**APG 4002Z: Land Use Planning & Township Design**

**Brief for Major Practical Assignment**

Note:

* Prac counts 20% of year mark.
* Must be done individually
* Information regarding restitution case study on which prac is based is confidential, students to sign confidentiality undertaken
* Prac due 14 September 2015 <= 16h00, submitted electronically to [rod@setplan.com](mailto:rod@setplan.com) in Word, PDF or JPEG formats
* At least 16 hours of effort is expected from students doing the prac

Background to Prac:

* In the late 60’s a number of families evicted from Erf 4724 Constantia, from land that they used for mixed purposes (i.e. residential, farming, cottage industry, retail) – see historical subdivision diagram and aerial photos of their settlement patterns
* In the 1990’s they lodged a restitution claim, and so far only 2 families have got their land back (Erven 13707 & 13708), the rest of the claimants are still waiting to regain their land and are getting very frustrated.
* Because of recent road works (e.g. M3 freeway and other upgrades) it is no longer possible to gain direct access to all the historic farm portions, so a new cadastral subdivision of Erf 4724 is required and internal roadways & footways need to be introduced.
* The site’s possible road access & egress points have been determined by a traffic engineer (see site informants PP slides). Not all access points are required (some or all can be used)
* The families that have already got their land back (i.e. erven 13707 & 13708) intend developing a shopping centre on their land.
* The other claimants have not finalized what they will use their land for when they regain it, but all envisage some form of mixed use.

Your brief requires you to:

1. Draw up a **new subdivision plan for Erf 4724** with associated land use table that:
   1. provides for the integrated redevelopment of Erf 4724 when claimants have got their land back,
   2. establishes functional external and internal linkages
   3. provides each claimant with a new erf that is similar in size to that which they historically had, and has similar locational attributes
   4. provides for claimants to pursue their mixed land use intentions
   5. introduces a suitable movement network & open space system/s
2. Further subdivide +- 1 hectare of the new portions you layed out in task 1, into smaller residential erven to accommodate a medium density development that conforms to the City of Cape Town’s Residential 1 Zoning Scheme.
3. Compile a short report explaining your assessment of the site, what informed your design, and the rationale behind your tasks 1 & 2 proposals.

Ask me if you have any questions!