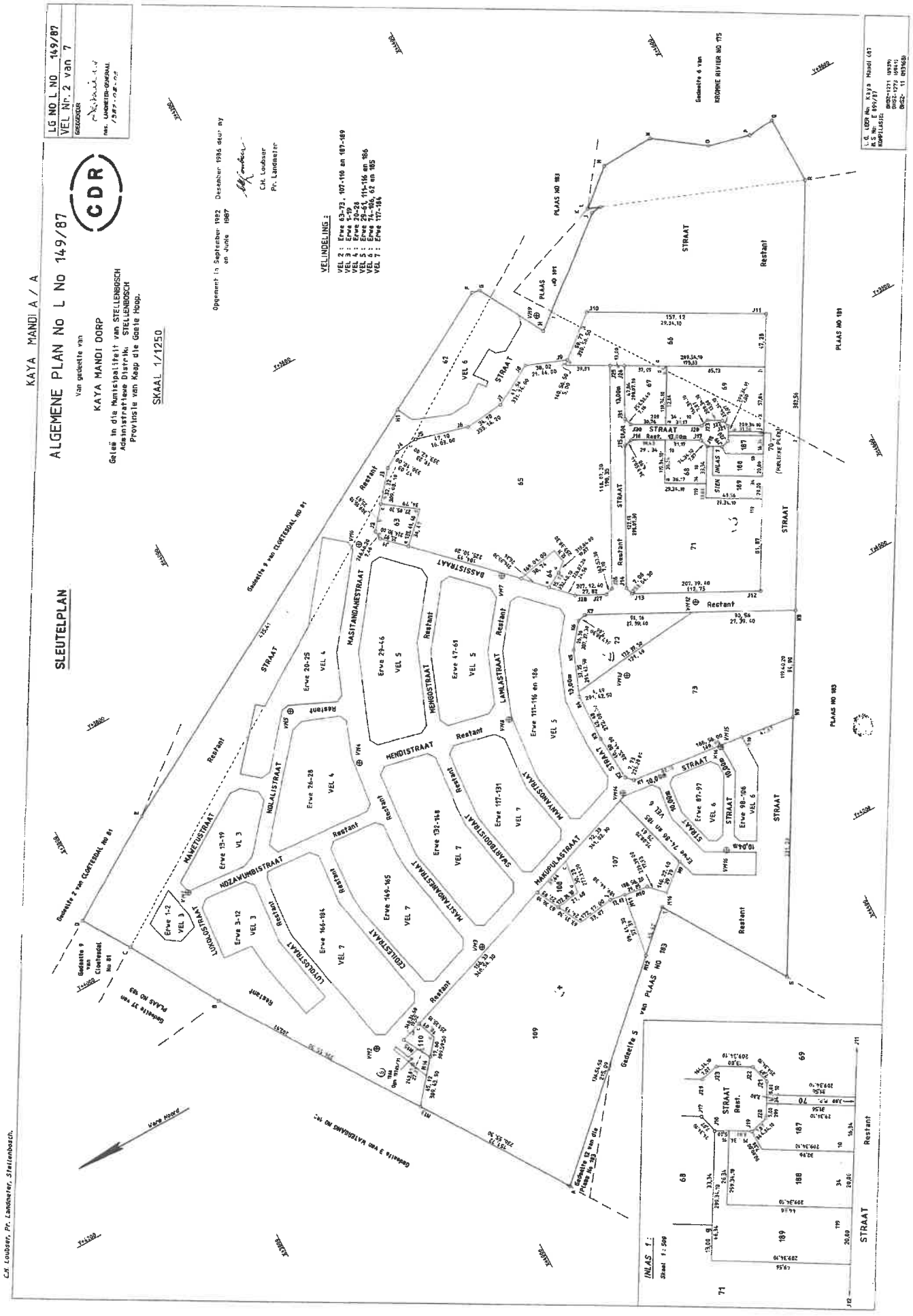
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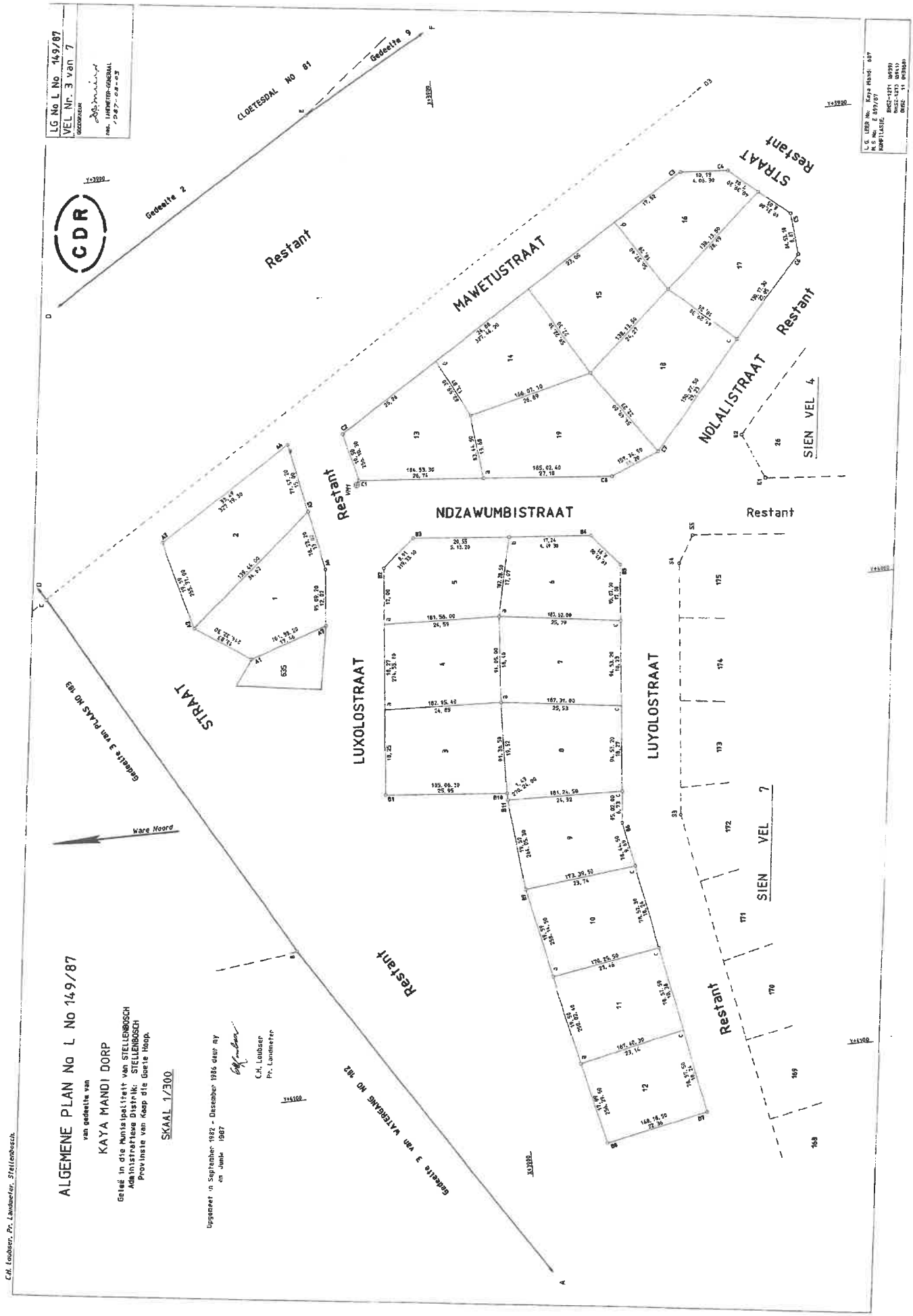
Nr.	WYSIGING	BYVOEGING	MAGTIGING	GET.	DATUM
1	Heruitleg van erwe 4,23,25 en straat Kaya Mandi	Vide Wysigende Afg. plan No L 2/1989	Goedgekeur ingevolge Artikel 38(1)(d)(i) wet Kaya Mandi 687	MR	89-12-7
2	Heruitleg van erf 72 Kaya Mandi	Vide wysigende Afg. plan No. L 289/89			
3	Heruitleg van erwe 71,188 en 189 Kaya Mandi	Vide wysigende Afg. plan No. L290/89	Goedkeuring verw. GD 3/2/034/1 bl. 630 van Kaya Mandi 687	MR	90-...
4	Heruitleg van erwe 98-109 en 185 Kaya Mandi	Vide wysigende Afg. plan No. L 291/89			
5	Sluiting van gedeelte van straat	Byvoeging van Erf 635	Goedkeuring GD3/2/034/3 bl577 of file		91-02-06
6	Sluiting van gedeelte van straat	Byvoeging van Erf 1068	Goedkeuring verw. GD.3/2/034/8	MR	1992.04.03
7.	Heruitleg van Erf 140	Byvoeging van Erf 1405	Goedkeuring verw GD.3/2/034/10 bl 826 Kayamandi 687		1995-12-18
8	Heruitleg van Erf 29	Byvoeging van Erf 1772	Goedkeuring GD.3/2/034/11 bl.826 van Kaya Mandi 687		97 10 16

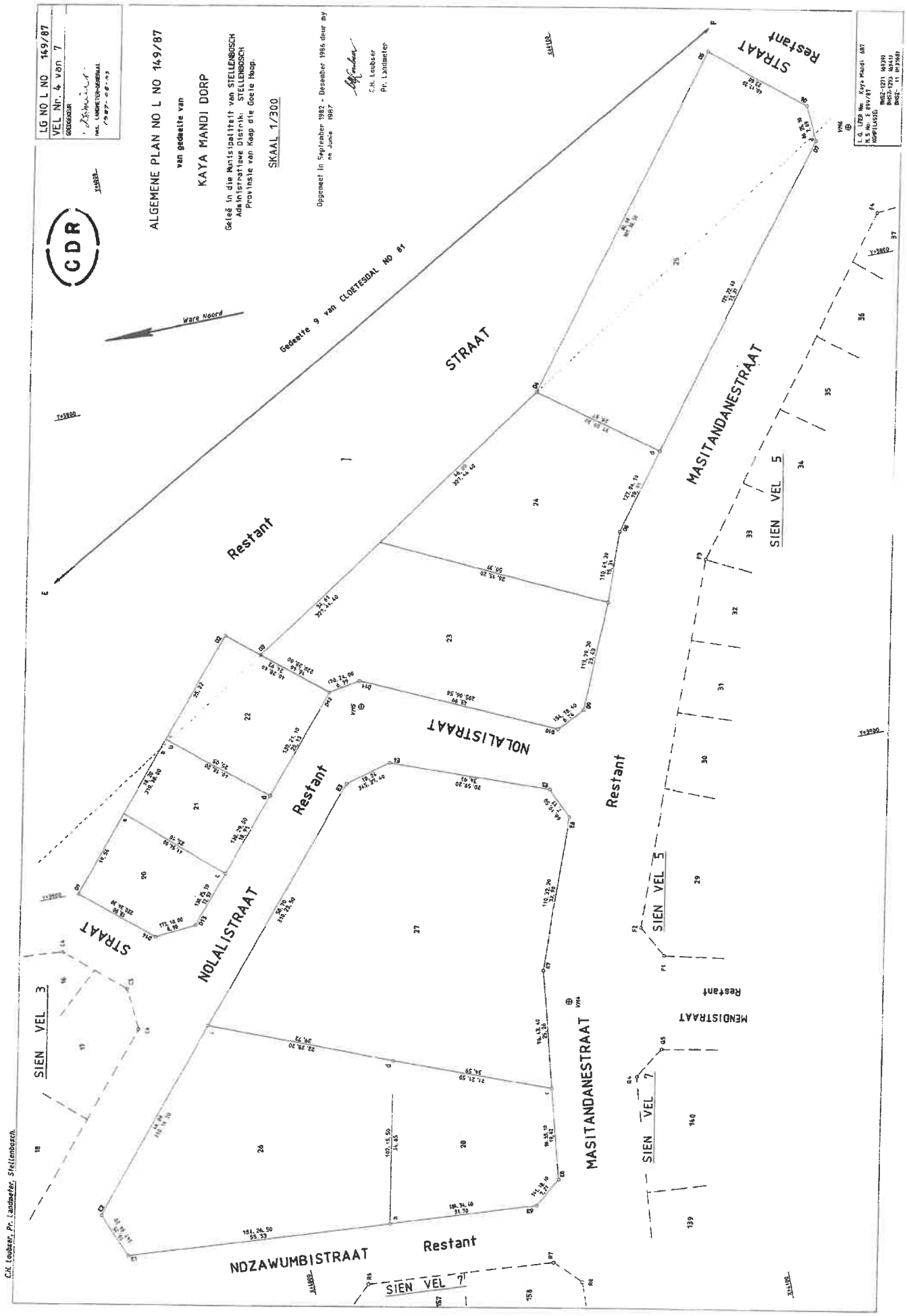
L.G. KANTOORNOTAS

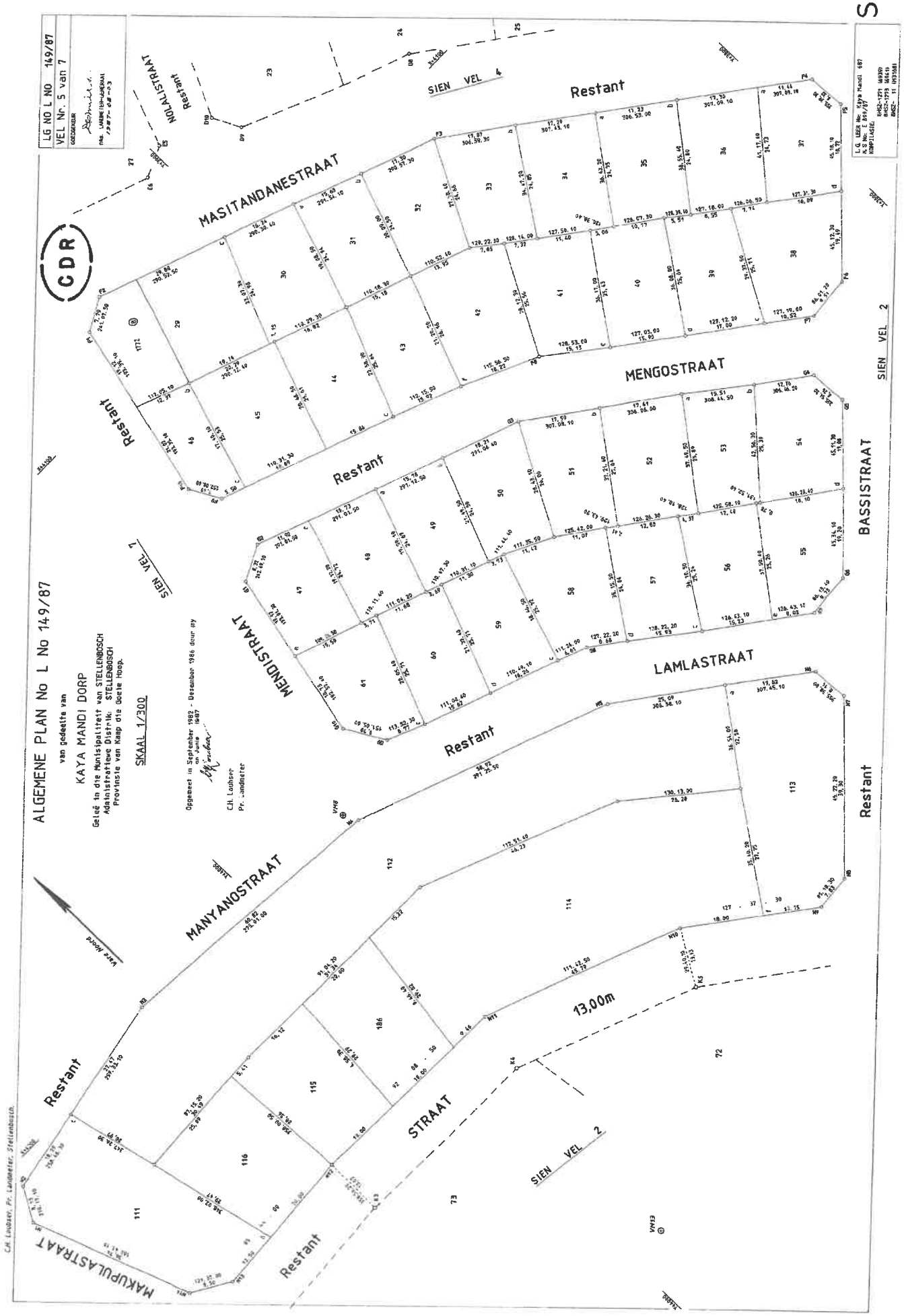
L.G. LEER No: Kaya Mandi 687
M.S No: E 899/87
KOMPILASIE:
BHSZ-1271 (69391)
BHSZ-1273 (69413)
BHSZ- 11 (M31681)

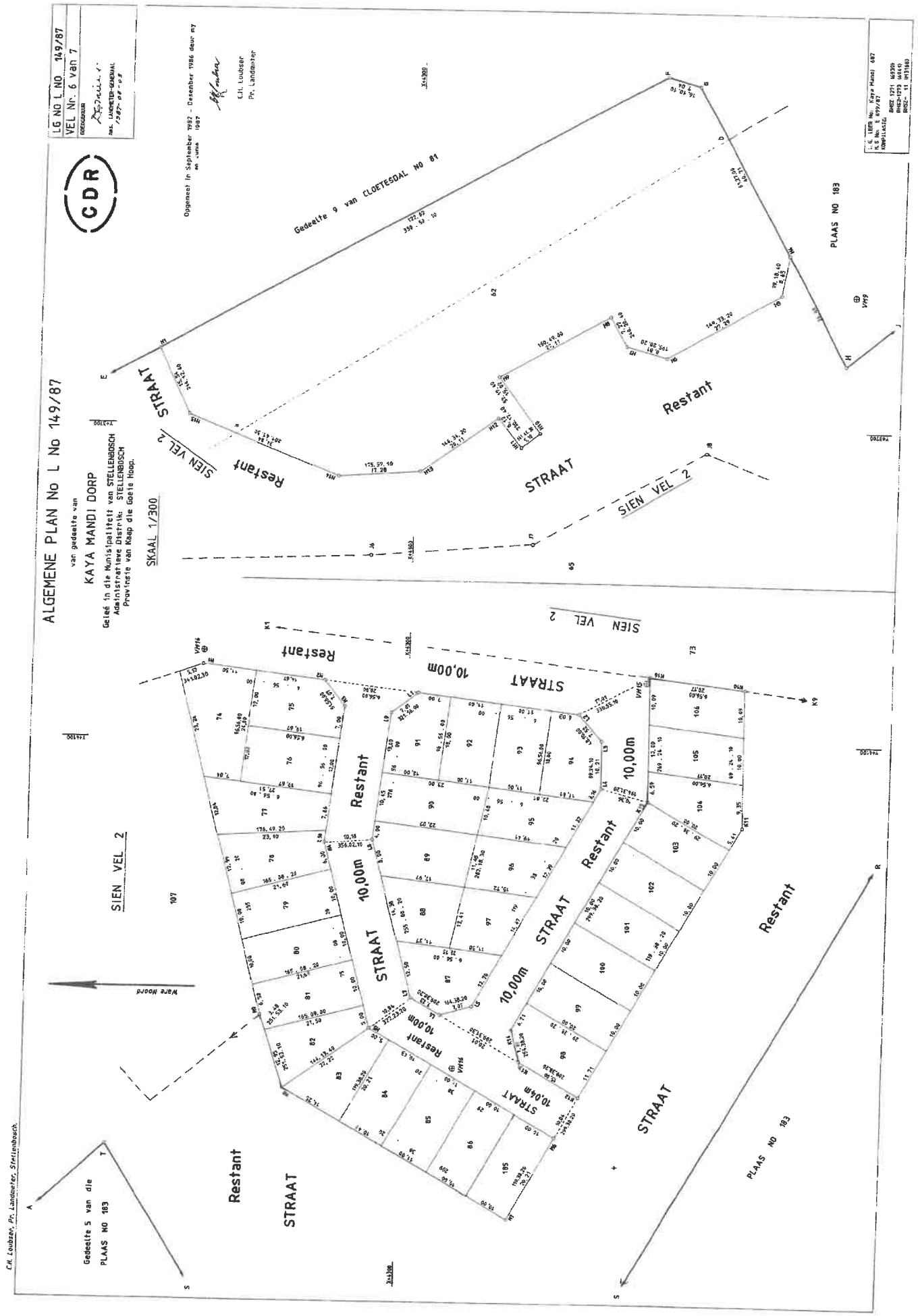
371

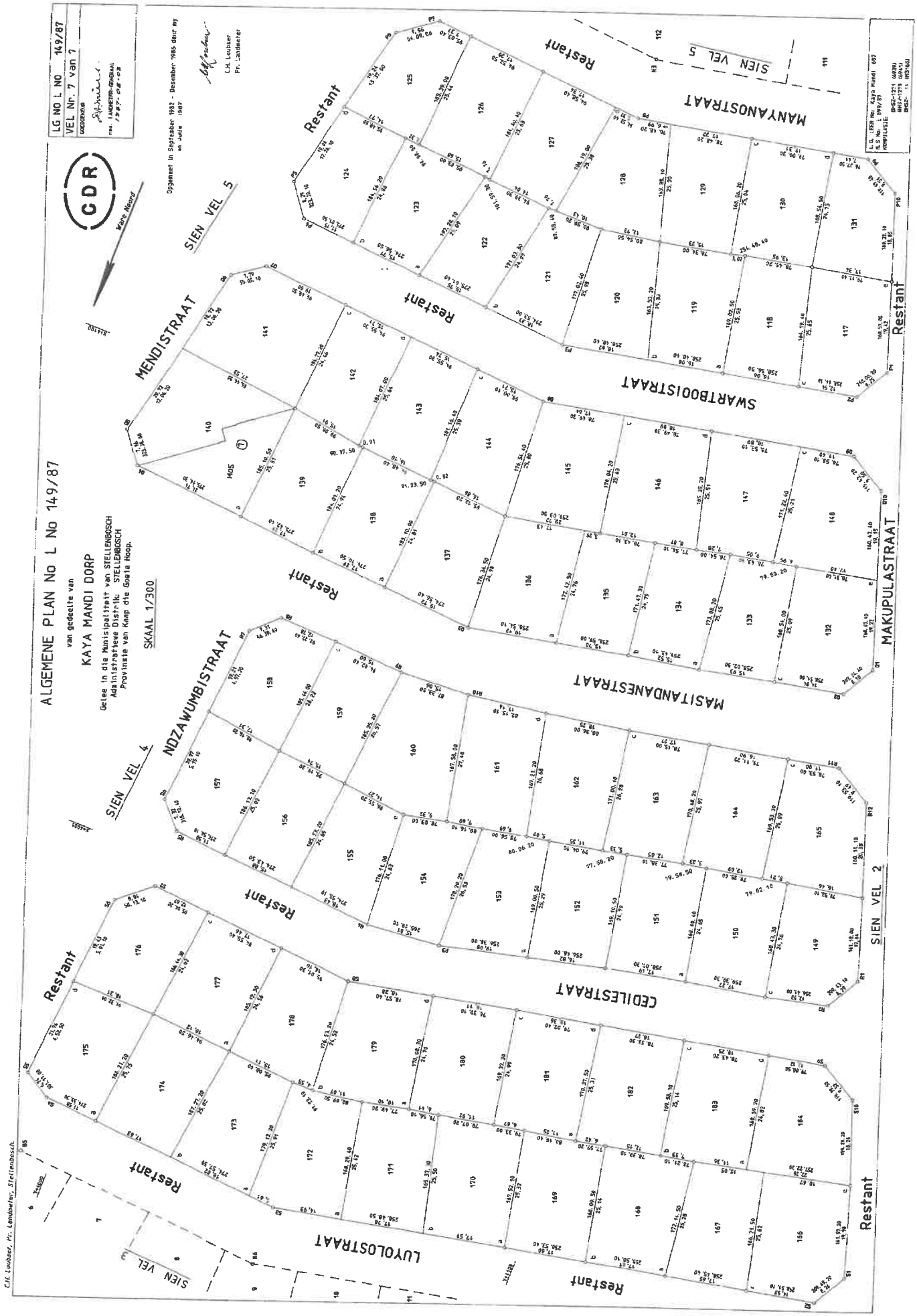

KAYA MANDI A / A
ALGEMENE PLAN No L No 149/87
Van gedeelte van
KAYA MANDI DORP
Gelee in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Goeie Hoop.
SKAAL 1/1250
Opgemeet in September 1982 Desember 1986 deur my
en Junie 1987
C.H. Loubser
Pr. Landmeter
VELINDELING :
VEL 2 : Erwe 13-73, 107-110 en 187-189
VEL 3 : Erwe 1-19
VEL 4 : Erwe 20-28
VEL 5 : Erwe 29-46, 111-116 en 186
VEL 6 : Erwe 74-106, 62 en 185
VEL 7 : Erwe 117-184
SLEUTELPLAN
LG NO L NO 149/87
VEL Nr. 2 van 7
GRENSVAN
STRAAT
Restant
PLAAS NO 183
INLAS 1 :
Skaal 1 : 500


LG No L No 149/87
VEL Nr. 3 van 7
CDR
CLOETESDAL NO 81
Gedeelte 2
Gedeelte 9
Restant
MAWETUSTRAAT
NDZAWUMBISTRAAT
LUXOLOSTRAAT
LUYOLOSTRAAT
NDLALISTRAAT
STRAAT
Restant
SIEN VEL 4
SIEN VEL 7
Gedeelte 3 van PLAAS NO 183
Gedeelte 3 van VLAKBANK NO 182
Ware Noord
ALGEMENE PLAN No L No 149/87
van gedeelte van
KAYA MANDI DORP
Gelee in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Goeie Hoop.
SKAAL 1/300
Opgemeet in September 1982 - Desember 1986 deur my
en Junie 1987
C.H. Loubser
Pr. Landmeter
C.H. Loubser, Pr. Landmeter, Stellenbosch.


LG NO L NO 149/87
VEL Nr. 4 van 7
ALGEMENE PLAN NO L NO 149/87
van gedeelte van
KAYA MANDI DORP
Gelee in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Goele Hoop.
SKAAL 1/300
Opgemeet in September 1982 - Desember 1986 deur my en Junie 1987
C.H. Loubser
Pr. Landmeter
C D R
Ware Noord
Gedeelte 9 van CLOETESDAL NO 81
STRAAT
Restant
MASITANDANESTRAAT
SIEN VEL 5
NOLALISTRAAT
Restant
SIEN VEL 3
NOLALISTRAAT
Restant
MASITANDANESTRAAT
MENDISTRAAT
Restant
SIEN VEL 7
NDZAWUMBISTRAAT
Restant
SIEN VEL 7
C.H. Loubser, Pr. Landmeter, Stellenbosch.


LG NO L NO 149/87
VEL Nr. 5 van 7
ALGEMENE PLAN No L No 149/87
van gedeelte van
KAYA MANDI DORP
Gelee in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Goeie Hoop.
SKAAL 1/300
Opgeneet in September 1982 - Desember 1986 deur my
CH. Laubscher
Pr. Landmeter
CDR
MASITANDANESTRAAT
MENGOSTRAAT
LAMLASTRAAT
MANYANOSTRAAT
MAKUPULASTRAAT
MENDISTRAAT
BASSISTRAAT
SIEN VEL 4
SIEN VEL 2
SIEN VEL 1
Restant
STRAAT
13,00m
CH Laubscher, Pr. Landmeter, Stellenbosch


LG NO L NO 149/87
VEL Nr. 6 van 7
CDR
ALGEMENE PLAN No L No 149/87
van gedeelte van
KAYA MANDI DORP
Gelee in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Goeie Hoop.
SKAAL 1/300
Opgemeet in September 1982 - Desember 1986 deur my
C.H. Loubser
Pr. Landmeter
Gedeelte 9 van CLOETESDAL NO 81
PLAAS NO 183
STRAAT
SIEN VEL 2
Restant
10,00m
Ware Noord
Gedeelte S van die
PLAAS NO 183
C.H. Loubser, Pr. Landmeter, Stellenbosch.


LG NO L NO 149/87
VEL Nr. 7 van 7
GOEDGEKEUR
LANDMETER-GENERAAL
Opgemeet in September 1982 - Desember 1985 deur my en Junie 1987
C.H. Loubser
Pr. Landmeter
CDR
Ware Noord
SIEN VEL 5
SIEN VEL 4
SIEN VEL 3
SIEN VEL 2
ALGEMENE PLAN No L No 149/87
van gedeelte van
KAYA MANDI DORP
Gelee in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik STELLENBOSCH
Provinsie van Kaap die Goeie Hoop.
SKAAL 1/300
MANYANOSTRAAT
MENDISTRAAT
SWARTBOOISTRAAT
MASITANDANESTRAAT
NOZAWUMBISTRAAT
MAKUPULASTRAAT
CEDILESTRAAT
LUYOLOSTRAAT
Restant
MOS
C.H. Loubser, Pr. Landmeter, Stellenbosch.

394-96

	SYE Kaapse Voet meter	RIGTINGS -HOEKE		Y	KOÖRDINATE Stelsel Lo.19 X
		Konstantes		+ 10 000,00	+3750 000,00
AB	354,38	236 56 00	A	+ 4 365,29	+ 4 047,49
BC	92,58	240 10 40	B	+ 4 068,31	+ 3 854,13
CD	48,33	238 22 00	C	+ 3 987,99	+ 3 808,10
DE	106,12	327 57 50	D	+ 3 946,84	+ 3 782,75
EF	548,13	330 58 30	E	+ 3 890,55	+ 3 872,71
FG	7,04	16 11 20	F	+ 3 624,60	+ 4 352,00
GH	67,44	61 24 00	G	+ 3 626,56	+ 4 358,76
HJ	113,06	321 19 10	H	+ 3 685,77	+ 4 391,04
JK	8,66	351 18 00	J	+ 3 615,11	+ 4 479,30
KL	11,14	201 16 10	K	+ 3 613,80	+ 4 487,86
LM	40,91	320 00 30	L	+ 3 609,76	+ 4 477,48
MN	47,17	358 10 00	M	+ 3 583,47	+ 4 508,82
NO	50,86	36 19 20	N	+ 3 581,96	+ 4 555,97
OP	37,44	14 42 10	O	+ 3 612,09	+ 4 596,95
PQ	23,00	353 06 00	P	+ 3 621,58	+ 4 633,16
QR	60,24	90 28 00	Q	+ 3 518,82	+ 4 655,99
RS	708,71	119 40 30	R	+ 3 679,06	+ 4 655,50
ST	126,58	238 14 10	S	+ 4 294,82	+ 4 304,63
TA	260,79	136 55 50	T	+ 4 187,20	+ 4 238,00
			025A ⊕	+ 3 541,91	+ 4 542,04
			Stel 1 △	+ 5339,25	+ 4 040,38
			024A ⊕	+ 3 631,18	+ 4 268,20
			027C ⊕	+ 3 383,14	+ 5 200,68

KOMPONENTE

(1) Figuur ABCDEFGHJKRST stel Die plaas KAYA MANDI Nr. 1142 ,voor.
Sien Kaart Nr. 71/1980 T/A 1981.60.3407 B/ 286 Kaya Mandi

(2) Figuur LMNOPQR stel GEDEELTE 29 (n gedeelte van Gedeelte 6)
van die gekonsolideerde plaas KROMME RIVIER Nr. 175 ,voor.
Sien Kaart Nr. 393/1986 T/A 1996 - 62614 B/ 267 Kaya Mandi

ERF 288 Kaya Mandi

Die figuur A B C D E F G H J K L M N O P Q R S T

stel voor 34,4957 hektaar grond, synde

Die plaas K A Y A M A N D I Nr. 1259 wat bestaan uit (1) en (2) hierbo

geleë in die Munisipaliteit en Administratiewe Distrik STELLENBOSCH Provinsie Kaap die Goeie Hoop.

~~Opgemeet in~~ Saamgestel in Januarie 1986

deur my,

Landmeter

C

Hierdie kaart is geheg aan SVT No. 43399/2000 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaarte is. soos hierbo aangehaal ~~No. geheg aan~~ ~~Transport/Grondbrief~~ No.	Lêer No. ~~STEL. 175~~ STEL. 1259 M.S. No. Saamgestel Komp. BHSZ - 1271 (6939) - 1273 (6941) BHSZ - 11 (3168)

KANTOORAFSKRIF

BAKENBESKRYWINGS

A	Swaar ysterhoekdraadpaal
B	Ysterpaal in beton
C	Yster-as wat 90cm uitsteek
D,E	25mm x 1,20m ysterpyp wat 24cm uitstk.
F,G,H,J,K	16mm ysterpen
L	nie gebaken nie
M,O,P,Q,R	20mm x 150mm ysterpen 130mm ingeslaan
N	Ysterpyp 0,5m diep
S	Ysterpaal wat 30cm uitsteek
T	Houtdraadpaal in beton

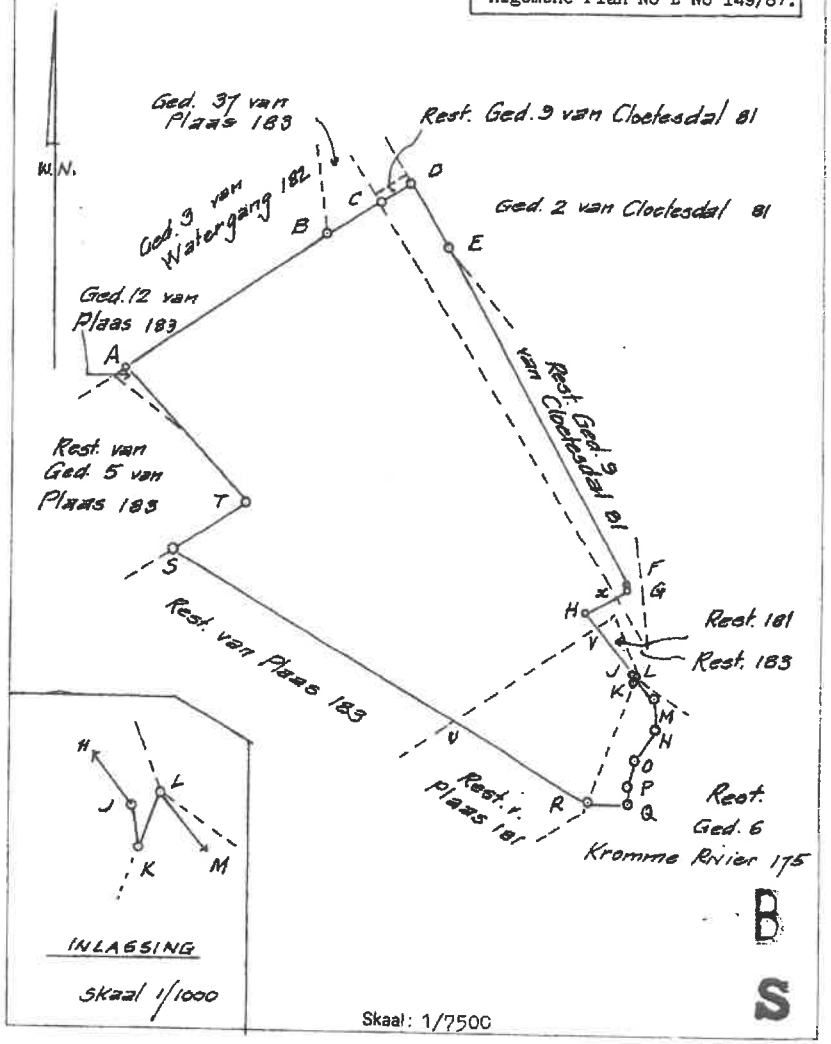
L.G. No. 394-96

Goedgekeur

Landmeter-generaal

1986 -05- 7

Kleinskaalkaart van gedeelte van Kaya Mandi Dorp Vide: Algemene Plan No L No 149/87.



B

S

288 ~~PLAAS 1259~~

378

394/1986

DUMMY TRIP.

Farm

~~ERF~~ 1259

Stellenbosch.

NOW :-

ERF 288 Kaya Mandi

ANNEXURE C

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

SUBDIVISIONAL & ZONING PLANS



Notation:

Application Area

Application for the Subdivision of Remainder Erf 288, Stellenbosch into four portions namely:
Portion 1 (1493m²)
Portion 2 (1014m²)
Portion 3 (133m²)
A Remainder (6.8ha)

Application for the Subdivision of Remainder Erf 523, Stellenbosch into two portions namely:
Portion 4 (5202m²)
A Remainder (2.4ha)

Remainder Erf 288

381

All areas and dimensions are approximate and should be verified by a professional land surveyor.

Drawing:		Plan no.:
Subdivision Erven Re/288 & 523 Stellenbosch		6
Date:	Scale:	
31/03/2022	1:1 500 (A1)	
Project no.:	Drawn:	Checked:
3461-P	WH	JvR

Kayamandi Town Centre Redevelopment

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za



EXISTING CADASTRAL PLAN
Kayamandi Housing Project 8

	DESCRIPTION	COMMENTS
	Remainder of Erf 288 Kaya Mandi	±34.2986 ha
	Proposed portion of RE/288 to be subdivided and closed as a public place	±0.7188 ha
	Current Number of Erven	1 Erf
	Current Erf Numbers	Remainder of Erf 288
	Proposed Number of Erven	55 erven
	Proposed Number of Residential Erven	54 erven
	Proposed Number of Public Space Erven	1 Erf
	Proposed Unregistered Residential Erf Numbers	2392-2400; 2402-2446
	Proposed Unregistered Public Space Erf Numbers	2401
	General Plans / SG Diagrams	SG394/1986 & L149/87
	Current Owner	Stellenbosch Municipality
	Current Owner	T43399/2000

Notes:

1. Project 8 (Mpelazwe) is located between Luyolo, Ndzawumbi and Sokuqala Road in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.
2. The project formed part of the hostel upgrading programme and consists of 54 residential units and 1 public space. However, it still forms part of the Remainder of Erf 288, Kayamandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date.
3. The intention is to:
   - 3.1. Subdivide the Remainder of Erf 288 into two portions, namely proposed "Portion A" and the Remainder of Erf 288,
   - 3.2. Close the proposed "Portion A" as a public place.
   - 3.3. Subdivide and rezone the proposed "Portion A" into 54 residential erven (unregistered erven 2392-2400 & 2402-2446) and 1 public place erf (unregistered erf 2401).
4. Existing Number of Dwelling Units:
   - 4.1. The existing property contain 54 formal dwelling units.
   - 4.2. In addition to the 54 formal dwelling units, there are approximately 59 informal structures on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
5. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
6. Distances are given in meters (m).
7. Cadastral information was provided by Messrs FBV Professional Land Surveyors

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY

Contact: Mr Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

DRAWING TITLE
EXISTING CADASTRAL PLAN (8)

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
2	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

DRAWING TITLE CODES
CP: Consolidation Plan
DF: Development Framework
ECP: Existing Cadastral Plan
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

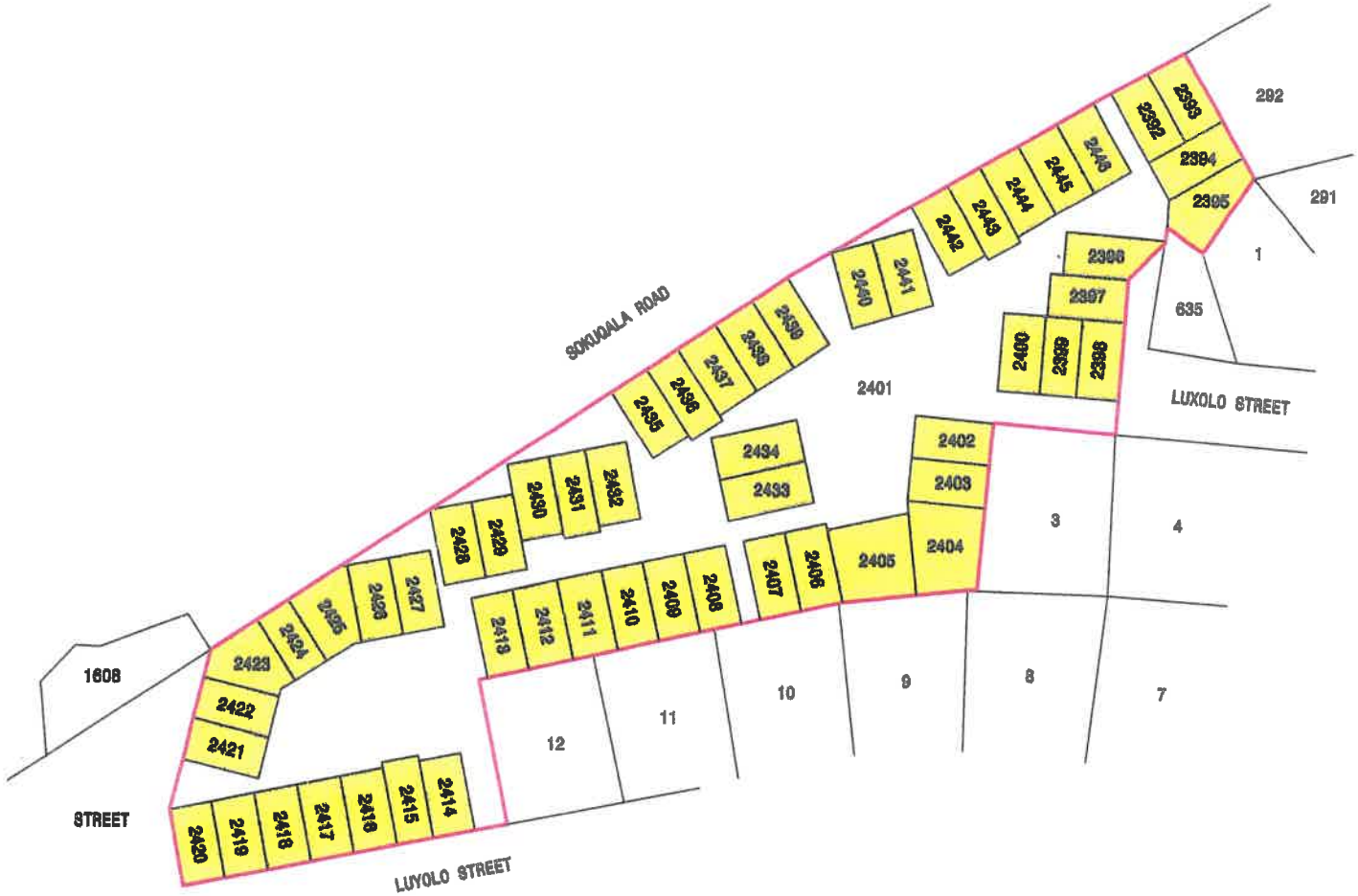
DRAWING DISCIPLINE CODES
TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES
D: Draft
F: Final

DRAWING NUMBER
21P004 (8)-TRP-ECP-20220130-Rev D01

PROFESSIONAL PLANNERS & PROJECT MANAGERS
PLAN 4 SA
MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martinj@plan4sa.co.za
Web: www.plan4sa.co.za

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ZONING PLAN
Kayamandi Housing Project 8

	DESCRIPTION	COMMENTS
	Proposed (Closed) "Portion A"	±0.7158 ha
	Less Formal Residential Zone (LFR)	Unregistered erven 2392-2400; 2402-2446
	Public Roads and Parking Zone (PR)	Unregistered erf 2401

Notes:

1. Project 8 (Mpetuzwe) is located between Luyolo, Ndzwundi and Sokuqala Road in Ward 19, in the Old Township Area of Kayamandi, Stellenbosch.
2. The intention is to:
   - 2.1. Subdivide the Remainder of Erf 268 into two portions, namely proposed "Portion A" and the Remainder of Erf 268.
   - 2.2. Close the proposed "Portion A" as a public place.
   - 2.3. Subdivide and rezone the proposed "Portion A" into 54 residential erven (unregistered erven 2392-2400 & 2402-2446) and 1 public place erf (unregistered erf 2401).
3. Existing Number of Dwelling Units:
   - 3.1. The existing properties contain 54 formal dwelling units.
   - 3.2. In addition to the 54 formal dwelling units, there are approximately 69 informal structures on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
4. Proposed Zonings:
   - 4.1. The 54 Residential Erven is to be zoned Less Formal Residential Zone (LFR).
   - 4.2. The 1 Public Space erf is to be zoned Public Roads & Parking Zone (PR).
5. Coverage (measured in terms of formal dwelling units only):
   - 5.1. The coverage of all erven are less than the maximum permitted 60% in the LFR Zone.
6. Coverage (measured in terms of formal dwelling units & the informal structures):
   - 6.1. From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 2403, 2407, 2408, 2410, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2429, 2432, 2436, 2440, and 2443 have increased the coverage on these erven to more than 60%, which means that departures would be required on these erven if the informal structures are not removed.
7. Height: The height of the existing buildings and structures do not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.
8. Parking:
   - 8.1. In terms of the Zoning Scheme, 54 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 8 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).
   - 8.2. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 54 bays to 0 bays.
9. Building Lines (for "All Other Buildings" in the LFR Zone):
   - 9.1. A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2384-2386, 2401, 2402, 2407-2408, 2412, 2418, 2421, 2426, 2427, 2432, 2438-2441, 2443.
   - 9.2. A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2388, 2406, 2413-2414, 2420, 2433-2434.
   - 9.3. A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2393-2395, 2396-2399, 2403, 2409, 2409-2410, 2412, 2416, 2417, 2418, 2422, 2424, 2428, 2429, 2430, 2430-2431, 2435-2437, 2443-2445.
10. Building Lines (for "Shelters" in the LFR Zone):
    - 10.1. A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2393, 2403, 2406, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445.
    - 10.2. A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2386, 2408, 2416, 2428, 2432, 2436.
    - 10.3. A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2429.
    - 10.4. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2392, 2396, 2403-2404, 2418-2420, 2423, 2428, 2438-2439, 2438-2440, 2442, 2445.
    - 10.5. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2394, 2405, 2407-2408, 2411, 2413, 2422, 2424, 2426, 2429-2430, 2443-2444.
    - 10.6. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2385, 2410, 2412.
11. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
12. Distances are given in meters (m).
13. Cadastral information was provided by Messrs FBV Professional Land Surveyors

NORTH

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY

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DRAWING TITLE
ZONING PLAN (8)

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
4	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

DRAWING TITLE CODES
CP: Consolidation Plan
DF: Development Framework
ECP: Existing Cadastral Plan
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

DRAWING DISCIPLINE CODES
TRP: Town & Regional Planning
TP: Transportation Planning

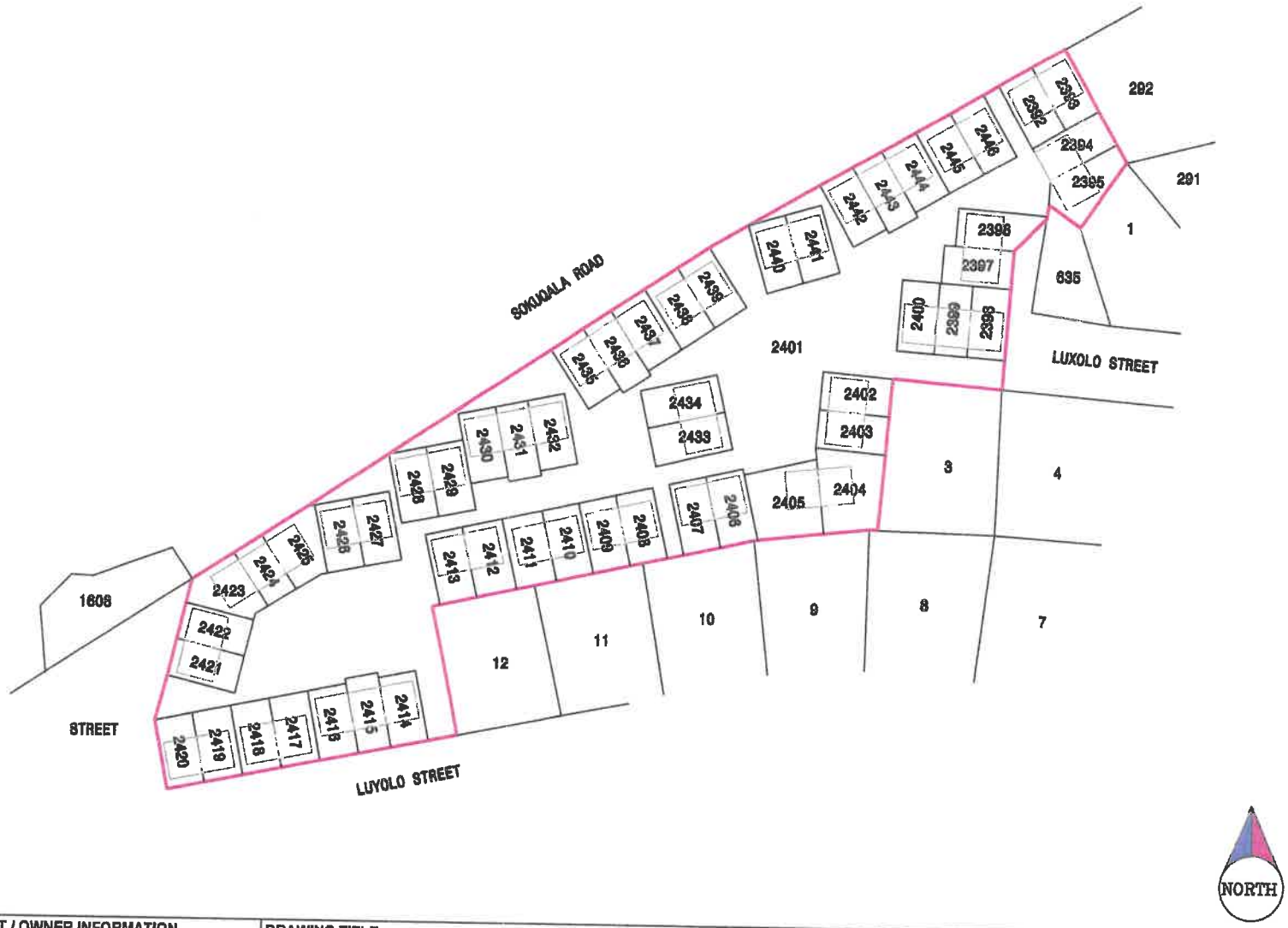
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F: Final

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21P004 (8)-TRP-ZP-20220130-Rev D01

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SUBDIVISION PLAN
Kayamandi Housing Project 8

	DESCRIPTION	COMMENTS
	Proposed (Closed) "Portion A"	±0.7168 ha
	Current Number of Erven	1 Erf
	Current Erf Numbers	Remainder of Erf 286
	Proposed Number of Erven	55 erven
	Proposed Number of Residential Erven	54 erven
	Proposed Number of Public Space Erven	1 erf
	Proposed Unregistered Residential Erf Numbers	2392-2400; 2402-2448
	Proposed Unregistered Public Space Erf Numbers	2401
	Existing Residential Units	54 dwelling units

Notes:

1. Project 8 (Mpelazwe) is located between Luyolo, Ndzawumbi and Sokupela Road in Ward 19, in the Old Township Area of Kayamandi, Stellenbosch.
2. The intention is to:
   - 2.1. Subdivide the Remainder of Erf 286 into two portions, namely proposed "Portion A" and the Remainder of Erf 286.
   - 2.2. Close the proposed "Portion A" as a public place.
   - 2.3. Subdivide and rezone the proposed "Portion A" into 54 residential erven (unregistered erven 2392-2400 & 2402-2448) and 1 public place erf (unregistered erf 2401).
3. Existing Number of Dwelling Units:
   - 3.1. The existing properties contain 54 formal dwelling units.
   - 3.2. In addition to the 54 formal dwelling units, there are approximately 58 informal structures on the existing properties. This was counted from an undated aerial image obtained from Messrs TYS. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
4. Proposed Zonings:
   - 4.1. The 54 Residential Erven is to be zoned Less Formal Residential Zone (LFR).
   - 4.2. The 1 Public Space erf is to be zoned Public Roads & Parking Zone (PR).
5. Coverage (measured in terms of formal dwelling units only):
   - 5.1. The coverage of all erven are less than the maximum permitted 60% in the LFR Zone.
6. Coverage (measured in terms of formal dwelling units & the informal structures):
   - 6.1. From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 2403, 2407, 2408, 2410, 2414, 2415, 2418, 2420, 2422, 2424, 2428, 2429, 2432, 2435, 2440, and 2443 have increased the coverage on these erven to more than 60%, which means that departures would be required or these erven if the informal structures are not removed.
7. Height: The height of the existing buildings and structures do not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.
8. Parking:
   - 8.1. In terms of the Zoning Scheme, 64 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 8 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).
   - 8.2. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 64 bays to 0 bays.
9. Building Lines (for "All Other Buildings" in the LFR Zone):
   - 9.1. A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2394-2395, 2400, 2402, 2407-2409, 2412, 2418, 2419, 2421, 2425, 2427, 2432, 2438-2441, 2448.
   - 9.2. A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2396, 2406, 2413-2414, 2420, 2433-2434.
   - 9.3. A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2393-2395, 2396-2399, 2403, 2408-2410, 2412, 2415, 2417, 2419, 2422, 2424, 2428, 2429, 2430, 2430-2431, 2436-2437, 2443-2445.
10. Building Lines (for "Shelters" in the LFR Zone):
    - 10.1. A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2393, 2403, 2406, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2448.
    - 10.2. A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2396, 2408, 2415, 2428, 2432, 2438.
    - 10.3. A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2429.
    - 10.4. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2382, 2398, 2403-2404, 2416-2420, 2423, 2428, 2436-2438, 2438-2440, 244-2, 2445.
    - 10.5. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2394, 2405, 2407-2408, 2411, 2413, 2422, 2424, 2426, 2428-2430, 2443-2444.
    - 10.6. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2395, 2410, 2412.
11. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
12. Distances are given in meters (m).
13. Cadastral information was provided by Messrs FBV Professional Land Surveyors

CLIENT / OWNER INFORMATION	DRAWING TITLE	DRAWING TITLE CODES	DRAWING DISCIPLINE CODES	PROFESSIONAL PLANNERS & PROJECT MANAGERS
STELLENBOSCH MUNICIPALITY **Contact:** Mr Lester van Stavel **Position:** Manager: Housing Development **Tel:** 021-808-8462 **Cell:** 082-442-7709 **Email:** lester.vanstavel@stellenbosch.gov.za **Web:** www.stellenbosch.gov.za	SUBDIVISION PLAN (8) PLAN NUMBER: 3 | SCALE: NTS | SHEET SIZE: A3 | SHEET NUMBER: 1 of 1 PROJECT NAME: LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS	CP: Consolidation Plan DF: Development Framework ECP: Existing Cadastral Plan LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan	TRP: Town & Regional Planning TP: Transportation Planning **DRAWING STATUS CODES** D: Draft F: Final **DRAWING NUMBER** 21P004 (8)-TRP-SUB-20220130-Rev D01	MARTIN JONKER **Tel:** 084-410-6132 **Fax:** 086-524-6738 **Email:** martinj@plan4sa.co.za **Web:** www.plan4sa.co.za PLAN 4 SA Established 2015 COPYRIGHT RESERVED

C3



DWELLING UNITS PLAN
Kayamandi Housing Project 8

	DESCRIPTION	COMMENTS
	Proposed (Closed) "Portion A"	±0,7158 ha
	Current Number of Erven	1 Erf
	Current Erf Numbers	Remainder of Erf 288
	Processed Number of Erven	56 erven
	Processed Number of Residential Erven	54 erven
	Processed Number of Public Space Erven	1 erf
	Proposed Unregistered Residential Erf Numbers	2392-2400; 2402-2446
	Proposed Unregistered Public Space Erf Numbers	2401
	Existing Residential Units	54 dwelling units
	Informal Structures (Shelters)	±59 structures (shelters)

Notes:

1. Project 8 (Mpelazwe) is located between Luyolo, Ndzawumbi and Sotunjela Road in Ward 19, in the Old Township Area of Kayamandi, Stellenbosch.
2. The intention is to:
   - 2.1. Subdivide the Remainder of Erf 288 into two portions, namely proposed "Portion A" and the Remainder of Erf 288.
   - 2.2. Close the proposed "Portion A" as a public place.
   - 2.3. Subdivide and rezone the proposed "Portion A" into 54 residential erven (unregistered erven 2392-2400 & 2402-2446) and 1 public place erf (unregistered erf 2401).
3. Existing Number of Dwelling Units:
   - 3.1. The existing properties contain 54 formal dwelling units.
   - 3.2. In addition to the 54 formal dwelling units, there are approximately 59 informal structures on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
4. Proposed Zonings:
   - 4.1. The 54 Residential Erven is to be zoned Less Formal Residential Zone (LFR).
   - 4.2. The 1 Public Space erf is to be zoned Public Roads & Parking Zone (PR).
5. Coverage (measured in terms of formal dwelling units only):
   - 5.1. The coverage of all erven are less than the maximum permitted 80% in the LFR Zone.
6. Coverage (measured in terms of formal dwelling units & the informal structures):
   - 6.1. From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 2403, 2407, 2408, 2410, 2414, 2415, 2418, 2420, 2422, 2424, 2426, 2428, 2429, 2432, 2433, 2440, and 2443 have increased the coverage on these erven to more than 80%, which means that departures would be required on these erven if the informal structures are not removed.
7. Height: The height of the existing buildings and structures do not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.
8. Parking:
   - 8.1. In terms of the Zoning Scheme, 54 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 6 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).
   - 8.2. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 54 bays to 0 bays.
9. Building Lines (for "All Other Buildings" in the LFR Zone):
   - 9.1. A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2394-2395, 2401, 2402, 2407-2409, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446.
   - 9.2. A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2399, 2406, 2413-2414, 2420, 2422-2434.
   - 9.3. A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2393-2395, 2398-2399, 2403, 2406, 2409-2410, 2412, 2415, 2417, 2419, 2422, 2424, 2428, 2429, 2430, 2430-2431, 2438-2437, 2443-2445.
10. Building Lines (for "Shelters" in the LFR Zone):
    - 10.1. A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2446.
    - 10.2. A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2398, 2409, 2415, 2428, 2432, 2439.
    - 10.3. A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2429.
    - 10.4. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2392, 2396, 2405-2404, 2418-2420, 2423, 2436, 2435-2436, 2438-2440, 2440, 2445.
    - 10.5. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429-2430, 2443-2444.
    - 10.6. A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2395, 2410, 2412.
11. Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
12. Distances are given in meters (m).
13. Cadastral information was provided by Messrs PSV Professional Land Surveyors

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY

Contact: Mr Lester van Stavel
Position: Manager: Housing Development
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Email: lester.vanstavel@stellenbosch.gov.za
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DRAWING TITLE
DWELLING UNITS PLAN (8)

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
5	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

DRAWING TITLE CODES
CP: Consolidation Plan
DF: Development Framework
DUP: Dwelling Units Plan
ECP: Existing Cadastral Plan
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

DRAWING DISCIPLINE CODES
TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES
D: Draft
F: Final

DRAWING NUMBER
21P004 (8)-TRP-DUP-20220202-Rev D01

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ANNEXURE D

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

APPLICANT'S MOTIVATION

Land Use Application(s)
for the
Remainder of Erf 288
Kayamandi, Stellenbosch

(KNOWN AS PROJECT 8 (MPELAZWE) KAYAMANDI)

PLANNING MOTIVATION REPORT

Prepared
For

STELLENBOSCH MUNICIPALITY
Manager: Housing Development
Oude Bloemhof building,
3rd Floor,
71 Plein Street,
Stellenbosch,
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DATE:
27 APRIL 2022

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CONTROL SHEET

PARTIES TO THE CONTRACT

CLIENT	:	**STELLENBOSCH MUNICIPALITY**
Client Contact Person	:	Mr Lester van Stavel Mr Shaun October
Client Tel	:	T: 021 808 8462 (Lester van Stavel) T: 021 808 8756 (Shaun October) C: 082 442 7709 (Lester van Stavel) F: 021 887 6167
Client Email	:	Lester.vanstavel@stellenbosch.gov.za shaun.october@stellenbosch.gov.za
CONSULTANT	:	**PLAN 4 SA (PTY) LTD**
Consultant Project Manager	:	Martin Jonker
Consultant Email	:	martinj@plan4sa.co.za
Consultant Mobile	:	084-410-6132

PROJECT

PROJECT NAME	:	**OBTAINING THE NECESSARY LAND USE RIGHTS AND REGISTRATION OF DIAGRAMS IN THE SURVEYOR-GENERAL'S OFFICE FOR CERTAIN HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH**
Tender Number		B/SM 42/21
Consultant Project Number	:	21P004

REPORT

REPORT NAME	:	**FINAL PLANNING MOTIVATION REPORT**
Prepared By	:	Martin Jonker
Report Date	:	27 April 2022

REPORT REVISIONS

REVISION NR	DATE	DESCRIPTION
Rev 01		

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1. INTRODUCTION

1.1 BACKGROUND AND APPOINTMENT

The background information was sourced from a report prepared by Emile van der Merwe Town Planning Consultants in May 2020, titled "Kayamandi Housing Projects Appraisal: Status Quo and Statutory Requirements".

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (246 erven, greenfield development)
- Project 2: Snake Valley (132 erven, greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (146 units, town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (175 units, town centre upgrade)
- Project 5B: High Density Units (137 units, town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

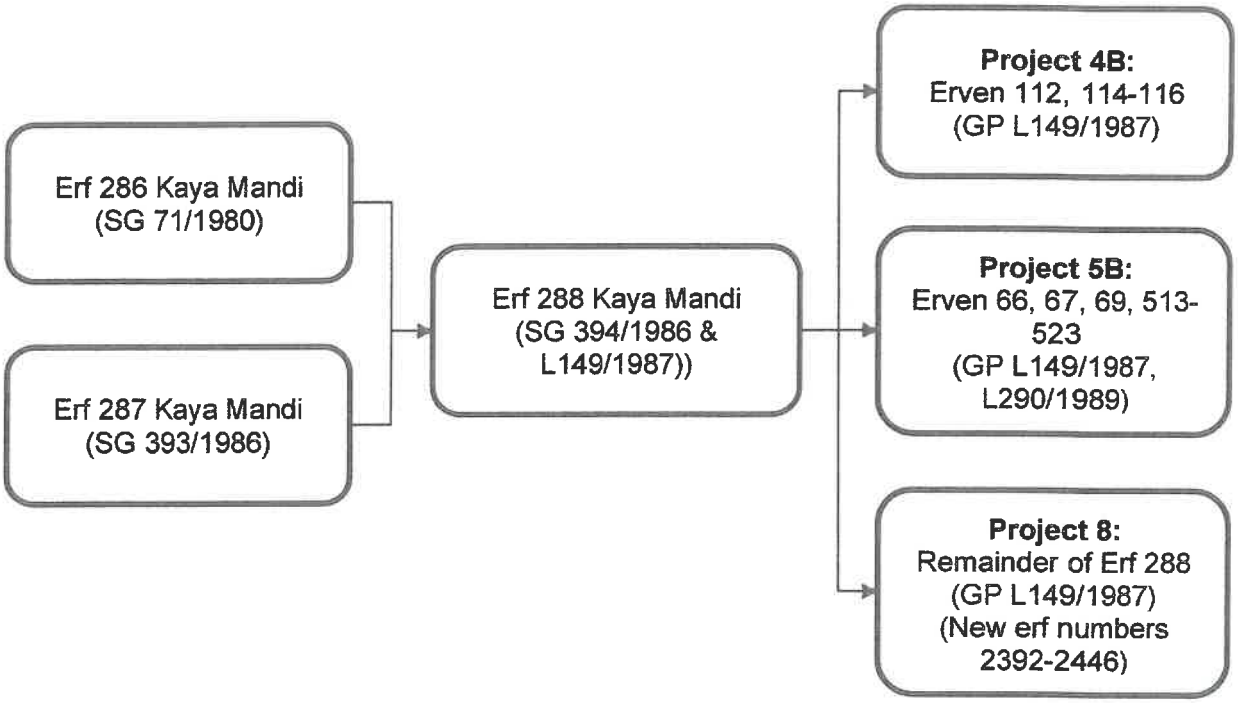


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

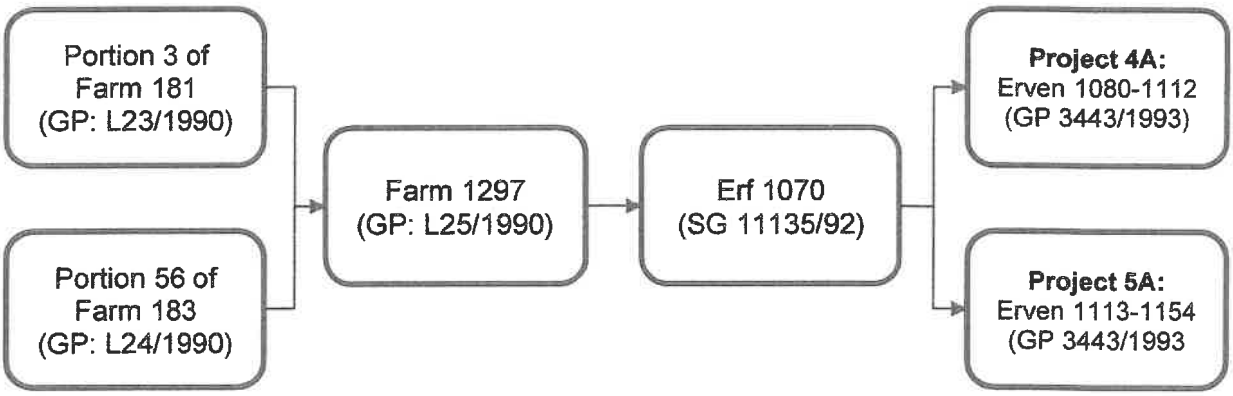


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

1.2 POWER OF ATTORNEY

The owner of the property(ies) gave Power of Attorney to **PLAN 4 SA (Pty) Ltd** or its **nominee (Mr Martin Jonker; ID 7010175034083** and **SACPLAN Registration Number A/1090/1999)**.

The aforesaid Power of Attorney is attached to the land use application as **ANNEXURE 1**.

1.3 REPORT LAYOUT

The report has been structured as follows:

- **Section 1: Introduction:** This section gives the background to the appointment and shows to whom power of attorney has been given to deal with this application.
- **Section 2: Land Use Application:** This section describes the purpose of the application; identifies the applicable by-law, zoning scheme and overlay zones; describes the types of land use application and finally indicates whether any national and provincial legislation are triggered by the application.
- **Section 3: Property Information:** This section provides basic information about the subject property(ies) such as its cadastral description, its extent, the title deed number of the property and whether there are any restrictive conditions in the title deed. Other information includes its current zoning, current land uses, whether there is a bond registered against the property, and whether there are any pending land claims or court cases/orders.
- **Section 4: Contextual Analysis:** This section analyses the site in terms of the characteristics of the surrounding area, its location and the surrounding zonings and land uses.
- **Section 5: Site Analysis:** In this section the site is analysed in terms of the availability of engineering services, roads & transport, servitudes, geotechnical status, topography, environmental and heritage characteristics.
- **Section 6: Development Proposal:** The proposed development or land use is described in more detail in this section including the proposed planning parameters.
- **Section 7: Planning Motivation in Support of the Application:** This section motivates the application from a planning perspective. It looks at, amongst others, the consistency of the application in terms of planning policies and frameworks.
- **Section 8: Conclusion:** Provides concluding remarks and recommendations regarding the application.

2. LAND USE APPLICATION

2.1 PURPOSE OF THE APPLICATION

This project, known as Mpelazwe, formed part of the hostel upgrading programme and consists of 54 residential units and 1 public open space. However, it still forms part of the Remainder of Erf 288, Kaya Mandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date.

The purpose of this application is thus the following:

- To close the public road for a portion of Erf 288 Kaya Mandi.
- To subdivide the closed road portion from the Remainder of Erf 288.
- To subdivide the new erf into 55 erven consisting of 54 residential erven and 1 public open place.

2.2 APPLICABLE BY-LAW, ZONING SCHEME & OVERLAY ZONES

The following by-law and zoning scheme(s) are applicable to this land use application:

- Stellenbosch Municipal Land Use Planning By-Law, 2015; and the
- Stellenbosch Municipality: Zoning Scheme By-Law, 2019.

The subject properties fall outside the Historical Center of Stellenbosch.

2.3 EXEMPTIONS IN TERMS OF SECTION 60 OF LUPA (ACT 3 OF 2014)

The finalisation of the land use rights of the 5 x Kayamandi Projects (Projects 4A, 4B, 5A, 5B and 8), the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency.

It would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to, amongst others, the historical delays on these projects. One way to speed up the process of finalising the necessary land use approvals is to deal with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

In this regard, an application was made and motivated, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five (5) Kayamandi projects (known as 4A, 4B, 5A, 5B and 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, ***BE APPROVED*** *in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

2.4 TYPE OF LAND USE APPLICATIONS

Application is made in terms of **Section 15** of the **Stellenbosch Municipal Land Use Planning By-Law, 2015** for the following:

- The subdivision of the Remainder of Erf 288 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into two portions, namely "Portion A" (approximately 7158m² in extent) of the Erf 288 and the Remainder of Erf 288 Kaya Mandi (refer to **PLAN 2: EXISTING CADASTRAL PLAN (8)**).
- The closure of subdivided "Portion A" (approximately 7158m² in extent) of the Erf 288 (Public Road) Kaya Mandi in terms of Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 (refer to **PLAN 2: EXISTING CADASTRAL PLAN (8)**).
- The rezoning of the closed "Portion A" (approximately 7158m² in extent) of Erf 288 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Public Roads and Parking Zone (PR)[1] to Subdivisional Area Overlay Zone (SAO) to accommodate Less Formal Residential Zone (LFR), and Public Road and Parking Zone (PR) erven.
- The subdivision of the closed "Portion A" (approximately 7158m² in extent) of Erf 288 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into the following (refer to **PLAN 3: SUBDIVISION PLAN (8)**):
    - 54[2] x Less Formal Residential Zone (LFR) erven; and
    - 1 x Public Roads and Parking Zone (PR) erf.
- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP L149/1987 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- A permanent departure on **coverage** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:
    - Increase the coverage on unregistered erf 2415 from 80% to 80.1%.
    - Increase the coverage on unregistered erven 2432, and 2443 from 80% to 81%.
    - Increase the coverage on unregistered erf 2414 from 80% to 83%.
    - Increase the coverage on unregistered erf 2420 from 80% to 85%.
    - Increase the coverage on unregistered erf 2440 from 80% to 87%.
    - Increase the coverage on unregistered erf 2426 from 80% to 88%.

1 The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone" and "Public Place". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) this portion of the Remainder of Erf 288 is currently zoned "Limited Use Zone (LU)". Ms Louisa Guntz of the Stellenbosch Municipality confirmed in an email dated 12 April 2022 that the current zoning is Public Roads and Parking Zone.
2 The Status Quo Report indicates that the property be subdivided into 65 erven and the remainder being public roads and parking.

- Increase the coverage on unregistered erf 2418 from 80% to 89%.
- Increase the coverage on unregistered erf 2408 from 80% to 92%.
- Increase the coverage on unregistered erf 2428 from 80% to 95%.
- Increase the coverage on unregistered erven 2403, 2407, 2410, 2422, 2424, 2429, and 2435 from 80% to 100%.

- A permanent departure on **off-street parking** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven[3].
- A permanent departure on building lines (for "All other buildings" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[4]:
  - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2394-2395, 2400, 2402, 2407-2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446.
  - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2396, 2406, 2413-2414, 2420, 2433-2434.
  - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2393-2395, 2398-2399, 2403, 2406, 2409-2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2430-2431, 2436-2437, 2443-2445.
- A permanent departure on building lines (for "Shelters" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[5]:
  - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445.
  - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2396, 2408, 2415, 2428, 2432, 2435.
  - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2429.
  - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2392, 2396, 2403-2404, 2418-2420, 2423, 2428, 2435-2436, 2438-2440, 2442, 2445.
  - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429-2430, 2443-2444.
  - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2395, 2410, 2412.

[3] A desktop analysis from an undated aerial photo shows that there is not sufficient space on the proposed new erven to accommodate any off-street parking bays. However, this should not be a problem since unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR). It is therefore proposed that the parking bay requirement be amended from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in this development.

[4] The building line parameters in the LFR Zone for "all other buildings" (except for shelters) are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; 0m on one common boundary; and 1m on all other common boundaries.

[5] The building line parameters in the LFR Zone for "Shelters" are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; and 1m on all common boundaries.

2.5 APPROVAL REQUIRED IN TERMS OF OTHER LEGISLATION (IF APPLICABLE)

The following table indicates whether the proposed land use triggers any approvals required in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013.

TABLE 1: SPLUMA (Act 16 of 2013) TRIGGERS

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
Status of spatial development frameworks S22(1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework	No	The proposed development is consistent / compliant with the latest approved SDF. Refer to Section 7 of this report.
S22(2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.	No	It is not necessary to depart from the provisions of the SDF.
Development application affecting national interest S52.(1) Subject to the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), a land development application must be referred to the Minister where such an application materially impacts on – (a) matters within the exclusive functional area of the national sphere in terms of the Constitution; (b) strategic national policy objectives, principles or priorities, including food security, international relations and co-operation, defence and economic unity; or (c) land use for a purpose which falls within the functional area of the national sphere of government.	No	This section is not triggered.
S52.(2) A land development application must be referred to the Minister where the outcome of the application – (a) may be prejudicial to the economic, health or security interests of one or more provinces or the Republic as a whole; or (b) may impede the effective performance of the functions by one or more municipalities or provinces relating to matters within their functional area of legislative competence.	No	This section is not triggered.

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
S52.(3) Where an applicant believes that his or her application is likely to affect the national interest, he or she must submit a copy of that application to the Minister.	No	This section is not triggered.

The following table indicates whether any other national legislation is triggered by the proposed change in land use.

TABLE 2: OTHER NATIONAL LEGISLATIVE TRIGGERS

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Heritage Resource Act, 1999 (Act 25 of 1999)	Sections that trigger the need to submit a Notification of Intent to Develop		HWC confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required"*. The letter from HWC is attached hereto as **ANNEXURE 11**.
	S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length	No	This section is not triggered.
	S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length	No	This section is not triggered.
	S38(1)(c) Any development or activity that will change the character of a site – i. Exceeding 5,000m² in extent; or ii. Involving three or more existing erven or subdivisions thereof; or iii. Involving three or more divisions thereof which have been consolidated within the past five years.	No	This section is not triggered. The properties are already developed, and its character will not be changed. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	S38(1)(d) Rezoning of a site exceeding 10,000m² in extent.	No	This section is not triggered. The properties are already developed and used for its intended purpose. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.
	S38(1)(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.	No	To the best of our knowledge and interpretation, the proposed development does not trigger any other category of development as referred to in this Section of the Act.
National Environmental Management Act, 1998 (Act 107 of 1998); EIA Regulations, 2014 (GN No. R. 982, R. 983, R.984 and R.985), as amended (amended 7 April 2017)	Listing Notice 1 of 2014 (as amended 7 April 2017) Listing Notice 2 of 2014 (as amended 7 April 2017) Listing Notice 3 of 2014 (as amended 7 April 2017)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as **ANNEXURE 10**.
National Environmental Management: Biodiversity Act (Act No. 10 of 2004) list of ecosystems that are threatened and in need of protection, (G 34809, GN 1002), 9 December 2011	Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) – will trigger Activity 30 on EIA Listing Notice 1 of 2014 (as amended 7 April 2017). List of Threatened Terrestrial Ecosystems (Government Gazette, 2011)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as **ANNEXURE 10**.
Environmental Conservation Act, 1989 (Act 73 of 1989), GN R.1182 dated 5 September 1997, GN R.1355 dated 17 October 1997, GN R.448 dated 27 March 1998, GN R.670 dated 10 May 2002 GN R.672 dated 10 May 2002	Part 5 (Control of Activities which may have Detrimental Effect on the Environment), Section 21	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires Environmental Authorisation.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),	Chapter 4, Part 2 (Listing of activities resulting in atmospheric emissions) Chapter 5 (Licensing of Listed Activities)(Atmospheric Emissions Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of an Atmospheric Emissions License.
National Environmental Management: Waste Act, 2008 (Act 59 of 2008),	Chapter 4, Part 4, Section 19: Listed waste management activities (Schedule 1 of the Act) Chapter 4, Part 8 (Contaminated Land)(Decommissioning of existing facilities, structures or infrastructure) Chapter 5 (Licensing of Waste Management Activities)(Waste Management Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of Schedule 1A or Schedule 1B of the Act which requires a Waste Management License.
National Water Act, 1998 (Act 36 of 1998)	Chapter 4 (Use of Water) Schedule 1 (Permissible Use of Water)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of a Water Use License.
Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	S3 Subject to the provisions of section 2 – (a) agricultural land shall not be subdivided; S4(1) Any application for the consent of the Minister for the purposes of section 3 shall be lodged with the Secretary and shall be in such form and be accompanied by such plans, documents and information as are determined by the Secretary.	No	The properties are located within the existing urban edge. The properties are furthermore owned by the Stellenbosch Municipality. *"1. In this Act, unless the context otherwise indicates –* *(i) "agricultural land" means any land, except –* *(c) land of which the State is the owner or which is held in trust by the State or a Minister for any person;".*
Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)	*"2. (1) Subject to the provisions of subsection (2) this Act shall not apply-* *(a) to any land which is situated in an urban area;* *(2) (a) The provisions of this Act relating to weeds and invader plants shall also apply to land which is situated within an urban area."*	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.
Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		No	N/A The proposed development does not involve Major Hazard Installations.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940)	Section 2: Prohibition of certain advertisements visible from public roads Section 9: Prohibition of erection of structures near certain roads Section 10: Restriction of access to land through fence etc., along certain roads Section 11: Restriction on establishment or extension of townships	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.

The following table indicates whether the proposed use triggers any provincial legislative approvals.

TABLE 3: PROVINCIAL LEGISLATIVE TRIGGERS

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)	Compliance or consistency with, and deviation from, spatial development frameworks or structure plans S19(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.	Yes	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.	No	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan.	No	N/A

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PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Provincial comment on land use applications S45(1) A municipality must refer a land use application relating to the following to the Head of Department for written provincial comment once the application is complete in accordance with the requirements of the municipality and section 42:	No	N/A
	S45(1)(a) a development outside the municipality's planned outer limit of urban expansion as reflected in its municipal spatial development framework;	No	The proposed development is located within the urban edge.
	S45(1)(b) if the municipality has no approved municipal spatial development framework, a development outside the physical edge, including existing urban land use approvals, of the existing urban area;	No	N/A
	S45(1)(c) a rezoning of land zoned for agricultural or conservation purposes;	No	N/A
	S45(1)(d) any development as determined by the municipal manager;	No	N/A
	S45(1)(e) development as prescribed that affects a provincial functional area;	No	N/A
	S45(1)(f) any other category of land use applications as may be prescribed for the purpose of supporting and strengthening the capacity of municipalities.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Provincial approval of land development S53(1) No person may without an approval under subsection (2) or an exemption under subsection (3) develop land that will have a substantial effect on— (a) the orderly, coordinated or harmonious development of a region or the Province; (b) the general welfare of the inhabitants of a region or the Province; or (c) agriculture, due to— (i) the nature or scale of the proposed land use; or (ii) the cumulative effect of multiple developments.	No	N/A
	S53(2) The owner of the land concerned or a person authorised by the owner may apply to the Head of Department for approval to develop land that will have the effect contemplated in subsection (1).	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.
	S53(3) "(3) The Provincial Minister may exempt categories of land development from requiring approval under subsection (1) in one or more of the following circumstances: (a) where the land development complies with the applicable spatial development frameworks; (b) where the land development is consistent with other provincial policy; (c) to provide for government infrastructure projects; or (d) where provincial approval was granted in terms of other legislation."	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Western Cape Land Use Planning Regulations, 2015 (Provincial Gazette 7412 dated 26 June 2015)(P.N. 203/2015) Western Cape Land Use Planning Regulations, 2015: Amendment, 2019 (Provincial Gazette 8083 dated 15 April 2019)(P.N. 51/2019)	Land development requiring provincial approval and exempted categories of land development Reg 10.(1) Subject to subregulation (2), land development contemplated in section 53(1) read with section 53(4) of the Act consists of the following categories: (a) proposed land development— (i) in respect of which an approval in terms of the Ordinance does not exist immediately before the commencement of the Act; and (ii) that falls within a category of land development that has been listed in the Provincial Gazette as a category that requires approval under section 53(1) of the Act; (b) proposed land development that utilises an area of five hectares or more of agricultural land that has been cultivated or irrigated during the 10-year period immediately preceding the proposed land development that involves urban development or urban expansion, including residential, resort, business, industrial and community development, utility services or transport uses, but excluding agricultural land uses or land development ordinarily associated with agricultural use such as agricultural storing and packing facilities, agricultural industries or accommodation for bona fide agricultural workers;" (c) proposed land development for prospecting, mining or quarrying that utilises an area of five hectares or more of agricultural land; (d) proposed land development for any shale gas mining activity, but excluding any exploration activities involving seismic testing and stratified drilling; and (e) proposed land development for any nuclear electricity generation facility.	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Reg 10.(2) The following categories of land development contemplated in subregulation (1) are exempted under section 53(3) of the Act from requiring approval under section 53(1) of the Act: (a) proposed land development in respect of which a provincial approval exists immediately before the commencement of the Act in terms of any of the following legislation: (i) section 24(2) of the National Environmental Management Act, 1998 (Act 107 of 1998), excluding an approval that is suspended in terms of section 43(7) of that Act; (ii) section 3 or 14 of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991); (iii) regulations 2 to 7 of the regulations made under section 66(1) of the Black Communities Development Act, 1984 (Act 4 of 1984), published under Government Notice R.1897/1986 in Government Gazette 10431 of 12 September 1986; (iv) regulation 16, 17, 19(5) or 19(7) of the regulations made under section 66(1) of the Black Communities Development Act, 1984, published under Provincial Notice 733/1989 in Provincial Gazette 4606 of 22 September 1989; (v) section 20 of the Rural Areas Act, 1987 (Act 9 of 1987); (b) proposed land development that is specifically provided for in the applicable local municipal spatial development framework that was submitted to the Provincial Minister as contemplated in section 14 of the Act.	N/A	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered. Regulation 10.(2)(b) applies to this land use application.

2.6 AFFECTED SURROUNDING PROPERTY OWNERS

A meeting was held via MS Teams on Friday, 27 August 2021 (at 09h00) to discuss the project with officials from the Stellenbosch Municipality's Town Planning Department. The meeting was attended by the following people:

- Stiaan Carstens, Stellenbosch Municipality
- Chrizelle Kriel, Stellenbosch Municipality
- Lester van Stavel, Stellenbosch Municipality
- Shaun October, Stellenbosch Municipality
- Martin Jonker, Plan 4 SA (Pty) Ltd

It was recommended at this meeting that due to, amongst other reasons, the project's history and urgency to finalise the land use rights and transfer of ownership, this land use application be exempted (in terms of Section 60 of the Western Cape LUPA, Act 3 of 2014) from the publication and serving of notices as required by Sections 43 and 44 of LUPA (Act 3 of 2014) and the similarly relevant Sections 45 and 46 of the Stellenbosch Municipality: Land Use Planning By-Law (2015).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

> *"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch,* ***BE APPROVED*** *in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

In terms of the aforementioned exemption, it is therefore not required to notify surrounding property owners of the land use application.

3. PROPERTY INFORMATION

3.1 PROPERTY DESCRIPTION & EXTENT

The property descriptions, their extent and relevant General Plan / SG Diagram information is summarised in the table below.

TABLE 4: PROPERTY CADASTRAL INFORMATION

ERF NUMBER	TOWNSHIP	SIZE		GP / SG DIAGRAM
		m²	ha	
Remainder of Erf 288	Kaya Mandi	342,986	34.2986	L149/87 & SG394/1986
TOTAL		**342,986**	**34.2986**	

The SG Diagram(s) / General Plan(s) is attached to the land use application as **ANNEXURE 3**.

3.2 OWNERSHIP & TITLE DEED

The property is owned by the Stellenbosch Municipality. The Title Deeds associated with each property is shown in the following table.

TABLE 5: TITLE DEED INFORMATION

PROJECT	TITLE DEEDS	ERF NUMBERS	SUBDIVIDED FROM	TOWNSHIP
8	T43399/2000	Remainder of Erf 288	Erf 288	Kaya Mandi

Proof of registered ownership is attached to the land use application as **ANNEXURE 4**. The Title Deed(s) is attached to the land use application as **ANNEXURE 5**.

3.3 CONVEYANCING CERTIFICATE & TITLE DEED RESTRICTIONS

A Conveyancing Certificate has been issued for each of the properties by Messrs STBB and is attached to the land use application as **ANNEXURE 6**.

Clauses I(B)(I), I(C) and II(B) of T43399/2000 (relating to the remainder of Erf 288 Kaya Mandi) stipulates conditions relating to the use of land, whilst Clause I(D) stipulates servitudes that may be registered over or in favour of the property. Clauses II(C) and III(C) of T43399/2000 relates to other restrictive conditions.

The conditions relating to the use of the land and "other restrictive conditions" do NOT restrict the existing (proposed) use of the land for residential purposes.

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

In an email dated 25 January 2022, Mrs Annemarie van Vuuren (of Messrs STBB) confirmed the following:

"...We have perused all the title deeds and we could not identify any condition restricting the use of the Kaya Mandi properties for residential purposes. We further confirm that it will not be necessary to apply for the removal of any restrictive conditions...."

3.4 CURRENT ZONING

The application properties are currently zoned as follows:

TABLE 6: CURRENT ZONING

PROJECT	EXISTING ERF NUMBERS	TOWNSHIP	CURRENT ZONING
8	Remainder of Erf 288	Kaya Mandi	Public Roads and Parking Zone

The email of Ms Louisa Guntz dated 12 April 2022 in which the current zoning is confirmed is attached to the land use application as **ANNEXURE 7.**

3.5 EXISTING BUILDINGS & LAND USES

The properties are already built-up and includes buildings used for residential purposes.

TABLE 7: EXISTING BUILDINGS & LAND USES

EXISTING BUILDINGS	EXISTING LAND USES	LEGAL STATUS (Authorised or Unauthorised)	IF "UNAUTHORISED", IS THIS APPLICATION TO LEGALIZE THE LAND USE?
Used for Residential purposes	Residential	Unauthorised	Yes

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
8	54 x Formal Dwelling Units currently located on the Remainder of Erf 288 Kaya Mandi.	 View along Luyolo Road

3.6 BOND HOLDER

There are no bonds registered against the subject property(ies).

3.7 PENDING LAND CLAIMS

The Office of the Regional Land Claims Commissioner: Western Cape confirmed in a letter dated 13 August 2021 that *"...at the date of this letter no land claims appear on our database in respect of ..."* the subject properties.

The letter from the Western Cape Regional Land Claims Commissioner is attached hereto as **ANNEXURE 8**.

3.8 PENDING COURT CASES / ORDERS

The conveyancer (Mrs Annemarie van Vuuren of Messrs STBB) confirmed in an email dated 25 January 2022 the following:

> *"...It is also confirmed that, during our investigation, we did not pick up any pending court cases or orders, noted in the deeds office....."*

4. CONTEXTUAL ANALYSIS

4.1 LOCATION & PHYSICAL ADDRESS

Project 8 (Mpelazwe) is located between Luyolo, Ndzawumbi and Sokuqala Road in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch. The coordinates of the approximate center point of this project are 33°54'52" S and 18°50'48" E.

The location is shown in the image below and on **PLAN 1: LOCALITY PLAN**.

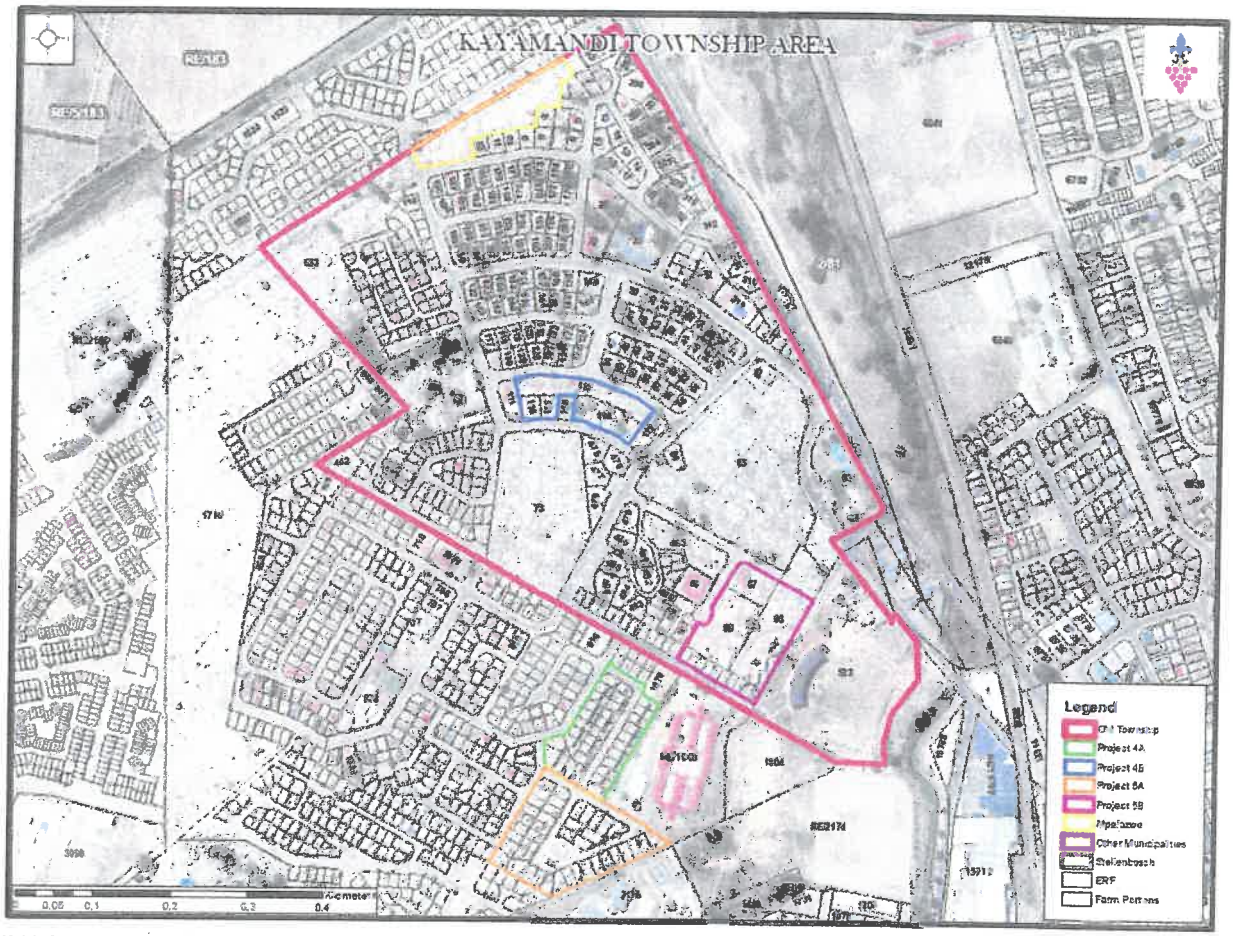


IMAGE 1: LOCATION OF KAYAMANDI PROJECT 8

4.2 SURROUNDING ZONINGS AND LAND USES

Stellenbosch town has 5 independent urban villages characterised by mixed-uses and mixed-income. Kayamandi is located in the northern part of the town and houses the lower income communities of Stellenbosch.

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-unit residential, education uses (school), private open spaces (stadium) and other mixed uses.

The Stellenbosch Municipality Zoning Scheme By-Law's (2019) zoning map for Kayamandi is shown below.

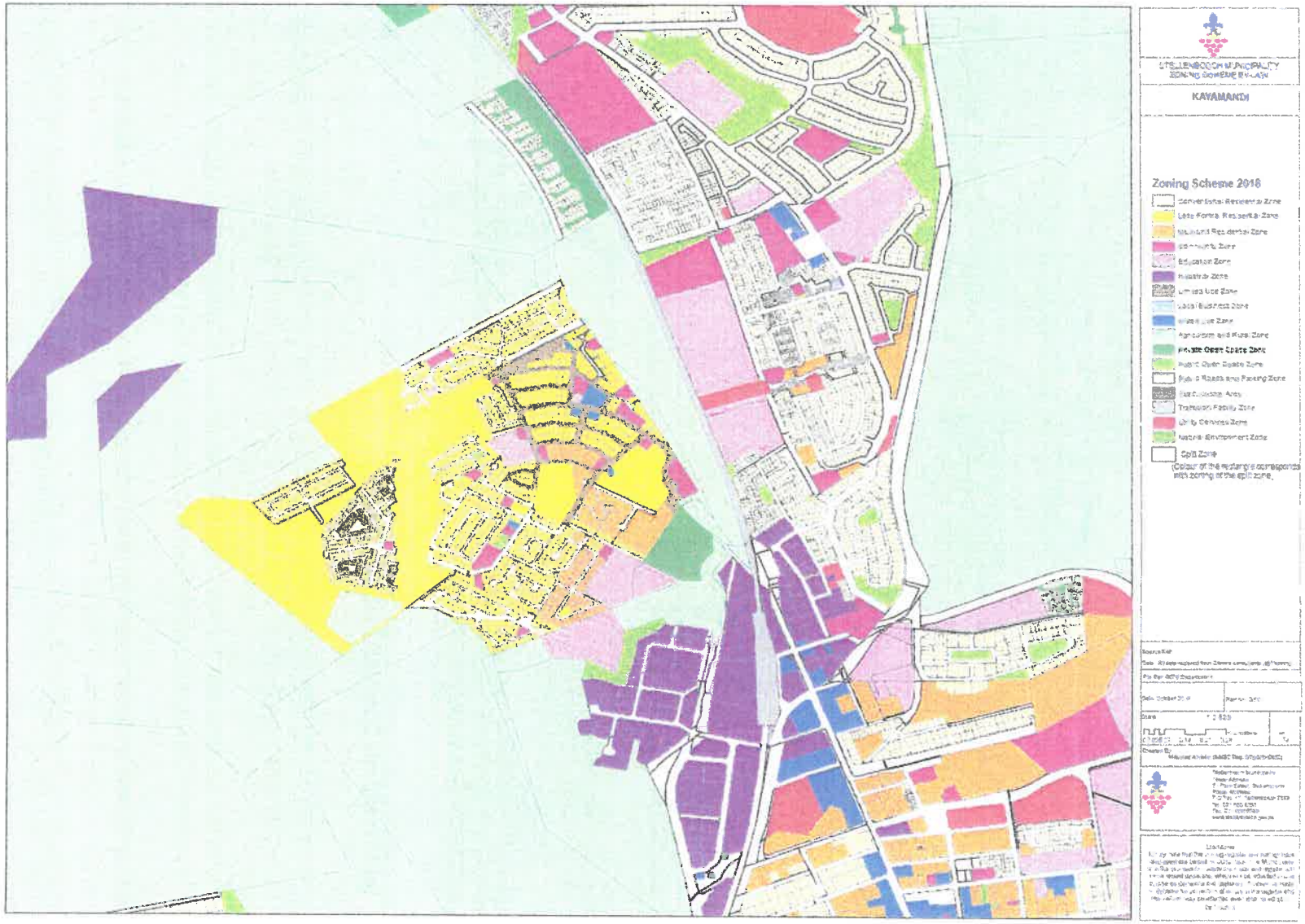


IMAGE 2: KAYAMANDI ZONING MAP (2019)

5. SITE ANALYSIS

An analysis of the key site characteristics is summarised below.

5.1 ENGINEERING SERVICES

The engineering services reports prepared by Messrs GLS and Inani Infrastructure are attached hereto as **ANNEXURE 9**. For detail, please refer to the aforementioned reports.

The proposed project site is located within an established suburb (within the urban edge) with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however, no provision was made for densification in these areas. ***Please note that comment is in some instances given as if the developments are still proposed.***

5.1.1 Water

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity. Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

e) Project 8
Project 8 is located within the Kayamandi reservoir PRV3 and PRV4 zones. There is a 50mm AC diameter pipe that serves the properties on Sokuqala Road (PRV3) and a 110mm uPVC diameter pipe in Luyolo Street (PRV4) (GLS Consulting, 2021).

5.1.2 Sewer

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

e) Project 8
There is an existing 200mm diameter outfall sewer pipe in Sokuqala Road and/or the existing 150mm diameter outfall sewer that run along in Luxolo Street or parallel to Luyolo Street (GLS Consulting, 2021).

5.1.3 Electrical

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

Projects 4B and 8:

- - Kayamandi SS: MS Mode Crescent Feeder interconnecting with RMU Costa: MS Sesihlanu 16 Feeder
    - The MS Mode Crescent Feeder (35mm² PILC) and RMU Costa MS Sesihlanu 16 Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders combined therefore have a capacity of 5MVA.
    - These feeders currently supply 4 miniature substations and has an installed capacity of 1.8MVA. An additional load of 700kVA can be accommodated on these feeders
- - The proposed load of 420kVA (0.42MVA) and can be accommodated by this feeder network.

5.1.4 Roads & Transport

The development sites form part of the developed and build-up areas. All properties within the project sites are well served by paved roads, close to public transport routes and can be accessed through the existing road network.

Project 8 (Mpelazwe):

Access to the properties can be obtained from Luyolo, Ndzawumbi and Sokuqala Roads.

5.2 SERVITUDES

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

5.3 TOPOGRAPHY & GEOTECHNICAL STATUS

A topographical survey was previously done for this site by Messrs FBV. The project site has a slope of approximately 1:19 and falls ±11m (from 133.5m to 122m) in an east-north-easterly direction from the south-western to the north-eastern corner of the project site. No information could be sourced on existing geotechnical conditions; however, it is believed that a geotechnical report is not required due to the fact that the project site has already been developed.

5.4 ENVIRONMENTAL CHARACTERISTICS

The subject properties are located in an established urban area and is already transformed and built-up. The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects.

The letter from WC DEADP is attached hereto as **ANNEXURE 10**.

5.5 HERITAGE CHARACTERISTICS

The property is located outside the historical centre of Stellenbosch. The buildings are not older than 60-years. An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".

The letter from HWC is attached hereto as **ANNEXURE 11**.

6. DEVELOPMENT PROPOSAL

6.1 BACKGROUND

This project, known as Mpelazwe, formed part of the hostel upgrading programme and consists of 54 residential units and 1 public open space. However, it still forms part of the Remainder of Erf 288, Kaya Mandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date.

6.2 PROPOSED DEVELOPMENT CONCEPT

The purpose of this application is thus the following:

- To close the public road for a portion of Erf 288 Kaya Mandi.
- To subdivide the closed road portion from the Remainder of Erf 288.
- To subdivide the new erf into 55 erven consisting of 54 residential erven and 1 public open place.

The existing cadastral information, the proposed consolidation of the various erven and the proposed subdivision of the consolidated erf are shown in the figures below and on **PLAN 2: EXISTING CADASTRAL PLAN (PROJECT 8)**, and **PLAN 3: SUBDIVISION PLAN (PROJECT 8)** respectively. The proposed zoning of the new erven is shown on **PLAN 4: ZONING PLAN (PROJECT 8)**.

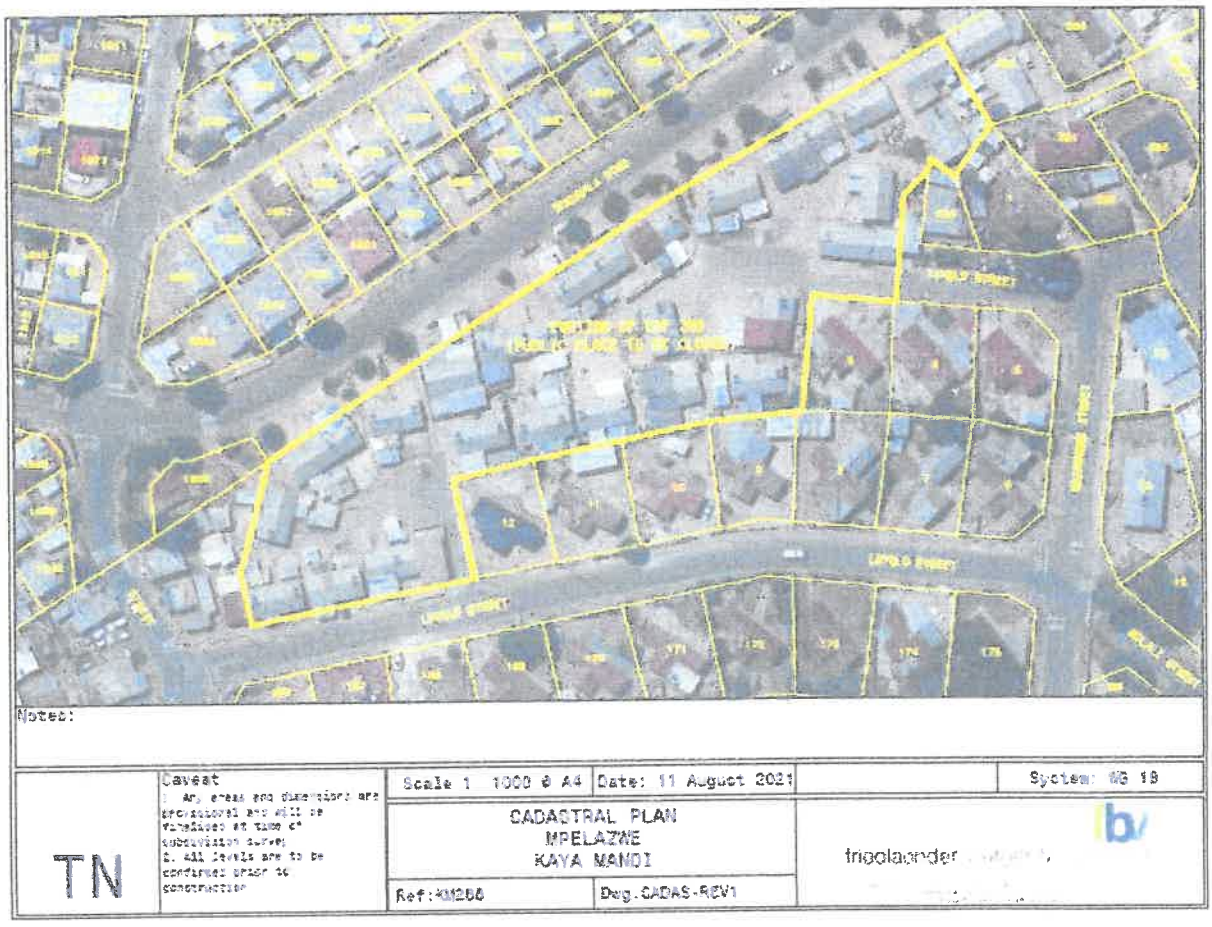


FIGURE 3: PROJECT 8 – EXISTING CADASTRAL INFORMATION

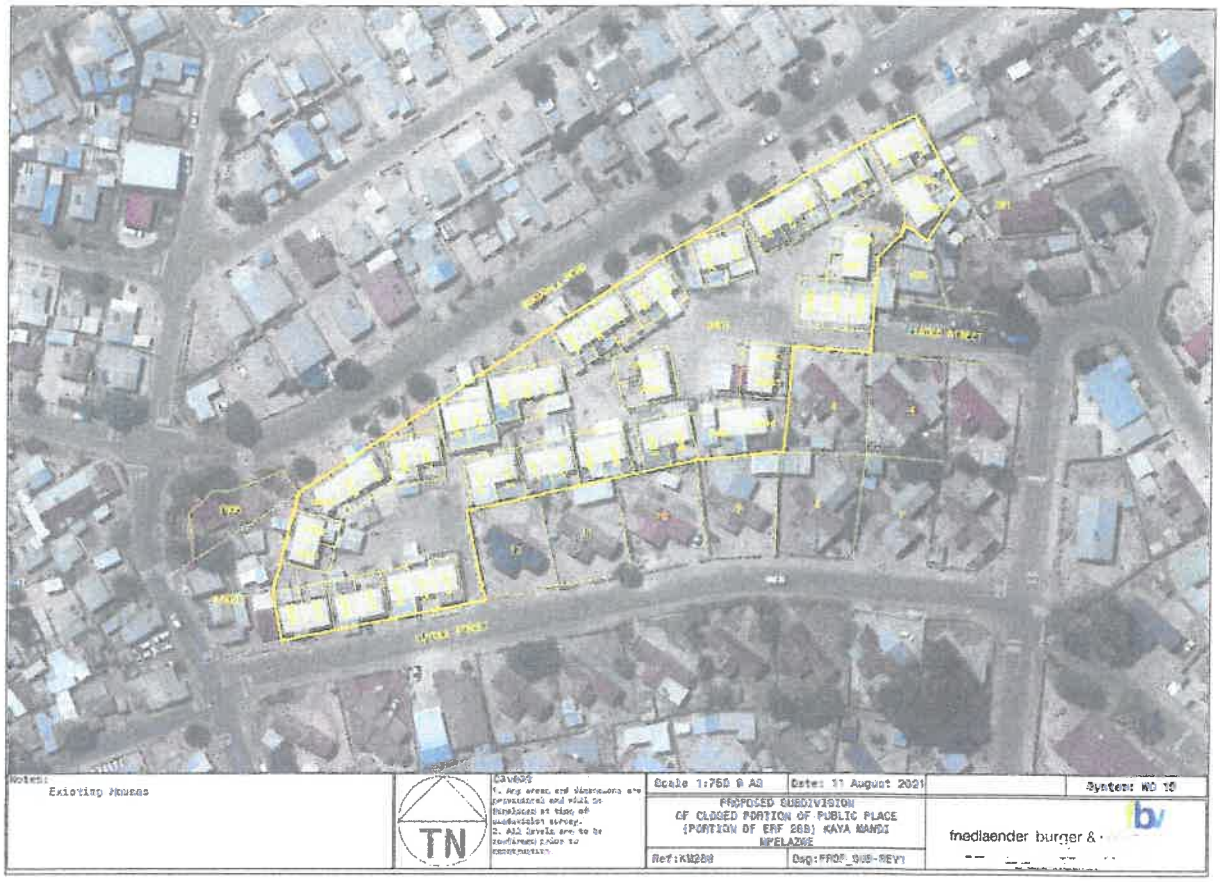


FIGURE 4: PROJECT 8 – PROPOSED SUBDIVISION

In order to obtain these objectives, the following land use applications are made:

- The subdivision of the Remainder of Erf 288 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into two portions, namely "Portion A" (approximately 7158m² in extent) of the Erf 288 and the Remainder of Erf 288 Kaya Mandi (refer to **PLAN 2: EXISTING CADASTRAL PLAN (8)**).
- The closure of subdivided "Portion A" (approximately 7158m² in extent) of the Erf 288 (Public Road) Kaya Mandi in terms of Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 (refer to **PLAN 2: EXISTING CADASTRAL PLAN (8)**).
- The rezoning of the closed "Portion A" (approximately 7158m² in extent) of Erf 288 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Public Roads and Parking Zone (PR)[6] to Subdivisional Area Overlay Zone (SAO) to accommodate Less Formal Residential Zone (LFR), and Public Road and Parking Zone (PR) erven.
- The subdivision of the closed "Portion A" (approximately 7158m² in extent) of Erf 288 Kaya Mandi in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 into the following (refer to **PLAN 3: SUBDIVISION PLAN (8)**):
    - 54[7] x Less Formal Residential Zone (LFR) erven; and
    - 1 x Public Roads and Parking Zone (PR) erf.

6 The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone" and "Public Place". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) this portion of the Remainder of Erf 288 is currently zoned "Limited Use Zone (LU)". Ms Louisa Guntz of the Stellenbosch Municipality confirmed in an email dated 12 April 2022 that the current zoning is Public Roads and Parking Zone.

7 The Status Quo Report indicates that the property be subdivided into 65 erven and the remainder being public roads and parking.

- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP L149/1987 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- A permanent departure on **coverage** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:
    - Increase the coverage on unregistered erf 2415 from 80% to 80.1%.
    - Increase the coverage on unregistered erven 2432, and 2443 from 80% to 81%.
    - Increase the coverage on unregistered erf 2414 from 80% to 83%.
    - Increase the coverage on unregistered erf 2420 from 80% to 85%.
    - Increase the coverage on unregistered erf 2440 from 80% to 87%.
    - Increase the coverage on unregistered erf 2426 from 80% to 88%.
    - Increase the coverage on unregistered erf 2418 from 80% to 89%.
    - Increase the coverage on unregistered erf 2408 from 80% to 92%.
    - Increase the coverage on unregistered erf 2428 from 80% to 95%.
    - Increase the coverage on unregistered erven 2403, 2407, 2410, 2422, 2424, 2429, and 2435 from 80% to 100%.
- A permanent departure on **off-street parking** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven[8].
- A permanent departure on building lines (for "All other buildings" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[9]:
    - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2394-2395, 2400, 2402, 2407-2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2396, 2406, 2413-2414, 2420, 2433-2434.
    - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2393-2395, 2398-2399, 2403, 2406, 2409-2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2430-2431, 2436-2437, 2443-2445.
- A permanent departure on building lines (for "Shelters" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows[10]:
    - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2396, 2408, 2415, 2428, 2432, 2435.
    - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2429.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2392, 2396, 2403-2404, 2418-2420, 2423, 2428, 2435-2436, 2438-2440, 2442, 2445.

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[8] A desktop analysis from an undated aerial photo shows that there is not sufficient space on the proposed new erven to accommodate any off-street parking bays. However, this should not be a problem since unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR). It is therefore proposed that the parking bay requirement be amended from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in this development.

[9] The building line parameters in the LFR Zone for "all other buildings" (except for shelters) are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; 0m on one common boundary; and 1m on all other common boundaries.

[10] The building line parameters in the LFR Zone for "Shelters" are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; and 1m on all common boundaries.

- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429-2430, 2443-2444.
- A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2395, 2410, 2412.

6.3 PROPOSED SUBDIVISION, CONSOLIDATION, ZONINGS AND LAND USES

This section must be read with **PLAN 2: EXISTING CADASTRAL PLAN, PLAN 3: SUBDIVISION PLAN,** and **PLAN 4: ZONING PLAN**.

The area (m²), number of dwelling units, existing land uses, and the proposed zoning of the new properties are shown in the following table.

TABLE 8: PROPOSED SUBDIVISION, ZONING AND LAND USES

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2392	78.00	0.0078	1	1	Dwelling house: 2-unit row house	LFR
2393	78.00	0.0078	1	2	Dwelling house: 2-unit row house	LFR
2394	84.50	0.0085	1	1	Dwelling house: 2-unit row house	LFR
2395	96.82	0.0097	1	2	Dwelling house: 2-unit row house	LFR
2396	83.56	0.0084	1	1	Dwelling house: 2-unit row house	LFR
2397	78.00	0.0078	1	0	Dwelling house: 2-unit row house	LFR
2398	78.00	0.0078	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR
2399	67.86	0.0068	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR
2400	78.00	0.0078	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR
2401	2709.15	0.2709			Public Roads & Parking	PR
2402	78.00	0.0078	1	0	Dwelling house: 2-unit row house	LFR
2403	78.00	0.0078	1	1	Dwelling house: 2-unit row house	LFR
2404	146.10	0.0146	1	1	Dwelling house: 2-unit row house	LFR
2405	147.47	0.0147	1	4	Dwelling house: 2-unit row house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2406	81.25	0.0081	1	0	Dwelling house: 2-unit row house	LFR
2407	81.25	0.0081	1	2	Dwelling house: 2-unit row house	LFR
2408	81.25	0.0081	1	2	Dwelling house: 2-unit row house	LFR
2409	81.25	0.0081	1	1	Dwelling house: 2-unit row house	LFR
2410	82.25	0.0082	1	2	Dwelling house: 2-unit row house	LFR
2411	87.50	0.0088	1	1	Dwelling house: 2-unit row house	LFR
2412	87.50	0.0088	1	1	Dwelling house: 2-unit row house	LFR
2413	81.25	0.0081	1	1	Dwelling house: 2-unit row house	LFR
2414	78.00	0.0078	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR
2415	72.67	0.0073	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR
2416	81.00	0.0081	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR
2417	81.00	0.0081	1	0	Dwelling house: 2-unit row house	LFR
2418	81.00	0.0081	1	3	Dwelling house: 2-unit row house	LFR
2419	81.00	0.0081	1	1	Dwelling house: 2-unit row house	LFR
2420	78.00	0.0078	1	2	Dwelling house: 2-unit row house	LFR
2421	78.00	0.0078	1	1	Dwelling house: 2-unit row house	LFR
2422	78.00	0.0078	1	2	Dwelling house: 2-unit row house	LFR
2423	93.06	0.0093	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR
2424	62.29	0.0062	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR
2425	94.11	0.0094	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR
2426	78.00	0.0078	1	2	Dwelling house: 2-unit row house	LFR

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m²	ha				
2427	78.00	0.0078	1	0	Dwelling house: 2-unit row house	LFR
2428	78.00	0.0078	1	2	Dwelling house: 2-unit row house	LFR
2429	78.00	0.0078	1	3	Dwelling house: 2-unit row house	LFR
2430	78.00	0.0078	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR
2431	72.67	0.0073	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR
2432	78.00	0.0078	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR
2433	87.75	0.0088	1	0	Dwelling house: 2-unit row house	LFR
2434	87.75	0.0088	1	0	Dwelling house: 2-unit row house	LFR
2435	78.00	0.0078	1	3	Dwelling house: outer unit of a 3-unit row house.	LFR
2436	72.67	0.0073	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR
2437	82.20	0.0082	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR
2438	81.12	0.0081	1	2	Dwelling house: 2-unit row house	LFR
2439	78.00	0.0078	1	1	Dwelling house: 2-unit row house	LFR
2440	77.98	0.0078	1	2	Dwelling house: 2-unit row house	LFR
2441	77.99	0.0078	1	1	Dwelling house: 2-unit row house	LFR
2442	78.00	0.0078	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR
2443	72.67	0.0073	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR
2444	81.00	0.0081	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR
2445	81.05	0.0081	1	1	Dwelling house: 2-unit row house	LFR
2446	78.00	0.0078	1	0	Dwelling house: 2-unit row house	LFR
TOTAL	**7157.94**	**0.7158**	**54**	**59**		

6.4 PROPOSED DEVELOPMENT PARAMETERS

The following tables describes the planning parameters (coverage, height, building lines, and parking) for each of the proposed land uses as it is proposed for this development.

6.4.1 Coverage

Coverage was measured as follows:

- Coverage of formal dwelling units only; and
- Coverage of both formal dwelling units and informal structures (shelters).

Coverage (measured in terms of formal dwelling units only):

- The coverage of all erven is less than the maximum permitted 80% in the LFR Zone.

Coverage (measured in terms of formal dwelling units & the informal structures):

- From the undated aerial photo it looks like the combination of formal dwelling units and informal structures on unregistered erven 2403, 2407, 2408, 2410, 2414, 2415, 2418, 2420, 2422, 2424, 2426, 2428, 2429, 2432, 2435, 2440, and 2443 have increased the coverage on these erven to more than 80%, which means that departures would be required on these erven if the informal structures are not removed.

A permanent departure on coverage in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:

- Increase the coverage on unregistered erf 2415 from 80% to 80.1%.
- Increase the coverage on unregistered erven 2432, and 2443 from 80% to 81%.
- Increase the coverage on unregistered erf 2414 from 80% to 83%.
- Increase the coverage on unregistered erf 2420 from 80% to 85%.
- Increase the coverage on unregistered erf 2440 from 80% to 87%.
- Increase the coverage on unregistered erf 2426 from 80% to 88%.
- Increase the coverage on unregistered erf 2418 from 80% to 89%.
- Increase the coverage on unregistered erf 2408 from 80% to 92%.
- Increase the coverage on unregistered erf 2428 from 80% to 95%.
- Increase the coverage on unregistered erven 2403, 2407, 2410, 2422, 2424, 2429, and 2435 from 80% to 100%.

The coverage of the new properties is shown in the following table.

TABLE 9: PROPOSED COVERAGE

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2392	78.00	0.0078	80%	36.55	47%	15.00	19%	51.55	66%	N/A	N/A
2393	78.00	0.0078	80%	36.41	47%	10.00	13%	46.41	59%	N/A	N/A
2394	84.50	0.0085	80%	36.21	43%	10.00	12%	46.21	55%	N/A	N/A
2395	96.82	0.0097	80%	36.60	38%	17.00	18%	53.60	55%	N/A	N/A
2396	83.56	0.0084	80%	36.51	44%	18.00	22%	54.51	65%	N/A	N/A
2397	78.00	0.0078	80%	36.45	47%	0.00	0%	36.45	47%	N/A	N/A
2398	78.00	0.0078	80%	36.11	46%	0.00	0%	36.11	46%	N/A	N/A
2399	67.86	0.0068	80%	36.19	53%	0.00	0%	36.19	53%	N/A	N/A
2400	78.00	0.0078	80%	36.85	47%	0.00	0%	36.85	47%	N/A	N/A
2401	2709.15	0.2709					0%				
2402	78.00	0.0078	80%	36.49	47%	0.00	0%	36.49	47%	N/A	N/A
2403	78.00	0.0078	80%	36.47	47%	49.00	63%	85.47	110%	80%	110%
2404	146.10	0.0146	80%	36.47	25%	21.00	14%	57.47	39%	N/A	N/A
2405	147.47	0.0147	80%	36.49	25%	55.00	37%	91.49	62%	N/A	N/A
2406	81.25	0.0081	80%	36.27	45%	0.00	0%	36.27	45%	N/A	N/A
2407	81.25	0.0081	80%	36.69	45%	48.00	59%	84.69	104%	80%	104%
2408	81.25	0.0081	80%	36.66	45%	38.00	47%	74.66	92%	80%	92%
2409	81.25	0.0081	80%	36.30	45%	11.00	14%	47.30	58%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2410	82.25	0.0082	80%	36.66	45%	55.00	67%	91.66	111%	80%	111%
2411	87.50	0.0088	80%	36.30	41%	11.00	13%	47.30	54%	N/A	N/A
2412	87.50	0.0088	80%	36.64	42%	20.00	23%	56.64	65%	N/A	N/A
2413	81.25	0.0081	80%	36.32	45%	23.00	28%	59.32	73%	N/A	N/A
2414	78.00	0.0078	80%	64.48	83%	0.00	0%	64.48	83%	80%	83%
2415	72.67	0.0073	80%	36.19	50%	22.00	30%	58.19	80%	80%	80%
2416	81.00	0.0081	80%	36.48	45%	24.00	30%	60.48	75%	N/A	N/A
2417	81.00	0.0081	80%	36.48	45%	0.00	0%	36.48	45%	N/A	N/A
2418	81.00	0.0081	80%	36.48	45%	36.00	44%	72.48	89%	80%	89%
2419	81.00	0.0081	80%	36.48	45%	14.00	17%	50.48	62%	N/A	N/A
2420	78.00	0.0078	80%	36.48	47%	30.00	38%	66.48	85%	80%	85%
2421	78.00	0.0078	80%	36.20	46%	5.00	6%	41.20	53%	N/A	N/A
2422	78.00	0.0078	80%	36.76	47%	44.00	56%	80.76	104%	80%	104%
2423	93.06	0.0093	80%	36.56	39%	14.00	15%	50.56	54%	N/A	N/A
2424	62.29	0.0062	80%	36.19	58%	36.00	58%	72.19	116%	80%	116%
2425	94.11	0.0094	80%	59.40	63%	0.00	0%	59.40	63%	N/A	N/A
2426	78.00	0.0078	80%	36.63	47%	32.00	41%	68.63	88%	80%	88%
2427	78.00	0.0078	80%	36.33	47%	0.00	0%	36.33	47%	N/A	N/A
2428	78.00	0.0078	80%	36.48	47%	38.00	49%	74.48	95%	80%	95%

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m²	%	m²	%	m²	%	From	To
2429	78.00	0.0078	80%	36.48	47%	75.00	96%	111.48	143%	80%	143%
2430	78.00	0.0078	80%	36.48	47%	25.00	32%	61.48	79%	N/A	N/A
2431	72.67	0.0073	80%	36.19	50%	0.00	0%	36.19	50%	N/A	N/A
2432	78.00	0.0078	80%	36.48	47%	27.00	35%	63.48	81%	80%	81%
2433	87.75	0.0088	80%	36.48	42%	0.00	0%	36.48	42%	N/A	N/A
2434	87.75	0.0088	80%	36.48	42%	0.00	0%	36.48	42%	N/A	N/A
2435	78.00	0.0078	80%	36.12	46%	52.00	67%	88.12	113%	80%	113%
2436	72.67	0.0073	80%	36.19	50%	11.00	15%	47.19	65%	N/A	N/A
2437	82.20	0.0082	80%	36.84	45%	0.00	0%	36.84	45%	N/A	N/A
2438	81.12	0.0081	80%	36.62	45%	10.00	12%	46.62	57%	N/A	N/A
2439	78.00	0.0078	80%	36.34	47%	18.00	23%	54.34	70%	N/A	N/A
2440	77.98	0.0078	80%	36.48	47%	31.00	40%	67.48	87%	80%	87%
2441	77.99	0.0078	80%	36.48	47%	20.00	26%	56.48	72%	N/A	N/A
2442	78.00	0.0078	80%	36.47	47%	20.00	26%	56.47	72%	N/A	N/A
2443	72.67	0.0073	80%	36.19	50%	23.00	32%	59.19	81%	80%	81%
2444	81.00	0.0081	80%	36.49	45%	18.00	22%	54.49	67%	N/A	N/A
2445	81.05	0.0081	80%	36.51	45%	18.00	22%	54.51	67%	N/A	N/A
2446	78.00	0.0078	80%	36.45	47%	0.00	0%	36.45	47%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE								
	m^2	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend	
			%	m^2	%	m^2	%	m^2	%	From	To
TOTAL	7157.94	0.7158		2019.04	28%	1044.00	15%	3063.04	43%		

6.4.2 Height

The height of the existing buildings does not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.

The height of the new properties is shown in the following table.

TABLE 10: PROPOSED HEIGHT

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2392	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2393	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2394	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2395	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2396	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2397	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2398	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2399	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2400	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2401			Public Roads & Parking	PR				

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2402	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2403	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2404	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2405	1	4	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2406	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2407	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2408	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2409	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2410	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2411	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2412	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2413	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2414	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2415	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2416	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2417	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2418	1	3	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2419	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2420	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2421	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2422	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2423	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2424	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2425	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2426	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2427	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2428	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2429	1	3	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2430	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2431	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2432	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2433	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2434	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2435	1	3	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2436	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2437	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2438	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2439	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2440	1	2	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2441	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2442	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2443	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2444	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2445	1	1	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2446	1	0	Dwelling house: 2-unit row house	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
TOTAL	54	59						

6.4.3 Building Lines

The existing properties contain 54 formal dwelling units. In addition to the 54 formal dwelling units, there are approximately 59 informal structures or "Shelters" on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.

An inspection of the available undated aerial photo reveals the following:

- Many of the informal structures seem to be erected across the proposed erf boundaries.
- Some properties extend into the road reserve.
- On some properties the existing dwelling houses have been extended.
- The erf boundaries of certain properties do not coincide with the proposed erf boundaries on the subdivision plan.
- Some informal structures have been constructed on the erven that is earmarked for use as public road and parking purposes.

Many of the existing buildings exceed the permissible building lines in the LFR Zone and therefore an amendment of this parameter is required as indicated below.

- Building Lines (for "All Other Buildings" in the LFR Zone):
    - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2394-2395, 2400, 2402, 2407-2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2396, 2406, 2413-2414, 2420, 2433-2434.
    - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2393-2395, 2398-2399, 2403, 2406, 2409-2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2430-2431, 2436-2437, 2443-2445.

- Building Lines (for "Shelters" in the LFR Zone):
    - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445.
    - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2396, 2408, 2415, 2428, 2432, 2435.
    - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2429.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2392, 2396, 2403-2404, 2418-2420, 2423, 2428, 2435-2436, 2438-2440, 2442, 2445.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429-2430, 2443-2444.
    - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2395, 2410, 2412.

Information on the building lines of the new properties is shown in the following two tables. The first table shows the building line information for "All Other Buildings" in the LFR Zone whilst the second table provide building line information for "Shelters" in the LFR Zone.

TABLE 11: PROPOSED BUILDING LINES ("ALL OTHER BUILDINGS")

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2392	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2393	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	There are 3 x common boundaries
2394	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	There are 3 x common boundaries
2395	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other 2 x common boundaries	There are 4 x common boundaries
2396	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2397	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 3 x common boundaries
2398	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	There are 3 x common boundaries
2399	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	There are 3 x common boundaries
2400	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2401			**Public Roads & Parking**	PR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
					Common:	0m on one boundary; 1m on other boundaries	N/A	N/A	N/A	N/A
2402	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2403	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	There are 3 x common boundaries
2404	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 4 x common boundaries
2405	1	4	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 3 x common boundaries
2406	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 3 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2407	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2408	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2409	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 3 x common boundaries. The main dwelling unit seems to be less than 1m from the 1 x common boundary.
2410	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 3 x common boundaries. The main dwelling unit seems to be less than 1m from the 2nd common boundary.
2411	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There is 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 3 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2412	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There is 1 x street boundary. The main dwelling seems to be less than 1m from the 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 3 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2413	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 2 x street boundaries. The main dwelling seems to be less than 1m from both street boundaries.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2414	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 3 x street boundaries. It seems the roof of the main dwelling has been extended onto 1 x street boundary, and is less than 1m from the 2nd street boundary.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2415	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 4 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries
2416	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 2 x street boundaries. The main dwelling seems to have been extended and encroaches onto the Luyolo Street road reserve.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries. The main dwelling seems to have been extended and encroaches onto 1 x common boundary.
2417	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2418	1	3	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 2 x street boundaries. A roof structure attached to the main dwelling seems to extend into the Luyolo Street road reserve.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2419	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries.
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2420	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 3 x street boundaries. The dwelling seems to have been extended onto the Luyolo Street road reserve.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2421	1	1	Dwelling house: 2-	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The dwelling seems to be less

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
			unit row house							than 1m from the Erf 2401 road reserve.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 1 x common boundary.
2422	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries.
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2423	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries
2424	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries
2425	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 2 x street boundaries. The main dwelling seems to have been extended and encroaches into the Sokuqala Road reserve.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2426	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to encroach onto the 2nd common boundary
2427	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The main dwelling seems to be less than 1m from 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2428	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 3 x street boundaries.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2429	1	3	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 3 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2430	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The main dwelling seems to be less than 1m from 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
										seems to be less than 1m from the 2nd common boundary.
2431	1	0	Dwelling house: middle unit of a 3-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 4 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling is the center unit of a 3-unit row house and encroach onto both common boundaries.
2432	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The main dwelling seems to be less than 1m from 1 x street boundary
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2433	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 3 x street boundaries. The main dwelling seems to be less than 1m from 2 x street boundaries.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2434	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	There are 3 x street boundaries. The main dwelling seems to be less than 1m from 2 x street boundaries.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2435	1	3	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 3 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2436	1	1	Dwelling house: middle unit of a 3-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 4 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling is the center unit of a 3-unit row house and encroach onto both common boundaries.
2437	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2438	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There are 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2439	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The main dwelling seems to be less than 1m from the 1 x street boundary.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2440	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The main dwelling seems to be less than 1m from the 1 x street boundary.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2441	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries. The main dwelling seems to be less than 1m from the 1 x street boundary.
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2442	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 3 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
2443	1	1	Dwelling house: middle unit of a 3-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 4 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. This dwelling is the middle unit of a 3-unit row house.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2444	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2445	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There are 2 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	There are 2 x common boundaries. The main dwelling seems to be less than 1m from the 2nd common boundary.
2446	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	There are 3 x street boundaries
					Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	There is 1 x common boundary
TOTAL	**54**	**59**								

TABLE 12: PROPOSED BUILDING LINES ("SHELTERS")

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2392	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 1 x common boundary, 1m on the other common boundary	1m on all common boundaries	0m on 1 x common boundary, 1m on the other common boundary	1 x structure seems to encroach on 1 x common boundary
2393	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach on 1 x street boundary
					Common:	1m	1m	N/A	N/A	
2394	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 2 x common boundaries, 1m on the other common boundary	1m on all common boundaries	0m on 2 x common boundaries, 1m on the other common boundary	1 x structure seems to encroach on 2 x common boundaries.
2395	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	2 x structures seem to encroach on 3 x common boundaries.
2396	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1 x structure seems to encroach on 2 x street boundaries
					Common:	1m	0m on 1 x common boundary, 1m on the other common boundary	1m on all common boundaries	0m on 1 x common boundary, 1m on the other common boundary	1 x structure seems to encroach on 1 x common boundary

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2397	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2398	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2399	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2400	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2401			**Public Roads & Parking**	PR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))				**Many of the informal structures encroaches into this road reserve.**

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
					Common:	1m				
2402	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2403	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure encroaches into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure encroaches into the neighbouring erf
2404	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure encroaches on 1 x common boundary
2405	1	4	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure encroaches into the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries, 1m on the other common boundary	1m on all common boundaries	0m on 2 x common boundaries, 1m on the other common boundary	1 x structure encroaches into the neighbouring erf
2406	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no structures on this property

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2407	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	2 x structures seem to encroach into the neighbouring erf
2408	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	2 x structures seem to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	2 x structures seem to encroach onto the 2 x common boundaries
2409	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach onto 2 x common boundaries
2410	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	1 x structure seems to encroach into the neighbouring erf. 1 x structure seems to encroach onto 2 x common boundaries
2411	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach onto 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2412	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries	1 x structure seems to encroach onto 3 x common boundaries
2413	1	1	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to be less than 1m from the Erf 2401 road reserve.
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach onto 2 x common boundaries
2414	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	
2415	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	1m	N/A	N/A	
2416	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2417	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2418	1	3	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach into the neighbouring erf.
2419	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto the 1 x common boundary.
2420	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto the 1 x common boundary.
2421	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the road reserve.
					Common:	1m	1m	N/A	N/A	
2422	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	2 x structures seem to encroach onto the 2 x common boundaries

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
2423	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto 1 of the common boundaries.
2424	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach. into the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach onto both common boundaries.
2425	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2426	1	2	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach into the neighbouring erf and encroach onto the other common boundary.
2427	1	0	Dwelling house: 2-unit row house	LFR	**Street:**	1m; 5m on a proclaimed road (S69(2)(h))				There seems to be no informal structures on this property

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
					Common:	1m				There seems to be no informal structures on this property
2428	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1 x structure seems to extend into the Sokuqala Road reserve. Another structure seems to extend onto the Erf 2401 road reserve.
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto the 1 x common boundary.
2429	1	3	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries	3 x structures seem to encroach into the Sokuqala Road and Erf 2401 road reserves
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach into the neighbouring erf.
2430	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach onto the Erf 2401 road reserve
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach onto 1 of the common boundaries and seems to be less than 1m from the 2nd common boundary.
2431	1	0	Dwelling house: middle unit of a 3-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2432	1	1	Dwelling house: outer unit of a 3-unit	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1 x structure seems to encroach into the Erf 2401 road reserve

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
			row house.							
					Common:	1m	1m	N/A	N/A	
2433	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2434	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2435	1	3	Dwelling house: outer unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries	2 x structures seem to encroach into the Erf 2401 road reserve whilst a 3rd structure seems to be located in the Sokuqala road reserve.
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure encroach onto the 1 x common boundary.
2436	1	1	Dwelling house: middle unit of a 3-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure encroach onto 1 x common boundary
2437	1	0	Dwelling house: outer unit of a 3-unit	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
			row house.							
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
2438	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto the neighbouring erf
2439	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto the neighbouring erf
2440	1	2	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve whilst a 2nd structure is located directly adjacent to this erf within Erf 2401
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach onto the neighbouring erf
2441	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve
					Common:	1m	1m	N/A	N/A	
2442	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to be less than 1m from the Erf 2401 road reserve.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)					
					Boundary	Rule	Actual / Proposed	Change / Amend		Comments
								From	To	
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to encroach into the neighbouring erf.
2443	1	1	Dwelling house: middle unit of a 3-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to be less than 1m from the Erf 2401 road reserve.
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to encroach onto both common boundaries.
2444	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to be less than 1m from the Erf 2401 road reserve.
					Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	1 x structure seems to be less than 1m from both common boundaries
2445	1	1	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary	1 x structure seems to encroach into the Erf 2401 road reserve.
					Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	1 x structure seems to be less than 1m from 1 x common boundary
2446	1	0	Dwelling house: 2-unit row house	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no informal structures on this property
					Common:	1m	1m	N/A	N/A	There seems to be no informal structures on this property
TOTAL	54	59								

6.4.4 Parking

In terms of the Zoning Scheme, 54 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 8 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erf 2401 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).

It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in the development.

Information on off-street parking is shown in the table below.

TABLE 13: PROPOSED PARKING

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
					Rule	Required	Proposed	Change / Amend		Comments
								From	To	
2392	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2393	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2394	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2395	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2396	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2397	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2398	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2399	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2400	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2401			Public Roads & Parking	PR						This erf provides sufficient space for onstreet parking for the residential erven in this development.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
					Rule	Required	Proposed	Change / Amend		Comments
								From	To	
2402	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2403	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2404	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2405	1	4	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2406	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2407	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2408	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2409	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2410	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2411	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2412	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2413	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
					Rule	Required	Proposed	Change / Amend		Comments
								From	To	
2414	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2415	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2416	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2417	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2418	1	3	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2419	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2420	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2421	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2422	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2423	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
					Rule	Required	Proposed	Change / Amend		Comments
								From	To	
2424	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2425	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2426	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2427	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2428	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2429	1	3	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2430	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2431	1	0	Dwelling house: middle unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2432	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2433	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
					Rule	Required	Proposed	Change / Amend		Comments
								From	To	
2434	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	1	N/A	N/A	There seems to be space on the property for 1 x bay
2435	1	3	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2436	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2437	1	0	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2438	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2439	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2440	1	2	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2441	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2442	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2443	1	1	Dwelling house: middle unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					
					Rule	Required	Proposed	Change / Amend		Comments
								From	To	
2444	1	1	Dwelling house: outer unit of a 3-unit row house.	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2445	1	1	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
2446	1	0	Dwelling house: 2-unit row house	LFR	1 bay / dwelling house	1	0	1	0	There is not sufficient space to allow for off-street parking
TOTAL	**54**	**59**				**54**	**8**			

7. PLANNING MOTIVATION IN SUPPORT OF THE APPLICATION

7.1 LAND USE DECISION CRITERIA

Section 65 of the Stellenbosch Land Use Planning By-Law, 2015, sets out the general criteria that needs to be considered when a land use application is submitted. Section 38(1)(f) indicates that the written motivation of the application must be based on the criteria in Section 65.

7.2 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL DEVELOPMENT PRINCIPLES

The proposed land use is consistent with the development principles contained in Chapter 2, Section 7 of SPLUMA (Act 16 of 2013) and Chapter 6, Section 59 of LUPA (Act 3 of 2014).

TABLE 14: CONSISTENCY WITH SPLUMA (Act 16 of 2013) AND LUPA (Act 3 of 2014)

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
SPLUMA, Section 7(a) LUPA, Section 59(1)	Spatial Justice	The proposed development is consistent with the principle of spatial justice: • It redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. • The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
SPLUMA, Section 7(b) LUPA, Section 59(2)	Spatial Sustainability	The proposed development is consistent with the principle of spatial sustainability: • The properties are located within the existing approved urban edge in the established urban area of Kayamandi. • The development already exists and does not encourage urban sprawl. • No new development will take place. • It is currently and will in future continue to make use of existing available infrastructure services capacity. • There are no environmentally or heritage sensitive areas in this part of Kayamandi. • It does not have an impact on prime and unique agricultural land.
SPLUMA, Section 7(c) LUPA, Section 59(3)	Efficiency	The development is consistent with the principle of efficiency: • It optimises the use of existing infrastructure. • It optimises the use of existing available state-owned land. • It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.
SPLUMA, Section 7(d) LUPA, Section 59(5)	Spatial Resilience	• A key objective of the development / land use application is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
		• According to the principle of spatial resilience (S59(5) of LUPA), *"flexibility in spatial plans, policy and land use* management *systems is accommodated to ensure sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shocks"*.
SPLUMA, Section 7(e) LUPA, Section 59(4)	Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.

7.3 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL PLANNING FRAMEWORKS AND POLICIES

7.3.1 National Development Plan (NDP), 2012

The National Development Plan identified nine (9) main challenges that need to be addressed in South Africa. The land use(s) in this application contributes as a response to some of those national challenges. The national challenges, the suggested national responses and the relevance to this land use application is highlighted in the table below.

TABLE 15: CONSISTENCY WITH NATIONAL DEVELOPMENT PLAN (NDP), 2012

NDP CHALLENGES		NDP RESPONSE	HOW THIS PROPOSED DEVELOPMENT RESPONDS
1	Unemployment	Create jobs and livelihoods	Not applicable to this application.
2	Infrastructure poorly located and inadequate	Expand infrastructure	The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. There will be no new developments. The existing properties are already making use of the existing infrastructure capacity within Kayamandi.
3	Exclusive spatial patterns	Transform urban and rural spaces	This urban area is already transformed, and the land uses and buildings already exist. The aim with this land use application is therefore to legalise the existing land uses so that ownership can be transferred to the intended beneficiaries.
4	Resource consumptive economy	Transition to a low-carbon economy	Not applicable to this application.
5	Poor quality education	Improve education and training	Not applicable to this application.
6	Widespread disease burden and poor services	Provide quality health care	Not applicable to this application.
7	Poor quality public service	Build a capable state	Not applicable to this application.
8	Corruption	Fight corruption and increase accountability	Not applicable to this application.
9	Divided society	Transform society and unite the nation.	This land use application will contribute to the transformation of society because it will provide security of tenure to the intended beneficiaries in Kayamandi.

7.3.2 OneCape 2040

The OneCape 2040 strategy is a Western Cape initiative that aims to *"scope a long-term economic vision and plan involving all key Western Cape economic leaders as well as citizens for the next 30 to 40 years"*. Its primary goal is to create *"a resilient, inclusive and competitive Western Cape with higher rates of employment producing growing incomes, greater equality and an improved quality of life"*. Its vision is to have *"a highly-skilled, innovation driven, resource efficient, connected, high opportunity and collaborative society"*. Local government's role in achieving this vision is as follows:

- Integrated neighbourhoods and upgrading the built environment;
- Integrated services planning and provision

Two of the six transitional areas identified in this strategy relates to

- ***"Economic Access Transition (Working Cape)"***. The aim is to change from a currently *"Factor and efficiency-driven economy with high barriers to entry and low productivity and entrepreneurship rates"* to a *"Innovation-driven economy with low barriers to entry, high productivity and entrepreneurship rates"*.
- ***"Settlement Transition (Living Cape)"***. The aim is to change from the current "Unhealthy, low access, often alienated, low opportunity neighbourhoods" to "Healthy, accessible, liveable, multi-opportunity communities.

This project and land uses are part of the municipality's initiatives to fulfil its role in the OneCape 2040 vision.

7.3.3 WC Provincial Spatial Development Framework (PSDF), 2014

The latest approved PSDF is dated March 2014. The Western Cape PSDF aims to:

- Give spatial expression to the National and Provincial development agendas;
- Serve as a basis for coordinating, integrating and aligning 'on the ground' delivery of National and Provincial departmental programmes;
- Support municipalities to fulfil their municipal planning mandate in line with the National and Provincial agendas; and
- Communicates government's spatial development intentions to the private sector and civil society.

The 2014 PSDF applies five (5) key principles to achieve its spatial vision for the province. These five principles are aligned with the development principles contained in Section 7 of SPLUMA (Act 16 of 2013) and Section 59 of LUPA (Act 3 of 2014) and talks about Spatial Efficiency, Spatial Justice, Sustainability & Resilience, Quality & Liveability and Accessibility. This existing land uses in this project's consistency with these principles have already been highlighted in a previous section. This proposed land use is also consistent with the three spatial themes of the Western Cape PSDF:

- **Resources:** The existing land uses currently and will in future continue to make use of existing resources within the urban edge. It also does not threaten or impact negatively on any scenic and unique cultural landscapes.
- **Space Economy:** The project and its land uses are already integrated in the space-economy of Kayamandi.
- **Settlement:** The project and its land uses are located within the established urban area of Kayamandi and promotes densification, consolidation, integration and a sense of place. All properties are already occupied for many years and well-integrated with the urban fabric of Kayamandi.

7.4 CONSISTENCY WITH RELEVANT LOCAL PLANNING FRAMEWORKS AND POLICIES

7.4.1 Municipal IDP

Projects 4A, 5A and 5B are located in Ward 12 whilst Projects 4B and 8 (Mpelazwe) is located in Ward 13 of the Stellenbosch Municipality.

The latest IDP summarises the ward priorities in Tables 58 (Ward 12) and 59 (Ward 13) respectively. Ward 12's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Recreation (Swimming Pool)
- Priority 2: Safety & Security
- Priority 3: Elderly & disabled
- Priority 4: Wi-Fi facilities
- Priority 5: ECD Centers

Ward 13's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Housing – Hostels, Shacks and Backyard dwellers
- Priority 2: Old age & youth recreational center
- Priority 3: Community Hall
- Priority 4: Initiation site
- Priority 5: Remembrance Hall in Kayamandi library

Legacy projects are discussed in Table 70 of the IDP with specific reference to human settlements project on pages 193-196. An overview of the Integrated Human Settlements Plan is provided in paragraph 7.4.3 on pages 208-211.

Although this project is not specifically mentioned in the IDP, it is a priority for the Stellenbosch Human Settlement's Department who appointed the professional team through tender number B/SM 42/21 to finalise the land use rights for these properties so that the properties can be transferred to the intended beneficiaries.

7.4.2 Municipal SDF

Section 22 of SPLUMA indicates the following:

> *"22. (1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework.*
> *22. (2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework."*

Similar to SPLUMA, Section 19 of the Western Cape Land Use Planning Act (LUPA), Act 3 of 2014 states the following:

> *"19. (1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.*

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.

(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan."

The current approved MSDF of Stellenbosch Municipality is dated 11 November 2019.

The subject properties (Projects 4A, 4B, 5A, 5B and 8) are located in an established urban area within the urban edge and fall within the "Urban Development" spatial planning category (SPC)(MSDF Figure 26, p66).

In terms of the Stellenbosch Framework, Projects 4B, 5B and 8 are also located within the area designated as "Strategic Sites, Projects and/or Infill Opportunities" (MSDF Figure 28, p70).

In conclusion, it can be argued that the currently approved SDF specifically provides for the utilisation of the sites as proposed in this land use application and therefore the existing (and proposed) utilisation of the sites is regarded as compliant with the approved municipal SDF, as described in Section 19(1) of LUPA (Act 3 of 2014).

It is therefore NOT necessary to motivate for deviation from the provisions of the existing approved SDF (2019).

7.5 SUITABILITY OF THE SITE

The suitability of the project site in terms of its location, accessibility and physical characteristics is discussed in the table below.

TABLE 16: MOTIVATION IN TERMS OF SITE SUITABILITY

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
1	Location	The site / properties are well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch.
2	Roads & Transport	The area is well served with local roads, public transport routes and public transport services. No additional traffic will be generated because the properties are already developed, and no additional / new development is proposed.
3	Parking	All the properties have already been developed and have people living there for a number of years. A combination of onsite and off-site (on-street) parking is currently used in the area. No additional / new development will take place and therefore no additional parking would be required. The purpose of this land use application is to legalise the status quo, register the properties with the SG's Office and therewith enable the municipality to transfer ownership of the properties to the intended beneficiaries. Existing space for parking is thus sufficient.
4	Engineering Services	The properties are located in an area that is already serviced. No additional / new development will take place in terms of this land use application and therefore there will not be an increase in demand for services. An engineering services report is also attached to this motivation.

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
		A CLO has been appointed, on request of the Stellenbosch Municipality, to conduct a survey to determine whether each property has access to a water and electricity meter and to record the location and details of these meters. This survey was completed in 2021 and a separate report was submitted to the Stellenbosch Municipality's Human Settlements Department with detail of the outcome of the aforementioned survey.
5	Servitudes	To the best of our knowledge and interpretation of the existing available information, there are no known servitudes that affects the properties in this land use application.
6	Topography	All the properties are already developed and hence the topographical characteristics of the area does not have a negative impact on the existing land uses.
7	Geotechnical Conditions	All the properties are already developed and hence the geotechnical characteristics of the area does not have a negative impact on the existing land uses.
8	Flood Lines	There are no known floodlines that affects the subject properties.
9	Alternative Uses	All the properties are already developed and therefore discussing alternative uses for these properties is irrelevant to the purpose / objectives of this land use application.

7.6 OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

Comments on other possible implications of the proposed land uses are provided in the table below.

TABLE 17: OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

IMPACT	MOTIVATION / COMMENT
Environmental Impact	The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. There will thus be no negative impact on any environmental resources. The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as **ANNEXURE 10**.
Heritage Impact	The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. The sites are not located within the historical centre of Stellenbosch and the buildings are not older than 60-years. An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required"*. The letter from HWC is attached hereto as **ANNEXURE 11**.
Compatibility with the Surrounding Area	The properties have been well integrated into the space-economy and urban fabric of Kayamandi for a number of years and is fully compatible with the surrounding area.
Socio-Economic Impact	The primary objective is to obtain the necessary land use rights so that the properties can be registered with the SG's Office and then transferred to the intended beneficiaries. This in itself has a positive socio-economic impact on this community.
Social & Public Facilities	There will be no negative impact on the existing number of social and public facilities in the area. The application also does not trigger the need for additional public / social facilities because there will be no densification or additional / new greenfield development.
Surrounding Property Values	There will be no negative impact on surrounding property values.

IMPACT	MOTIVATION / COMMENT
Safety & well-being of the Surrounding Community	There will be no negative impact on safety of the surrounding community. The finalisation of the land use rights, registration and transfer of the properties will have a positive impact on the well-being of the beneficiary community.

8. CONCLUSION

In conclusion, the primary objective of this land use application is to finalise and conclude a process that should have been finalised many years ago. The approval of the land use applications in paragraph 2.3 of this report should therefore be a formality for the following reasons:

- The land use rights for the properties in this project should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.
- The primary objective of this land use application is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
- The properties in this project are located in an established urban area within the urban edge of Kaya Mandi.
- The properties in this project have already been developed and dwelling units are already occupied.
- The properties in this project have access to existing infrastructure and engineering services within Kaya Mandi.
- No additional dwelling units will currently be constructed on the subject properties.
- The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
- There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
- A letter dated 25 August 2021 from the Western Cape Department of Environmental Affairs and Development Planning (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
- Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required"*.

The finalisation of the land use rights, the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

It is therefore recommended that the land use applications (listed in paragraph 2.3 of this report) be approved in order to comply with / adhere to the principles of good administration listed in Section 7(e) of the SPLUMA (Act 16 of 2013) and Section 59(4) of the Western Cape LUPA (Act 3 of 2014).

ANNEXURE E

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

EXEMPTION FROM THE DEPARTMENT OF MINISTRY OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING FROM CERTAIN PROVISIONS FOR PUBLIC PARTICIPATION

Western Cape Government

MINISTRY OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

REFERENCE: 15/3/2/2/1/BS2
ENQUIRIES: Kobus Munro - (021) 483 4638

The Executive Mayor
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Per e-mail: Mayor@stellenbosch.gov.za
Donovan.Muller@stellenbosch.gov.za
Mayor.PA@stellenbosch.gov.za

Dear Mayor van Deventer

STELLENBOSCH MUNICIPALITY: REQUEST FOR AUTHORISATION FOR EXEMPTION FROM CERTAIN PROVISIONS (PUBLIC PARTICIPATION REQUIREMENTS) IN TERMS OF SECTION 60 (1) OF THE LAND USE PLANNING ACT, 2014 (ACT NO 3 OF 2014): FIVE HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

1. Your request for the exemption from certain public participation provisions/requirements in terms of Section 60(1)(b) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA), dated 27 September 2021, refers.

2. As the Authorised Decision maker, I hereby confirm that I have had access to and considered all the relevant information and I have accordingly resolved as follows:

   That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA.

3. The reasons for my decision are as follows:

   i) The request satisfies the requirements of the enabling legislative prescript in terms of Section 60(1)(b) of LUPA;
   ii) The request is in the interest of meeting the needs of the poor and vulnerable; and
   iii) The request is reasonable as there has been no change in the applicable spatial planning, policy or development context of the area since the original approval.

Please note that this decision will become effective by notice in the *Provincial Gazette* in accordance with Section 60(1) of LUPA. A copy of the notice will be made available upon publication.

Sincerely



A BREDELL
MINISTER
DATE: 13/10/2021

Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE | PROVINSIE WES-KAAP | IPHONDO LENTSHONA KOLONI

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Tuesday, 19 October 2021 | *Dinsdag, 19 Oktober 2021* | *uLwesibini, 19 kweyeDwarha 2021*

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INHOUD

*(*Afskrifte is verkrygbaar by Kamer M21, Provinsiale Wetgewer-gebou, Waalstraat 7, Kaapstad 8001.)*

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IZIQULATHO

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UMpoposho

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PROVINCIAL NOTICE

The following Provincial Notice is published for general information.

DR H.C. MALILA,
DIRECTOR-GENERAL

Provincial Legislature Building,
Wale Street,
Cape Town.

PROVINSIALE KENNISGEWING

Die volgende Provinsiale Kennisgewing word vir algemene inligting gepubliseer.

DR H.C. MALILA,
DIREKTEUR-GENERAAL

Provinsiale Wetgewer-gebou,
Waalstraat,
Kaapstad.

ISAZISO SEPHONDO

Esi saziso silandelayo sipapashelwe ukunika ulwazi ngokubanzi.

GQIR H.C. MALILA,
MLAWULI-JIKELELE

ISakhiwo sePhondo,
Wale Street,
eKapa.

PROVINCIAL NOTICE

P.N. 129/2021

19 October 2021

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

EXEMPTION FROM PROVISIONS OF ACT

I, Anton Wilhelm Bredell, Provincial Minister of Local Government, Environmental Affairs and Development Planning in the Western Cape, under section 60(1)*(b)* of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (the Act), exempt Stellenbosch Municipality from the provisions of sections 43, 44 and 47 of the Act, in respect of the intended land use applications for:

- Project 4A: 148 x flats currently located on Erven 1091 – 1112 and 1080 – 1090, Kayamandi;
- Project 4B: 51 x formal dwelling units currently located on Erven 112, 114, 115 and 116, Kayamandi;
- Project 5A: 175 x formal dwelling units currently located on Erven 1113 – 1122 and 1123 – 1154, Kayamandi;
- Project 5B: 48 x formal dwelling units currently located on Erven 66, 69, 514 – 522 and a portion of Erf 523, Kayamandi;
- Project 8: 54 x formal dwelling units currently located on the Remainder of Erf 288, Kayamandi.

Signed at Cape Town on this 13th day of October 2021.

AW BREDELL
PROVINCIAL MINISTER OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

PROVINSIALE KENNISGEWING

P.K. 129/2021

19 Oktober 2021

DEPARTEMENT VAN OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING

WES-KAAPSE WET OP GRONDGEBRUIKBEPLANNING, 2014 (WET 3 VAN 2014)

VRYSTELLING VAN BEPALINGS VAN WET

Ek, Anton Wilhelm Bredell, Provinsiale Minister van Plaaslike Regering, Omgewingsake en Ontwikkelingsbeplanning in die Wes-Kaap, kragtens artikel 60(1)*(b)* van die Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014)(die Wet), stel Stellenbosch Munisipaliteit vry van die bepalings van artikels 43, 44 en 47 van die Wet, ten opsigte van die beoogde grondgebruikaansoeke vir:

- Projek 4A: 148 x woonstelle wat op Erwe 1091 – 1112 en 1080 – 1090 Kayamandi geleë is;
- Projek 4B: 51 x formele wooneenhede wat op Erwe 112, 114, 115 en 116, Kayamandi geleë is;
- Projek 5A: 175 x formele wooneenhede wat op Erwe 1113 – 1122 en 1123 – 1154, Kayamandi geleë is;
- Projek 5B: 48 x formele wooneenhede wat op Erwe 66, 69, 514 – 522 en 'n gedeelte van Erf 523, Kayamandi geleë is;
- Projek 8: 54 x formele wooneenhede wat op die Restant van Erf 288, Kayamandi geleë is.

Geteken te Kaapstad op hierdie 13de dag van Oktober 2021.

AW BREDELL
PROVINSIALE MINISTER VAN PLAASLIKE REGERING, OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING

ISAZISO SEPHONDO

I.S. 129/2021

19 kweyeDwarha 2021

ISEBE LENDAWO EZISINGQONGILEYO NOCWANGCISO LOPHUHLISO LOMHLABA

UMTHETHO WOCWANGCISO LOMHLABA WASE MPUMA KOLONI, KA-2014 (UMTHETHO 3 KA-2014)

ISAZISO SESIGUNYAZISO KWISIPHAMBUKO SOMTHETHO WESIXEKO SASEKAPA

Mna, Anton Wilhelm Bredell, uMphathiswa woMasipala beNgingqi, Imicimbi yokusiNgqongileyo kunye noCwangciso loPhuhliso eNtshona Koloni, phantsi kwecandelo 60 (1)(b) woMthetho woCwangciso woSetyenziso loMhlaba waseMpuma Koloni, ka 2014 (uMthetho 3 ka 2014)(uMthetho), ndikhulula uMasipala weStellenbosch ukuba aphambuke kwizibonelelo zamacandelo 43, 44, kunye no 47 woMthetho, ngokubhekisele kwinjongo zezicelo ukuze:

- Iprojekthi 4A: 148 x iiflethi ezibekwe ngoku kwiziza 1091 – 1112 no 1080 – 1090, eKayamandi;
- Iprojekthi 4B: 51 x yezindlu zokuhla ezisesikweni kwiziza 112, 114, 115 no 116, eKhayamandi;
- Iprojekthi 5A: 175 x yezindlu zokuhla ezisesikweni kwiziza 1113 –1122 no 1123 – 1154, eKhayamandi;
- Iprojekthi 5B: 48 x yezindlu zokuhla ezisesikweni kwiziza 66, 69, 514 – 522 nesahlulo sesiza 523, eKayamandi;
- Iprojekthi 8: 54 x yezindlu zokuhla ezisesikweni kwi intsalela yesiza 288, eKayamandi.

Sityikitywe eKapa ngomhla woku-13 kwinyanga kweyeDwarha 2021.

AW BREDELL
UMPHATHISWA WEPHONDO, URHULUMENTE WENGINGQI, IMICIMBI YOKUSINGQONGILEYO NOCWANGCISO LOPHUPHISO

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Kantoor van die Uitvoerende Burgemeester
Office of the Executive Mayor
iOfisi kaSodolophu olawulayo

Our Ref: G van Deventer (021 808 8002)
Office of the Executive Mayor

Your Reference: 3/5/3 (2021/22)

MEC A Bredell
Minister: Local Government, Environmental Affairs and Development Planning
Western Cape Government
Department of Environmental Affairs and Development Planning
Private Bag X9086
CAPE TOWN
8000

Dear Sir

APPLICATION FOR PROVINCIAL EXEMPTION IN TERMS OF SECTION 60 OF THE WESTERN CAPE LAND USE PLANNING ACT (LUPA), ACT 3 OF 2014: OBTAINING THE NECESSARY LAND USE RIGHTS AND REGISTRATION OF DIAGRAMS IN THE SURVEYOR-GENERAL'S OFFICE FOR FIVE (5) HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

Stellenbosch Municipality appointed a Service Provider to assist in obtaining the necessary land use rights and registration of diagrams in the Surveyor General's Office for five (5) **completed** housing projects in Kayamandi, Stellenbosch.

The purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

More information regarding the five (5) projects in Kayamandi is provided below and in the following **Annexures** to this letter:

1. Annexure 1: Location of the five (5) projects.
2. Annexure 2: Current Cadastral Information for each of the five (5) projects
3. Annexure 3: Proposed consolidations and subdivisions applicable to each of the five (5) projects.

The reasons for requesting the aforementioned exemption, follows towards the end of this letter.

BACKGROUND

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (greenfield development)
- Project 2: Snake Valley (greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (town centre upgrade)
- Project 5B: High Density Units (town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is

necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

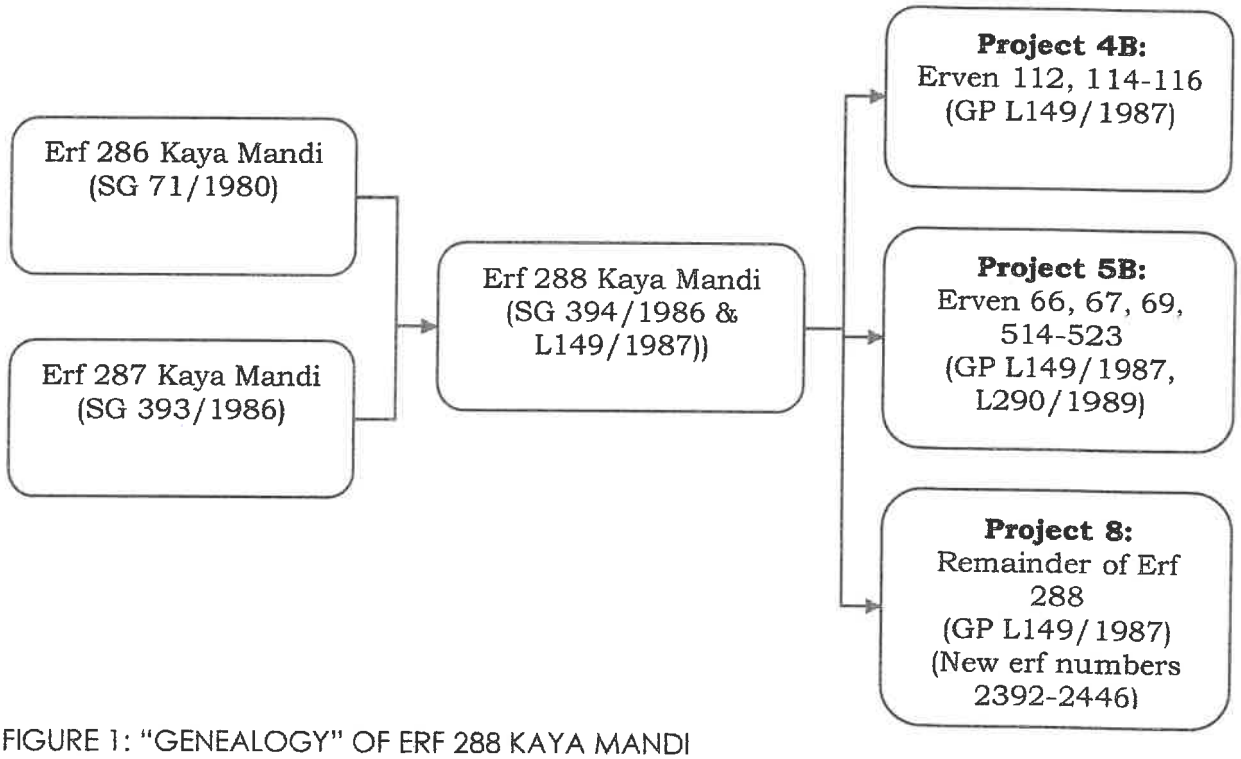


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

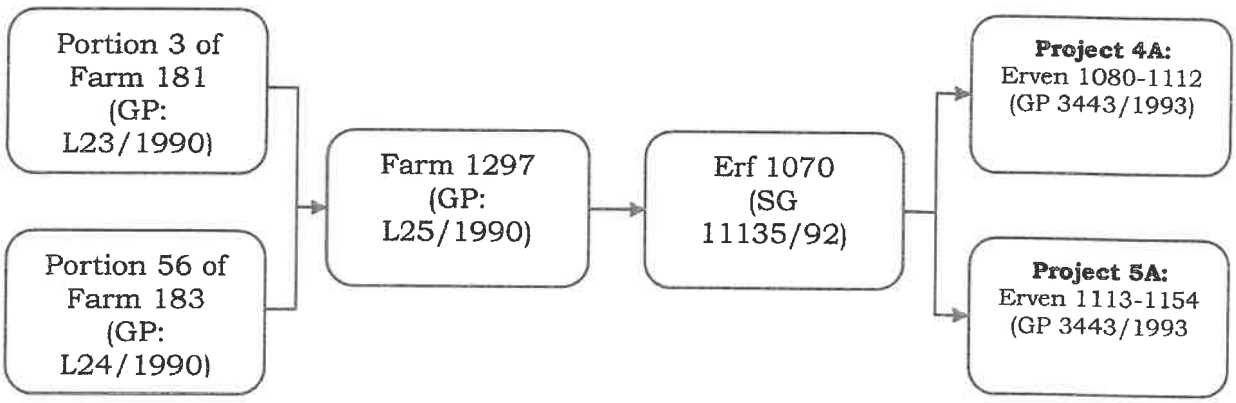


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

EXISTING LAND USES

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
4A	148 x Flats currently located on Erven 1091-1112 and 1080-1090 Kaya Mandi.	 View along 13th Street
4B	51 x Formal Dwelling Units currently located on Erven 112, 114, 115 and 116 Kaya Mandi.	 View along Mdala Street
5A	175 x Formal Dwelling Units currently located on Erven 1113-1122 and 1123-1154 Kaya Mandi	 View along School Crescent

PROJECT	EXISTING LAND USES	PHOTOS
5B	48 x Formal Dwelling Units currently located on Erven 66, 69, 514-522 and a portion of Erf 523 Kaya Mandi	 View along Mjandana Street
8	54 x Formal Dwelling Units currently located on the Remainder of Erf 288 Kaya Mandi.	 View along Luyolo Road

PURPOSE OF EACH LAND USE APPLICATION

Project 4A:

This project was approved by Council in 1996 and comprised the development of 146 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080-1112. The purpose of this application is thus the following:

- To consolidate Erven 1091-1112 and 1080-1090 Kayamandi to enable the registration of a Sectional Title Scheme.
- To obtain approval (condonation) of 9 minor encroachments of existing staircases into the street.

Project 4B:

This project, also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004. The purpose of this application is thus the following:

- To consolidate Erven 112, 114, 115 and 116 Kayamandi
- To subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.

Project 5A:

This project entailed the development of 175 high density units and public open spaces on Erven 1113-1154 Kaya Mandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place. The purpose of this application is thus the following:

- To close the public place on Erf 1120 Kaya Mandi.
- To consolidate Erven 1113-1122 and 1123-1154 Kaya Mandi
- To subdivide consolidated Erf 1980 Kaya Mandi into 130 erven consisting of 124 residential erven and 6 public places.
- To subdivide consolidated Erf 1981 Kaya Mandi into 54 erven consisting of 51 residential erven and 3 public places.

Project 5B:

This project formed part of the Kayamandi Town Centre upgrade. The development originally made provision for 137 high density units, a new road and several open spaces. Construction of the project was partially completed (48 residential units constructed) in 2004 due to an influx of people who occupied (in informal structures) the remainder of the project area. There will be two land use applications that will be submitted consecutively for this project:

- An application by Plan 4 SA (Pty) Ltd which deals with the area that contains the existing constructed units.
- An application by TV3 which deals with the area that contains the informal settlement.

The purpose of the first application (to be submitted by Plan 4 SA) is thus the following:

- To subdivide Erven 69, 514, 515, 523 and 1969 Kaya Mandi.
- To consolidate the aforementioned subdivided erven with Erven 516-522 Kaya Mandi.
- To subdivide the consolidated erf into 52 erven consisting of 48 residential erven and 4 public open places.

Project 8:

This project, known as Mpelazwe, formed part of the hostel upgrading programme and consists of 54 residential units and 1 public open space. However, it still forms part of the Remainder of Erf 288, Kayamandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date. The purpose of this application is thus the following:

- To close the public road for a portion of Erf 288 Kaya Mandi.
- To subdivide the closed road portion from the Remainder of Erf 288.
- To subdivide the new erf into 55 erven consisting of 54 residential erven and 1 public open place.

OWNERSHIP

All the current properties, except for Erf 66 Kayamandi, is owned by the Stellenbosch Municipality. Erf 66 Kayamandi is currently privately owned however, Stellenbosch Municipality is in the process of negotiating the transfer of this property to the Municipality.

MOTIVATION FOR EXEMPTION FROM SECTIONS 43 AND 44 OF LUPA

As stated earlier, the purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

We would like to highlight the following, as motivation for our request:

1. All five (5) projects are located in an established urban area within the urban edge of Kayamandi.
2. All five (5) projects have already been developed and dwelling units are already occupied.
3. All five (5) projects have access to existing engineering services within Kaya Mandi.
4. No additional dwelling units will currently be constructed on the subject properties.
5. The primary objective of the five (5) land use applications is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
6. The land use rights for these projects should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control

of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.

7. A letter dated 25 August 2021 from your department (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
8. We have submitted an NID to Heritage Western Cape (HWC) on 11 August 2021 and is awaiting the response from HWC. However, to the best of our knowledge and interpretation, the land use applications have no impact on heritage resources and therefore no further heritage studies would be required in terms of the relevant Heritage legislation.

The finalisation of the land use rights the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

We believe that it would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to the historical delays and reasons given above. The opportunity now exists to shorten the land use process for these five (5) projects by dealing with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

After an approximately 20-year delay, it is also in the best interest of the Stellenbosch Municipality as well as the Western Cape Provincial Government to "pull out all the stops" to finalise this matter.

IN CONCLUSION

We sincerely hope that you will understand the importance and urgency of this matter and we thank you in advance for your favourable consideration of our request.

Yours sincerely

ADV G VAN DEVENTER
EXECUTIVE MAYOR

Office of the Executive Mayor – 14 Plein Street – Stellenbosch – 7600
mayor@stellenbosch.gov.za – (t) 021 808 8002 – (f) 021 808 886 6761

ANNEXURE F

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

COMMENT FROM HERITAGE WESTERN CAPE

iLifa leMveli / Erfenis Wes-Kaap / Heritage Western Cape

Our Ref:	HM/ BOLAND/ STELLENBOSCH/ KYAMANDI/ ERF 1080, 1112, 112, 114, 116, 1123, 1154, 66, 67 & PTN OF ERF 523
Case No.:	20210709AM0811E
Enquiries:	Ayanda Mdludlu
E-mail:	ayanda.mdludlu@westerncape.gov.za
Tel:	021 483 5959

Lester van Stavel
Lester.vanstavel@stellenbosch.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(1) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO SUBDIVDE AND REZONE ON VARIOUS ERVEN IN KYAMANDI STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20210709AM0811E

The matter above has reference.

Heritage Western Cape is in receipt of additional information for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 26 August 2021.

You are hereby notified that, since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

.....
Michael Janse Van Rensburg
Chief Executive Officer

3 SEPTEMBER 2021

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000
• Tel: +27 (0)21 483 5959 • E-mail: ceohertage@westerncape.gov.za

Straatadres: Protea Assurance gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Posbus 1665, Kaapstad, 8000
• Tel: +27 (0)21 483 5959 • E-pos: ceoheritage@westerncape.gov.za

Idilesi yendawo: Indawo yesi-3 kwisakhiwo sase Protea Assurance, Green Market Square, ekapa, 8000 • Idilesi yeposi: Inombolo yeposi 1665, ekapa, 8000 • Inombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: ceoheritage@westerncape.gov.za

ANNEXURE G

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

COMMENT FROM THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Western Cape Government

Department of Environmental Affairs and Development Planning
D'mitri Matthews
Development Management
D'mitri.Matthews@westerncape.gov.za | Tel: 021 483 8350

REFERENCE: 16/3/3/6/1/B4/22/1270/21
DATE: 25/8/2021

The Municipal Manager
Stellenbosch Municipality
P. O. Box 17
STELLENBOSCH
7600

Attention: Mr. L. van Stavel

Tel.: (021) 808 8462
Email: lester.vanstavel@stellenbosch.gov.za

Dear Sir

RE: APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED), WITH RESPECT TO THE PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION OF VARIOUS ERVEN AS WELL AS THE COMPILATION AND SUBMISSION, KHAYAMANDI

1. The electronic correspondence dated 5 August 2021, as received by this Department on the same day, refers.

2. Following the review of the above-mentioned correspondence, this Department draws your attention to the following:

   2.1 The project involves obtaining the land use rights for 5 projects in Kayamandi, Stellenbosch. These projects have already been constructed but the majority of the erven however have not been formally registered and individual transfers to the respective end users/beneficiaries cannot take place.

   2.2 The projects will therefore involve the rezoning, consolidation and subdivision of various erven as well as the compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

   The 5 projects are:
   Project 4 A
   - The rezoning of Erven 1080 to 1112.
   - The consolidation of Erven 1080 to 1112.
   - The subdivision of the consolidated property to enable the registration of a sectional title housing scheme (rental stock).
   - The compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

   Project 4B
   - The rezoning of Erven 112, 114, 115 and 116.

- The consolidation of Erven 112, 114, 115 and 116.
- The subdivision of the consolidated property into 51 erven and 5 private open spaces.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5A

- The rezoning of Erven 1123 to 1154.
- The consolidation of Erven 1123 to 1154.
- The closure of Erf 1123.
- The subdivision of the consolidated property into 175 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5B

- The rezoning of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The consolidation of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The subdivision of the consolidated property to establish 135 erven and remainder Public Road and Parking Zone.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 8: Mpelazwe

- The rezoning of a Portion of Remainder Erf 288 Kayamandi.
- The closure of a Portion of Remainder Public Road.
- The subdivision of the consolidated property into 65 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 and 3 of 7 April 2017. Be advised that, based on the information provided, the proposed rezoning, consolidation and subdivision on the above-mentioned properties, **does not** constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development.

4. The above-mentioned is based on the following:

   4.1 The site is located with the urban area and is completely transformed.
   4.2 There are no watercourses on the site.

5. However, should any future development of the consolidated portions trigger any listed activity in terms of the EIA Regulations, 2014 (as amended), an application form for Environmental Authorisation must be submitted to the Competent Authority and the Environmental Authorisation obtained prior to the development proposal being commenced with on the proposed site. The relevant application forms are available on this Department's website: www.westerncape.gov.za/eadp.

6. You are further reminded of your general duty of care towards the environment in terms of section 28(1) of NEMA which states:
"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."

7. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.

8. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.

9. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully

pp Marbe Coetzee
Digitally signed by Marbe Coetzee
Date: 2021.08.25 11:03:29 +02'00'

HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copy to: (1) Ms. S. Nel (Landscape Dynamics Environmental Consultants) Email: susanna@landscapedynamics.co.za

ANNEXURE H

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag	**Salome Newman**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Colin Taylor**
Date ▫ Datum:	**18 November 2022**
Our Ref ▫ Ons Verw:	**Civil LU 2342**
Your Ref:	**LU/14066**
Re ▫ Insake:	**Erf 288, Kayamandi: The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1.Subdivision in terms of section 15(2)(d) of the said bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m² in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent).2. Closure of a public place in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m² in extent) of Remainder Erf 288, Kayamandi.3. Rezoning in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m² in extent) from Public Road and Public Parking to Subdivisional Area to accommodate "Less Formal Residential Zone" erven and "Public Road and a Public Parking" erf. 4. Subdivision in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into the following: a) 54 x Less Formal Residential Zone erven; b) 1 x Public Road and Parking area.5. Amendment of General Plan GP L149/1987 in terms of section 15(2)(k) of the said bylaw.**

6. Departure in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows: a) on unregistered Erf 2415 from 80% to 80,1%; b) on unregistered Erf 2432 and Erf 2443 from 80% to 81%; c) on unregistered Erf 2414 from 80% to 83%; d) on unregistered Erf 2420 from 80% to 85%;e) on unregistered Erf 2440 from 80% to 87%; f) on unregistered Erf 2426 from 80% to 88%; g) on unregistered Erf 2418 from 80% to 89%; h) on unregistered Erf 2408 from 80% to 92%; i) on unregistered Erf 2428 from 80% to 95%; j) on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from 80% to 100%. 7. Departure in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house on all residential erven. 8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows: a) the street building line from 1,0m to 0m on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446; b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434;c) the common building lines from 1,0m to 0m on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445. 9. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445; b) the street building line from 1,0m to 0m on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435; c) the street building line from 1,0 to 0m on three streets for unregistered Erf 2429;

d) the common building line from 1,0m to 0m for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445; e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429, 2430, 2443-2444; f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: 2395, 2410, 2412.

The application is recommended for approval, subject to the following:

1. Water Connections

1.1 Each erf must have its own water connection and water meter installed.

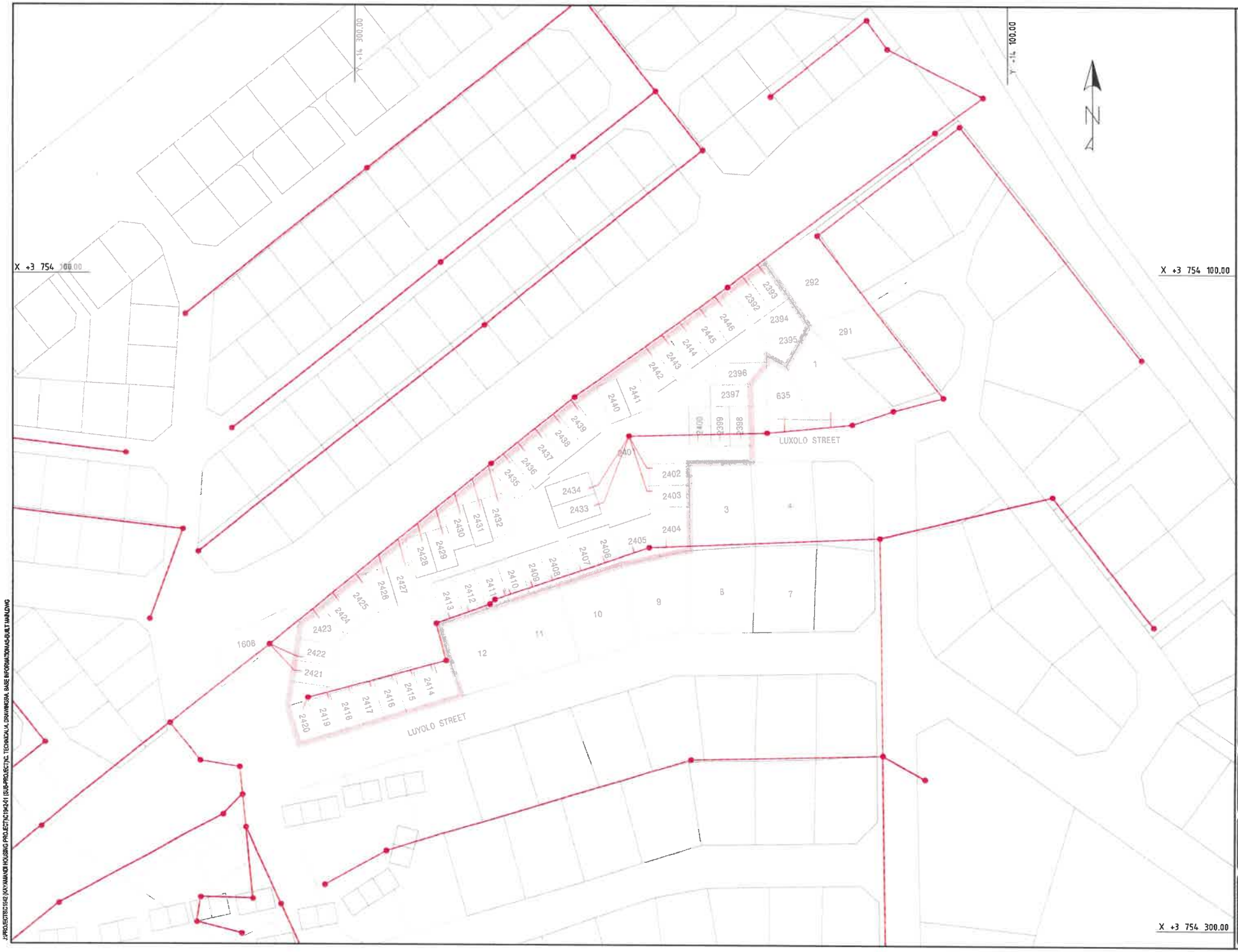
2. Sewer Connections

2.1 Each erf must have its own sewer connection.

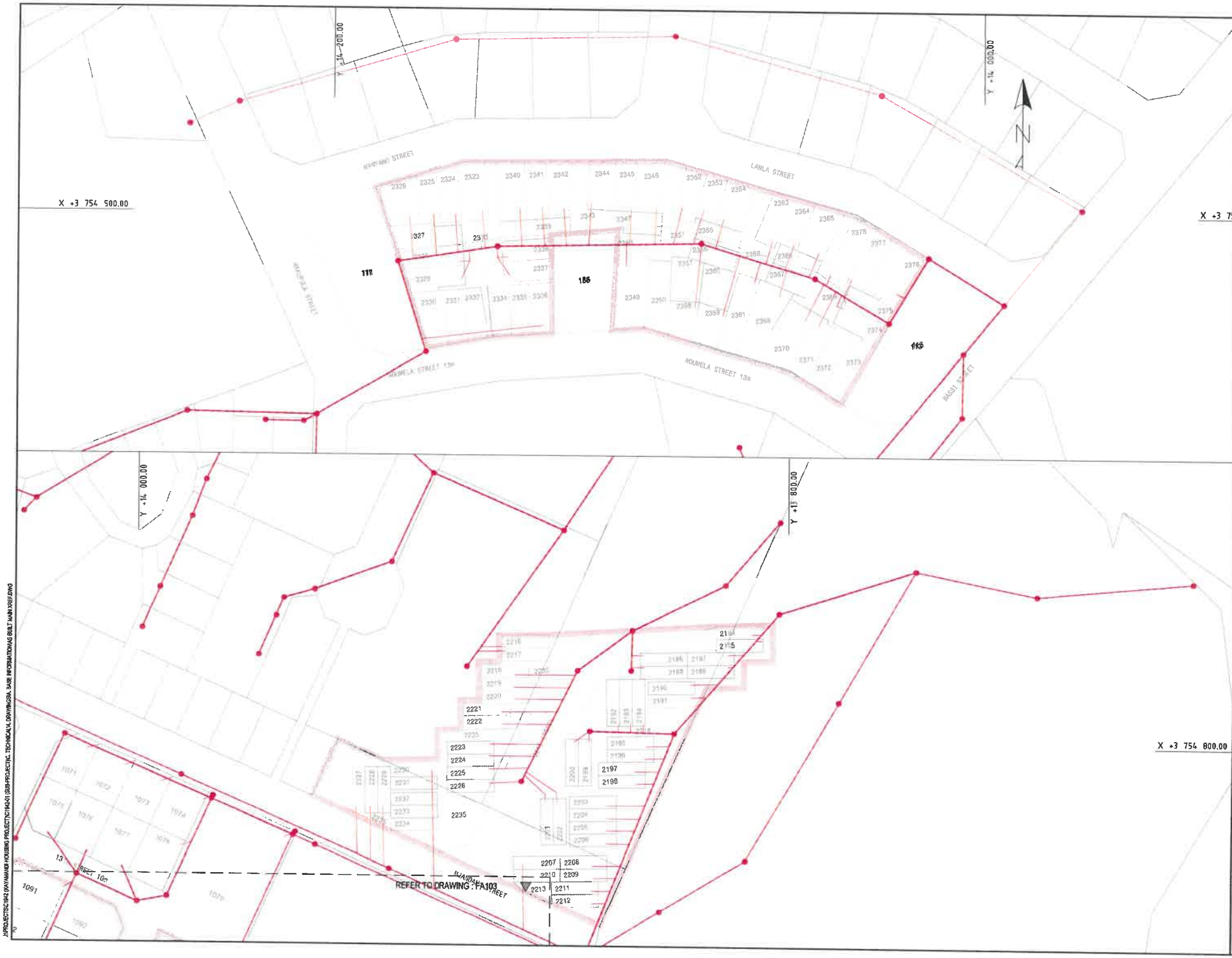
3. Electrical Engineering

3.1 Refer to **Annexure: Electrical**

Colin Taylor Pr Tech Eng
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)
V:\2.0 DEVELOPMENT\00 Developments\2347 (CT) Erf 288 Kayamandi (LU-14066) Project 8\2342 (CT) Erf 288 Kayamandi (LU-14066) - approved.doc



J:\PROJECTS\C1942\KAYAMANDI HOUSING PROJECTS\C1942-01 (SUB-PROJECTS)\C. TECHNICAL\A. DRAWINGS\A. BASE INFORMATION\AS-BUILT MANDING



GENERAL NOTES:

SEWER LEGEND

EXISTING PIPE

EXISTING MANHOLE

EXISTING HOUSE CONNECTION

KEY PLAN 1:15 000



Client: STELLENBOSCH

PROJECT: KAYAMANDI HOUSING PROJECTS 4A, 4B, 5A, 5B & 8

DRAWING DESCRIPTION: SEWER AS-BUILT SERVICES PHASE 4B, 5B

Designed	Hull	Engineer	
Drawn	LC	Date	OCT 2022
Surveyed	-	Work No.	
System	WGS84/Lo19	Approved	Hull
Scale	1:500	Date	OCT 2022
Drawing Status			A1

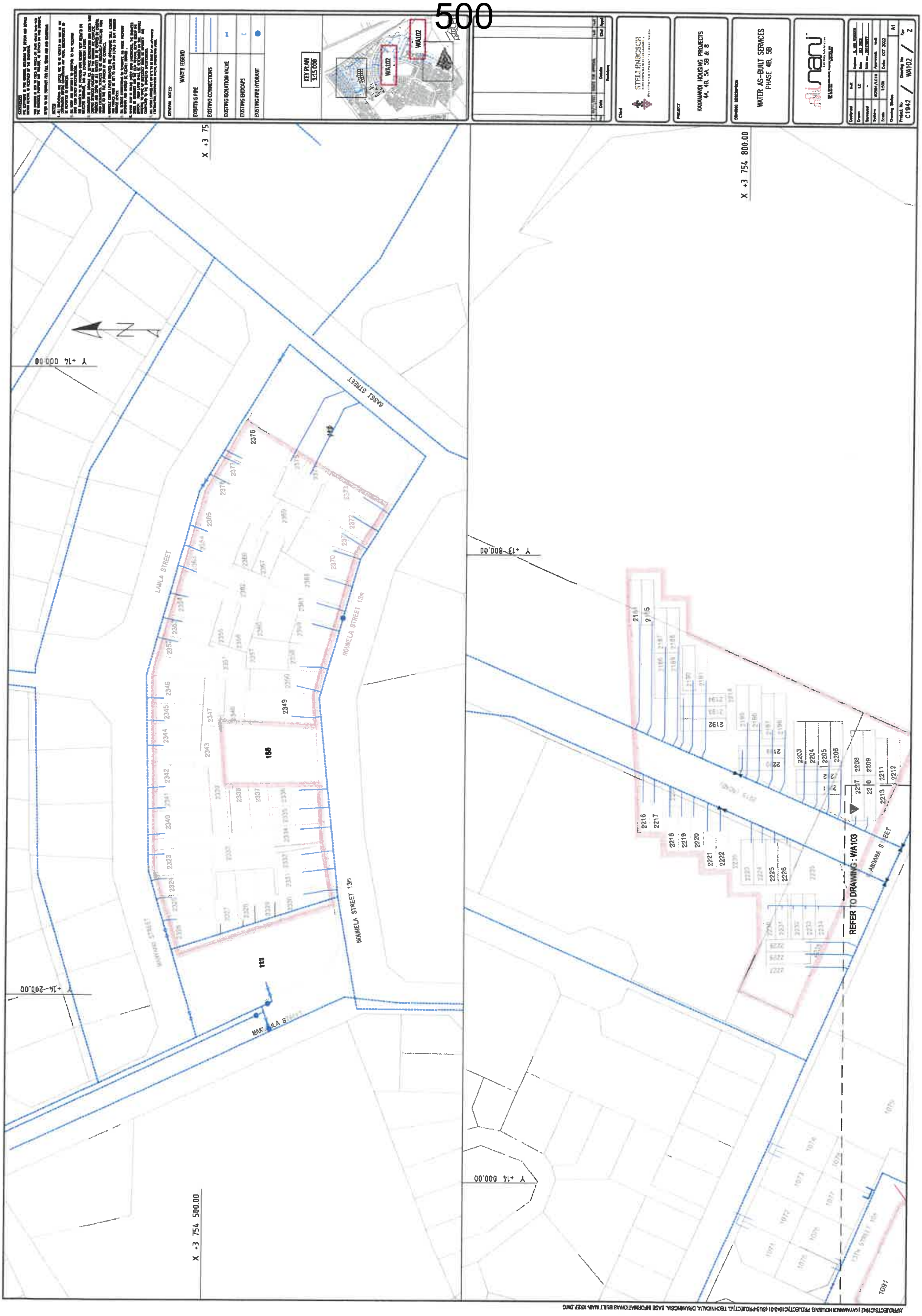
Project No. C1942 / Drawing No. FA102 / Rev. Z

Data | Details | Chkd | Appvd

Revisions

1 26/11/2022 Client's first approval

J:\PROJECTS\C1942 (KAYAMANDI HOUSING PROJECT)\C1942-01 (SUB-PROJECTS)\C. TECHNICAL\4. DRAWINGS\A. BASE INFORMATION\AS BUILT MAIN XREF.DWG



WATER LEGEND
EXISTING PIPE
EXISTING CONNECTIONS
EXISTING ISOLATION VALVE
EXISTING ENDCAPS
EXISTING FIRE HYDRANT
KEY PLAN 1:15 000
WA102
STELLENBOSCH
KAYAMANDI HOUSING PROJECTS 4A, 4B, 3A, 5B & 8
WATER AS-BUILT SERVICES PHASE 4B, 5B
C1942
WA102
X +3 754 800.00
X +3 754 500.00
Y +14 000.00
Y +13 800.00
Y +14 200.00
BASSI STREET
LAMLA STREET
NOUMELA STREET 13m
REFER TO DRAWING: WA103

GENERAL NOTES:

WATER LEGEND

EXISTING PIPE

EXISTING CONNECTIONS

EXISTING ISOLATION VALVE

EXISTING END CAPS

EXISTING FIRE HYDRANT

KEY PLAN 1:15 000

WA101

Client: STELLENBOSCH MUNICIPALITY

PROJECT: KAYAMANDI HOUSING PROJECTS 4A, 4B, 5A, 5B & 8

DRAWING DESCRIPTION: WATER AS-BUILT SERVICES PHASE 8

Designed: HvR
Drawn: LC
Surveyed: -
Typeset: 02/05/2019
Scale: 1:500
Drawing Status: Issued
Date: OCT 2022
Project No: C1942
Drawing No: WA101
Rev: Z
Size: A1

X +3 754 100.00

X +3 754 300.00

X +3 754 500.00

Y +14 100.00

Y +14 300.00

N

LUYOLO STREET

LUYOLO STREET

291 292 635 1608

1 2 3 4 7 8 9 10 11 12

2392 2393 2394 2395 2396 2397 2398 2399 2400 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446

J:\PROJECTS\1942 QUAYAMANDI HOUSING PROJECT\C1942-01 (SUB-PROJECT)\C. TECHNICAL\4. DRAWINGS\A. BASE INFORMATION\AS BUILT MAIN V02F.DWG

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag	**Salome Newman**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Colin Taylor**
Date ▫ Datum:	**27 October 2022**
Our Ref ▫ Ons Verw:	**Civil LU 2342**
Your Ref:	**LU/14066**
Re ▫ Insake:	**Erf 288, Kayamandi: The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1.Subdivision in terms of section 15(2)(d) of the said bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m² in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent).2. Closure of a public place in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m² in extent) of Remainder Erf 288, Kayamandi.3. Rezoning in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m² in extent) from Public Road and Public Parking to Subdivisional Area to accommodate "Less Formal Residential Zone" erven and "Public Road and a Public Parking" erf. 4. Subdivision in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into the following: a) 54 x Less Formal Residential Zone erven; b) 1 x Public Road and Parking area.5. Amendment of General Plan GP L149/1987 in terms of section 15(2)(k) of the said bylaw.**

FILE NR:
SCAN NR: E288 km
COLLABORATOR NR: 737508
STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
31 OCT 2021
RECEIVED

6. Departure in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows: a) on unregistered Erf 2415 from 80% to 80,1%; b) on unregistered Erf 2432 and Erf 2443 from 80% to 81%; c) on unregistered Erf 2414 from 80% to 83%; d) on unregistered Erf 2420 from 80% to 85%;e) on unregistered Erf 2440 from 80% to 87%; f) on unregistered Erf 2426 from 80% to 88%; g) on unregistered Erf 2418 from 80% to 89%; h) on unregistered Erf 2408 from 80% to 92%; i) on unregistered Erf 2428 from 80% to 95%; j) on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from 80% to 100%. 7. Departure in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house on all residential erven. 8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows: a) the street building line from 1,0m to 0m on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446; b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434;c) the common building lines from 1,0m to 0m on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445. 9. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445; b) the street building line from 1,0m to 0m on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435; c) the street building line from 1,0 to 0m on three streets for unregistered Erf 2429;

d) the common building line from 1,0m to 0m for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445; e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429, 2430, 2443-2444; f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: 2395, 2410, 2412.

The application is not recommended for approval, the following information is required in order to fully assess the application:

1.1 A conceptual reticulation and erf connection layout for water and sewer must be provided to indicate how each erf is serviced. Drawing must indicate if there are any clashes of structures with the sewer/water and how it will be addressed. If sewer/water runs across a proposed erf, then a servitude must be indicated and registered, or it must be relocated if possible. The engineering layouts are therefore required in order to determine the way forward and if the application can be approved or not.

CTaylor

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ANNEXURE I

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

ENGINEERING SERVICES REPORTS

inani™
building future value

PROPOSED FORMALISATION OF EXISTING STRUCTURES IN KAYAMANDI

Bulk Services Report

Date: November 2021

Revision: 0

PROJECT NO. C1942-01

Cape Town Office

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Annexure B – Bulk water and sewer comment report from GLS Consulting
Annexure C – Kayamandi Housing Development Water Master Plan
Annexure D - GIS information for the Existing Water System
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1 Introduction

Inani Infrastructure (Pty) Ltd was appointed by Stellenbosch Municipality as part of the professional team to provide civil engineering services for the planning phases to formalise the existing structures on five proposed project sites in Kayamandi.

2 Site descriptions

Stellenbosch Municipality intends to formalise these land parcels as there are already existing structures on these properties. Table 1 provides a summary of the project sites.

Table 1 Summary of Project Sites

Reference No.	Site Location and Description	Area (ha)	No. of Erven
Project 4A	Erven 1080-1090 along 13th Street & 1091-1112 along 13th Street and 10th Street	0.93	144
Project 4B	Erven 1112 on Manyano Street and 114-116 along Noumela Street	0.71	56
Project 5A	Erven 113-1122 and 1123-1154	1.28	184
Project 5B	Portions of erven 66, 69 and 523 and erven 515-522 along Mjandana Street	4.53	52
Project 8	Portion of erf 288 along Sokuqala Road	34.30	55

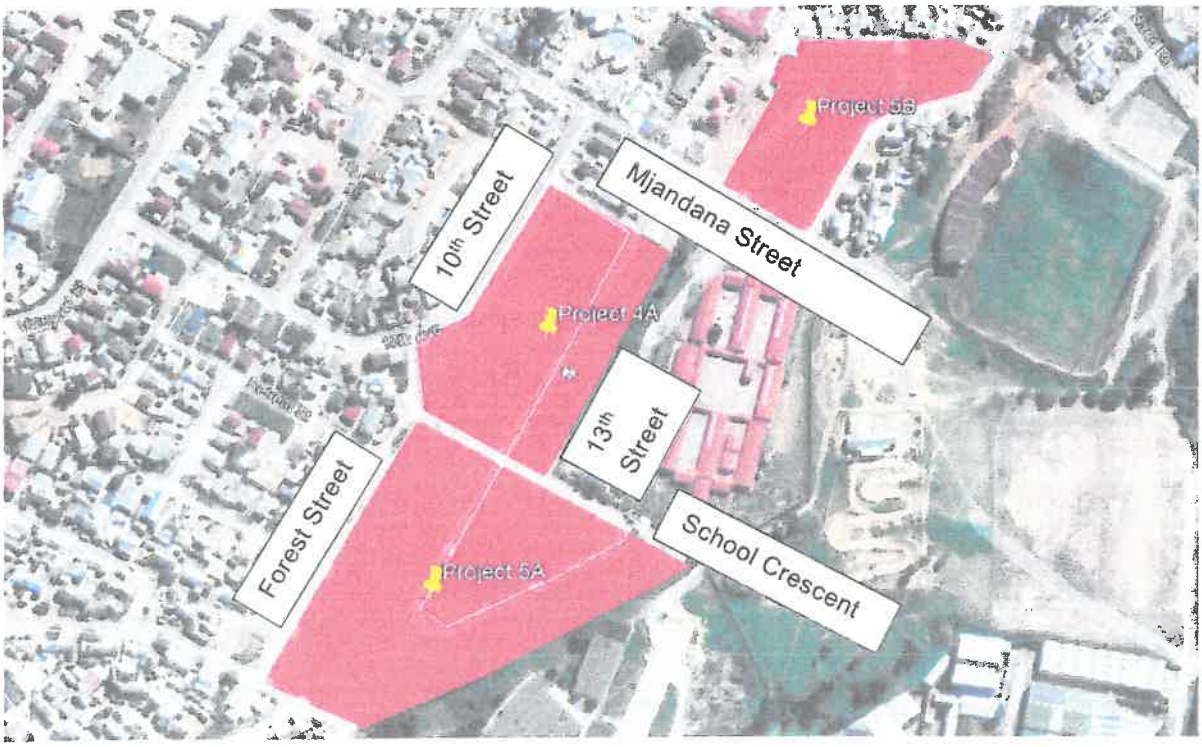


Figure 1 Site locations of Projects 4A, 5A and 5B

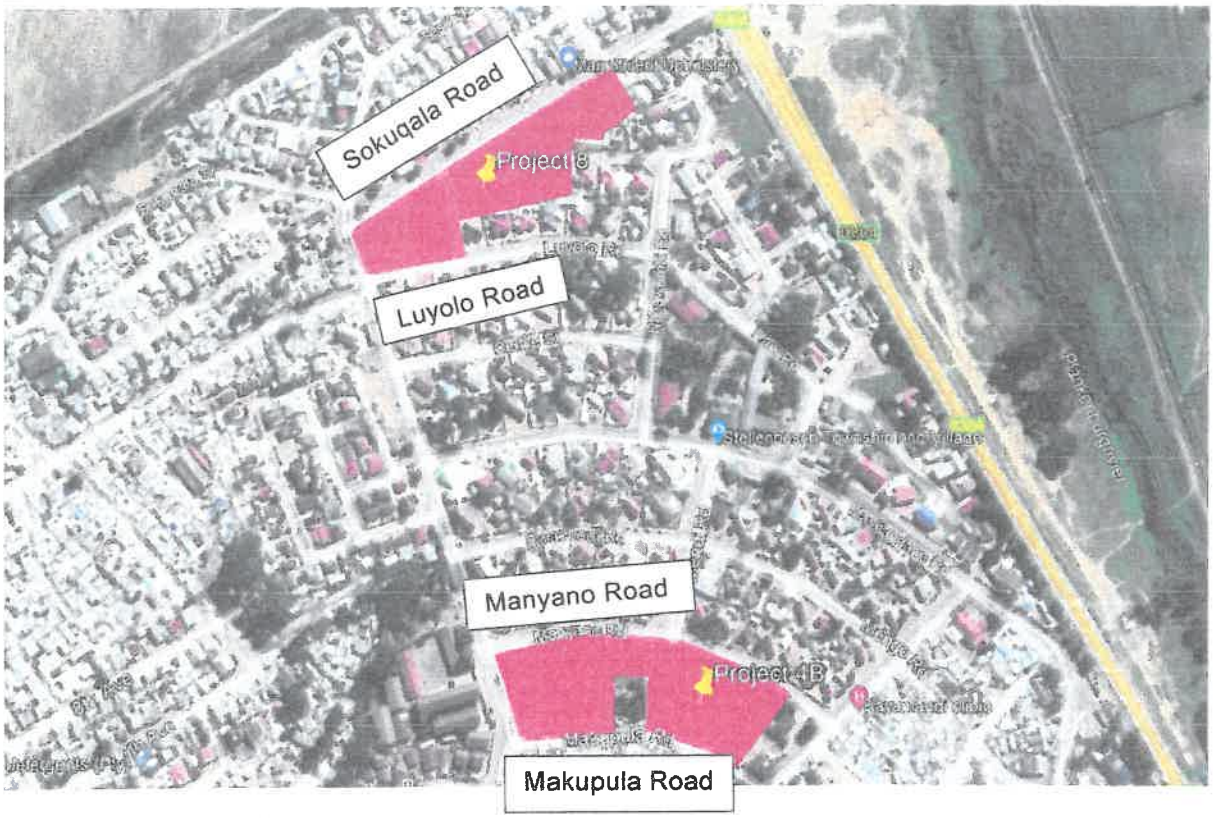


Figure 2 Site location of Project 8 and Project 4B

2.1 Project 4A

Project 4A is bounded by 10th Street and School Cresent with 13th Street separating the project site. The total site area is 0.93 ha. It is proposed to consolidate the erven 1080 to 1090 and 1091 to 1112 and to formalise the sectional title plans for the existing 144 apartments. (Freidland, Burger & Volkmann, 2021).

2.2 Project 4B

Project 4B is located between Manyano Road and Makupula Road and has a total site are of 0.71 ha. The site comprises of erven 112 to 116 and it is proposed to consolidate the erf into 56 erven which will include 51 residential plots and 5 public places (Freidland, Burger & Volkmann, 2021).

2.3 Project 5A

Project 5A is bounded by Forest Street and School Crescent and has a total site area of 1.28ha. It is proposed to close the public space on erf 1120, consolidate the erven 1113 to 1122 and 1123 to 1154. The municipality also proposes to consolidate erf 1980 into 130 erven (124 residential plots and 6 public places) and erf 1981 into 54 erven (51 residential plots with 3 public places) (Freidland, Burger & Volkmann, 2021).

2.4 Project 5B

Project 5B is situated along Mjandana Street with a site area of 4.53ha. It is proposed to subdivide erven 66, 69, 514, 515 and 523, and consolidate erven 516 to 522, which will be consolidated into 52 erven that will comprise of 48 residential plots and 4 public places (Freidland, Burger & Volkmann, 2021).

2.5 Project 8

Project 8 is located between Sokuqala Road and Luyolo Road with a total site are of 34.3ha. It is proposed to close erf 288 and close the road portion for erf 288 and subdivide this into 55 erven which will comprise of 54 residential plots and 1 public place (Freidland, Burger & Volkmann, 2021).

3 Documents and guidelines

The following documents and guidelines were referenced for calculations and design considerations:

- Stellenbosch Municipality's Design Guidelines and Minimum Standards for Civil Engineering Services, June 2015
- Red Book – Guidelines for Human Settlement Planning and Design, 2005 by CSIR for the Department of Human Settlements

4 Existing and proposed engineering services

The proposed project sites are located within an established suburb with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites. This section of the report discusses the existing services and the availability of services and connection points.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however no provision was made for densification in these areas. Please note that comment is in some instances given as if the developments are still proposed.

4.1 Water distribution system

This section of the report discusses the water distribution network for Kayamandi and the proposed development areas by considering the distribution zones, the water demand and assesses the present situation.

4.1.1 Distribution zone

The Kayamandi reservoirs are divided into four distribution zones, namely PRV1, PRV2, PRV3 and PRV 4. Each project area falls within one of these water distribution zones and is also located within a water priority area.

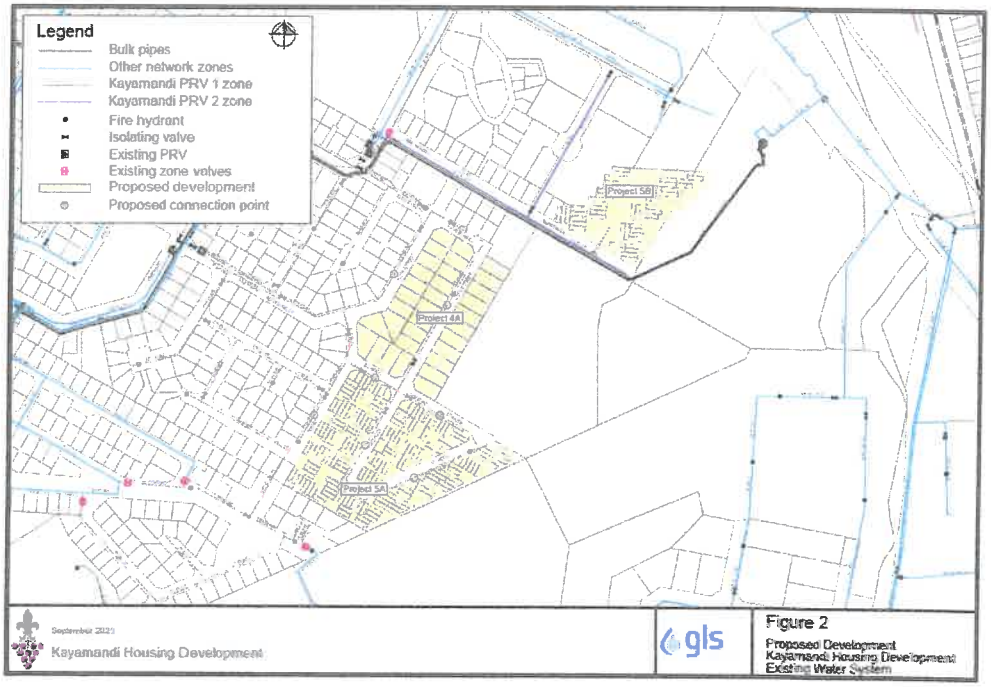


Figure 3 Demand Zones PRV1 and PRV2

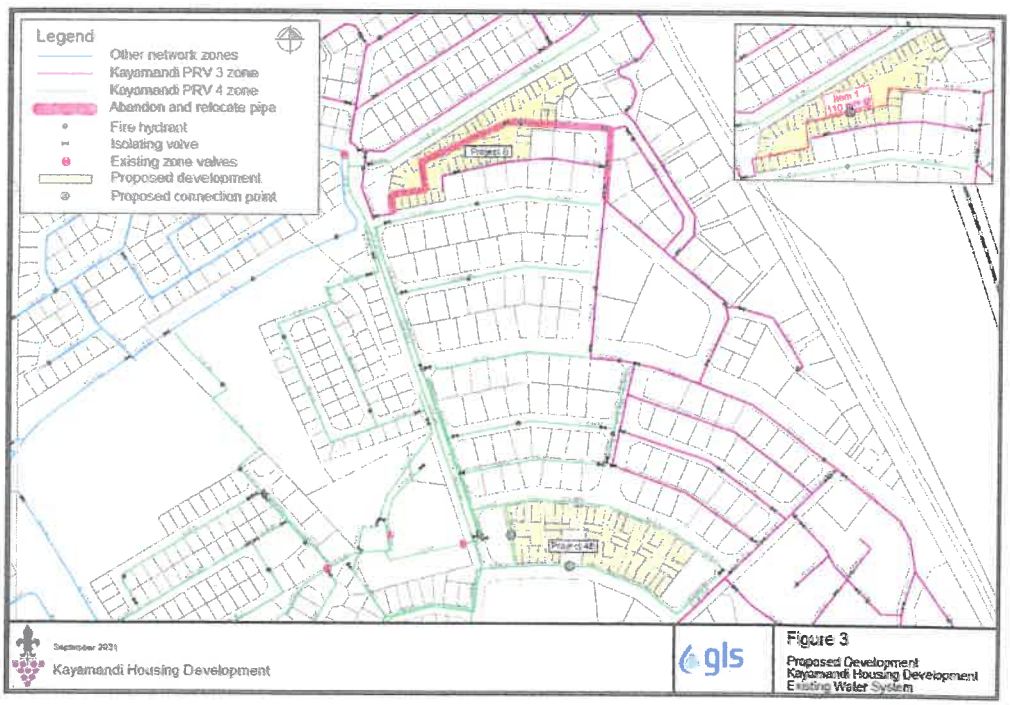


Figure 4 Demand Zones PRV3 and PRV4

a) Project 4A

This site is located within the Kayamandi Reservoir PRV 1 zone (see Figure 3 or Annexure D). There is an existing 100mm AC diameter pipeline in 10th Street, 13th Street and School Crescent for the supply to the area (GLS Consulting, 2021).

b) Project 4B

The site for Project 4B is situated within the Kayamandi reservoir PRV4 zone (see Figure 4 or Annexure D). There is an existing 75 / 100mm AC diameter pipeline in Lamla Street and Ndumela Street and an existing 75mm diameter pipe that runs parallel to Makupla Street (GLS Consulting, 2021).

c) Project 5A

Project 5A is situated within the Kayamandi reservoir PRV1 zone (see Figure 3 or Annexure D) and has an existing 100mm AC diameter pipeline in School Crescent and Forest Drive for supply (GLS Consulting, 2021).

d) Project 5B

Project 5B is located within the Kayamandoi PRV2 zone (see Figure 3 or Annexure D) with a connection point on the existing 75mm AC diameter pipeline along Mjandana Street (GLS Consulting, 2021).

e) Project 8

Project 8 is located within the Kayamandi reservoir PRV3 and PRV4 zones. There is a 50mm AC diameter pipe that serves the properties on Sokuqala Road (PRV3) and a 110mm uPVC diameter pipe in Luyolo Street (PRV4) (GLS Consulting, 2021).

4.1.2 Water demand

In the original water master plan (June 2019), a 68.6 kL/d water demand allowance was made for the existing structures on the proposed development areas. GLS Consulting revised the annual average daily demand (AADD) and fire flow estimations. Table 2 provides a summary of the calculations.

Table 2 Water Demand Estimations

Project Area	No. Residential Units	Demand Factor (kL/unit/day)	AADD (kL/d)
Project 4A	144	0.4	57.6
Project 4B	51	0.45	23.0
Project 5A	175	0.45	78.8
Project 5B	48	0.45	21.6
Project 8	54	0.45	24.3
Total AADD for the proposed development			**205.3**
Fire flow criteria (Low risk)			**15 L/s at 10m**

Due to the densification of the project areas 4A, 4B, 5A, 5B and 8, the potential increase in water demand was calculated to be 136.7 kL/d (GLS Consulting, 2021).

4.1.3 Present situation

This section considered the current conditions of the water system and will discuss the water reticulation network, the bulk water supply, reservoir capacity and the implementation of the Water Master Plan.

4.1.3.1 Reticulation network

Within the existing Kayamandi reservoir water distribution network, there is sufficient capacity to accommodate the proposed development. The Kaymandi water reservoir network supplies water via an existing 250mm diameter and 315mm diameter water main from a top water level (TWL) of 224.3 m above mean sea level (GLS Consulting, 2021).

Each project will be supplied with water from different zones within the Kayamandi reservoir, specifically zones 1, 2, 3 and 4 (refer to Figure 3 and Figure 4 or Annexure D). The existing reticulation network of the Kayamandi distribution zones have sufficient spare capacity to accommodate the proposed development areas (GLS Consulting, 2021).

It is recommended that the small 50mm diameter AC water reticulation pipe that runs through the proposed development area of Project 8 be re-routed and replaces to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. This 50mm diameter pipe is located within the proposed development's building footprints and is not sufficient to supply the area (GLS Consulting, 2021). The cost to re-route and replace the pipe with a 110mm diameter pipe is listed in Section 5 in the cost summary as Link Services Item 1.

4.1.3.2 Bulk supply

The bulk water supply originates from Idas Valley no. 2 reservoir, located at the Idas Valley water treatment works (WTW) and is gravity fed to the Papegaaiberg reservoir, where it is then pumped to the Kayamandi no. 1 (2 ML) and Kayamandi no.2 (4 ML) reservoirs.

The bulk system, which includes the Papeggaiberg reservoirs to the Kayamandi reservoirs, has sufficient capacity to accommodate the proposed development areas. However, the existing bulk supply from Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is at capacity and it is recommended to upgrade this in accordance with the water master plan to support any additional development within Kayamandi (GLS Consulting, 2021).

4.1.3.3 Reservoir capacity

The Stellenbosch Water Master Plan uses 48 hours of the AADD (of the reservoir supply zone) as a criterion for determining the total reservoir volume. Based on the 2019 water master plan figures, the combined AADD of Kayamandi reservoir supply areas is currently around 3 050 kL/d. The existing Kayamandi reservoirs have a capacity of 6 000 kL, so there is a storage capacity of approximately 48 hours regardless of the amount of AADD supplied. Consequently, the existing Kayamandi reservoirs do not have sufficient storage capacity (marginal) to accommodate additional development. It is important to note, however, that the proposed development areas will consume approximately 5% of the existing storage capacity of the Kayamandi reservoirs (GLS Consulting, 2021).

It is thus recommended that additional storage capacity be provided to support any additional development within the Kayamandi area.

As part of Stellenbosch's long-term planning to be more resilient to future droughts, to maximize the use of existing water resources, and to safeguard the town's water supply during power outages, a new 10

ML Kayamandi Upper reservoir is proposed (GLS Consulting, 2021). Refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report.

Within this newly proposed system, bulk water will be transferred from the Papegaaiberg reserve to the proposed Kayamandi Upper reservoir, which will enable Stellenbosch Municipality to supply water to new development projects to the north and to the west of the Kayamandi suburb. It is also proposed that surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir (GLS Consulting, 2021).

Furthermore, the proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity to the existing Kayamandi and Enkanini suburbs that is currently supplied from the existing Kayamandi reservoirs. This system would allow that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required (GLS Consulting, 2021).

4.1.4 Master plan implementation

It is recommended that the bulk supply from Idas Valley no. 2 reservoir to the Papegaaiberg reservoir be upgraded. The following master plan items were proposed as part of the Helshoogte transfer scheme to augment the bulk water supply to the Papegaaiberg reservoir to support the proposed development areas as well as any other future developments. See Annexure C for the master plan schematic.

Bulk supply (Helshoogte transfer scheme)

- SSW6.8a: 240 m x 560 mm Ø New HDPE bulk supply pipe
- SSW.B20: 4 630 m x 450 mm Ø New HDPE bulk supply pipe

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. As part of the Kayamandi Upper system the following mater plan items were proposed:

Bulk supply (Kayamandi Upper system)

- SSW.B29 : 150 L/s @ 135 m new bulk pump station
- SSW.B30 : 3 200 m x 450 mm Ø New HDPE Pipe to install
- SSW.B31 : New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir

Note: the routes of the proposed pipelines and locations of the proposed pumpstations and reservoirs are schematically represented in Annexure C and must still be finalised during detail design.

The municipality has already appointed consultants for the design of the bulk pipeline from the Idas Valley reservoir no 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir (GLS Consulting, 2021).

4.2 Sewer network

This section will discuss the sewer network. Refer to Annexure E for the sewer network plans.

4.2.1 Drainage area

a) Project 4A

There is an existing 150mm diameter sewer outfall that runs parallel to 10th Street and 13th Street for connection (GLS Consulting, 2021).

b) Project 4B

There is an existing 150mm diameter outfall sewer pipe that runs through the development into in Lamla Street (GLS Consulting, 2021).

c) Project 5A

There is an existing 150mm diameter outfall sewer pipe that runs through and adjacent to the proposed project area (GLS Consulting, 2021).

d) Project 5B

There is an existing 200mm diameter outfall sewer pipe to the north of the proposed project area (GLS Consulting, 2021).

e) Project 8

There is an existing 200mm diameter outfall sewer pipe in Sokuqala Road and/or the existing 150mm diameter outfall sewer that run along in Luxolo Street or parallel to Luyolo Street (GLS Consulting, 2021).

4.2.2 Sewer flow

The original analysis of the master plan made allowance for a sewer demand of 48.0 kL/d for the existing structures on the proposed development areas. GLS Consulting revised these estimations and determined that the peak daily dry weather flow (PDDWF) for the proposed development areas is 164.2 kL/d (GLS Consulting, 2021).

Due to the densification of the project areas, the potential increase in sewage flow was estimated to be 116.2 kL/d (GLS Consulting, 2021).

4.2.3 Present situation

The existing Kayamandi sewer reticulation network and Adam Tas bulk sewer system that gravity feeds from Kayamandi to Stellenbosch waste water treatment works (WWTW) has sufficient capacity to accommodate the sewer demands of the proposed project areas (GLS Consulting, 2021).

4.3 Traffic and access

The development sites form part of the developed and build-up areas. All properties within the project sites can be accessed through the existing road network.

4.4 Electrical

4.4.1.1 Bulk Demand

According to the document provided by GLS and the requirements by Stellenbosch Municipality, the proposed units will be designed at an ADMD of 4kVA per unit.

Table 3 Electrical Demand Estimations

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	51	4	204
Project 5A	175	4	700
Project 5B	48	4	192
Project 8	54	4	216
Total kVA proposed for the development			**1888**
Total Demand (MVA)			**1.88MVA**

As per the document, the by-laws allow for densification by allowing one additional dwelling on a single residential stand. For estimation GLS allowed one additional dwelling for every second residential stand thus the new estimated demand is as per Table 4 below.

Table 4 Electrical Demand Estimations with backyard dwellers

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	77	4	308
Project 5A	263	4	1052
Project 5B	72	4	288
Project 8	81	4	324
Total kVA proposed for the development			**2548**
Total Demand (MVA)			**2.548MVA**

For the purposes of this report and as per GLS's information, we will work with a Total demand of 1.88MVA.

4.4.1.2 Bulk Supply

Cloetesville HV/MV Substation does have sufficient capacity for the development sites. Cloetesville supplies Curry Switching Station (SS) which in turn suppliers Kayamandi SS, Watergang SS and RMU Costa. The proposed developments fall withing the supply areas of Kayamandi SS, Watergang SS and RMU Costa. These Switching Stations have sufficient capacity for the proposed projects.

4.4.1.3 Internal MV Reticulation

The proposed developments are near existing electrical infrastructure. This infrastructure is currently suppling the existing customers in the area.

Projects 4A, 5A and 5B:

- Kayamandi SS: MS Corridor Feeder and MS 6th Avenue Feeder (Ring Network)
    - The MS Corridor Feeder (35mm² PILC) has a capacity of 2.48MVA and MS 6th Avenue Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders form a ring therefore the total capacity is 5MVA.
    - These feeders currently supply 14 miniature substations and have an installed capacity of 5.8MVA which exceeds the capacity of the feeders.
- The proposed additional load of 1.47MVA may not be able to be accommodated.

Note: From the information received and calculated, the feeders will not be able to accommodate the additional load unless the actual loading is less than the installed capacity. Information regarding the actual load vs the installed load is needed to determine the way forward with regards to the supply.

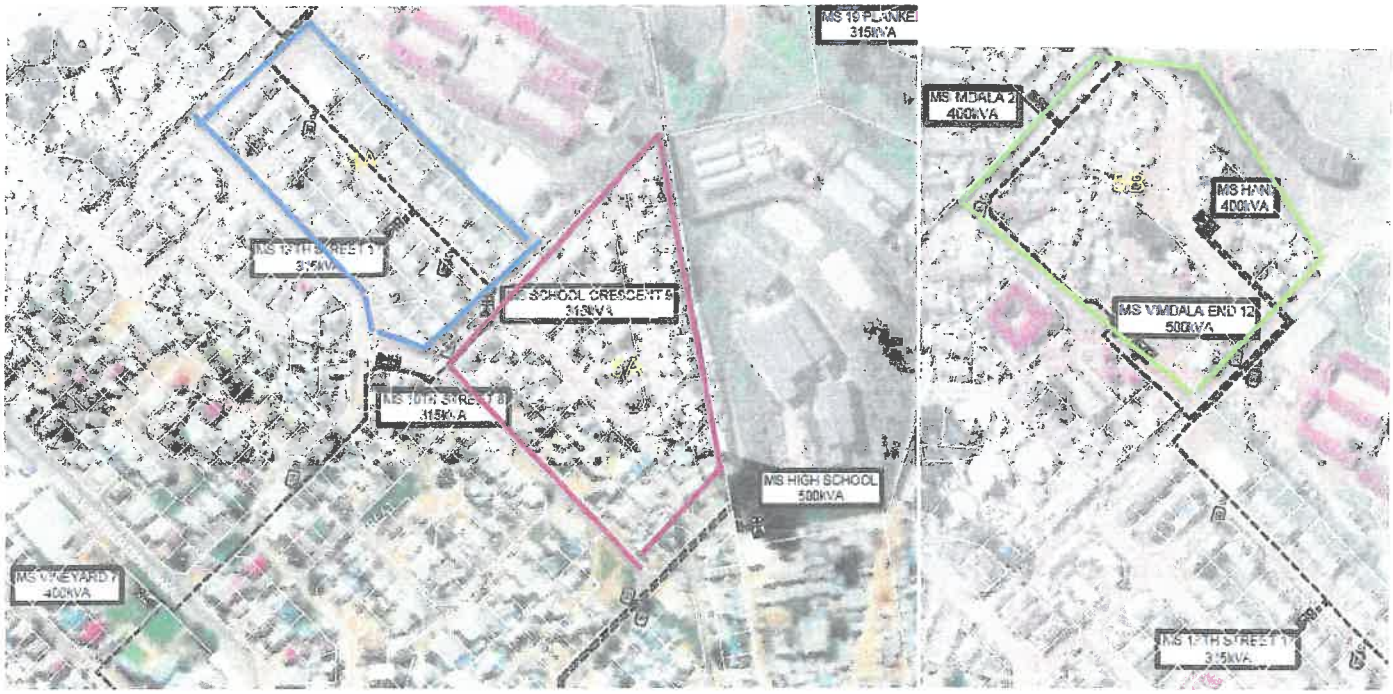


Figure 5 Existing MV Network and Minisubs

Projects 4B and 8:

- Kayamandi SS: MS Mode Crescent Feeder interconnecting with RMU Costa: MS Sesihlanu 16 Feeder
    - The MS Mode Crescent Feeder (35mm² PILC) and RMU Costa MS Sesihlanu 16 Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders combined therefore have a capacity of 5MVA.
    - These feeders currently supply 4 miniature substations and has an installed capacity of 1.8MVA. An additional load of 700kVA can be accommodated on these feeders
- The proposed load of 420kVA (0.42MVA) and can be accommodated by this feeder network.

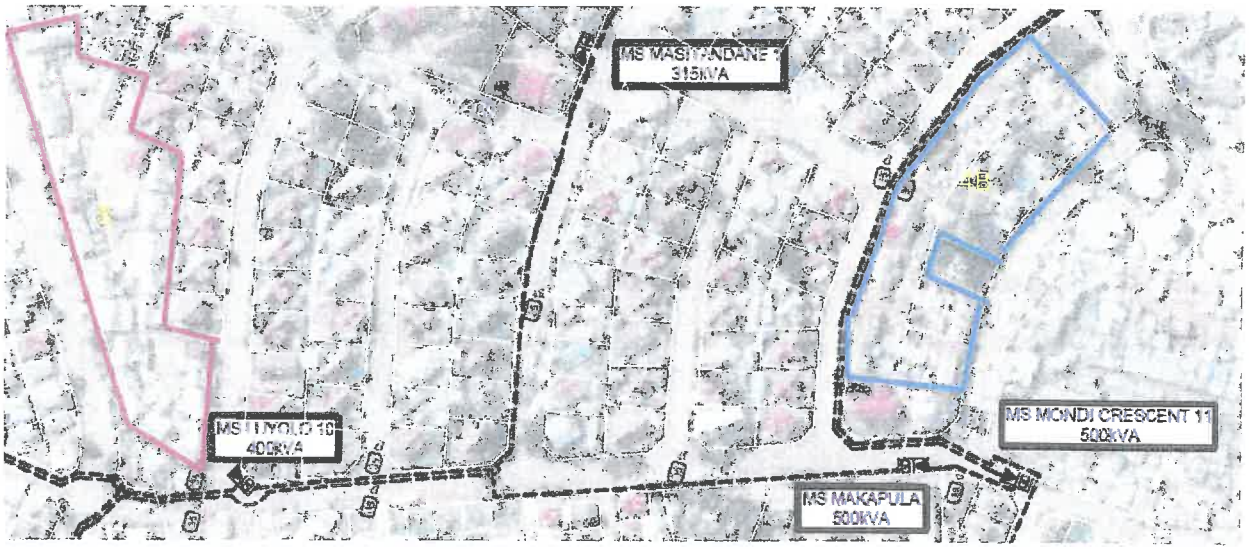


Figure 6 Existing MV Network and Minisubs

4.4.1.4 Master Plan Implementation

According to the GLS report, part of the Master Planning is the implementation of the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

5 Cost items

Estimated Cost of Water Upgrades

The water master plan proposed upgrades to augment the bulk water system to supply the Kayamandi area. These items are summarised in Table below. All costs include P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs.

Table 5 Water Master plan cost items

Item no.	Description	Price (ex VAT)
Reticulation Network		
Link Services Item 1	210m x 110mm Ø to replace the existing 50mm Ø AC pipe	R230 000
Bulk supply – Helshoogte transfer scheme		
SSW6.8a	240m x 560mm Ø New HDPE bulk supply pipe	R2 600 000
SSW.B20	4 630m x 450mm Ø New HDPE bulk supply pipe	R32 500 000
Bulk supply – Kayamandi Upper system		
SSW.B29	150 L/s @ 135m new bulk pump station	R30 000 000
SSW.B30	3 200m x 450mm Ø New HDPE Pipe to install	R22 500 000
SSW.B31	New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir	R26 500 000
Total		**R114 330 000**

Estimated Cost of MV Network Upgrade

Table 6 Electrical cost items

Item no.	Description	Price (ex VAT)
MV Reticulation Network		
1	Upgrade MV Cable: Supply and Install 4500m of Cable including terminations.	R4 580 000.00
Total		**R4 580 000.00**

Note: No upgrade cost estimates provided in Masterplan or GLS report for the Kayamandi SS MV Network.

6 Terms and conditions

The developer of the proposed development areas in Kayamandi may be liable for the payment of a Development Contribution as calculated by Stellenbosch Municipality for the bulk water and sewer infrastructure.

7 Conclusions

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity.

Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the

master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

8 References

CSIR. (2005). *Guidelines for Human Settlement Planning and Design*. Pretoria: Capture Press.

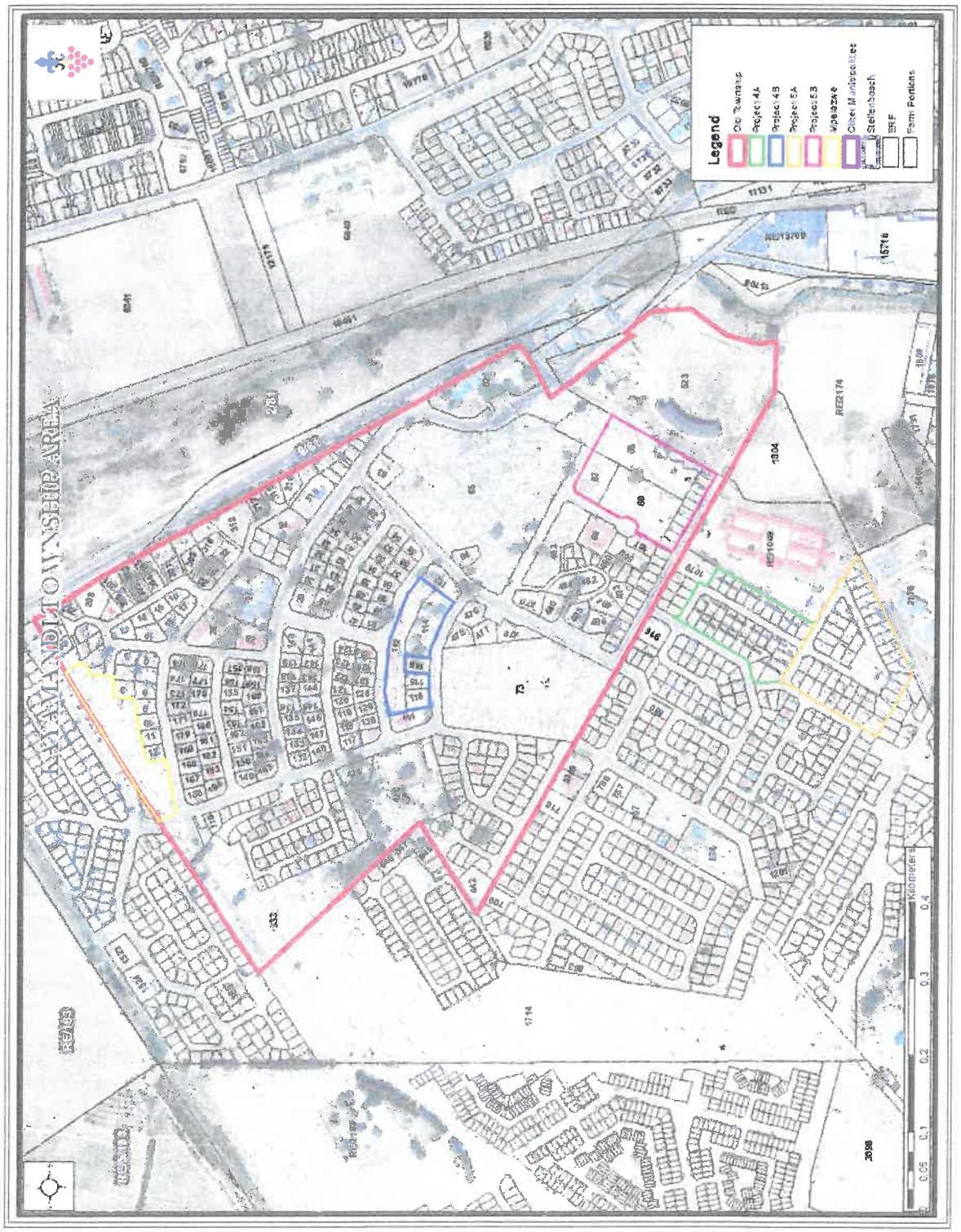
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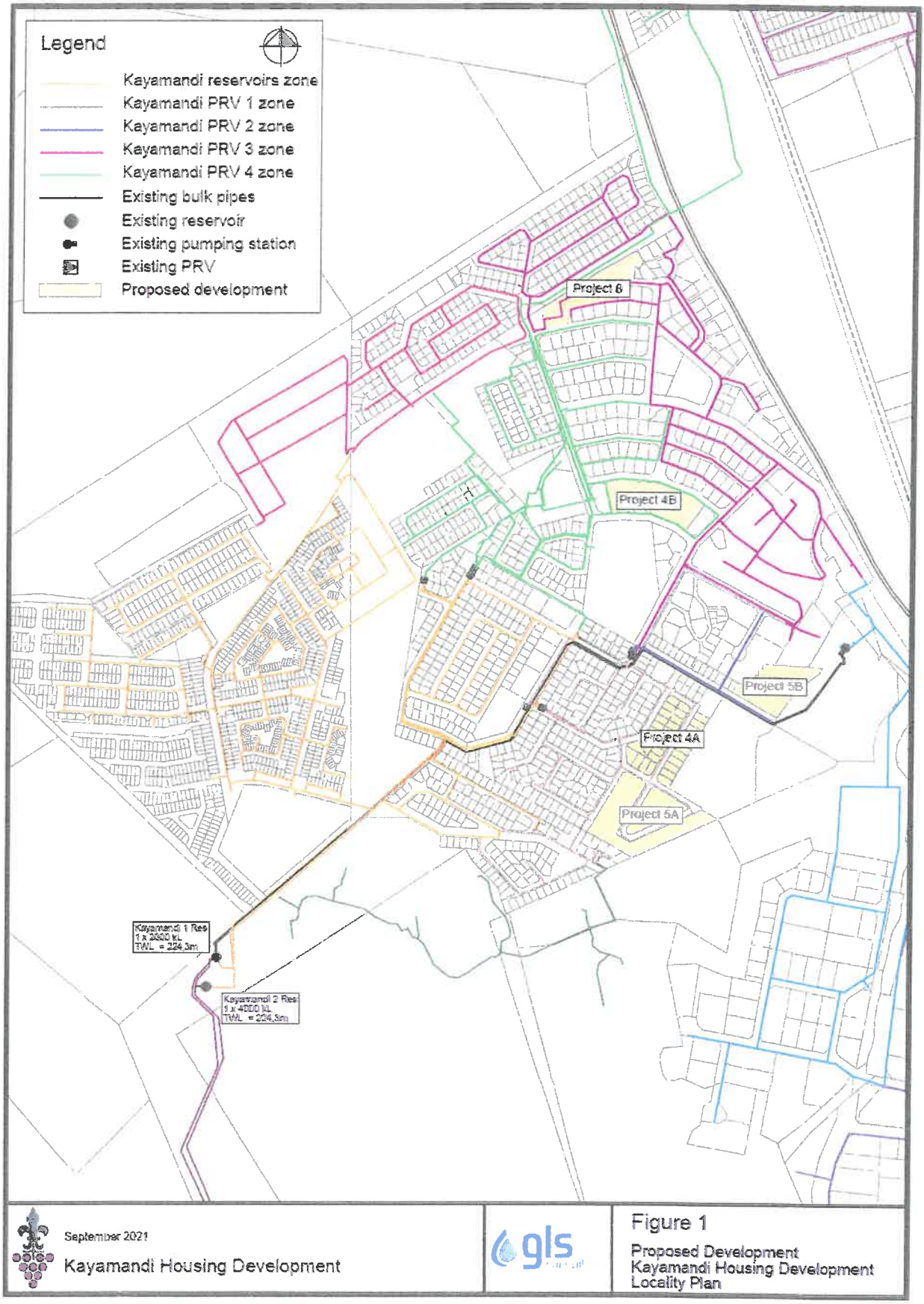
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ANNEXURES

ANNEXURE A
LOCALITY PLANS FOR KAYAMANDI HOUSING DEVELOPMENTS




Legend
Kayamandi reservoirs zone
Kayamandi PRV 1 zone
Kayamandi PRV 2 zone
Kayamandi PRV 3 zone
Kayamandi PRV 4 zone
Existing bulk pipes
Existing reservoir
Existing pumping station
Existing PRV
Proposed development
Project 6
Project 4B
Project 5B
Project 4A
Project 5A
Kayamandi 1 Res
1 x 2000 kL
TWL = 224.3m
Kayamandi 2 Res
1 x 4000 kL
TWL = 204.3m
September 2021
Kayamandi Housing Development
gls
Figure 1
Proposed Development
Kayamandi Housing Development
Locality Plan

ANNEXURE B

BULK WATER AND SEWER COMMENTS FROM GLS CONSULTING

20 September 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

Your request regarding comments on the bulk water supply and sewer discharge of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Water Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Sewer Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019
- Bulk Water Resources: Drought Intervention Projects (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System (performed by GLS for Zutari (Pty) Ltd) dated 15 September 2021.

The water demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) was taken into consideration for the June 2019 master plans for the water and sewer networks. No provision was however made in the June 2019 water and sewer master plans for densification on these areas.

1. WATER DISTRIBUTION SYSTEM

1.1 *Distribution zone*

The master plan indicated that the proposed development areas should be accommodated within the following water distribution zones as per Figures 2 & 3 attached:

Project 4A: Proceed by making connections to the existing 100 mm Ø pipes in 10th Street, 13th Street and School Crescent in the Kayamandi reservoir PRV 1 zone;

Project 4B: Proceed by making connections to the existing 75/100 mm Ø pipes in Lamla Street and Ndumela Street as well as the 75 mm Ø pipe running parallel to Makupla Street in the Kayamandi reservoir PRV 4 zone;

Project 5A: Proceed by making connections to the existing 100 mm Ø pipes in School Crescent and Forest Drive in the Kayamandi reservoir PRV 1 zone;

Project 5B: Proceed by making a connection to the existing 75 mm Ø pipe Mjandana Street in the Kayamandi reservoir PRV 2 zone; and

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Reg no: 2007/003039/07
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Directors: HA Baartman, AG Hingeston

Project 8: Proceed by making a connection to the proposed 110 mm Ø pipe in the Kayamandi reservoir PRV 3 zone.

The proposed development is situated inside the water priority area.

1.2 *Water demand*

Allowance was made for a water demand of 68,6 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the water master plan.

For this re-analysis, the average annual daily demand (AADD) and fire flows for the proposed development were calculated as follows:

- Project 4A: 144 Residential flat units @ 0,4 kL/d/unit = 57,6 kL/d
- Project 4B: 51 Residential erven @ 0,45 kL/d/unit = 23,0 kL/d
- Project 5A: 175 Residential erven @ 0,45 kL/d/unit = 78,8 kL/d
- Project 5B: 48 Residential erven @ 0,45 kL/d/unit = 21,6 kL/d
- Project 8: 54 Residential erven @ 0,45 kL/d/unit = 24,3 kL/d

- Total AADD of proposed development = 205,3 kL/d

- Fire flow criteria (Low risk) = 15 L/s @ 10 m

The potential increase in water demand due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 136,7 kL/d.

1.3 Present situation

1.3.1 Reticulation network

The existing Kayamandi reservoir water distribution network has sufficient capacity in order to accommodate the proposed development within the existing Kayamandi water system. The Kayamandi reservoir water network supplies water via the existing 250 mm Ø and 315 mm Ø water mains from a Top Water Level (TWL) of 224,3 metres above mean sea level (m.a.s.l.). The proposed projects should each be supplied by different water demand zones within the Kayamandi reservoir, namely: Kayamandi reservoir PRV zones 1, 2, 3 & 4 (refer to Par 1.1 above). The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system.

The small 50 mm Ø AC water reticulation pipe running through the proposed development area of Project 8 will however have to be replaced and re-routed to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. The 50 mm Ø pipe is not only insufficient to supply the development but is also located inside the building footprints of the current site development plan.

Link services item:

Item 1: 210m x 110 mm Ø replace existing 50 mm Ø AC pipe R 230 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the route of the proposed pipeline is schematically shown on Figure 3 attached, but have to be finalised subsequent to detail pipeline route investigations.

1.3.2 *Bulk supply*

Bulk water is supplied from the Idas Valley no. 2 reservoir (located at the Idas Vallei WTW site) to the Papegaaiberg reservoir under gravity and then pumped from the Papegaaiberg reservoir to the Kayamandi no. 1 (2.0 ML) and Kayamandi no. 2 (4.0 ML) reservoirs.

The bulk system from the Papegaaiberg reservoir to the Kayamandi reservoirs has sufficient capacity to accommodate the proposed development areas.

The existing bulk supply from the Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is however at capacity and should be upgraded according to the water master plan in order to accommodate any additional development in Kayamandi.

1.3.3 *Reservoir capacity*

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone).

According to the water master plan the combined AADD of the Kayamandi reservoirs supply areas is currently approximately 3 050 kL/d (based on the 2019 Water Master Plan demand figures). The capacity of the existing Kayamandi reservoirs is 6 000 kL, which results in a current reservoir storage capacity of approximately 48 hours of the AADD supplied.

The existing Kayamandi reservoirs therefore have insufficient storage capacity (only marginally) to accommodate additional development. The impact of the proposed development areas on the existing Kayamandi reservoirs storage capacity is however significant as the development areas will use approximately 5% of the existing storage capacity available.

Additional reservoir storage capacity should therefore be provided in order to accommodate any additional development in Kayamandi.

As part of die longer term planning of Stellenbosch town to be more resilient against future droughts, to utilise existing water resources optimally and to plan for water security during potential power outages, a new 10,0 ML Kayamandi Upper reservoir is proposed as part of the Kayamandi Upper system (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report).

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb. Surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir.

The proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs (the system allows that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required)..

1.4 Implementation of the m*aster plan*

Bulk supply from the Idas Valley no. 2 reservoir (located at the Idas Vallei WTW site) to the Papegaaiberg reservoir is at capacity and should be upgraded. The following master plan items are proposed as part of the so-called "Helshoogte transfer scheme" (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report) to augment bulk supply to the Papegaaiberg reservoir in order to accommodate the proposed development together with other future development areas, as shown on Figure 4:

Bulk supply (part of Helshoogte transfer scheme)

• SSW6.8a:	240 m x 560 mm Ø New HDPE bulk supply pipe		R 2 600 000 *
• SSW.B20:	4 630 m x 450 mm Ø New HDPE bulk supply pipe		R 32 500 000 *
		Total	R 35 100 000 *

The following master plan items are proposed to implement the so-called "Kayamandi Upper system" (refer to the "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report). The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb and will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs:

Bulk supply (Kayamandi Upper system)

• SSW.B29 : 150 L/s @ 135 m new bulk pump station		R 30 000 000 *
• SSW.B30 : 3 200 m x 450 mm Ø New HDPE Pipe to install		R 22 500 000 *
• SSW.B31 : New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir		R 26 500 000 *
	Total	R 79 000 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the routes of the proposed pipelines and locations of the proposed pump station and reservoir are schematically shown on Figure 4 attached, but have to be finalised subsequent to detail pipeline route and location investigations.

Stellenbosch Municipality has already appoint consultants for the design of the bulk pipeline from the Idas Valley reservoir no. 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir.

2. SEWER NETWORK

2.1 Drainage area

The development falls within the existing Adam Tas sewer drainage area. The connections to the existing Kayamandi sewer system can be do done as per Figures 5 & 6 attached.

Project 4A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running parallel to 10th Street and 13th Street;

Project 4B: Proceed by making connections to the existing 150 mm Ø outfall sewer pipe running through the development into Lamla Street;

Project 5A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running through and adjacent to the proposed development;

Project 5B: Proceed by making a connection to the existing 200 mm Ø outfall sewer pipe to the north of the proposed development; and

Project 8: Proceed by making a connection to the existing 200 mm Ø in Sokuqala Street and/or 150 mm Ø outfall sewers running in Luxolo Street or parallel to Luyolo Street.

The proposed development is situated inside the sewer priority area.

2.2 Sewer flow

Allowance was made for a sewer demand of 48,0 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the sewer master plan..

For this re-analysis, the peak daily dry weather flow (PDDWF) for the proposed development was calculated as 164,2 kL/d.

The potential increase in sewage flow due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 116,2 kL/d.

2.3 Present situation

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch waste water treatment works (WWTWs) have sufficient capacity to accommodate the proposed development areas.

3. CONCLUSION

The developer of the proposed development areas in Kayamandi may be liable for the payment of a Development Contribution (as calculated by Stellenbosch Municipality) for bulk water and sewer infrastructure as per Council Policy.

The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system. The existing Kayamandi reservoir has insufficient storage capacity (only marginally) to accommodate the proposed development. Connections to the existing water system can be made as stated in Paragraph 1.1 and shown on Figures 1 & 2.

The existing Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity and therefore has insufficient capacity in order to accommodate the proposed development.

Master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed to augment bulk water supply to the Papegaaiberg reservoir. Master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas. Connections to the existing sewer system can be made as stated in Paragraph 2.1 and shown on Figures 5 & 6.

We trust you find this of value.

Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07

PCduPlessis

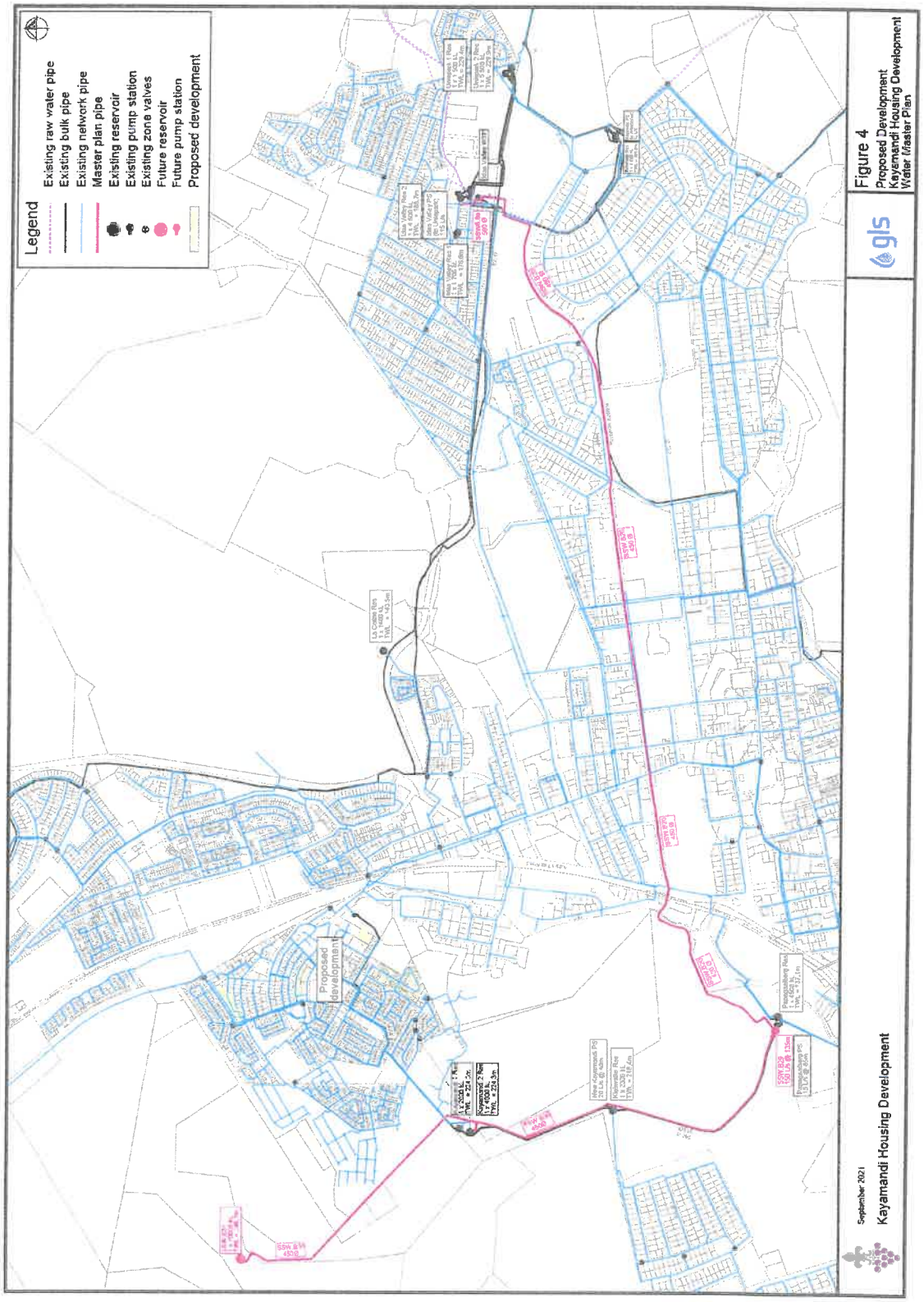
Per: PC DU PLESSIS

cc. The Director:
Directorate: Public Works
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH
7599

Attention: Mr Adriaan Kurtz

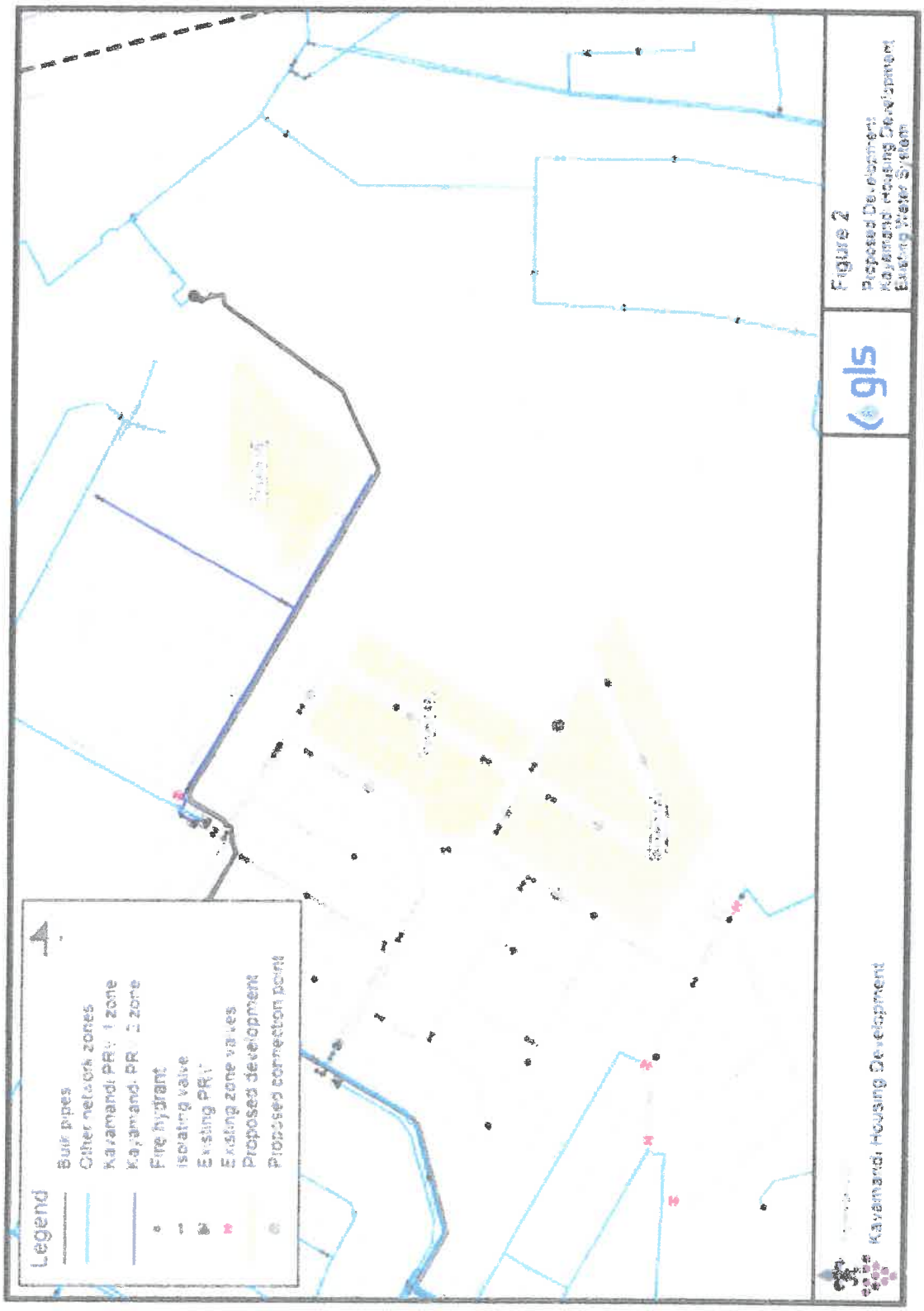
ANNEXURE C

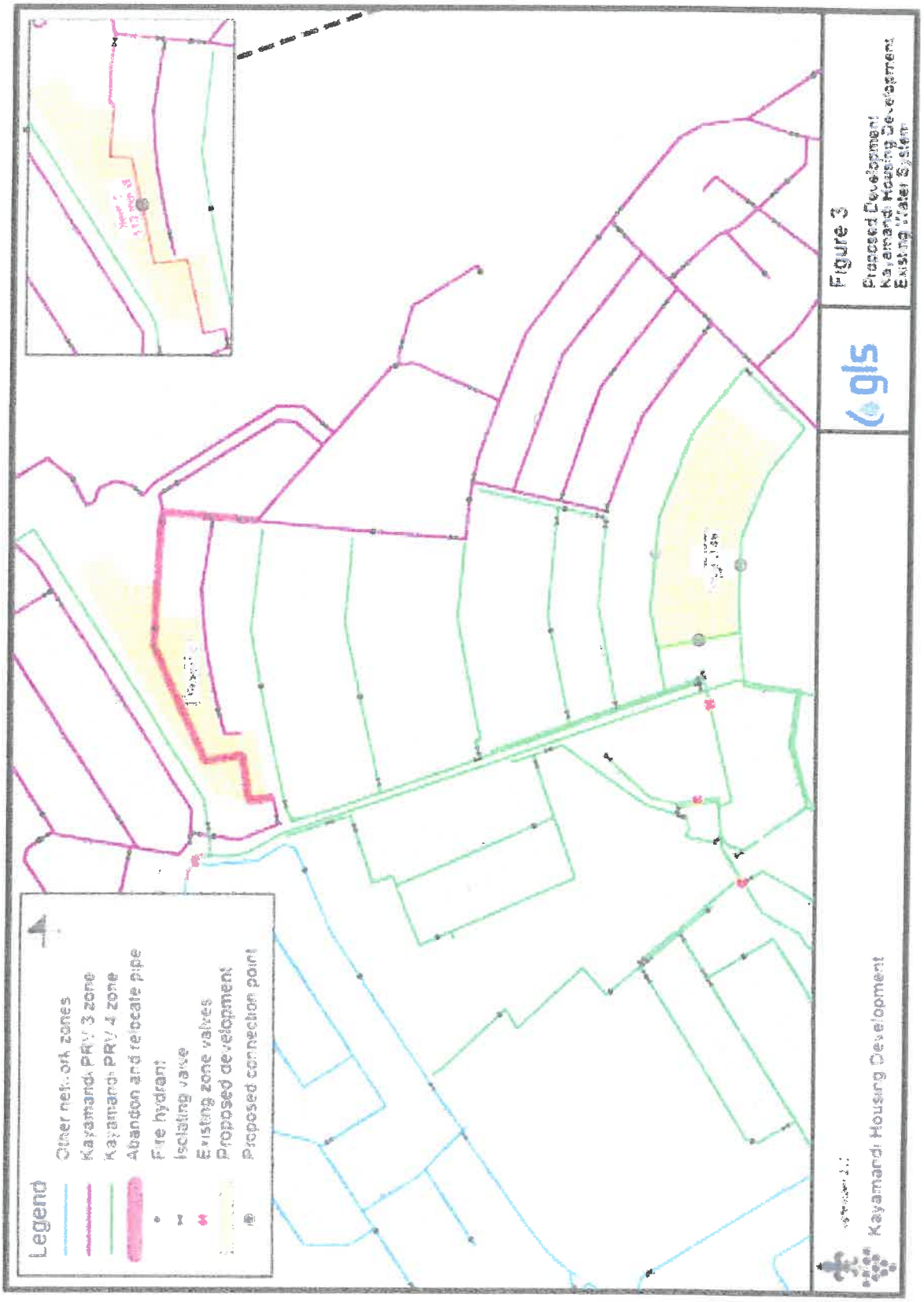
KAYAMANDI HOUSING DEVELOPMENT WATER MASTER PLAN



ANNEXURE D

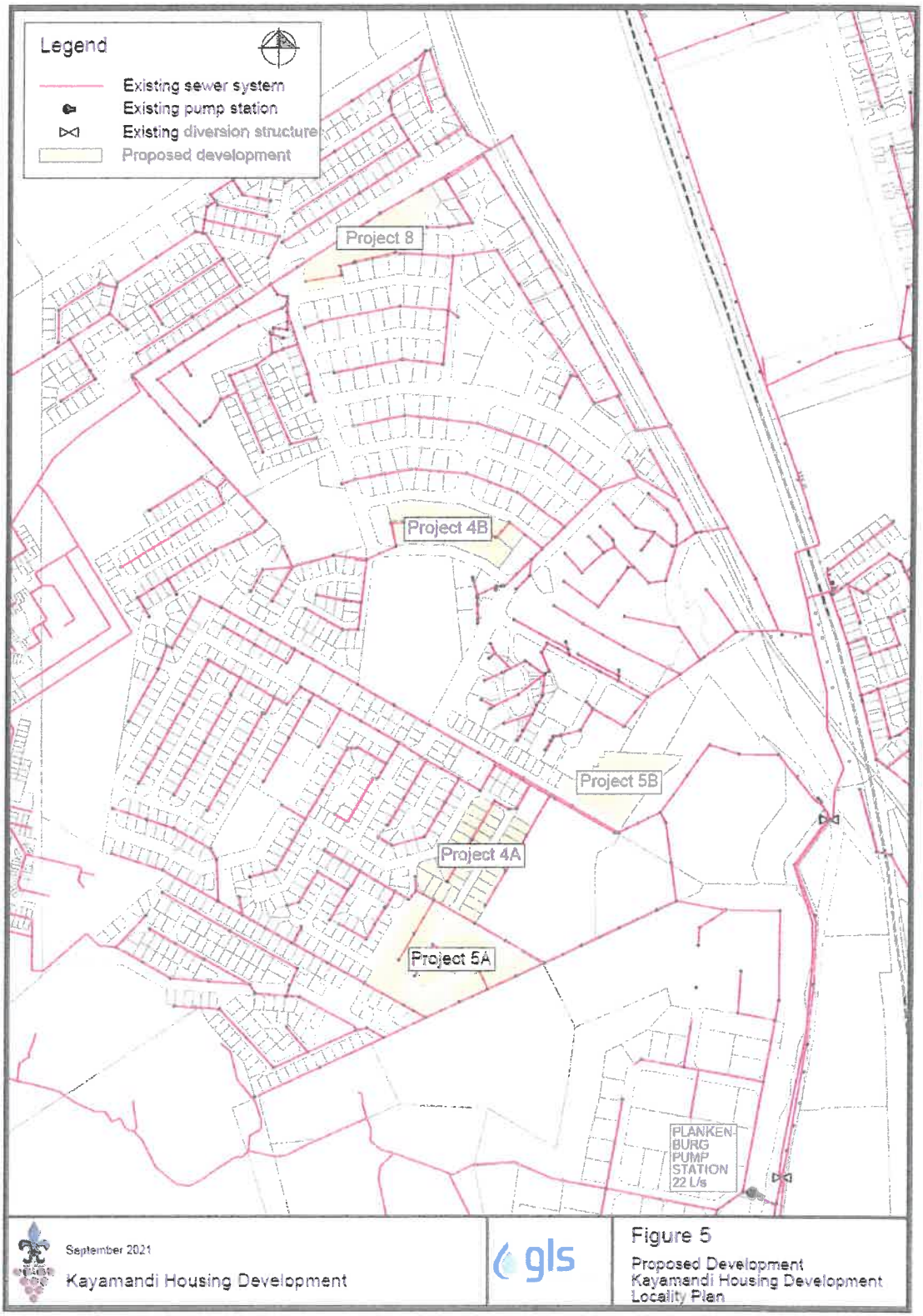
GIS INFORMATION FOR THE EXISTING WATER SYSTEM

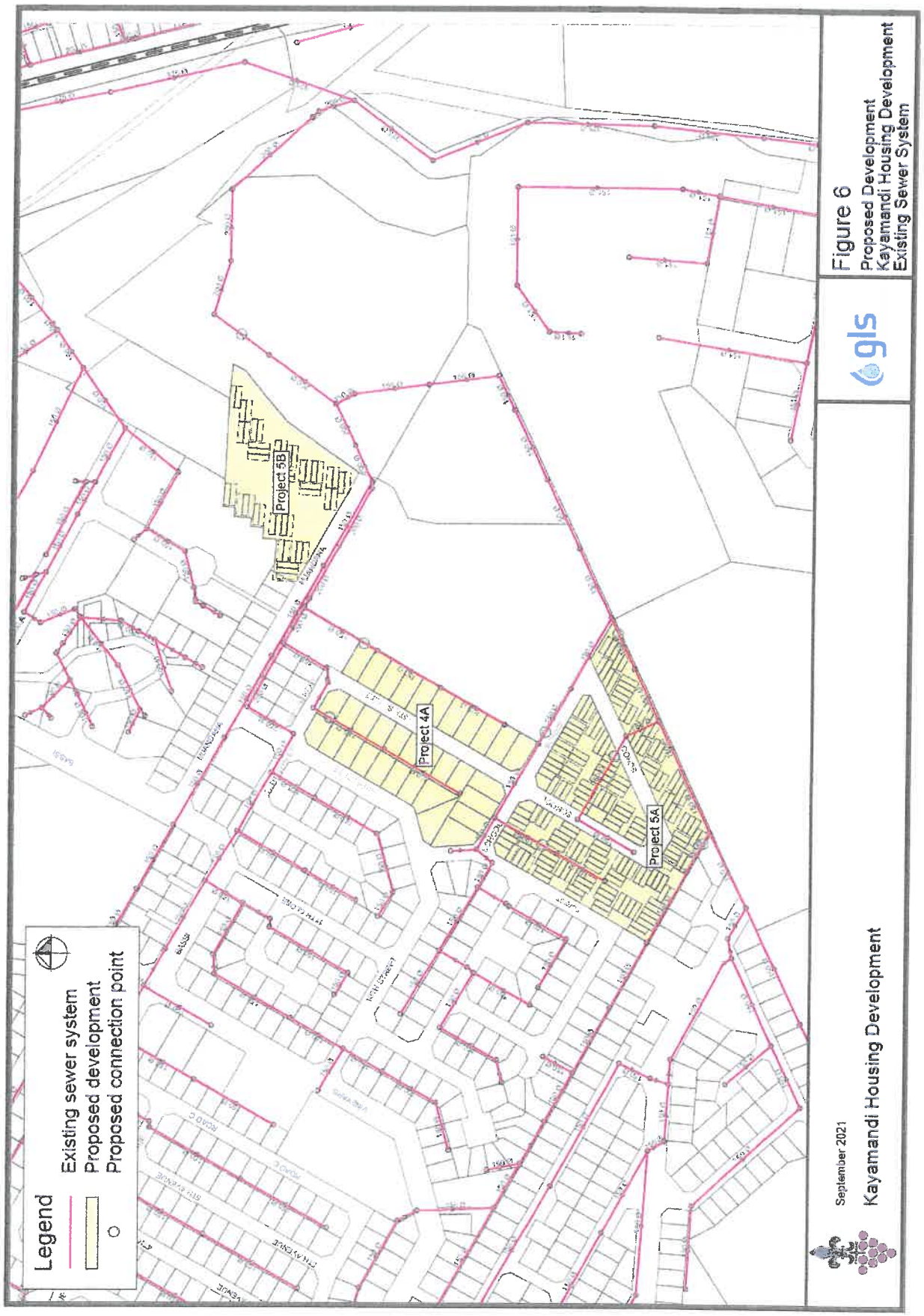


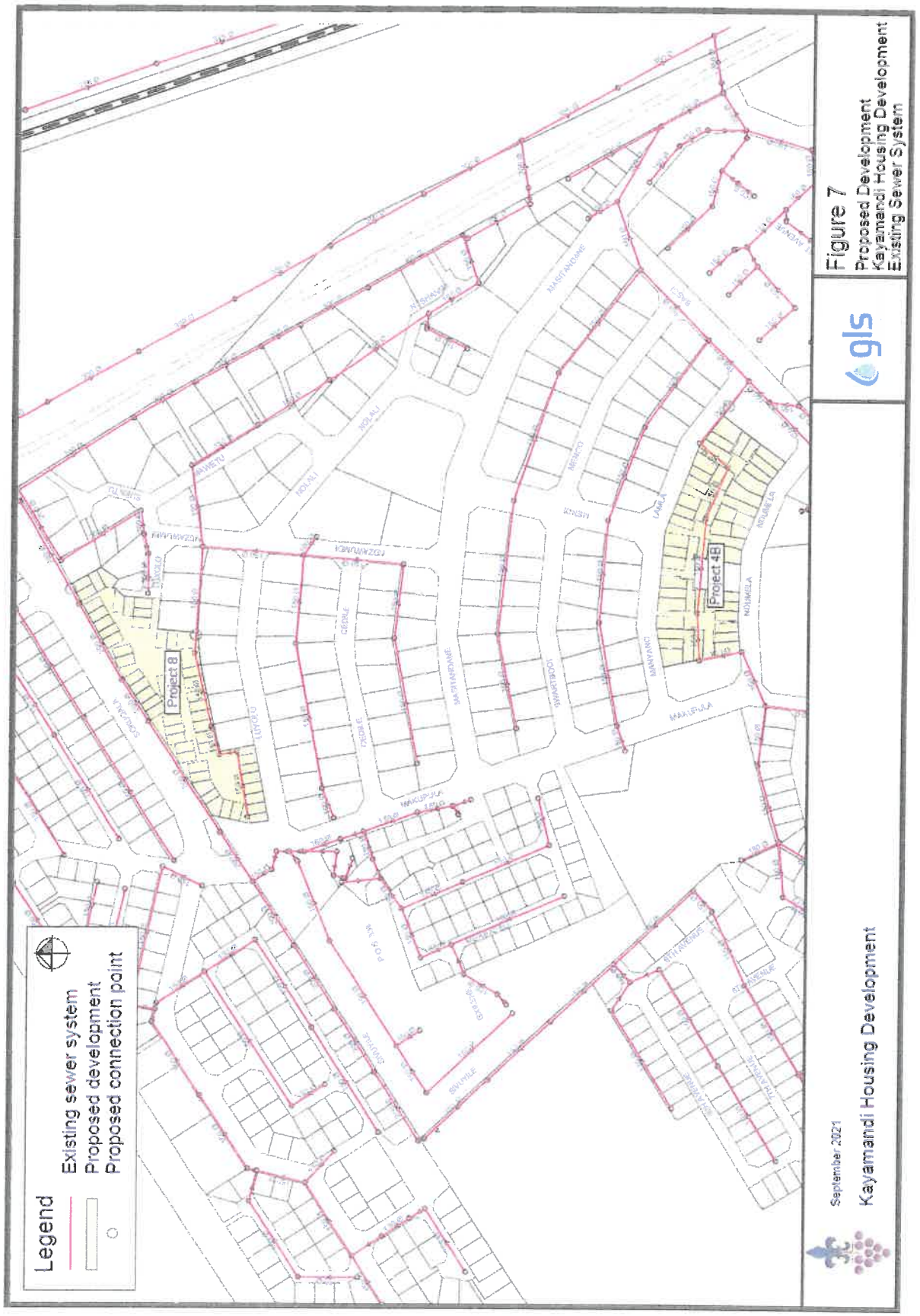

Figure 3
Proposed Development
Kayamandi Housing Development
Existing Water System
gls
Kayamandi Housing Development
Legend
Other network zones
Kayamandi PRV 3 zone
Kayamandi PRV 4 zone
Abandon and relocate pipe
Fire hydrant
Isolating valve
Existing zone valves
Proposed development
Proposed connection point

ANNEXURE E

GIS INFORMATION FOR THE EXISTING SEWER SYSTEM




Legend
Existing sewer system
Proposed development
Proposed connection point
Project 5B
Project 4A
Project 5A
Figure 6
Proposed Development
Kayamandi Housing Development
Existing Sewer System
gls
September 2021
Kayamandi Housing Development


Legend
Existing sewer system
Proposed development
Proposed connection point
Project 8
Project 48
Figure 7
Proposed Development
Kayamandi Housing Development
Existing Sewer System
gls
September 2021
Kayamandi Housing Development

ANNEXURE F

BULK ELECTRICAL COMMENT REPORT FROM GLS CONSULTING

10 November 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK ELECTRICAL SERVICES

Your request regarding comments on the bulk electrical supply and reticulation of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Electrical Master Plan (performed by Royal HaskoningDHV for the Stellenbosch Municipality) dated September 2015.
- NRS 034-1 (2007) /SANS 507 (2007): Electricity distribution — Guidelines for the provision of electricity distribution networks in residential areas
- Information document no 1 Stellenbosch Municipality zoning scheme by-law November 2016
- Latest electrical network diagrams for Stellenbosch Municipality from Lyners and Partners:
  - *E19191-01 Existing MV Layout - OVERALL (4000)*
  - *E19191-02 Existing Single line Diagram - Colours*

The calculated demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) were considered in this assessment. Some provision was however made in the September 2015 electrical master plan for densification on these areas and there is an existing load demand for the proposed formalised areas.

1. HIGH AND MEDIUM VOLTAGE DISTRIBUTION SYSTEM

1.1. Distribution Zone

The proposed formalised areas resides in the Kayamandi suburb. The suburb falls within the Cloetesville HV (High Voltage)/MV (Medium Voltage) Substation distribution zone. The 2015 electrical master plan indicated that the proposed development areas should be accommodated within the Cloetesville HV/MV Substation distribution zone. The Cloetesville HV/MV Substation has two incoming feeders from Eskom supplying the substation at 66kV. The substation is currently fitted with 2x 20 MVA 66/11 kV Transformers, and 1x 300kVA local transformer. The substation has an installed capacity of 40 MVA, firm capacity of 20 MVA and a NMD (Notified Maximum Demand) of 16 MVA.

As per the latest MV reticulation diagrams created by Lyners and Partners, the Cloetesville HV/MV Substation transforms the incoming 66kV to 11kV and distributes the power through the Curry SS(Switching Station) to Kayamandi SS. Curry SS is fed through 4x 11kV 95mm^2 copper cables from Cloetesville HV/MV Substation. There are two switching stations supplying power in the area and a RMU (Ring Main Unit), these include Kayamandi SS, Watergang SS and Costa RMU respectively. The Kayamandi SS is the station supplying to the proposed formalised area and receives 11kV through 2x 185mm^2 copper conductors.

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Directors: HA Baartman, AG Hingeston

1.2. *Electrical Demand*

The Stellenbosch Municipality electrical master plan utilises the SANS 507 recommendations (Standards South Africa, 2007) to guide the After Diversity Maximum Demand (ADMD) estimates for developments. The ADMD used for the future demand of 4 kVA/Unit for Lower Income Residential Areas is used. The existing structures on the proposed development region of Kayamandi will be assessed based on the latest demand provided by the Stellenbosch Municipality.

For this re-analysis, the demand for the proposed development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 1: Demand calculation

Project	No. Units	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	51	204
Project 5A	175	700
Project 5B	48	192
Project 8	54	216
Total	**472**	**1,888**

The estimated demand utilised in these proposed formalised areas due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 1888 kVA.

According to the Stellenbosch 2017-2022 Integrated Development Plan, Kayamandi has experienced significant population growth with the number of residents having more than doubled in the past ten years. This has created a backlog in housing needs within the municipality. Another key feature is the cost of housing in Stellenbosch has become expensive with many opting to commute from outside of the Stellenbosch municipal area to work. For those who cannot afford to commute from outside of Stellenbosch for work, affordable rental accommodation is still the best option.

Due to the nature of the land use in the area, there is a high possibility of backyard dwellers occupying some of these estimated number of units. This will result in the increase in demand as there will be more electricity users occupying these units. For this report, the number of dwellings on one residential dwelling will be guided by the Stellenbosch municipal zoning scheme by-laws for conventional residential zones. The by-law allows limited densification through allowing one additional dwelling on a single residential dwelling. For this assessment an assumption that only the second erven will have an additional dwelling. An increase of 1.5 times the units will represent this assumed uptake of back dwellers is utilised to estimate the potential increase in the number of units on these proposed projects.

With the potential backyard dwellers, the demand for the proposed formal development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 2: Demand calculation including the potential of backyard dwellers

Project	No. Units (Including potential backyard dwellers)	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	77	306
Project 5A	263	1050
Project 5B	72	288
Project 8	81	324
Total	**637**	**2,544**

The estimated demand utilised due to the impact of backyard dwellers for the project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 2544 kVA. This is an increase of 656 kVA.

1.3. Present Situation

1.3.1. *Reticulation Network*

The existing Cloetesville HV/MV Substation distribution network has sufficient capacity to accommodate the proposed development within the existing Kayamandi area. The loading on the substation is sitting at around 16 MVA and the substation installed capacity is 40 MVA. The Kayamandi SS and Watergang SS supply electricity through the Kayamadi area via the existing 35mm^2 Cu PILC network. The proposed project areas are supplied by different miniature substations in the suburb.

Project 4A: The proposed project is situated between 13th and School Streets. The area has 3x 315 kVA Miniature substations (MS) installed in close proximity, namely, MS 13th Street, MS School Crescent and MS 10th Street; The estimated demand for this project is 576 kVA as calculated above in 1.2

Project 4B: The proposed project is situated between Noumela and Manyano Streets. The area has 2x 500 kVA Miniature substations installed in close proximity, namely MS Makapula and MS Mondi Crescent End; The estimated demand for this project is 204 kVA as calculated above in 1.2

Project 5A: Situated between School and Forest Streets. The area has 2x 315 kVA and 1x 500 kVA Miniature substations installed in close proximity, namely, MS School Crescent, MS 10th Street and MS Highschool; The estimated demand for this project is 700 kVA as calculated above in 1.2

Project 5B: Situated along Mjandana Street. The area has 1x 400 kVA and 1x 500 kVA Miniature substations installed in proximity, namely, MS Hani and MS VMdala End; The estimated demand for this project is 192 kVA as calculated above in 1.2 and,

Project 8: Situated along Luyolo Street. The area has 1x 400 kVA Miniature substation installed in proximity, namely, MS Luyolo. The estimated demand for this project is 216 kVA as calculated above in 1.2

The total miniature substation installed capacity in the proposed formalised areas is 4060 kVA. The estimated electrical demand for the projects is sitting at 1888 kVA. This leaves an excess of 2172 kVA. This is not including the other existing loads within the area.

The medium voltage reticulation is connected via of 11 kV 35mm^2 copper cables as per the E19191-02 Existing Single line Diagram from Lyners and Partners. The network is primarily fed from Kayamandi SS at the moment, with the exception of MS Mondi Crescent and MS Luyolo, the rest of the miniature substations form a ring from Kayamandi SS. The feeder supplying MS Mondi Crescent and MS Luyolo interconnects Costa RMU which is also supplied by Curry SS through 1x 11 kV 70mm^2 copper cable with Kayamandi SS.

1.3.2. *Substation Capacity*

The existing Stellenbosch northern region 11 kV distribution network is supplied from a 66 kV HV network from Eskom which has adequate capacity and provides good operational flexibility under contingency conditions. Eskom's 66 kV rural network supplies Cloetesville HV/MV Substation. According to the Stellenbosch electrical master plan, the HV/MV substations has sufficient transformer capacity and the voltage regulation within the network is within accepted limits.

1.3.3. *Switching Station Capacity*

The Kayamandi residential area is supplied 11 kV by two switching stations, namely Kayamandi SS and Watergang SS. Kayamandi SS is fed from two 185mm^2 copper PILC conductors from Curry SS. The total carrying capacity of the feeders supplying power to the switching station is 12 MVA as calculated in the below Table 1 and the loading on the switching station currently is sitting on 5.5 MVA from the loading data provided by Lyners and Partners.

The switching station feeds all the proposed project areas with one ring feeding Projects 4A, 5A and 5B and one feeder supplying Projects 4B and 8 which is interconnected with Costa RMU. The ring which feeds Projects 4A, 5A and 5B has a total of 14 miniature substation connected on the ring with a total capacity of 5.8 MVA and the feeders connecting the ring are made up of 35mm^2 copper PILC conductors, the capacity of this conductor is 2.45MVA and since it forms a ring, it is 5 MVA. This implies the full capacity of the miniature substation exceed the maximum capacity of the conductors which is a cause of concern.

Table 3: Kayamandi SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm^2)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	185	11000	335	6.38
Feeder 2	PILC	Copper	185	11000	335	6.38
Total Installed Capacity						**12.77**

The N-1 intake feeder capacity for the switching station is sitting on 6.4 MVA. The loading on the switching station is around 5.5 MVA.

Watergang SS is also supplied by Curry SS but by two 70mm^2 copper PILC conductors. The total carrying capacity of the feeders supplying the Watergang SS is 7.43 MVA in total as calculated in the below Table 2 and the loading on the switching station is currently sitting on 0.8 MVA from the loading data provided by Lyners and Partners. The switching station does not directly supply power to any of the proposed projects.

Table 4: Watergang SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm^2)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						**7.43**

The N-1 intake feeder capacity for the switching station is sitting at 3.72 MVA. With the current loading on the switching station, the feeder has enough capacity to carry this contingency load.

Costa RMU also receives a supply of power from Curry SS through two 70mm^2 copper PILC conductors. The RMU feeds a portion of the Kayamandi area network. Particularly the line feeding Projects 4B and 8, this line is interconnected with Kayamandi SS. The line has a total of 4 miniature substations connected with a total

capacity of 1.8 MVA. The feeders connecting the line is also made up of 35mm² copper PILC conductors, this means the total carrying capacity for the line is 3.72 MVA as calculated in the below Table 3, a total of almost 7.43 MVA. There is not much concern as this line can carry a higher capacity than the full load from the miniature substations.

Table 5: Costa RMU Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						**7.43**

The N-1 intake feeder capacity for the RMU feeders is 3.72 kVA. This capacity is sufficient to sustain portions of the loads carried by Kayamandi SS and Watergang SS.

1.3.4. *Network Feeder Capacity*

The individual rings feeding the proposed project areas include a ring connected to and from Kayamandi SS, and a feeder interconnecting Kayamandi SS and Costa RMU. The first ring connected to and from Kayamandi SS, is made up of 35mm² copper PILC conductors connected through the ring. The ring feeds the 4A, 5A and 5B projects. The total carrying capacity of the ring is 4.95 MVA.

Table 6: Ring 1 feeding proposed projects 4A, 5A, and 5B

Feeder Number	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	35	11000	130	2.48
Feeder 2	PILC	Copper	35	11000	130	2.48
Ring 1 Total Installed Capacity						**4.95**
Ring 1 Firm (N-1) Capacity						**2.48**

The N-1 capacity of the ring supplying the proposed projects 4A, 5A and 5B is sitting on 2.48 MVA. This value is lower than the installed capacity of the ring. The total installed capacity of miniature substations on the ring is 5.76 MVA and the estimated demand for the above-mentioned projects is 1.47 MVA. During a contingency, the feeder will be constraint and will potentially carry a load higher than it's carrying capacity as the load continues to grow.

The second ring feeding the proposed project area is the feeder interconnecting Kayamandi SS and Costa RMU. The line is comprised of 35mm² copper PILC conductors. The line feeds the 4B and 8 projects. The total carrying capacity of the line is 4.95 MVA.

Table 7: Ring 2 feeding proposed projects 4B and 8

Feeder Number	Conductor Type	Material	Size (mm²)	Voltage (V)	Ampacity	MVA
Feeder 1 (Kayamandi SS)	PILC	Copper	35	11000	130	2.48
Feeder 2 (Costa RMU)	PILC	Copper	35	11000	130	2.48
Ring 2 Total Installed Capacity						**4.95**
Ring 2 Firm (N-1) Capacity						**2.48**

The N-1 capacity of the ring supplying the proposed projects 4B and 8 is sitting on 2.48 MVA. This value is sufficient to carry the installed capacity of the ring. The total installed capacity of miniature substations on the

ring is 1.8 MVA and the estimated demand for the above-mentioned projects is 0.42 MVA. During a contingency, the feeder will be able to carry this load and higher as the load continues to grow.

1.4. Implementation of Planned Projects

The Stellenbosch integrated development plan signals out several land that may be available for potential future housing and industrial developments. Kayamandi and Groendal expansions are the notable low-income housing developments with 4600 and 1500 units planned for each. The Stellenbosch electrical master plan makes mention of the planned housing projects and pro-active electrical redundancy projects in the Kayamandi area have been proposed and planned to accommodate this anticipated growth. This electrical redundancy will protect the reliability and ensure the integrity of the network.

A tender for the first phase will be advertised soon, which will include a new PILC cable feeder from Cloetesville HV/MV substation directly to Watergang switching station. This project will increase the capacity of the switching station, provide redundancy, and share the load in the Kayamandi area between the Watergate and Kayamandi switching station, allowing for further development projects in the Kayamandi area. If there is sufficient funding available, the first phase will also include additional feeders between the Watergate and Kayamandi switching stations.

2. CONCLUSION

Cloetesville HV/MV Substation currently has enough capacity to carry the estimated existing load on the proposed formalised ervens. The network supplying the proposed projects area is said not to be experiencing major trips, recurring failures, and power interruptions due to overloading.

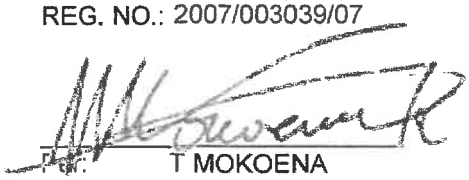
The ervens identified for formalisation are situated on an existing area which is currently utilising demand. The network around these ervens are currently mainly supplied by the Kayamandi SS. The switching stations supplying the Kayamandi area has sufficient capacity to carry the existing load including the proposed projects capacities and other existing loads.

One concern within the Kayamandi area network is the capacity of the ring feeding Projects 4A, 5A and 5B from Kayamandi SS, the estimated demand from the projects is higher than the N-1 carrying capacity of the feeder connected on the ring. This can potentially pose a problem with overloading the feeder and any future increased loads on that ring. A possible solution will be implementing the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

We trust you find this of value.

Yours sincerely

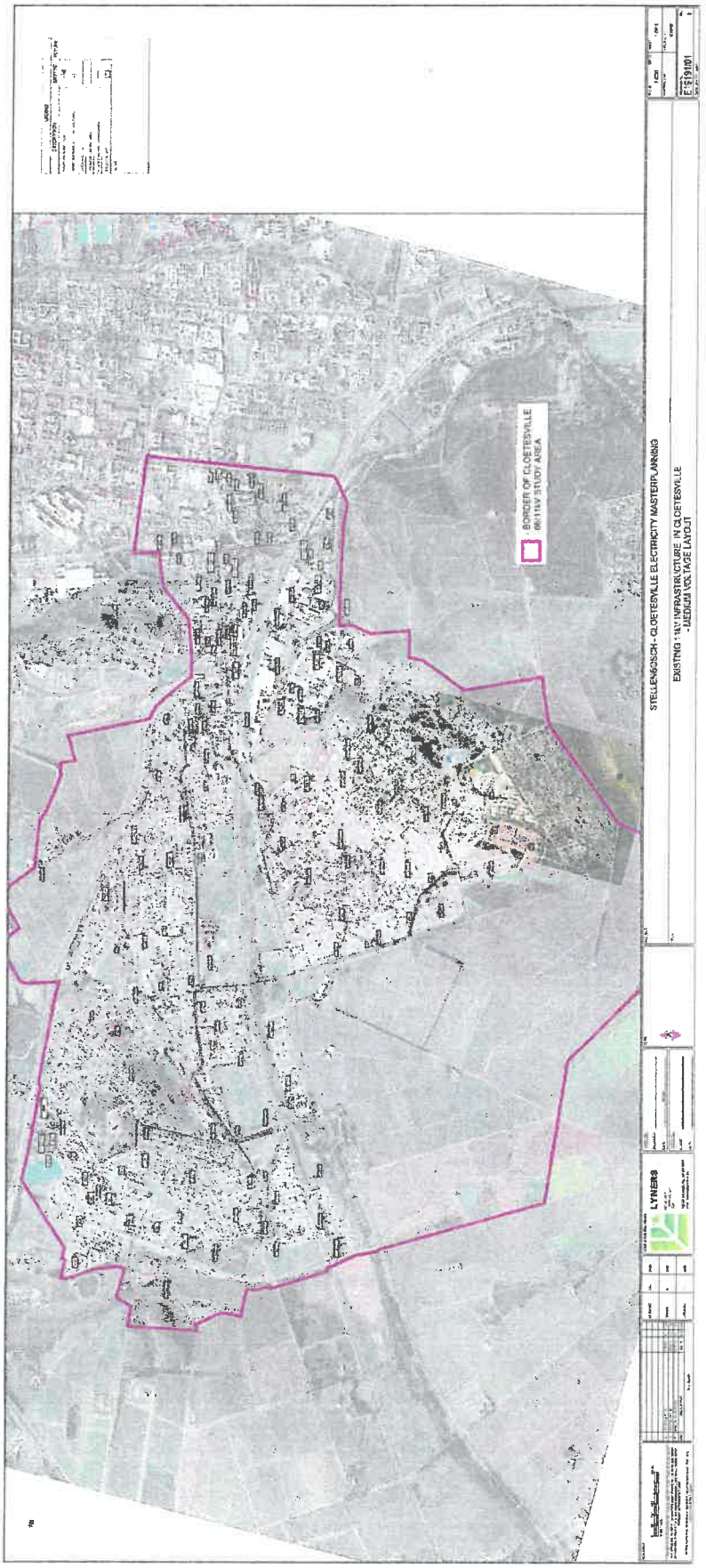
GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



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ANNEXURE G

EXISTING 11KV INFRASTRUCTURE IN CLOETESVILLE – MEDIUM VOLTAGE LAYOUT


BORDER OF CLOETESVILLE
66/11kV STUDY AREA
STELLENBOSCH - CLOETESVILLE ELECTRICITY MASTERPLANNING
EXISTING 11kV INFRASTRUCTURE IN CLOETESVILLE
- MEDIUM VOLTAGE LAYOUT
LYNEDIS

ANNEXURE J

APPLICATION FOR SUDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

PHOTOS

Project 8: Mpelazwe



