

27 August 2018

To the Owner/s

Dear Sir/Madam

PROPOSED APPLICATIONS IN TERMS OF SECTION 42 OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW 2015- REZONING, SUBDIVISION, AND CONSOLIDATION: REMAINDER PORTION 2 OF FARM 311, REMAINDER PORTION 7 OF FARM 311, REMAINDER PORTION 9 OF FARM 311, REMAINDER PORTION 10 OF FARM 311, AND REMAINDER PORTION 32 OF FARM 311 (LANGEBERG), DE BRON ROAD, VREDEKLOOF

The City of Cape Town has received the following planning application for consideration:

Application number
70414939

Applicant/owner's details
NuPlan Africa Town and Urban Planners/ Promptvest Fifteen (Pty) Ltd & President Park (Pty) Ltd

Erf number(s)
Remainder Portion 7 of Farm 311, Remainder Portion 9 of Farm 311, Portion 10 of Farm 311, Portion 32 of Farm 311 and Remainder Portion 2 of Farm 311 (Langeberg)

Description and physical address
The properties are located between Fairtrees Road, De Bron Road and Brackenfell Boulevard. Glengarry Shopping Centre is situated directly adjacent to the site to the south (as shown on the attached locality plan)

Purpose of the application

- Approval of the Development Framework in terms of Section 42(i) of the Municipal Planning By-Law 2015 (MPBL)
- Subdivision of the Remainder of Portion 7 (a portion of portion 2) of Farm Langeberg 311 into a 12,6130ha portion (Portion A) and a 7,5124ha portion (Portion B) in terms of Section 42(d) of the MPBL
- Consolidation of the following portions in terms of Section 42 (f) of the MPBL:
 - A 7,5124ha portion (Portion B) of Remainder of Portion 7 (a portion of portion 2) of Farm Langeberg 311,
 - An unregistered 10,9335ha portion of Remainder Portion 9 (a portion of portion 2) of Farm Langeberg 311,
 - An unregistered 2,9582ha portion of Remainder Portion 10 (a portion of portion 2) of Farm Langeberg 311, and
 - An unregistered 3,4975ha portion of Remainder Portion 32 (a portion of portion 9) of Farm Langeberg 311
- Rezoning of the abovementioned consolidated portion, and Portion A of Remainder Portion 7 of Farm 311, and Remainder Portion 2 of Farm 311 to Sub-divisional Area Overlay Zone in terms of Section 42(a) of the MPBL
- Subdivision in terms of Section 42(d) of the MPBL in order to create 104 portions to be zoned as follows:
 - 62 Single Residential Zone 1 (SR1) erven
 - 5 General Residential Zone 2 (GR2) erven
 - 3 Community Zone 1 (CO1) erven to accommodate a crèche, place of worship, and school
 - 2 General Business Zone 2 (GB2) erven

- 6 Open Space Zone 3 (OS3) erven
- 10 Utility Zone (UT) erven
- 11 Transport Zone 2 (TR2) erven
- 5 Sub-divisional areas (for future subdivision for residential development)
- Approval of a subdivision in phases in terms of Section 42(e) of the MPBL
- Approval of a Master Landscaping Plan
- Approval of the following street names:
 - Aberdeen Road, Moray Close, Stirling Road, Fife Crescent

Enquiries

The application may be inspected at the office of the District Manager, Kraaifontein Municipal Offices, Brighton Road, Kraaifontein during office hours.

Enclosed please find an Executive Summary as well as the proposed Subdivision Plan and Development Framework Plan, for your perusal.

*Further details with regard to this application are available at our public counter, Monday to Friday from 08h00 – 14h30. Kindly note that documents are in electronic format and due to the size of same, it is advisable to bring a memory stick to this office.

Objections, comments or representations

Any objection, comment or representation on the proposal, with reasons therefor, may be submitted to the following e-mail address: **comments_objections.northern@capetown.gov.za** (or submitted in writing to the office of the abovementioned District Manager) to be received before or on the closing date mentioned below.

Further details that must accompany any objection, comment or representation

1) The application number and the following details of the person who is submitting the objection, comment or representation: full name, interest in the application, address, contact details and the method by which they may be notified. More cost-effective and efficient communication with the City will be facilitated if you specifically indicate an email address that can be used for further communication regarding this application.

2) The reason for the objection, comment or representation, including at least - a) the effect that the application will have on a person or the area; b) any aspect of the application that is considered to be inconsistent with policy, and how.

Closing date for objections, comments or representations

1 October 2018

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of section 82 of the City of Cape Town Municipal Planning By-law (MPBL), 2015.

Request for oral submission

Section 120(11) of the MPBL provides that a person may make a request to the Municipal Planning Tribunal (MPT) to make an oral submission. For such request to be considered it must comply with the following requirements:

1. Must be a written request emailed to the following address: MPT.oralhearings@capetown.gov.za.
2. Adequate reasons must be given for such request.
3. The request must be received at the abovementioned address at least five days before the MPT meeting where the application(s) will be considered, or closer to the meeting if good cause is shown.

If you would like to make such request, go to the following weblink for the scheduled MPT meeting dates and the agendas: <http://www.capetown.gov.za/Family%20and%20home/meet-the-city/city-council/Meeting-calendar>.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

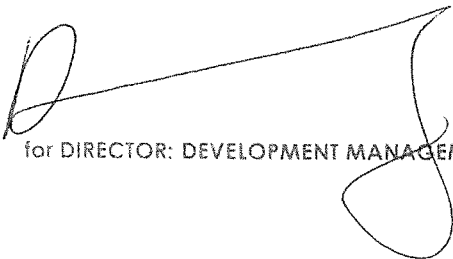
Any person who cannot write, may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

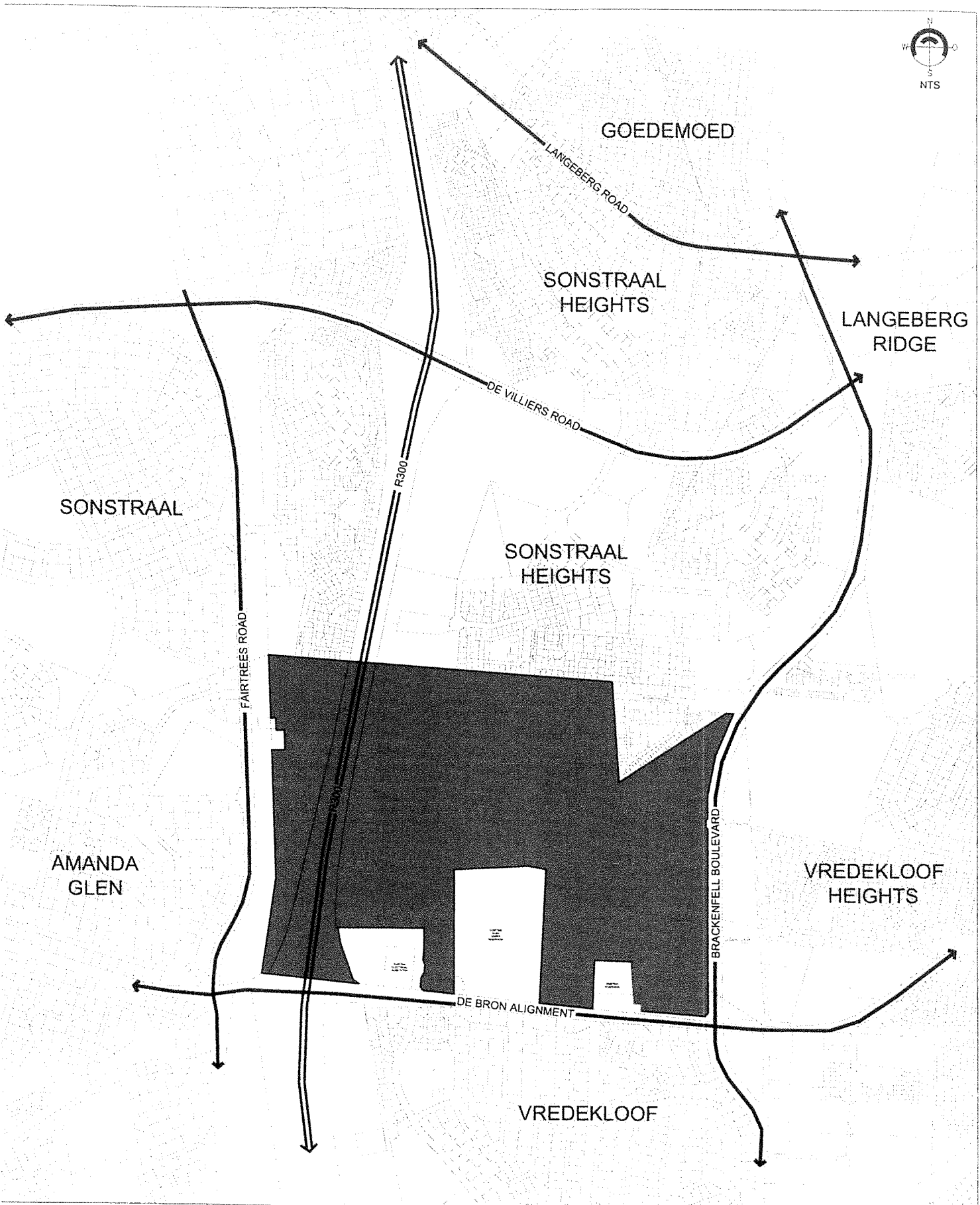
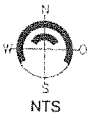
Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is indien skriftelik versoek. Stuur die versoek na comments_objections.northern@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokungqinelana necandelo 82(4) loMthetho kaMasipala ongoCwangciso waseKapa, 2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.northern@capetown.gov.za kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully



for DIRECTOR: DEVELOPMENT MANAGEMENT



 GLENGARRY DEVELOPMENT

LOCALITY PLAN

PROPOSED GLENGARRY DEVELOPMENT

EXECUTIVE SUMMARY

INTRODUCTION

NuPlan Africa Town Planners together with a team of professional consultants have been appointed by Promptvest Fifteen (Pty) Ltd & President Park (Pty) Ltd, who is the registered owners of the subject properties, to prepare and submit a town planning application to enable a mixed use residential development on the consolidated site referred to as the proposed Glengarry Development.

The Package of Plan approach is followed for this application as per Section 136 of the Development Management Scheme as well as required by the Northern District Plan.

Prior to the drafting of this application, a Framework Plan were compiled, as a first phase, and work shopped with the client. The Development Framework was prepared by a team of professionals that analysed the surrounding context and urban environment, the natural environment, the existing and proposed road infrastructure, the developments constraints and availability of bulk services. This Development Framework was presented to the relevant internal City Departments and circulated for preliminary comments.

The subject property is located in the Brackenfell area surrounded by the neighbourhoods of Sontraal Heights, Kleinbron Park, Vredeloof and Vygeboom. It is located between Fairtrees and De Bron Roads, which are both District Structuring Routes, and to the west of Brackenfell Blvd which is a Development Route. Glengarry Shopping Centre is situated directly adjacent to the site to the south.

THE APPLICATION

Application is being made for the following:

- **Approval of the Development Framework Plan** in terms of SECTION 42(i) OF THE MUNICIPAL PLANNING BY-LAW 2015.
- **Subdivision** of the Remainder of Portion 7 (a portion of portion 2) of Farm Langeberg 311 into a 12,6130ha portion (Portion A) and a 7,5124ha portion (Portion B).
- **Consolidation** of the following portions in terms of SECTION 42 (f) OF THE MUNICIPAL PLANNING BY-LAW 2015:
 - A 7,5124ha portion (Portion B) of Remainder of Portion 7 (a portion of portion 2) of Farm Langeberg 311,
 - A 10,9335ha portion of Remainder Portion 9 (a portion of portion 2) of Farm Langeberg 311,
 - A 2,9582ha portion of Remainder Portion 10 (a portion of portion 2) of Farm Langeberg 311, and
 - A 3,4975ha portion of Remainder Portion 32 (a portion of portion 9) of Farm Langeberg 311
- **Rezoning to Sub-Divisional Area Overlay Zone** of Remainder Portion 2 (De Hoop) of the Farm Langeberg 311, the consolidated Portion (as described above) and Portion A of Remainder Portion 7 (a portion of portion 2) of the Farm Langeberg 311, in terms of SECTION 42 (a) OF THE MUNICIPAL PLANNING BY-LAW 2015.
- **Subdivision of the Sub-Divisional Area Overlay Zones** in terms of SECTION 42 (d) OF THE MUNICIPAL PLANNING BY-LAW 2015 to allow the zonings as depicted on attached plan of subdivision.
- **Phasing Plan approval** in terms of SECTION 42 (e) OF THE MUNICIPAL PLANNING BY-LAW 2015.

- **Approval of the Landscape Masterplan.**
- **Approval of the following street names:**
 - Aberdeen Road
 - Moray Close
 - Stirling Road
 - Fife Crescent

DEVELOPMENT PROPOSALS

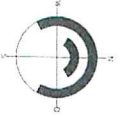
The vision for the subject properties is to be developed as a mixed use market related residential development with the provision of supporting non-residential land uses which is completely integrated into the existing urban fabric. The client, who is also the land owner, will not be the end developer and therefor wants to apply for bulk development rights in order to sell off development blocks / pockets to developers. These developers will then have the opportunity to implement detailed planning within each pocket. However, due to certain services requirements that needs to be located in public roads, it was necessary to create some Single Residential erven abutting the northern edge of the subject property.

Due to the fact that this application is only for bulk development rights which will undergo detail design and planning before implementation by the various end developers, only an estimated residential yield and overall density could be determined. It is estimated that the residential yield would be approximately 1 800 opportunities which relates to a gross density of 25 units per hectare. These residential opportunities is proposed to be a mix between Single Residential erven, Group Housing as well as General Residential erven.

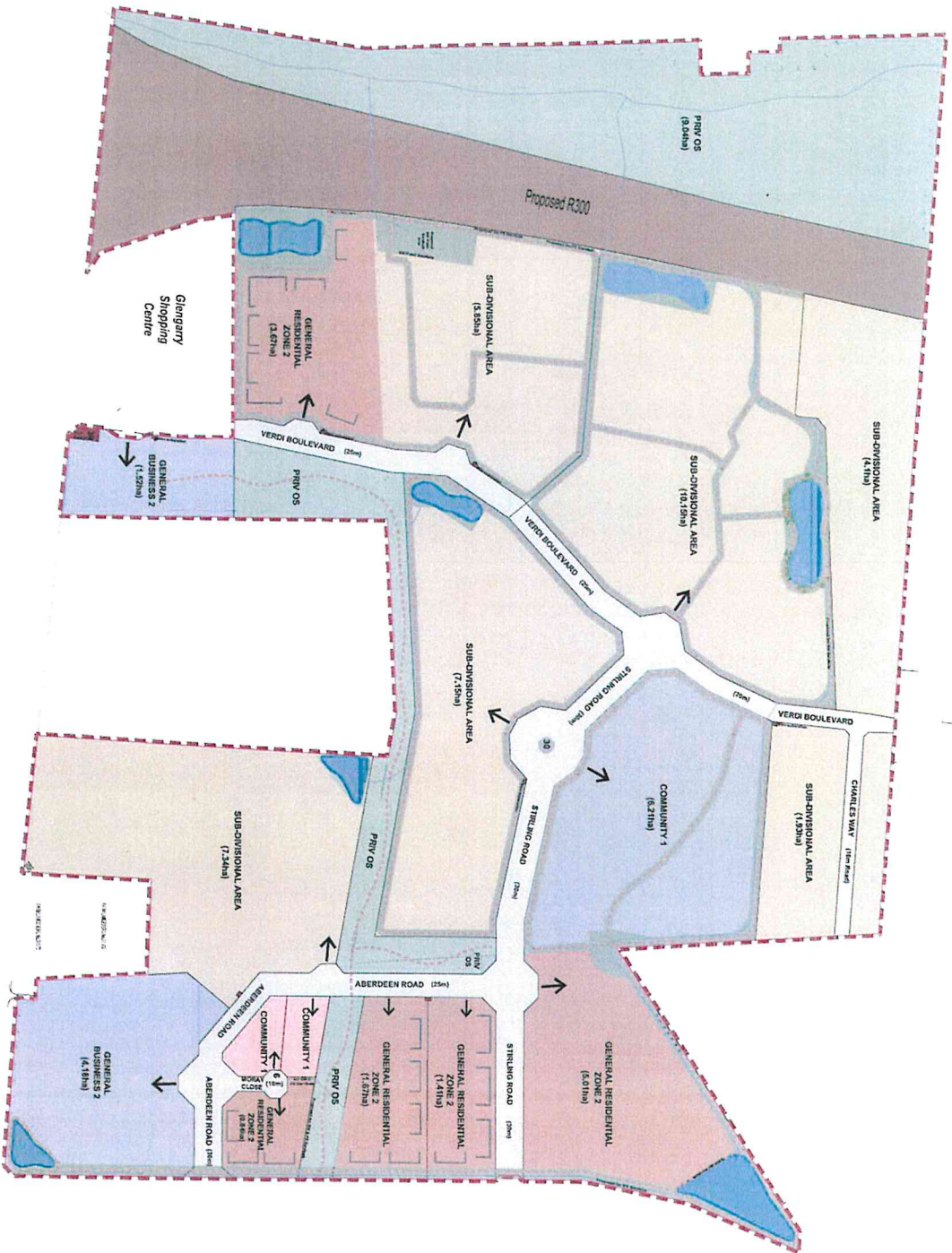
The following non-residential land uses are proposed:

- 2 General business sites¹ of 5,7ha in total.
- 1 Crèche site (0,37ha);
- 1 Place of Worship site (0,39ha); and
- 1 Primary School site (6,21ha).

¹ The General Business 2 zoning also includes flats as a primary use and therefor these sites can be considered for a mix of business, offices and higher density residential.



DEVELOPMENT FRAMEWORK PLAN



LAND USES

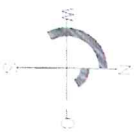
- RESIDENTIAL & GENERAL RESIDENTIAL (app. 52ha)
- PUBLIC OPEN SPACE (app. 13ha)
- GENERAL BUSINESS (app. 5ha)
- EDUCATIONAL (app. 4.2ha)
- FUTURE USE TO BE DETERMINED (app. 2.1ha)

- ROADS:**
- R300 Reserve: (app. 9.5ha)
- Residential roads: (app. 7.2ha)

- SUBDIVISIONAL AREA (app. 93ha) includes: area west of proposed R300 and area to the west of the R300 (app. 73.1ha)

CONCEPTUAL PLACEMENTS

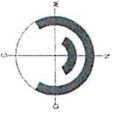
- BLUE SYSTEM
- GREEN SYSTEM
- PEDESTRIAN SYSTEM
- CONCEPTUAL INDICATION OF HIGHER DENSITIES
- GLENGARRY DEVELOPMENT AREA



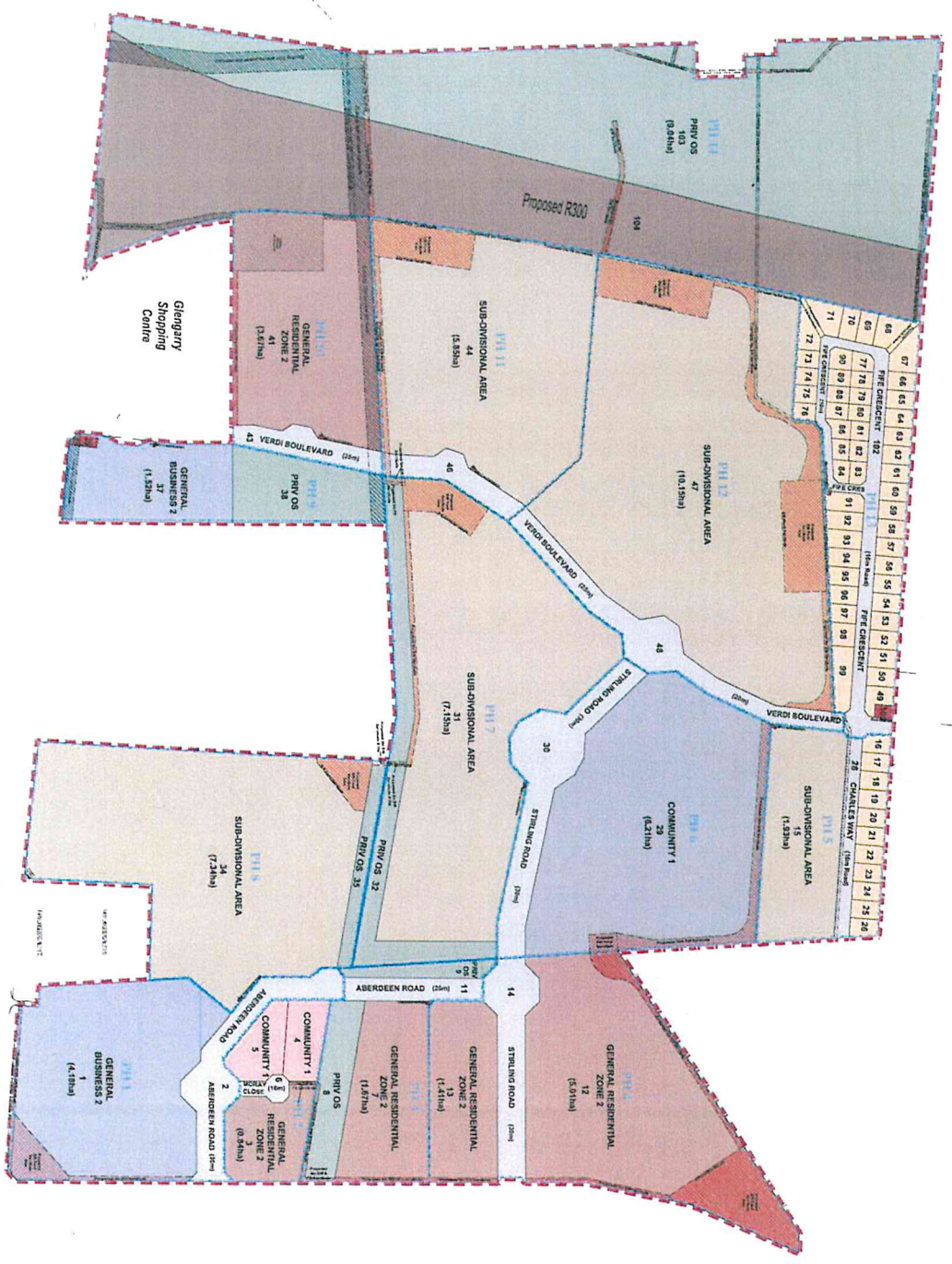
ADDENABRA
 REGIONAL PLANNING SOLUTIONS

BRACKENFELL
 (Glengary)
 FRAMEWORK PLAN

DATE	19 JULY 2018	SHEET	AV
SCALE	A1 - 1:2500	STATUS	ISSUED
TEK.Nº	2.616 - FWP - 02	DWG.Nº	



PROPOSED SUBDIVISION PLAN



PHASE 1 - PHASE 14

ZONING	LAND USE	NR OF ERYEN	GROSS AREA (ha)	%
Sub-divisional area	Sept residential Zone 1	5	32,41	34,86
Sub-divisional area	Sept residential Zone 2	62	3,87	4,16
Sub-divisional area	Single Residential	5	12,60	13,55
Community 1 (CO1)	Creche	1	0,37	0,39
Community 1 (CO1)	Worship	1	0,39	0,42
Community 1 (CO1)	Primary School	1	6,21	6,68
Community 1 (CO1)	Business/Workshop	2	5,70	6,13
Open Space Zoning 3 (OS3)	Private Open Space	6	12,86	13,83
Open Space Zoning 3 (OS3)	Special Open Space (OS3)	10	0,14	0,14
Transfer of Servitude	Subdivision/ Inter roads	10	0,14	0,14
Transfer of Servitude	Public Roads	10	7,60	8,17
Transfer of Servitude	Primary/ Districtor	1	10,86	11,67
Transfer of Servitude	Public Road	1	10,86	11,67
TOTAL		104	93,01	100

- GLENGARRY DEVELOPMENT AREA
- PHASE BOUNDARIES
- EXISTING SERVICE SERVITUDES
- PROPOSED SERVICE SERVITUDES

MAPLE AFRICA
 INNOVATIVE PLANNING SOLUTIONS

BRACKENFELL (Glengarry)
 Rem. Pin.2, Rem. Pin.7(PTN of PTN 2),
 a 10.9335ha PTN of Rem. Pin.9(PTN of PTN 2),
 a 2.95823ha PTN of Rem. Pin.10(PTN of PTN 2),
 a 3.4975ha PTN of Rem. Pin.32 (PTN of PTN 9) of the
 FARM LANGEBERG NO. 311

Proposed Subdivisional Plan & Street names

DATE	23 JULY 2018	DESIGNED	AV
SCALE	A1 - 1:2500	DRAWN	DJ

TEK.Nr 2.616 - S1 - 01
 DWG.No