



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

Case ID 1500149744

**Erven 63538, 159889, 159890 and
159891, 6 Heatherley and 391,
393 and 387 Imam Haron Road,
Lansdowne**

Development Management

This cover page is added by the City of Cape Town as part of our standard branding and document-management process. It does not indicate that the City authored, verified or endorses the submission. All application documents remain the responsibility of the applicant and the City assesses them as submitted. Any errors or discrepancies will be addressed through the normal land use assessment process.

All rights reserved. No part of this data may be reproduced or transmitted without written permission from the Development Management Department of the City of Cape Town. This document is available on the City of Cape Town website (www.capetown.gov.za/LandUseNotices) for a limited time. Please do not host the document independently; you may link to it from the City's site. Documents downloaded from any other website cannot be verified for authenticity.

11 November 2025

Ref: HA 22/09/9367_REV 2

City of Cape Town Municipality
Cape Flats District: Land Use Management
Ledger House
Aden Avenue
Athlone
Cape Town
7764

RE: LAND USE MANAGEMENT APPLICATION FOR REZONING; PERMANENT DEPARTURE; SUBDIVISION; CONSOLIDATION & CITY APPROVAL FOR THE PROPOSED NEW DEVELOPMENT, ON ERF 63538; 159889; 159890 & 159891, 6 HEATHERLEY ROAD; 391; 393 & 387 IMAM HARON ROAD, LANSDOWNE, CAPE TOWN FOR HATUN INVESTMENTS:

The following acts as a motivation for the application for **rezoning; permanent departure; subdivision and consolidation** showing that it satisfies the adjudication criteria set out by the City of Cape Town's Municipal Planning By-Law 2015. The following applications are being applied for:

- **Section 42 (a) to permit rezoning, in terms of the Development Management Scheme, from Single Residential 1 (SR1) to General Business 1 (GB1) - Erf 63538 only.**
- **Section 42 (b) to permit a permanent departure in terms of the Development Management Scheme in terms of:**
 - **Item 60 (e)(i) to permit the building to be 2,545m and 3,350m from the street boundary, in lieu of 4,5m over 10m;**
- **Section 42 (d) to permit subdividing off road portion of consolidated erf in terms of the Development Management Scheme;**
- **Section 42 (f) to permit the consolidation of Erf 63538; 159889; 159890; & 159891 in terms of the development management scheme;**
- **Section 42 (i) to permit City approval, in terms of the development management scheme in terms of:**
 - **Item 60(k)(ii) to permit parking bays to be 0m from the street boundary, in lieu of 10m.**

PROPERTY INFORMATION

Information of the respective Properties

- **Erf 63538 – 6 Heatherley Road:**
 - a. Vacant site; with approval for 2no. dwellings
 - b. Registered area: portion measures **421m²** in extent;
 - c. Zoned Single Residential 1 > proposed General Business 1
- **Erf 159889 – 391 Imam Haron Road;**
 - a. Comprising a semi-detached dwelling house;
 - i. Proposed to be demolished
 - b. Registered area: portion measures **178m²** in extent;
 - i. **Proposed area, excluding the subdivided TR 2 portions:** measure **164,4m²** in extent.
 - c. Zoned General Business 1
- **Erf 159890 – 393 Imam Haron Road;**
 - a. Comprising a single storey semi-detached dwelling house;
 - i. Proposed to be demolished
 - b. Registered area: portion measures **179m²** in extent;
 - i. **Proposed area, excluding the subdivided TR 2 portions:** measure **165,4m²** in extent.
 - c. Zoned General Business 1
- **Erf 159891 – 387 Imam Haron Road.**
 - a. Comprising a single storey single dwelling house
 - i. Proposed to be demolished
 - b. Registered area: portion measures **548m²** in extent;
 - i. **Proposed area, excluding the subdivided TR 2 portions:** measure **503,8m²** in extent.
 - c. Zoned General Business 1

- **Total current area of the 4 properties:** measures **1326m²** in extent;
- **Total area of the proposed consolidated property, excluding the subdivided TR 2 portions:** measures **1255m²** in extent.

Title Deed and conditions:

The four properties are registered under Hatun Investments Pty Ltd and are held in terms of the following Deed of Transfer numbers:

- **Erf 63538 – 6 Heatherley Road:**
 - a. T19148/2025
 - b. Conveyancer's Certificate – prepared by Reid Attorneys
 - i. Confirms no restrictive conditions
- **Erf 159889 – 391 Imam Haron Road;**
 - a. T19085/2025
 - b. Conveyancer's Certificate – prepared by Mukaddem Ahmed Kagee
 - i. Confirms no restrictive conditions
- **Erf 159890 – 393 Imam Haron Road;**
 - a. T19086/2025
 - b. Conveyancer's Certificate – prepared by Mukaddem Ahmed Kagee
 - i. Confirms no restrictive conditions
- **Erf 159891 – 387 Imam Haron Road.**
 - a. T19087/2025
 - b. Conveyancer's Certificate – prepared by Mukaddem Ahmed Kagee
 - i. Confirms no restrictive conditions

Therefore, there are no restrictive conditions imposed.

Locality

The properties in question are located on the east side of Imam Haron Road, on the corner of Imam Haron Road and Heatherley Road, in the suburb of Lansdowne. Refer to figure 1 below, as well as the attached locality plan. Islamia College, is located a block away, from the properties, in an easterly direction.



Figure 1 Locality Plan. [Extracted from City of Cape Town Map Viewer <https://citymaps.capetown.gov.za/EGISViewer/>]

Zoning

In this area, properties along Imam Haron Road are characteristically zoned for Business, General Business 1, with residential zoning, typically Single Residential 1, occurring behind the General Business 1 erven. Refer to figure 2 below.



Figure 2 Zoning Map. [Extracted from City of Cape Town MapViewer <https://citymaps.capetown.gov.za/EGISViewer/>]



Figure 3 Zoning Extract. [Extracted from City of Cape Town MapViewer <https://citymaps.capetown.gov.za/EGISViewer/>]

Heritage

There are two existing buildings over the 3 existing erven (along Imam Haron Road) that are older than 60 years and are proposed to be demolished. Through a Notification of Intent to Develop application to Heritage Western Cape, they have no reason to believe that the proposed demolition of the two buildings will impact on heritage resources. Consequently, the proposal will not have any impact on heritage in this regard. Refer to the attached *Response to Notification of Intent to Develop: Final* and Figure 4 below.

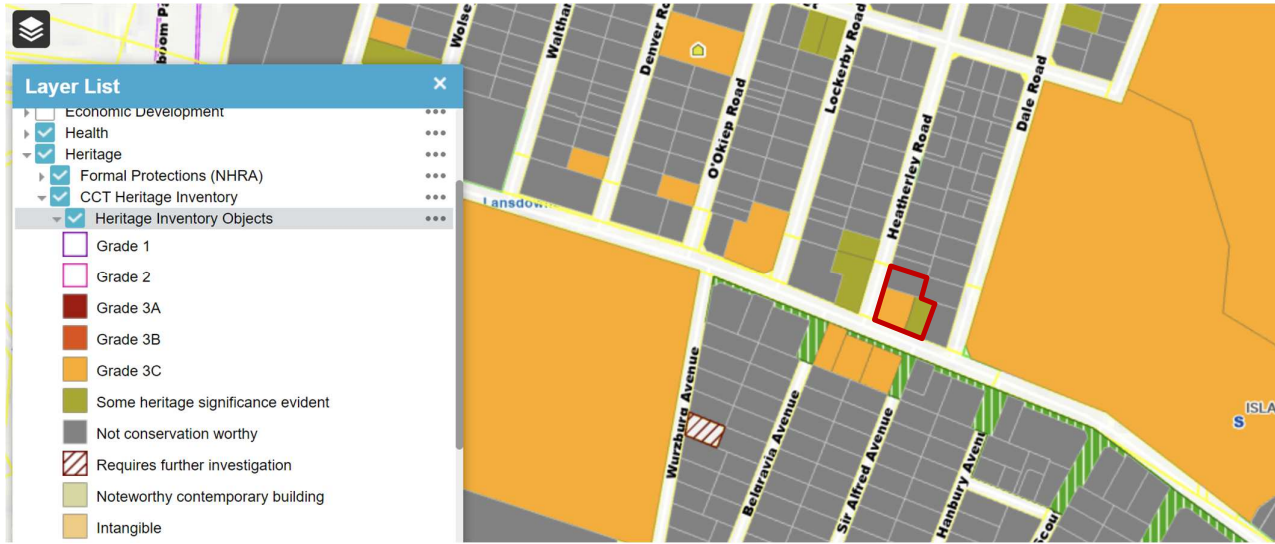


Figure 4 Heritage Extract. [Extracted from City of Cape Town MapViewer <https://citymaps.capetown.gov.za/EGISViewer/>]

Proposed Development

The two existing buildings (on the 3 front erven) are to be demolished, and the approved (as yet unbuilt) building on the fourth erf (erf 63538, facing on to Heatherley Road) will be altered. Resulting in two (2) low-rise buildings; consisting of:

- **A north building**, comprising of:
 - **Block C – Four triple storey apartments**; over the First-, Second and Third Storeys;
 - Each apartment accommodating 3 (three) bedrooms;
 - In order to achieve this, erf 63538 needs to be rezoned to General Business Zoning 1 (GB1)
- **A south building**, comprising of:
 - **Commercial Space**: Four Line shops on the Ground Storey;
 - Total area of 225.8m²
 - **Block B - Six triple storey apartments**; over the First-, Second and Third Storeys;
 - Each apartment accommodating 3 (three) bedrooms;
 - **Block A - Six apartments**; over the First and Second storeys
 - Each apartment accommodating 1 (one) bedroom;
- **Parking provision** on the Ground Storey;
 - Access - ingress and egress - off Heatherley Road.

Development Management Scheme Compliance

General Business Zoning 1 (GB1) applies. Erf 63538 is required to be rezoned from Single Residential 1 (SR1) to General Business 1 (GB1).

- **Coverage:**

For all buildings on a land unit:

 - Maximum coverage is: 100% = 1325,29m²
 - Proposed coverage is: 68.71% = 910,63m²
 - Therefore, proposed coverage **complies**.
- **Street Centreline Setback:**

Not applicable
- **Floor Factor:**
 - Maximum Floor Factor is: 1.5 = 1987,93m²
 - Proposed Total floor space/ area: 1676,17 m²

- Therefore, proposed area **complies**.
- **Height:**
 - Maximum Height above existing ground level to top of roof is: 15,0m
 - Proposed height, above existing ground level to top of roof is: 11,060m (at highest)
 - Therefore, proposed height **complies**.
- **Building Lines:**
 - Points on a building above existing ground level:
 - Street building line and common building line up to 10,0m:
 - 0,0m
 - Proposed building **complies**.
 - Street building line and common building line over 10,0m and up to 25,0m:
 - 4,5m
 - Proposed building **does not comply** on street building line (Heatherley Road):
 - Application for the following required:
 - **Permanent departure: street building line 2,545m and 3,350m in lieu of 4,5m over 10m;**
 - Refer to Figure 5 – Figure 8 below (areas highlighted in red)



Figure 5 Third Storey extract – showing extent of building line departure within 4.5m Heatherley Street boundary.

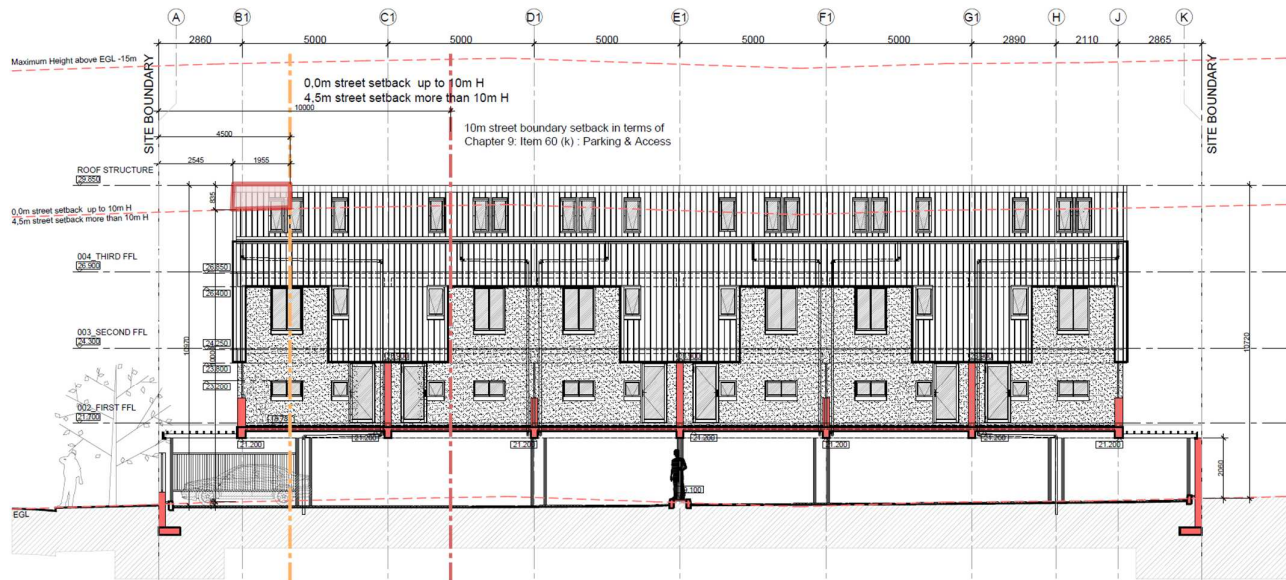


Figure 6 South Elevation of Block B – showing extent of building line departure within 4.5m Heatherley Street boundary.

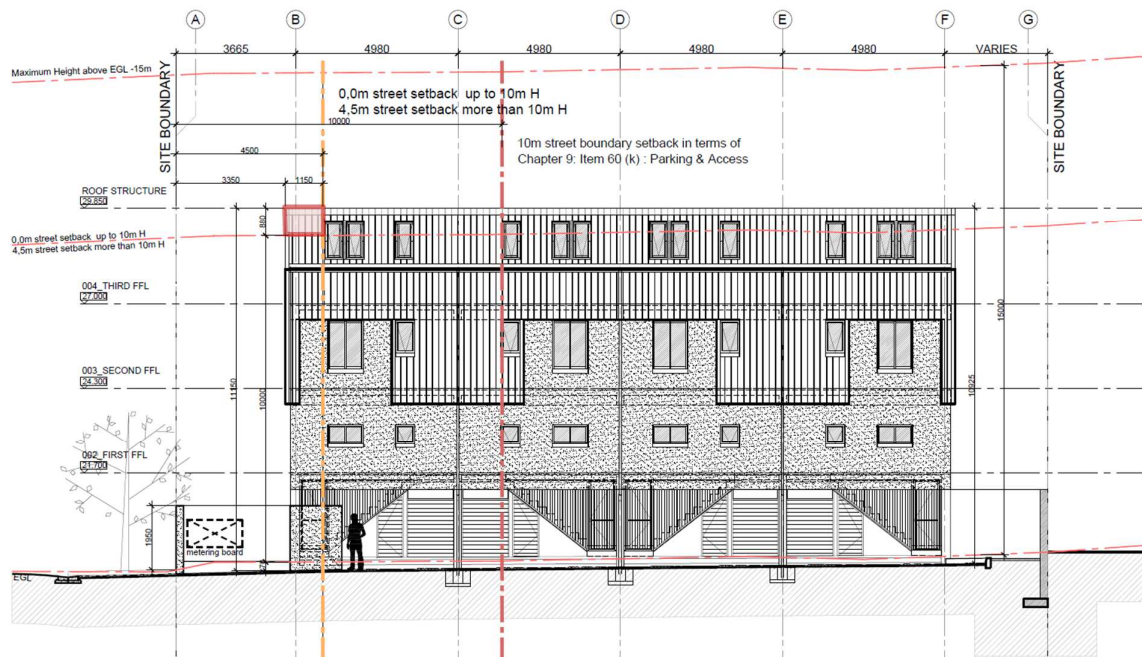


Figure 7 South Elevation of Block C – showing extent of building line departure within 4.5m Heatherley Street boundary.

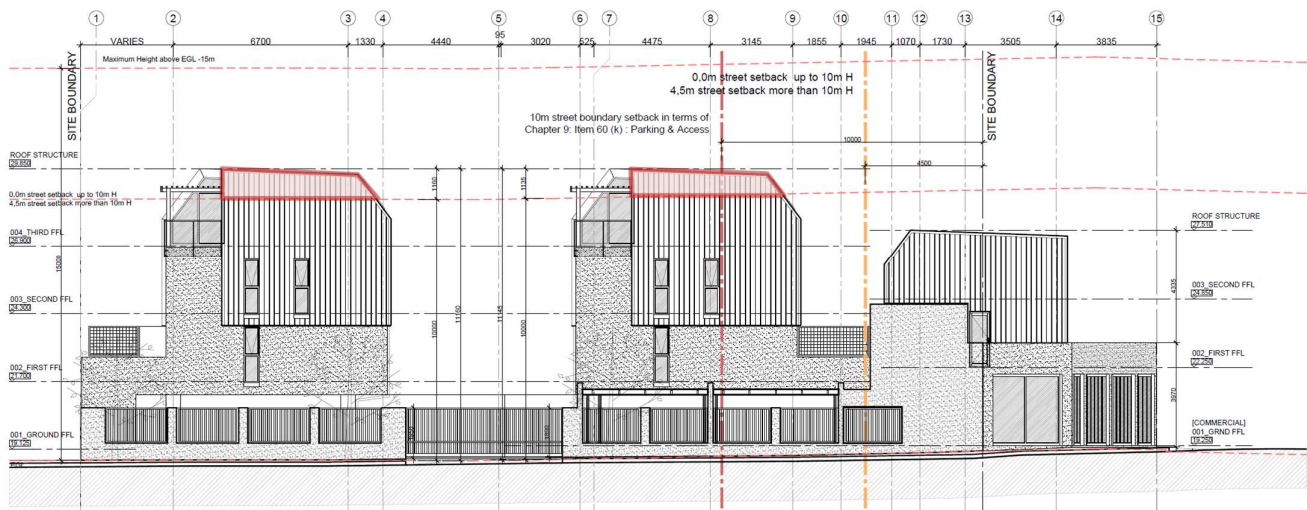


Figure 8 West Elevation (street view) of Development – showing extent of building line departure within 4.5m Heatherley Street boundary.

- **Parking and access:**

- The properties fall within a PT1 zone. The following is required:
 - **Flats:** 1 bay per unit + 0,25 bay;
 - **Shops:** 2 bays per 100m².
- Parking required:
 - **Flats:** 16 units @ 1 bay per unit + 0,25 bay;
 - 20 bays [16 bays + 4 visitor bays]
 - **Shops:** 186,78 m² @ 2 bays per 100m² GLA.
 - 4 bays [3,740 bays]
 - Therefore, total parking bays required 24;
 - **Total parking bays provided 27;**
 - Proposed parking **complies**.
- Except with the approval of the City, no parking bays at ground level on a land unit, either outside or within a building, shall be located closer than 10m to a street boundary.
 - This proposal **does not comply**.
 - Application for the following required:
 - **In terms of item 60(k) City Approval to permit parking bays to be closer than 10m from the street.**
 - Refer to Figure 9 below (bays highlighted in red)

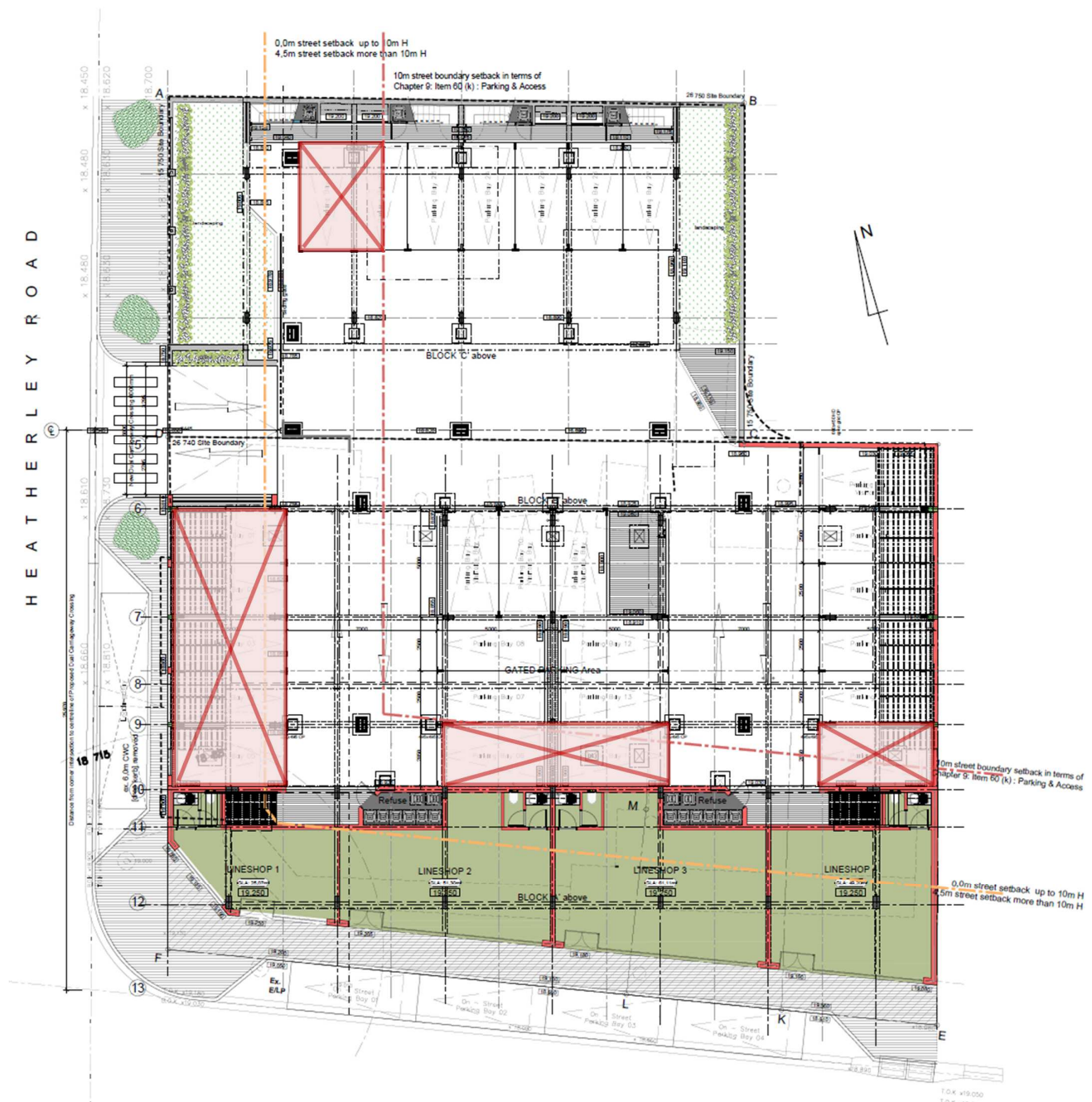


Figure 9 Ground Storey extract – showing extent of bays within 10m of street boundary requiring departure.

Motivation In Terms of Section 99 Of the Municipal Planning By Law

99(1)

The application complies with the following minimum threshold requirements:

This application involves a change in land use. Single Residential 1 to General Business 1. The proposed use and development of the land is consistent with the Municipal Spatial Development Framework, and consequently no deviation is required. The property falls within the Urban Inner Core and Development Corridor where mixed used intensification is encouraged.

Approval of the application will not grant the property the development rules of the next subzone.

Consequently, this application complies with this minimum threshold requirement.

99(2)

(a) The applicable spatial development frameworks are the *Municipal Spatial Development Framework* and the *Cape Flats Districts Plan* (where the property falls within *Subdistrict 1 Greater Athlone*). Emphasis is given to support greater social inclusion with the development of a wider range of living opportunities.

Furthermore, the property falls within the Urban Inner Core and Development Corridor where mixed use intensification is encouraged and specifically falls within a Development Focus Area.

These development corridors are areas specifically identified for a wide mix of land uses and higher densities of people and jobs. They connect different economic hubs, whether well-established or still growing, and include zones designed to promote integration and access to services across various levels, from local to metropolitan.

(b) This application is made in terms of, and complies with, the relevant criteria in the Development Management Scheme.

(c) Applicable policies/ strategies:

- **Social Development Strategy:**
 - The proposed development aligns with the Social Development Strategy by fostering economic inclusion, enhancing safety and accessibility, and contributing to a more integrated and resilient urban environment. It supports the City's broader goals of creating opportunities, reducing inequality, and building sustainable communities.
- **Economic Growth Strategy:**
 - The proposed development aligns with the City of Cape Town's Economic Growth Strategy by promoting job creation, supporting small business development, enhancing infrastructure, and contributing to a more inclusive and sustainable urban economy. It reflects the City's vision for targeted, high-impact growth in priority areas.
- **Cape Flats District Plans:**
 - The proposed development complies with the Cape Flats District Plan by supporting mixed-use intensification, promoting inclusive and sustainable urban growth, and aligning with the spatial transformation goals for Subdistrict 1: Greater Athlone. It represents a context-sensitive, policy-aligned intervention that contributes positively to the district's long-term spatial vision.
- **Densification Policy:**
 - The proposed development complies with the Cape Town Densification Policy by promoting efficient land use, supporting mixed-use intensification in a priority area (Urban Inner Core and a Development Focus Area), and contributing to a more compact, integrated, and sustainable urban environment.
- **Urban Design Policy:**
 - The development supports the Urban Design Policy by creating a clear and integrated layout that enhances the existing street structure. It activates the public realm through ground-floor retail and pedestrian-friendly design, while promoting safety and walkability. The mix of residential and commercial uses reflects appropriate density and diversity, and the design respects local character while contributing to placemaking and spatial transformation.

(d) As will be outlined below under 99(3) the proposed use or development of land will be desirable. The development will provide mixed use opportunities through the provision of commercial services as well as housing/ accommodation. Consequently, this is compatible with the surrounding uses and is encouraged in the area.

(e) The application and proposed development do not impact on the existing rights.

- The application to rezone from Single Residential 1 (SR1) to General Business 1 (GB1) is only applicable to one of the four properties. The proposed Block C, on the rezoned extent maintains setbacks applicable to a SR1 zoning with a maximum (top of roof) height of 11,060m. In terms of GB1 zoning the allowable height is 15,0m applicable to Block C and Block B.
- The permanent departure for the street building line 2,545m and 3,350m in lieu of 4,5m over 10m is applicable to both Block C and B, due to the small extent of each block over the 4,5m street building line over 10m. This does not impose on any neighbouring common boundary, and it should be noted that Block C and B are all comfortably setback from the boundaries.
- The proposed subdivision is a technical requirement to accommodate road widening, a public infrastructure improvement that benefits the broader community. This subdivision affects only the internal layout of the

development site and does not alter external boundaries or encroach on neighbouring properties. It is a necessary adjustment that supports improved access and mobility without impacting existing land use rights.

- The consolidation of the four erven is intended to facilitate a cohesive and integrated mixed-use development. All affected properties are under the same ownership, and the consolidation does not result in any change to external property lines or interfere with neighbouring land uses. It simply enables more efficient site planning and compliance with development parameters.
- The request for City approval to permit parking bays within 10m of the street boundary is a design-related consideration that does not infringe on adjacent properties. The parking layout has been carefully planned to ensure safe ingress and egress, and the proposal includes sufficient on-site parking that exceeds the minimum requirement. The visual and functional impact of this departure is minimal and will be mitigated through appropriate landscaping and screening.

(f) The application and proposed development consist of a consolidation of the four erven.

- i. The scale and design have been carefully considered to ensure the development is not an imposing one. Accordingly, three blocks were introduced to assist with this. The proposed height of 11,060m is well below the allowable height. Blocks B and C have been set back from the respective street boundary and the common boundaries.

The proposed triple-storey mixed-use development aligns with the District Plan's vision for Imam Haron Road as a development corridor. The inclusion of ground-floor retail and upper-floor residential units supports the District Plan's call for mixed-use intensification and active street edges. The scale is appropriate for the area and complements the surrounding urban fabric.

- ii. The building mass, as mentioned above, has been broken up into 3 lower rise blocks, moving away from a larger single mass; maintaining a residential massing.

The massing is broken into three blocks, which helps reduce visual bulk and maintains a human scale. The height remains well below the 15m zoning limit, and the design avoids monolithic structures, which is consistent with the district plan's emphasis on context-sensitive intensification and positive urban interfaces.

- iii. The impact on the surrounding properties has been drastically mitigated; where on the north and east (residential sides) the development provides breathing space for the surrounding properties in the form of generous setbacks.

The development is located within a predominantly General Business 1 zone and adjacent to a residential area. Its design, access from Heatherley Road, and compliant parking provision help mitigate traffic and visual impacts. The proposal enhances the streetscape and supports the district's goals for walkability, safety, and economic vibrancy.

(g) The application and proposed development comply with the relevant national and provisional legislation.

(h) This application is made in terms of the Municipal Planning By-Law and complies with all the relevant requirements and criteria set out.

99(3)

(a) Socio-economic Impact

The proposed application will have a positive socio-economic impact by providing:

- Job opportunity during the construction and after the construction;
- Commercial services to the surrounding community;
- Potential property value increase for the subject property and surrounding properties.

(d) Compatibility with surrounding uses

The proposed application and development is compatible with the surrounding uses where mixed-use opportunities are both currently available and encouraged. The property will provide additional commercial and accommodation to the area.

- Land Use Context: The site is located along Imam Haron Road, a designated development corridor where mixed-use intensification is actively encouraged. The surrounding area already includes a mix of General

Business 1 and Single Residential 1 zonings, with commercial activity fronting Imam Haron Road and residential uses behind - mirroring the proposed development's layout.

- **Policy Alignment:** The DSDF supports incremental intensification in areas with good access to public transport, services, and employment - criteria that this site meets. The plan also encourages a mix of residential and commercial uses in such corridors, particularly where existing zoning and infrastructure support it.
- **Design Sensitivity:** The proposal includes a transition in scale and use from commercial frontage to residential units, which aligns with the district plan's emphasis on maintaining compatibility with adjacent land uses through sensitive design and appropriate interfaces.

The proposed development is compatible with surrounding uses, reinforcing the existing mixed-use character of the area and aligning with the district's spatial planning objectives for intensification and integration.

(e) Impact on external engineering services

The proposed application does not negatively impact on external engineering services and will follow required and applicable approval process.

(f) Impact on safety, health and wellbeing of the surrounding community

The proposed application and development will have a positive impact on the surrounding community's safety by increasing the population, and presence thereof, on the property. The health and wellbeing will not be negatively impacted.

(g) Impact on heritage

There are two existing buildings over the 3 existing erven (along Imam Haron Road) that are older than 60 years and are proposed to be demolished. Through a Notification of Intent to Develop application to Heritage Western Cape, they have no reason to believe that the proposed demolition of the two buildings will impact on heritage resources. Consequently, the proposal will not have any impact on heritage in this regard.

(h) Impact on the biophysical environment

The proposed application and development should not negatively impact the biophysical environment as the properties are already developed.

(i) Traffic impacts, parking, access and other transport related considerations

The proposed application and development do not negatively impact transport considerations. Preliminary consultation and discussions with the City's Transport Department have occurred. Any requirements made by the Transport Department have been accordingly addressed. That said, City Approval to permit parking bays to be closer than 10m from the street in terms of Section 42(i) is required.

(j) Whether the imposition of conditions can mitigate an adverse impact on the proposed use or development of land

The proposed application and development should not require the imposition of any conditions as no adverse impact is expected.

Conclusion:

The proposed application for rezoning, permanent departures, subdivision, and consolidation satisfies the requirements of Sections 99(1), 99(2), and 99(3) of the City of Cape Town's Municipal Planning By-Law (2015). It aligns with the Municipal Spatial Development Framework and the Cape Flats District Plan, falling within the Urban Inner Core and a designated Development Focus Area where mixed-use intensification is actively encouraged. The development complies with the Development Management Scheme, with all proposed departures being minor, contextually appropriate, and not impacting neighbouring rights. The design is sensitive to its surroundings, with a scale and massing that respects the existing urban character and enhances the streetscape. Socio-economically, the proposal contributes positively by creating jobs, providing commercial services, and supporting local economic activity. It is compatible with surrounding land uses, does not adversely affect external services, and has no negative impact on heritage, the biophysical environment, or public health and safety. Transport considerations have been addressed in consultation with the City, and no adverse impacts are anticipated that would require mitigation through conditions.

In summary, the application represents a desirable, policy-aligned, and sustainable development that supports the City's spatial transformation objectives and meets all relevant planning criteria.

Attachments and supporting information included in this application:

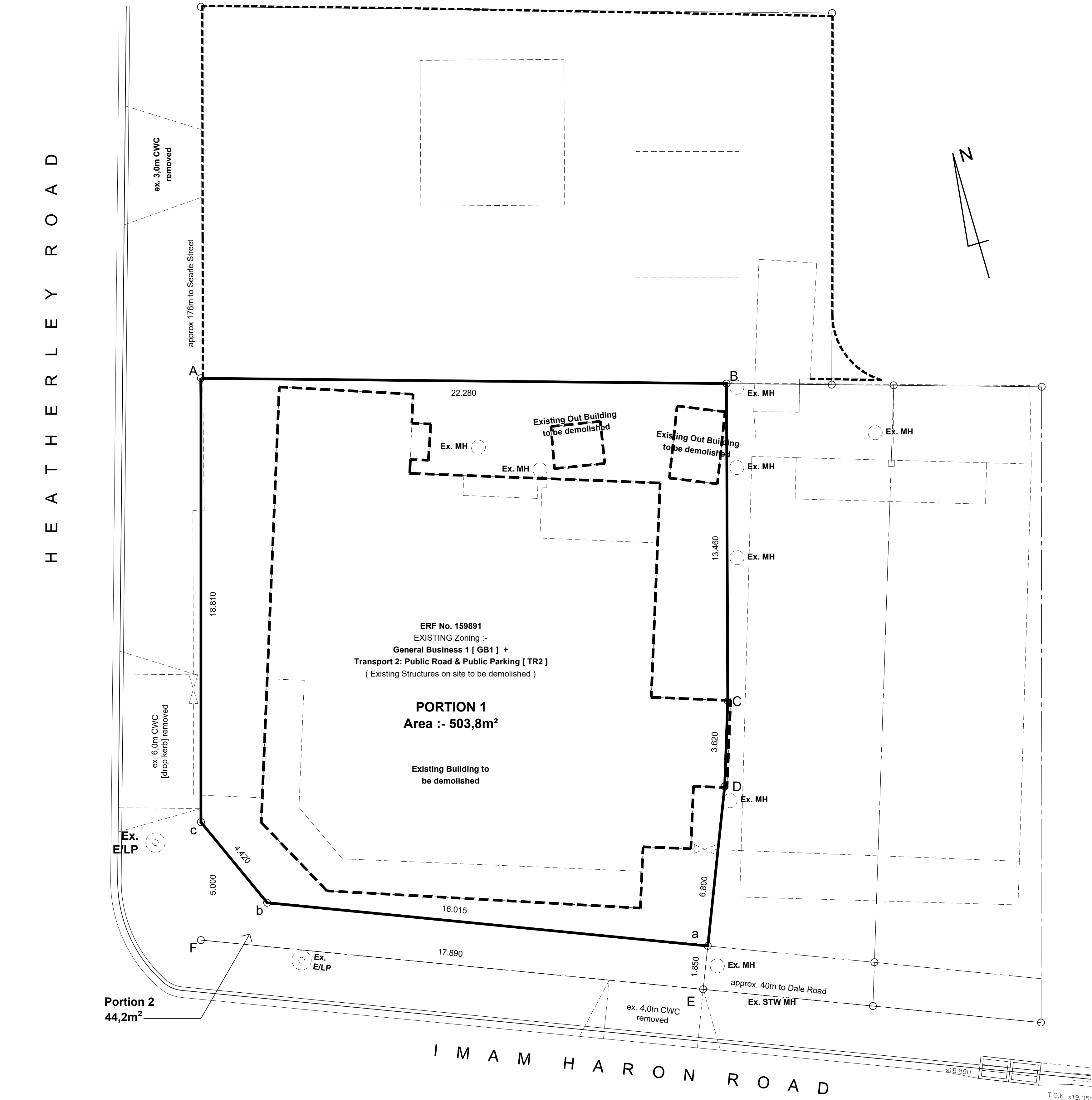
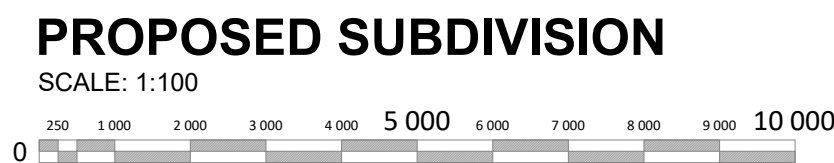
- Land Use Management Application Form - LUM01
- Power of Attorney - LUM02
- Copy of Title deeds
- Conveyancer's Certificates
- Site Development Plan
- Proposed Plans of Subdivision
- Proposed Plan of Consolidation
- SG/ Erf diagrams

We trust that you will consider this application favourably.
Yours faithfully,

HINSCH ARCHITECTS



Sebastian Hinsch



GENERAL SITE PARAMETERS				
SITE:	ERF 159891			
SITE AREA:	548,0m²			
SITE DESCRIPTION:	387 Imam Haron Road , Lansdowne, Cape Town			
ZONING:	Ward 60, Sub-council 11 General Business 1,Transport 2 : Public Road and Public Parking			
PARKING REQUIRED:	Flats	=	1 bay per Unit + 0,25 bay	
[as per PT1 Area]	Shops	=	2 bays per 100m² * GLA	
ZONING SCHEME REGULATIONS				
DEVELOPMENT RULES				
SUBZONING	FLOOR FACTOR	MAX. FLOOR SPACE	COVERAGE	*MAX. HEIGHT
GB1	1,5	n/a	100%	15m
Street Building Line and Common Building Line				
Points on a building above base level				
-	Street CL Setback Line	Street Boundary	Common Boundary	
-	8m	0,0m up to 10,0m height 4,5m above 10,0m height	0,0m	
* MAX. HEIGHT:	Defined as maximum height above ground level to Top of Roof			
* GLA	: The area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls			

PROPOSED SUBDIVISION of ERF:-	
1.	Figure ABCDEF represents ERF 159891 Lansdowne, Imam Haron Road, measuring in extent 548,0m²
2.	Figure ABCDabc represents Portion 1 measuring 503,8m²
	Figure abcEF represents Portion 2 measuring 44,2m² [to be ceded to Council for Road Purposes]
ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED THROUGH A FINAL SURVEY	
ALL NEW SERVICES TO BE RE-DESIGNED AND TO BE ACCEPTED AND AS PER COUNCIL'S SATISFACTION	

LEGEND:-	
	ELECTRICAL / LIGHT POST
	STORMWATER
	MUNICIPAL SEWER
	WATER METER [WM]
	FIRE HYDRANT [FH]
	SEWER MANHOLE
	STORMWATER DRAIN

REVISIONS			
No	Date	Amendment	
-	-	-	-

Client Signature: _____ Architect Signature: _____

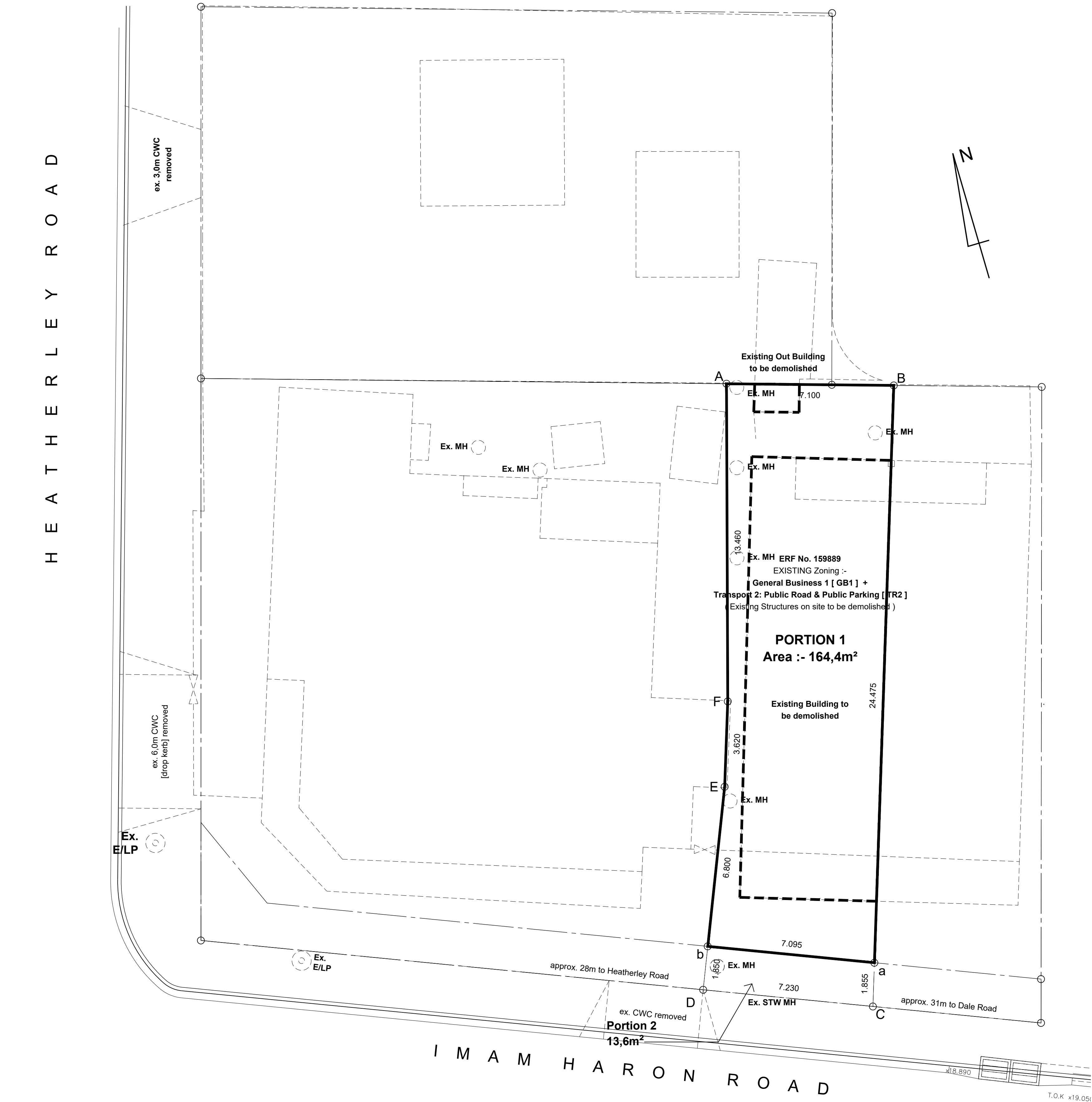
COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECTS

HINSCI ARCHITECTS
106 - 108 CHURCH STREET, CAPE TOWN, 8001
+27 (0)72 577 2294 / info@hinsciarchitects.co.za / www.hinsciarchitects.co.za
Est. 1980

PROJECT: **IMAM HARON DEVELOPMENT 2:**
Proposed Consolidation & Redevelopment of
Erven 159889, 159890, 159891 & 63538, Imam Haron Road, Lansdowne, Cape Town for: The Caledonian Share 3 Trust

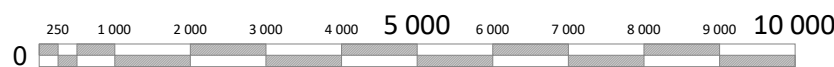
DESCRIPTION
SDP SUBMISSION:
PROPOSED SUBDIVISION

Scale	Date	Drawn	Checked
1 : 100 @ A1	NOV. 2025	RPD	SH/ RH
Drawing No.			Revision
HA	22 - 09 - 1000		-



PROPOSED SUBDIVISION

SCALE: 1:100



GENERAL SITE PARAMETERS

SITE:	ERF 159889
SITE AREA:	178m²
SITE DESCRIPTION:	391 Imam Haron Road, Lansdowne, Cape Town
ZONING:	Ward 60, Sub-council 11 General Business 1, Transport 2 : Public Road and Public Parking & Single Res. 1
PARKING REQUIRED:	Flats = 1 bay per Unit + 0,25 bay [as per PT1 Area] Shops = 2 bays per 100m² * GLA

ZONING SCHEME REGULATIONS

DEVELOPMENT RULES				
SUBZONING	FLOOR FACTOR	MAX. FLOOR SPACE	COVERAGE	*MAX. HEIGHT
GB1	1,5	n/a	100%	15m
Street Building Line and Common Building Line				
Points on a building above base level				
-	Street CL Setback Line	Street Boundary	Common Boundary	
-	8m	0,0m up to 10,0m height 4,5m above 10,0m height	0,0m	
* MAX. HEIGHT:	Defined as maximum height above ground level to Top of Roof			
* GLA	: The area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls			

PROPOSED SUBDIVISION of ERF:-

- Figure ABCD represents ERF 159889 Lansdowne, Imam Haron Road, measuring in extent 178,0m²
- Figure ABab represents Portion 1 measuring 164,4m²

Figure CDba represents Portion 2 measuring 13,6m²
[to be ceded to Council for Road Purposes]

ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED THROUGH A FINAL SURVEY
ALL NEW SERVICES TO BE RE-DESIGNED AND TO BE ACCEPTED AND AS PER COUNCIL'S SATISFACTION

LEGEND:-

	ELECTRICAL / LIGHT POST
	STORMWATER
	MUNICIPAL SEWER
	WATER METER [WM]
	FIRE HYDRANT [FH]
	SEWER MANHOLE
	STORMWATER DRAIN

REVISIONS		
No.	Date	Amendment
-	-	-

Client Signature: Architect Signature:

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECTS

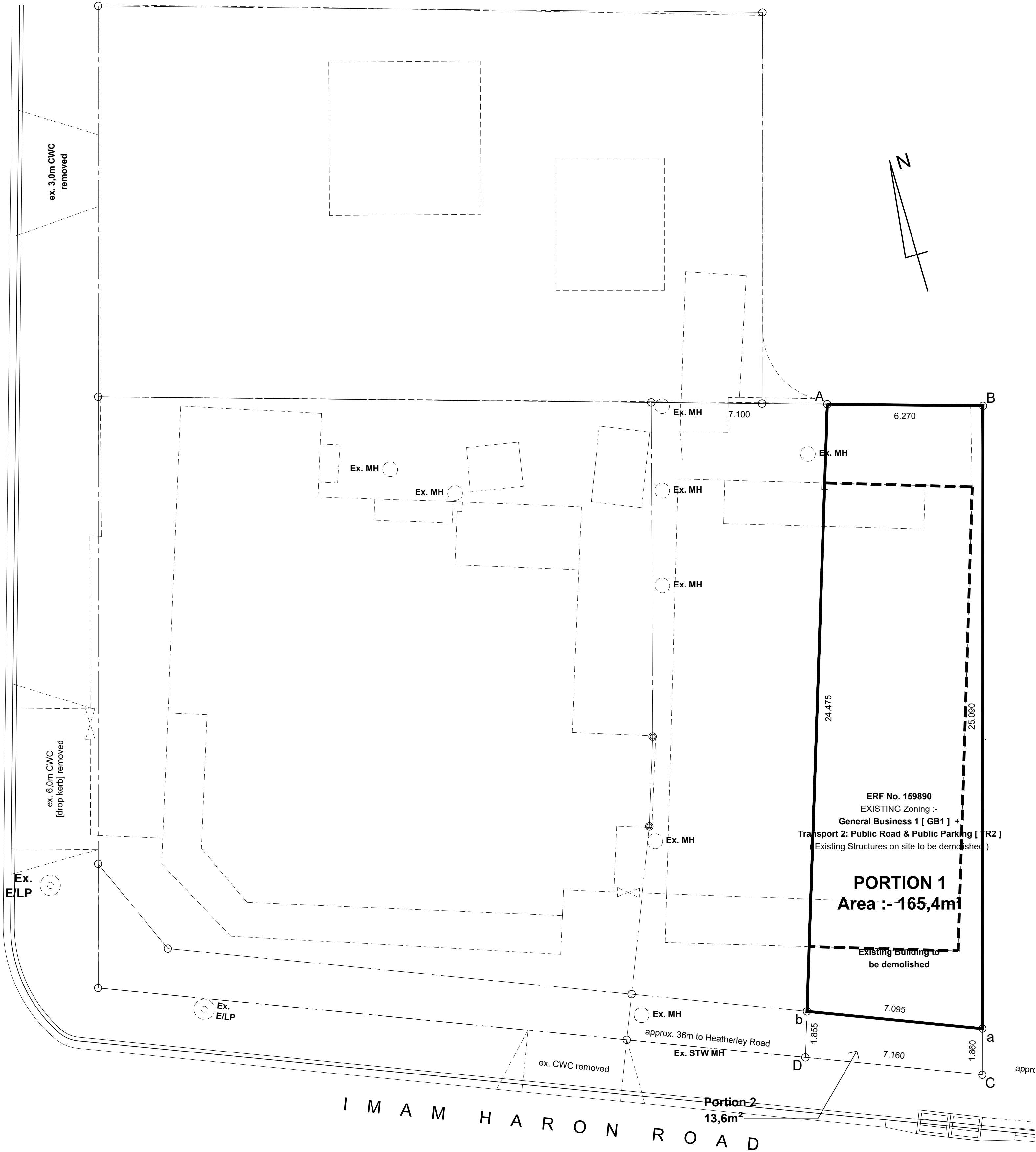


PROJECT: **IMAM HARON DEVELOPMENT 2:**
Proposed Consolidation & Redevelopment of
Erven 159889, 159890, 159891 & 63538, Imam Haron Road, Lansdowne, Cape Town for: The Caledonian Share 3 Trust

DESCRIPTION
SDP SUBMISSION:
PROPOSED SUBDIVISION

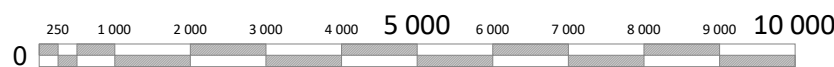
Scale	Date	Drawn	Checked
1 : 100 @ A1	NOV. 2025	RPD	SH/ RH
Drawing No.	Revision		
HA	22 - 09 - 1001		-

H E A T H E R L E Y R O A D



PROPOSED SUBDIVISION

SCALE: 1:100



GENERAL SITE PARAMETERS

SITE:	ERF 159890
SITE AREA:	179m²
SITE DESCRIPTION:	393 Imam Haron Road, Lansdowne, Cape Town
ZONING:	Ward 60, Sub-council 11 General Business 1, Transport 2 : Public Road and Public Parking & Single Res. 1
PARKING REQUIRED:	Flats = 1 bay per Unit + 0,25 bay [as per PT1 Area] Shops = 2 bays per 100m² * GLA

ZONING SCHEME REGULATIONS

DEVELOPMENT RULES				
SUBZONING	FLOOR FACTOR	MAX. FLOOR SPACE	COVERAGE	MAX. HEIGHT
GB1	1,5	n/a	100%	15m
Street Building Line and Common Building Line				
Points on a building above base level				
-	Street CL Setback Line	Street Boundary	Common Boundary	
	8m	0,0m up to 10,0m height 4,5m above 10,0m height	0,0m	
* MAX. HEIGHT:	Defined as maximum height above ground level to Top of Roof			
* GLA	The area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls			

PROPOSED SUBDIVISION of ERF:-

- Figure ABCD represents ERF 159890 Lansdowne, Imam Haron Road, measuring in extent 179,0m²
- Figure ABab represents Portion 1 measuring 165,4m²

Figure CDba represents Portion 2 measuring 13,6m²
[to be ceded to Council for Road Purposes]

ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED THROUGH A FINAL SURVEY
ALL NEW SERVICES TO BE RE-DESIGNED AND TO BE ACCEPTED AND AS PER COUNCIL'S SATISFACTION

LEGEND:-

	ELECTRICAL / LIGHT POST
	STORMWATER
	MUNICIPAL SEWER
	WATER METER [WM]
	FIRE HYDRANT [FH]
	SEWER MANHOLE
	STORMWATER DRAIN

REVISIONS		
No.	Date	Amendment
-	-	-

Client Signature: Architect Signature:

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECTS

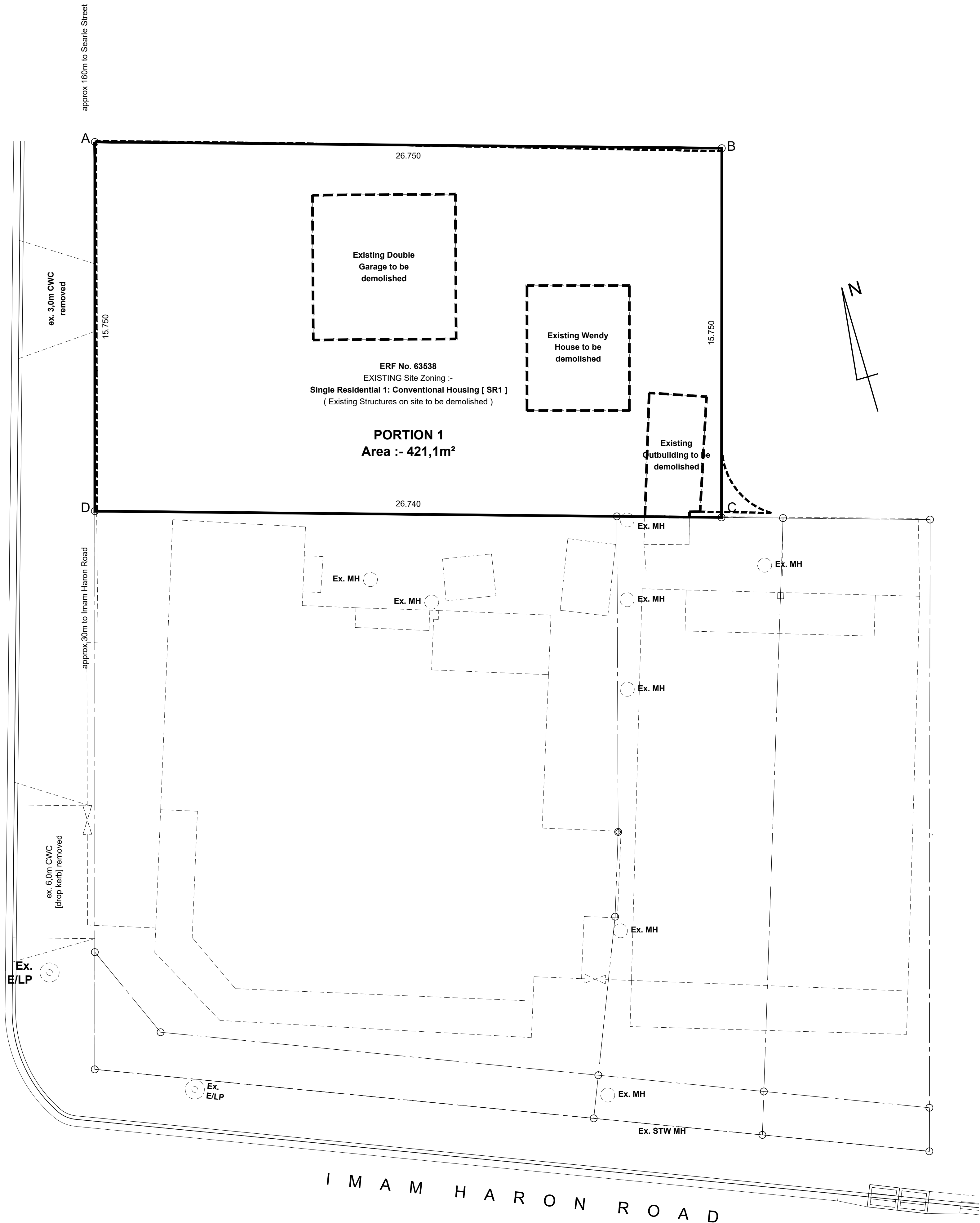


PROJECT: **IMAM HARON DEVELOPMENT 2:**
Proposed Consolidation & Redevelopment of
Erven 159889, 159890, 159891 & 63538, Imam
Haron Road, Lansdowne, Cape Town for:
The Caledonian Share 3 Trust

DESCRIPTION
SDP SUBMISSION:
PROPOSED SUBDIVISION

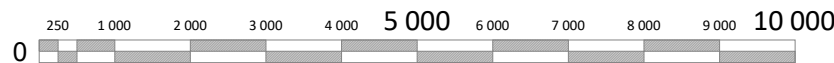
Scale	Date	Drawn	Checked
1 : 100 @ A1	NOV. 2025	RPD	SH/ RH
Drawing No.	Revision		
HA	22 - 09 - 1002		-

H E A T H E R L E Y R O A D



PROPOSED REZONING

SCALE: 1:100



GENERAL SITE PARAMETERS

SITE:	ERF 63538
SITE AREA:	421,00m²
SITE DESCRIPTION:	6 Heatherley Road, Lansdowne, Cape Town
ZONING:	Ward 60, Sub-council 11 Single Residential 1 : Conventional Housing
PARKING REQUIRED:	

ZONING SCHEME REGULATIONS

DEVELOPMENT RULES				
SUBZONING	FLOOR FACTOR	MAX. FLOOR SPACE	COVERAGE	*MAX. HEIGHT
GB1	1,5	n/a	100%	15m
Street Building Line and Common Building Line				
Points on a building above base level				
	Street CL Setback Line	Street Boundary	Common Boundary	
-	8m	0,0m up to 10,0m height 4,5m above 10,0m height	0,0m	
* MAX. HEIGHT:	Defined as maximum height above ground level to Top of Roof			
* GLA	The area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls			

PROPOSED REZONING of ERF:-

Components:

1. Figure ABCd represents ERF 63538 Lansdowne, Heatherley Road, measuring in extent 421,0m²

ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED THROUGH A FINAL SURVEY
ALL NEW SERVICES TO BE RE-DESIGNED AND TO BE ACCEPTED AND AS PER COUNCIL'S SATISFACTION

LEGEND:-

	ELECTRICAL / LIGHT POST
	STORMWATER
	MUNICIPAL SEWER
	WATER METER [WM]
	FIRE HYDRANT [FH]
	SEWER MANHOLE
	STORMWATER DRAIN

REVISIONS

No.	Date	Amendment
-	-	-

Client Signature: Architect Signature:

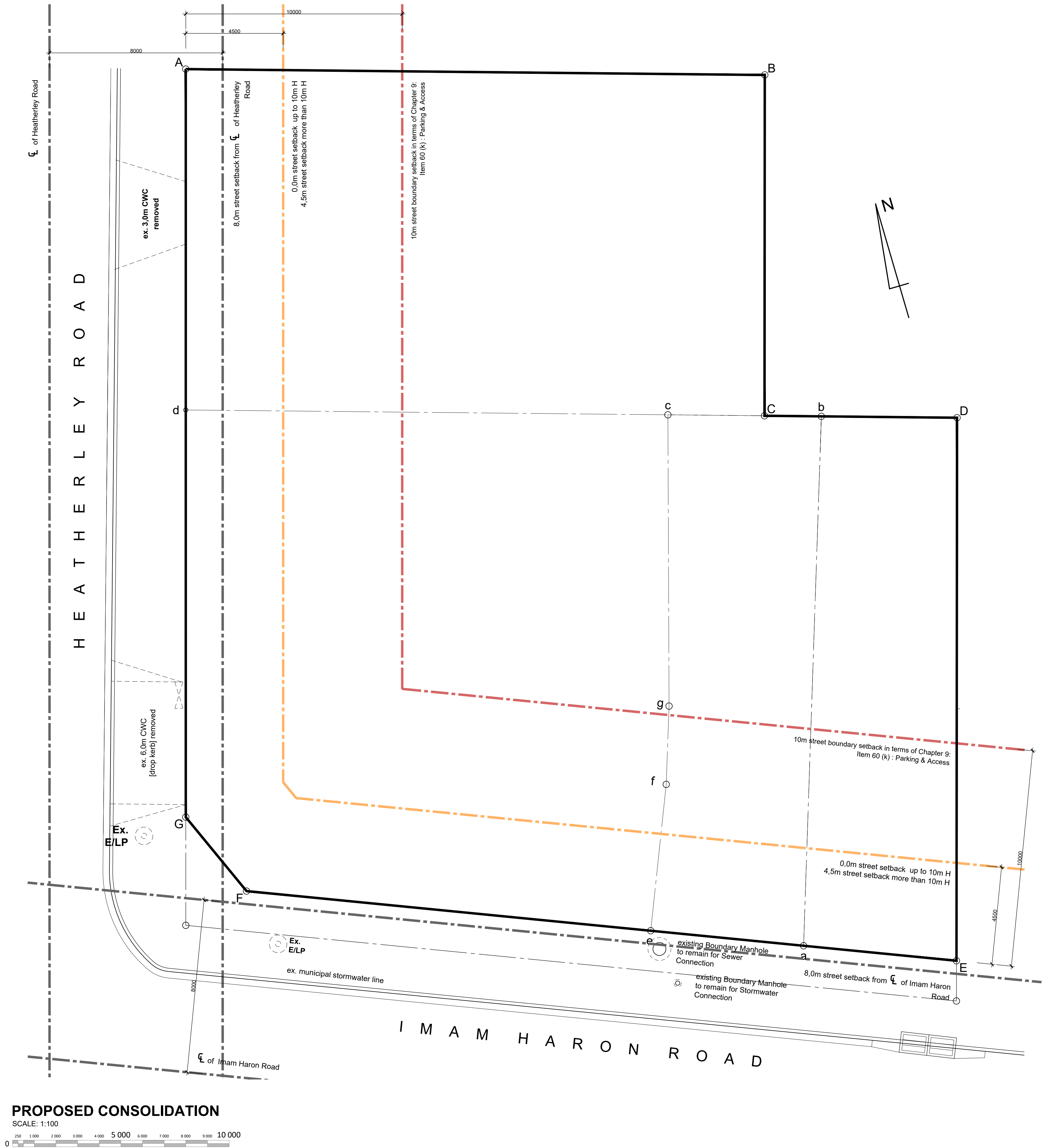
COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECTS



PROJECT: **IMAM HARON DEVELOPMENT 2:**
Proposed Consolidation & Redevelopment of
Erven 159889, 159890, 159891 & 63538, Imam
Haron Road, Lansdowne, Cape Town for:
The Caledonian Share 3 Trust

DESCRIPTION
SDP SUBMISSION:
PROPOSED REZONING

Scale	Date	Drawn	Checked
1 : 100 @ A1	NOV. 2025	RPD	SH/ RH
Drawing No.	Revision		
HA	22 - 09 - 1003	-	



GENERAL SITE PARAMETERS				
SITE:	ERF 159889, 159890,159891 & 63538			
SITE AREA:	1255,0m²			
SITE DESCRIPTION:	393; 391 & 387 Imam Haron Road & 6 Heatherley Road, Lansdowne, Cape Town			
ZONING:	Ward 60, Sub-council 11 General Business 1 [GB1] [Gen. Bus. 1 & Single Res.1]			
PARKING REQUIRED:	Flats	=	1 bay per Unit + 0,25 bay	
	[as per PT1 Area]	Shops	=	2 bays per 100m² * GLA
ZONING SCHEME REGULATIONS				
DEVELOPMENT RULES				
SUBZONING	FLOOR FACTOR	MAX. FLOOR SPACE	COVERAGE	*MAX. HEIGHT
GB1	1,5	n/a	100%	15m
Street Building Line and Common Building Line				
Points on a building above base level				
-	Street CL Setback Line	Street Boundary	Common Boundary	
-	8m	0,0m up to 10,0m height 4,5m above 10,0m height	0,0m	
* MAX. HEIGHT:	Defined as maximum height above ground level to Top of Roof			
* GLA	: The area of a building designed for, or capable of, occupancy and/or control by tenants, measured from the centre line of joint partitions to the inside finished surface of the outside walls			
PROPOSED CONSOLIDATION OF ERVEN:-				
Components:				
1.	Figure ABCdD represents ERF 63538 Lansdowne, Heatherley Road, measuring in extent 421,4m²			
2.	Figure FdGde represents ERF 159891 Lansdowne, Imam Haron Road, measuring in extent 503,8m²			
3.	Figure abcdg represents ERF 159889 Lansdowne, Imam Haron Road, measuring in extent 164,4m²			
4.	Figure DEab represents ERF 159890 Lansdowne, Imam Haron Road, measuring in extent 165,4m²			
Figure ABCDEFG represents 1255,0m² of land being consolidated of components (1) - (4)				
ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED THROUGH A FINAL SURVEY ALL NEW SERVICES TO BE RE-DESIGNED AND TO BE ACCEPTED AND AS PER COUNCIL'S SATISFACTION				

PROPOSED CONSOLIDATION of ERVEN:-	
Components:	
1.	Figure ABCd represents ERF 63538 Lansdowne, Heatherley Road, measuring in extent 421,4m²
2.	Figure FGdcgfe represents ERF 159891 Lansdowne, Imam Haron Road, measuring in extent 503,8m²
3.	Figure abcgfe represents ERF 159889 Lansdowne, Imam Haron Road, measuring in extent 164,4m²
4.	Figure DEab represents ERF 159890 Lansdowne, Imam Haron Road, measuring in extent 165,4m²
Figure ABCDEFG represents 1255,0m² of land being consolidated of components (1) - (4)	
ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED THROUGH A FINAL SURVEY	
ALL NEW SERVICES TO BE RE-DESIGNED AND TO BE ACCEPTED AND AS PER COUNCIL'S SATISFACTION	

LEGEND:-	
	ELECTRICAL / LIGHT POST
	STORMWATER
	MUNICIPAL SEWER
	WATER METER [WM]
	FIRE HYDRANT [FH]
	SEWER MANHOLE
	STORMWATER DRAIN

REVISIONS		
No.	Date	Amendment
-	-	-

Client Signature: _____ Architect Signature: _____

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECTS



HINSCIARCHITECTS

106 - 108 CHURCH STREET, CAPE TOWN, 8001
+27 (0)72 577 2294 / info@hinsciarchitects.co.za / www.hinsciarchitects.co.za
Est. 1980

PROJECT: **IMAM HARON DEVELOPMENT 2:**
Proposed Consolidation & Redevelopment of
Erven 159889, 159890,159891 & 63538, Imam
Haron Road, Lansdowne, Cape Town for:
The Caledonian Share 3 Trust

DESCRIPTION
SDP SUBMISSION:
PROPOSED CONSOLIDATION

Scale	Date	Drawn	Checked
1 : 100 @ A1	MAY 2025	RPD	SH/ RH
Drawing No.	Revision		
HA	22 - 09 - 1004		-