



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

NNGQOBE
SENIOR PROFESSIONAL OFFICER

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Case ID: 70565485

BLUM016

27 September 2021

MLH ARCHITECTS & PLANNERS

Email: alleng@mlh.co.za

Dear Sir

**PROPOSED EXEMPTION IN TERMS OF SECTION 42(s) OF THE CAPE TOWN MUNICIPAL PLANNING BY-LAW:
ERF 454, SANDOWN, 106 SANDOWN ROAD EAST ROAD, SANDOWN**

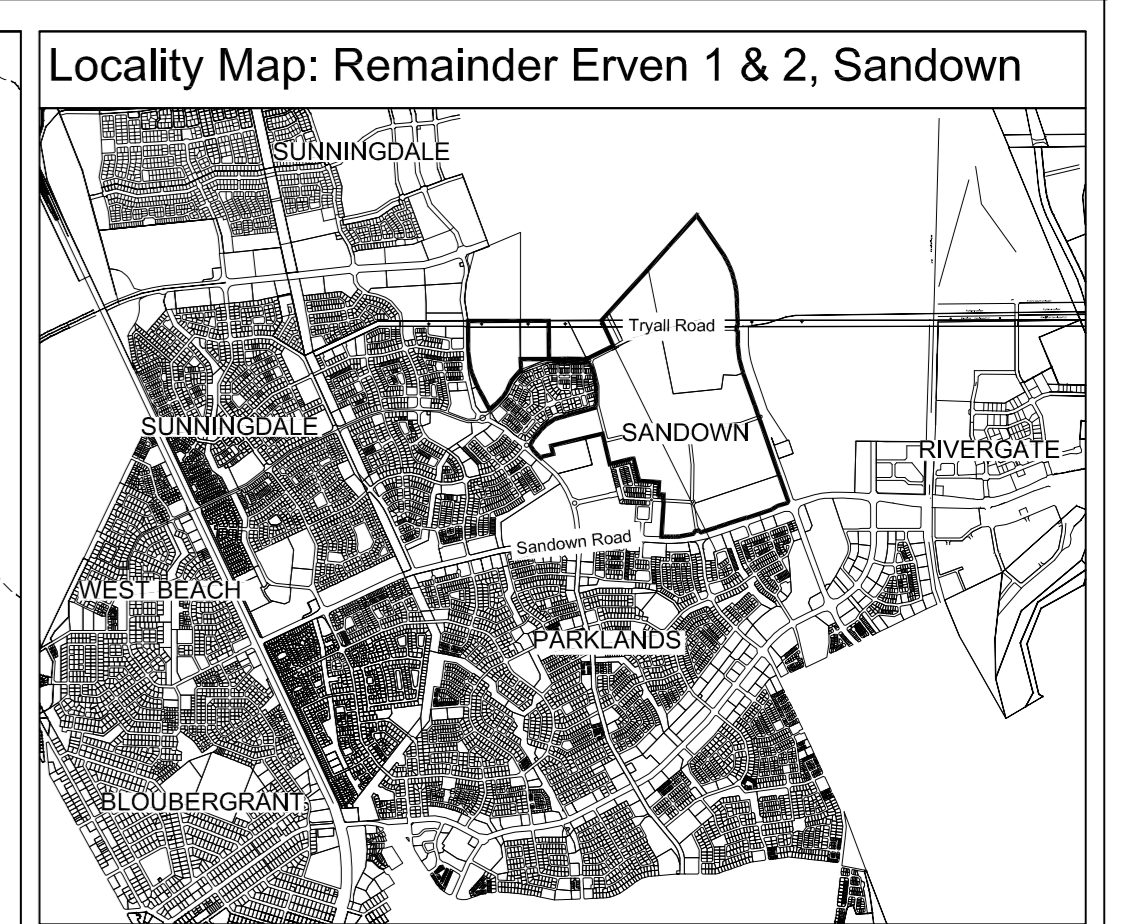
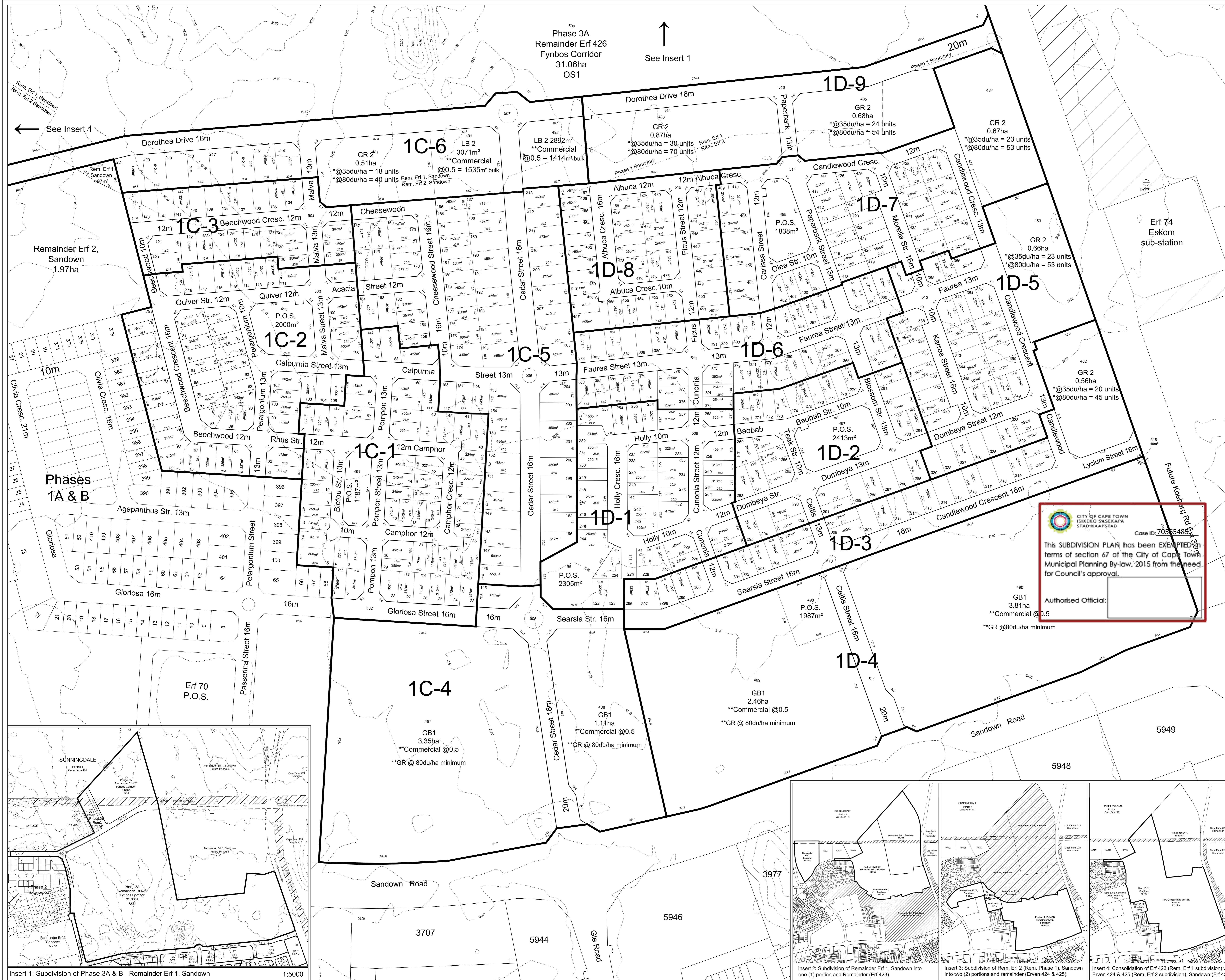
It is hereby confirmed that the proposed subdivision for the creation of a portion of public street in **phase 1D3** of the Sandown development as illustrated on the endorsed preliminary plans is exempted in terms of section 67(1)(e) of the City of Cape Town Municipal Planning By-Law (MPBL), 2015, for the following reason:

- The exemption is for the purpose of constructing a public street, as per abovementioned section of the By-Law.

Yours faithfully


E Marais

for **DIRECTOR: DEVELOPMENT MANAGEMENT**



SUMMARY SANDOWN PHASE 1C, D & PHASE 3: LAND USE AND ZONING

PHASE 1C	LAND USE	ZONING	NO. OF UNITS	AREA (ha)	%
1C-1 to 1C-6	Single Residential Zoning 1: Conventional Housing (SR1)		221	7.48	30.74
	General Residential Zoning 2 (GR2)		1	0.51	3.78
	General Business Zoning 1 (GB1)		2	4.46	34.29
	Local Business Zoning 2: Local Business (LB2)		2	0.59	33.21
	Open Space Zoning 2: Public Open Space (OS2)		2	0.33	3.80
202-507	Transport Zoning 2: Public Road and Public Parking (TR2)		6	4.99	37.18
SUB-TOTAL			234	18.36ha	100%

PHASE 1D

LAND USE	ZONING	NO. OF UNITS	AREA (ha)	%
222-440	Single Residential Zoning 1: Conventional Housing (SR1)	259	7.75	33.12
	General Residential Zoning 2 (GR2)	1	3.34	14.27
492-496	General Business Zoning 1 (GB1)	2	6.27	26.80
496-499	Open Space Zoning 2: Public Open Space (OS2)	4	0.85	3.63
508-516	Transport Zoning 2: Public Road and Public Parking (TR2)	9	5.19	21.75
518	Transport Zoning 2: Public Road and Public Parking (TR2)	1	0.10	0.00
SUB-TOTAL		281	23.49ha	100%

PHASE 3A & B

LAND USE	ZONING	NO. OF UNITS	AREA (ha)	%
480	Community Zoning 1: Local (CS1)	1	0.89	1.75
508-501	Open Space Zoning 1: Public Open Space (OS1)	2	36.67	93.11
517	Transport Zoning 2: Public Road and Public Parking (TR2)	1	2.02	5.14
SUB-TOTAL		4	39.58ha	100%
TOTAL		519	81.44ha	100%

SUMMARY SANDOWN PHASE 1C, D & PHASE 3: LAND USE AND ZONING

LAND USE	ZONING	NO. OF UNITS	AREA (ha)	%
480	Community Zoning 1: Local (CS1)	1	0.89	1.75
508-501	Open Space Zoning 1: Public Open Space (OS1)	2	36.67	93.11
517	Transport Zoning 2: Public Road and Public Parking (TR2)	1	2.02	5.14
SUB-TOTAL		4	39.58ha	100%
TOTAL		519	81.44ha	100%

NOTES:

- Refer to Insert 2-4 for Subdivision & Consolidation process of Rem. Erf 1 & 2 to create Erf 426;
- Refer to Drawing No.:
- LP-7602-01 for Subdivision of Remainder Erf 1, Sandown
- LP-7602-02 for Subdivision of Remainder Erf 2 (Remainder Phase 1), Sandown
- LP-7602-03 for Consolidation of Remainder Erf 1, Sandown subdivision with Remainder Erf 2 subdivision, Sandown
- LP-7602-05 Rev. C for Proposed Development Phases and Sub-Phases for Phase 1C & D, Sandown
- LP-7602-06 for Vehicular Access Conditions for Phase 1C & D, Sandown

* Residential opportunity per site can vary, but limited to Group Housing and/or flats.
 - Group Housing minimum density is 35du/ha and maximum 45du/ha.
 - Flats density is maximum 50du/ha.
 - Commercial Bulk factor for GB1 and LB2 sites: 0.5
 - GR along Sandown Road minimum 50du/ha density.

** Commercial Bulk and General Residential opportunities notional & flexible, i.e. proportionally more or less bulk &/or residential opportunities can be provided.
 - Ultimate bulk and residential potential controlled by the commercial bulk register and total housing potential for Sandown SDF.

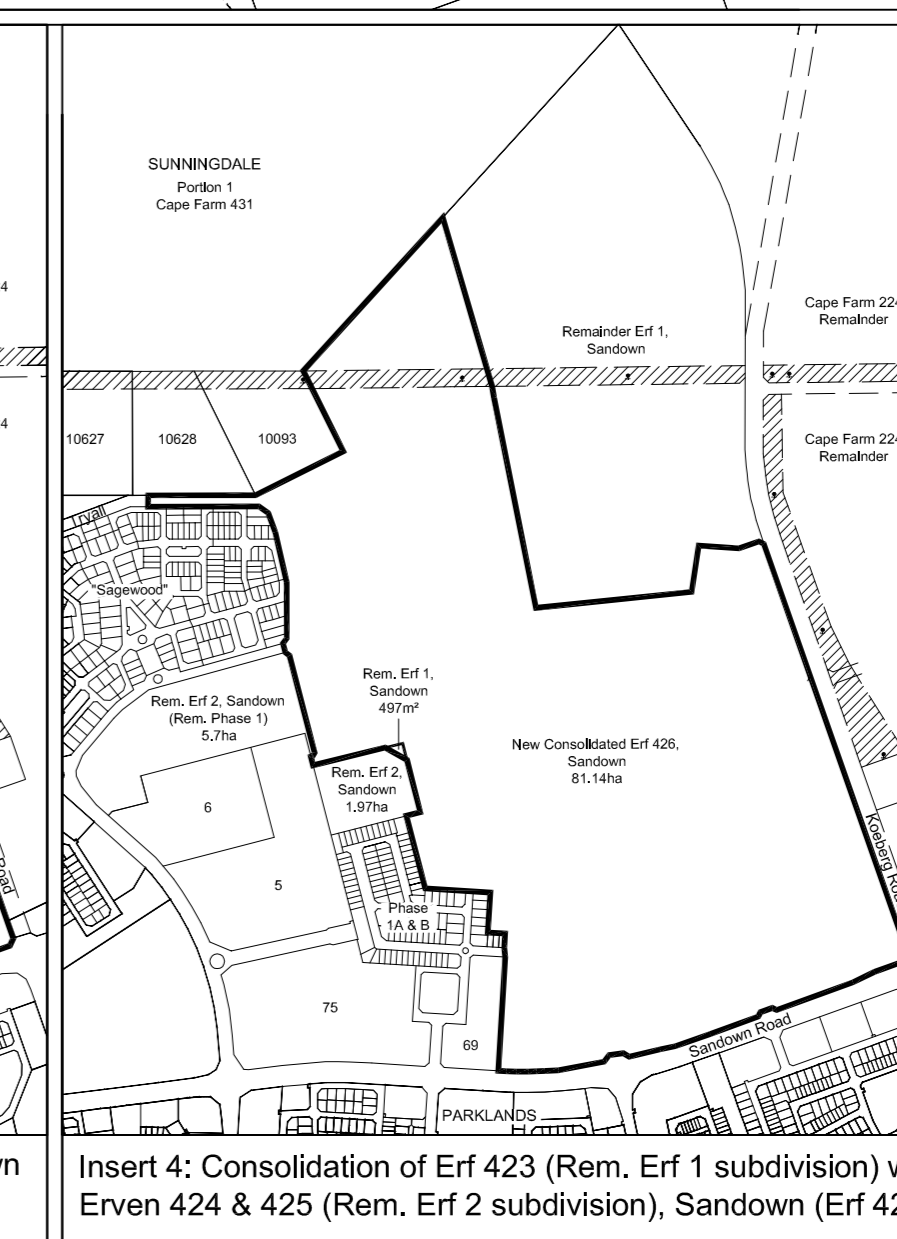
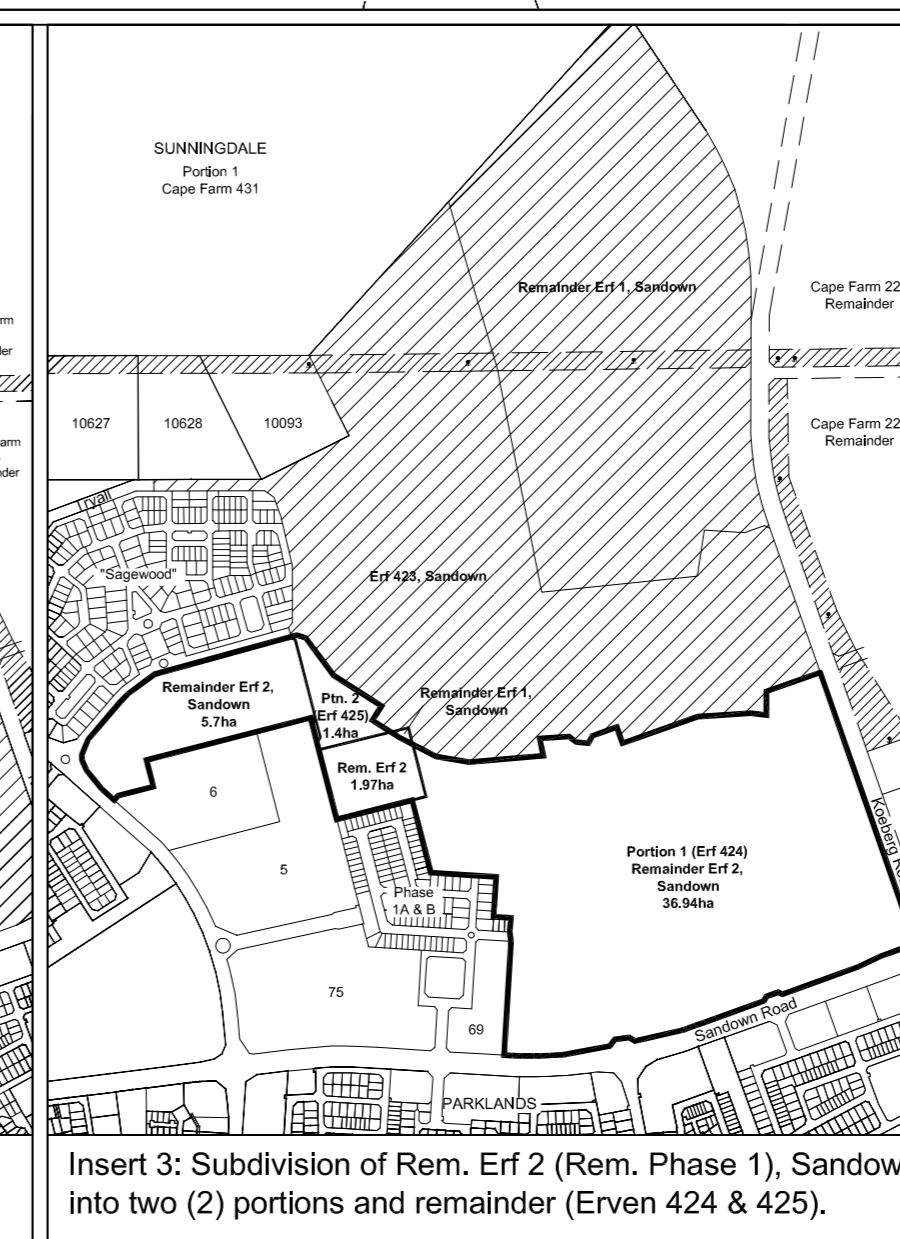
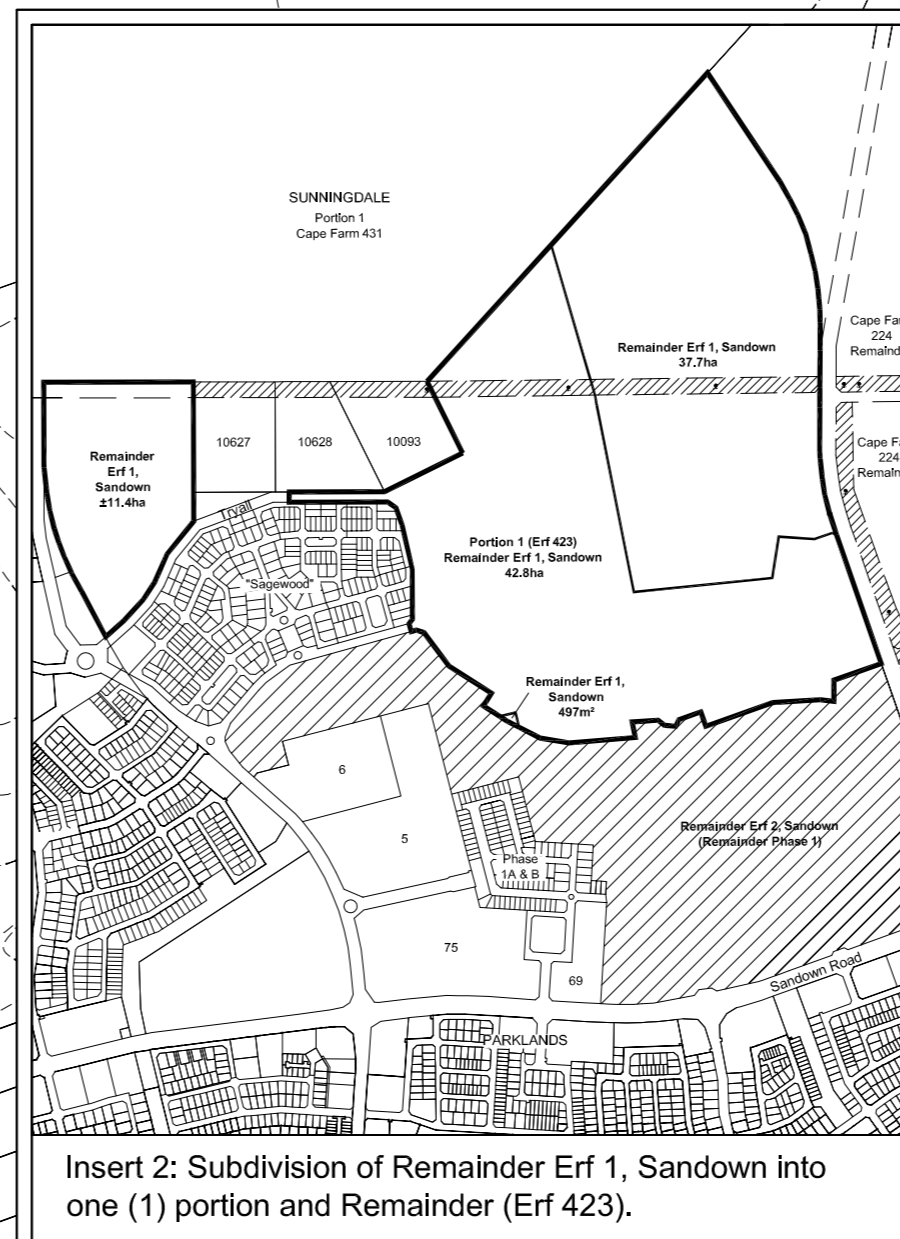
CITY OF CAPE TOWN
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STAD-KAAPSTAD

Case ID: 703554852

This SUBDIVISION PLAN has been EXEMPTED in terms of section 67 of the City of Cape Town Municipal Planning By-law, 2015 from the need for Council's approval.

Authorised Official:

Insert 1: Subdivision of Phase 3A & B - Remainder Erf 1, Sandown 1:5000



Rev.	Description	Date
A	Amendment of Phase 1D-3 & 1D-4 Boundary Consolidation of Ptn 513 & 514 into one portion (513).	2017.11.14
B	<ul style="list-style-type: none"> Amendment of Phase 1D-7 & 1D-9 Consolidation of Ptns 442-455 & 495-504 (Phase 1D-7 & 1D-9) into two portions (485-486)(Phase 1D-9). Fynbos zoning change from OS2 to OS1 Indication of GR and GB development opportunities 	2018.03.02
C	Land Use Table numbering corrections	2018.05.10
D	Cadastral amendments to pan-handle erven	2018.07.19
E	Amended Street names in Phase 1C-1 & 1D-3	2018.10.08
F	Section 67(e) exemption amendment to Phase 1D-3	2020.09.30
G	<ul style="list-style-type: none"> Section 67(e) exemption, amendment to Phase 1D-3 Creation of new road portion (Portion 518) Proposed street name in Phase 1D (Lycium Street). 	2021.09.08

mlh architects & planners

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MILNERTON ESTATES
 PROPERTY DEVELOPERS

Project: SANDOWN PHASES 1C, D AND 3A & B

Drawing: PROPOSED SUBDIVISION OF REMAINDER ERV 1 & 2, SANDOWN (NEW ERV 426, SANDOWN)

Drawn: AG/LW

Date: NOVEMBER 2017

Scale: 1:1000 @A0

Project Number: 2017 602

Drawing Number: LP-7602-04

Revision: G

2021 08 04_Sandown_LP-7602-04_Subdivision Plan Rev G.dwg

Plot Date: 2021-09-08