

In this annexure:

"Council" means the City of Cape Town.

"The owner " means the registered owner of the property.

"The Property " means Erven 448, 4621 and 4626 Simon's Town, Dido Valley Road.

"Scheme Regulations" has the meaning assigned thereto by Ordinance 15 of 1985.

**APPLICATION NUMBER: 208164**

**FILE REFERENCE: LUM/67/4621**

**1. REZONING APPROVAL IN TERMS OF SECTION 16 OF THE LAND USE PLANNING ORDINANCE NO. 15 OF 1985:**

1.1 Rezoning of the property from Undetermined Use Area and Single Residential Use Area to Subdivisional Area to permit the following zones: Group Housing Zone, Undetermined Use Area, General Residential Use Area, Single Residential Use Area and Business Use Area (to permit 600 Group Housing erven, 21 Undetermined Use Area zoned erven (11 Public Open Spaces, 4 Public Roads, 1 Public walkway, 1 public transport facility and 4 electrical substations), 1 General Residential Use Area zoned erf, 2 Single Residential Use Area zoned erven and 2 Business Use Area zoned erven) as per the plan of subdivision LUM/67/448.

1.2 In terms of the new Cape Town Zoning Scheme the zoning of each portion will be allocated as follows:

1.2.1 Group Housing will be zoned General Residential Subzone 1: Group Housing (GR1).

1.2.2 Single Residential Use Area will be zoned Single Residential Zone 1: Conventional Housing (SR1).

1.2.3 Public Open Space will be zoned Open Space Zone 2: Public Open Space (OS2).

1.2.4 Public Walkway and Public Road will be zone Transport Zone 2: Public Road and Public Parking (TR2).

1.2.5 Public Transport Facility will be zoned Transport Zone 2: Public Road and Public Parking (TR2).

1.2.6 Authority usage for electrical substations will be zoned Utility Zone (UT).

1.2.7 General Residential Use Area will be zoned General Residential Subzone GR2.

1.2.8 Business Use Area will be zoned Local Business Zone 2: Local Business (LB2).

**2. THE CONSENT OF COUNCIL IN TERMS OF SECTION 8.7 OF THE SIMON'S TOWN ZONING SCHEME REGULATIONS:**

2.1 To permit: 11 Undetermined Use zoned erven to be used as Public Open Space, 1 Undetermined use zoned erf to be used as a Public Walkway, 4 Undetermined Use zoned erven to be used for Public Road, 1 Undetermined

**5 CONDITIONS TO BE IMPOSED IN TERMS OF SECTION 42 OF THE LAND USE PLANNING ORDINANCE NO 15 OF 1985 WHICH MUST BE COMPLIED WITH PRIOR TO THE TRANSFER OR SEPARATE REGISTRATION IN THE DEEDS REGISTRY OF ANY LAND UNIT ARISING FROM THIS SUBDIVISION APPROVAL:**

**5.1 Consolidation**

5.1.1 Erven 448 and 4626 Simon's Town shall be consolidated prior to subdivision.

**5.2 Fire**

5.2.1 A firebreak of not less than 20m in width shall be provided around the development by the developer, to the satisfaction of Council's Fire and Rescue Services Directorate. This excludes the portions of the development adjacent to Dido Valley and Scala Roads.

**5.3 Roads and Stormwater**

5.3.1 Full civil engineering drawings and stormwater management plans shall be submitted for the approval of the Manager: Transport for Cape Town: Maintenance and shall be implemented to the satisfaction of the Manager: Transport for Cape Town: Maintenance. These drawings must take into account the requirements of the Fire and Rescue Services Directorate with regard to road design and the provision of fire hydrants.

5.3.2 A Development Charge towards the provision of bulk civil engineering services, in accordance with Council's policies (which shall be calculated by the Manager: Transport for Cape Town: Maintenance) shall be paid. It must be noted that the development contributions will be subject to an annual escalation equal to the construction price adjustment (CPA) from civil engineering services and the amount payable will be the amount calculated at the time of payment.

5.3.3 A mini-roundabout shall be constructed at the "first" entrance to the development. The centre island must be mountable.

5.3.4 The intersection of Scala and Dido Valley Roads shall be upgraded to allow for a 5.2m eastbound lane, and a 3.4m westbound lane, with 1-in-30 tapers. Stop lines and the painted island at the Scala Road approach are to be set back as required.

5.3.5 A taxi embayment, which shall be a minimum of 30m long and 2.5m wide, shall be constructed on Scala Road, just north of the first access roundabout controlled intersection.

5.3.6 A 1.8m wide footpath must be constructed along the eastern side of Scala Road, from the Dido Valley Road intersection to the second access point to the property, including the section along the back of embayment kerb-line.

- 5.3.7 All internal 2 way roads are to include a hard surfaced carriageway of a minimum width of 5.5m and footways / surfaced verges of a minimum width of 1.4m.
- 5.3.8 Footpaths of a minimum width of 1.4m and 1.8m (depending on the road function) must be provided within the development.
- 5.3.9 Speed humps, appropriately placed, shall be included in the local road works.

#### **5.4 Sanitation**

- 5.4.1 Any upgrades to the existing sewer reticulation system as a consequence of this proposal or requested by the applicant shall be to the applicant's cost and to the satisfaction of the Director: Water and Sanitation.
- 5.4.2 Each portion, other than the roads, public open spaces and substation sites shall be connected to the existing sewer system to the satisfaction of the Director: Sanitation.

#### **5.5 Water Services**

- 5.5.1 Water and sanitation services plans for the internal and external reticulation must be submitted to the Director: Water Services for approval.
- 5.5.2 The applicant will be responsible for relocating any water services that may traverse the new erf boundaries to the satisfaction of the Director: Water Services.
- 5.5.3 Water meters must be easily accessible to the Water Division personnel for reading and maintenance purposes. Any water meter not accessible, must be repositioned by the Water Division and the relevant tariff charge paid by the applicant.

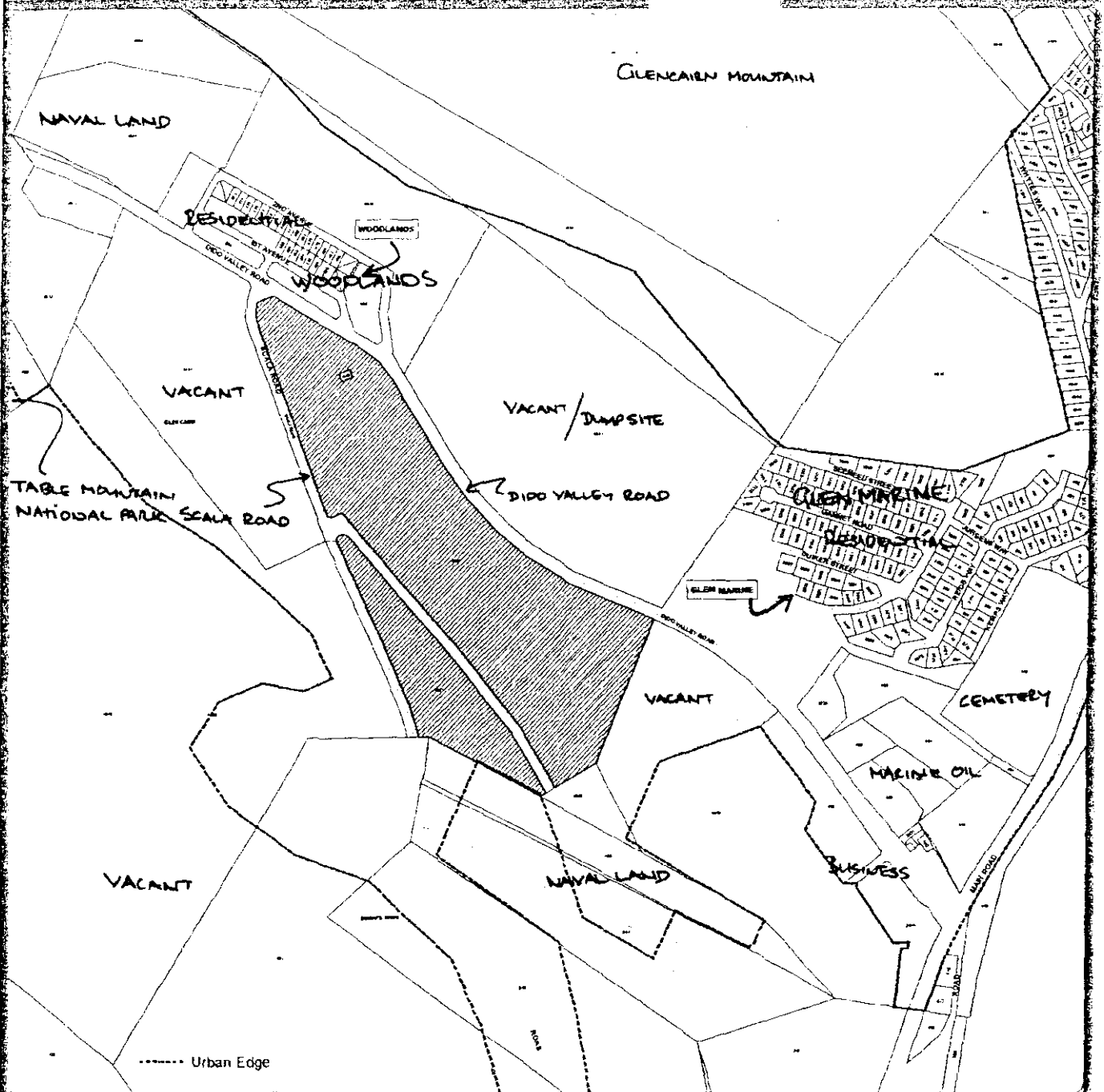
Note: A portion of land along Dido Valley Road is used as a water pump station.

Note: The development must comply with Council's Water By-law.

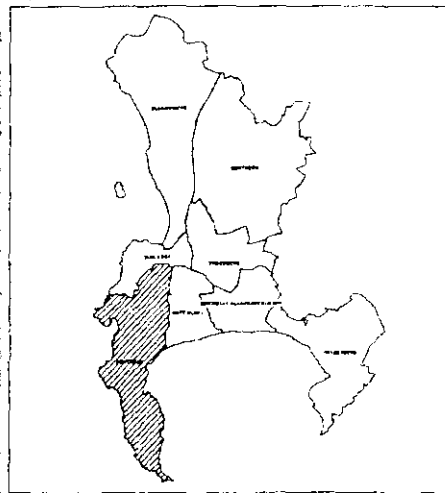
#### **5.6 Electricity**

- 5.6.1 The Applicant shall provide, at his own cost, the internal electrical reticulation and street lighting serving the specific development. To this end, the Applicant shall appoint an ECSA registered Professional Electrical Consultant to carry out the design and to supervise the installation of the internal electrical reticulation and street lighting, to City of Cape Town standards and specifications. On completion this reticulation is to be handed over to the Department: Electricity Services for subsequent operation and maintenance.

- 5.6.10 This approval is further subject to the owner/developer obtaining a written undertaking from the relevant Electricity Distribution Service Provider that the additional required bulk electricity capacity is available from the Eskom intake point. Such undertaking must be signed by the Head of the Department at Eskom or Council's Director: Electricity Supply or Manager: Electricity Supply depending on the Electricity Distribution Service Provider for the area concerned.
- 5.6.11 Separate, completely independent connections are to be taken to each portion of the subdivision.
- 5.6.12 In terms of the policy of the Director: Electricity Services an Electrical Development Contribution cost as published in the standard tariffs is to be paid. The amount applicable to each portion is dependent on the zoning, maximum number of dwelling units and bulk allocation as applied for by the customer.
- 5.6.13 Certain conditions of subdivision will be considered for revision on submission of proof by the applicant that the development is government subsidised.
- 5.6.14 Electrical subdivision clearance will be issued by the Director: Electricity Services only on compliance with all the above conditions and on completion of the internal electrical services to the Director: Electricity Services satisfaction and after formal handover to the Director: Electricity Services of the energised network.



Overview



Erf: 4621, 4625, 4626

Suburb: GLENCAIRN

Ward: 61

Allotment: SIMON'S TOWN

District: H

Sub Council: South Peninsula



Scale: NTS

Notices Served	●	Support Received	✓
Petition Signatory	■	Objections Received	X

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