

APG4002Z - Major Prac

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1 INTRODUCTION

1.1 Subject of and motivation for report

This report concerns the subdivision of Erf 4724 in Constantia. The Erf is to be subdivided in order to fulfil a land claim by historical owners who lost their land as a result of the Apartheid regime.

1.2 Background to report

In the 1960's, a number of families were evicted from Erf 4724 Constantia. The land was originally used for mixed use purposes including residential, farming as well as for retail. A restitution claim was lodged by the families or representatives in 1990. To date, only two families have gotten their land back, their land is now Erfs 13707 and 13708. The remainder of Erf 4724 is to be subdivided in order to fulfil the land claim made by the historical owners.

1.3 Objectives for report

The objectives of this report are therefore to:

- draw up a new subdivision plan for Erf 4724 with an associated land use table
 - provide for the integrated redevelopment of Erf 4724 once claimants have received their land.
 - establish functional external and internal linkages
 - provide claimants with erfs similar in size and locality to what they originally had
 - provide for mixed land use
 - introduce a suitable movement network and open space system
- further subdivide the new portions into a hectare to accommodate a medium density development

1.4 Scope and limitations

1.5 Plan of development

This report will provide an overview of the proposed subdivision of Erf 4724. First, the movement network will be discussed, followed by the General erf construction, followed by the further mixed use subdivision and finally the construction of the shopping center on erfs 13707 and 13708. Within each section, the rationale behind all the design decisions will be discussed and use of open spaces will be looked at. I will also refer to various other sections within each section as design decisions are explained. A land use table will also form part of the report.

2. DESIGN DECISIONS OF PROPOSED SUBDIVISION

2.1 Movement Network

The proposed movement network consists of three primary roads. These are linked to all three linkage points in order to maximise accessibility and traffic flow. These three primary roads have a 11m road reserve, and include a 1.5 meter walkway along both directions so as to cater for cyclists and pedestrians. One of the primary roads run through the Erfs 13707 and 13708 which are planned to become a shopping center with parking. The reason the road runs through the two erven is to minimise congestion within the parking area for the proposed shopping center, this will be further covered in section 2.4.

2.2 General Erf construction

The proposed subdivision of Erf 4724 takes into account a number of factors. I wanted to ensure that in subdividing the erven, subdivisions were similar in proportions as well as in locality to the original layouts.

So for example, looking at the pdf of the original erf layouts, we can see that LOT 14, LOT 13 and LOT A are very narrow and long, and are located roughly in the upper middle region of the entire plot. In the plan I have accommodated for this and placed these lots in areas similar to where they were originally, with similar proportions, and along a similar orientation. The same has been done for all other Erfs with the exceptions of LOT 14A and LOT FB which have been placed adjacently. Their areas have also been increased due to the fact that I felt that their historic areas were too small to be meaningful.

2.3 Further Mixed use Subdivision

A further +/- 1 hectare portion of land was subdivided to accommodate medium density development. This portion is located on the Northeast boundary of the Erf nearby to one of the three linkages. This ensures efficient traffic flow and accessibility for the proposed mixed use zone. Twenty four 320m² plots have been proposed, this is in line with the City of Cape Town's Residential 1 Zoning Scheme which states that portions should be of area between 250m² and 400m². Open space has been allocated within this subdivided portion. Open space has been designated along the Kendal Road and so is exposed to traffic and can be used as informal trading or market use, as well as for recreational use.

2.4 Subdivision of Erven 13707 and 13708

A shopping center was to be constructed on erven 13707 and 13708. My proposed plan accommodates for this by proposing areas for parking bays (checked white regions) as well as proposed building areas (blue striped regions). The rationale behind this design was to allocate sufficient parking areas for the center, as well as to minimise the distance from parking bays to the center itself. Inspiration has been drawn from the nearby Constantia Village shopping center.

3 LAND USE TABLES

3.1 Overview

Land Use	Area(m ²)	Percentage of Total
Total	63085	100
Movement Network	6215	9.8
Open Spaces	7866	12.8
Erven	36000	57.2
Shopping Center	13625	20.2

3.2 ERF 4724

Portions	Original Area (m ²)	New Area (m ²)
LOT 14	3686	3593
LOT 14A	320	526
LOT FB	267	551
LOT 13	3684	3339
LOT 12	2035	1898
LOT A	2821	2674
LOT 11C	3240	2935
LOT 11D	4241	3406
ERF 13707	7357	6957
ERF 13708	7206	6847
LOT 11F	1277	1007
LOT 11E	1329	1132
Por. 78 of 1092	1901	2034
Por. 79 of 1092	5915	5292
Mixed Use plots	NA	24 x 320