CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500164210

Remainder Erf 108359, 85A Downberg Road, Hanover Park

Development Management

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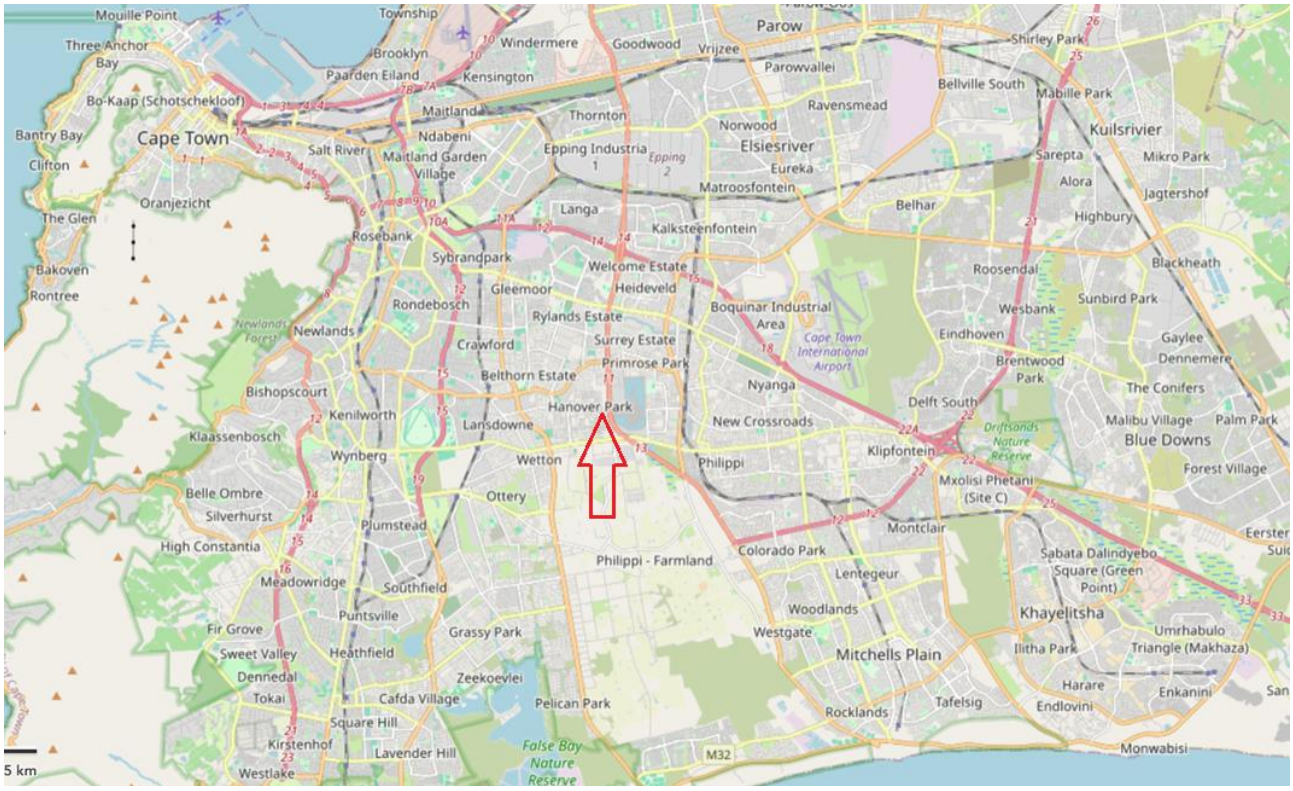
Bettesworth Scott

Urban Planners

Our reference no: 108359CT/report/1a

Date: 19 May 2026

MOTIVATIONAL REPORT AS SET OUT IN THE CAPE TOWN MUNICIPAL PLANNING BY-LAW (2015):



AS PART OF A SUBDIVISION & RELATED APPLICATIONS TO TRANSFER THE PARKFIELDS PRIMARY SCHOOL, CRYSTAL SECONDARY SCHOOL, AND THE VOORSPOED PRIMARY SCHOOL ON PORTIONS OF REMAINDER ERF 108359, CAPE TOWN (AT HANOVER PARK) FROM THE CITY OF CAPE TOWN TO THE WESTERN CAPE GOVERNMENT

Client	:	
Owner	:	City of Cape Town
Application To	:	Development Management Department, City of Cape Town, Cape Flats District
Applicant	:	Bettesworth Scott
Specialist Input	:	Jennings Goullee Thomson Land Surveyors

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	:	Power of Attorney (Western Cape Government)
	:	Title Deeds
	:	Motivational Report
	:	City of Cape Town Application Form
Plans	:	Locality Plan
	:	SG Diagrams
	:	Subdivision Plans

1. INTRODUCTION

1.1 Applicant

Bettesworth Scott was appointed by the Western Cape Government (Department of Infrastructure) to submit the necessary land use applications to facilitate the transfer of the existing Parkfields Primary School, Crystal Secondary School, and the Voorspoed Primary School (hereafter *"the schools"*) on portions of Remainder Erf 108359, Cape Town from the City of Cape Town (COCT) to the Western Cape Government (WCG). As per the agreement between the two parties, the COCT, as the owner of the land, provided Power of Attorney to the WCG to proceed.

(Refer to the attached **Power of Attorney** from the City of Cape Town and the Western Cape Government).

1.2 Terms of Reference

Remainder Erf 108359, Cape Town ["**THE SUBJECT PROPERTY**"] is owned by the City of Cape Town and partially occupied by the schools that are operated by the WCG (Department of Education). To align land ownership with governmental functions, the COCT and the WCG signed a transfer agreement on 26 February 2025. The agreement, among others, requires the WCG to obtain all the necessary land use rights to facilitate the transfer.

As part of this agreement, the COCT provided disposal plans that are based on the existing fenced-in school sites. This shows that the Parkfields Primary School occupies approximately 2.62ha, the Crystal Secondary School occupies approximately 3.25ha, and the Voorspoed Primary School occupies approximately 2.87ha of the subject property. The subdivision applications herewith submitted are aligned with these boundaries. It also includes proposed new servitudes to accommodate the services as highlighted on the disposal plans.

The above subdivided portions also need to be rezoned to regularise the existing schools currently on land zoned Open Space (OS2). Notwithstanding the OS2 zoning and unless otherwise informed, an application for the closure of the portions already used for school purposes is not herewith submitted as the subject property is the remainder after township establishment, which, according to available information, does not have a 'public place' status in the SG Office.

(Refer to the attached **Disposal Plans**).

This report is therefore submitted to serve as motivation and to meet the necessary statutory requirements for subdivision (including new servitudes) and rezoning in terms of the Municipal Planning By-Law, 2015 (MPBL).

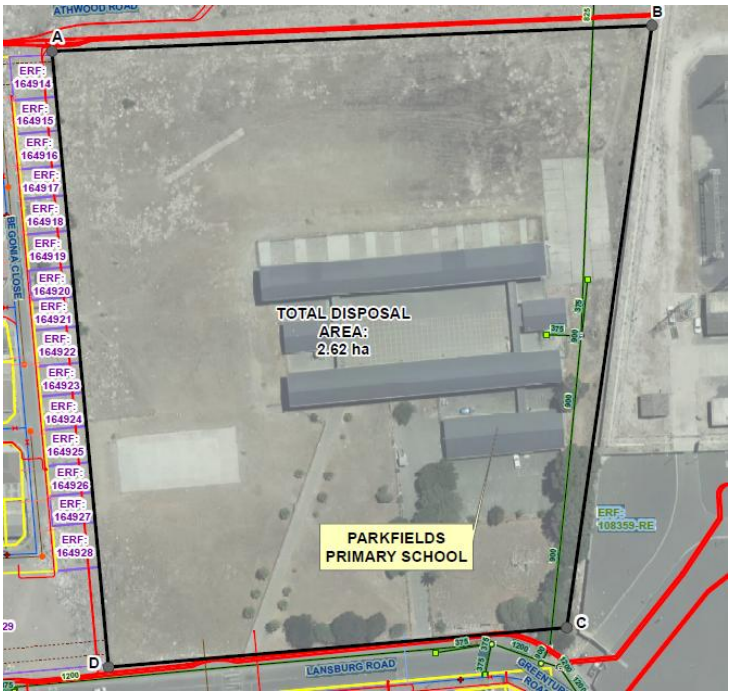


Figure 1: Extract from the Parkfields Primary School disposal plan showing the boundaries of the school and the portion City-owned land approved for disposal to the WCG. (Source: City of Cape Town)

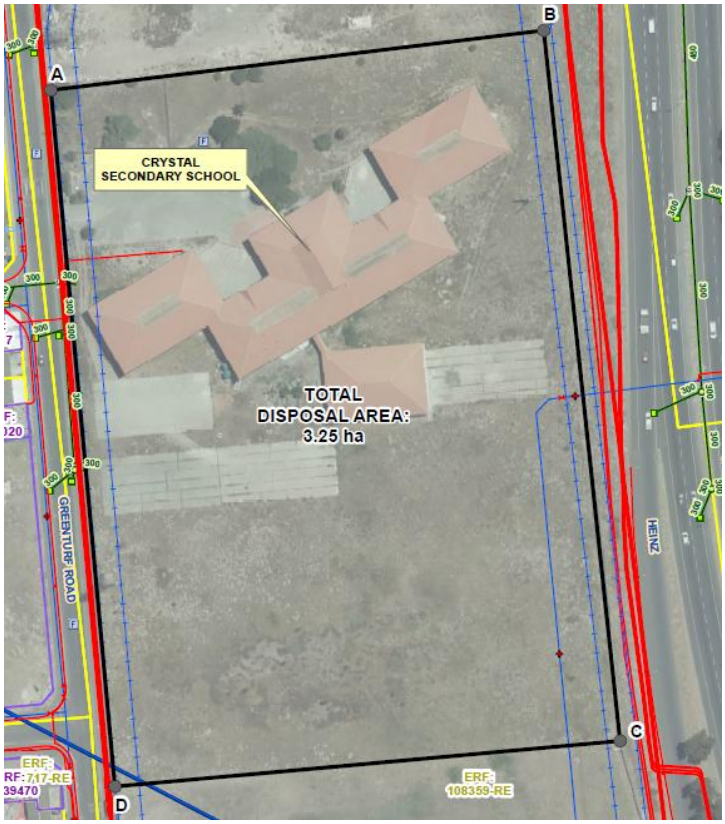


Figure 2: Extract from the Crystal Secondary School disposal plan showing the boundaries of the school and the portion City-owned land approved for disposal to the WCG. (Source: City of Cape Town)

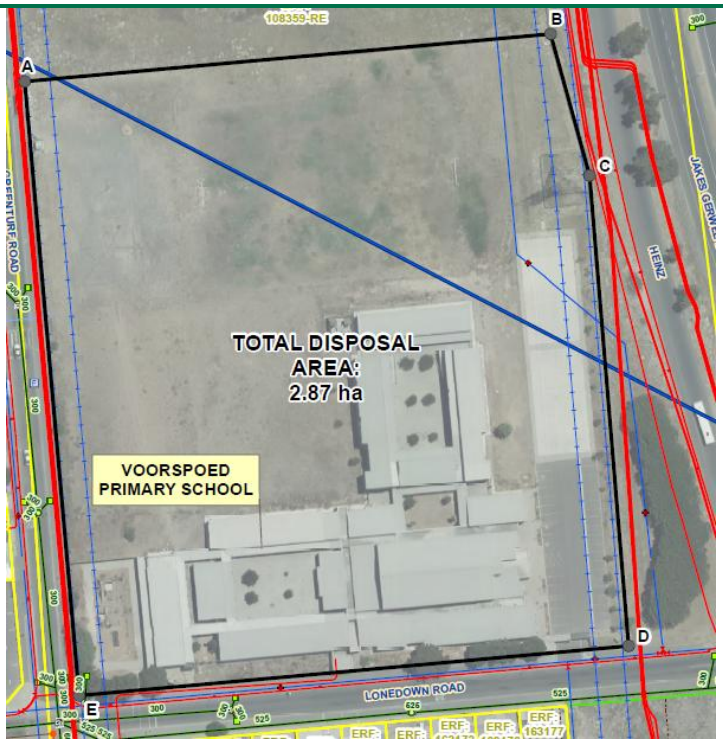


Figure 3: Extract from the Voorspoed Primary School disposal plan showing the boundaries of the school and the portion City-owned land approved for disposal to the WCG. (Source: City of Cape Town)

1.3 Pre-Submission Consultation

In terms of Section 70 of the Municipal Planning By-Law (MPBL), pre-submission consultation is required for the rezoning of land zoned OS2. However, the basis for this submission is the transfer agreement and associated disposal plans as already agreed to by the COCT. The schools are also not taking away any public land, i.e. as these are existing schools with established boundaries.

1.4 Proposed Application

Application is hereby made for:

1. **The subdivision of Remainder Erf 108359, Cape Town into Portion 1 (2.62ha in extent), Portion 2 (3.25ha in extent), Portion 3 (2.87ha in extent) and a Remainder with associated services servitudes in terms of Section 42(d) of the Municipal Planning By-Law (2015), as shown on the attached Subdivision Plan.**

2. **The rezoning of Portion 1, Portion 2, and Portion 3 on Remainder Erf 108359, Cape Town from Open Space (OS2) to Community Zone (CO1) in terms of Section 42(a) of the Municipal Planning By-Law (2015) to regularise the existing schools on the respective portions.**

(Refer to the attached City of Cape Town **Application Form**).

2. PROPERTY DETAIL

The table below summarises the property details:

Erf No.	Title Deed	Owner	Extent	Zoning	Land Use
Remainder Erf 108359, Cape Town		City of Cape Town	25.8ha	Split zoning: Open Space (OS2) & Transport (TR2)	Schools, utility, vacant land

Table 1: Property detail

2.1 Zoning

According to the COCT's Zoning Map Viewer, the subject property has a split zoning comprising OS2, and TR2. The proposed school portions are all zoned OS2.

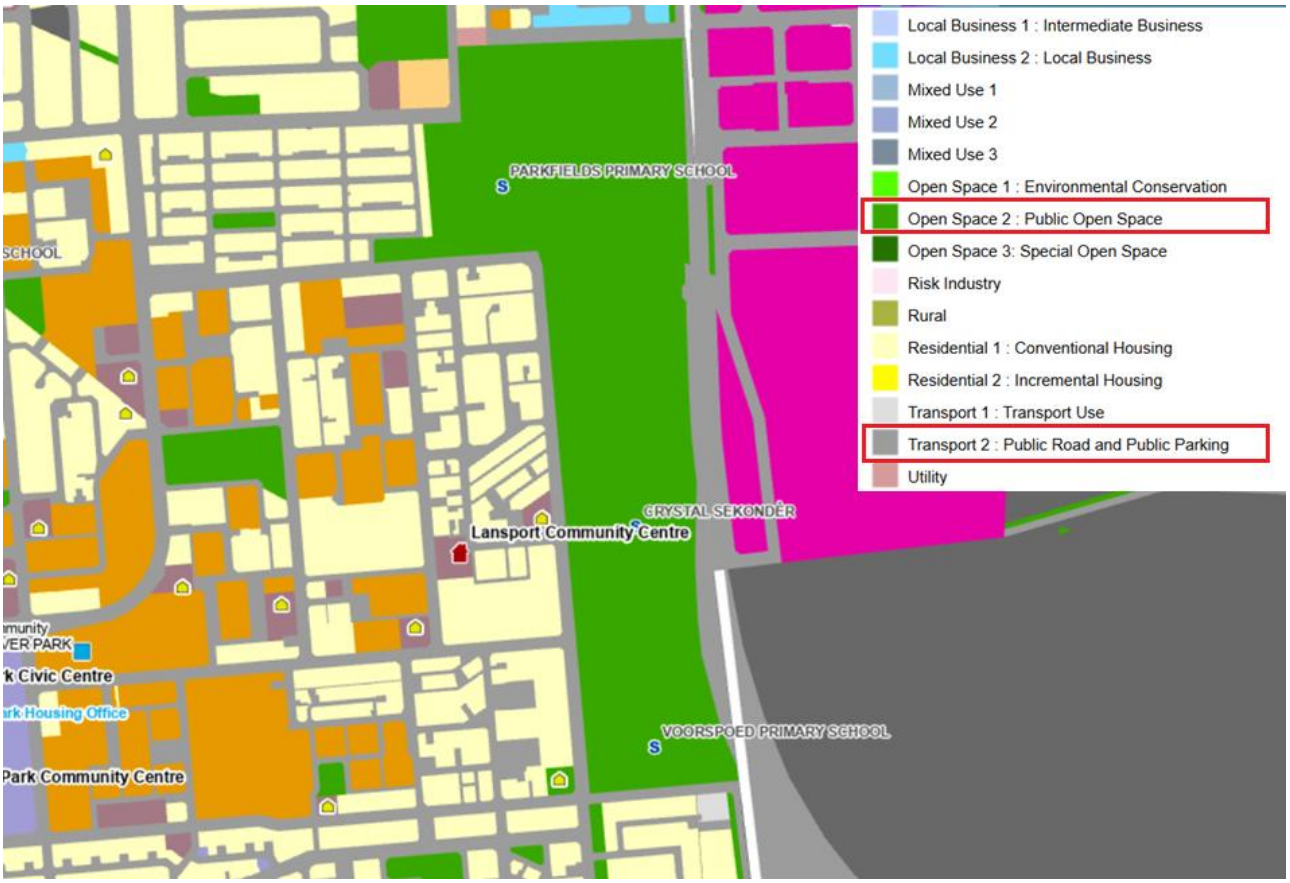


Figure 4: Zoning Map showing schools and zoning of the subject property. (Source: City of Cape Town Zoning Map Viewer)

2.2 Surveyor General (SG) Diagrams

Erf 108359, Cape Town (300ha in extent) was subdivided in 1977 into 53 portions as shown on SG Diagram 6143/1977. The existing schools are located on portions of the Remainder Erf 108359, Cape Town (25.8ha in extent) that include several utilities and public roads.

The SG Diagrams show services servitudes registered over the subject property on the proposed Voorspoed Primary School site. There is a 19.4m wide powerline servitude along Greenturf Road, a 31m wide powerline servitude along Jakes Gerwel Drive, and a 6m wide water pipeline servitude north of the existing school buildings. These are, however, unaffected as they will remain in place irrespective of the proposed subdivision, and no new development that could impact them is proposed with this application.

SG Diagram 6143/1977 does not denote the subject property (or any of the school portions) as a 'public place' that requires formal closure in the SG Office.

(Refer to the attached **SG Diagrams**).

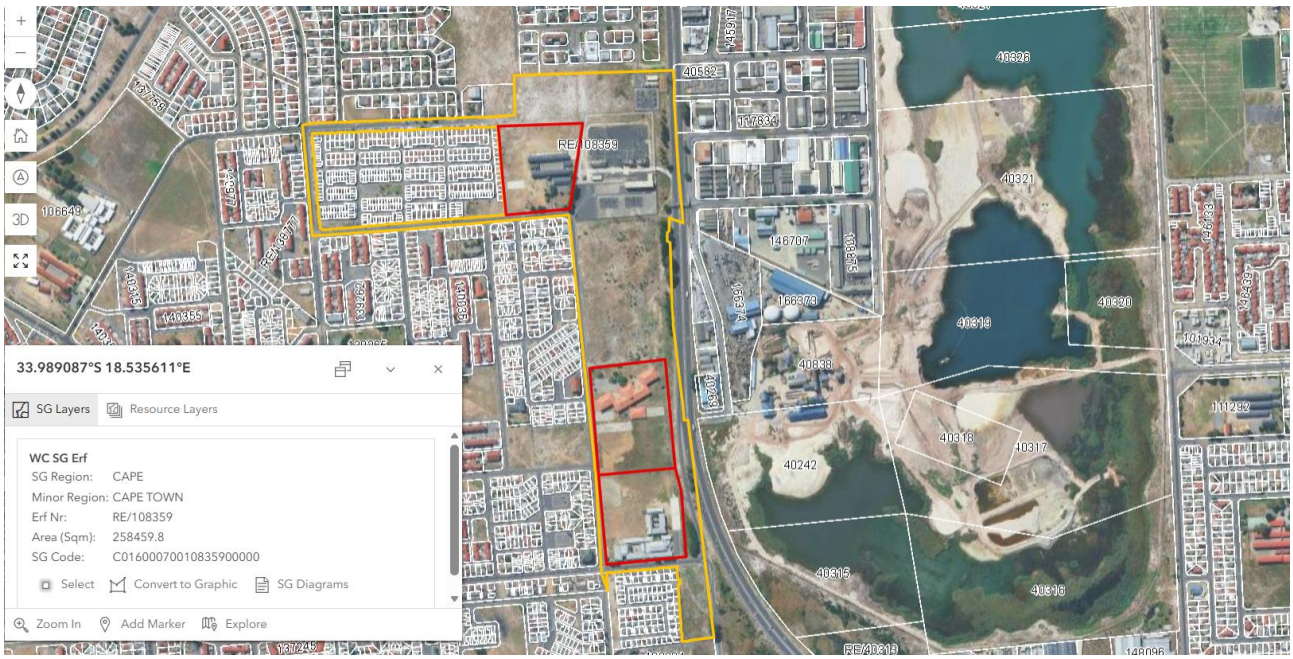


Figure 5: Aerial photo showing the existing school boundaries in red, on portions of the subject property marked in orange, in relation to the surrounding registered cadastral boundaries in white. (Source: Cape Farm Mapper)

2.3 Title Deed

Erf 108359, Cape Town is registered in the Deeds Office vide Title Deed T8713/1982 in the name of the City of Cape Town. Title Deed is the 'transfer by endorsement' to the City of Cape Town. There are no evident restrictive conditions in the Title Deed that encumber the subdivision or use

of the subject property for school purposes. A conveyancer certificate is therefore not herewith submitted unless otherwise informed by the COCT.

(Refer to the attached **Title Deeds**).

3. CONTEXTUAL ANALYSIS

3.1 Location & Access

The subject property is in Hanover Park in the Cape Flats District of the City of Cape Town. Access is obtained from the local road network in Hanover Park – not Jakes Gerwel Drive on the eastern boundary. The schools are surrounded by residential areas to the north, west, and south. Sand Industria is to the east, on the opposite side of Jakes Gerwel Drive.

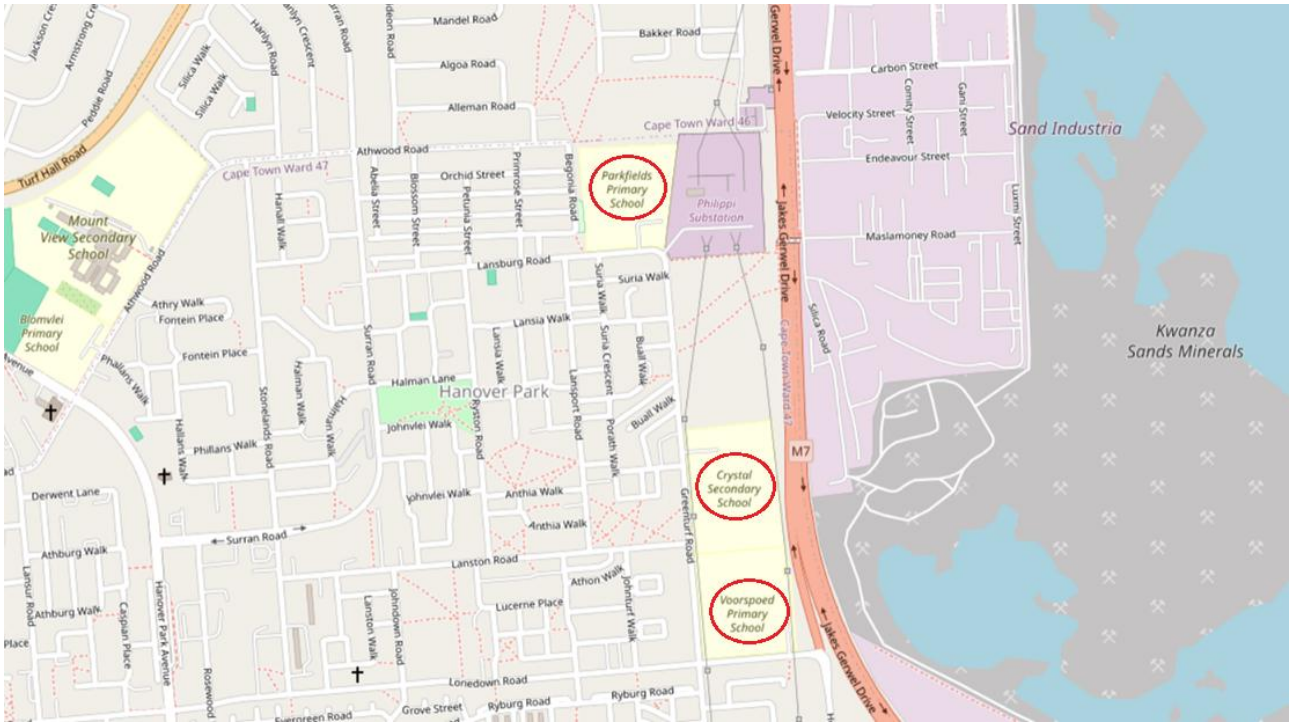


Figure 6: Street map showing the 3 x schools (circled in red) in Hanover Park just west of Jakes Gerwel Drive (M7). (Source: Cape Farm Mapper)

(Refer to the attached **Locality Plan**).

3.2 Existing Use & Structures

The existing schools are fully functional with school buildings, associated facilities, access, on-site parking, and perimeter fencing. The proposed subdivisions are aligned with the existing fencing that already establishes/demarcates the respective school sites.

Since this application is merely formalising the status quo, the impact on the subject property and the surrounding area should be insignificant.

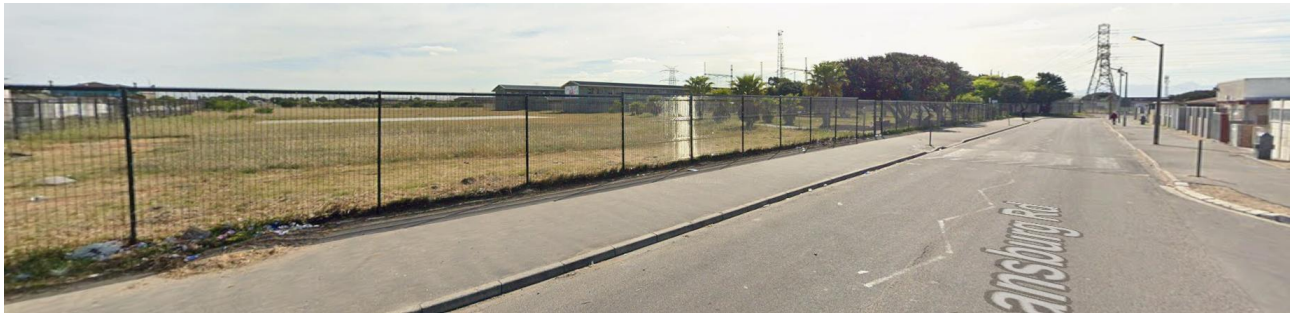


Figure 7: Street view north-east from Lansburg Road showing the existing Parkfields Primary School buildings, access and perimeter fence. (Source: Google)



Figure 8: Street view south-east from Greenturf Road showing the existing Crystal Secondary School building, access, perimeter fence and powerlines. (Source: Google)



Figure 9: Street view north-west from Lonedown Road showing the existing Voorspoed Primary School building, access, perimeter fence and powerlines. (Source: Google)

3.3 Natural Environment & Heritage

The COCT Zoning Map Viewer does not show any biodiversity, indigenous vegetation, wetland, or watercourse on the subject property that typically requires environmental consideration. A desktop survey shows that the subject property is surrounded by urban development with a gentle slope and no visible natural vegetation left on the school sites that could hamper their continued use and/or further development.

The subject property also falls outside any heritage protection areas, and according to the COCT Zoning Map Viewer, there is no formal heritage protection or grading. Although the school sites exceed 5000m² and the area to be rezoned exceeds 10000m², which typically requires authorisation from Heritage Western Cape (HWC) in terms of Section 38 of the Heritage Resources Act, there should be no heritage considerations, as no new development that can change the character of the property is required, as these are existing schools.

3.4 Existing Services

These are existing and fully functional schools in an established urban area with services. There is therefore no evident reason to further investigate the capacity or availability of existing municipal engineering services in the area, as the respective schools are already connected.

Existing services infrastructure over the proposed school sites does, however, need to be dealt with as the proposed subdivisions will change ownership. Based on the service plans provided by the COCT (refer to Figure 1 – 3 above), the following servitudes are required:

- There is a stormwater pipe along the eastern boundary of Parkfields Primary School that needs to be accommodated by means of servitude in favour of the COCT. It is proposed that this be 6m wide.

- There are powerlines along the western and eastern boundaries of Crystal Secondary School and a water pipeline along a portion of the eastern boundary that need to be accommodated by means of servitudes in favour of Eskom and the COCT. It is proposed that the powerline servitudes be the same width (19.4m and 31m respectively) as the existing servitudes on the Voorspoed Primary School site, and that the servitude for the water main be 6m wide.

- The above municipal water pipeline also runs along the eastern boundary of Voorspoed Primary School (i.e. outside the existing 6m wide servitude) that needs to be accommodated by means of servitude in favour of the COCT. It is proposed that this be 6m wide

The proposed servitude position and widths need to be confirmed by the COCT Engineering Department and Eskom, respectively, with the circulation of this application).

4. DEVELOPMENT PROPOSAL

Parkfields Primary School

No new development is proposed, and the existing access from Lansburg Road will be retained. The proposed subdivision is aligned with the disposal plan position of the existing school perimeter fence, which already establishes a ±2.62ha school site. To accommodate the stormwater pipe along the eastern boundary, a new servitude in favour of the COCT is proposed.

Crystal Secondary School

No new development is proposed, and the existing access from Greenturf Road will be retained. The proposed subdivision is aligned with the disposal plan position of the existing school perimeter fence, which already establishes a ±3.25ha school site. To accommodate the existing powerlines, new servitudes in favour of Eskom are proposed, and to accommodate the municipal water pipeline, a new servitude in favour of the COCT is proposed.

Voorspoed Primary School

No new development is proposed, and the existing access from Lonedown Road will be retained. The proposed subdivision is aligned with the disposal plan position of the existing school perimeter fence, which already establishes a ±2.87ha school site. To accommodate the existing water pipeline (i.e. outside the existing servitude area), a new servitude in favour of the COCT is proposed.

(Refer to the attached **Subdivision Plans**).

5. TOWN PLANNING ASSESSMENT

5.1 Cape Town Metropolitan Spatial Development Framework (2023)

The Metropolitan Spatial Development Framework (MSDF) directs spatial transformation in Cape Town through 4 primary spatial transformation areas. The subject property falls within the ‘urban inner core’, which is an area where the City is committed to spatially targeting investment and development to spatially transform and integrate city form. It also puts the proposed school sites within the ‘urban development edge’ and outside ‘critical natural assets‘.

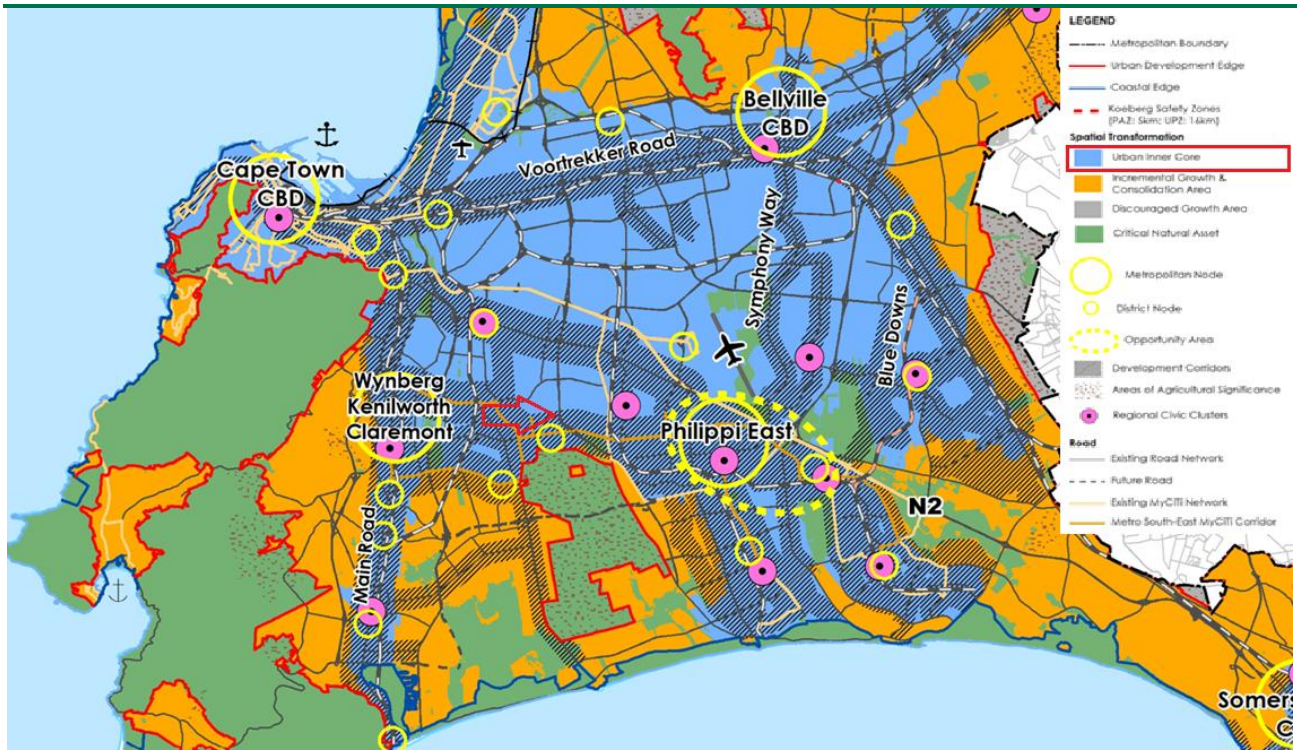


Figure 10: Extract of Map 5d: Consolidated spatial plan – red arrow points towards the estimated position of the subject property. (Source: MSDF, 2023)

5.2 Cape Flats District Plan (2023)

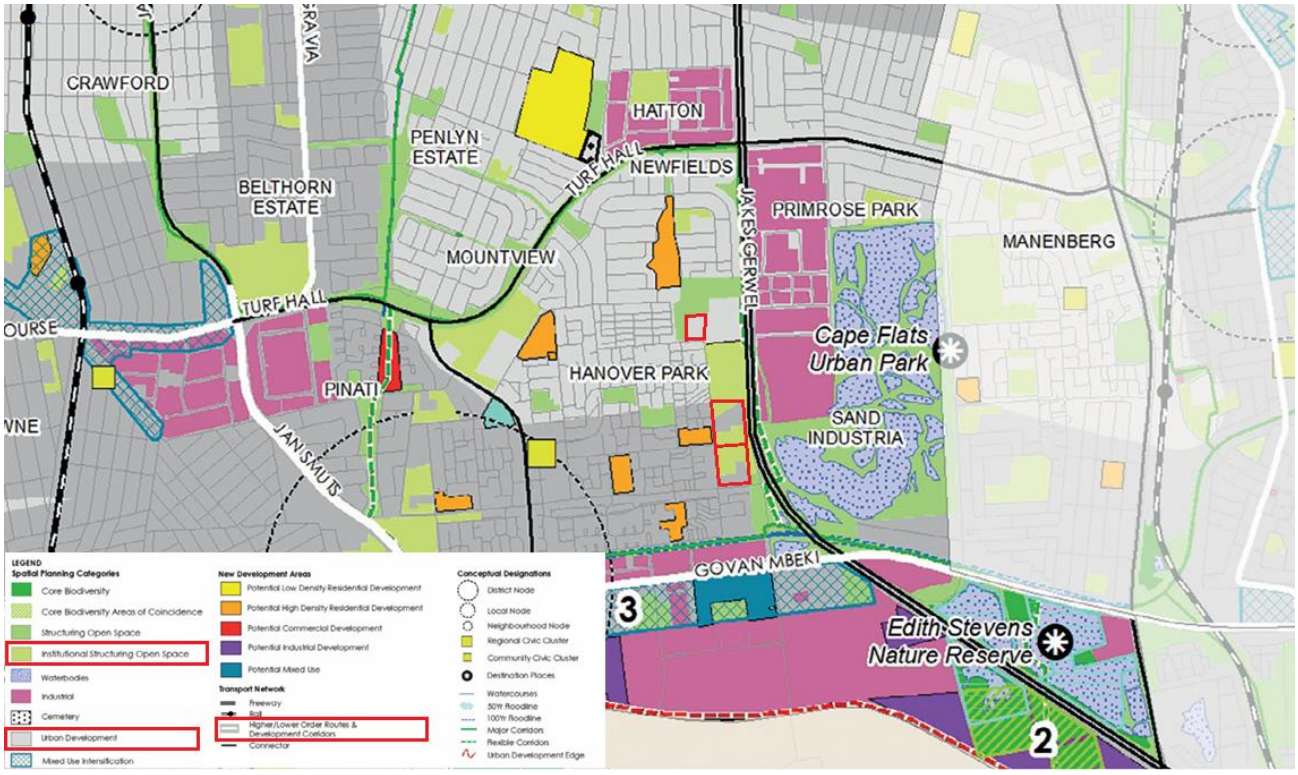


Figure 11: Extract of Cape Flats Plan (Sub-District 1) – the red lines indicate estimated school boundaries. (Source: Cape Flats District Plan, 2023)

The district plan puts the subject property in an area designated for 'urban development' and partially in 'corridor development'. Crystal Secondary School and Voorspoed Primary School are also partially in 'institutional structuring open space'. Schools, according to the district plan, are part of these structuring open spaces and therefore aligned with this spatial planning category.

5.3 Development Management Scheme (DMS)

In terms of the DMS, a school falls within the definition of a 'place of instruction'. The subject property has a split zoning, but the respective school portions are all zoned OS2. Since this does not permit a 'place of instruction' as of right, rezoning of all 3 school sites to Community Zone is required. Community Zone 1 (CO1) is considered the most appropriate subzone as it provides for local educational uses (as is the case here), and the existing school buildings are all well within the applicable development rules of this subzone. Item 146 of the DMS also states that *"when the City grants approval for the subdivision of property containing existing structures…the City's approval is deemed to have been granted for any development rule departure…"*.

In terms of Section 44(2) of the MPBL, the above subdivisions (all zoned CO1) do not require rezoning to 'subdivisional area' as it does not involve *"a change in zoning to more than one zone"*. This can be confirmed by the COCT Development Management Department with the circulation of the application.

6. DESIRABILITY

6.1 Section 99(1) Municipal Planning By-Law Criteria

The basis for growth management in the COCT is through 4 primary spatial transformation areas. The subject property is inside the 'urban inner core', which is an area where the City is committed to spatially targeting investment and development. The proposed subdivisions are consistent with the spatial vision and development objectives of the MSDF, which means that this application complies with the decision-making criteria in Section 99(1) of the MPBL.

6.2 Section 99(2) Municipal Planning By-Law Criteria

6.2.1 Cape Flats District Plan (2023)

In terms of the district plan development guidelines, the subject property partially falls within designated 'urban development' and 'structuring open space' areas. The proposed subdivision will reinforce public school facilities within Hanover Park and is therefore consistent with the district plan policy objectives.

6.2.2 Development Management Scheme (DMS)

The proposal is to separate the existing school sites from the rest of the subject property to facilitate transfer of the land to the WCG. In addition to subdivision, rezoning is also applied to regularise the existing schools currently on land zoned OS2. No new development is proposed.

6.2.3 2022-2027 Integrated Development Plan (IDP)

The proposed subdivisions and associated rezoning to CO1 support the COCT's vision of an inclusive and caring city by reinforcing public school facilities for the Hanover Park community.

6.2.4 Social Development Strategy (2021)

The strategy seeks to reduce poverty by creating and facilitating access to opportunities through spatial integration. The proposed applications will regularise vital public facilities in a location-appropriate and accessible location within Hanover Park. It is therefore aligned with this strategy as it will improve the well-being of the residents of Cape Town.

6.2.5 Inclusive Economic Growth Strategy (2021)

The strategy seeks sustainable economic growth through inclusivity, connectivity, resilience, competitiveness, and collaboration. The proposed subdivisions and rezoning are consistent with this strategy as it ensures environmental sustainability by promoting educational facilities within an existing urban area, ensuring optimal utilisation of land/infrastructure, and in a location that is accessible to service the surrounding Hanover Park community. It will furthermore contribute to place-making in structuring open space (as envisioned in the district plan) that is conducive to economic growth.

6.3 Section 99(3) Municipal Planning By-Law Criteria

Desirability criteria in terms of Section 99(3) are as follows:

MPBL Considerations	Comment Relating to this Application
Socio-economic impact.	The proposed subdivisions and associated rezonings will contribute towards the social well-being of the community by supporting and reinforcing essential community schools in an accessible location in Hanover Park.
Compatibility with surrounding uses.	The impact should be insignificant since these are existing schools in an established urban area.

Impact on the external engineering services.	No negative impact on the external engineering services is expected, as these are existing schools with no plans to expand any of them at this stage.
Impact on safety, health and wellbeing of the surrounding community.	The impact should be positive as the proposed subdivisions/rezonings will contribute to the well-being of the surrounding community by facilitating good administration and the continued use of the school facilities.
Impact on heritage.	According to the City's Zoning Map Viewer, the subject property falls outside any heritage protection area. No demolition, additions or alterations are proposed.
Impact on the biophysical environment.	The subject property falls within the urban development edge in an established urban area. It is also on land that is already developed, and therefore, the proposed subdivisions/rezonings are unlikely to have any impact on the natural, built, or social environments of the surrounding area.
Traffic impacts, parking, access, and other transport related considerations.	There should be no impact as the proposed subdivisions incorporate development with existing access and on-site parking within established boundaries.
Whether the imposition of conditions can mitigate impact.	Servitudes to be registered to accommodate existing services and electrical infrastructure on the proposed school sites.

Table 3: MPBL Section 99(3) desirability criteria

7. RECOMMENDATION

Section 99(2) of the City of Cape Town Municipal Planning By-Law states that when deciding on an application, consideration must among others be given to the applicable MSDF, DMS, the extent of desirability, and the impact on existing rights. In light of the above, it is recommended that the proposed applications be considered favourably.



Martin Scott Pr. Pln A1471/2011

BETTESWORTH SCOTT (PTY) LTD

PLAN TITLE:

LOCALITY PLAN

LEGEND:

PROJECT:

Transfer of school site on portions of Remainder Erf 108359, Cape Town

CLIENT:	CONTACT:
Western Cape Government	
DRAWN BY:	DRAWING NO:
M Scott	DWG108359HP/sub/loc
SCALE:	COPY RIGHT:
NTS	2026 Bettesworth Scott - all copyrights reserved.

Bettesworth Scott
Urban Planners

Date: Thursday, 26 August 2021 User Name: MJATTIEM2

All dimensions shown are approximate.

LABEL	LENGTH [metre]
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DA	176.52

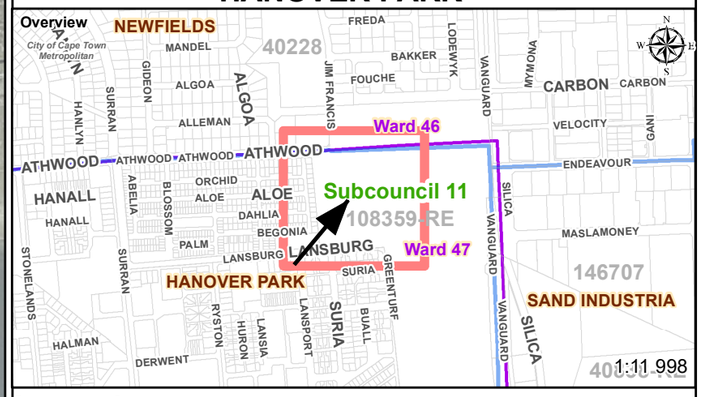
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ERF: 164926
ERF: 164927
ERF: 164928
ORCHID STREET
BEGONIA CLOSE
ALOE STREET
DAHLIA STREET
BEGONIA ROAD
ERF: 164836-RE
TOTAL DISPOSAL AREA: 2.62 ha
PARKFIELDS PRIMARY SCHOOL
ERF: 108359-RE
ERF: 164929
LANSBURG ROAD
GREENTURF ROAD
SURIA WALK
ERF: 139762-RE
ERF: 139774
ERF: 139784
ERF: 139787
ERF: 139792
ERF: 139795
ERF: 139796
ERF: 142809
ERF: 142812
ERF: 142813
ERF: 173407
Aerial Photo: 2021 Mar (30% Trans)

Project

PROPERTY DISPOSALS

PORTION OF CAPE TOWN - ERF 108359-RE HANOVER PARK

Rev No: 0



Legend

- DISPOSAL AREA
- **Survey Title Points**
  - Non-Surveyed
- Elec - Overhead Lines
- Elec - Underground Cables
- Water - Hydrants Reticulation
- Water - Valves Reticulation
- Water - Reticulation Connection
- Water - Mains Reticulation
- Sewer - Connection Line
- Sewer - Manholes
- Sewer - Mains Reticulation
- STW - Manhole
- Catchpit
- Junction Box
- STW - Pipe
- **Stormwater Floodline**
  - 100yr
  - 200yr
- **Property**
  - Confirmed
  - Registered
  - Servitude

Notes:

1) The figure **ABCD** represents a portion of registered remainder **ERF 108359 CAPE TOWN** in extent of approximately 2.62 ha. Zoning Scheme: **Open Space 2 : Public Open Space** owned by **City Of Cape Town**.

2) Title Deed No.

3) Servitude needs to be created over Stormwater utilities.

Ward Number: 47, Subcouncil: 11

Scale
Meters
0 5 10 20 30 40 50 60 70 80 90

Drawn By: **MISHKAAH JATTIEM** Telephone: **+27 (0) 21 400 2948**
Email: **Mishkaah.Jattiem@capetown.gov.za** Date: **Thursday, 26 August 2021**

City Of Cape Town Metropolitan Municipality
Property Management: GIS and Surveys
Civic Center
Cape Town
8001

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Project Manager: **Angelique Marks**

Case Nr: **LIS2547**

File Reference: **NONE**

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Date: Thursday, 26 August 2021 User Name: MJATTIEM2

All dimensions shown are approximate.

LABEL	LENGTH [metre]
AB	150.32
BC	216.48
CD	153.56
DA	211.82

A

B

C

D

CRYSTAL SECONDARY SCHOOL

TOTAL DISPOSAL AREA: 3.25 ha

ERF: 142861

ERF: 139996

ERF: 142875

PORATH WALK

ERF: 142871

ERF: 140017

ERF: 142878

ERF: 142874

ERF: 140020

ERF: 139762-RE

ERF: 142870

GREENTURF ROAD

LONSTON ROAD

ERF: 7,17-RE

ERF: 139470

ERF: 139523

ERF: 139522

ERF: 108359-RE

ERF: 40247

ERF: 40271

ERF: 40270

ERF: 40269-RE

Stephen Jones

ERF: 104947

ERF: 40246-R

HEINZ

JAKES GERWEL DRIVE

ERF: 40242-RE

ERF: 119094

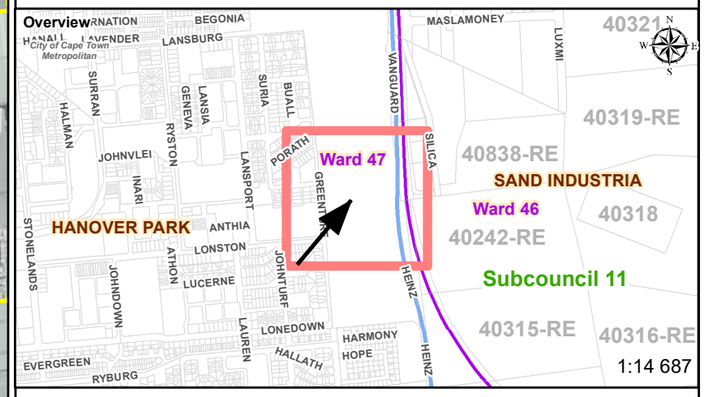
Aerial Photo: 2021 Mar (30% Trans)

Project

PROPERTY DISPOSALS

PORTION OF CAPE TOWN - ERF 108359-RE HANOVER PARK

Rev No: 0



Legend

- DISPOSAL AREA

Survey Title Points

- Non-Surveyed
- Elec - Substations
- Elec - Overhead Lines
- Elec - Underground Cables
- Water - Hydrants Reticulation
- Water - Valves Reticulation
- Water - Reticulation Connection
- Water - Mains Reticulation
- Water - Bulk Reticulation
- Sewer - Connection Line
- Sewer - Manholes
- Sewer - Mains Reticulation
- STW - Manhole
- Catchpit
- Junction Box
- STW - Pipe

Property

- Confirmed
- Registered

Notes:

1) The figure **ABCD** represents a portion of a registered remainder of **ERF 108359 CAPE TOWN,** in extent of approximately 3.25 ha. Zoning Scheme: **Open Space 2 : Public Open Space** owned by **City Of Cape Town**.

2) Title Deed No.

3) Servitude needs to be created over Water Mains and Electrical utilities.

Ward Number: 47, Subcouncil: 11

Scale

Meters

0 5 10 20 30 40 50 60 70 80 90 100

Drawn By: **MISHKAAH JATTIEM** Telephone: **+27 (0) 21 400 2948**

Email: **Mishkaah.Jattiem@capetown.gov.za** Date: **Thursday, 26 August 2021**

City Of Cape Town Metropolitan Municipality
Property Management: GIS and Surveys
Civic Center
Cape Town
8001

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Project Manager: **Angelique Marks**

Case Nr: **LIS2549**

File Reference: **NONE**

Disclaimer
City of Cape Town accepts no responsibility for the accuracy or completeness of the data presented on this map and will not be held liable for damages, including loss of profits or consequential damages, arising out of the use of this information.

Document Path: D:\05 Maps\Disposal Plan\Angelique Marks\LIS2549_19_08_2021_CAPE TOWN_ERF_108359-RE CRYSTAL SEK\LIS2549_19_08_2021_CAPE TOWN_ERF_108359-RE.mxd

All dimensions shown are approximate.

LABEL	LENGTH [metre]
AB	153.56
BC	42.60
CD	137.28
DE	160.44
EA	179.15

ERF: 108359-RE

ERF: 40242-RE

ERF: 119094

ERF: 139470

ERF: 139523

ERF: 139472

ERF: 139522

ERF: 139474

ERF: 139475

ERF: 139476

ERF: 139519

ERF: 139518

ERF: 139480

ERF: 139507

ERF: 139481

ERF: 139506

ERF: 140717-RE

ERF: 139482

ERF: 139505

ERF: 139483

ERF: 139503

ERF: 139485

ERF: 139486

GREENTURF ROAD

HEINZ

JAKES GERWEL DRIVE

LONEDOWN ROAD

HARMONY CLOSE

HEINZ ROAD

A

B

C

D

E

TOTAL DISPOSAL AREA: 2.87 ha

VOORSPOED PRIMARY SCHOOL

ERF: 163883 ERF: 163884 ERF: 163887 ERF: 163888 ERF: 163561-RE

ERF: 163155

ERF: 163162 ERF: 163164 ERF: 163165 ERF: 163168 ERF: 163169 ERF: 163172 ERF: 163173 ERF: 163176 ERF: 163177

ERF: 163161 ERF: 163160 ERF: 163159

ERF: 163154-RE

ERF: 108359-0-11

ERF: 119093

Aerial Photo: 2021 Mar (30% Trans)

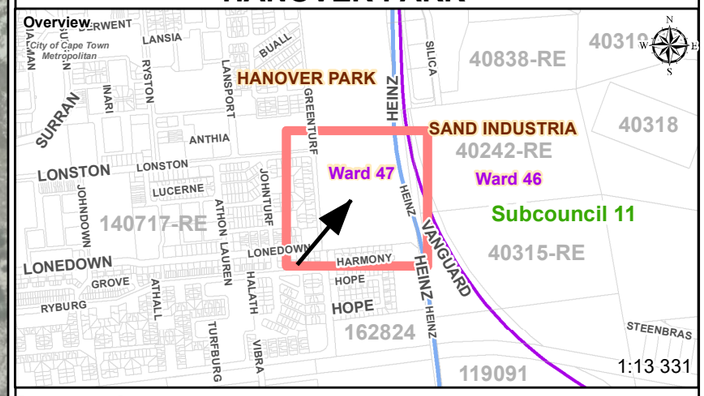
Project

PROPERTY DISPOSALS

PORTION OF CAPE TOWN - ERF 108359-RE HANOVER PARK

Rev No: 0

Overview



Legend

- DISPOSAL AREA
- STW - Pipe

Survey Title Points
- Non-Surveyed
- Elec - Overhead Lines
- Elec - Underground Cables
- Water - Hydrants Reticulation
- Water - Valves Reticulation
- Water - Reticulation Connection
- Water - Mains Reticulation
- Water - Bulk Reticulation
- Sewer - Connection Line
- Sewer - Manholes
- Sewer - Mains Reticulation
- STW - Manhole
- Catchpit
- Junction Box

Stormwater Floodline
- 2yr
- 5yr
- 10yr
- 20yr
- 50yr
- 100yr
- 200yr

Property
- Confirmed
- SG Approved
- Registered
- Servitude

Notes:

1) The figure **ABCDE** represents a portion of a registered remainder of **ERF 108359 CAPE TOWN,** in extent of approximately 2.87 ha. Zoning Scheme: **Open Space 2 : Public Open Space** owned by **City Of Cape Town**.

2) Title Deed No.

3) Servitude needs to be created over Water Mains and Electrical utilities.

Ward Number: 47, Subcouncil: 11

Scale

Meters

0 5 10 20 30 40 50 60 70 80 90 100

Drawn By: **MISHKAAH JATTIEM** Telephone: **+27 (0) 21 400 2948**
Email: **Mishkaah.Jattiem@capetown.gov.za** Date: **Friday, 27 August 2021**

City Of Cape Town Metropolitan Municipality
Property Management: GIS and Surveys
Civic Center
Cape Town
8001

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Project Manager: **Angelique Marks**

Case Nr: **LIS2548**

File Reference: **NONE**

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Lansburg Road

Greenturf Road

Lonston Road

Heinz Road

Lonedown Road

Jakes Gerwel Drive

HANOVER PARK

REMAINDER
ERF 108359

PORTION 2
±3.25ha
(see Inset 2)

PORTION 3
±2.87ha
(see Inset 3)

E1 D1 c d G H J K L M N O P Q R S T U V W X Y Z A1 B1 C1 e f g h j k m

PLAN TITLE:

SUBDIVISION PLAN

PROJECT:

Transfer of school site on portions of Remainder Erf 108359, Cape Town

CLIENT:	CONTACT:
Western Cape Government	
DRAWN BY:	DRAWING NO:
M Scott	DWG108359HP/sub/1a
SCALE:	COPY RIGHT:
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Urban Planners

LEGEND:

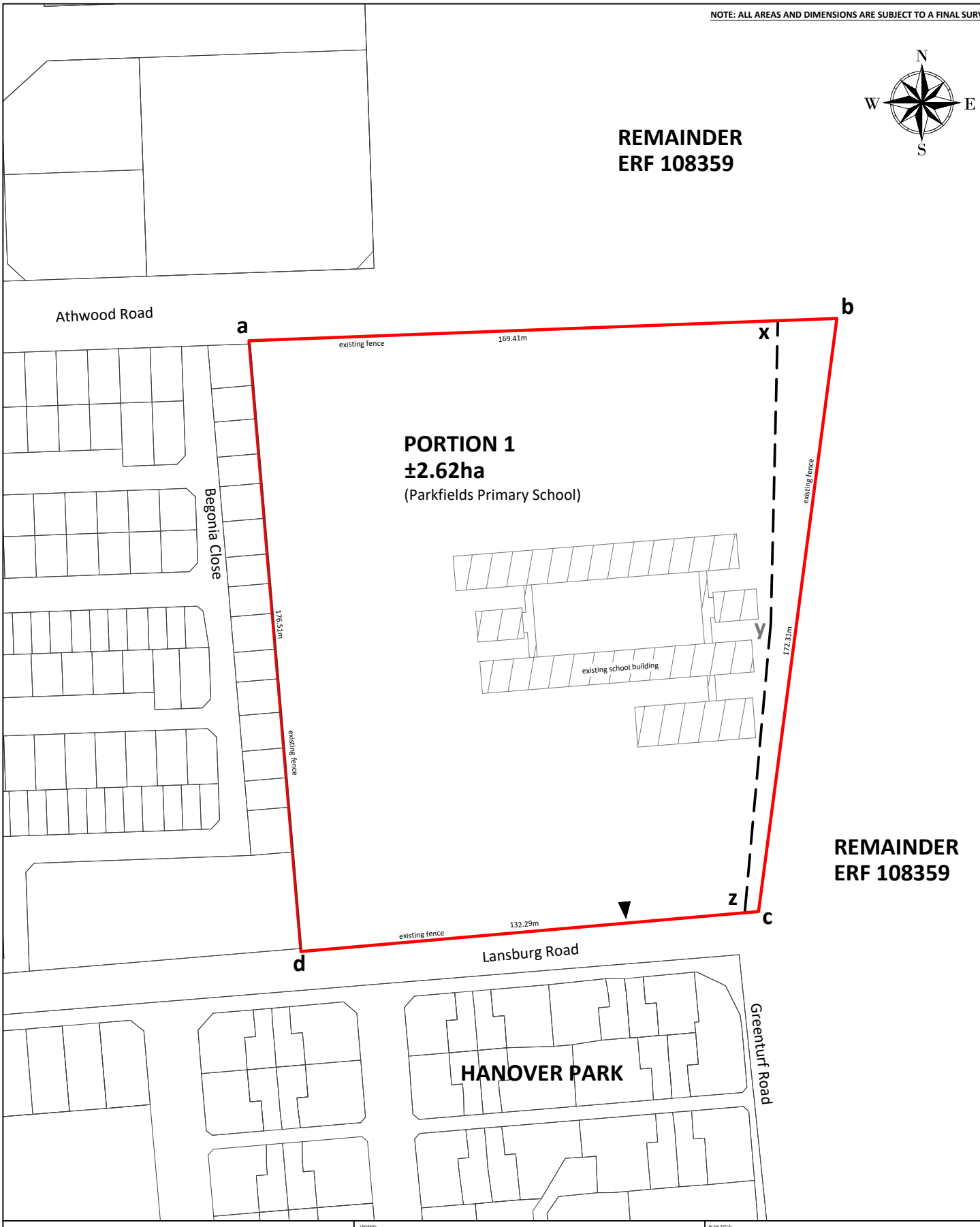
Remainder Erf 108359, Cape Town

Proposed subdivision lines

SUBDIVISION NOTE:

1. Figure A B C D E F G H J K L M N O P Q R S T U V W X Y Z A1 B1 C1 D1 E1, excluding Erf 164836, denotes Remainder Erf 108359, Cape Town and land owned by the City of Cape Town.
2. Figure a b c d denotes proposed Portion 1 of Remainder Erf 108359, Cape Town (±2.62ha in extent) as per the existing Parkfields Primary School boundaries.
3. Figure e f g h denotes proposed Portion 2 of Remainder Erf 108359, Cape Town (±3.25ha in extent) as per the existing Crystal Secondary School boundaries.
4. Figure h g j k m denotes proposed Portion 3 of Remainder Erf 108359, Cape Town (±2.87ha in extent) as per the existing Voorspoed Primary School boundaries.

NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO A FINAL SURVEY.



SUBDIVISION NOTE:

Figure a b c d denotes Portion 1 of Remainder Erf 108359, Cape Town (±2.62ha in extent).

ZONING NOTE:

Portion 1 of Remainder Erf 108359, Cape Town : Community Zone (CO1)

SERVITUDE NOTE:

Line x y z denotes the centre line of a proposed 3.0m wide stormwater servitude over Portion 1 in favour of the City of Cape Town.

LEGEND:

- Proposed subdivision line
- Proposed servitude
- Existing access
- Existing school buildings

PLAN TITLE:

SUBDIVISION PLAN

INSET 1

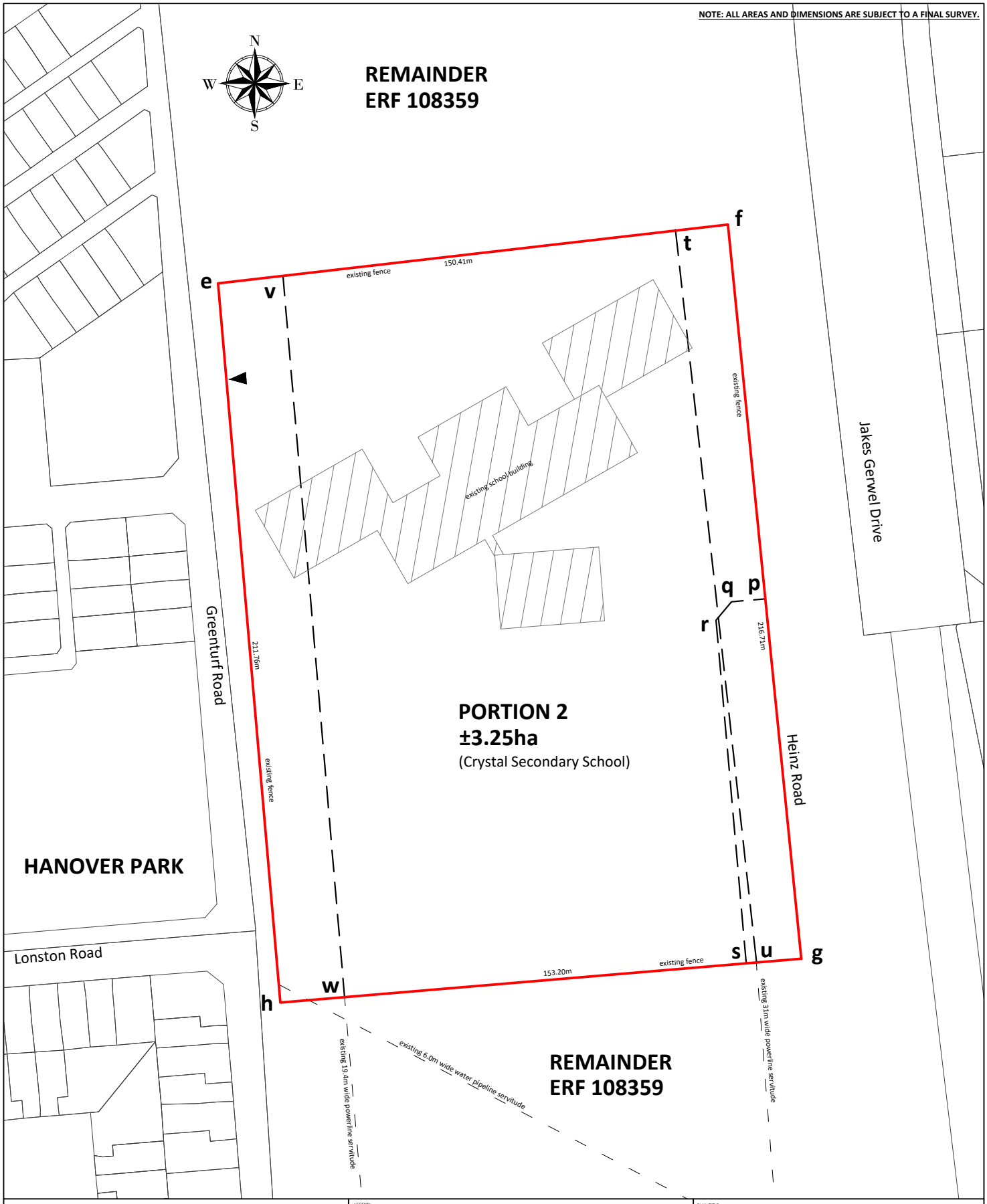
PROJECT:

Transfer of school site on portions of Remainder Erf 108359, Cape Town

CLIENT:	CONTACT:
Western Cape Government	
DRAWN BY:	DRAWING NO:
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NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO A FINAL SURVEY.



SUBDIVISION NOTE:

Figure e f g h denotes Portion 2 of Remainder Erf 108359, Cape Town (±3.25ha in extent).

ZONING NOTE:

Portion 2 of Remainder Erf 108359, Cape Town : Community Zone (CO1)

SERVITUDE NOTE:

1. Line v w denotes the eastern boundary of a proposed 19.4m wide electrical servitude over Portion 2 in favour of Eskom.
2. Line t u denotes the western boundary of a proposed 31.0m wide electrical servitude over Portion 2 in favour of Eskom.
3. Line p q r s denotes the centre line of a proposed 6.0m wide water main servitude over Portion 2 in favour of the City of Cape Town.

LEGEND:

- Proposed subdivision line
- Proposed servitude
- Existing access
- Existing school buildings
- Existing servitude

PLAN TITLE:

SUBDIVISION PLAN

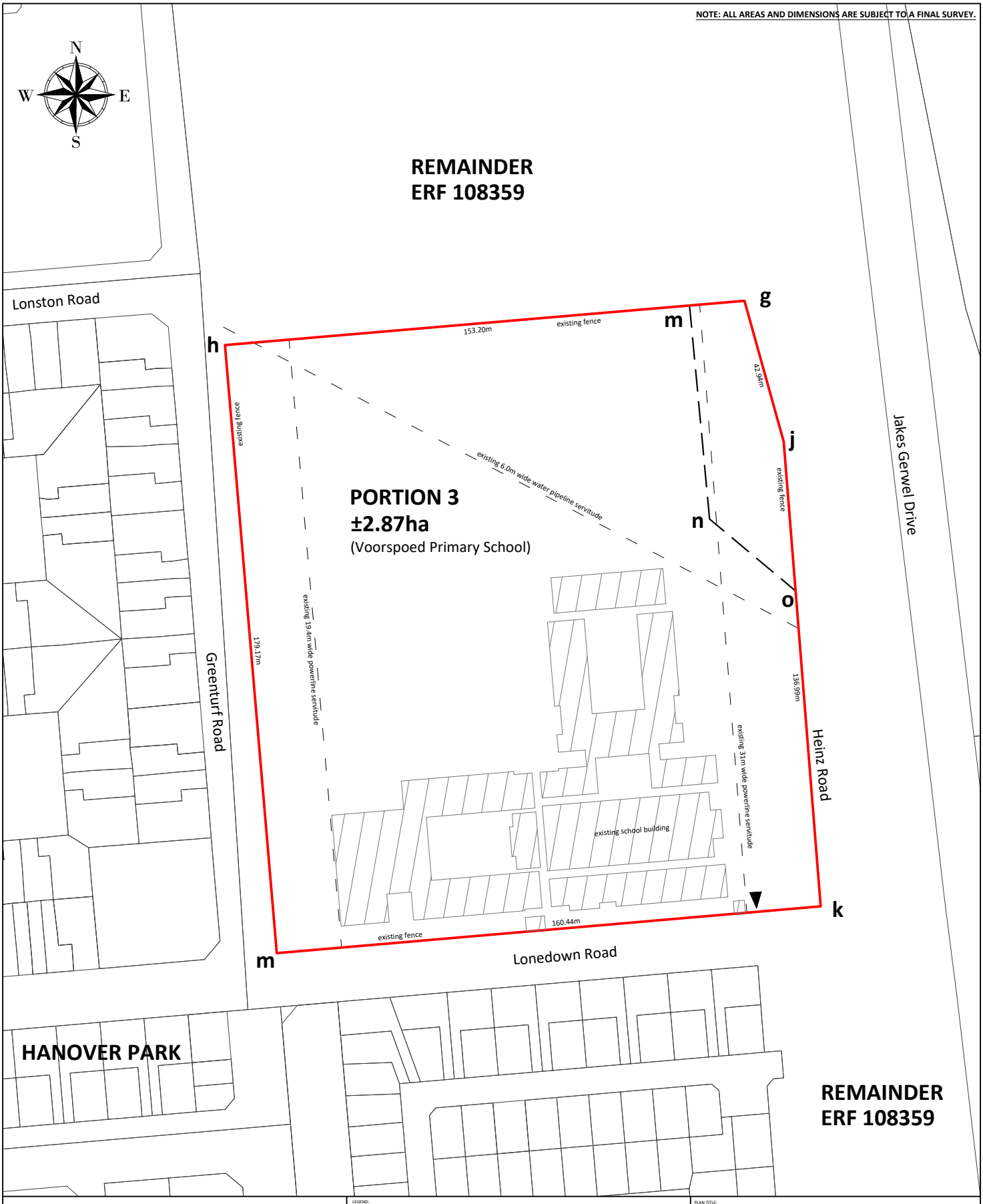
INSET 2

PROJECT: Transfer of school site on portions of Remainder Erf 108359, Cape Town

CLIENT:	CONTACT:
Western Cape Government	
DRAWN BY:	DRAWING NO:
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NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO A FINAL SURVEY.



SUBDIVISION NOTE:

Figure h g j k m denotes Portion 3 of Remainder Erf 108359, Cape Town (±2.87ha in extent).

ZONING NOTE:

Portion 3 of Remainder Erf 108359, Cape Town : Community Zone (CO1)

SERVITUDE NOTE:

Line m n o denotes the centre line of a proposed 6.0m wide water main servitude over Portion 3 in favour of the City of Cape Town.

LEGEND:

- Proposed subdivision line
- Proposed servitude
- Existing access
- Existing school buildings
- Existing servitude

PLAN TITLE:

SUBDIVISION PLAN

INSET 3

PROJECT:

Transfer of school site on portions of Remainder Erf 108359, Cape Town

CLIENT:	CONTACT:
Western Cape Government	
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