



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500162299

**Erf 111, 131 Victoria Road,
Camps Bay**

Development Management

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APPLICATION FOR REMOVAL OF TITLE DEED
CONDITIONS, REZONING & DEPARTURES IN TERMS OF
THE MUNICIPAL PLANNING BY-LAW (AS AMENDED) OF
2015: ERF 111 CAMPS BAY, 131 VICTORIA RD



Updated 2026-09-23

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1. INTRODUCTION

1.1 Planning application and proposal

Application is made for the rezoning of the subject property, departures and the amendment & removal of restrictive title deed conditions, as listed in Section 1.4 below (and see Annexure A), in order to permit the development of a block of flats on the property as per the submitted development plan. **Importantly**, the proposed block of flats has been carefully designed to step up the slope to limit impact on the area and surrounding property owners, as well as integrate into the built form in the area, which built form has started to change to allow for a more dense building typology along Victoria Rd.

As per the development plan, the property will be developed as follows:

- At ground floor (1st storey) the vehicular access from Victoria Road is proposed, as well as the parking garage for 11 parking bays, of which 7 is tandem.
- At 2nd to 5th storeys, 2 dwelling units / flats per storey are proposed, with varying configurations.
- At the 6th storey, one dwelling unit / flat is proposed, which also has access to a small roof terrace on a portion of the building.

The amendment & removal of certain title deed conditions will basically permit contextually appropriate densification by allowing additional dwelling units (i.e. 9 flats) on the property. The title deed conditions are considered outdated in nature, specifically in light of the provisions of the Development Management Scheme (DMS) and the City's policies regarding densification, built form, etc. Dealing with the conditions will allow for contextually appropriate densification without negatively impacting on the area or surrounding property owners.

1.2 Subject property / property description

The subject property is relatively large at 1253m² in extent and is currently improved with lawful non-conforming 4 storey building containing three dwelling units / flats. A large terraced outdoor entertainment / swimming pool area is located along the western boundary of the subject property adjacent to the existing building. A large open landscaping area is also located to the rear of the existing building. A City owned landscaped area of between 7m to 12m wide is located adjacent to the west of the subject property, which area also contains a small mountain stream. As per the development plan submitted, the property

currently slopes significantly downwards from its southern (rear) to northern (Victoria Road) boundaries (i.e. 16m). All existing structures on the subject property will be demolished.

Aerial view of the subject property



1.3 Development Management Scheme (DMS) assessment

The Municipal Planning By-Law (MPBL) and associated DMS are applicable to the subject property. The subject property will be rezoned to GR4 and is also subject to the Camps Bay & Bakoven Local Area Overlay (i.e. LAO/9) & the Gardens, Tamboerskloof, Green Point, Bantry Bay, Clifton & Camps Bay / Bakoven Local Area (LAO/13(ii)), which limits any development of the subject property to no more than 3 storeys in height and allows a second dwelling on the subject property.

The applicable development rules as per the proposed rezoning to GR4 are therefore as follows:

DMS extract

LAND USES	SUB-ZONING	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE EXISTING GROUND LEVEL TO TOP OF BUILDING	BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
					Street boundary	Common boundaries		
PRIMARY USES Dwelling house, second dwelling, third dwelling, group housing, boarding house, guest house, flats, private road, filming, electric vehicle charging stations, micro wind turbine, structure-mounted energy system and open space ADDITIONAL USE RIGHT Home occupation, supplementary dwelling unit and small-scale windturbine CONSENT USES Utility service, place of instruction, place of assembly	GR2	1,0	60%	15,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)	N/a	Parking and access Screening Wind mitigation
	GR3	1,25	60%	20,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)		Dwelling house and second dwelling Group housing
	GR4	1,5	60%	24,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)		Institution, place of instruction and place of assembly Shops and restaurants

In terms of the relevant development rules of the **DMS**, please note the following:

Floor Factor

1.3.1 A maximum floor space of 1879.5m² is applicable to the property. As per the development plan provided, a minor 122.5m² floor space increase to 2002m² is proposed, which triggers a floor space departure. It should be noted that this floor space increase is still basically within 6.5% of the permissible and therefore does not require a rezoning of the property. **The minor floor space increase is motivated / discussed in detail later in this report.**

Height

1.3.2 As per the development plan submitted, the proposal clearly complies with the permissible 24m in height. In fact the proposal has been kept to as far as possible within a 10m in height from the EGL in line with the current permissible height of the R1 zoning. Only minor portions of the building protrude above this 10m height as shown on the development plan submitted. The building has been stepped up the slope to limit height and impact on surrounding property owners. The proposal therefore **complies with the top of building height.**

1.3.3 In terms of the Camps Bay Overlay provision, the building can only be 3 storeys in height. Although the proposal has clearly been stepped up the slope on the subject property, basically resulting in the building not being higher than 3 storeys from the sloping EGL, a technical departure is required in this regard to permit the proposal to be 6 in lieu of 3 storeys in height. This is due to the method of counting storeys in the MPBL and the storeys overlapping (even below EGL) triggering this departure. **This departure is discussed in detailed later in this report.**

Street boundary

1.3.4 A required street boundary building line of 4.5m is applicable. As per the development plan submitted, minor portions of the bottom 3 storeys contravene this setback requirement and mainly allows for minor balcony and planter structures. **This departure is discussed in detailed later in this report.**

Common boundary

1.3.5 Although the building has mainly been pulled back from the various common boundaries, a 0m common boundary building line is applicable for the 1st 18m distance from the street boundary, whereafter a 4.5m or 0.6XH setback will apply. The required common boundary setbacks are measured from the ground storeys slab, which has been excavated into slope of the subject property resulting in various setback departures being applicable. **These departures are discussed later in detail in this report.**

Parking provision

1.3.6 The subject property is located in a PT1 area, which means that 1.25 bays per flat are required. Therefore 11 parking bays will be required for the proposed 9 flats. In terms of the development plan provided, 11 parking bays have been provided of which 7 provide additional tandem bays. **The proposal therefore complies with the parking provision requirement of the DMS.**

1.4 Applications required in terms of planning law

Application is made for the **rezoning** [Section 42(a)] and **amendment & deletion of restrictive title deed conditions** [Sections (g)] of the Municipal Planning By-Law (MPBL), in order to permit the development of a block of flats on the subject property (as per the development plan submitted).

1.4.1 **Rezoning** of the subject property from R1 to GR4.

1.4.2 **Amendment of restrictive title deed condition contained in Deed of Transfer** as follows:

From

Condition C.5.(l)2: "That not more than one building be erected on any one lot without the written consent of the Council and that not more than one third of the area of any one lot shall be built upon."

To read:

Condition C.5.(l)2: "That not more than one building be erected on any one lot without the written consent of the Council. ~~and that not more than one third of the area of any one lot shall be built upon.~~"

1.4.2 **Deletion of restrictive title deed conditions contained in Deed of Transfer** as follows:

Condition C.5.(a): "She shall not erect any building on any lot of less than R1200.00, such building moreover must be a dwelling house and no two or more dwelling houses shall be erected under one roof, nor shall more than one dwelling house be erected on any one lot, and such dwelling house shall not be used as flat or flats."

Condition C.5.(b): "She may, however, build such additional and necessary adjuncts, such as stables, coach houses and garages and all other necessary outbuildings as are usual for the convenience and comfortable habitation of any dwelling house so erected subject to the Municipal Regulations."

Condition C.5.(l) 1: "That a space of not less than 3.15 metres in width be left in front of all lots fronting or abutting Victoria Road, such space may be utilised as gardens or forecourts."

The following planning applications are required from the **provisions of the Development Management Scheme (DMS)**, which is contained as Schedule 3 of the municipal planning by-law:

- 1.4.3 Item 190(2): **Departure** to permit the proposed building to exceed 3 storeys in height.
- 1.4.4 Item 121(2): **Departure** to permit the building to be 1.215m ilo 5m from a designated metropolitan road (i.e. Victoria Rd).
- 1.4.5 Item 41(a): **Departure** to permit a coverage of 74.2% ilo 60%.
- 1.4.6 Item 41(b): **Departure** to permit floor factor of 1.6 (2002m²) ilo 1.5 (1879.5m²)
- 1.4.7 Item 136(B)(c): **Departure** to permit the east common boundary wall to be a max of 5.163m (varying) ilo 2.5m from the EGL.
- 1.4.8 Items 41(e) & 121(A): The following **building line departures** are applied for:

Victoria Road Street boundary

- To permit the ground floor (1st storey) to be 2.605m ilo 4.5m from the street boundary.
- To permit the 2nd storey to be 1.215m ilo 4.5m from the street boundary.
- To permit the 3rd storey to be 2.205m ilo 4.5m from the street boundary.

Ground floor (1st Storey)

- To permit the building being setback 3.977m ilo 4.5m from the west common boundary

2nd storey

- To permit the building being setback 3.977m ilo 4.5m from the west common boundary
- To permit the building being setback 1.913m ilo 4.5m from the east common boundary
- To permit the terrace to be 1.95m ilo 2m from the west common boundary

3rd storey

- To permit the building being setback 0.629m & 1.913m ilo 5.94m from the east common boundary
- To permit the building being setback 3.977m ilo 5.94m from the west common boundary
- To permit the terrace to be 1.701m ilo 2m from the west common boundary

4th storey

- To permit the building and retaining structure to be setback 0m & 1.914m ilo 7.920m from the east common boundary
- To permit the building being setback 6.468m ilo 7.920m from the south common boundary
- To permit the building being setback 3.977m ilo 7.920m from the west common boundary.
- To permit the terrace to be 1.905m ilo 2m from the west common boundary
- To permit the terrace to be 0.532m ilo 2m from the east common boundary

5th storey

- To permit the building being setback 0m & 1.623m ilo 9.900m from the east common boundary.
- To permit the building being setback 2.949m ilo 9.900m from the south common boundary
- To permit the building being setback 2.893m ilo 9.900m from the west common boundary
- To permit the pedestrian bridge / walkway to be 0m ilo 9.9m from the west common boundary.

6th storey

- To permit the building being setback 0m & 0.656 ilo 12.285m from the east common boundary
- To permit the building being setback 0m ilo 12.285m from the south common boundary
- To permit the building being setback 2.402m ilo 12.285m from the west common boundary

Roof terrace

- To permit the terrace to be setback 3.213m ilo 12.285m from the east common boundary.
- To permit the terrace to be setback 0m & 0.483m ilo 12.285m from the south common boundary

2. BASIC INFORMATION

2.1 Applicant and owner

The registered owner of the subject property, i.e. _____ duly authorised D&S Planning Studio to make application to the City of Cape Town for the application referred to in Paragraph 1.4 above, and to act as the Applicant in this and related matters.

2.2 Title deeds and restrictions

The subject property is held in Deed of Transfer

Application has been made to delete and amend restrictive title deed conditions in terms of the MPBL.

The specific conditions to be deleted / amended currently permits only one dwelling house, limits the built upon area and specifies certain setbacks on the property and are deemed superfluous given the requirements of the MPBL and DMS, It will be shown later in this report that the deletion / amendment of these conditions satisfy the adjudication criteria as per the MPBL.

In terms of the restrictive title deed conditions to be deleted / amended, the following should be noted (as per the conveyancer's report):

- As per the conveyancer certificate, the conditions to be deleted / amended was imposed by the developer (i.e. Cape Marine Suburbs) and Town Council at the time and therefore an application in terms of section 42(j) is not required as per the City SOP in this regard.
- It appears clear that the conditions were imposed by a developer or by a statutory body in terms of an Ordinance that predates the Townships Ordinance No 33 of 1934. The removal of the conditions are therefore voluntary.
- The conditions are not traditional servitudes, but restrictive conditions as defined in the SOP.
- The general plan relating to the specific township (i.e. Camps Brighton Estate 1914) to which the conditions apply are attached to this application.

2.3 General Plan

The Surveyor General (SG) General Plan (GP) for the Brighton Estate 1914 is attached.

Except for the conditions required to be deleted / amended as per Section 1.4 above, there are no further relevant servitudes or encumbrances reflected on the registered SG diagrams that would prohibit the proposed development of the subject property as applied for.

3. PLANNING MOTIVATION

3.1 Location, surrounding land uses and character of the area

The subject property is located within the Camps Bay area, with this specific area being characterised by large dwelling houses and blocks of flats on relatively large sloping properties. The subject property is located adjacent to a portion of TR2, which functions as open space and accommodates a mountain stream. Most of the properties in this immediate area appear to be used for residential purposes (i.e. flats).

The subject property is located within a predominantly single (R1) and general residential (GR) zone with residential density ranging from low density development (i.e. single and second dwellings) to higher density development (i.e. flats). The built character of specifically the properties abutting and facing Victoria Road has significantly changed over time to a more higher density development and built form, which is considered as appropriate for the area.

3D image showing the built character of the area surrounding the subject property



Given (1) the character of the area as described above, (2) the existing structures on the subject property, (3) the nature and location of the existing buildings on the subject property, (4) the proposed built form as part of this application and (5) the motivation provided below; it is clear that the proposal will not have a negative impact on the character of the area.

3.2 Motivation & consideration of criteria in terms of Section 99(2) of the MPBL

3.2.1 Any applicable Spatial Development Framework

Provincial Spatial Development Framework (PSDF)

The PGWC's strategy of densification is embodied within the Provincial Spatial Development Framework (PSDF), which strongly focuses on urban restructuring, and identifies various objectives and associated linked strategies to address spatial discrimination and inefficiencies. The identified strategies are specifically geared towards curtailing urban sprawl through the appropriate densification of urban settlements and minimising the consumption of scarce resources (i.e. land). Residential densification is identified as a key-planning element.

The proposal, albeit being relatively minor / small-scale densification, is considered to comply with the overarching objectives and strategies specified within the PSDF.

The Municipal Spatial Development Framework (MSDF - 2023)

The subject property is located within the existing urban footprint and is consistent with the MSDF insofar as it promotes land use intensification and residential densification in the form of additional dwelling units within an area with service capacity and close to amenities. The proposal also aligns with the following policy guidelines:

- Support appropriate land use development to increase efficiencies and infrastructure development
- Ensure urban growth towards a more integrated and accessible city by supporting appropriate urban development and land use intensification within the urban inner core and incremental growth areas. Decision-making that considers inward, contextually appropriate, transit-supportive land use intensification as guided by the Differentiated Intensification Guidelines
- Diverse and dense land uses, where bulk engineering infrastructure allows.
- Incremental intensification (density and diversity) via subdivisions / 2nd and 3rd dwelling and rezoning.
- Implementation of public and private land development supportive of spatial transformation;

- Consolidation and diversification of land uses in support of city growth;
- Incremental upgrading approach to development is applicable.

This proposal is consistent with the policy statements within the MSDF.

The Table Bay District Plan (TBDP - 2023)

The Table Bay District Plan indicates that the subject property is located in very close proximity or just outside of the Camps Bay Local Node, which nodes are defined as: "An area characterised by the intensity (density), mix (diversity) and clustering of urban activities and land use found within them.". The specific area in which the subject property is located is indicated for "urban development", where small-scale incremental densification is encouraged.

Further to the above, the following policy statements contained within the TBDP, relating to this specific area (Sub-District 1), are applicable to this proposal:

- Facilitate the taking up of existing rights in a way that allow sensitive interfaces between different building scales, forms and land uses.
- Retain variety in built form and residential densities and protect the diversity of housing types in the area.
- Encourage medium density, lower rise built fabric on higher slopes and retain green character closer to the mountain interface.
- Support increased residential densities along public transport routes and in the vicinity of public transport stops.
- Retain 10m façade height limit and the relevant DMS height limit in Camps Bay.
- Maintain the aesthetic character and destination value of the Atlantic Seaboard.

The approval of this proposal is consistent with these policy statements within the TBDP.

3.2.2 Any applicable policy or strategy approved by the City to guide decision-making

Transit-Oriented Development (TOD) Strategic Framework

The subject property is located within a Transit Accessible Precinct (TAP) and therefore supports the TOD Strategic Framework, which is the long-term development strategy to achieve the City's vision for Cape Town 2032.

The proposal also generally aligns to the core principles of efficiency, accessibility and intensification as per the TOD Strategic Framework.

Council's Cape Town Densification Policy

The Densification Policy recognises the need for appropriate densification across the City to promote longer-term sustainability of Cape Town's natural, urban and rural environments. The Densification Policy was approved in Feb 2012 to specifically, amongst others, guide decision-making with regards to density related applications. Densification is of utmost importance, for the following reasons:

- Densification reduces the consumption of valuable / non - renewable resources.
- Densification supports the development of a viable public transport system.
- Densification makes the city more equitable.
- Densification facilitates economic opportunities and supports service provision.
- Densification improves housing patterns and choice of house type.
- Densification contributes to urban place-making and improves safety.

It has been shown in this report that the proposal will not have a negative impact on the character of the area or surrounding property owners' rights, thereby complying with the Densification Policy requirement for contextually appropriate densification. Some of the relevant objectives specified within the Densification Policy include:

- Ensure that the building form, scale, bulk and architectural appearance are appropriate and integrate into the existing built context and character of the area;
- To ensure the optimal use of scarce resources and infrastructure such as engineering services, facilities, public amenity and land;
- Protect, manage and enhance the natural and built environment; and
- Support the utilisation and development of a viable public transport system through facilitating economies of scale.

It is clear as an outcome of this report that the proposal supports appropriate densification in terms of the above-mentioned Council policy.

Scenic Drive Network Management Plan, 2003

The subject property is located on the upper (east) side of Victoria Road, with this portion of the road being part of the Scenic Drive Network Management Plan (i.e. Route 17c). In this regard, the following should be noted:

- Given that the subject property is located on the east side of Victoria road and is part of an existing developed erf and area, this proposal will have no impact on the scenic qualities of this route. The proposal clearly integrates into the build form of the area as explained in this motivation.

- The proposal has been kept as low as possible to not even impact other properties further up the slope to the east.
- The proposal (in portions) is only very slightly higher than the permitted 11m in terms of its current R1 zoning.
- As per the Scenic Drive Network Management Plan; this application has been submitted in terms of the MPBL and will be assessed in terms of its provisions.

City's Urban Design Policy

Council's revised Urban Design Policy was approved on 22 Aug 2024 and seeks to introduce urban design thinking into the planning and preparation of development proposals and it informs desirability assessments by providing a transparent framework of urban design principles and objectives against which development applications will be assessed. The policy contains various objectives against which the proposal can be measured. In this regard, the following should be considered:

POLICY OBJECTIVES	PROPOSAL CONTRIBUTION / ASSESSMENT
Objective 1: Ensure legible spatial structure	- The proposal encompasses an existing erf within an existing urban structure and will therefore not alter or negatively impact the legibility of the area or neighbourhood. - The built form legibility of this area is one of multi-level buildings stepping up the slope away from Victoria Road to limit the perceived built bulk, which is also the case as part of this proposal.  - The proposal should contribute positively to the built form in the area. The positive utilisation of the property for additional residential units should be considered positive for the area. - Given the location of the property, the proposal should impact positively on the City's urban structure by contributing to densification in an appropriate location.
Objective 2: Create good quality open space through placemaking	- Victoria Road, which is effectively the public realm / open space areas, is being “overlooked” as a result on this proposal since terraces, windows, balconies, etc facing the streets are being proposed. - Albeit limited, the proposal will result in a new residential injection into the area, which will positively contribute to the active character of the area and contribute to critical mass in terms of public transport,

POLICY OBJECTIVES	PROPOSAL CONTRIBUTION / ASSESSMENT
	utilisation of public spaces, safety, etc. The proposal is a well designed building, which is sensitive to its visual aesthetic dimensions such as the coastline to the north, Table Mountain to the south, the Twelfth Apostles Mountain Range to the west and Lions Head to the east.
Objective 3: Contribute to the creation of healthy and safe communities	- Various openings (windows, balconies, terraces, etc) face the street and surrounding properties (including the City owned open space to the west), which contributes to and enhance safety in the area. - Landscaping is also proposed on the subject property, which should soften the building and positively contribute to the area (see landscaping plan).
Objective 4: Design streets as positive public space	- The proposal is located within an existing built-up area, which has good accessibility and allow for a variety of movement patters. The proposal will result in more people walking, etc in the surrounding streets. - This proposal, which effectively adds a residential component to the area, will have a limited impact on the existing streets, except that more people will now use the surrounding streets improving safety in the area. - A MyCiti bus stop is basically located adjacent to the subject property. - All car parking facilities are contained within an excavated parking area, with only a single entrance & exit area, in order to limit any possible impact on the positive pedestrian public realm being created.
Objective 5: Promote intensity, diversity and adaptability of uses	- The proposal makes efficient use of the subject property in terms of the intensification of residential use. - The property is proposed to be rezoned which facilitates intensity of use.

POLICY OBJECTIVES	PROPOSAL CONTRIBUTION / ASSESSMENT
• Objective 6: Ensure positive interfaces onto the public realm	• The proposed building will have a positive relationship with the street and effectively provides a 3 storey "street liner portion of the building", which effectively defines and interacts with the street and pedestrian realm. • The street interface of the building is appropriately articulated through the use of differing materials, landscaping and design. • Various balconies and terraces face the street, positively interacting with the area and public realm. • All parking within the building is contained within an excavated parking area (semi basement), thereby limiting negative parking garage interfaces with the streets. • The existing 4 car parking area with all 4 cars reversing access the footway is being replaced by a single narrower entrance to the parking area, which should have a positive impact. <i>Artist impression showing a positive interface with the public realm / street</i> 

POLICY OBJECTIVES	PROPOSAL CONTRIBUTION / ASSESSMENT
• Objective 7: Provide support to sites of informality	• Given the location of the subject property, there are no sites of informality being impacted or affected by the proposal.
• Objective 8: Value and enhance green open spaces	• The built character of the area is that an extensive built up area with building footprints taking up most of any property's size, with normally limited greening. • Given that the subject property is a "brown-fields" development, the proposal should not have a negative impact on the natural environment. • The adjacent City owned property, which contains a small mountain stream and effectively acts as a "green finger" connecting the mountain to the sea is not being impacted by this proposal. • Various balconies, etc overlook the open space to the west. • A landscaping plan has been prepared enhancing and complimenting the limited green spaces in the area. • The proposal is a well-designed upgrade of the subject property, which can only positively impact the area.
• Objective 9: Respond to the character & identify of an area	• The built character of the area has been explained above and is mostly that of multi-level buildings stepping up the slope and away from Victoria Road. • The proposed building clearly integrates into the built character of the areas in terms of number of storeys, stepping up the slope, stepping away from Victoria Road, etc (see below).

POLICY OBJECTIVES	PROPOSAL CONTRIBUTION / ASSESSMENT
	• The proposal incorporates built-form clues from the surrounding area into its design to ensure integration into the area. • The proposal aligns with adjacent buildings in terms of built form, stepping, etc. • Most of the immediate surrounding larger buildings in this area are modern or non-descript in nature and the proposed design of the building will contribute positively to the built form in the area. • The proposal responds sensitively in terms of building height and massing considering the context and location of the subject property. • As per the built character assessment of the area earlier in this report, it is clear that the proposal will not have a negative impact in this regard.

Given the above assessment it is believed that the approval of this proposal is in line with these policy statements within the Urban Design Policy.

3.2.3 Other considerations prescribed in relevant national or provincial legislation (including the development principles in Section 7 of SPLUMA) and considering the MPBL criteria in dealing with title deed conditions

Considering Section 59 of the Land Use Planning Act and Section 7 of the Spatial Planning and Land Use Management Act, the following should be noted:

Principle of spatial justice

- Contextually appropriate densification indirectly and cumulatively contributes to spatial justice at a city-wide scale by relieving pressure for development elsewhere that drives the poor to the periphery.
- This proposal, at a micro level, will contribute to addressing low densities in well located areas with good linkages to urban infrastructure and therefore contribute to not displacing people to worse located areas.
- The proposal intensifies the use of the land considering the appropriate built form for the area.
- The proposal complies with the local spatial development framework and policies as motivated as part of the application.
- Support staff will be required, which will provide much needed job opportunities for people of a lower income.

Principle of spatial sustainability

- Densification has a positive impact on environmental sustainability by reducing pressure on other land such as land used for agriculture, natural areas and community services.
- Urban sprawl is addressed via this application, with a more intensified and sustainable use of land and infrastructure.
- All relevant planning aspects relating to sustainability, heritage, environment, etc have been addressed as part of this application.

Principle of efficiency

- This proposal will contribute positively to the more efficient use of land, public resources, urban infrastructure and services.
- The planning applications improves the municipal efficiency and expediency in dealing with land use and building plan matters in that the administrative burden is lessened.
- It has been shown as part of the land use motivation that the proposal will not negatively impact on financial, social, economic or environmental resources.

Principle of spatial resilience

- By the development of the subject property (i.e. rezoning), the proposed and possible future use thereof would be more resilient to change, allowing for better options and development possibilities.
- The proposal is considered in term of the MPBL, which allows for flexibility in spatial plans, policies and land use management systems to accommodate and ensure sustainable livelihoods and land use options.

Principle of good administration

- The application has been submitted and is being considered in terms of applicable laws and regulations.
- The proposal is considered in term of the MPBL, which allows for flexibility in spatial plans, policies and land use management systems to accommodate and ensure sustainable livelihoods and land use options.
- This proposal has been motivated in terms of all legislation and policies relating to land use management and was clearly guided by various spatial planning documents.
- As per the land use motivation, it is argued that the proposal complies with the applicable law in this regard.

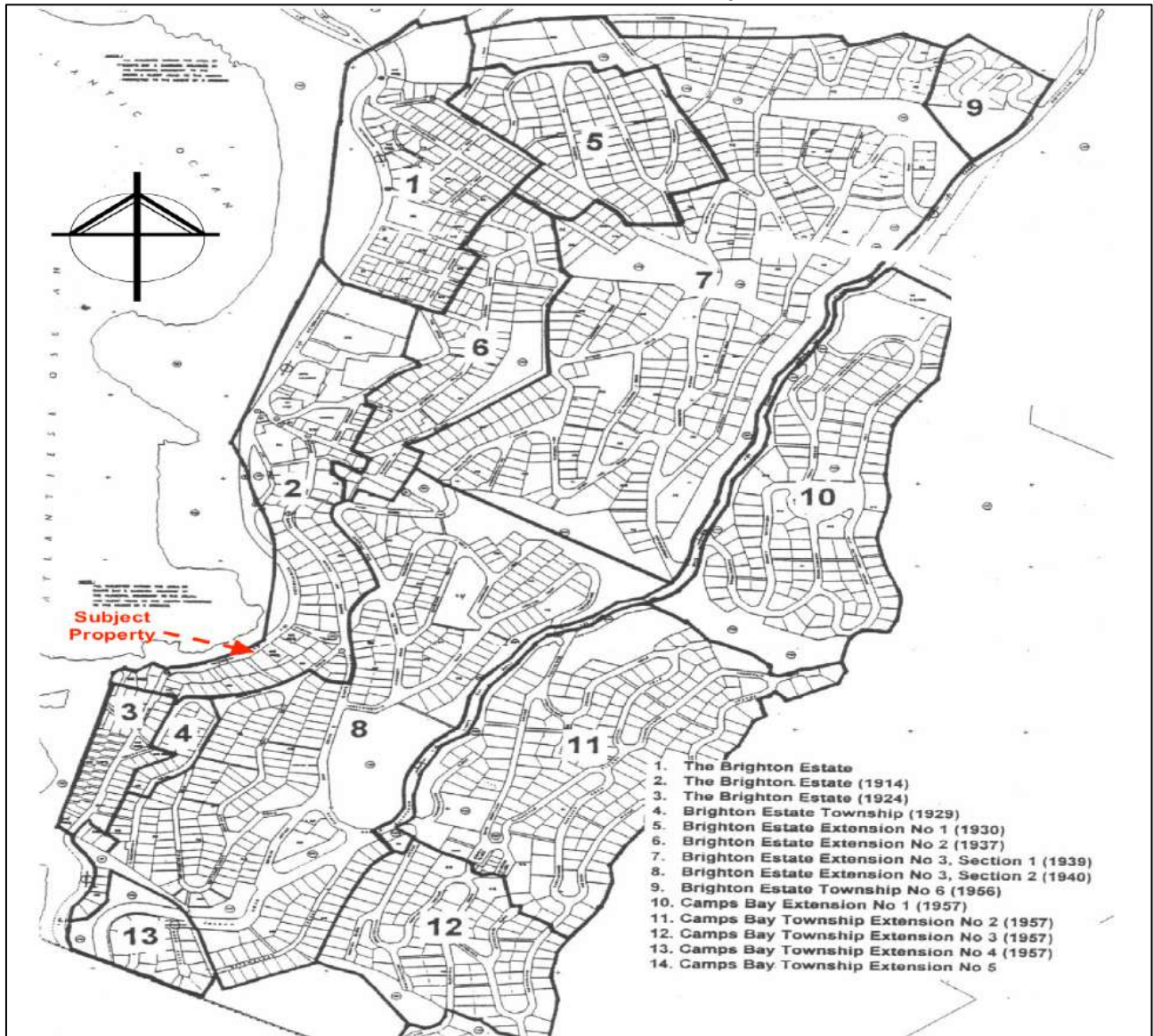
Removal of title deed restriction and title deed assessment

Historic character of the area as a result of restrictive title deed conditions

When this portion of Camps Bay was established (see General Plan for Brighton Estate Township 1914), both the developer (i.e. Cape Marine Suburbs) and the Town Council at the time imposed title deed conditions to basically serve the purpose of guiding the urban form and building use of the area. Historically, the conditions (when read together) resulted in a certain use, built form and lower density development, which has significantly changed over the years. It should be noted that the Administrator and sometimes the developer or the City (Town Council) historically imposed conditions specifying certain setbacks, limiting the number of dwelling houses and limiting the built upon area to achieve a certain look and feel in a township. The impact of the application on these specific conditions is further expanded on below.

It should be considered that Brighton Estate Township 1914 (see below) is a relatively large township within the Camps Bay suburb, is mostly located along and facing Victoria Rd and consists of both residential and commercial zoned properties.

See extent of township below and location of the subject property



It is clear when considering various properties in this area, especially in the immediate area, that a significant number of properties contain larger buildings (i.e. not complying with the one-third built upon title deed condition), have been developed multi-level blocks of flats or large dwellings houses and also not complying with the street setback title deed provisions. The built form in the area, as envisaged as part of the title deed conditions, has therefore definitely changed.

When considering this Camps Bay Township, the following should be noted:

- There is a mix of higher and lower residential properties in the area, as well as larger commercial properties mainly facing Victoria Road.
- The built form is mostly multi-level buildings cascading down the slope from east to west.
- Most of the erven contain either larger dwelling houses or multi-level blocks of flats facing the Atlantic Ocean.
- A significant number of erven directly abutting Victoria Road have been rezoned to allow for higher density blocks of flats due to the cost & value of the land and these properties no longer being suitable for use as single family homes.
- Numerous, if not all properties in the area, contain buildings that exceed the one-third built upon and street & common boundary setback provisions.

Through the modernising of the area, the changing land use system and the development of various spatial and built form policies, etc by the City of Cape Town, the built form has changed in the area, with more multi-level buildings containing more than one or multiple dwelling units. The land in the area is very expensive, resulting in owners wanting to utilise every possible square meter of land to extract the value. As per the built character description of this specific area earlier in this motivation and considering the proposal, it is clear that there is a move away, from the character envisaged within the now outdated title deed conditions. This is in line with specifically the City's densification policy and also considers the City's Urban Design Policy. The MPBL and DMS are still sufficient to protect the changed built character of the area.

Alignment of the proposed title deed removal & amendment with the DMS

It is clear that the proposed application will better align with the DMS as follows:

- Considering the character of the area as described above and which is evident for any observer; the proposed rezoning of the property to allow for a block of flats is considered appropriate and desirable, including the associated development rules.
- The removal & amendment of the conditions will align the title deed with the permissible increased density and development rules as specified in the MPBL.
- Contextually appropriate densification is encouraged as per the MPBL rules and City policies
- By deleting the "only one dwelling house condition", the title deed will now also allow block of flats on the property, which is considered contextually appropriate densification for this area.

- The deletion of the one-third built upon condition will align the title deed with the permissible coverage provision / rule for blocks of flats in the area, including considering the prevalent built form.
- The deletion of the title deeds setback provisions will ensure alignment with the rules of the DMS, ensuring less red tape and aligning the legislation.

Other considerations in any applicable National & Provincial Legislation as well as Section 48(4) of the MPBL

When considering Removal of Restrictions applications, the MPBL indicates that the City must have regard to any considerations in National or Provincial legislation [i.e. such as Section 39(5) of the Land Use Planning Act (LUPA)] and Sections 42(1)(c) & 47 of Spatial Planning and Land Use Management Act (SPLUMA). In this regard and taking cognisance of the above-mentioned legislation, the following should be considered:

Section 39 (5) of LUPA

“the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement”

In terms of the value of the specific conditions being amended & deleted and its relevance to the application, the following should be noted:

One dwelling house & built upon conditions

- These conditions regulates the density and built envelope of buildings and therefore basically determines how dense and area will be, as well as impact on issues such as built character, open space / garden areas, traffic, parking, etc.
- The value of these conditions lie in that they promote a low density residential type of use and ensure a limited built envelope (i.e. allows for garden, etc space).

Street setback condition

- This condition regulates the look and feel of any buildings when viewed from the street and allows for possible garden / open space, etc.

The value of the restrictive condition rights

- Restrictive conditions provide property owners with an understanding of the type of development that may occur in the township, at the time of their creation and can provide a financial or other value (whether positive or negative) to a person as they create the look and feel of the township, which

can determine the utility and desirability of the township to a person. This may determine purchasing considerations.

- Given the significant changing character of the area over time, the value of the above-mentioned conditions has also changed in line with the changing built character.
- As indicated above, the character of the area is that of larger multi-storey buildings comprising flats, dwelling houses and second dwellings, etc.
- Various properties in this and larger area have had restrictive conditions removed or amended.
- Given the slope and value of the land in the area, the built form of buildings have been maximised, with very little benefit remaining of the built upon and street setback title deed conditions.
- Given the specific proposal (i.e. block of flats excavated into and stepping up the slope), it is clear that the value of the restrictive conditions (i.e. limiting the number of houses, restricting the building footprint and providing for a street setback) will not be negatively impacted.
- Just considering the City's own valuation records for the area, it is clear that the significant densification of the area has not had any negative impact on values in the area. In fact, the values of all properties in this area has significantly increased over time.
- It is unlikely that there will be any loss of property value in the Township, given that many flats, as well as second dwellings and double dwellings have been developed in the area and that no evidence exists to suggest that the construction of the proposed flats should have any negative impacts on property values

General (possible benefits of the removal of the conditions in terms of value)

- The deletion / amendment of the specified title deed conditions will increase the financial and use value of the subject property, in that it will allow flats to be erected on the subject property in terms of the existing built character of the area.
- Although the title deed conditions may create a particular development form and usage (i.e. built character) within the township (which may result in perceived value); the built character changes over time (as is already the case) and this proposal (i.e. new block of flats) will have no negative impact in this regard.
- It may be argued that the conditions to be removed relating to only one dwelling, half built upon and setback restrictions may have a negative impact on the perceived values of properties in the area, given its negative effect on the allowable built form, additional dwelling units and perceived ease of obtaining approvals.

- It can be argued that the restrictive conditions actually limits financial value, due to being contrary to Provincial and Municipal planning policies relating to densification. Property owners are unable to densify their properties in line with its zoning parameters and various policies due to the restrictions, which diminishes any financial value of the rights.
- The possible “low density and built form value” being created by the title deed restrictions have significantly changed in this specific area and the actual proposal will not result in an perceived contextually inappropriate development in the area.
- When considering the actual proposal, it is clear that the impact is negligible when considering a possible large multi-level dwelling house being erected on the property in terms of existing rights.

Given the above, we are of the opinion that the removal / amendment of the restrictive conditions will not result in a loss of financial or other value. The removal of the restrictive conditions will facilitate contextually appropriate densification, which will increase the municipal valuation of the property, which will add to the City's rates base.

“the personal benefits which accrue to the holder of rights in terms of the restrictive condition”

- It can be argued that the personal benefits accruing to the holder of the rights in the township are negligible in relation to the conditions to be removed / amended. The surrounding owners in the township do not gain anything significant personally by retaining conditions, which prevent the proposed development of a contextually appropriate block of flats on the property. The development of the property will surely enhance the area.
- As is clear from any property valuation assessment of all erven in this township that the general property values in this area have increased significantly over time, notwithstanding the fact that certain properties have been develop with and basically contains more than one dwelling house or a blocks of flats on the original lots. This means that there are likely to be personal financial benefits for all owners in the township as a result of allowing contextually appropriate densification and built form changes, as per the modern changing urban form of the City.
- The value of the rights need to be assessed in relation to the reality of a changing pattern of development in the area which is becoming more compact and dense over time and where the quality of the built environment is maintained through quality urban design instead of the preservation of a low density suburban built pattern, especially along Victoria Rd.

- Considering new Council policies regarding densification, etc, it can be argued that there may be negative impacts on the various “holders of the rights” if the conditions remain unaltered, given that development of the area may stagnate, possibly impacting negatively on property values in the area and the attractiveness of the area in terms of a desirable place to live.
- Continued development and upgrading of the area (which can only take place if archaic title deed conditions are addressed) can have a positive impact (i.e. personal benefit) to the holders of the rights, given that the property will be developed with a high quality development, which will increase their property values and be seen as an asset to the area.
- It is shown as part of this report that the removal of the condition relating to the number of dwelling houses will not negatively impact on the rights of surrounding property owners or impact on any personal benefits that may arise as a result of the restrictions remaining in place.
- It is shown as part of this report that any perceived density and built form benefits to surrounding property owners as a result of the restrictive title deed condition are negligible, especially when considering the character of the area and recent developments or larger blocks of flats.
- Although the proposal, to a very minor extent changes the township built form connotation; this should be considered in terms of the changing City and area in terms of the changing needs of homeowners, which results in the increased need for more compact and denser development.
- Ultimately, the character of the broader Camps Bay area is changing as the City densifies, especially areas near amenities, etc. In the context of the changing character of the township, the benefits to the township derived from these conditions have been diluted to the extent that the personal benefits accruing to individual owners are negligible.

“the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended”

- It is clear that there will be financial benefits to the owner of the subject property (or future owners) if the title deed conditions are amended / deleted, given that a block of flats will be permitted (i.e. additions dwelling units).
- These dwelling units / flats will be able to be sectionalised, creating value for the owner and purchasers.
- The value of the subject property should increase, but so should the value of adjacent properties (i.e. this is clearly evident via the significant property valuation increases year-on-year in the area).
- Given the compliance with various policies, the development should also broadly benefit the City, surrounding area and public.

- Through this By-Law application, it can be argued that the law enables restrictive conditions to be removed, where this is reasonably required to accommodate the changing built form of the city and the changing needs of property owners, which is the case with this application.

“the social benefit of the restrictive conditions remaining in place in its existing form”

- If the restrictive conditions remain intact, the broader social benefit will be minimal and it can be argued that the possible social benefit of removing the restrictive title deed condition and consequently allowing for additional dwelling units will be positive. Small scale and contextually appropriate densification (such as this application) should be encouraged in all areas and will allow additional residents into the area. Appropriate densification is a trademark of vibrant and well performing cities.
- It can be argued that if the title deed conditions remain intact, there will be a negative social impact, given that people who wishes to reside in the Camps Bay area, will still be excluded from the property market, due to a lack of well-priced and varying dwelling unit option ownership opportunities in the area.
- The conditions were generally historically imposed by the Administrator (Provincial Government of the Western Cape), township developer / owner or City at the time for the greater good and integrity of the area. However, it should be considered that historically (prior to the modern planning legislation coming into force), the title deeds were utilised to determine the appropriate built form and use of a subject property. The new MPBL and DMS are now in force, which effectively facilitates appropriate use and built-form in the area, resulting in the dated title deed restrictions being unnecessary and only providing an additional red-tape layer. It can be argued that the new MPBL & DMS, due to its recent approval, incorporates modernised and appropriate planning mechanisms, which ensure up-to-date planning and land use assessments of any development. The new MPBL & DMS allows for certain flexibilities to facilitate appropriate use of a property, which is not always the case with the title deed restrictions. It is therefore clearly desirable that an additional, inappropriate layer of legislation, which is out-dated, is deleted.
- The retention of the title deed conditions would freeze the historical pattern of low-density development within the township, which cannot be considered “socially acceptable” given the proven social benefits of contextually appropriate densification. This is even more so evident in this specific area.
- The retention of the restrictive title deed condition will therefore be at odds with the existing urban form of the immediate area and the existing character of the township as a whole.

- The social benefits of densification are underpinned by a number of factors including the increasing cost of land, population increase, the decrease in family sizes, the increase in fuel prices, the increase in the cost of watering and maintaining large gardens, the desirability of living near safe public transport (i.e. My-Citi), the safety of living in multi-unit compact developments instead of freestanding dwellings, and the ease of “lock up and go” living. This is all clear through this proposal.
- The township character and the built form of this specific area has changed towards a denser form of development.
- It is our opinion that the social benefit of retaining the restrictive conditions is outweighed by the social benefit of removing such conditions.

“the social benefit of the removal, suspension or amendment of the restrictive condition”

- The social, built form and engineering infrastructure benefits of densification is well known and are discussed in detail earlier in this report. It is therefore clear that the deletion and amendment of the restrictive title deed conditions as per Section 1.4 above will have a positive boarder social impact on the area and the City.
- The proposal will create additions residential stock in this well located area, is located adjacent to a MyCity bus route where densification should be supported and complies with various City policies relating to contextually appropriate densification.
- Additional families will be able to purchase and own property in a well-located area, close to amenities and recreational activities.
- The removal of the title deed conditions are in alignment with various City policies, which require a more efficient use of land and appropriate densification of land, as well as with the planning principles set out in SPLUMA and LUPA as motivated earlier in this report.
- It is our opinion that the social benefit of removing / amending the title deed conditions outweighs the social benefit in retaining such conditions.

“whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights”

- The conditions to be removed will not completely remove any rights relevant to the area and property owners. The rights for remaining properties will be kept intact and the deletion of the stated one dwelling house condition will allow the possible erection of a block of flats on the subject property in terms of the proposed rezoning and associated development rules.

- Some conditions will only be amended, which still protects the area and surrounding property owners in terms of possible future built form, etc.
- It is important to note that the title deed does not alone grant rights to beneficiaries. The Development Management Scheme (MDS) also grant rights to the surrounding property owners and these will still be place. Thus, not all the rights of the beneficiaries are removed with the removal of the conditions.
- It has been argued as part of this application that the proposed built form, including the various departures applied for, is appropriate for the area in that a wider / lower buildings is created, excavated and stepping up the slope, limiting impact on the area and surrounding property owners.

Section 42(1)(c) of SPLUMA

- As argued above, allowing contextually appropriate densification is in the public interest.
- The application allows for the densification of a privately owned property and therefore does not relate to public land.
- The application has no impact on the constitutional transformation imperatives and related duties of the state.
- This motivation deals in detail with the facts and circumstances relating to this application, which application is considered negligible in terms of any impact on the area and surrounding property owners.
- This motivation considers all respective rights & obligations of all parties affected.
- Given the contextually appropriate densification, there will be no unduly impact on any engineering services. The proposal will also have no impact on any social infrastructure or open space requirements. Sufficient social infrastructure and open space amenities are available in this and the larger area, which can easily absorb this minor small scale contextually appropriate densification of the property.
- All prescribed factors in the MPBL and other legislation have been addressed as part of this report.

Section 47 of SPLUMA

- It is clear that the deletion of the title deed condition to allow additional dwelling units on the property will not deprive any person in the area of property as contemplated in Section 25 of the Constitution. The proposal will not be considered a deprivation of property.
- However, it could be argued that not allowing the deletion of specifically the “one dwelling” restriction will deprive additional families of being able to own property in this sought after area.

- It has been shown above that the amendment / deletion of the title deed restrictions are in the public interest and will not have a negative impact on the rights of the possibly affected surrounding property owners.
- The title deed restrictions are applied to be amendment / deleted in the prescribed manner as per the MPBL.
- It is shown in this planning report that the development of the subject property with a new block of flats will not have a negative impact on the area and supports contextually appropriate densification in the area. Support of this proposal will therefore be in the public interest and in the interest of the area.
- Although the title deed and land use conditions restrict the number of dwellings, built upon and street building lines, the built character of the area is changing towards a more modern form of city development. It has been argued that the social benefits of low-density suburbia are becoming outweighed by the social benefits of a more resource efficient, dense and compact urban fabric.
- The proposed development will make more residential opportunities available in the area without detracting from the visual or residential appeal of the area.
- It is clear that there is no infringement of Section 25 of the Constitution. SPLUMA, LUPA and the MPBL constitute laws of general application. All three laws empower municipalities to remove and amend restrictive title deed conditions.
- The City will ensure (in terms of procedural fairness) that the application is advertised to all parties (i.e. township property owners, etc) in terms of the proposed deletion of condition and invite their comment.
- As motivated in detail above, the perceived personal benefits conferred by the title deed conditions on the immediate local residents is outweighed by the wider social benefit of removing the restrictive conditions and the benefit to the applicant. There are substantial benefits to removing the restrictions. Any adverse impact on any owner is not substantial and there is no evidence of negative financial impact.
- Considering the above, the proposed removal of the title deed condition cannot be considered an arbitrary deprivation of property.

Specific title deed assessment

In terms of the specific title deeds conditions applied to be amended / deleted, the following should also be considered:

Regarding the “one dwelling” and no flats condition

- The condition permitting only one dwelling and no flats on the subject property is seen as limiting contextually appropriate small-scale densification in terms of the Council's Policy in this regard.

- It has been shown and argued that the proposed GR4 rezoning of the property is as per the built character of the area and can be seen as resulting in an appropriate built form for the area.
- It should be noted that the “one dwelling” is no longer a uniform and consistent condition that is enforced on all properties in the area. This is clear from the various second dwellings and blocks of flats that exist in this and the larger area. These were constructed either as a result of historic approvals or as a result of the lack of enforcement of specific title deed conditions.
- The relevant development rules as per the proposed GR4 rezoning of the property, together with the motivation relating to certain departures to permit a more appropriate built form are considered appropriate for the subject property.
- In the context of the built character of the area, approved blocks of flats in the area and the Council's Densification Policy, it is not deemed appropriate that development rights on the property are underutilised in terms of the limited R1 zoning and through archaic and outdated title deed conditions.

Regarding the street building line condition

- The condition relating to a street building lines is superfluous given the provisions contained within the DMS, which are more restrictive (i.e. 4.5m ilo 3.15m) than the title deed condition.
- Considering the existing built form and significant sloping terrain in the area, the 3.15m street setback is often impractical and results in significant difficulties in pedestrian and vehicle access to the property.
- The MPBL requires a 4.5m street setback for blocks of flats and permits certain deviations in this regard, which is considered more appropriate for the area.
- The removal of the title deed setback restriction will result in the more efficient use of the property. The efficient use of land is a policy that is promoted by both the City of Cape Town and the PGWC.
- It is further also evident that a number of buildings (if not most buildings) in the area already contravene the 3.15m street line setback condition with either structures or buildings. As indicated above, this is likely due to the practicalities of the sloping terrain in the area.
- Only small portions of the bottom 3 storeys contravene this restriction and allows for terraces and planters, which should not have a negative impact on the area.

Regarding the built-upon condition

- Considering the built character of the area as described earlier in this report, the one-third built upon restriction is considered to be unreasonable for the area and resulting in the underutilisation of a valuable resources / land in the area.
- Various, if not most properties in the area, does not comply with a one-third built upon condition, which is often very impractical due to the sloping terrain, required retaining structures, etc.
- The proposed coverage departure is discussed in detail later in this report and is in line with the built character of the area, while still allowing for appropriate landscaping of the property.
- This restriction is deemed unnecessary red tape and not required due to the restrictions and rules within the DMS.
- The proposal is located adjacent to a City open space / vegetated area, which mitigates any perceived built bulk of the building / footprint on the subject property.
- The “not more than one-third built upon” restriction is archaic in nature, with the new DMS no specifying different / more appropriate restrictions. This is due to the other provisions relating to setbacks, floor space, etc acting as a natural “limiter” to the possible footprint of any block of flats on the property. Therefore, it is not deemed appropriate that this condition just be amended, as this will just perpetuate unnecessary red type.
- The coverage / built upon increase is mainly due to a lower / wider building to limit impact on the area, views, etc and is considered more appropriate for the area.
- The permissible possible coverage when considering the DMS provisions cannot be considered unreasonable for the area, especially if the built form and built character of the area are considered.
- The increase in coverage / built upon should not be highly visible from the public realm, given the significant slope in the area.

Given the assessment above, it is clear that supporting the removal of the restrictive title deed conditions will comply with the adjudication criteria mentioned within the MPBL, LUPA and SPLUMA.

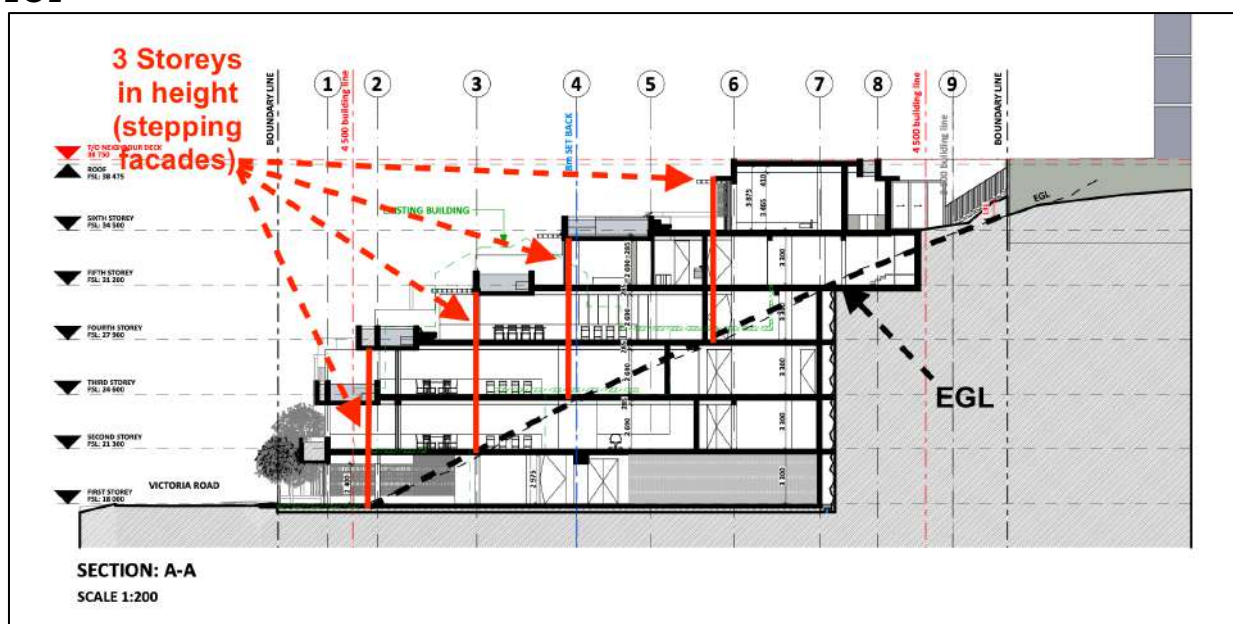
3.2.4 Relevant criteria contemplated in the development management scheme

In terms of the various departures applied for, the following should be noted:

Departure relating to the number of storeys

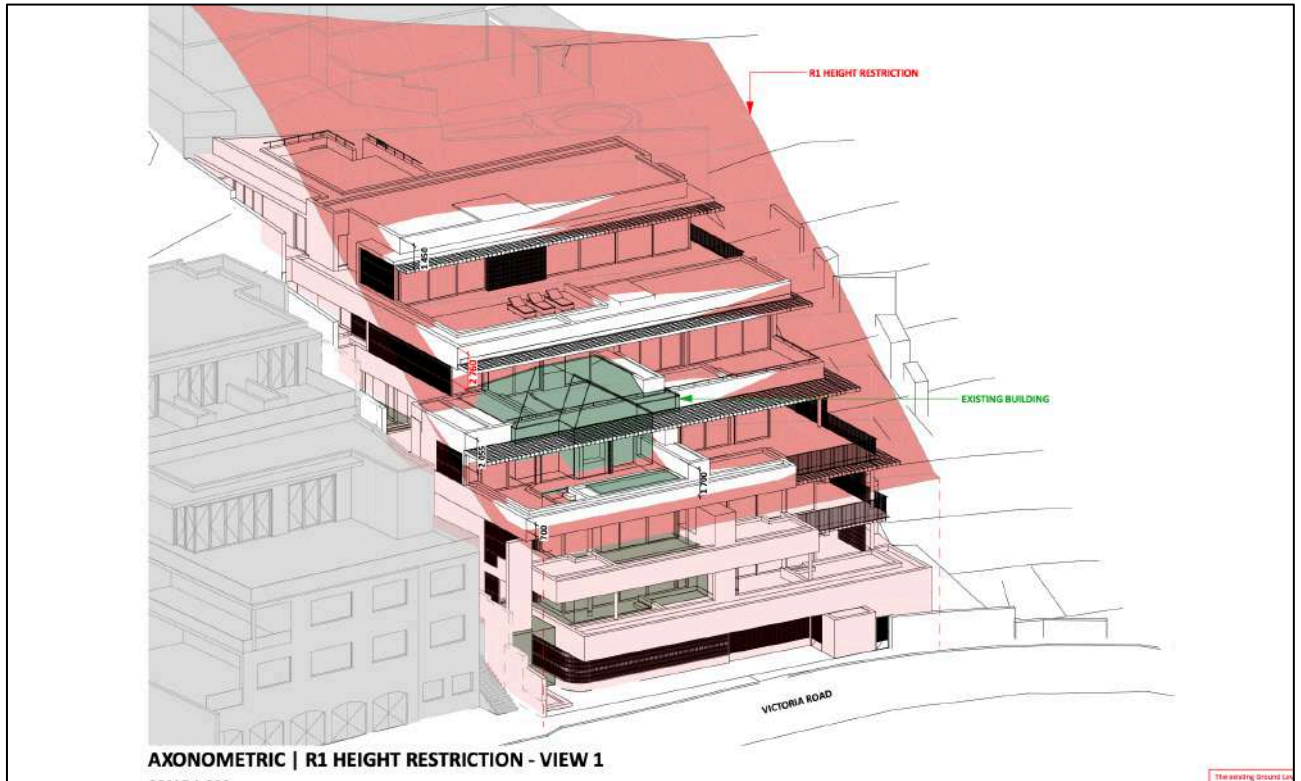
- The subject property is subject to the Camps Bay Overlay Zone, which indicates that no building shall be more than 3 storeys in height. Although the proposed building has clearly been stepped up the slope and complies with this requirement considering the sloping EGL (see below), a “technical” departure is required in this regard, due to the “counting of the number of storeys” definition in the MPBL and the fact that the various storeys overlap, mainly below EGL (see below).

Sketch showing building stepping up the slope with 3 storey facades from the EGL



- The proposed building has clearly been kept as low as possible and is, at its highest point, only around 12m from the EGL. This is not significantly higher than the current 10m height permitted in terms of the R1 zoning.
- Only very minor portions of the proposed building is above the 10m height, which is currently permitted in terms of the R1 zoning of the property. These portions relate mainly to some stepped roof structures and planters (see sketch below), which are minor in nature.

Sketch showing minor portions of the proposed building above the 10m height applicable to the existing R1 zoning of the property



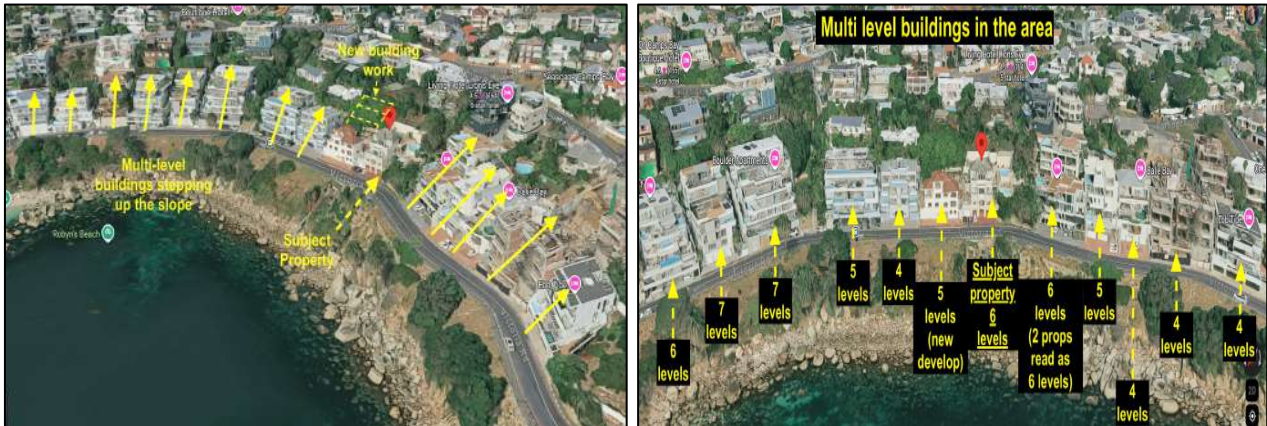
- Due to the stepping of the building up the slope, only the 3 storey street liner façade will be highly visible from Victoria Road, while the rest of the building appears in the background.

Street perspective showing the 3 storey street liner building stepping up the slope



- The proposed building is no different to any other buildings in the area in terms of number of storeys and stepping up the slope (see below). Various buildings of 6 or even 7 storeys exist in the immediate area. It is clear that the proposal will effectively integrate into the built character of the area.

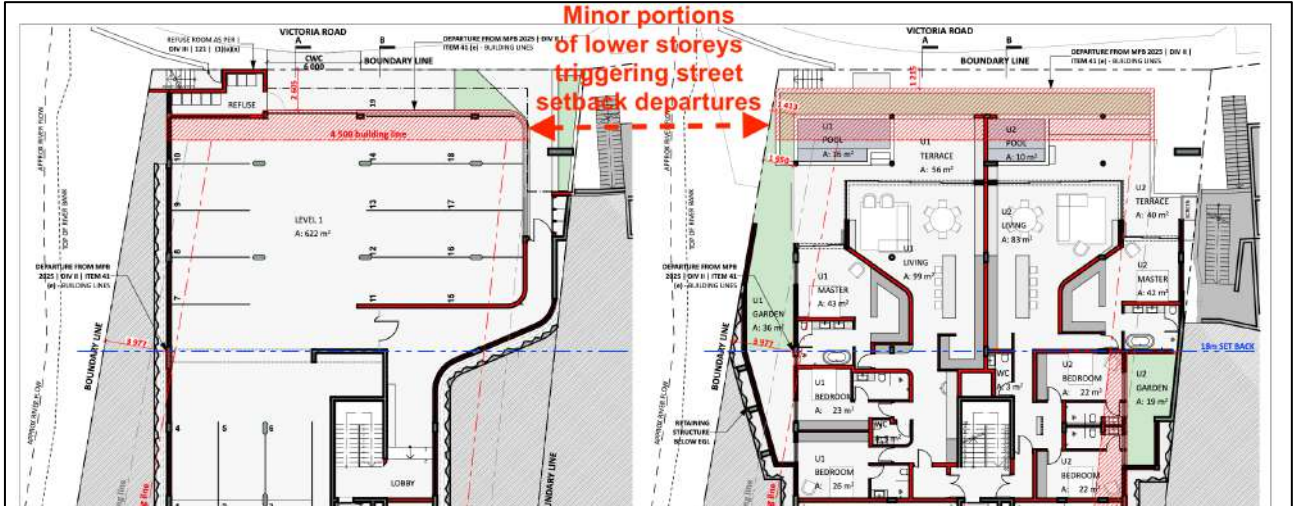
Sketches showing the multi-level built character in the area and buildings stepping up the slope



Departure relating to the street setback

- Only very minor portions (see development plan submitted) of the bottom 3 storeys trigger street setback departures. This relates mainly to a small terrace area, which also acts as a covered entrance to the garage, as well as planters.

Sketch showing minor portions of lower storeys triggering street setback departures



- The proposed planters along the street façade will provide landscaping opportunities and soften the view of the building from the street.
- It is clear that various other buildings in the areas, especially the more modern / recent buildings, also contravenes the street setback requirement, which is mainly due to technicalities / complications of buildings on steeply sloping sites, vehicular access requirements, etc.

- Most of the building (from the 4th storey upward) complies with the required 4,5m street setback and will have no impact in this regard. In fact, the storeys are significantly setback from the street boundary to limit impact.
- The façade of the building has been appropriately articulated and contains various architectural features such as different materials, steps, etc to limit impact on the streetscape.

Departure relating to the common boundary setbacks

- Although various common boundary setback are required as listed in 1.4 above; these departures are considered desirable due to the building being kept as low as possible, which consequently require a wider building triggering setback departures.
- It is clear from the built character in the area that buildings are constructed in close proximity, if not hard up to the various common boundaries, basically screening balconies, etc and allowing for the views / facing of the ocean.

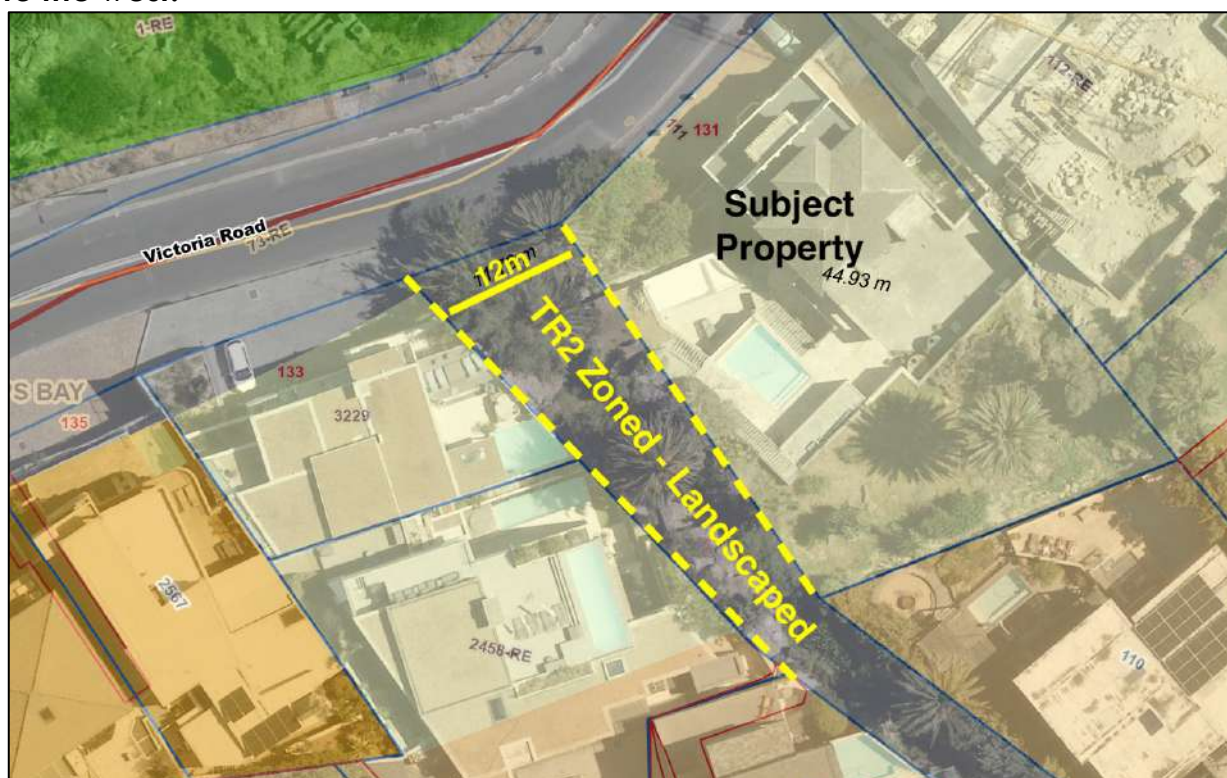
Sketch showing various buildings in the immediate area which are constructed in close proximity to the common boundaries



- Along the west common boundary the subject property abuts an open space area and the proposed building appropriately interacts and overlooks this area, which will have a positive impact on safety, etc in the area.
- Sufficient open space and garden areas are still allowed along the west common boundary to soften this boundary with landscaping as an interaction with the City open space area.

- In terms of the unscreened balcony / terrace departures from the west common boundary, the following should be noted:
 - A wide TR2 zoned portion, which is significantly landscaped and contains a stream, is located adjacent to the west of the subject property. This portion is approximately 12m wide, which provides a sufficient buffer between the subject property and any erven to the west.

Sketch showing significant setback of the subject property from the properties to the west.



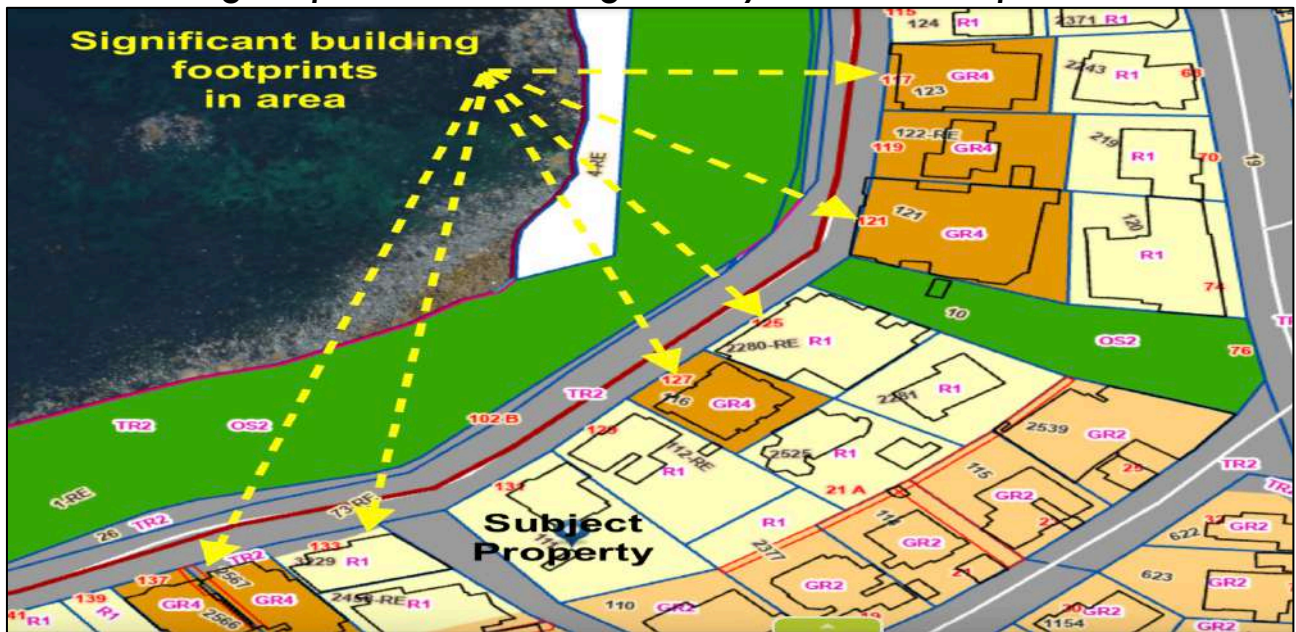
- Although the terraces are unscreened, the terraces are at least setback 14m from the erven to the west.
- The proposed unscreened terraces are mostly proposed to the front and lower portions of the subject property, limiting impact.
- As is clear from any aerial view of the area, the TR2 zoned portion is significantly landscaped with large trees and vegetation, which limits any possible overlooking impact.
- The subject property is located in an area characterised by buildings in close proximity to the common boundaries, with views outward towards the see.
- Given the above, it is not deemed necessary that the proposed balconies / terraces be screened, given any possible negligible impact.

- In terms of the setbacks from the east common boundary and the possible impact on adjacent Erf 112; it should be noted that the proposal steps similarly to the building on Erf 112 and that appropriate screens, planters and boundary walling have been used to ensure mutual privacy, etc. Interactions with this owner has taken place according to the architect.
- Departures are also required for some minor retaining structures and raised terrace as per the development plan provided. Most of the proposed retaining structures are wholly below the EGL and only some minor structures are above the EGL and trigger departures, although mostly located on ground level.
- Importantly, it should be noted that the required common boundary setbacks are exacerbated by the fact of the excavated building and that setbacks are measured from the ground storey slab, which is the lowest storey. The building has been stepped up the slope and is basically 3 storeys in height at any point above the EGL. This basically means that if the EGL is considered and associated heights of the building from these levels, that setbacks of 4.5m would likely have been applicable for most of the proposed building. Although minor portions of the building would still have triggered departures, it would be clear that these portions are minor and should not have a negative impact on the area and surrounding property owners.

Coverage departure

- The built character of the area is clearly that of multi-level buildings stepping up the slope and covering a significant portion of the properties. The existing character is therefore not one of buildings covering only 60% of the sites. This is clearly visible from the sketch below.

Sketch showing footprints in the area significantly more than the permissible 60%



- Due to the steep slope of the land, a larger percentage of the property must be covered at the lower levels in order to ensure that the building can be terraced in order to protect views over and around the building.
- The proposed building is a much lower (i.e. 12m vs 24m permitted), but wider building in order to conform with the built character of the area, as well as protect key views, etc from surrounding and adjacent properties.
- In a recent MPT report for a nearby approved proposal on Erf 124 Camps Bay, the City noted the following in terms of a very similar (i.e. 76% in that case) coverage departure: *"Considering the urban nature of development in this area, which is characterised by large development footprints, the proposed coverage is supported and it is not believed that the proposed coverage would have any adverse impacts on the rights of surrounding properties"*.
- The proposed coverage departure is further mitigated by the relatively large "green finger" / open space area to the west of the subject property, which still allows for the perception of green space adjacent the subject property, which is very scarce in the area.

- As per the development plan provided, various large planter areas and various levels of the building are also proposed (see below), which will soften the proposed building and perceived increased coverage of the building.

3D showing the proposed planters on the building, as well as the open space to the east mitigating any impact of the proposed coverage departure



Floor space / factor departure

- The proposed floor space departure is within 6.5% of the permissible and only an additional 122.5m² is proposed, which can be considered negligible.
- As per the development plan provided and given that the proposed building is significantly excavated into the slope; the architects provided a breakdown on the floor space above and below the ground, i.e. effectively analysing the visible floor space. In this regard, only 1497m² of the floor space is visible / located above ground level, which limits the perceived built bulk of the building.

Sketch showing significant portion of building (contributing to floor space) located below the ground level (EGL)

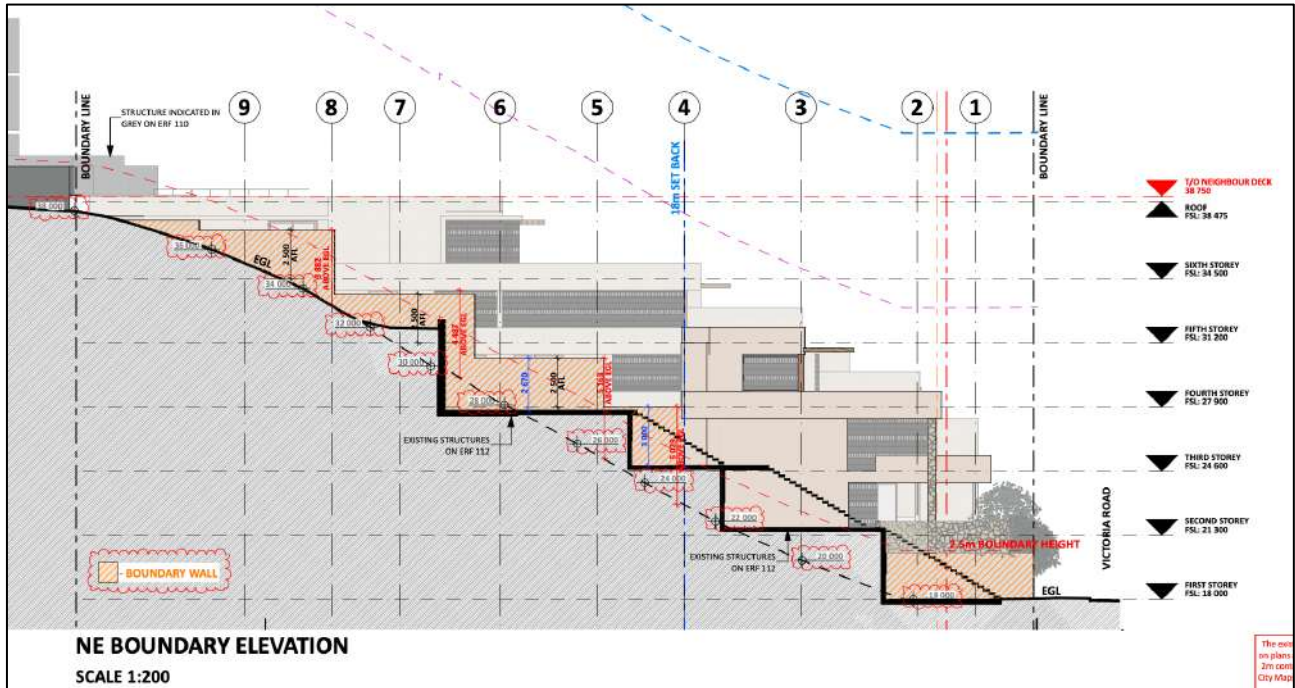


- A current / permissible floor space (in terms of the current R1 zoning of the property) of 1500m² is applicable, which means that the “visible” floor space, as per above, complies in this regard. The impact of the floor space departure on the area should therefore be negligible.
- The proposed building has clearly been excavated into the slope, steps-up the slope and has been kept to effectively 12m in height from the EGL, limiting the impact of the perceived built bulk on the area.

East common boundary wall departure

- Although the proposed boundary wall has been stepped, portions of this wall is above the permitted 2.5m in height, which is mainly due to the significant slope in the area and the stepping building.
- A new boundary wall is only proposed for portions of the east common boundary, with portions of the actual new building also being located hard-up onto this common boundary.
- The new construction on adjacent Erf 112 has also been stepped and various platform levels created (see sketch below), with the proposed new boundary wall aligning with these levels and basically complying with the 2.5m in height when considering these platform levels.

Sketch showing the portions of the new boundary wall and alignment with the platform levels of the adjacent building, limiting impact



- The proposed boundary wall also acts as effective privacy screens between the subject property and adjacent Erf 112, protecting residential amenity, which still allowing views towards the Atlantic Ocean.

In terms of the **departure required for the designated metropolitan road & PMR (PMR 103)**, the following should be noted:

- As with previous applications in the area; the City advised that the widening of Victoria Road is unlikely to happen and that there are already a number of properties in the direct vicinity that already have structures encroaching the 5m statutory building line.
- The proposed building steps up the slope and only very minor portions of the lower storeys / levels encroach the statutory 5m building line.
- Due to the steepness of the slope in the area, a number of redeveloped properties in the area are located closer to the street boundary due to excavation and access practicalities.
- It appears that no further road widening scheme is applicable to this specific property (i.e. TR2 zoning) as shown / annotated on the formal / legal City of Council Zoning Map.
- The proposed structures located within the 5m building line will not have a negative impact on the streetscape or character of the area.

3.2.5 The desirability of the proposed use or development

3.2.5.1 Socio-economic impact

In terms of a socio-economic impact, the following:

- Given the detailed motivation in this report relating to policy compliance; the proposal should have a positive socio-economic impact on the area.
- The proposal will result in additional residential opportunities being made available within the Camps Bay area, which will have a positive socio-economic impact.
- The scale of the investment into the area, albeit at a micro scale, should have a positive socio-economic impact on the area and the larger city in terms of an increased rates base, etc.
- The proposal should have a positive socio-economic impact in terms of both temporary and permanent job opportunities being created.

3.2.5.2 Compatibility with surrounding uses (rezoning assessment)

In terms of the compatibility of the rezoning application on the surrounding land uses and area, please note the following:

- The property will be rezoned from R1 to GR4 to permit a block of flats, with the subject property being located in an area characterized by higher density flats where a number of properties (if not most properties in this immediate area) have been rezoned to GR4. The proposed building should therefore be more compatible with the surrounding uses than the existing building.
- It should be noted that given the approved building plan for the subject property that shows 3 dwelling units; the use of the subject property is effectively that of a non-conforming block of flats. Prior to the recent amendment to the MPBL of the definition of flats, the use of the subject property would have been considered flats and therefore indicating to the incorrect current zoning of the subject property. A general residential zoning would therefore be considered more appropriate for the subject property and specific area.
- The actual current use of the subject property (i.e. multiple dwelling units / flats) is not changing as a result of the rezoning of the property, but only extended / increased as per various Council policies.
- Given the changing built character of the area, it is clear that the more appropriate zoning for most properties in this area facing Victoria Road would be a General Residential zoning, which permits multi-level flats stepping up the slope (see map below).

Map showing the various properties along Voctoria Road which are already zoned GR4 and which has been recently rezoned to GR4



- This report motivates the appropriate built form for the area and the limited impact on surrounding uses and properties. The building will expand its higher density residential character and offering, while retaining its street interaction scale.
- Importantly, the proposed building is more an outcome of the appropriate built form & design for the area than trying to utilise the maximum envelope as permitted in terms of the GR4 zoning. The building has been carefully stepped up the slope (limiting impact of height and views), with its height limited to 12.76m above the EGL. This is in keeping with most of the buildings in this area.

- The table below indicates the differences between the existing zoning and the proposed zoning.

DEVELOPMENT RULE	SR1 (EXISTING)	GR4 (PROPOSED REZONING)	ACTUAL PROPOSAL
Floor space	1500m ²	1879.5m ²	1976m ²
Coverage	N/A	60%	74.2%
Height	10m	24m	12.76m
Street setback	3.5m	4.5m	1.215m
Common boundaries	3m	0m for 18m from street / 4.5m or 0.6XH thereafter	Various departures as explained above

- In terms of the above table, the following should be noted:
 - The proposed floor space (when considering the significant portions of the building below existing ground level) is not more than what is currently permitted on the subject property. Given that the proposed building is excavated into the slope and also steps up the slope in keeping with the built character of the area; the additional floor space is not visible from the public realm (mainly below ground).
 - A floor space departure of only 5% is applicable.
 - The proposed coverage of 74.2% is in line with the built character of the area.
 - The proposed building is approximately 12m in height, which is very slightly higher than that permitted in the SR1 zoning (i.e. 10m), but is well below the height permitted in terms of the GR4 zoning. The building has been kept as low as possible by stepping up the slope so that at any point the building is only perceived to be 3 storeys in height (as per motivation above relating to the Camps Bay 3 storey height restriction).
 - The street setback only relates to 3 storeys and mainly allows for planters and terraces overlooking the street without negatively impacting the street or area. The proposed 3 storey street liner portion of the building is considered appropriate for the area.
 - Due to the building being kept as low as possible and stepping up the slope; various common boundary setback departures are applied for to ensure integration into the built character of the area and limiting any possible impact on surrounding property owners. The building is therefore a slightly wider, but lower building when compared to the GR4 development rights, which is considered more appropriate for the area.

- In terms of the impact / compatibility with surrounding uses and the area, the following assessment criteria can also be considered as motivation:

Criteria	Assessment
Location	• As per the City spatial frameworks and policies assessed above, the property is ideally located for contextually appropriate densification. • The area has significantly changed over the last couple of years, with various properties being rezoned and being developed with multi-level blocks of flats (increased density). • Various density and built form options exist in the area. • The property is already unitised as a block of flats (previously a lawful non-conforming building).
Access, parking and traffic impacts	• The proposed number of flats is only being increased from the existing 3 to the proposed 9 flats. • The proposal complies with the required on-site parking bays. • The proposal significantly improves the currently situation, given that currently 4 vehicles reverses across the footway from 4 separate garages. • The proposal will result in one compliant carriageway crossing where vehicles can leave the site in a forward gear. • The property is ideally located to take advantage of various public transport options in the area.
Scale and Extent	• It has been argued above that the scale and extent of the proposed building is in keeping with the built character of the area, whilst also considering surrounding property owners and impacts. • The scale of the building is limited to below 13m in height from the EGL, with the building stepping up the slope to limit impact on the area and street. • The proposed building is not out of character with surrounding buildings and uses. • The proposed building, due to its limited height and scale, preserves the view lines form the properties to the rear, which was a critical consideration in the design.

Criteria	Assessment
Noise and Security	- The additional flats should not have any significant impact on adjacent properties in terms of noise. - Given the additional residents in the area, security in terms of additional eyes on the street, pedestrians, etc should be incrementally improved. - The existing security measures should be significantly improved when compared to the existing building.

3.2.5.3 Impact on external engineering services

- There is no bulk departure and it is therefore not anticipated that there will be any impact on external engineering services.
- Any development contribution payable due to the rezoning of the subject property and consequently the additional flats permitted will be paid.
- The proposal will not impact on any engineering services, especially when considering the contextually appropriate densification as per the relevant City policy.

3.2.5.4 Impact on safety, health and wellbeing of the surrounding community

- The safety, health and well-being of the surrounding community is not directly impacted by this application.
- The proposed densification option results in additional “eyes on the streets”, which have a positive safety impact.
- As part of the proposal all issues relating to the environment, heritage, building work, etc have been carefully considered to ensure no impact on the safety, health and wellbeing of the surrounding community.

3.2.5.5 Impact in heritage

- The property is not located in any heritage protection area.
- The existing building is older than 60 years and therefore HWC approval is required for the demolition.
- The heritage consultant prepared a very detailed heritage assessment report (see attached report) and concludes as follows:
 - The existing building has a limited intrinsic value
 - There is an absence of an intact heritage context in the area
 - The proposed building will be more contextually compatible with the area
 - The area is going through an urban evolution, with various land use pressures

- The heritage consultant therefore recommended the total demolition of the existing building.
- The City's HRS indicated that: "The application for the demolition of the structure on the subject property is therefore supported as neither the heritage resource nor its context will be negatively impacted".
- No heritage resources will therefore be impacted on by this proposal.

3.2.5.6 Impact on the biophysical environment

- The subject property is currently developed with an existing building.
- Due to the location of the subject property adjacent to a mountain stream on the City owned property to the west and within a 100m of the high water mark; Environmental Authorisation (EA) is required from DEADP and this application is in process.
- A detailed landscaping plan is also submitted showing the landscaping of the subject property in terms of the built character of the area. This, together with the "green finger" on the adjacent City land will limit the built bulk impact of the proposal.
- More than sufficient space is still available on the property for landscaping.
- The general built form in the area is not one of a significantly leafy and landscaped area, mainly as a result of a variety of property sizes, property values, larger buildings and sloping land, etc.
- As per the motivation, no negative impact on the biophysical environment is envisaged.

3.2.5.7 Traffic impacts, parking, access and other transport related considerations

- Given the relatively minor nature of the proposal (i.e. flats increased from 3 to 9), the contextually appropriate densification, and considering the character of the area; the proposal will not have a negative impact on the parking and traffic situation in the area.
- The proposal complies with the required on-site parking bays.
- The proposal significantly improves the currently situation, given that currently 4 vehicles reverse across the footway from 4 separate garages.
- The proposal will result in one compliant carriageway crossing where vehicles can leave the site in a forward gear.
- There are clearly adequate site lines into and from the property from Victoria Road, especially considering that vehicles will not be able to enter and leave in a forward gear.

- The property is ideally located to take advantage of various public transport options in the area, with a MyCiti bus stop basically being located right in front of the subject property.

3.2.5.8 Imposition of conditions to mitigate possible adverse impacts of the use or development

In terms of this submission and the motivation, no adverse impacts on the area and surrounding property owners are anticipated. The various development rules as per the MPBL are still applicable and is deemed sufficient safeguards for any possible future development. It is an any event likely that the City will condition the proposal in terms of built form, height, envelope, etc.

3.2.6 Impact on existing rights

Given the legal planning requirements as stated in Section 1 and the assessment above, it is argued that the proposal will have a limited impact on the existing rights of surrounding property owners. It is essential that this proposal and required planning application be seen in the context of desirable densification and existing rights.

It is therefore believed that this proposal will have a positive impact on the area and the surrounding property owners.

3.2.7 Complies with the requirements of this By-Law

The application has been correctly submitted, addresses the assessment criteria contained within the MPBL and has been shown to be desirable. The proposal therefore complies with the requirement of the MPBL.

4. CONCLUSION AND REASONS FOR SUPPORT OF THE PROPOSAL

In terms of **Section 99(1) of the MPBL** an application must be refused if the application does not satisfy the minimum requirements as listed in this section. In this regard, the following should be noted:

- In terms of the applicable Table District Plan (relevant spatial development framework), the subject property is located in close proximity or just outside of the Camps Bay Local Node, which nodes are defined as: “An area characterised by the intensity (density), mix (diversity) and clustering of urban activities and land use found within them.”. The specific area in which the subject property is located is indicated for “urban development”, where incremental densification is encouraged. As per the assessment provided within this report relating to compliance with the Table District Plan, it is clear that the proposal **is consistent with the provisions of the Table Bay District Plan.**
- The subject property is being rezoned to GR4, and the proposed floor space departure is within 10% of the permissible, therefore (considering Section 99(1)(d)(i) &(ii) of the MPBL) the application **does not have the effect of granting the property the development rules of the next subzone.**

Given the above, the application does not fail to comply with the minimum requirements as stated in Section 99(1) of the MPBL and should therefore not be refused but supported by the decision-maker.

From the assessment contained in this report, all the relevant considerations have been addressed in detail in terms of Section 99(2) of the MPBL. Given this assessment, the reasons for support of the proposal can be summarized as follows:

- It has been argued in this report, that the proposal **is in line with and is consistent with any applicable spatial development framework.**
- The proposal has been assessed and has been shown to be **compliant with the following City policies and strategies:**
 - TOD Strategic Framework
 - Densification Policy
 - Urban Design Policy
- The proposal **complies with the provisions contained in relevant national and provincial legislation** (i.e. SPLUMA, LUPA & including Section 48(4) of the MPBL).

- The **removal of the title deed conditions** have been addressed and is shown to be desirable considering Section 39(5) of LUPA & Sections 42(1)(c) & 47 of SPLUMA
- The **relevant criteria of the DMS** have been assessed in detail as it relates to this application (i.e. various departures) and the proposal as submitted has been considered to be appropriate for the area.
- As per the assessment contained in Section 3.2.5 of this report, **it has been shown that the proposal is desirable as per the relevant consideration criteria as stated in Section 99(3) of the MPBL.**
- It has been shown and argued in this report that the proposal **will have a limited impact on the existing rights of relevant surrounding property owners.**
- Through the assessment contained in this report, it is clear that the **proposal complies with the requirements of the MPBL.**



Ben Schoeman

ANNEXURE A

Amendment of restrictive title deed condition contained in Deed of Transfer as follows:

From

Condition C.5.(l)2: "That not more than one building be erected on any one lot without the written consent of the Council and that not more than one third of the area of any one lot shall be built upon."

To read:

Condition C.5.(l)2: "That not more than one building be erected on any one lot without the written consent of the Council. ~~and that not more than one third of the area of any one lot shall be built upon.~~"

Deletion of restrictive title deed conditions contained in Deed of Transfer T4263/2026 as follows:

Condition C.5.(a): "She shall not erect any building on any lot of less than R1200.00, such building moreover must be a dwelling house and no two or more dwelling houses shall be erected under one roof, nor shall more than one dwelling house be erected on any one lot, and such dwelling house shall not be used as flat or flats."

Condition C.5.(b): "She may, however, build such additional and necessary adjuncts, such as stables, coach houses and garages and all other necessary outbuildings as are usual for the convenience and comfortable habitation of any dwelling house so erected subject to the Municipal Regulations."

Condition C.5.(l) 1: "That a space of not less than 3.15 metres in width be left in front of all lots fronting or abutting Victoria Road, such space may be utilised as gardens or forecourts."

THIS PLAN COMPRISES 6 SHEETS

221(Sht.1)

S.G. No. 5394 / 1914

CAMPS BAY ALLOTMENT AREA
GENERAL PLAN B.14 b
PART OF THE
BRIGHTON ESTATE
SITUATE AT
CAMPS BAY

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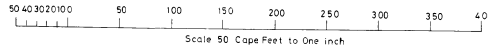
SHT2	SHT3
SHT4	SHT5
SHT6	SHT1

Granted to the Cape Marine Suburbs Limited by Amended Title Deed dated the 24th March 1902 Diagram No 2545/1901 annexed to D/G Cape G 40-33(Ert1)

The figure lettered ABCDEFG measures in extent

marked School Lot	0	Morgen 194	Sq	Roads 110	Sq feet
Lot C	0	19	121		
Lot D	0	508	56		
Lot E	0	83	27		
Lot F	0	48	38		

These figures are excluded from this General Plan



Note
For Data of Lots Nos C.B.R.4, C.B.R.5, V.R.A and V.R.B
see diagrams Nos A 3392/31 3393/31 3134/31
and 3133/31 respectively.

Surveyed and beaconed by me according to Regulations
(Sgd.) Chas. Marais
(Sgd.) C.A. Fischer
Government Land Surveyor
February 1914

NB
Tenures to be given on all diagrams of
subdivisions from this Plan
The figure JEDH is Quitrent converted
to Freehold
The Remainder is Freehold
(Sgd.) L.M. Walton
for Sur Gen
25.8.1937

Data of Figure ABCDEFG			
Sides	Angles		
AB	240.19	A	50.25.10
BC	1446.00	B	213.31.30
CD	2706.25	C	90.0.0
DE	722.92	D	77.41.0
EF	631.42	E	124.5.40
FG	833.30	F	199.28.40
GA	1480.17	G	144.48.0

Data of Figure NOPQRSTU			
Sides	Angles		
NO	35.23	N	91.10.0
OP	31.40	O	211.36.0
PQ	62.41	P	148.0.0
QR	11.35	Q	94.39.10
RS	62.30	R	84.21.50
ST	55.40	S	230.57.10
TU	28.10	T	138.31.50
UN	39.94	U	80.44.0

Connecting Data			
Sides	Angles		
KF	927.90	K	94°40'30"
FG	833.30	F	37.5.50
GI	388.69	G	99.31.50
IK	236.51	I	128.41.50
KH	245.67	H	87.2.10
HI	79.80	I	18.55.40
GU	543.84	G	74.2.10
UN	39.94	U	44.48.40
FV	152.97	F	175.20.30
VW	69.65	V	182.46.50
WG	610.94	W	0.6.50
GF	833.30	G	1.45.50
GY	119.85	G	11.19.30
YZ	200.86	Y	99.17.40
ZF	665.13	Z	84.13.50
YZF	165.9.0		

ENDORSEMENTS					
NO	AMENDMENT	ADDITION	AUTHORITY	INTD	DATE
2	Blocks Hand I have been added		Data furnished on a tracing by Ch. Marais		
3	Lot G-1 and A1 A14 have been added		Data furnished on a tracing by Ch. Marais. Vide alterations No 45		
4	Lots A 15 and A34 have been added		Ch. Marais. Vide Alterations No 55		
5	Lots A 35 and A41 and B 10 have been added		Data furnished on tracing by Ch. Marais vide alterations No 18		
6	Lot B 24 and Lot Victoria Road have been added		by Ch. Marais. Vide alterations No 100		
7	Lots C 3 & C 4 have been added		Data furnished on a diag. framed by Ch. Marais and T.V. de Villiers		
8	Lots C 5 & Bus have been added		Data furnished on Diag. framed by T.V. de Villiers		
9	Int G has been added		Data furnished on diagram by Ch. Marais		
10	Tram has been added		Data furnished on diagram by Thomas Reid		
11	Lot C 6 has been added		Data furnished on diagram by T.V. de Villiers		
12	Certain roads now included in Dgm		Dgm No 4371/1937 have been closed and plan amended in terms of Sect 30(2) of Act 9/1927 (see p.113 & 816/1)		
13			In terms of Section 30(2) of Act No 9 of 1927 this plan has been further amended by the addition of Erf 353		
14	Erf No 354 (addl)		Vide dgm. No. 1851/1940	S.G.	30.5.1940
15	Common Passage 5 added to Erven 150, 152, 155-158		Dgm No 1354/1943	AC Perry	8.6.1934
16	Relay-out of Erven 150, 152 (Vide Inset 2)		Vide Surveyors letter page 87	W.S.	15.2.1946
17	Erf 152		Dgms 342/49 & 343/49	M.L.	8.7.1949
18	Portion of Geneva Drive closed		Dgm 6436/1949	T.de S.	17.3.1950
19	Erf 9		Vide Admin Cert d.d 6.9.1951 page 16	L.W.P.	20.11.1951
20	Erf 10		Dgm 4550/1951	L.W.P.	23.2.1952
21			Dgm 4551/1951	L.W.P.	23.2.1952
22			Dgm 1780/1952	A.E.H.	12.10.1952
23			DT 1953/2533		
24	Erf 2025		Admin. approval 28.10.1950 and 1951-09-01 on p. 20 of file S. 218	de	1951-04-21
25	Portion of Blinkwater Road closed	Erf 263	T/C's Notice d.d. 1952-08-07 p. 291	Rat.	1952-08-17
26		Erf 3166	S. 815/3 Consent p. 255 T/C's Notice d.d. 2004-09-02 S. 816/3 Consent page 42	Rat.	2004-09-08

Numbered under the Provisions of the
Deeds Registries Act No. 47 of 1937
Sgd. (J. Polson)
for Surveyor General

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M 1649

THIS PLAN COMPRISES 6 SHEETS
SHEET 2

SHT 2	SHT 3
SHT 4	SHT 5
SHT 6	SHT 1

2211(Sht.2)

SGN 5394 / 1914

CAMPS BAY ALLOTMENT AREA

GP.No.B14b

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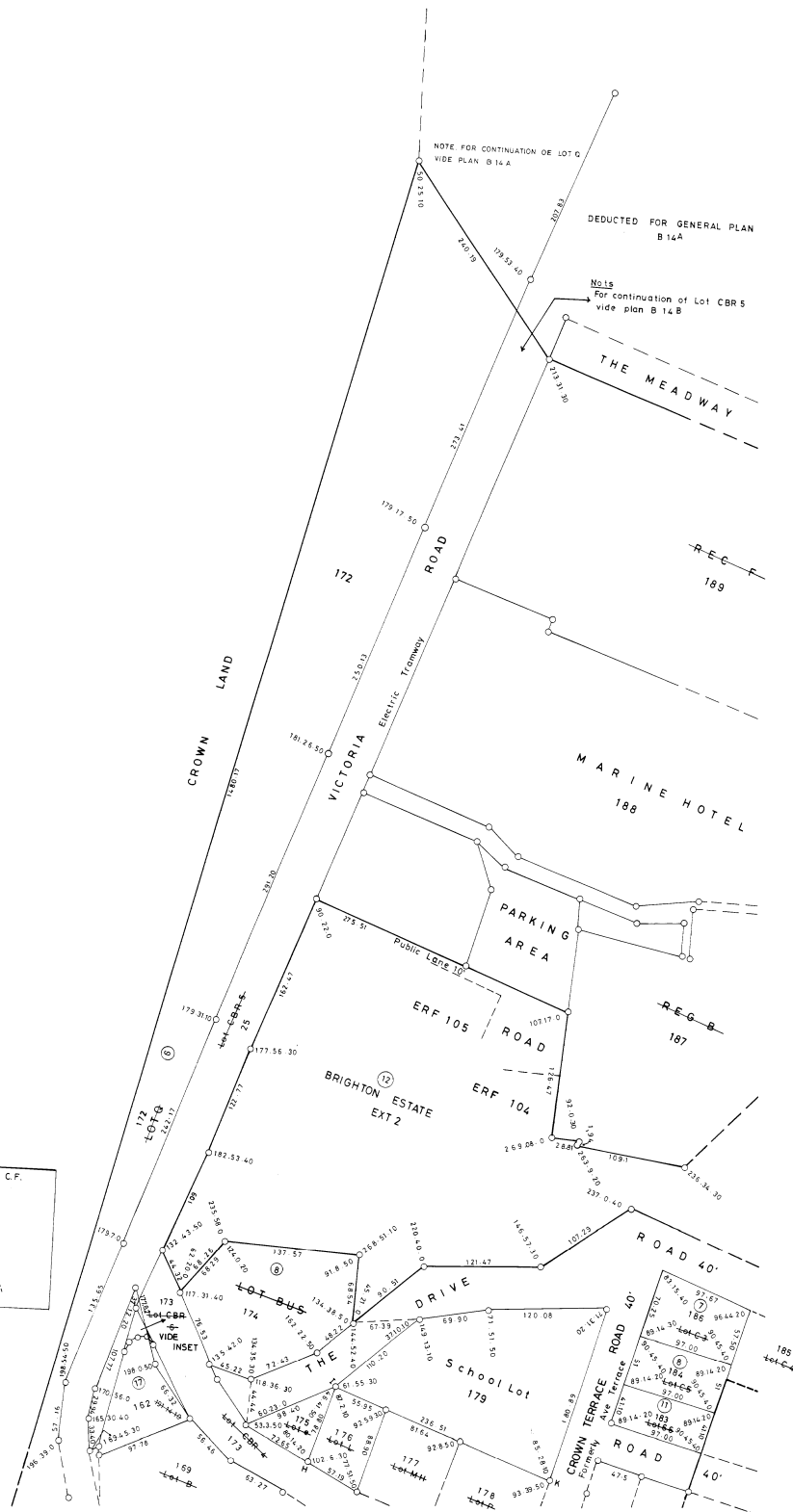
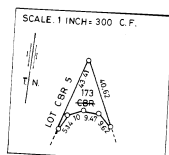
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File No S/8116/1

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S.G. No. 5394/1914

THIS PLAN COMPRISES 6 SHEETS
SHEET 3

CAMPS BAY ALLOTMENT
GP.No.B14^b
PART OF THE
BRIGHTON ESTATE
SITUATE AT
CAMPS BAY

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SHT 4	SHT 5
SHT 6	SHT 1



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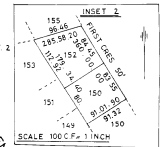
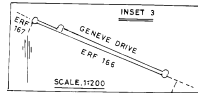
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SHEET 4

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SHT4	SHT5
SHT6	SHT1



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2211(Sht.4)

CAMPS BAY ALLOTMENT AREA

GENERAL PLAN NO B.14 b

PART OF THE

BRIGHTON ESTATE

SITUATE AT

CAMPS BAY

SOUTH ATLANTIC OCEAN



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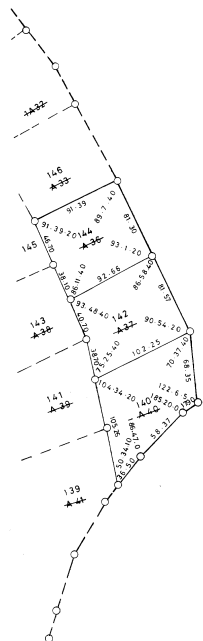
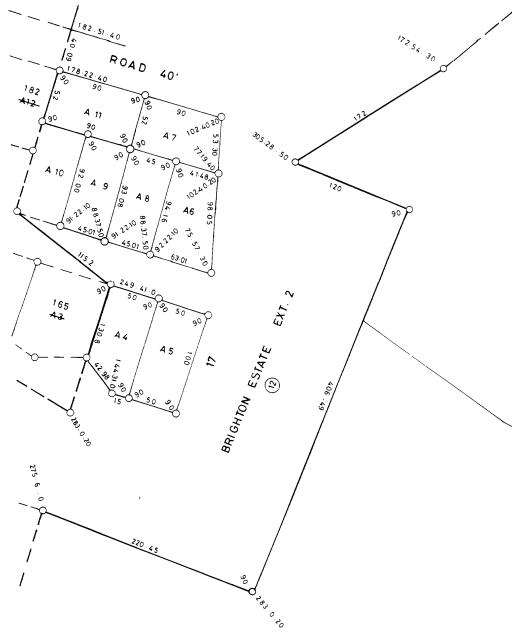
2211(Sht 5)

S.G. No. 5394/1914

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AFSKRIF**

THIS PLAN COMPRISES 6 SHEETS
SHEET 5

SHT2	SHT3
SHT4	SHT5
SHT6	SHT1



REMAINDER



2211(Sht.5)
CAMPS BAY ALLOTMENT AREA
GENERAL PLAN No.B.14b
PART OF THE
BRIGHTON ESTATE
SITUATE AT
CAMPS BAY

B

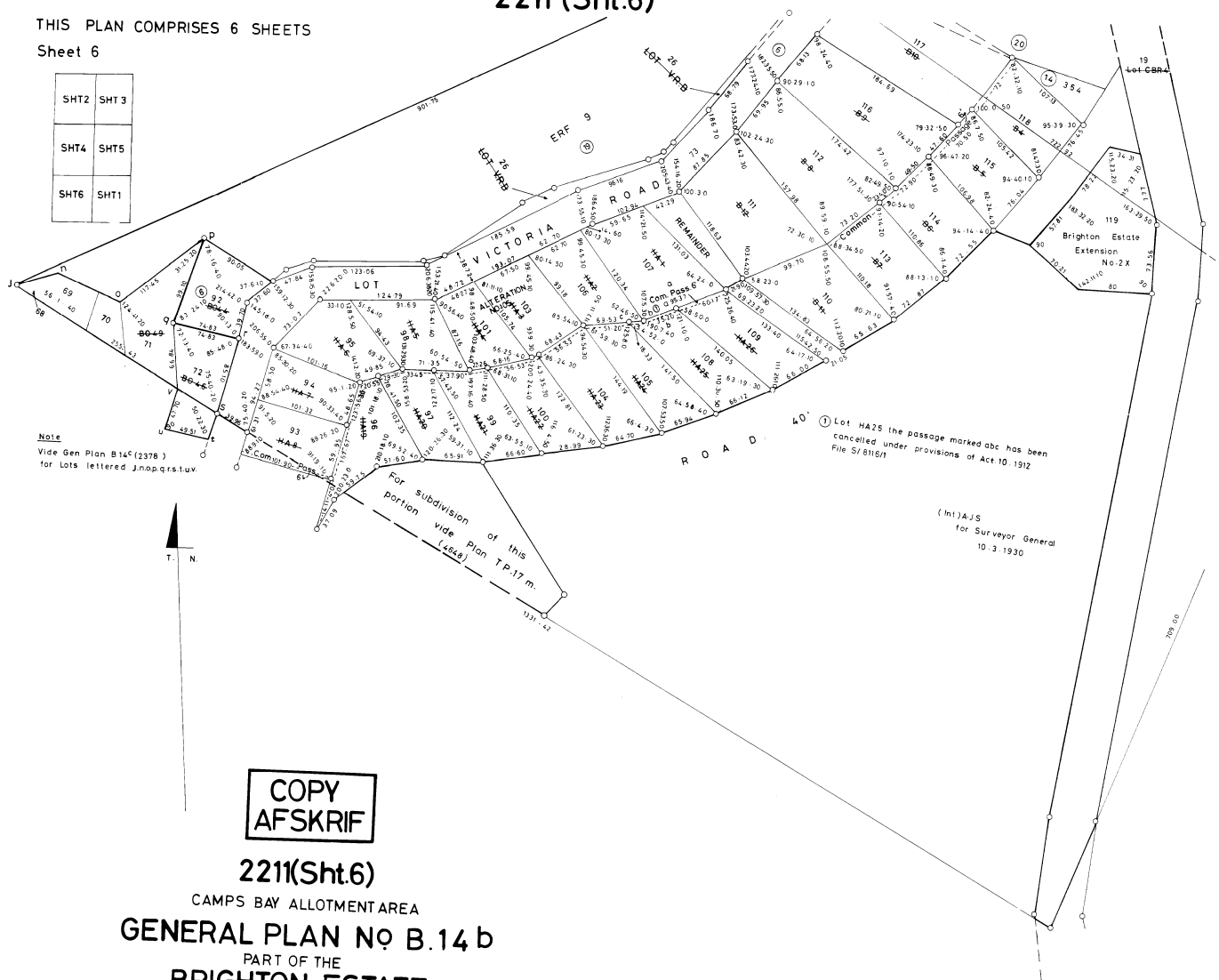
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File No S/8116/1
Compilation BH 7DD/W11, W 13
(082)0084)
Portfolio No. 311
M 1645
M 1647
M 1649

S

Sheet 6

SHT2	SHT 3
SHT4	SHT5
SHT6	SHT1



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AFSKRIF**

221(Sht.6)
CAMPS BAY ALLOTMENT AREA
GENERAL PLAN No B.14 b
PART OF THE
BRIGHTON ESTATE
SITUATE AT
CAMPS BAY

E

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File No S/8116/1
Compilation
BH 7DD/W11 W13
(1082)(1084)
Portfolio No 311
M 1645
M 1647
M 1649

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