



Vaal River City, the Cradle of Human Rights

DEPARTMENT: LAND USE MANAGEMENT

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C/o Pres Kruger & Eric Louw Streets
VANDERBIJLPARK

Ref : D Louw
Date : 12 APRIL 2018
Attention : **Clr. P NOTHNAGEL (WARD 5)**

Please return to Town Planning, Old Trust Bank Building c/o President Kruger and Eric Louw Street, 1st floor, Room 216, Vanderbijlpark

12 STUTAFORD STREET.

APPLICATION FOR:

APPLICATION FOR AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME, 1987: ERF 510 VANDERBIJLPARK SE2

Send to you for your information and comments/concerns.

Please take note that no report can serve on any committee without the comments/concern of the relevant Councillor. Your comments/concerns can be written on this sheet (together with the report) and returned to the abovementioned fax no. or Vanderbijlpark office.

➤ **if a Councillor wants to object as a resident who has direct interest in the matter, it must be done so, in their own private capacity and not on this letter head.

IN ORDER TO SPEED UP THE FINALIZATION OF REPORTS, IT WOULD BE APPRECIATED IF COMMENTS/CONCERNS CAN BE RECEIVED WITHIN 10 WORKING DAYS.

IF NO COMMENTS/CONCERNS ARE RECEIVED WITHIN THIS PERIOD, IT WILL BE ASSUMED THAT YOU HAVE NO COMMENTS/CONCERNS.

SIGNED: *E van der Walt*

YOUR COMMENTS: *THE COUNCILLOR & WARD COMMITTEE*
HAVE NO OBJECTION.



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Pace Plan Consultants (PTY) LTD, P O Box 60784, Vaalpark, 1948, 29 Golden Gate Boulevard

**APPLICATION FOR THE AMENDMENT OF THE
VANDERBIJLPARK TOWN PLANNING
SCHEME, 1987, IN TERMS OF SECTION
56(1)(b)(ii) OF THE TOWN-PLANNING AND
TOWNSHIPS ORDINANCE, 1986, (ORDINANCE
15 OF 1986), READ WITH THE SPATIAL
PLANNING & LAND USE MANAGEMENT ACT,
2013 (ACT 16 OF 2013).**

ERF 510 VANDERBIJLPARK SE 2

**VANDERBIJLPARK AMENDMENT SCHEME:
H1516**

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1. GENERAL INFORMATION

1.1 Local Authority

The Emfuleni Local Municipality

1.2 Property Description

ERF 510 VANDERBIJLPARK SE 2

1.3 Extent of Properties

Erf 510 Vanderbijlpark SE 2 measures approximately 1120m².

1.4 Locality

Erf 510 Vanderbijlpark SE 2, is situated on 12 Stuttaford Street, Vanderbijlpark, SE 2
(See attached locality plan.)

1.5 Restrictive Title Conditions

There is no restrictive condition in the Title Deed, T79821/2012, of Erf 510 Vanderbijlpark SE 2.

1.6 Present Land Use

The existing development on the Erf 510 Vanderbijlpark SE 2 is Residential.

1.7 Surrounding Land Use

The surrounding land uses are residential. (See attached land use plan).

1.8 Bond Holder

Will be submitted

1.9 Registered Owner

Erf 510 Vanderbijlpark SE 2 is registered in the name of JOHAN MATTHYS PRETORIUS AND DINA MAGRIETHA PRETORIUS.

1.10 Applicant

PACE PLAN CONSULTANTS on behalf of JOHAN MATTHYS PRETORIUS AND DINA MAGRIETHA PRETORIUS.

1.11 Existing zoning

In terms of the Vanderbijlpark Town Planning Scheme, 1987, Erf 510 Vanderbijlpark SE 2 is zoned "Residential 1".

2. PROPOSED ZONING

The proposed zoning for Erf 510 Vanderbijlpark SE 2 is "Residential 1" with a density of 1 dwelling unit per 500m².

3. MOTIVATION

3.1 NEED AND DESIRABILITY

The fact that it has become extremely expensive to manage and maintain big houses and gardens and that there is a demand for smaller houses and gardens or more compact and optimised residential areas in a secure environment, is indicative that there is a demand to change the profile of residential areas in order to satisfy the needs of prospective home owners.

The Bill of Rights of the Republic of South Africa:

Housing

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- 1) Everyone has the right to have access to adequate housing.
- 2) The state must take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right.
- 3) No one may be evicted from their home, or have their home demolished, without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.

According to the Bill of Rights no one can stop you from getting a house, but the government does not have to give everyone a house. Rather, government must help people to get their own homes. In this case the owner of the property supplies his family members that has a need for housing in the specific area, with adequate housing and in return helps the government with much needed supply of housing.

The owner of Erf 510 Vanderbijlpark SE 2 has the need to develop a second dwelling unit on the property in order to accommodate their family members with adequate housing. The property is 1120 m² in extent and we apply for 1 dwelling unit per 500m², thus it will be medium density but in the area there are numerous other properties in close proximity to Erf 510 Vanderbijlpark SE 2 with a medium density as can be seen in Figure 1.



Figure 1. Erf 510 Vanderbijlpark SE 2 is indicated in red and the other medium density properties are indicated in blue.

3.2. POLICIES FRAMEWORKS AND LEGISLATION

In general the application is in line with national legislation and also with most Development principles, of which the following can be used as an example:

(a) Policy, administrative practice and laws should provide for urban and rural land development and should facilitate the development of formal and informal, existing and new settlements.

(b) Policy, administrative practice and laws should promote efficient and integrated land development in that they-

(i) promote the integration of the social, economic, institutional and physical aspects of land development;

(ii) promote integrated land development in rural and urban areas in support of each other;

(iii) promote the availability of residential and employment opportunities in close proximity to or integrated with each other;

(iv) optimise the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;

(v) promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land;

(vi) discourage the phenomenon of "urban sprawl" in urban areas and contribute to the development of more compact towns and cities;

(vii) contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs; and

(viii) encourage environmentally sustainable land development practices and processes.

3.3. SPLUMA

THE SPATIAL PLANNING & LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013) (SPLUMA)

It is our opinion that application is fully in line with the stipulations of the Spatial Planning & Land Use Management Act, 2013 (ACT 16 OF 2013) in that it clearly addresses the following aspects:

- (a) The application is in line with the development principles and set out in chapter 2 of 0.the act
- (b) The application is consistent with the norms and standards, designed to protect and promote the sustainable use of land and also in line with what has previously been approved in the area.

4. CONCLUSION

In view of the fact that the proposed zoning will have no detrimental effect on the area, it is not undesirable and complies with the national legislation and trends the determinations of general development principles it is suggested that the Council approve the application as proposed.

VANDEBIBJLPARK TOWN PLANNING SCHEME, 1987 AMENDMENT SCHEME H1516

The Vanderbijlpark Town Planning Scheme, 1987, approved by virtue of Administrator's Proclamation 1703, dated 4 November 1987, is hereby further amended and altered as follows:

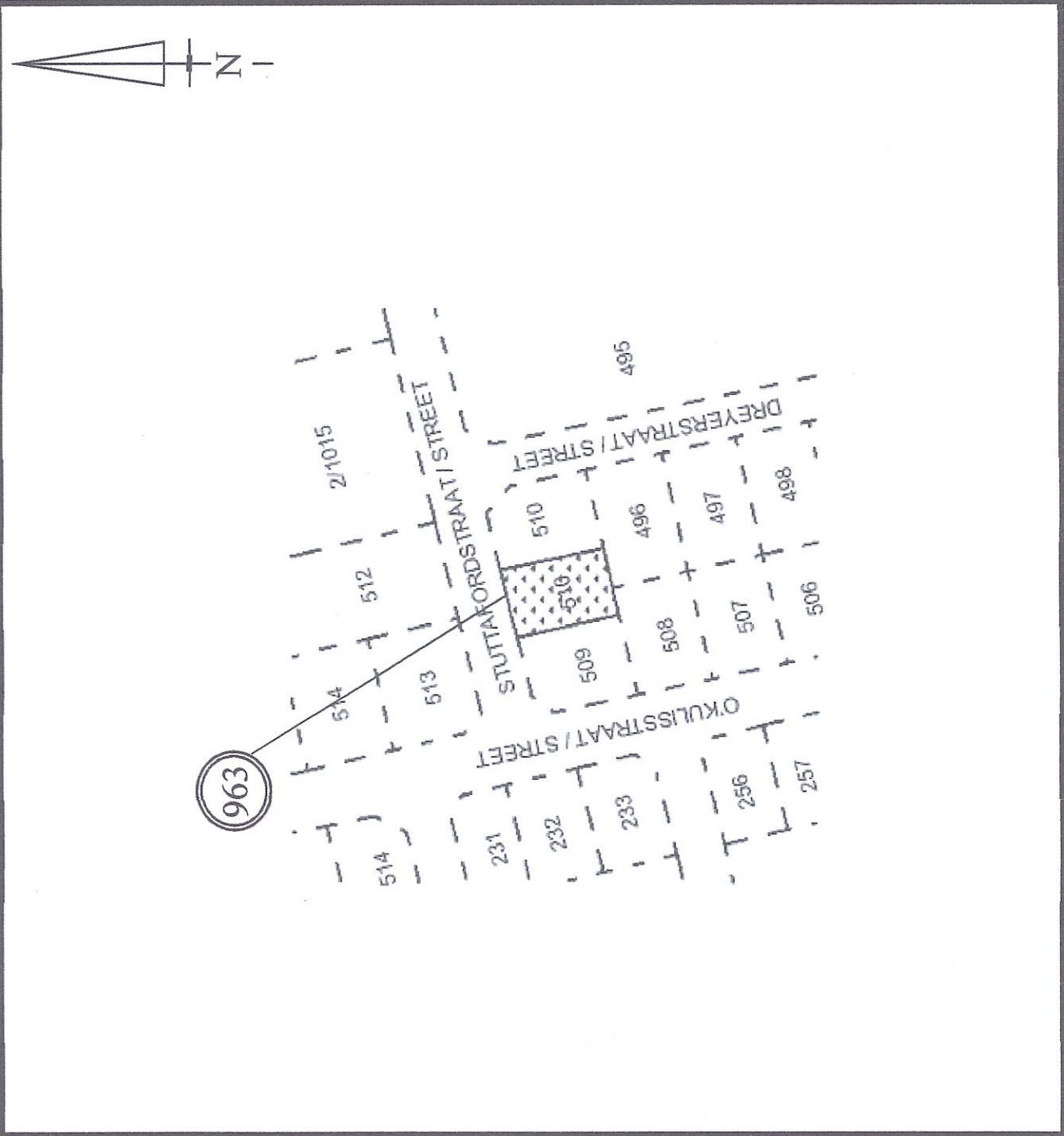
1. The Map Sheet 50 A and B Series as shown on Map 3 Amendment Scheme H1516.
2. By the addition of Annexure 963 to the Scheme.

VANDEBIBJLPARK DORPSBEPLANNINGSKEMA, 1987 WYSIGINGSKEMA H1516

Die Vanderbijlpark Dorpsbeplanningskema, 1987 goedgekeur kragtens Administrateursproklamasie 1703, gedateer 4 November 1987, word hiermee soos volg verder gewysig en verander:

1. Die Kaart, Vel 50 A en B Reeks soos aangetoon op Kaart 3, Wysigingskema H1516.
2. Deur die byvoeging van Bylae 963 tot die skema.

SKAAL / SCALE 1:2500



ERF 510 VANDERBIJLPARK SE 2

VERWYSING / REFERENCE

963

BYLAE NO
ANNEXURE NO

GEBRUIKSONE / USE ZONE

RESIDENTIAL 1
RESIDENSIEEL 1

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

.....

VANDERBIJLPARK

GOEDGEKEUR
APPROVED

.....

EMFULENI MUNISIPALE RAAD
EMFULENI MUNICIPAL COUNCIL

GEBRUIKSONE: RESIDENSIEEL 1

BYKOMEND TOT DIE VOORWAARDES VAN DIE DORPSBEPLANNINGSKEMA IN WERKING IS DIE GEDEELTE ONDERWORPE AAN DIE VOLGENDE VERDERE VOORWAARDES:

Erf 510 Vanderbijlpark SE 2 is gesoneer vir "Residensieel 1" met 'n digtheid van 1 wooneenheid per 500m².

- 1.Hoogte: 2 Verdiepings
- 2.Dekking: 50 persent
- 3.Parkering: Soos per die Vanderbijlpark Dorpbeplanningskema, 1987.
- 4.Boulyn: Soos per die Vanderbijlpark Dorpbeplanningskema, 1987.
- 5.V.O.V.: 1.0

USE ZONE: RESIDENTIAL 1

IN ADDITION TO THE CONDITIONS OF THE TOWN PLANNING SCHEME IN OPERATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING FURTHER CONDITIONS:

Erf 510 Vanderbijlpark SE 2 is zoned for "Residential 1" with a density of 1 dwelling unit per 500m².

- 1.Height: 2 Storey's
- 2.Coverage: 50 percent
- 3.Parking: As per the Vanderbijlpark Town Planning Scheme, 1987.
- 4.Building line: As per the Vanderbijlpark Town Planning Scheme, 1987.
- 5.F.A.R.: 1.0

ERF 510 VANDERBIJLPARK SE 2

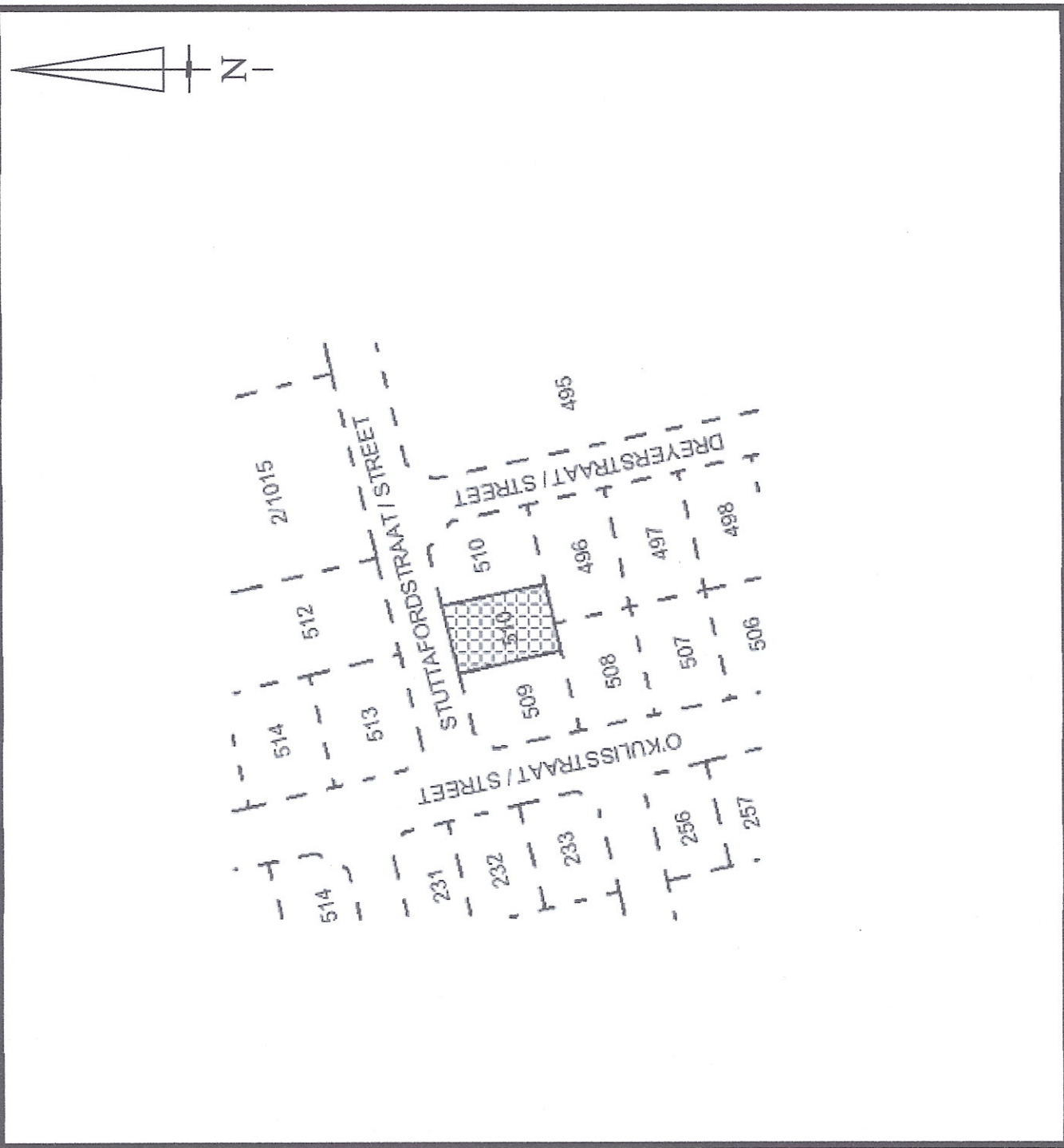
VIR GOEDGEKURING AANBEVEEL
 RECOMMENDED FOR APPROVAL

VANDERBIJLPARK

GOEDGEKEUR
 APPROVED


EMFULENI MUNISIPALE RAAD
 EMFULENI MUNICIPAL COUNCIL

SKAAL / SCALE 1:2500



ERF 510 VANDERBIJLPARK SE 2

HOOGTESONE/ HEIGHT ZONE



DIGTHEIDSONE/ DENSITY ZONE



One dwelling per 500m²
 Een woonhuis per 500m²

**VIR GOEDKEURING AANBEVEEL
 RECOMMENDED FOR APPROVAL**

.....
VANDERBIJLPARK

**GOEDGEKEUR
 APPROVED**

.....
**EMFULeni MUNISIPALE RAAD
 EMFULeni MUNICIPAL COUNCIL**