

2017-10-17

Dear Sir / Madam

PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND DEPARTURES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW IN RESPECT OF REMAINDER ERF 112657 AND REMAINDER ERF 112656, FOREST DRIVE EXTENSION THORNTON / PINELANDS (situated on the border of the two mentioned suburbs)

The application with reference 70306568 in the above regard, accepted on 2017-08-22, refers.

The Municipal Planning Tribunal (MPT) on 2017-10-11 **approved** in terms of section 98 of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL), the application for:

- rezoning of the above property from Limited use Zone to a Sub divisional Area
- subdivision of the above property into 2 portions according to the Subdivision Plan
- permanent departure(s) from the City of Cape Town Development Management Scheme

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

Kindly note, this subdivision 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.

Kindly note, this rezoning 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 47(1) [see footnote] of the MPBL.

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.

Reasons for the above decision are set out in the **attached** extract of the minutes of the meeting concerned, dated 2017-10-11.

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 against the above decision 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 Tablebay District Manager, at the following email address: [appeals.tablebay@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 Tablebay District Secretary Roslind Butterson, 2nd Floor, Media City, cnr Hertzog Boulevard and Heerengracht, Cape Town **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.

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.

Yours faithfully

for **DIRECTOR: DEVELOPMENT MANAGEMENT**

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,

MEDIA CITY BUILDING, 2ND FLOOR,
CNR ADDERLEY STREET AND HERTZOG BOULEVARD CAPE TOWN, 8001

- (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.

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

The resolution of the MPT as set out below has been closed and no longer requires your feedback.

Report Subject	APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION, DEPARTURES IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: IN RESPECT OF REMAINDER ERF 112657, AND REMAINDER ERF 112656, FOREST DRIVE EXTENSION PINELANDS/THORNTON. ID:70306568 J SAN GIORGIO/G SEPTEMBER
Date Sent	10/16/2017
Directorates	AREA-BASED SERVICE DELIVERY
Author	Joy San Giorgio
Author Contact No	
Delegation Information	
Agenda Item No	MPTNW 7/10/2017
Resolution	Approved
Resolution Details	<p>RESOLVED that:</p> <p>a. The applications for the subdivision as contained in the attached Annexure A in respect of Erf 112656, Forest Drive Extension, Thornton / Pinelands and Erf 112657, Forest Drive extension, Thornton / Pinelands BE APPROVED in terms of Section 98(b) of the Municipal Planning By-Law subject to conditions contained in Annexure A attached and in accordance with the plans in Annexure D.</p> <p>b. The applications for the consolidation as contained in the attached Annexure A in respect of Erf 112656, Forest Drive Extension, Thornton / Pinelands and Erf 112657, Forest Drive extension, Thornton / Pinelands BE APPROVED in terms of Section 98(b) of the Municipal Planning By-Law subject to conditions contained in Annexure A attached and in accordance with the plans in Annexure D.</p> <p>c. The application for the rezoning of the property from a Limited use Zone to a Subdivisional Area as contained in the attached Annexure A in respect of the consolidated Erf comprising remainder portion of Erf 112657 after subdivision and the alienated portion of Erf 112656, Forest Drive extension, Thornton / Pinelands as referred to in 2.2 contained of Annexure A attached, BE APPROVED in terms of Section 98(b) of the Municipal Planning By-Law subject to conditions contained in Annexure A attached and in accordance with the plans in Annexure C.</p> <p>d. The application for the departures as contained in the attached Annexure A in respect of the consolidated Erf comprising remainder portion of Erf 112657 after subdivision and the alienated portion of Erf 112656, Forest Drive extension, Thornton / Pinelands, as referred to in 2.2 contained of Annexure A attached, BE APPROVED in terms of Section 98(b) of the Municipal Planning By-Law subject to conditions contained in Annexure A attached and in accordance with the plans in Annexure C.</p> <p>REASONS FOR DECISION The MPT APPROVED the application for the reasons set out in the Planner's Report and agreed to amend the reasons as follows:</p> <p>7.1 Add 3rd reason: The application complies with the City's development principles, as contained in its Integrated Development Plan</p>

7.3 Add 9th reason: This is an attempt at addressing one of the City's most critical challenges, ie. the need for affordable housing in accessible locations

Add 10th reason: Suitable attenuation measures will be put in place to address stormwater management related to the 1:100 flood line

Amend conditions as follows:

3.1 Rezoning from a Limited Use Zone to Subdivisional Area comprising portions zoned for:

4.2 From Item 126 of the Development Management Scheme to permit an earthbank/retaining structure (berm) along the south-east common boundary to be 3.0m in lieu of 2.0m.

5.1 The development on the property shall be generally in accordance with the revised concept plans, as per presentation which must be attached.

5.1.1.1.3 Further to 5.1.1.1.2 above, a detailed Site Development Plan shall be provided to the satisfaction of the Director: Development Management showing:

3rd bullet: The relationship of the site to the public realm (the interface with Forest Drive extension properties, Forest Drive extension with pedestrian and bicycle links) and relationship to surrounding properties;

6th bullet: The interface of buildings with Jan Smuts Drive and Forest Drive extension;

13th bullet: Any other details as may reasonably be required by the Director: Development Management

14th bullet: Provision of educational facilities

5.2 Building plans for the development of the property shall be substantially in accordance with the Site Development Plan referred to in 5.1.1.1.3

5.3 When approving the SDP referred to in 5.1.1.1.3 above, the Director: Development Management may impose further conditions to ensure the appropriate development of the subject property

5.9 Prior to the commencement of construction of phase 1, the following shall be constructed and/or provided:

3rd bullet: Pedestrian connections to Odin Way (including the construction of the bridge across the Elsiekraal River Canal)

5.10 Prior to the commencement of construction of phase 2 Aerodrome Road extension shall be constructed from Forest Drive Extension to Voortrekker Road in accordance with the Transport Master Plan referred to in 5.4.1 above.

5.11 Remove 'Places of Assembly' from the list

5.12 9th bullet: All buildings fronting onto the public realm and open/recreational spaces shall be interactive where feasible

Add bullet: Particular attention must be given in terms of Council's Urban Design Policy to the interface of the 25m high residential buildings with abutting residential areas and the public realm

	<p>5.13 The building setback above 10.0m on the portion zoned for Mixed Use, Sub-zone MU2, shall be articulated to the satisfaction of the Director: Development Management in consultation with the Director: Urban Integration (Urban Design)</p> <p>5.14 Amend DC calculation to R66 694 740.57</p> <p>5.14.1 The development contribution referred to in 5.14 above shall relate to:</p> <p>5.16 Rename condition 5.16 to 'Note'</p> <p>Add new condition: One sport facility, including at least one full size football field and indoor multipurpose sport facility, must be provided before over 1800 residential units are approved for construction.</p> <p>ACTION BY: SAN GIORGIO / SEPTEMBER</p>
How Resolved	Consensus

ANNEXURE A

REF: Case ID: 70306568

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means **Erf 112656 AND 122657, FOREST DRIVE EXTENSION THORNTON/PINELANDS**

"By-law" and "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015

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

"Commissioner: TDA" means Commissioner: Transport and Urban Development Authority or his/her delegatee.

"Director: DM" means Director: Development Management or his/her delegatee.

Applications and conditions impose

1. SUBDIVISIONS GRANTED IN TERMS OF SECTION 98 OF THE MUNICIPAL PLANNING BY-LAW:

- 1.1 To permit the subdivision of Erf 112656 into two (2) portions in accordance with the attached subdivision plan in Annexure D being
 - Portion 5 (alienated EFGHc) to be 1520m² in extent
 - Remainder erf 112656 to be 14 790m² in extent.
- 1.2 To permit the subdivision of Erf 112657 into two (2) portions in accordance with the attached subdivision plan in Annexure D being
 - Portion 4 (alienated ABCDE) to be 1413.4m² in extent and
 - Remainder Erf 112657 to be 221 475m² in extent.

Subsequent to the consolidation mentioned in 2.2 below, the further subdivision into two portions (superblocks) in accordance with the attached subdivision plan in Annexure D being:

- 1.3 To permit the subdivision of consolidated erf comprising Portion 5(alienated EFGHc) with Erf 112657, as mentioned in 2.2 below, into two (portions) in accordance with the attached subdivision plan being
 - Portion 1 to be 8.1ha in extent and
 - Portion 2 to be 14.01ha in extent.

2. CONSOLIDATION GRANTED IN TERMS OF SECTION 98 OF THE MUNICIPAL PLANNING BY-LAW:

- 2.1 To permit the consolidation of Portion 4 (ABCDE alienated from Erf 112657) with rem. Erf 112656. (This will accommodate the Orthotic and Prosthetic Centre.)

- 2.2 To permit the consolidation of Portion 5 (EFGHc alienated from Erf 112656) with rem. Erf 112657.

3. REZONING OF THE CONSOLIDATED ERF REFERRED TO IN 2.2 ABOVE GRANTED IN TERMS OF SECTION 98 OF THE MUNICIPAL PLANNING BY-LAW:

- 3.1 Rezoning of the property from a Limited Use Zone to Subdivisional Area comprising portions zoned for
- Mixed Use, Sub-zone MU2;
 - General Residential, Sub-zone GR5;
 - Open Space 3: Private Open Space (OS3) and
 - Transport Zone 2: Public Road and Public Parking.

Generally depicted on the specific drawing/concept plan contained in Annexure C

4. DEPARTURES ON THE CONSOLIDATED ERF REFERRED TO IN 2.2 ABOVE GRANTED IN TERMS OF SECTION 98 OF THE MUNICIPAL PLANNING BY-LAW:

- 4.1 From Item 60 of the Development Management Scheme to permit the portions of buildings above 10.0m on the area zoned Mixed Use, Sub-zone MU2 to be 0m in lieu of 4.5m.
- 4.2 From Item 126 of the Development Management Scheme to permit an earthbank/retaining structure (berm) along the south-east common boundary to be 3.0m in lieu of 2.0m required.

THE CONDITIONS IMPOSED RELATE TO THE CONSOLIDATED ERF REFERRED TO IN 2.2:

CONDITIONS IMPOSED IN TERMS OF SECTION 100 OF THE MUNICIPAL PLANNING BY-LAW:

- 5.1 The development on the property shall be generally in accordance with the concept plans (contained in Annexure C attached)
- The superblock subdivisions
 - Phasing of the development
 - Vehicular movement
 - Pedestrian routes
 - Internal historic areas
 - Building heights
 - Recreation areas
 - Active edges.
- 5.1.1 Prior to building plan submission, the developer must submit:

- 5.1.1.1 A subdivision plan for the site showing subdivision areas for the different portions and land use zones allocated to each portion.
- 5.1.1.1.2 Precinct plans shall be submitted to the satisfaction and approval by the Director: Development Management showing detailed design of each precinct, land unit or portion thereof and showing at least floor space, number of parking bays and land uses in order to give effect to the concept plan.
- 5.1.1.1.3 A detailed Site Development Plan per land unit or portion thereof to the satisfaction of the Director: Development Management, showing:
- Existing and proposed cadastral boundaries.
 - The two portions with identified precincts within each portion.
 - The relationship of the site to the public realm (the interface with Forest Drive extension properties Forest Drive extension with pedestrian and bicycle links) and relationship to surrounding properties;
 - The layout of the land unit or portion thereof indicating the use (land use mix including the provision of squares, potential for the provision of informal activities, etc.) of different portions of land unit or portion thereof.
 - The massing, position and extent of buildings;
 - The interface of buildings with Forest Drive extension;
 - The position of parking, including loading bays if necessary, public squares and points of convergence/spots of public transport;
 - Position of public, private and communal spaces;
 - External signage detail;
 - General landscaping proposals including compliance with the overall landscape plan;
 - Statistical information such as the extent of the proposed development, floor area, building heights, land use allocations and parking supply, etc.
 - Contribution of the development to the quality, safety and amenity of the surrounding and internal public environment;
 - Any other details as may reasonably be required by Council.
- 5.2 Building plans for the development of the property shall be in accordance with the Site Development Plan referred to in 5.1.1.1.3
- 5.3 When approving the SDP referred to in 5.1.1.1.3 above, Council may impose further conditions to ensure the appropriate development of the subject property.
- 5.4 The Precinct Plans referred in 5.1.1.1.2 above shall be accompanied by:
- 5.4.1 A Transport master plan detailing accesses (vehicular, bicycle and pedestrian) from/onto Forest Drive extension, Odin Way and Thor Circle onto the property, within and around the property. The Transport master plan must make provision for public transport facilities internal to the development. To this end consideration must be given to the provision of a public transport hub.

- 5.4.2 Stormwater Management master plan detailing the flood attenuation measures including detention ponds, berm position and height, swales, etc.
- 5.4.3 Landscape master plan prepared by a qualified landscape architect registered with the South African Council for the Landscape Architectural Profession showing:
- The treatment of the edges of the site.
 - Structuring elements such as roads, pedestrian walkways and desire lines, view corridors, etc.
 - All detention ponds, swales, flood areas, etc.
 - Open/recreational spaces designated for the site and their different uses. The extent of each shall also be furnished.
- 5.4.4 Each plan referred to in 5.4.1, 5.4.2, and 5.4.3 above shall be submitted for the approval of the Director: Development Management in consultation with the Director: Integrated Transport Portfolio (Transport Planning); Director Informal Settlements, Water and Waste Services (Rivers, Stormwater and Catchment Management) and Director: Urban Integration (Urban Design), respectively.
- 5.5 Pedestrian and/or vehicular connection via Thor Circle shall be explored prior to the submission of precinct plan as referred to in 5.1.1.1.2 above.

Land Use

- 5.6 The development shall be limited to a maximum floor space of 350 000m².
- 5.7 Except with the approval of the Director: Development Management:
- 5.7.1 Read with condition 5.9 below, Phase 1 of the development shall not exceed a floor space of 128 100m² in extent.
- 5.7.2 Read with conditions 5.10 and 5.11 below, Phase 2 of the development shall not exceed a floor space of 121 000m² in extent.
- 5.8 The further development of the property in excess of that contemplated in 5.7.1 and 5.7.2 above to utilise the remaining floor space shall require the further approval of Director: Development Management.
- 5.9 Prior to the commencement of construction of phase 1 the following shall be construction and provision of
- The construction of flood and stormwater attenuation measures in accordance with the approved Stormwater Management master plan referred to in 5.4.2 above.
 - Water, sewer and electrical connections/provisions required
 - NMT connections to Odin Way (including the construction of the bridge across the Elsieskraal River Canal)
 - Two access points onto Forest Drive extension from the site connected to the internal road network

- Upgrades of the following intersections/roads
 - o Forest Drive and Ringwood Drive
 - o Forest Drive and Jan Smuts Drive
 - o Jan Smuts Drive and
 - o Forest Drive Extension.
- 5.10 Prior to the commencement of construction of phase 2 Aerodrome Road extension from Forest Drive Extension to Voortrekker Road in accordance with the Transport Master Plan referred to in 5.4.1 above.
- 5.11 Except with the approval of Director: Development Management the following land uses shall not be permitted:
- Industry
 - Places of Entertainment
 - Places of Assembly
 - Hospital.

Landscaping/Urban Design

- 5.12 The submission of Site Development Plan for each phase of development (i.e. phase 1 and phase 2) shall be accompanied by a detailed landscape plan for the approval by the Director: Development Management in consultation with the Director: Urban Integration (Urban Design) detailing
- Hard and soft landscaping.
 - Trees to be retained and removed.
 - Additional planting to be introduced on the property.
 - A movement hierarchy plan showing
 - o Vehicular access onto and around the site having regard for the requirements of the Commissioner: Transport and Urban Development Authority (Roads and Transport Planning).
 - o Parking provision
 - o Bicycle lanes from Forest Drive extension
 - o Bicycle parking provision
 - o Pedestrian access/crossings from Forest Drive extension and around the property
 - How the recreation of areas beyond the buffer zones are affected by flooding during flood periods.
 - Maintenance responsibilities of the open spaces, recreation spaces and landscaped areas.
 - The implementation of landscaping in line with the phased development.
 - Proposed structures, retaining walls, street furniture, lighting, play equipment and hard surfaces.
 - All buildings fronting onto the public realm and open/recreational spaces shall be interactive.
 - No buildings shall back onto public or semi-public spaces.
 - Any further details in respect of the design of the proposal required by the Director: Development Management.
- 5.13 The building setback above 10.0m on the portion zoned for Mixed Use, Sub-

zone MU2 shall have a minimal setback to the satisfaction of the Director: Development Management in consultation with the Director: Urban Integration (Urban Design).

Transport/Traffic and other services

5.14 The owner shall pay a development charge (DC) in accordance with the Development Charges Policy for Engineering Services for the City of Cape Town. The total amount payable for the proposed land use right in accordance with the attached DC calculation is R66 6694 740.57. It must be noted that this amount is calculated for the period up until 30 June 2018 and that the amount due will be escalated annually with the Construction Price Adjustment Formula (CPAF) using the industry indices of StatsSA. The DC's shall be paid prior to approval of building plans.

5.14.1 The development contribution referred to in 5.14 above shall relate to the maximum permissible bulk shall be restricted to

- A total of 3605 dwelling units
- Schools 3944m2 GLA
- Hall, Admin Office, Sports hall 1913m2 GLA
- Retail and service industry 9520m2 GLA
- Offices 14714m2 GLA

And shall conform to the phasing as referred to in 5.7.1 and 5.7.2 above.

5.14.2 Notwithstanding 5.14 above, a Services Agreement between the developer/owner shall be entered into with the City for the installation/upgrade of bulk municipal services with respect to Roads and Transport as stipulated in the recommendations of the TIA by Hawkins Hawkins and Osborne dated March 2017, in lieu of development contributions. The road upgrades shall relate to alternative 3 i.e. the "elevated T" option and shall require upgrades to roads as referred to in 5.9 and 5.10 above to the satisfaction of the Director: Development Management in consultation with the Director: Integrated Transport Portfolio (Transport Planning).

5.15 Provision shall be made internal to the development for shared parking to occur between businesses and residential uses to prevent the underutilisation of parking.

5.16 Prior to the approval of a site development plan, any further permissions and approvals of Heritage Western Cape and/or the Department of Environment and Development Planning shall be obtained.

Note: 1. The requirements of the Director: Integrated Transport Portfolio (Asset Management and Maintenance).
 2. Various requirements of the National Water Act must be complied with in order to provide for certain water uses.
 3. The requirements of various service branches in respect of water and sanitation, water and sewer, solid waste and electrical connections to the

- site.
4. These conditions shall be read in conjunction with the Record of Decision as submitted by the Heritage Western Cape dated January 2012 attached as Annexure I.
 5. In respect of the subdivision: The conditions referred to be shall relate only to the subdivision of the consolidated property into portions 2 and 3. The further subdivision of portions 2 and 3 shall necessitate circulation to branches for comment and further service related conditions in respect of the subdivisions to be imposed.
 6. A home owners association constitution shall be submitted after the further subdivision of each superblock for approval the approval of the Director: Development Management.

CONDITIONS IMPOSED IN RESPECT OF THE SUPERBLOCK SUBDIVISION I.E. THE SUBDIVISION INTO PORTIONS 2 AND 3 OF THE CONSOLIDATED ERF REFERRED TO IN 2.2:

6 SUBDIVISION CONDITIONS IMPOSED IN TERMS OF SECTION 100 OF THE MUNICIPAL PLANNING BY-LAW:

6.1 CONDITIONS IMPOSED ON ALL PORTIONS IN TERMS OF SECTION 100 OF THE MUNICIPAL PLANNING BY-LAW WHICH MUST BE COMPLIED WITH AT THE COST OF THE DEVELOPER AND TO THE SATISFACTION AND ACCEPTANCE OF THE COUNCIL PRIOR TO THE TRANSFER OR SEPARATE REGISTRATION IN THE DEEDS REGISTRY OF ANY LAND UNIT ARISING FROM THIS SUBDIVISION APPROVAL:

6.2 CLEARANCE CERTIFICATE: Once conditions of subdivision have been met the applicant must apply for a subdivision clearance certificate and such application must be accompanied by the original survey diagrams and/or general plan approved by the Office of the Surveyor General. **Documents to be lodged with covering letter on the 14th floor.**

6.3 RATES CLEARANCE: Applications for rates clearance to the City Treasurer for the individual portions of the subdivision must be accompanied by the subdivision clearance certificates. In the case where servitudes are created the Powers of Attorney to pass transfer must be submitted to this office and the clearance certificates will be endorsed on those documents. The rates clearances will be endorsed on the same documents. In terms of Section 137 of the MPBL, the City Treasurer will not issue a rate's clearance for any portion of this subdivision until such time as he is supplied with proof of compliance with the conditions of subdivision (i.e. the subdivision clearance certificate). **Documents to be lodged on 4th Floor Podium: Enquiries: (021) 400 2965**

6.4 MUNICIPAL SERVICES:

Note: Any alterations to services necessary as a consequence of the proposal or requested by the applicant shall be at the applicant/developer's cost.

6.5 Bulk services

- 6.5.1 Bulk services/links/connections in respect of water, sanitation, sewerage, solid waste and electricity shall be provided to the satisfaction of the Director: Informal Settlements, Water and Waste Services (Water and Sanitation; Sewerage, Solid Waste Management) and Director: Energy (Electricity Generation and Distribution), if required.

Note: The handover of municipal water and sanitation services will be subject to quality control during construction.
A formal application must be made to provide new water or sewer connections to the development.

6.6 GIS / DATA CAPTURE: Tel: 021 - 400-9590

- 6.6.1 An electronic copy (in either dxf, shp or dwg format) of the Surveyor General's Diagram or General Plan shall be submitted to the GIS Section after the survey records are approved by the Surveyor General.

Note: This information can also be e-mailed to Mohsin.Waggie@capetown.gov.za A copy of the email must be attached to diagram clearance documentation.

Note: The further subdivision of the property shall necessitate circulation to branches as a minimum requirement to satisfy subdivision requirements.