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**MZURI ESTATE
TOWN PLANNING APPROVAL**

SEPTEMBER 2022

Version 01

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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

Gabby Wagner
Case Officer

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E: Renee.Arendse@capetown.gov.za

16 April 2019

Case ID	70361323
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Messrs First Plan Town & Regional Planners
P O Box 15865
PANORAMA
7506

Per email: christine.havenga@absamail.co.za

FINAL NOTIFICATION LETTER

Dear Sir / Madam

APPLICATION FOR CONSOLIDATION, SUBDIVISION, APPROVAL OF OVERALL SITE FRAMEWORK/LAYOUT PLAN, REGULATION DEPARTURES, SITE DEVELOPMENT PLAN, APPROVAL OF STREET NAMES & CANCELLATION OF SERVITUDE: REM ERF 18371, ERF 18372 AND ERF 18373, SOMERSET WEST

I refer to my letter dated 15 March 2019 and hereby wish to confirm in terms of Section 106 of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL) that **Condition 56** in Annexure A of the decision letter dated 15 March 2019 is to be **amended** to read as follows:

56. That the Developer/Owner shall, at his/her own cost, provide the internal electrical reticulation and street lightning serving the specific subdivision. To this end, the Developer/Owner shall appoint a consulting electrical engineering practitioner registered with ECSA to carry out the design and to supervise the installation of the internal electrical reticulation and street lightning to the standards and **specifications** of the City of Cape Town. On completion, the electrical **reticulation** and street lightning **will be owned, operated and maintained by the Owners Association and/or Body Corporate.**

I furthermore wish to advise that the appeal process has now been concluded and that the decision as per the City's previous letter of approval is therefore now considered final. Accordingly, you may now act on the decision, subject to compliance with the conditions detailed in my letter dated 15 March 2019 and the abovementioned amendment.

Yours faithfully

for **DIRECTOR : DEVELOPMENT MANAGEMENT**
CC: Surveyor General

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P O BOX 19, SOMERSET WEST, 7129

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PHASING PLAN
Phase 1 to 3
Erven
18371, 18372 & 18373

MZURI - SOMERSET WEST



CITY OF CAPE TOWN
 ISIXENKO SASEKAPA
 STAD KAAPSTAD

Case ID **70361823**

This subdivision/consolidation/site-development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: **15/05/2017** and supersedes the previous subdivision / consolidation / site development plan no: **14/3/2019** dated **14/3/2019**

[Signature]
 Authorised Official

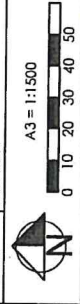
Date

- PHASE 01 = 67 Residential Units & 1 Clubhouse
- PHASE 02 = 33 Residential Units
- PHASE 03 = 136 Residential Units

GENERAL NOTES
 All dimensions are approximate and subject to a detailed site survey and local authority input.
 The copyright of this drawing, including the design and details shown herein, is reserved by First Plan. Suggested Sectional Title Right of Extension.

AMENDMENTS	
REV./DESCRIPTION	BY DATE
1	ET Added CT Nov. 2018
2	Add amount of units to Phases CT March 2019

CLIENT:
 Imbali Props 21 (Pty) Ltd
 PLAN NO: **FP/0117/856** ANNEXURE **1 & 6**
 DATE: **JULY 2017**



FIRST PLAN
 TOWN & REGIONAL PLANNERS
 8 Essenhout Crescent, Platteklip, 7500
 PO Box 15865, Panorama, 7505
 E-Mail: christiene.javenga@firstplan.co.za





CITY OF CAPE TOWN
 IZINKO SASEKAPA
 STAD KAAPSTAD

Case ID 70361323

This subdivision/consolidation/site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 17/09/2019 and supersedes the previous subdivision/consolidation/site development plan no: _____ dated _____


 Authorised Official

14/3/2019
 Date



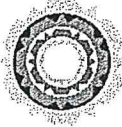


CITY OF CAPE TOWN
ISIXHO SASEMAYA
STAD KAAPSTAD

Case ID 70361323

This subdivision/consolidation/ site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated 15/07/2019 and supersedes the previous subdivision/ consolidation / site development plan no. _____ dated _____

Avons Authorized Official
14/9/2019 Date



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Gabby Wagner

Case Officer

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Case ID	70361323
File Ref	18371-18373 SW

15 March 2019

Messrs First Plan Town & Regional Planners
P O Box 15865
PANORAMA
7506

Per email: christine.havenga@absamail.co.za

Dear Sir / Madam

APPLICATION FOR CONSOLIDATION, SUBDIVISION, APPROVAL OF OVERALL SITE FRAMEWORK/LAYOUT PLAN, REGULATION DEPARTURES, SITE DEVELOPMENT PLAN, APPROVAL OF STREET NAMES & CANCELLATION OF SERVITUDE: REM ERF 18371, ERF 18372 AND ERF 18373, SOMERSET WEST

Your application with reference 70361323 in the above regard, submitted on 16 August 2017, refers.

The authorised official on 14 March 2019 in terms of Section 98 of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL), **approved** your application for:

- a) consolidation of Rem Erf 18371, Erf 18372 and Erf 18373, Somerset West, as indicated on the consolidation plan for Erf 20359, Somerset West,
- b) the subdivision of the consolidated property into 101 General Residential Zone 1 erven, 1 General Residential Zone 2 erf, 2 Local Business Zone 2 erven, 1 General Business Zone 1 erf, 1 Transport Zone 2 erf and 4 Utility erven, as indicated on plan no FP/0117/856 Rev 2 dd 05/03/2019,
- c) approval of the Overall Site Framework/Layout Plan no SK-A0-1-01 Rev U for the group housing units and apartment blocks,
- d) the regulation departure from the external 5m street building line to 3m on the General Residential Zone 1 portions (Erven 20379 – 20387 and Erven 20429 – 20436), as indicated on plan no SK-A0-1-01 Rev U,
- e) the regulation departure from the 4,5m internal street building line for General Residential Zone 2 portion (Erf 20465) to 1,1m and 3m for block 1 and to 0m for block 6, as indicated on plan no SK-A0-1-01 Rev U,

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- f) the regulation departure from the required on-site parking provision for flats on General Residential Zone 2 portion (Erf 20465) to permit a rate of 2 bays/unit for multiple-bedroomed units and 1,25 bays/unit for 1-bedroom units,
- g) approval of the SDP for flats on the General Residential Zone 2 portion (Erf 20465), as indicated on plan no 0000-006-Sk Rev 07 dd 2018-09-05,
- h) approval of the SDP for the clubhouse on the Local Business Zone 2 portion (Erf 20425), as indicated on plans no SK-CH-1-01 Rev F; no SK-CH-2-01 Rev F; no SK-CH-3-1 Rev F; no SK-CH-3-02 Rev F,
- i) approval of the street names of *Mzuri Drive, Cygnes Avenue, Antlia Avenue, Aquila Avenue, Persius Avenue* and *Indus Avenue* as indicated on plan no FP/0117/856 dd July 2017,
- j) cancellation of the servitude right-of-way from Bizweni Avenue, the servitude area over the stormwater retention dam and the 10m services servitude traversing the site, as indicated on the consolidation plan,

in accordance with the **attached** plans, which bear the City's stamp dated 14 March 2019.

This approval is subject to the conditions set out in **attached** Annexure A and 1.

Kindly note, this subdivision/consolidation approval will lapse within 5 years after the effective date of decision (as contemplated in section 105(2) [see footnote] of the MPBL), unless it complies with section 55(1) [see footnote] of the MPBL.

and

Kindly note, this permanent departure approval will lapse if not exercised within 5 years after the effective date of decision (as contemplated in section 105(2) [see footnote] of the MPBL), unless it complies with section 47(1) [see footnote] of the MPBL.

Kindly also note where applicable, the above approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No 103 of 1977 and that building work may therefore only commence once such plans are formally passed.

Should the reasons for the above decision not be contained in this notification you are advised in terms of section 104(2)(c) of the MPBL and section 5 of the Promotion of Administrative Justice Act, No 3 of 2000 that you are entitled to request in writing reasons for the above decision.

In terms of section 108(1) of the City of Cape Town Municipal Planning By-Law, 2015, you may appeal to the Appeal Authority by giving written notice of such appeal and the grounds of appeal.

An appeal, including the written notice and the grounds of appeal (and not only the intention to appeal), must be lodged with the City Manager, c/o the Helderberg District Manager, at the following email address: appeals.helderberg@capetown.gov.za within **21 days of the date of notification of the decision**. If the appeal cannot be lodged by email it may be hand delivered to the Helderberg District Secretary – Estelle Goosen, Somerset West Administrative Building, cnr Andries Pretorius and Victoria Streets, Somerset West **within 21 days of the date of notification of the decision**. See definition of notification date in footnote below to determine the closing date for submission. If this letter has been sent to you by registered mail, then it is your responsibility to establish the date stamped upon the receipt for registration issued by the post office when accepting this notice from the City of Cape Town. You will need to contact the post office and use the tracker number on the envelope for this purpose.

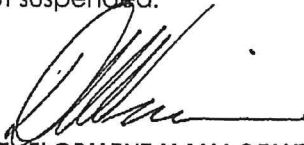
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Failure to comply with the above requirements and provisions within section 108 of the MPBL will result in the appeal being ruled invalid.

Kindly note that the operation of the approval of this application is suspended and may therefore not be acted on until such time as the City gives notice that no appeal has been lodged and the decision is effective or the date that the appeal is decided by the appeal authority. If an appeal is lodged against a condition of approval the City may determine that the operation of the approval of the application is not suspended.

Yours faithfully



for DIRECTOR : DEVELOPMENT MANAGEMENT
CC: Surveyor General

DECLARATION

Case No: 70361323

I, (full name), properly authorised in such respect, herewith wish to acknowledge receipt of this decision letter. I confirm that I accept the decision and requirements provided therein and do not wish to appeal against the outcome of this decision and accordingly relinquish any further right to appeal in this regard.

.....
OWNER/APPLICANT

.....
Date

Notes: (Extracts from sections of the City of Cape Town Municipal Planning By-Law, 2015)

55 Confirmation of subdivision

- (1) Within a period of five years after the effective date of decision, the applicant must, in respect of the approved general plan or diagram –
- (a) meet all of the requirements in section 54(1); and
 - (b) obtain the registration of transfer in terms of the Deeds Registries Act of at least one land unit.

54 Transfer of land unit arising out of approved subdivision

- (1) No person may obtain transfer of a land unit arising out of an approved subdivision or the relevant phase unless –
- (a) the Surveyor-General has granted the approval contemplated in section 53;
 - (b) the engineering services required by the conditions of approval contemplated in section 52(4) and any other applicable legislation in respect of the area or the relevant phase on the approved general plan or diagram have been completely installed;
 - (c) all other conditions of subdivision or the conditions relating to the relevant phase on the approved general plan or diagram and all conditions precedent to the transfer of the land unit have been met; and
 - (d) where an owners' association is required,
 - (i) the City has certified the constitution of the association (as contemplated in section 62(2));
 - (ii) the association has been or will be established upon transfer of the first land unit (as contemplated in section 61(5)); and
 - (iii) all land designated in terms of the conditions of approval to be transferred to the owners' association including private roads and private open space, arising from the subdivision or relevant phase have been, or together with the transfer of the first land unit, will be transferred to the association, without compensation.

38 General lapsing provision

- (1) Unless otherwise specified in this By-Law, an approval granted or deemed to have been granted in terms of this By-Law to use or develop land lapses two years after the effective date of decision
- (a) where the land is not used in accordance with the approval; or
 - (b) where an improvement of land is required in order to use the land in accordance with the approval, lawful commencement of construction has not occurred.

47 Lapsing of rezoning, consent use or departure

- (1) A rezoning, other than a rezoning to a subdivisional area zoning, consent use or permanent departure approved or deemed to have been approved in terms of this By-Law lapses five years after the effective date of the decision –
- (a) where the land is not used in accordance with the approval; or
 - (b) where an improvement of land is required in order to use the land in accordance with the approval, lawful commencement of construction has not occurred.

105 Effective date of decision

- (2) The effective date of a decision in terms of this By-Law is –
- (a) the date that the City gives notice that no appeal has been timeously lodged and that the decision is accordingly effective; or
 - (b) subject to subsection (3), if an appeal is timeously lodged, the date that the appeal is decided by the appeal authority.
- (3) If an appeal is lodged only against a condition imposed in terms of section 100, the City may determine that the operation of the approval of the application is not suspended.

Method and date of notification

The date of notification is determined as follows:

If the notification is provided –

- (a) orally, it is the date of oral communication;
- (b) by hand, it is the date of delivery or collection;
- (c) by registered post, it is regarded as the fourth day after the date stamped upon the receipt for registration issued by the post office which accepted the notice; or
- (d) by email or fax, it is the date that the email or fax is sent.

In this Annexure, terms have the following meanings:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means consolidated Erven 18371 – 18373, Somerset West

"Bylaw" & "Development Management Scheme" have the same meanings assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015

"Item" refers to the relevant section in the Development Management Scheme

"ED:EESP" means Executive Director, Energy, Environment & Spatial Planning

CONDITIONS TO BE IMPOSED IN TERMS OF SECTION 100 OF THE BY-LAW

DEVELOPMENT MANAGEMENT

1. That development of the site is to be generally in accordance with the following plans:
 - Overall Site Layout: SK-A0-1-01 rev U
 - Building Control Plan for the GR1 erven, including Height Restriction: plans no SK-A0-2-01, SK-A0-2-01-A, SK-A0-2-01-B and SK-A0-2-01-C
 - Group housing unit prototypes: plans no SK-A-01; SK-B-01; SK-T-01; SK-Du1-01 and elevations Mzuri-70361323; 1 - 3
 - Apartment blocks: SDP 0000-006-SK-07 dd 2018-09-05; 0000-220 dd 2018-11-20; 0000-222 dd 2018-11-20; 0000-224 dd 20-11-2018; 0000-225 dd 20-11-2018; 4404-004 dd 05-03-2019
 - Clubhouse: SK-CH-1-01 Rev F; SK-CH-2-01 Rev F; SK-CH-3-01 Rev F; SK-CH-3-02 Rev F
 - Landscaping: no 17387-LP-001, 17387-LP-002, 17387-LP-003, 17387-LP-004, 17387-LP-005, 17387-LP-006, all Rev D dated 2019-03-05
2. That the proposed development is restricted to:
 - 136 flats
 - 100 group housing units
 - Clubhouse with a GLA of 566m² and an office component of 29m²
3. That phasing of the development is to occur in accordance with Phasing Plan no FP/0117/856 Rev 2 dd March 2019
4. That, notwithstanding the provisions of the DMS for General Residential Zone I, all structures on Erven 20370 – 20387 and 20429 – 20436, Somerset West, as indicated on plan no SK-A0-2-01 rev J, are to be single-storey and comply with a height of 6m measured from Base Level to top of roof.
5. That, notwithstanding the provisions of the DMS for General Residential Zone I erven, the building lines are to comply with those indicated on the Building Control Plan: plans no SK-A0-2-01, SK-A0-2-01-A, SK-A0-2-01-B and SK-A0-2-01-C
6. That notwithstanding the uses permitted in the Local Business zoning of the DMS, Erf 20466, Somerset West, is to be used as medical consulting rooms, professional offices and/or institutional uses only.
7. That notwithstanding the uses permitted in the General Business zoning of the DMS, shopping centre(s), supermarkets and service trade are not permitted on Erf 20467, Somerset West.
8. That Site Development Plans for Erven 20466 and 20467, Somerset West, to be submitted for approval by the Director: Development Management prior to building plan approval.
9. That the ECD Centre is to be included in the development submission for Erf 20467, Somerset West.

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10. That architectural guidelines for the group housing units are to be submitted with the Owners' Association (OA) Constitution.
11. That an Owners' Association (OA) be established in accordance with the provisions of section 61 of the Municipal Planning By-law, 2015. The OA shall comprise of the registered owners of all land units within the development. This requirement will be binding on the said owners and their successors-in-title and shall be included in the title deed of each portion. The OA shall come into being upon the separate registration of the first transfer of the first deducted land unit in the residential component arising from the subdivision.
12. That, in addition to the responsibilities set out in Section 62 of the Bylaw, the OA will also be responsible for the following:
 - maintenance of the private road, private open space and all internal services;
 - enforcing compliance with the architectural guidelines and the landscaping plan.
13. That, until the establishment of the OA, the Developer/Owner shall assume its responsibilities.

DEVELOPMENT CONTRIBUTIONS

M.T.

14. That the Developer/Owner is responsible for the payment of development contributions (DCs) towards the provision of bulk infrastructure services in accordance with City policy. The DC's will be subject to annual escalation and the amount payable will be the amount calculated at the time of payment. The DC's will be payable.
15. That the DCs for Phase 1 have been determined at **R2 994 764.85** as per the breakdown indicated in the table below. DC's are payable prior to Section 137 Clearance or prior to any building plan approval for any group housing erf, whichever comes first. Phase 1 is limited to 67 group housing erven, a GLA of 566m² for the clubhouse and 29m² for the clubhouse/HoA offices.

Service	Amount	VAT	Total
Roads	R1 478 392.55	R 221 758.88	R 1 700 151.43
Transport	R 59 726.37	R 8 958.96	R 68 685.32
Stormwater	R 318 047.92	R 47 707.19	R 365 755.10
Sewerage	R 483 978.87	R 72 596.83	R 556 575.70
Water	R 73 598.763	R 11 039.81	R 84 638.54
Solid Waste	R 190 398.92	R 28 559.84	R 218 958.76
Total bulk engineering services component of DCs payable			R 2 994 764.85

16. That the DCs for Phase 2 have been determined at **R 1 290 531.96** as per the breakdown indicated in the table below. DC's are payable prior to Section 137 Clearance or prior to any building plan approval for any group housing erf, whichever comes first. Phase 2 limited to 33 group housing erven.

Service	Amount	VAT	Total
Roads	R 618 745.00	R 92 811.75	R 711 566.74
Transport	R 15 123.24	R 2 268.49	R 17 391.73
Stormwater	R 143 612.65	R 21 541.90	R 165 154.55
Sewerage	R 220 735.30	R 33 110.30	R 253 845.60
Water	R 33 845.57	R 5 076.84	R 38 922.41
Solid Waste	R 90 139.95	R 13 520.99	R 103 660.94
Total bulk engineering services component of DCs payable			R 1 290 531.96

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17. That the DCs for Phase 3 have been determined at R 3 348 451.92 as per the breakdown indicated in the table below. DC's will be payable per number of residential units/flats prior to approval of building plans. Phase 3 is limited to 136 flats.

Service	Amount	VAT	Total
Roads	R 1 599 987.06	R 239 998.06	R 1 839 985.12
Transport	R 137 117.34	R 20 567.60	R 157 684.94
Stormwater	R 141 321.25	R 21 198.19	R 162 519.43
Sewerage	R 682 272.75	R 102 340.91	R 784 613.66
Water	R 89 270.25	R 13 390.54	R 102 660.79
Solid Waste	R 261 728.67	R 39 259.30	R 300 987.97
Total bulk engineering services component of DCs payable			R 3 348 451.92

18. That any amendments which might lead to an increase in the GLA, number of erven and/or units must be submitted for approval prior to building plan approval and will result in the recalculation of the DC's based on the amended plan.

ENGINEERING SERVICES

19. That the Developer/Owner, at his/her cost, provides all the required internal and link services to the satisfaction of the relevant department prior to transfer of individual units or utilisation of buildings.
20. That the Developer/Owner, at his/her cost, constructs the internal municipal civil services for the development, as well as any link municipal services that need to be provided. The Directorate: TDA may require the Developer/Owner to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against DC's payable in respect of bulk civil engineering services if approved by the Directorate: TDA.
21. That the design, construction and/or alteration of all the internal transport, roads and stormwater services and such link and/or bulk services as required for the development shall be generally in accordance with the Standard Conditions imposed by the City in this respect or as otherwise agreed.
22. That the Developer/Owner ensures that all main services to be taken over by the City and all existing municipal services crossing private property are protected by a registered servitude of minimum 3 metres wide. The Developer/Owner will be responsible for the registration of the required servitude(s), as well as the cost thereof.
23. That the Developer/Owner obtains the written approval of all affected owners where the route of a proposed service crosses private properties, and a servitude be registered on the said properties in favour of the Council for the account of the Developer/Owner.
24. That wayleaves be obtained from the Water & Sanitation Department prior to any work on municipal land or any activity within 3 m from any municipal service.
25. That the Developer/Owner indemnifies and keep the City indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the City's services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after

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completion of the maintenance period. The Developer/Owner must ensure that he/she has an acceptable public liability insurance policy in place.

WATER & SANITATION

26. That detailed water and sewerage services plans, prepared by a registered engineer, to be submitted for approval by the Water & Sanitation Department, prior to commencement of any works.
27. That all water and sewerage services must comply with the Minimum Standards for Civil Engineering Services in Townships and standard specifications of the Water & Sanitation Department.
28. That services are to be installed in accordance with approved site development/subdivision plans.
29. That all services are to be inspected by the Water & Sanitation Department on completion of the works and a completion certificate to be obtained prior to transfer of individual units or utilisation of buildings.
30. That, as per letter from Water Demand Management dated 28 June 2018, a total of 175 units may discharge sewage to the Macassar Wastewater Treatment Works. The remaining units may discharge sewage once Macassar Wastewater Treatment Works has sufficient capacity, or, alternatively, a sewage packaging plant is to be constructed to accommodate the sewage discharge of the remaining units.

ROADS & STORMWATER

31. That the Developer/Owner may enter into a Service Agreement with the Directorate: TDA to install or upgrade bulk municipal services at an agreed cost, to be off-set against DC's payable in respect of bulk civil engineering services.
32. That detailed plans, prepared by a Registered Engineering Professional, shall be submitted to the Directorate: TDA for approval prior to any earthworks commencing.
33. That a stormwater management plan for the proposed development area, for both the minor and major flood events, be compiled and submitted for approval to the Directorate: TDA and that the approved management plan be implemented by the Developer/Owner, at his/her cost, to the standards of the Directorate: TDA. The required stormwater management plan is to be submitted concurrent with the detail services plans.
34. That the Developer/Owner, at his/her own cost, registers a stormwater servitude in favour of the City as well as Erven 20361 - 20466, Somerset West, over the stormwater attenuation pond situated on Erf 20467, Somerset West.
35. That, in accordance with the stormwater management plan for the development, the Developer/Owner, at his/her own cost, registers a stormwater servitude in favour of the City as well as Erven 20361-20467, Somerset West, over the stormwater attenuation ponds situated on Erf 19381, Somerset West.
36. That, in accordance with the stormwater management plan of the development, the Developer/Owner, at his/her own cost, registers a stormwater servitude in favour of the City as well as Erven 20361-20467, Somerset West, over the stormwater pipe situated on Portion 19 of Farm 810 (Erf 20585, Somerset West).

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37. That a maintenance management plan be compiled for the stormwater attenuation ponds situated on Erf 20465 and Erf 20467, Somerset West, and that a maintenance agreement be entered into between the Directorate: TDA and the developers of Erf 20361-20467 and Erf 19381, all by the Developer/Owner at his/her cost.

TRANSPORT PLANNING

38. That 427 on-site parking bays be provided at the following rate
- 200 bays for the 100 group housing units
 - 227 bays for the 136 flats at a rate of 2 bays per 2-bedroomed apartment (68) and 1,25 bays per 1-bedroomed apartment (68) plus 6 extra bays
39. That prior to occupancy and subdivision clearance being granted for the proposed development, the Developer/Owner, at his/her cost and to the standards of the Directorate: TDA, must construct the missing portion of Summer Hill Drive between Sir Lowry's Pass Village Road up to the existing portion of Summer Hill Drive, as a 2-lane road with a 7,4m blacktop.
40. That the Developer/Owner, at his/her cost and to the standards of the Directorate: TDA, must construct the proposed access via Summerhill Drive as a roundabout with a 23m inscribed diameter.
41. That, prior to occupancy and rates clearance being granted, the Developer/Owner, at his/her cost and to the standards of the Directorate: TDA, must upgrade the Reunion Drive/Sir Lowry's Pass Village Road/Summer Hill Drive intersection as follows:
- construct a dedicated left-turn lane on the north-western approach of Sir Lowry's Pass Village Road;
 - construct an exclusive right turn lane on the south-eastern approach of Sir Lowry's Pass Village Road;
 - construct the north-eastern approach of Summer Hill Drive to have a shared through/left-turn lane as well as an exclusive right-turn lane;
 - construct the south-western approach of Reunion Drive to have an exclusive left turn lane and exclusive right-turn lane;
 - introduce primary and secondary traffic aspects to the existing signalised intersection needed for the Summer Hill Drive approach. Traffic aspects are also required for the right turn movement on the south-eastern approach of Sir Lowry's Pass Village Road;
 - prepare a detail plan of the Reunion Drive/Sir Lowry's Pass Village Road/Summer Hill Drive intersection, indicating dropped kerbs, position of the aspects, all road markings, locations of the detection equipment and prepare optimised signals based on the current volumes, taking the proposed development into account. The need for the existing phasing plan to be revised, in view of the existing high right-turn demand on Sir Lowry's Pass Village Road onto Reunion Drive, also is to be highlighted. This plan is to be submitted to Traffic Signal PAT (Plan Acceptance Team) for approval.
42. That the Bizweni Avenue access is to have a cross-section consisting of two ingress lanes (one 3,5m and one 4m) and two egress lanes (one 3,5m and one 4m).
43. That, the Summer Hill Drive access is to have a cross-section consistency of two ingress lanes (one 3,5m and one 4m) and a single egress lane 3,7m wide.
44. That prior to occupancy and Section 137 clearance being granted by the City, the Developer/Owner, at his/her cost and to the standards of the Directorate TDA, must construct a sidewalk on the northern side of Summer Hill Drive between Sir Lowry's Pass Village Road up to the existing sidewalk on Summer Hill Drive.

45. That, prior to occupancy and subdivision clearance being granted by the City, the Developer/Owner, to the standards of the Directorate: TDA, must construct the following:
- public transport embayments on the downstream side of the proposed roundabout on Summer Hill Drive;
 - public transport embayment on Bizweni Avenue on the north-western side of the proposed access.
- Both these embayments can also be used as refuse embayments.
46. That, the Developer/Owner, at his/her cost and to the standards of the Directorate: TDA, must introduce a blocked pedestrian crossing at the proposed roundabout on Summer Hill Drive, as recommended in the TIS.

ENVIRONMENTAL MANAGEMENT

47. That the approved Landscape Plans shall be implemented by and at the cost of the Developer/Owner in accordance with the implementation plan, within 3 months of the completion of building works or prior to first transfer, whichever comes first. Implementation shall be substantially in accordance with the approved Landscape Plans, to the satisfaction of the Environmental & Heritage Management Branch.
48. That the Developer/Owner is bound to comply with and enforce compliance by contractors with the Construction Phase Environmental Management Plan, compiled by Ecosense Environmentalists (dd 7 July 2017 and approved on 23 October 2017) during earthworks, installation of services and construction of the development. The Developer/Owner shall ensure that the CEMP forms part of the contractor's documentation.
49. That the Developer/Owner shall appoint, at his/her cost, an independent Environmental Control Officer (ECO), with appropriate environmental qualifications and experience for the duration of the works contemplated in the CEMP, in order to monitor compliance by all parties with the CEMP and requiring the ECO to liaise with the City's Environmental Officers on a regular basis, including the submission of monthly and quarterly reports.
50. That the Developer/Owner shall enter into a contract with the ECO detailing the minimum hours per week the ECO must be on site and conferring powers on the ECO to stop construction in the event of non-compliance with the CEMP.
51. That the Developer/Owner shall make good any damage to the environment caused as a result of non-compliance with the CEMP.
52. That the Developer/Owner and Home Owners Association (HOA) is to comply with the Operational Phase Environmental Management Plan (OEMP), compiled by Ecosense Environmentalists (dd 7 July 2017 and approved on 23 October 2017), The OEMP is to be binding on any and all successors-in-title.
53. That the detailed design of the stormwater retention ponds, including the proposed landscaping, is to be submitted to the Environmental & Heritage Management Branch prior to building plan approval or commencement of earthworks, whichever comes first.
54. That a cross-section of the stormwater retention ponds, which indicates the slope of the embankments and landscaping thereof, is to be submitted to the Environmental & Heritage Management Branch prior to building plan approval or commencement of earthworks, whichever comes first.

ELECTRICITY

55. That the Developer/Owner shall submit an electricity reticulation design report to the Director: Electricity Services for approval. Such report shall set out the necessary detail of the proposed infrastructure to be handed over to the City in terms of the Electricity Supply By-Law and shall be prepared by consulting electrical engineering practitioner registered with ECSA in the appropriate category. The Director: Electricity Services may decide at design stage, based on the likely impact of the development on the distribution network and/or the complexity of its internal reticulation, that such a report is not required.
56. That the Developer/Owner shall, at his/her own cost, provide the internal electrical reticulation and street lightning serving the specific subdivision. To this end, the Developer/Owner shall appoint a consulting electrical engineering practitioner registered with ECSA to carry out the design and to supervise the installation of the internal electrical reticulation and street lightning to the standards and specifications of the City of Cape Town. On completion, the electrical regulation and street lightning are to be handed over to the Department for subsequent operation and maintenance. The street lightning installation in private roads will not be taken over but will remain the responsibility of the HoA. In this case, a metered general supply must be provided to supply the streetlights and access gate(s).
57. That the designs for electricity and street lightning must be submitted for approval by the Director: charge is to be paid before subdivision clearance will be granted.
58. That, in accordance with policy and tariffs approved by the City, a Development Capital charge is to be paid before subdivision clearance will be granted.
59. That any alterations or deviations to electricity services as a consequence of the development, or as requested by the Developer/Owner, will be carried out to the Developer/Owner's cost.
60. That all metering equipment shall be accommodated in a location approved by the Director: Electricity Services that is accessible from a public road.
61. That the Developer/Owner shall provide and install, at his/her cost, all pipe ducts required across roads and access ways for electricity cables for both internal services and future bulk services.
62. That separate, totally independent connections are to be installed to each erf the subdivision and are to be routes clear of all other private erven.
63. That existing overhead or underground services crossing the subdivision must be deviated clear of the subdivision at the Developer/Owner's expense.

SOLID WASTE

64. That the position and extent of the required refuse room is to be indicated on the SDP in accordance with the requirements of the Department: Solid Waste Management.
65. That refuse containers be places on the sidewalk/kerbside nearest to an access road (public road) and be accessible for the City's refuse collection vehicle on the scheduled collection day as City's vehicle and/or staff will not enter onto private property.

GENERAL ADMINISTRATIVE REQUIREMENTS

In addition to the conditions of approval listed in Annexure A, the following further processes and standard administrative requirements are to be noted and complied with in full timeously and where applicable.

Further processes in the case of subdivision (or consolidation) approval

- 1 Generally, the further processes following subdivision / consolidation approval involve the following sequence of events:
 - Actual site surveying and preparation of a survey diagram or General Plan by the owner / applicant's appointed land surveyor
 - Submission to and approval by the Surveyor General (SG) of the diagram or General Plan
 - Once services infrastructure have been installed and all conditions of subdivision have been complied with, upon application, transfer clearance certification issued by City in terms of Section 137(3) of the City of Cape Town Municipal Planning By-law, 2015 (MPBL)
 - Once Section 137(3) transfer clearance issued, upon application, rates clearance certification issued by the Chief Financial Officer in terms of Section 118 of the Municipal Systems Act, No 32 of 2000
 - Supported by the above clearances, conveyancer application to the Registrar of Deeds for separate registration and/or transfer of newly subdivided portions
 - Upon individual registration, building plan approval, followed by construction, subsequent building completion certification by the City and eventual occupation
- 2 Kindly note, the subdivision approval in the accompanying decision letter will lapse unless separate registration of at least one land unit is effected in the Deed's office within 5 years of the date of the City's final notification letter of this approval (which letter will follow in due course), unless extension of the validity thereof has been granted in terms of Section 107 of the MPBL prior to such lapsing.
- 3 After final notification of this subdivision / consolidation approval, the SG will require preparation of a diagram or General Plan (illustrating any servitudes where applicable) of the newly created land unit(s) for its approval. Such diagram or General Plan is to be prepared by a land surveyor appointed by the owner / applicant. The owner / applicant or its surveyor is required to liaise directly with the SG in this regard. Upon approval thereof, the SG will indicate by means of an endorsement the date and reference number of this subdivision / consolidation approval on the back of the diagram(s) of the newly created erven or on the front of the General Plan, whichever are applicable.

- 4 Upon or prior to submission to the SG office of such diagram(s) or General Plan for approval, an electronic copy thereof must be e-mailed to the Senior GIS technician in the district Planning office where the approval was issued at the relevant address reflected below. Proof of such e-mail transmission must accompany any transfer clearance application or building plan submission to the Planning & Building Development Management Department, whichever may occur first.

District	e-mail address
Table Bay	p&bdev.tablebay@capetown.gov.za
Blaauwberg	p&bdev.blaauwberg@capetown.gov.za
Northern	p&bdev.northern@capetown.gov.za
Tygerberg	p&bdev.tygerberg@capetown.gov.za
Helderberg	p&bdev.east@capetown.gov.za
Mitchell's Plan / Khayelitsha	p&bdev.mitchellsplankhayelitsha@capetown.gov.za
Cape Flats	p&bdev.capeflats@capetown.gov.za
Southern	p&bdev.southern@capetown.gov.za

- 5 Once the diagram(s) or a General Plan has been approved by the SG and all the conditions of subdivision have been met by the developer, application may be made by the owner (or his appointed conveyancing attorney) to the Director : Planning & Building Development Management at your nearest district Planning office for transfer clearance certification in terms of Section 137 of the (MPBL). Such application must be accompanied by the following:

- Completed and signed application form
- Information sheet (partially completed)
- Draft Power of Attorney (where necessary)
- SG approved General Plan / diagram(s) (original)
- Copy of original approval letter (including conditions of approval and approved plan of subdivision)
- Application fee / payment receipt
- Proof of e-mail transmission of electronic copy of General Plan / diagram to the district Senior GIS technician
- Any other supporting evidence necessary to substantiate condition compliance

Where servitudes are to be created as part of the subdivision / consolidation or there is a requirement for a owners' association to be established of which new owners are required to be members, a copy of the draft power of attorney to pass registration / transfer must be submitted to the Director: Planning & Building Development Management as part of the above application.

- 6 Required to effect registration and/or transfer, a rates clearance certificate in terms of Section 118 of the Municipal Systems Act, No 32 of 2000 may only be applied for to the Chief Financial Officer once the Director: Planning and Building Development Management has certified that all conditions of subdivision have been complied with to its satisfaction, as per the foregoing paragraphs. Such applications for rates clearance certificates must therefore be accompanied by the above subdivision clearance (condition compliance) certificate in terms of Section 137 of the (MPBL).

- 7 The Registrar of Deeds will not permit registration of individual portion(s) or servitude area(s) and/or transfer of such new land unit(s) unless the Chief Financial Officer has issued the above rates clearance certificate in terms of Section 118 of the Municipal Systems Act, No 32 of 2000 in respect of such land unit(s).

Geographic Information System (GIS) data capturing standards

- 8 In drawing up the General Plan or diagram(s) relating to this subdivision / consolidation, the land surveyor must create the following separate layers in ESRI .shp or .dxf electronic file format in order for the data to reflect spatially correct:

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

- 9 Such drawing of the approved subdivision / consolidation must include the following information:

- property boundaries
- co-ordinates
- parent erf number(s)
- newly allocated erf number(s)
- extent of all erven
- approved street name(s), including whether public or private
- approved street number(s) and/or unit numbers (if applicable)
- complex name (in case of a complex development, eg group housing or flats)
- suburb name (in case of creation of a new suburb / township)

No additional information other than that described above may be included with the different layers / features. Should it be necessary to include any additional information with the diagram / General Plan, such information may not be included with any of the layers described above, but should rather be included in any other separately named layer.

- 10 It is important that each portion / servitude boundary is complete and forms a closed polygon, ie the line endpoints must touch each other (eg no undershoots or overshoots). In addition, each property number anchor must be located within the respective property's boundaries. Kindly also note, split remainders are not permitted and except for a single remainder, each cadastral unit should have a separate erf number.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the City of Cape Town Standard as follows:

- Datum: Hartebeeshoek WGS 84
- Projection: Transverse Mercator
- False easting: 0.00000000
- False northing: 0.00000000
- Central meridian: 19.00000000
- Scale factor: 1.00000000
- Origin latitude: 0.00000000
- Linear unit: Metre

- 11 The following is to be noted in respect of all public roads and places resulting from the subdivision:

- All newly created public roads (including road splays where relevant) and places to vest in the City in terms of Section 58(1) of the MPBL must be clearly defined, be provided with separate portion / erf numbers (and not indicated as remainders) and be indicated as such on the SG approved diagram or General Plan.
- All such public roads and places are to be registered as individual portions and transferred to the City upon transfer of the first unit / erf in the subdivision or phase concerned, the cost of surveying, registration and transfer of which shall be borne by the applicant.

- 12 The above electronic data must be delivered (preferably by e-mail to the address supplied above) to the Senior GIS technician in the district Planning office where the subdivision / consolidation approval was issued in standard dxf or shapefile format. If the data is to be supplied in shapefile format, then separate shapefiles are required for street names and numbers.

Building plan applications

- 13 Kindly note, building plan applications will not be accepted by the Planning & Building Development Management Department (Building Control office) if the above electronic data has not been submitted to the SG office and such office approved the new or amended diagrams. The City's cadastre layer is only updated after the SG office approved the diagram and provided it to the City.

- 14 Except where construction of buildings on unregistered land units for good reason are specifically provided for in the conditions of approval, it is to be noted that building plan applications will not be approved before:

- a Site Development Plan (SDP) if required, was approved,

- all applicable conditions of approval have been complied with in full prior to subdivision clearance,
 - a hard and electronic copy of the approved diagram or General Plan has been submitted to the Senior GIS technician at the relevant district Planning office and
 - the transfer attorney / owner has submitted proof that the subdivision concerned has been confirmed (in that the first erf / unit in the subdivision has been registered and/or transferred) and the relevant subject premises has been registered in the Deed's office.
- 15 Notwithstanding the above and upon proper motivation, application may be made in terms of Section 55(4)(b) of the MPBL to the Director : Planning & Building Development Management for the commencement of construction on unregistered subdivided portions prior to confirmation of a subdivision or registration of individual portions (eg development of show units), if the conditions of approval made specific allowance for this (but subject to submission of an approved SG diagram or General Plan in the case of show units).

General standard requirements

- 16 Your attention is drawn to Section 59 of the MPBL, which provides for a general servitude over property in respect of services arising from a subdivision and which requires that the person who at any time is the owner of any land unit resulting from such subdivision, without compensation
- allow any service relating to the approval of the subdivision to be conveyed across or installed on the land unit in the manner and position that the City or organs of state from time to time reasonably requires. The services include gas mains, electricity infrastructure, telephone cables, television cables, internet cables, other electronic infrastructure, main and other water pipes, sewers, stormwater pipes, ditches and channels, and surface installations such as mini-substations, meter kiosks and service pillars; and
 - allow access to the works and infrastructure contemplated above on the land unit at any reasonable time including for the purpose of constructing, altering, repairing, maintaining, removing or inspecting the works; and
 - receive such material or permit such excavation on the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless the owner elects to build retaining walls to the satisfaction of and within a period determined by the City.
- 17 Where the City of Cape Town is not the electricity service provider, it remains the duty of the developer / owner to timeously liaise directly with the relevant service provider for connection to the power grid.
- 18 Should it be required, provision and installation of telecommunication services to individual units is to be arranged timeously by the developer / owner with a relevant service provider at his/her own expense.

LEGEND

	RUNNING / WALKING TRACK & PATHWAY
	GREEN & LANDSCAPING SPACES
	DWELLINGS / APARTMENT BLOCKS

UNITS

RESIDENTIAL UNITS	68
RESIDENTIAL DUPLEX UNITS	32
TOTAL	100

NEW RESIDENTIAL DEVELOPMENT FOR GR.2 ZONING (ERF 20465)

APARTMENT BLOCKS

APARTMENT BLOCK	STUDIO UNITS	1 BED UNITS	2 BED UNITS	TOTAL UNITS	UNDER COVER SEMI BASEMENT PARKING	ALLOCATED PARKING BAYS	VISITED BAYS	NUMBER OF STOREYS
IMBALI BLOCK - 1	6	6	12	24	24	12		3
IMBALI BLOCK - 2	6	6	12	24	24	12		3
IMBALI BLOCK - 3	6	6	12	24	24	12		3
IMBALI BLOCK - 4	4	4	8	16	24	12		2
IMBALI BLOCK - 5	6	6	12	24	24	12		3
IMBALI BLOCK - 6	6	6	12	24	24	12		3
TOTAL	34	34	68	136	144	72	11	N/A

PARKING SCHEDULE

REQUIRED -	68 x 2 BED APARTMENTS - 2 BAYS: 136 BAYS
	34 x 1-BED APARTMENTS - 1 BAY: 34 BAYS
	34 x STUDIO APARTMENTS - 1 BAY: 34 BAYS
TOTAL-	204 BAYS REQUIRED (227 BAYS PROVIDED)

NOTES:
 - NO PART OF ANY BUILDING TO EXCEED MAXIMUM HEIGHT OF 15m.
 - NUMBER OF STOREYS INDICATED EXCLUDES THE SEMI-BASEMENT PARKING LEVEL.
 - BUILDING LINES TO EXTERNAL ROADS = 4.5m
 - BUILDING LINES TO EXTERNAL COMMON BOUNDARIES TO BE 4.5m OR 0.6m WHICHEVER IS GREATER

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 70301323

This subdivision / consolidation / site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 12/03/19 and supersedes the previous subdivision / consolidation / site development plan no: _____ dated _____

Mjoms
 Authorised Official

14/3/2019
 Date

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 70301323

The permanent departures shown on this plan have been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015.

Mjoms
 Authorised Official

14/3/2019
 Date

REVISION

No.	Description	Date



IMBALI PROPS 21 (PTY) LTD.

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 T: +27 21 425 9500
 www.mbarchitects.co.za

MZURI RESIDENTIAL DEVELOPMENT SOMERSET WEST

OVERALL SITE LAYOUT UNIT TYPES

Project No: 17-001	
Drawing No: SK-A0-1-01	U
Scale: 1:500	



CITY OF CAPE TOWN
 IZIKO SASAKAPA
 STAD KAAPSTAD

Case ID **703v1323**

This subdivision / consolidation / site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: **15/02/17** and supersedes the previous subdivision / consolidation / site development plan dated: **14/2/2017**

ANJONS
 Authorised Official

14/2/2017
 Date

**PROPOSED
 SUBDIVISIONAL PLAN**

**Erven
 18371, 18372 & 18373**

**Mzuri
 SOMERSET WEST**

TECHNICAL INFORMATION

LAND USE	ZONING	ERF NUMBERS	AREA (m ²)	% OF AREA
Group Housing	General Residential 1	20361 - 20424 20429 - 20440 20443 - 20448 20450 - 20460 20443 - 20465	42,6475	25.7
Private Road/Open Space	General Residential 1	20464	41,3357	12.1
Public Road	Transport Zone 2	20488	10,7610	7.4
Appartments	General Residential 2	20465	11,2943	12.1
Clubhouse	Local Business 2	20425	10,2933	2.2
Cinema/Medical Suite	Local Business 2	20468	10,6405	6.9
Commercial/Education	General Business 1	20467	43,3523	31.8
Sub Station	Utility Zone	20360, 20469 & 20470	10,1017	1.0
Sewerage Plan	Utility Zone	20442		
TOTAL			161,4493	100.0

GENERAL NOTES

All dimensions are approximate and subject to a detailed site survey and local authority input.

The copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

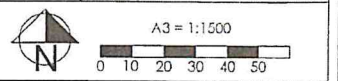
General municipal services servitudes and right of way to be registered in favour of the local authority over erf 20464, 20442, 20425 & 20465.

AMENDMENTS

REV.	DESCRIPTION	BY	DATE
1	Add Erf 20442	CT	16/10/2018
2	Add Servitude information to General Notes	CT	05/03/2019

CLIENT:
 Imbali Props 21 (Pty) Ltd

PLAN NO	FP/0117/856	ANNEXURE	11
DATE	JULY 2017		



**FIRST PLAN
 TOWN & REGIONAL PLANNERS**

8 Essenhout Crescent, Plattekloof, 7500
 PO Box 15865, Panorama, 7508
 E-Mail: christene.havenga@firstplan.co.za



REMAINDER PORTION 17 OF THE BUSH No.810

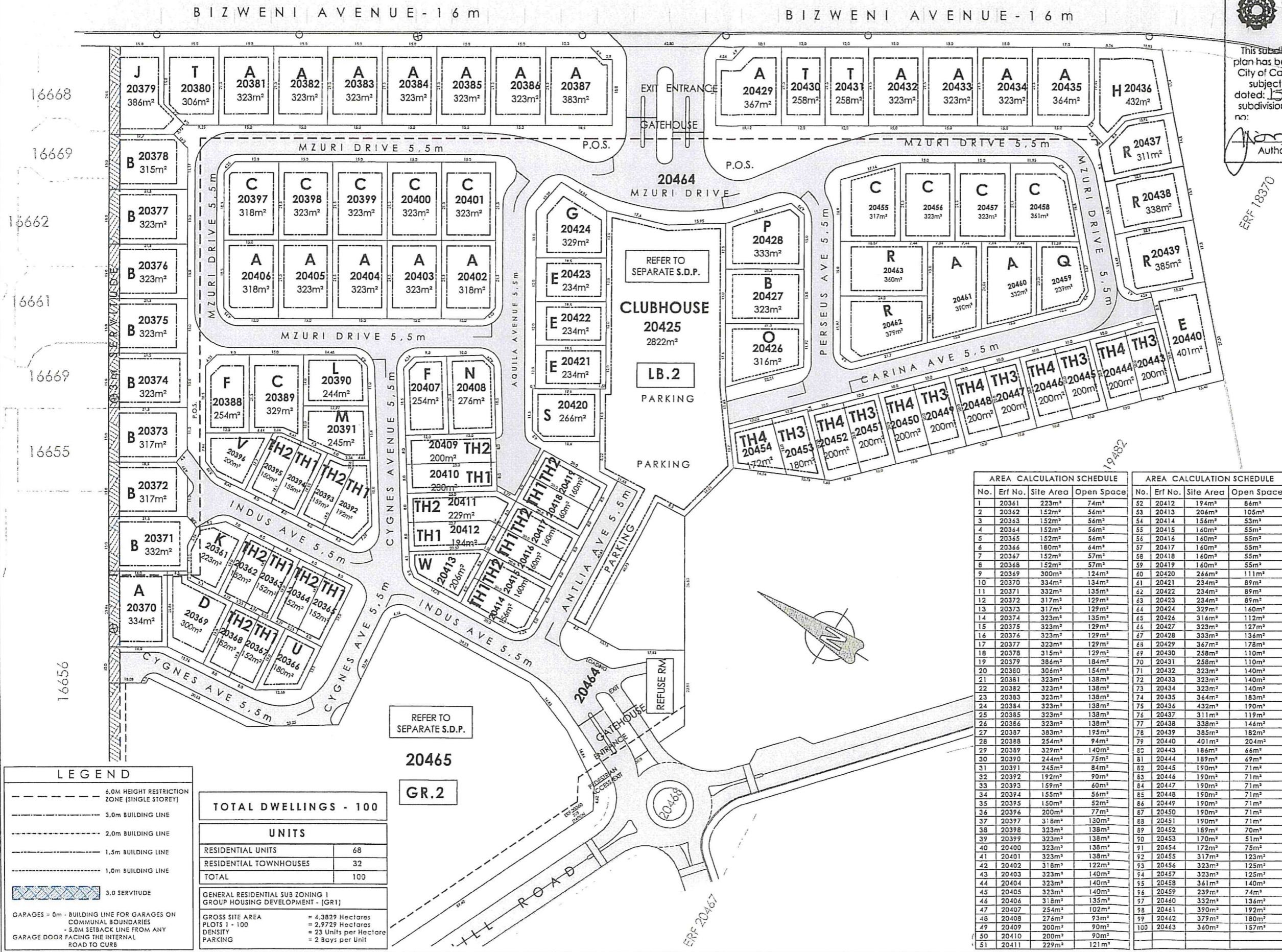
REVISION		
No.	Description	Date
K	Page layout & Orientation revised	06/02/2019

CITY OF CAPE TOWN
 ISHKEKO SASEKAPA
 STAD KAAPSTAD

Case ID 703d323

This subdivision / consolidation / site development plan has been approved in terms of section 78 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 15/03/19 and supersedes the previous subdivision / consolidation / site development plan no:

Authorised Official: *[Signature]* Date: 14/3/2019



AREA CALCULATION SCHEDULE				AREA CALCULATION SCHEDULE			
No.	Erf No.	Site Area	Open Space	No.	Erf No.	Site Area	Open Space
1	20361	223m²	74m²	52	20412	194m²	86m²
2	20362	152m²	56m²	53	20413	206m²	105m²
3	20363	152m²	56m²	54	20414	156m²	53m²
4	20364	152m²	56m²	55	20415	140m²	55m²
5	20365	152m²	56m²	56	20416	140m²	55m²
6	20366	180m²	64m²	57	20417	140m²	55m²
7	20367	152m²	57m²	58	20418	140m²	55m²
8	20368	152m²	57m²	59	20419	140m²	55m²
9	20369	300m²	124m²	60	20420	246m²	111m²
10	20370	334m²	134m²	61	20421	234m²	89m²
11	20371	332m²	135m²	62	20422	234m²	89m²
12	20372	317m²	129m²	63	20423	234m²	89m²
13	20373	317m²	129m²	64	20424	329m²	160m²
14	20374	323m²	135m²	65	20425	316m²	112m²
15	20375	323m²	129m²	66	20427	323m²	127m²
16	20376	323m²	129m²	67	20428	333m²	134m²
17	20377	323m²	129m²	68	20429	367m²	178m²
18	20378	315m²	129m²	69	20430	258m²	110m²
19	20379	386m²	184m²	70	20431	258m²	110m²
20	20380	306m²	154m²	71	20432	323m²	140m²
21	20381	323m²	138m²	72	20433	323m²	140m²
22	20382	323m²	138m²	73	20434	323m²	140m²
23	20383	323m²	138m²	74	20435	364m²	183m²
24	20384	323m²	138m²	75	20436	432m²	190m²
25	20385	323m²	138m²	76	20437	311m²	119m²
26	20386	323m²	138m²	77	20438	338m²	146m²
27	20387	383m²	195m²	78	20439	385m²	182m²
28	20388	254m²	94m²	79	20440	401m²	204m²
29	20389	329m²	140m²	80	20443	186m²	66m²
30	20390	244m²	75m²	81	20444	189m²	69m²
31	20391	245m²	84m²	82	20445	190m²	71m²
32	20392	192m²	90m²	83	20446	190m²	71m²
33	20393	159m²	60m²	84	20447	190m²	71m²
34	20394	155m²	56m²	85	20448	190m²	71m²
35	20395	150m²	52m²	86	20449	190m²	71m²
36	20396	200m²	77m²	87	20450	190m²	71m²
37	20397	318m²	130m²	88	20451	190m²	71m²
38	20398	323m²	138m²	89	20452	189m²	70m²
39	20399	323m²	138m²	90	20453	170m²	51m²
40	20400	323m²	138m²	91	20454	172m²	75m²
41	20401	323m²	138m²	92	20455	317m²	123m²
42	20402	318m²	122m²	93	20456	323m²	125m²
43	20403	323m²	140m²	94	20457	323m²	125m²
44	20404	323m²	140m²	95	20458	361m²	140m²
45	20405	323m²	140m²	96	20459	239m²	74m²
46	20406	318m²	135m²	97	20460	332m²	136m²
47	20407	254m²	102m²	98	20461	390m²	192m²
48	20408	276m²	93m²	99	20462	379m²	180m²
49	20409	200m²	90m²	100	20463	360m²	157m²
50	20410	200m²	90m²				
51	20411	229m²	121m²				

LEGEND

- 6.0m HEIGHT RESTRICTION ZONE (SINGLE STOREY)
- 3.0m BUILDING LINE
- 2.0m BUILDING LINE
- 1.5m BUILDING LINE
- 1.0m BUILDING LINE
- 3.0m SERVICUDE

GARAGES = 0m - BUILDING LINE FOR GARAGES ON COMMUNAL BOUNDARIES
 - 5.0m SETBACK LINE FROM ANY GARAGE DOOR FACING THE INTERNAL ROAD TO CURB

TOTAL DWELLINGS - 100

UNITS	
RESIDENTIAL UNITS	68
RESIDENTIAL TOWNHOUSES	32
TOTAL	100

GENERAL RESIDENTIAL SUB ZONING 1
 GROUP HOUSING DEVELOPMENT - (GR1)

GROSS SITE AREA = 4.3829 Hectares
 PLOTS 1 - 100 = 2.9729 Hectares
 DENSITY = 23 Units per Hectare
 PARKING = 2 Bays per Unit

REFER TO SEPARATE S.D.P.

20465

GR.2

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MZURI
 RESIDENTIAL DEVELOPMENT
 SOMERSET WEST

BUILDING CONTROL PLAN
 (GR1 - GROUP HOUSING)
 remainder erf no's 18371, 18372 &
 18373 SOMERSET WEST

project no: 17-001
 drawing number: **SK-A0-2-01**
 revision no: **K**

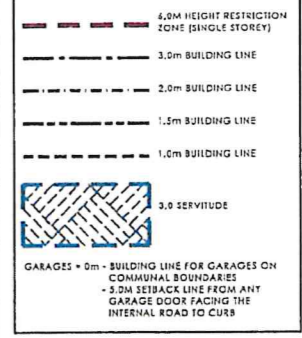
scale: 1:500

This subdivision / consolidation / site development plan has been approved in terms of section 76 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 15/03/19 and supersedes the previous subdivision / consolidation / site development plan dated: 14/3/2019

Authorised Official: [Signature] Date: 14/3/2019

BIZWENI AVENUE - 16 m

LEGEND

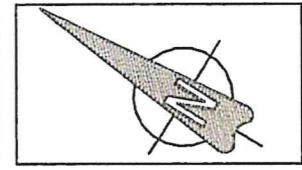


GENERAL RESIDENTIAL SUB ZONING 1 GROUP HOUSING DEVELOPMENT - (GR1)

GROSS SITE AREA = 4,382⁹ Hectares
 PLOTS 1 - 100 = 2,972⁹ Hectares
 DENSITY = 23 Units per Hectare
 PARKING = 2 Bays per Unit

TOTAL DWELLINGS - 100

UNITS	
RESIDENTIAL UNITS	68
RESIDENTIAL TOWNHOUSES	32
TOTAL	100



AREA CALCULATION SCHEDULE			
No.	Erf No.	Site Area	Open Space
1	20361	223m ²	74m ²
2	20362	152m ²	56m ²
3	20363	152m ²	56m ²
4	20364	152m ²	56m ²
5	20365	152m ²	56m ²
6	20366	180m ²	64m ²
7	20367	152m ²	57m ²
8	20368	152m ²	57m ²
9	20369	300m ²	124m ²
10	20370	334m ²	134m ²
11	20371	332m ²	135m ²
12	20372	317m ²	129m ²
13	20373	317m ²	129m ²
14	20374	323m ²	135m ²
15	20375	323m ²	129m ²
16	20376	323m ²	129m ²
17	20377	323m ²	129m ²
18	20378	315m ²	129m ²
19	20379	388m ²	154m ²
20	20380	306m ²	154m ²
21	20381	323m ²	138m ²
22	20382	323m ²	138m ²
23	20383	323m ²	138m ²
24	20384	323m ²	138m ²
25	20385	323m ²	138m ²
26	20386	323m ²	138m ²
27	20387	383m ²	195m ²
28	20388	254m ²	94m ²
29	20389	323m ²	140m ²
30	20390	244m ²	75m ²
31	20391	245m ²	84m ²
32	20392	192m ²	90m ²
33	20393	159m ²	60m ²
34	20394	155m ²	56m ²
35	20395	150m ²	52m ²
36	20396	200m ²	77m ²
37	20397	318m ²	130m ²
38	20398	323m ²	138m ²
39	20399	323m ²	138m ²
40	20400	323m ²	138m ²
41	20401	323m ²	138m ²
42	20402	318m ²	122m ²
43	20403	323m ²	140m ²
44	20404	323m ²	140m ²
45	20405	323m ²	140m ²
46	20406	318m ²	135m ²
47	20407	254m ²	102m ²
48	20408	276m ²	93m ²
49	20409	200m ²	90m ²
50	20410	200m ²	90m ²
51	20411	227m ²	121m ²
52	20412	194m ²	86m ²
53	20413	204m ²	105m ²
54	20414	156m ²	53m ²
55	20415	160m ²	55m ²
56	20416	160m ²	55m ²
57	20417	160m ²	55m ²
58	20418	160m ²	55m ²
59	20419	160m ²	55m ²
60	20420	264m ²	111m ²
61	20421	234m ²	89m ²
62	20422	234m ²	89m ²
63	20423	234m ²	89m ²
64	20424	329m ²	160m ²
65	20426	316m ²	112m ²
66	20427	323m ²	127m ²
67	20428	333m ²	136m ²
68	20429	367m ²	178m ²
69	20430	258m ²	110m ²
70	20431	258m ²	110m ²
71	20432	323m ²	140m ²
72	20433	323m ²	140m ²
73	20434	323m ²	140m ²
74	20435	364m ²	183m ²
75	20436	432m ²	190m ²
76	20437	311m ²	119m ²
77	20438	338m ²	146m ²
78	20439	385m ²	182m ²
79	20440	401m ²	204m ²
80	20443	186m ²	66m ²
81	20444	187m ²	69m ²
82	20445	196m ²	71m ²
83	20446	190m ²	71m ²
84	20447	190m ²	71m ²
85	20448	190m ²	71m ²
86	20449	190m ²	71m ²
87	20450	190m ²	71m ²
88	20451	190m ²	71m ²
89	20452	187m ²	70m ²
90	20453	170m ²	51m ²
91	20454	172m ²	51m ²
92	20455	317m ²	123m ²
93	20456	323m ²	125m ²
94	20457	323m ²	125m ²
95	20458	361m ²	140m ²
96	20459	239m ²	74m ²
97	20460	332m ²	136m ²
98	20461	390m ²	192m ²
99	20462	377m ²	180m ²
100	20463	350m ²	157m ²



PROJECT:
MZURI
 RESIDENTIAL DEVELOPMENT
 SOMERSET WEST

DRAWING:
BUILDING CONTROL
PLAN
 (GR1 - GROUP HOUSING)

DRAWING DESCRIPTION:
 remainder erf no's 18371, 18372 &
 18373 SOMERSET WEST
PART PLAN 1 OF 3

SCALE:
 1:500

REV.:
A

DRAWING No.:
SK-A0-2-01-A

4th Floor, M&B House, Pier
 Place,
 Foreshore, Cape Town 8001
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 www.mbandarchitects.co.za





AREA CALCULATION SCHEDULE			
No.	Erf No.	Site Area	Open Space
1	20361	223m ²	74m ²
2	20362	152m ²	56m ²
3	20363	152m ²	56m ²
4	20364	152m ²	56m ²
5	20365	152m ²	56m ²
6	20366	180m ²	64m ²
7	20367	152m ²	57m ²
8	20368	152m ²	57m ²
9	20369	300m ²	124m ²
10	20370	334m ²	134m ²
11	20371	332m ²	135m ²
12	20372	317m ²	129m ²
13	20373	317m ²	129m ²
14	20374	323m ²	135m ²
15	20375	323m ²	129m ²
16	20376	323m ²	129m ²
17	20377	323m ²	129m ²
18	20378	315m ²	129m ²
19	20379	386m ²	184m ²
20	20380	306m ²	154m ²
21	20381	323m ²	138m ²
22	20382	323m ²	138m ²
23	20383	323m ²	138m ²
24	20384	323m ²	138m ²
25	20385	323m ²	138m ²
26	20386	323m ²	138m ²
27	20387	383m ²	195m ²
28	20388	254m ²	74m ²
29	20389	329m ²	140m ²
30	20390	244m ²	75m ²
31	20391	245m ²	84m ²
32	20392	192m ²	90m ²
33	20393	159m ²	60m ²
34	20394	155m ²	56m ²
35	20395	150m ²	52m ²
36	20396	200m ²	77m ²
37	20397	316m ²	130m ²
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41	20401	323m ²	138m ²
42	20402	318m ²	123m ²
43	20403	323m ²	140m ²
44	20404	323m ²	140m ²
45	20405	323m ²	140m ²
46	20406	318m ²	135m ²
47	20407	254m ²	102m ²
48	20408	274m ²	93m ²
49	20409	200m ²	90m ²
50	20410	200m ²	90m ²
51	20411	229m ²	121m ²
52	20412	194m ²	86m ²
53	20413	206m ²	105m ²
54	20414	156m ²	53m ²
55	20415	160m ²	55m ²
56	20416	160m ²	55m ²
57	20417	160m ²	55m ²
58	20418	160m ²	55m ²
59	20419	160m ²	55m ²
60	20420	266m ²	111m ²
61	20421	234m ²	89m ²
62	20422	234m ²	89m ²
63	20423	234m ²	89m ²
64	20424	329m ²	160m ²
65	20425	316m ²	112m ²
66	20427	323m ²	127m ²
67	20428	330m ²	136m ²
68	20429	347m ²	176m ²
69	20430	256m ²	110m ²
70	20431	258m ²	110m ²
71	20432	323m ²	140m ²
72	20433	323m ²	140m ²
73	20434	323m ²	140m ²
74	20435	364m ²	183m ²
75	20436	432m ²	190m ²
76	20437	311m ²	119m ²
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87	20450	190m ²	71m ²
88	20451	190m ²	71m ²
89	20452	189m ²	70m ²
90	20453	170m ²	51m ²
91	20454	172m ²	51m ²
92	20455	317m ²	123m ²
93	20456	323m ²	125m ²
94	20457	323m ²	125m ²
95	20458	361m ²	140m ²
96	20459	323m ²	125m ²
97	20460	323m ²	125m ²
98	20461	390m ²	157m ²
99	20462	379m ²	150m ²
100	20463	360m ²	157m ²

LEGEND

- 4.5m HEIGHT RESTRICTION (ONE SINGLE STOREY)
- 3.0m BUILDING LINE
- 2.0m BUILDING LINE
- 1.5m BUILDING LINE
- 1.0m BUILDING LINE
- 3.0m SERVICE

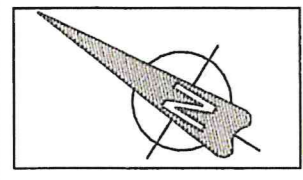
GARAGES = 0m - BUILDING LINE FOR GARAGES ON COMMUNAL BOUNDARIES
 - 5.0m SETBACK LINE FROM ANY GARAGE DOOR FACING THE INTERNAL ROAD TO CURB

GENERAL RESIDENTIAL SUB ZONING 1 GROUP HOUSING DEVELOPMENT - (GR1)

GROSS SITE AREA = 4.3829 Hectares
 PLOTS 1 - 100 = 2.9729 Hectares
 DENSITY = 23 Units per Hectare
 PARKING = 2 Bays per Unit

TOTAL DWELLINGS - 100

UNITS	
RESIDENTIAL UNITS	68
RESIDENTIAL TOWNHOUSES	32
TOTAL	100



PROJECT:
MZURI
 RESIDENTIAL DEVELOPMENT
 SOMERSET WEST

DRAWING:
BUILDING CONTROL
PLAN
 (GR1 - GROUP HOUSING)

DRAWING DESCRIPTION:
 remainder erf no's 18371, 18372 &
 18373 SOMERSET WEST
PART PLAN 2 OF 3

SCALE:
 1:500

REV.:
A

DRAWING No.:
SK-A0-2-01-B

4th Floor, M&B House, Pier
 Place,
 Foreshore, Cape Town 8001
 t.(+27)21 4259809
 www.mbandarchitects.co.za



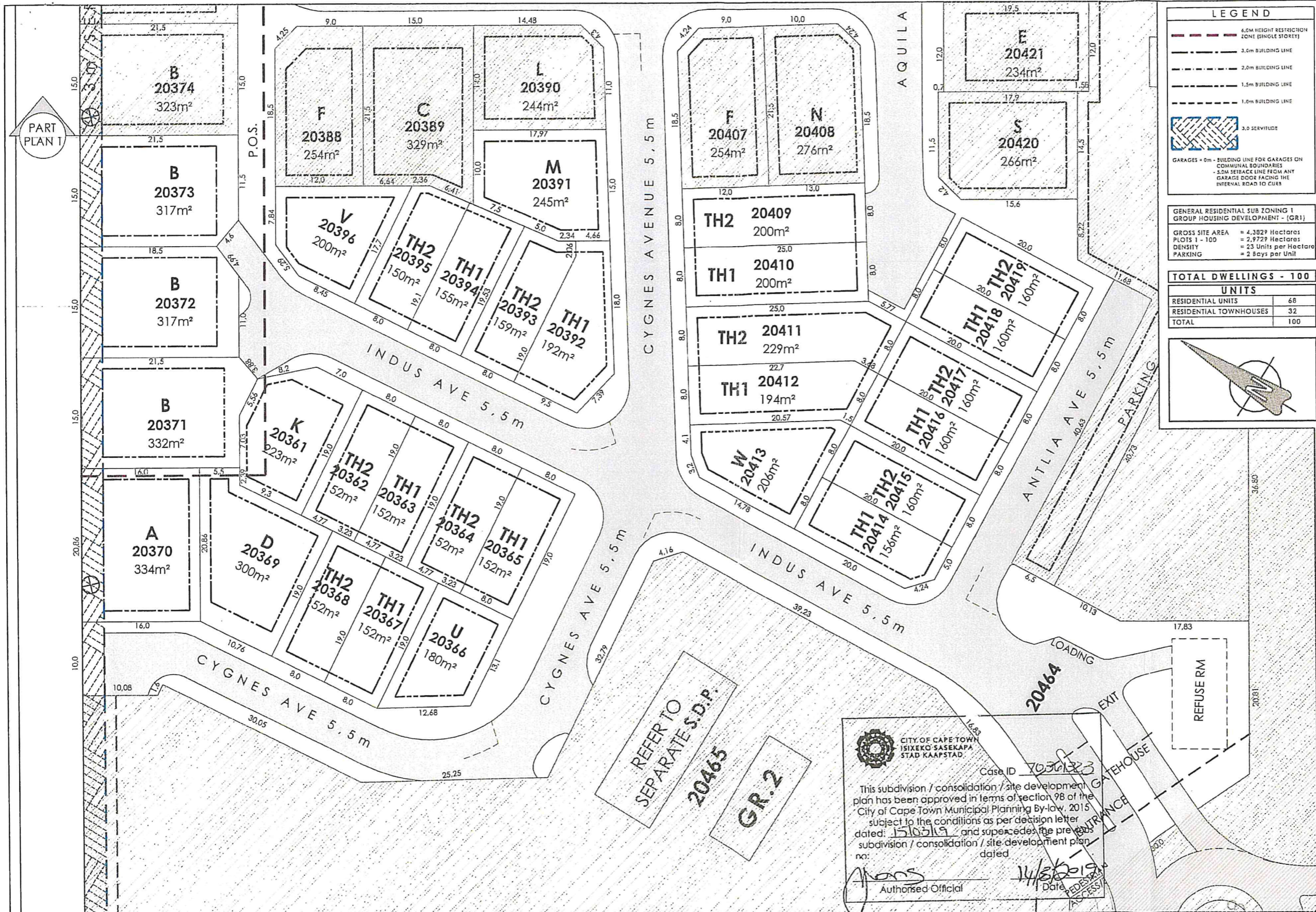
CITY OF CAPE TOWN
 ISIXEKO SASEKAPA
 STAD KAAPSTAD

Case ID 70361323

This subdivision / consolidation / site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated 15/03/19 and supersedes the previous subdivision / consolidation / site development plan no. dated 14/3/2019

[Signature]
 Authorised Official

14/3/2019
 Date



LEGEND

- 6.0m HEIGHT RESTRICTION ZONE (SINGLE STOREY)
- 3.0m BUILDING LINE
- 2.0m BUILDING LINE
- 1.5m BUILDING LINE
- 1.0m BUILDING LINE
- 3.0 SERVITUDE

GARAGES = 0m - BUILDING LINE FOR GARAGES ON COMMUNAL BOUNDARIES
 - 5.0m SETBACK LINE FROM ANY GARAGE DOOR FACING THE INTERNAL ROAD TO CURB

GENERAL RESIDENTIAL SUB ZONING 1
 GROUP HOUSING DEVELOPMENT - (GR1)

GROSS SITE AREA = 4.3829 Hectares
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 PARKING = 2 Bays per Unit

TOTAL DWELLINGS - 100

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36	20396	200m ²	77m ²
37	20397	318m ²	130m ²
38	20398	323m ²	136m ²
39	20399	323m ²	136m ²
40	20400	323m ²	136m ²
41	20401	323m ²	136m ²
42	20402	318m ²	122m ²
43	20403	323m ²	140m ²
44	20404	323m ²	140m ²
45	20405	323m ²	140m ²
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50	20410	200m ²	90m ²
51	20411	229m ²	121m ²
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53	20413	206m ²	105m ²
54	20414	156m ²	53m ²
55	20415	160m ²	55m ²
56	20416	160m ²	55m ²
57	20417	160m ²	55m ²
58	20418	160m ²	55m ²
59	20419	160m ²	55m ²
60	20420	266m ²	111m ²
61	20421	234m ²	89m ²
62	20422	234m ²	89m ²
63	20423	234m ²	89m ²
64	20424	329m ²	160m ²
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87	20450	190m ²	71m ²
88	20451	190m ²	71m ²
89	20452	189m ²	70m ²
90	20453	170m ²	51m ²
91	20454	172m ²	75m ²
92	20455	317m ²	123m ²
93	20456	323m ²	125m ²
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95	20458	361m ²	140m ²
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99	20462	377m ²	180m ²
100	20463	360m ²	157m ²

CITY OF CAPE TOWN
 ISIXEKO- SASEKAPA
 STAD KAAPSTAD.

Case ID: 7036123

This subdivision / consolidation / site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 15/03/19 and supercedes the previous subdivision / consolidation / site development plan no: [redacted] dated [redacted]

14/08/2019 Date

Authorised Official

PROJECT:
MZURI
 RESIDENTIAL DEVELOPMENT
 SOMERSET WEST

DRAWING:
**BUILDING CONTROL
 PLAN**
 (GR1 - GROUP HOUSING)

DRAWING DESCRIPTION:
 remainder erf no's 18371, 18372 &
 18373 SOMERSET WEST
PART PLAN 3 OF 3

SCALE:
 1:500

REV.:
A

DRAWING No.:
SK-A0-2-01-C

4th Floor, M&B House, Pier
 Place,
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