

LAND USE PLANNING ASSESSMENT REPORT

(In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)

AANSOEK: HERSONERING, ONDERVERDELING EN KONSOLIDASIE VAN RESTANT ERWE 2 & 136 EN ERWE 491 & 490, NKQUBELA, ROBERTON

Reference number	15/4/9/9/1	Application submission date	11/10/2021	Date report finalised	20/12/2021
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PART A: AUTHOR DETAILS

First name(s) & Surname	Jack van Zyl
Job title	Assistent Bestuurder: Stadsbeplanning
SACPLAN registration number	A/1170/2000

PART B: PROPERTY DETAILS

Property description (in accordance with Title Deed)	Gedeelte van erf 136, (ongeregistreerde erf 435) Nkqubela				
Physical address	Auguststraat (langs Nkqubela sportgronde)	Town	Robertson		
Current zoning	Onbepaalde sone	Extent (m2 /ha)	4.34ha	Are there existing buildings on the property?	Y N
Applicable zoning scheme	LIZS, 2018				
Current land use	Onbepaalde sone & Residensiële sone I		Title Deed number & date		
Any restrictive title conditions applicable	Y	N	If Yes, list condition number(s)		
Any third party conditions applicable?	Y	N	If Yes, specify		
Any unauthorised land use/building work	Y	N	If Yes, explain		

PART C: APPLICATION DESCRIPTION

Aansoek ingevolge Artikel 15(2) van die Munisipaliteit Langeberg: Verordening op Grondgebruikbeplanning, 2015 vir die hersonering va ongeregistreerde erf 435 (gedeelte van erf 136), Nkqubela vanaf Onbepaalde sone na Onderverdelingsgebied, sowel as die onderverdeling daarvan in 172 Enkel residensiële sone I erwe, 1 Sakesone III erf, 1 Gemeenskapsone II erf (plek van aanbidding) en publieke oopruimtes en openbare strate.

PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION

Die volledige aansoek word uiteengesit in die motiveringsverslag gedateer 11 Oktober 2016 deur Urban Dynamics (aangeheg in Bylae 2).

Die aansoek het ten doel om weer goedkeuring te kry vir 'n vorige goedkeuring vir presies dieselfde voorstel, wat verval het. Die oorspronklike goedkeuring is op 21 September 2011 gegee vir 124 residensiële erwe, 11 sake-erwe, 3 gemeenskapsone erwe, publieke oopruimtes en strate. Dit is op 9 Desember 2013 gewysig deur 'n heruitleg en weer op 6 Desember 2018 toe nog 49 erwe bygevoeg is. Met die laaste wysiging is daar egter nie aansoek gedoen vir 'n verlenging van die geldigheidsduur van die onderverdelingsgoedkeuring nie en het dit in effek op 9 Desember 2018 verval.

Die munisipale dienste-infrastruktuur is egter reeds volledig installeer en die gedeelte word nou benodig vir 'n gesubsidiëerde behuisingsprojek in samewerking met die Wes-Kaapse Departement van Menslike Nedersettings. Fondse is beskikbaar en die ontwikkelingsagent is gereed om te begin met die oprigting van bostrukture.

Die voorstel is presies dieselfde as die een wat op 6 Desember 2018 goedgekeur is. Dit behels die voorsiening van drie behuisingstipes, naamlik Duplekse (44), Skakelhuse (76) en Losstaande huise (52) op erwe met gemiddelde groottes van onderskeidelik 131m², 155m² en 185m². Aangesien die boulyne volgens die soneringskema 1m aan die straat- en sygrense is en 1.5m aan die agtergrense, word 'n afwyking van die boulyne ook vereis vir die duplekse en skakelhuse, wat uiteraard tot op van die erfgrrense opgerig sal word.

Die wenslikheid word motiveer in afdelings 4 – 7 van die motiveringsverslag.

PART E: SUMMARY OF PUBLIC PARTICIPATION

Public participation required in terms of Sections 45- 49 of the By-law?

Y N

Where participation is required, state method of advertising

Press

Notices

Ward Councillor

Other

PART F: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION (if applicable)

Geen beswaar is ontvang.

PART G: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS (if applicable)

Siviele Ingenieursdienste en Elektriese Ingenieursdienste

Geen kommentaar is ontvang. Dienste is reeds installeer ooreenkomstig die voorgestelde uitleg.

Kommentaar : Boubeheerbeampte

Geen kommentaar ontvang

Kommentaar : Hoof Verkeer

Geen kommentaar ontvang.

Kommentaar : Brandweerdienste

Geen kommentaar ontvang.

Kommentaar : Wyksraadslid

Geen kommentaar is ontvang.

Kommentaar : Senior Omgewingsgesondheidspraktisyn – Kaapse Wynland Distriksmunisipaliteit

Geen beswaar

PART H: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

Die aansoeker se motivering spreek alle tersaaklike oorwegings aan en word ondersteun.

PART I: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS (REFER TO ROR GUIDELINE)

NVT

PART J: RECOMMENDATION

Dat die volgende goedgekeur word ingevolge Artikel 60 van die Munisipaliteit Langeberg: Verordening op Grondgebruikbeplanning, 2015:

- A. Hersonerig van 'n gedeelte van die Restant van erf 136, Nkqubela, beskryf as ongeregistreerde erf 435 (± 4.34 Ha) vanaf Onbepaalde sone na Onderverdelingsgebied
- B. Onderverdeling van ongeregistreerde erf 435, Nkqubela in:
- 172 Enkel residensiële sone I erwe,
 - 1 Sakesone III erf,
 - 1 Gemeenskapsone II erf,
 - 4 Oopruimtesone I erwe en
 - 1 Vervoersone publieke oopruimtes
- ooreenkomstig plan gemerk NKQ136(435)-LBM-OP.
- C. Afwykings van die ontwikkelingsparameters ten opsigte van sy- en agterboulyne soos voorgeskryf vir woonhuise in die Enkel residensiële sone I in die Langeberg Munisipaliteit Geïntegreerde Sonerigskemaverordening, 2018, tot op die betrokke erfgrense vir erwe waarop duplekse en skakelhuse opgerig gaan word ooreenkomstig die plan gemerk NKQ136(435)-LBM-OP.

Die goedkeuring is onderhewig aan die volgende voorwaardes ingevolge Artikel 66 van die gemelde verordening:

1. Alle siviele en elektriese ingenieursdienste vir die ontwikkeling moet volgens die vereistes en tot bevrediging van die betrokke munisipale departemente ontwerp en installeer word.
2. Straatname moet toegeken word volgens die Raad se beleid en straatnommers deur die Departement Stadsbeplanning.
3. Ter uitvoering van Artikel 20(5)(c) van die gemelde verordening moet die aansoeker die konsep Algemene Plan vir endossering as die goedgekeurde onderverdelingsplan by die Langeberg Munisipaliteit Stadsbeplanningsafdeling indien.
4. Vir die toepassing van Artikel 21(2) van die gemelde verordening geld die sonerings soos aangedui op plan gemerk NKQ136(435)-LBM-OP.
5. Ingevolge Artikel 22(1) van die gemelde verordening verval die onderverdeling na 5 jaar vanaf datum van goedkeuring indien dit nie bevestig is soos bedoel in Artikel 21 van dieselfde verordening.
6. Voorwaardes 1 en 3 moet nagekom word voordat 'n sertifikaat ingevolge Artikels 20(6) en 28 van die gemelde verordening uitgereik word.

PART K: ANNEXURES

Bylae 1: ~~Planne, ingesluit~~ Onderverdelingsplan NKQ136(435)-LBM-OP.

Bylae 2: Motiveringsverslag en aanhangsels

PART L: AUTHOR SIGNATURE:


.....
J LE R VAN ZYL
ASSISTANT MANAGER: TOWN PLANNING
REGISTERED PROFESSIONAL PLANNER – NO. A/1170/2000


.....
DATE

Bylae 1

~~Planne, ingesluit 0~~ Onderverdelingsplan NKQ136(435)-LBM-OP

NKQUBELA SPORTSFIELD

ERF 435 (a portion of Erf 136)

SUBDIVISION & REZONING PLAN

NKQ 136(435) LBM-OP

- Application Area
- Cadastral Boundaries
- Proposed Layout
- Contours (0.5m intervals)

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

INDemnITY

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DATE	05 Oct 2021	COPYRIGHT	RESERVED
SCALE	see linescale	PLANNING	VERSION
			3



URBAN DYNAMICS SOUTH AFRICA
TOWN & REGIONAL PLANNERS

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Bylae 2

Motiveringsverslag en aanhangsels

Kobus Brand

From: Martin Botha <Martin@udwc.co.za>
Sent: 11 October 2021 15:23
To: Kobus Brand
Cc: Gerhard Swart; Belinda Swartland
Subject: Erf 136 Nkqubela - application documentation (310190s)
Attachments: Annexure A - Approval dated 9 December 2013_pdf was removed from this message; Annexure B - Approval dated 6 December 2018_pdf was removed from this message; Annexure C - Application form_pdf was removed from this message; Motivation Report _pdf was removed from this message; Subdivision & Rezoning Plan_pdf was removed from this message

Dear Kobus,

Please find herewith attached the following documents, for your information and attention:

- Motivation Report
- Subdivision & Rezoning Plan
- Annexure A – Approval dated 9 December 2013
- Annexure B – Approval dated 6 December 2018
- Annexure C – Application form

I trust the above information is in order.

Kind regards



MARTIN BOTHA • TOWN PLANNER (Pr. Planner A/2518/2017)
URBAN DYNAMICS WESTERN CAPE (PTY) LTD • URBAN DYNAMICS SOUTH CAPE (PTY) LTD
TOWN AND REGIONAL PLANNERS

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11 October 2021

Langeberg Municipality
28 Main Road
Ashton
6715

Attention: **Mr. Kobus Brand**

E-mail: kbrand@langeberg.gov.za

ROBERTSON HOUSING
REMAINDER ERF 136 NKQUBELA: RE-INSTATEMENT OF
PREVIOUSLY APPROVED DEVELOPMENT RIGHTS

1. Introduction

An application for the rezoning and subdivision of the Remainder of Erf 136, south of the sports field, Nkqubela, Robertson was approved on 21 September 2011.

The above-mentioned application included the rezoning of the Remainder of Erf 136 from Undetermined Zone to Subdivisional Area to create the following:

- i) 124 Residential Zone I erven;
- ii) 11 Business Zone I erven with Consent Use approvals for Community Facilities, Places of Worship, Places of Education and 2 Public Open Spaces; and
- iii) Public Roads.

The subdivision plan was approved in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and the general plans were subsequently approved as General Plan 17/2012 and General Plan 18/2012 (refer **Figures 1 & 2**).

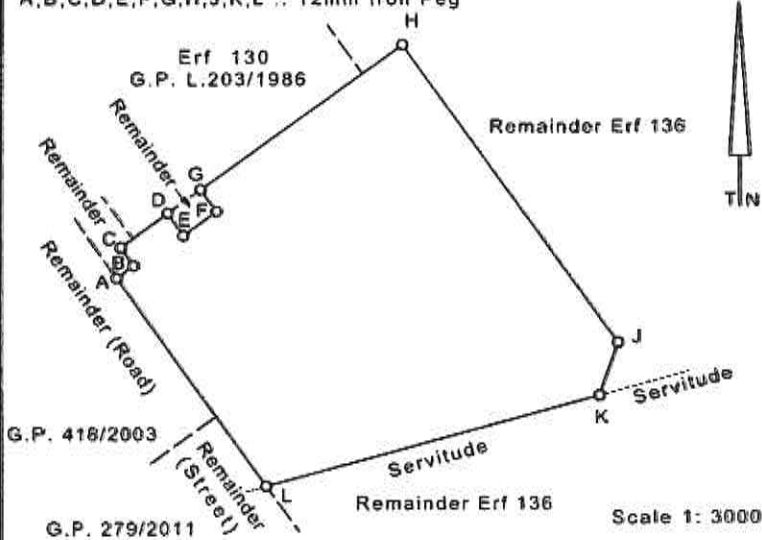
Office Suite 208, Tyger Lake Building, 2 Niagara Way, Tyger Falls, Bellville, 7530
PO Box 2445, Bellville 7535

Tel: +27(0)21 948-1545 • Email: erika@udwc.co.za

Company Reg No: 1997/006197/07

Directors: PL Olden (A/1162/2000) (Managing)* GP Swart (A/1126/1999)* PJ Lerm (A/163/2009)*
*Registered Professional Planners

Version 2

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 19° X		SG No.	
				Constants ±0,00 +3 700 000,00		17/2012	
A B	12,40	233,37,50	A	-83 050,43	+44 135,54	Approved  for SURVEYOR- GENERAL	
B C	13,15	144,10,20	B	-83 060,42	+44 128,19		
C D	34,11	234,10,20	C	-83 052,72	+44 117,52		
D E	16,10	324,10,20	D	-83 080,38	+44 097,55		
E F	24,22	234,10,20	E	-83 089,80	+44 110,61		
F G	16,10	144,10,20	F	-83 109,44	+44 096,44		
G H	145,91	234,10,20	G	-83 100,01	+44 083,38		
H J	216,18	324,10,20	H	-83 218,31	+43 997,97		
J K	33,23	19,27,00	J	-83 344,85	+44 173,24		
K L	202,67	74,43,40	K	-83 333,79	+44 204,58		
L A	150,68	144,20,20	L	-83 138,27	+44 257,96		
TOWN SURVEY MARKS							2012.02.27
		56M8 ⊗		-82 368,12	+42 712,29		
		65M8 ⊗		-82 651,36	+43 298,15		
BEACON DESCRIPTION A,B,C,D,E,F,G,H,J,K,L ... 12mm Iron Peg 							
The Figure A B C D E F G H J K L represents 4,3434 hectares of land being Erf 435 (a portion of Erf 136) NKQUBELA Situate in the Langeberg Municipality Administrative District of Robertson Province: Western Cape Surveyed in September 2011 by me T.A. Theron Professional Land Surveyor PLS 0874							
This diagram is annexed to No. d.d. i.f.o.		The original diagram is No. 879/1970 Transfer No. 1981- 33916.		File S/7334/77 S.R. No. 8/2012 Comp. BI-88D(3917) BISU-1292 (M4698) LPI C0650002			
Registrar of Deeds		Erf 435 Nkqubela					

FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERAL
PLAN 8/2012

Figure 1: Approved GP 17/2012

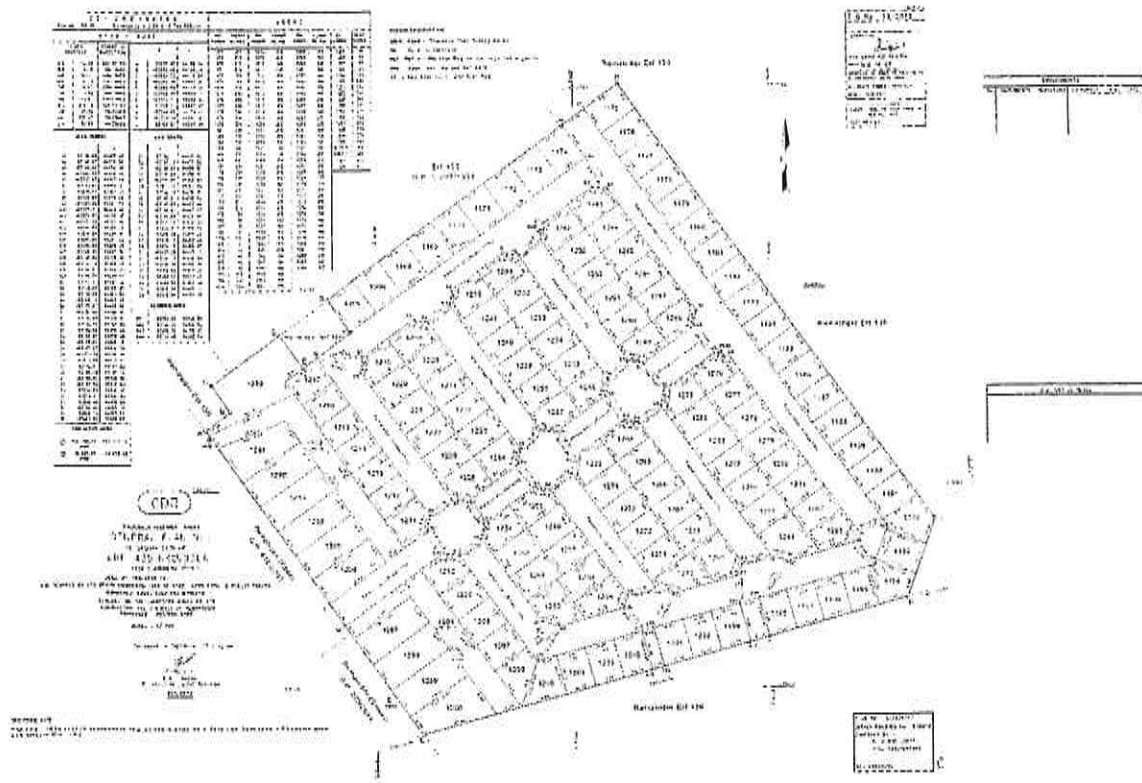


Figure 2: Approved GP 18/2012

In September 2012 Urban Dynamics submitted an application for the amendment of the General Plan 18/2012, in terms of Section 30 of the Land Use Planning Ordinance of 1985 (Ordinance 15 of 1985), in order to allow for a number of additional residential erven, reconfiguration of the road network and public open spaces (refer Figure 3). The application was approved on 9 December 2013 (refer Annexure A for approval letter dated 9 December 2013).



Figure 3: Approved layout (December 2013)

area submitted and advertised

4

In September 2018, Urban Dynamics submitted another application for the amendment of the approved layout. The afore-mentioned amendment related to the creation of an additional 49 erven (refer Figure 4). The application was approved by Council on 6 December 2018 (refer Annexure B for approval letter dated 6 December 2018).

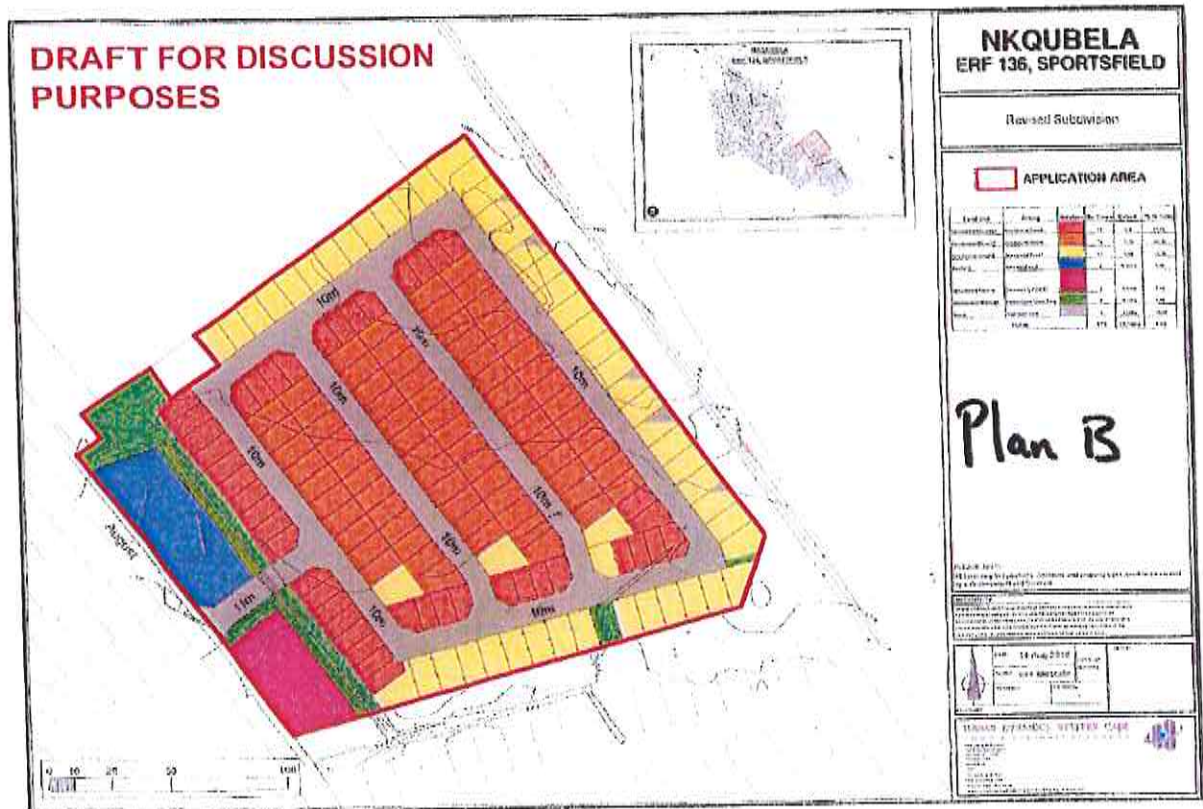


Figure 4: Approved layout (December 2018)

Following the above-mentioned planning approvals for human settlement development, the professional land surveyor failed to compile and submit the amended General Plans to the Surveyor General's Office for approval, to enable the subsequent registration of the erven by the Registrar of Deeds. The above-mentioned zoning rights have therefore lapsed. It is therefore the intention of the implementing agent to submit a new application for the 're-instatement' of previously approved development rights, to enable the submission of the surveyed General Plans to the Surveyor General's office for approval and to allow for the subsequent registration thereof.

2. Brief

A Nelson Mandela, 1993-2004

Urban Dynamics South Cape (Pty) Ltd., has been appointed by Asla Devco (Pty) Ltd. (the implementing agent), to prepare and submit an application for the rezoning of Erf 435 Nkqubela (a portion of the Remainder of Erf 136 Nkqubela), from Undetermined Zone to Subdivisional

Area, to allow for the 're-instatement' of previously approved development rights. Figures 5 & 6 show the locality of the application area. The application site is located within Nkqubela, directly abutting the R317 towards Bonnievale and in close proximity to the railway line.

The application site is colloquially known as the Sports Field, as it was previously land utilised as a kick-about and for various other sporting activities. The surrounding land uses comprise largely of residential developments and associated amenities.

The site is located within close proximity of the Robertson industrial area and employment opportunities. The proposed development is also within walking distance of schools and community facilities.

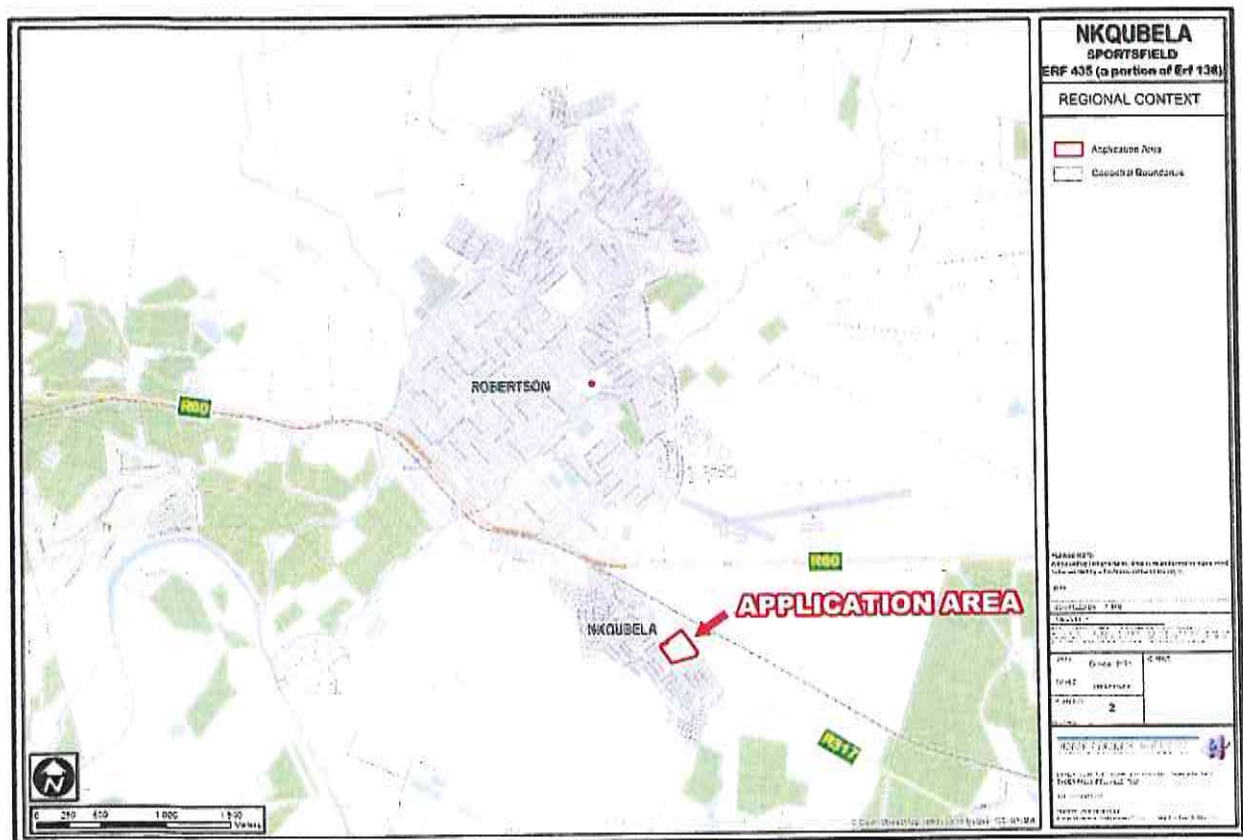


Figure 5: Regional Context Plan

3. The application

- a) The rezoning of Erf 435 Nkqubela (a portion of the Remainder of Erf 136 Nkqubela), in terms of Section 15(2)(a) of the Langeberg Municipal Land Use Planning By-law (2015), from Undetermined Zone to Subdivisional Area, to allow for residential, community facility, business, open space and transport uses.
- b) The Subdivision of Erf 435 Nkqubela (a portion of the Remainder of Erf 136 Nkqubela), in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-law (2015), to allow for the following zonings, in accordance with the regulations of the Langeberg Integrated Zoning Scheme By-law (2018) (refer **Figure 7**):

- Single Residential Zone 1 - 172 erven
- Business Zone 3 - 1 erf
- Community Zone 2 (place of worship) - 1 erf
- Open Space Zone 1 - 4 erven
- Transport Zone - 1 erf

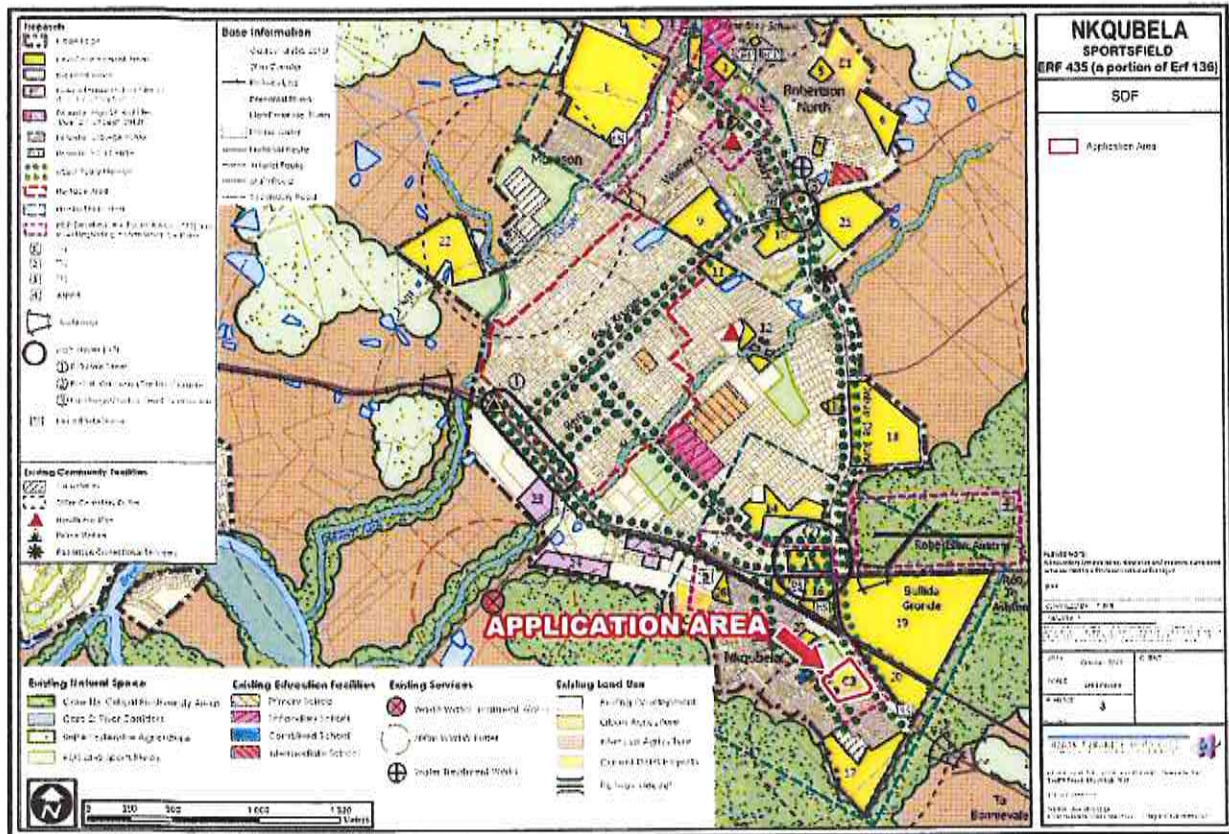


Figure 8: MSDF (2015)

6. Layout

To be submitted

As stated in Section 1 above, this application is submitted for the re-instatement of previously approved development rights on the application area, as the previous land use approvals have lapsed. The proposed layout (refer Figure 7) is exactly in accordance with the plans that were approved on 6 December 2018.

The following broad planning principles have been applied as part of the original layout planning process:

- The implementation of a cost-effective design, to optimise the use of available land and resources.
- A safe environment with a strong sense of community.
- Facilitate pedestrian-orientated movement.
- A system of continuous routes to promote accessibility to community and economic opportunities / facilities.
- Optimise the use of existing resources and infrastructure with the view to achieve sustainability.

7. Desirability Criteria

The following desirability criteria have been applied to the existing development on the site:

- Consistent with **Spatial Policy** directives; ✓
- Consistent with **surrounding character**; ✓
- No negative impact on **environmental or heritage resources**; ✓
- No negative impact on **existing rights of surrounding properties**; ✓
- No negative impact on the **safety and welfare** of the surrounding communities; ✓
- The development is well-located with **excellent accessibility relative to amenities and community facilities**, while also contributing positively to **pedestrian movement**; and ✓
- No negative impact on **services infrastructure**. ✓

8. Exemption of Advertising Requirements

As stated in **Section 1** above, this application is for the 're-instatement' of previously approved development rights which have lapsed. The approval of this application will therefore have absolutely no additional / different impact, when considered relative to the previous approved rights and status quo of the property. On this basis, it is requested that the application for rezoning and subdivision be exempted from the need for advertising.

9. Conclusion

This application is merely for the 're-instatement' of previously approved development rights. By approving this application will have absolutely no impact on the status quo of the application area and will enable the submission and approval of the General Plans to the Surveyor General, and the subsequent registration of properties by the Registrar of Deeds.

10. Recommendation

It is recommended that the application be approved, as follows:

- a) The rezoning of Erf 435 Nkqubela (a portion of the Remainder of Erf 136 Nkqubela), in terms of Section 15(2)(a) of the Langeberg Municipal Land Use Planning By-law (2015),

from Undetermined Zone to Subdivisional Area, to allow for residential, community facility, business, open space and transport uses.

- b) The Subdivision of Erf 435 Nkqubela (a portion of the Remainder of Erf 136 Nkqubela), in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-law (2015), to allow for the following zonings, in accordance with the regulations of the Langeberg Integrated Zoning Scheme By-law (2018):

• Single Residential Zone 1	-	172 erven
• Business Zone 3	-	1 erf
• Community Zone 2 (place of worship) -	-	1 erf
• Open Space Zone 1	-	4 erven
• Transport Zone	-	1 erf

NKQUBELA SPORTSFIELD ERF 435 (a portion of Erf 136)

SUBDIVISION & REZONING PLAN

- Application Area
- Cadastral Boundaries
- Proposed Layout
- Contours (0.5m intervals)

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified
by a Professional Land Surveyor.

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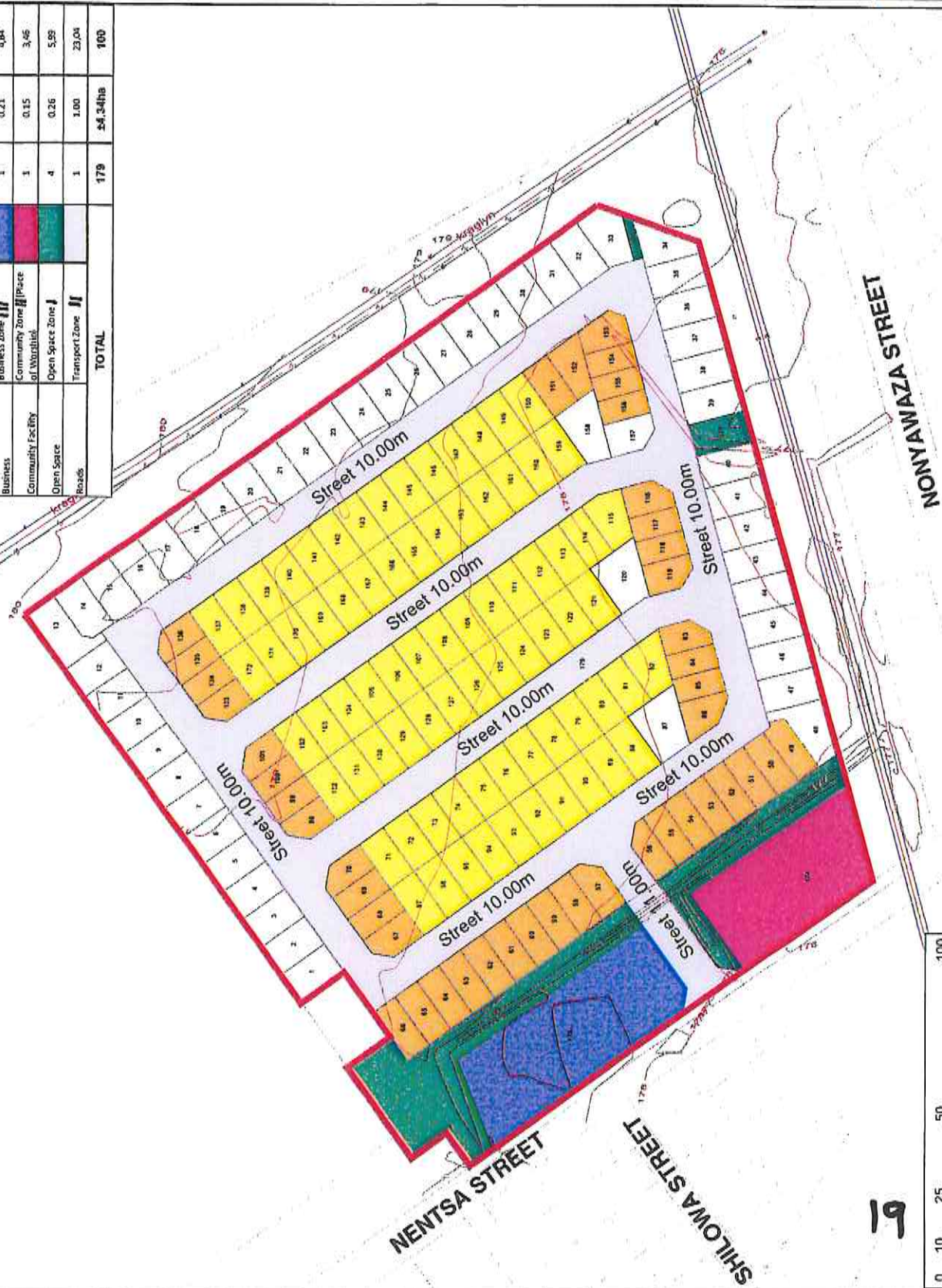
DATE	05 Oct 2021	CLIENT	
SCALE	see linescale	COPYRIGHT	RESERVED
PLAN NO.		VERSION	1

URBAN DYNAMICS SOUTH AFRICA
TOWN & REGIONAL PLANNERS

OFFICE: 101, TROOPERS ROAD, BELLVILLE, 7501
TEL: 021 934 5454
FAX: 021 934 5455
EMAIL: info@urban-dynamics.co.za

LAND USE TABLE

Land Use	Zoning	Notation	No. Erven	Extent (ha)	% of Total
Residential (Duplex)	Single Residential Zone I		44	0.58	13.36
Residential (Semi's)	Single Residential Zone I		76	1.16	27.19
Residential (Single)	Single Residential Zone I		52	0.96	22.12
Business	Business Zone III		1	0.21	0.84
Community Facility	Community Zone II (Place of Worship)		1	0.15	3.46
Open Space	Open Space Zone I		4	0.26	5.89
Roads	Transport Zone II		1	1.00	23.04
TOTAL			179	24.34ha	100



Ref/Verw: 15/4/9/2

Enquiries/Navrae: Mnr JV Brand

9 Desember 2013

Urban Dynamics
Posbus 2445
BELLVILLE
7535

Meneer

WYSIGING VAN GOEDGEKEURDE UITLEG : ERF 136, NKQUBELA

Goedkeuring word hiermee verleen ingevolge Artikel 25 van ordonnansie 15 van 1985, vir die onderverdeling van erf 136, Nkqubela, Robertson. Hierdie gewysigde plan vervang Plan gedateer 18 September 2012.

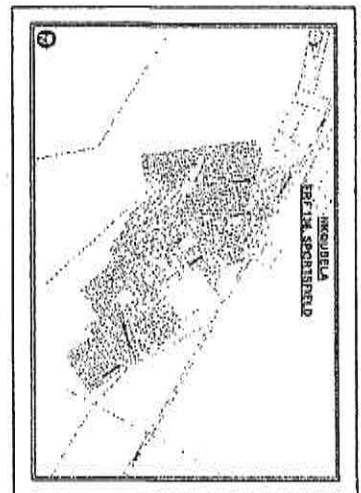
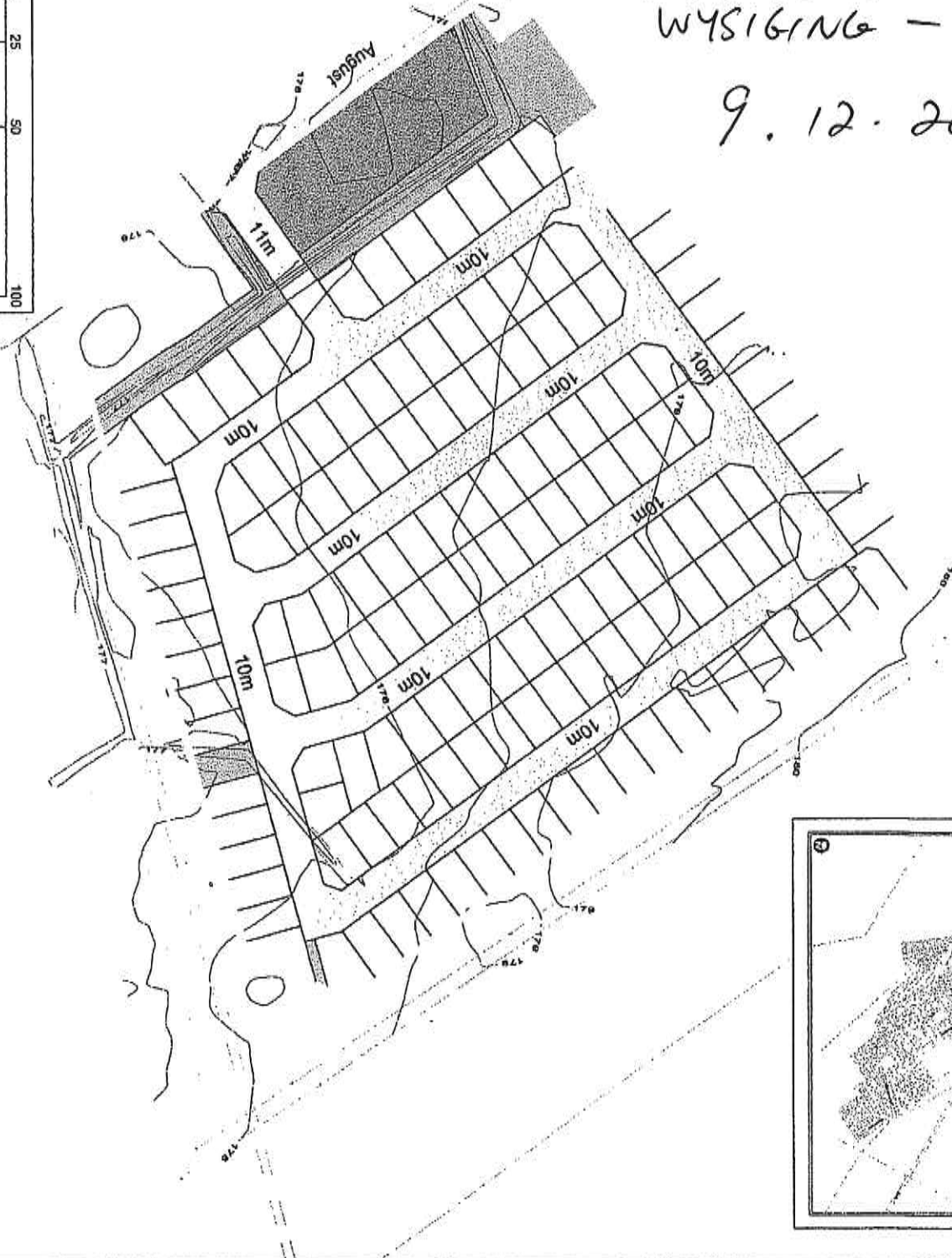
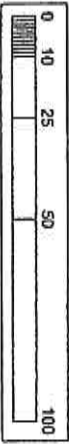
Indien u enige addisionele inligting verlang, is u welkom om met Kobus Brand (023 - 6148000) in verbinding te tree.

Die uwe



JV BRAND --
BESTUURDER:STADSBEPANNING

9.12.2013



NKQUBELA
ERF 136, SPORTSFIELD

Revised Subdivision

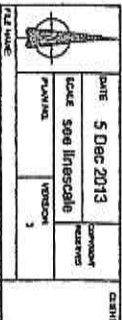
APPLICATION AREA

[illegible]

PLEASE NOTE:
All boundary line positions, distances and property areas need to be verified by a Professional Land Surveyor.

INDEMNITY

USING STANDARDIZED, REPRODUCIBLE, AND VALIDATED, OR AT LEAST, WELL-DOCUMENTED, METHODS FOR DATA COLLECTION, ANALYSIS, AND REPORTING. THE DATA ARE SUBJECT TO RE-EVALUATION IN ORDER TO IMPROVE THE ACCURACY OF THE DATA AND TO CORRECT FOR ANY ERRORS. THE DATA ARE SUBJECT TO RE-EVALUATION IN ORDER TO IMPROVE THE ACCURACY OF THE DATA AND TO CORRECT FOR ANY ERRORS. THE DATA ARE SUBJECT TO RE-EVALUATION IN ORDER TO IMPROVE THE ACCURACY OF THE DATA AND TO CORRECT FOR ANY ERRORS.

[illegible]

Langeberg Munisipaliteit
Langeberg Municipality

Onderverdeling toegestaan kraglens artikel 25 van Ordonnansie 15 van 1985.

- Die aansoeker het die voorwaardes skriftelik aanvaar.
- Konsep erfdiagramme met nuwe ernommers daarop is deur die betrokke landmeter by die munisipale Departement Beplanning ingedien.
- Daar is geen appél hangende.

Subdivision granted in terms of section 25 of Ordinance 15 of 1985.

- The applicant has provided written acceptance of the conditions of approval.
- Draft erf diagram/s with the new erf numbers on, have been submitted by a land surveyor to the municipal Planning Department.
- There is no appeal pending.

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

9-12-13
DATUM
DATE

Nkqubela
Erf 136, Sportsfield

Ref/Verw: 15/4/8/2

Enquiries/Navrae: Mnr JV Brand

6 December 2018

Urban Dynamics

P.O. Box 2445

BELLVILLE

7535

Attention: Gerhard Swart

Sir/Madam

APPLICATION FOR THIS AMENDMENT OF APPROVED SUBDIVISION PLAN IN TERMS OF SECTION 15(K) OF THE LANGEBERG MUNICIPALITY: LAND USE PLANNING BY-LAW, 2015.

The Director: Engineering Service has, under delegated authority, approved in terms of Section 60 of the Langeberg Municipality: Land Use Planning Bylaw, 2015, for the following on erf 136, Nkqubela, Robertson:

That the application for the amendment of this approved Subdivision plan (annexure a), be approved in terms of Section 60 of the Langeberg Municipal Land Use Bylaw, PN 264/2015 of 30 July 2015 and be replaced by the proposed amended plan (annexure b) as stipulated below:

EXISTING		PROPOSED AMENDED PLAN	
Land Use	No. Erven	Land Use	No. Erven
Residential	148	Residential (Duplex)	44 +
		Residential (Semi's)	76 +
		Residential (Single)	52 + = 172
Public Space	4	Public Space	4
Public Roads	1	Roads	1
Community Facility	1	Community Facility	1
Business	1	Business	1
Total	155		179

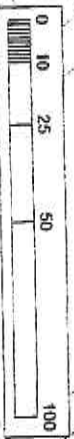
If you require any additional information, please do not hesitate to contact this office.

Yours faithfully


SA MOKWENI
MUNICIPAL MANAGER

GOEDGEKURAT WYSIGING 6.12.2018

DRAFT FOR DISCUSSION PURPOSES



NKQUBELA
ERF 136, SPORTSFIELD

Revised Subdivision

APPLICATION AREA

Land Use	Zone	Proposed Use	Area (m²)	% of Total
Residential	1	Residential	40	13%
Commercial	2	Commercial	10	3%
Industrial	3	Industrial	10	3%
Public	4	Public	10	3%
Green	5	Green	10	3%
Water	6	Water	10	3%
Other	7	Other	10	3%
TOTAL			310	100%

Plan B

PLEASE NOTE:
All boundary line positions, distances, and property areas need to be verified by a Professional Land Surveyor.

DISCLAIMER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, BUSINESS, OR REPUTATION, ARISING OUT OF THE USE OF THESE PLANS AND SPECIFICATIONS.

DATE: 14 Aug 2018	SCALE: 1:500
PROJECT: SUBDIVISION	CLIENT: [Blank]
DRAWN BY: [Blank]	CHECKED BY: [Blank]

URBAN DYNAMICS WESTERN CAPE
ARCHITECTS & PLANNERS
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