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THE MUNICIPAL MANAGER  
**MATZIKAMA MUNICIPALITY**  
TOWN AND REGIONAL PLANNING DEPARTMENT  
37 CHURCH STREET  
VREDENDAL  
8160

**FOR ATTENTION: MS. BERNETTE KRIEK / MS. VAN DER WESTHUIZEN**

Dear Bernette / Annali,

**ERF 182 AND ERF 184, NIEUWE RUST – INTEGRATED RESIDENTIAL  
DEVELOPMENT PROGRAMME (IRDP)**

**APPLICATION IN TERMS OF THE MATZIKAMA MUNICIPAL LAND USE PLANNING BY-LAW  
(2020): PROPOSED REZONING, SUBDIVISION & STREET NAMING**

1. Please find herewith the submission of the above-mentioned land use application, prepared in terms of Sections 15 and 97 of the Matzikama Municipal Land Use Planning By-Law (2020).
2. The application pertains to the rezoning and subdivision of a portion of Erf 182 and Erf 184, Nieuwe Rust; and the formal naming of the internal street in accordance with municipal policy.
3. This application has been compiled on behalf of the Matzikama Municipality, as the registered landowner and implementing agent for the IRDP housing development in Nieuwe Rust. As such, the application is made in the public interest and it is submitted that application fees do not apply.
4. Please find enclosed:
  - One hard copy of the full application and supporting documentation; and
  - One electronic version of the application via email.
5. Please contact me should you have any questions. We look forward to your soonest feedback to the above submission.

Yours faithfully,

**GERHARD SWART**  
**DIRECTOR**  
**URBAN DYNAMICS SOUTH CAPE**

**Pr Pln. A/1126/1999**

South Gate Office Park, Ground Floor, Unit 2, Carl Cronje Drive,  
South Gate Tyger Waterfront, Bellville, 7530  
PO Box 2445, Bellville 7535  
Tel: +27(0)21 948-1545 • Email: pj@udwc.co.za  
Company Reg No: 2022/463910/07

Prepared By:  
**Urban Dynamics**

Prepared For:  
**ASLA DEVCO**

## **ERVEN 182 AND 183, NIEUWE RUST**

APPLICATION FOR REZONING AND SUBDIVISION IN TERMS OF SECTIONS 15(2)(a) AND 15(2)(d) OF THE MATZIKAMA MUNICIPAL LAND USE PLANNING BY-LAW, 2015



URBAN DYNAMICS CAPE PTY LTD  
PO BOX 2445 | BELLVILLE | 7535  
(021) 948 1545  
DATE: MARCH 2025



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## SECTION 1

## INTRODUCTION

### 1.1. Brief

1.2. Urban Dynamics South Cape (Pty) Ltd was appointed by ASLA, the implementation agent, to prepare and submit the required land use application for the proposed residential development on Erven 182 and 184, situated in Nieuwe Rust.

### 1.3. Introduction and Background

This application supports an integrated residential development aimed at addressing the local housing demand in the rural neighbourhood of Nieuwe Rust. The subject erven are ideally positioned within an existing urban footprint and offers direct access to surrounding municipal infrastructure, public facilities and internal roads. The project responds to ongoing pressures for formal housing delivery. The proposed layout makes efficient use of well-located, underutilised municipal land for the creation of a sustainable, serviceable residential neighbourhood.

The application is submitted in terms of **Sections 15(2)(a)** and **15(2)(d)** of the Matzikama Municipal Land Use Planning By-Law, 2015, to enable the rezoning and subdivision of the subject erven (refer to **Figure 1**).

### 1.4. Application Details

The following land use actions are submitted for statutory approval in terms of the Matzikama Municipal Land Use Planning By-Law, 2015:

i. Rezoning of Erf 182 ( $\pm 0.92$  ha) and a portion of Erf 184 ( $\pm 2.52$  ha) from various base zones (including Agricultural, Residential, Undetermined and Open Space) to Subdivisional Area, in terms of **Section 15(2)(a)**;

ii. Subdivision of the rezoned land, in terms of **Section 15(2)(d)**, to establish:

- 91 × Single Residential Zone I erven ( $\pm 150$  m<sup>2</sup> average size);
- 2 × Sports Fields erven ( $\pm 0.94$  ha total);
- 2 × Institutional erven ( $\pm 0.88$  ha total);
- 1 × Business Zone I erf ( $\pm 0.09$  ha);
- Internal public roads ( $\pm 0.67$  ha, Transport Zone II).

These actions form part of the proposed Nieuwe Rust IRDP housing development and will enable the formalisation of a well-planned, inclusive residential extension to the existing settlement fabric as indicated below in **Figure 1**.

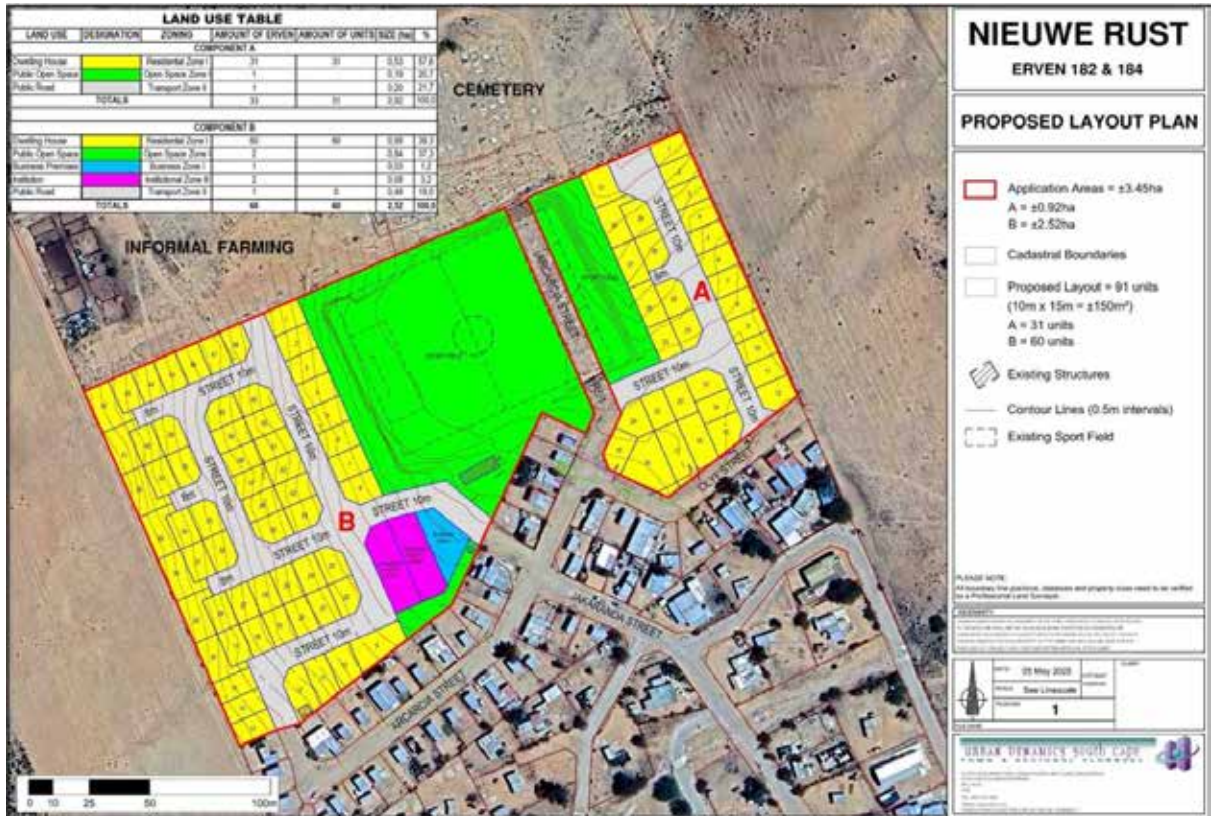


Figure 1: Proposed Layout Plan – Erven 182 and 184, Nieuwe Rust



Figure 2: Proposed Subdivision Plan – Erven 182 and 184, Nieuwe Rust

## 1.5. Property Details

The details relative to Erven 182 and 184, Nieuwe Rust, are summarised in Table 1 below.

Subject Property	Size	Title Deed	Ownership	Zoning
Erf 182, Nieuwe Rust	±0.93ha	T87599/2002	West Coast District Municipality	Single Residential Zone I
Erf 184, Nieuwe Rust	±4.54ha	T87599/2002	West Coast District Municipality	Split: Single Residential Zone 1, Open Space Zone 1 and Undetermined

**Table 1: Property Details**

### 1.5.1. Title Restrictions

No restrictive conditions were identified in the Title Deeds in respect of Erven 182 and 184, Nieuwe Rust, that would prohibit or affect the proposed rezoning / subdivision. Copies of the relevant title deeds are attached in **Annexure C**.

### 1.5.2. Encumbrances and Servitudes

There are no registered servitudes or encumbrances identified on either Erf 182 or Erf 184, Nieuwe Rust, that would impact the proposed development. Therefore, no application for removal of restrictive title deed conditions or cancellation of servitudes is required.

This has been confirmed through conveyancers' certificates, which are attached hereto as part of the supporting documentation refer to **Annexure B**.

## SECTION 2

## CONTEXTUAL INFORMANTS

### 2.1. Local Context

The application area is located within the rural settlement of Nuwerus. The surrounding land uses are primarily residential, supported by public facilities and areas of informal open space.

To the south and southeast of the site are established residential areas developed along Arcarcia Street, Jakaranda Street and Olyf Street. These areas consist of low-density formal housing and community-scale road networks. Arcarcia Street also provides access to two land uses north of the proposed development: a cemetery located on Erf 183 and an informal pig farming site situated on the northern portion of Erf 184. Said erven are situated beyond the development boundary and are currently accessed via unformalised tracks extending from Arcarcia Street. To the west and northwest of the site lies predominantly vacant land and larger agricultural holdings (refer to **Figure 3**).

Erf 182, Nieuwe Rust, although zoned for Single Residential purposes, is currently undeveloped. Erf 184, Nieuwe Rust, is partially developed and includes a recently constructed formal sports field situated on land previously zoned Open Space Zone I. The remainder of Erf 184, Nieuwe Rust, comprises undeveloped portions zoned for Single Residential 1, Open Space and Undetermined uses. The active recreational facility enhances the functional amenity of the area and provides an opportunity for further community-focused development. The proposed residential layout integrates directly with this existing land use pattern, providing logical infill while strengthening spatial continuity.



Figure 3: Local Context

## 2.2. Zoning Context

The application area comprises of two land parcels with the following zonings:

- Erf 182, Nieuwe Rust: Single Residential Zone I
- Erf 184, Nieuwe Rust: Split zoning — Single Residential Zone I, Open Space Zone I and Undetermined Zone

To facilitate the proposed residential development, the rezoning of Erf 182, Nieuwe Rust and the relevant portion of Erf 184, Nieuwe Rust, to Subdivisional Area is proposed. This will allow for a formal township layout consisting of 91 Single Residential Zone I erven, supported by public roads (Transport Zone II), public open space (Open Space Zone I), institutional uses (Authority Zone) and a business erf (Business Zone I) refer to **Figure 4**.

The proposed zoning amendment and subdivision supports the development of a sustainable human settlement consistent with the municipality's approach to infill development and spatial consolidation. It promotes more efficient land use and improves access to basic services and infrastructure within an existing settlement context.



Figure 4: Zoning Context

### 2.3. Land Use Context

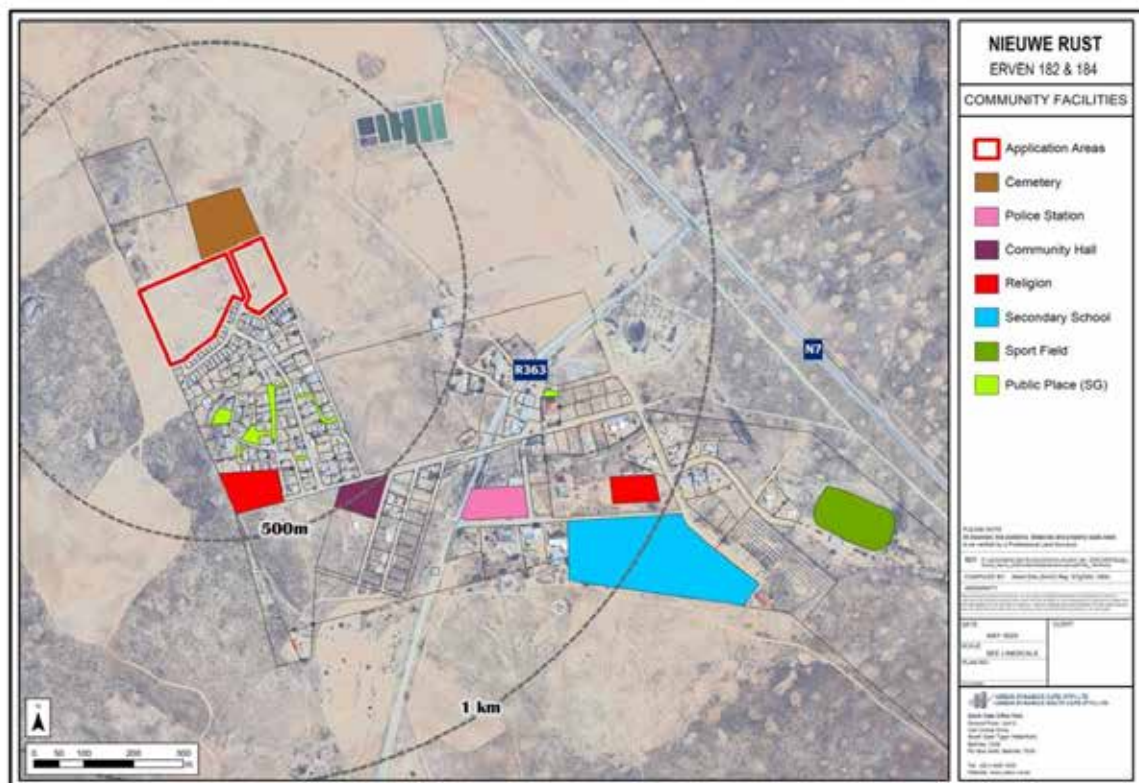
The surrounding land uses are primarily residential, supported by public facilities and areas of informal open space. To the south and southeast of the site are established residential areas developed along Arcarcia Street, Jakaranda Street, and Olyf Street. These areas consist of low-density formal housing and community-scale road networks. North and west of the site lie predominantly vacant land and larger agricultural holdings. The proposed residential layout integrates directly with this existing land use pattern, providing logical infill while strengthening spatial continuity and promoting efficient use of well-located public land.

### 2.4. Community Facility Context

A spatial overview of community facilities in and around Nieuwe Rust is shown in **Figure 5**. This spatial arrangement affirms that the proposed residential development is well-placed to benefit from existing social infrastructure. The accessibility to schools, recreational areas, public gathering spaces and essential services (such as policing and religion) enhances the liveability, walkability and resilience of the neighbourhood. Consistent with spatial sustainability and social inclusion objectives, the clustering of facilities within close proximity ensures that residents, particularly low-income and mobility-constrained households can access basic amenities without dependence on

private transport. The design responds directly to the IDP and SDF priorities of integrated development and optimal land use within the existing urban fabric.

Facility	Proximity	Benefit to Proposed Development
Cemetery (Erf 183)	Adjacent (north)	Existing cultural and community use, access via Arcarcia Street
Secondary School	±1km (south east)	Supports access to education
Police Station	±850 m (south east)	Enhances community safety and service delivery
Sport Field	Within Erf 184 as well as ±1.2km (south east)	Recently developed facility anchors recreational space in the layout. Sport Field providing more recreational space for the area.
Community Hall	±500m (south)	Venue for civic meetings, events and community engagement
Religious Facilities	±490km (south)	Provides spiritual and social cohesion within walking distance
Public Place (SG)	Dispersed (central)	Green spaces and informal gathering spaces contribute to social integration



**Figure 5: Community Facilities Context – Nieuwe Rust**

## 2.5. Policy Contexts

The Land Use Planning Act (LUPA) of 2014 mandates that each municipality must prepare a Spatial Development Framework (SDF) that captures and communicates the long-term spatial development vision of its jurisdiction. The SDF, together with the Integrated Development Plan (IDP), serves as a critical tool to evaluate all land use planning applications — particularly those involving rezoning and subdivision.

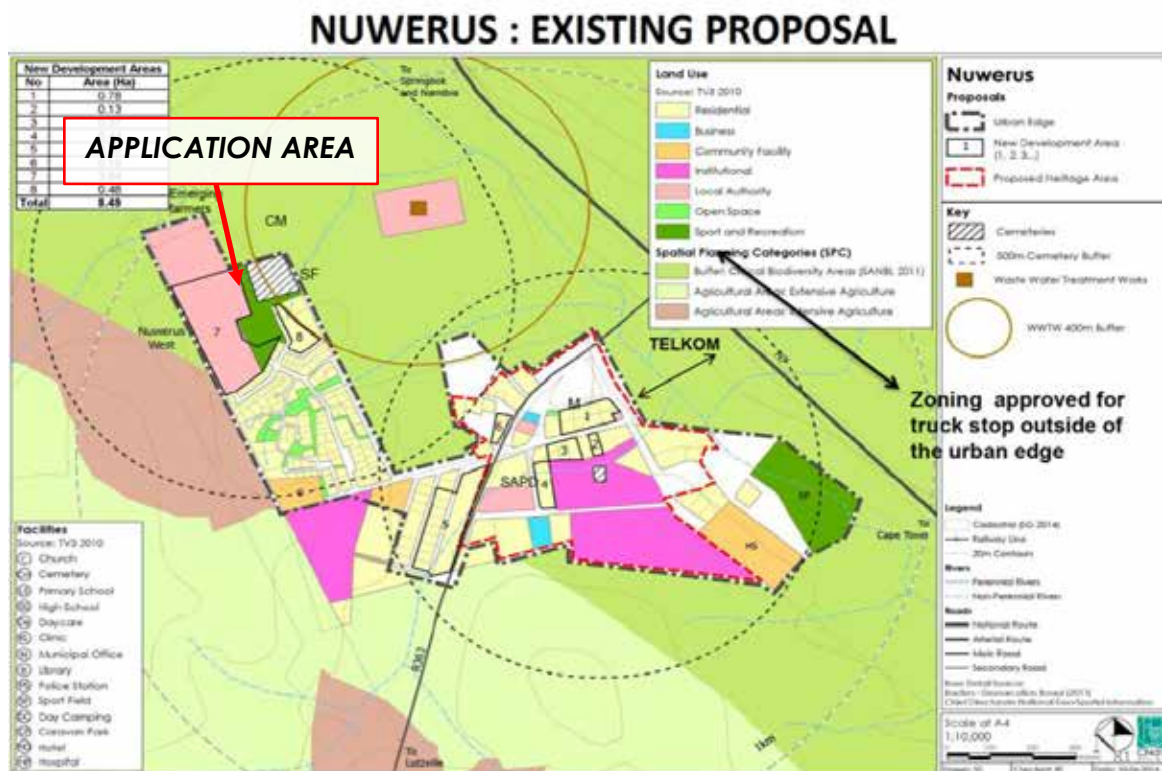
The Matzikama Municipal Spatial Development Framework (2023) is the official municipal policy document that guides and informs spatial investment, infrastructure rollout and land use change. It sets out the desired spatial form and structure of the municipality, aligned with the developmental goals of the IDP and provincial directives.

The subject properties, Erven 182 and 184, Nieuwe Rust, are located within the urban footprint and are situated inside the designated urban edge. The SDF supports infill residential development and optimal utilisation of municipal land within established settlements, aligning with the principles of spatial integration, efficiency and sustainability.

In addition, the 2022–2027 Matzikama Integrated Development Plan (IDP) identifies Nuwerus as a priority town for housing delivery, specifically referencing the availability of municipal land and the readiness of bulk infrastructure to support further development. The IDP confirms that land for residential development in Nuwerus has already been approved by Council and the area is suitable for individual subsidy housing projects.

This application is thus fully aligned with the Municipality's strategic objectives for human settlement expansion, as well as the directives contained in both the SDF and IDP.

**Figure 6** below presents an extract from the Matzikama Municipal Spatial Development Framework illustrating this designation.



**Figure 6: Extract from the Spatial Development Proposal – Matzikama SDF (2023)**  
*Application Area shown within New Development Area 1 and Urban Edge*

## 2.6. Environmental and Heritage Contexts

Portions of Erf 184, Nieuwe Rust, have previously been disturbed by informal movement, agricultural activity and the construction of a formal sports field. The broader site has low ecological sensitivity and contains no mapped biodiversity corridors or critical environmental features.

Given the scale of the proposed IRDP development and its components, including residential erven, public open space, internal roads and institutional uses, listed activities in terms of the National Environmental Management Act (NEMA), Act 107 of 1998, may be triggered. These are likely to relate to land transformation and infrastructure provision.

A Basic Assessment Report (BAR) process is currently being undertaken in support of the required Environmental Authorisation. This process includes public participation and specialist input, and the submission to the competent authority will follow upon its completion.

To date, no heritage resources, burial grounds or significant environmental constraints have been identified within the proposed development footprint. The project is therefore not expected to result in material environmental or heritage impacts.

## **2.7. Topographical Context**

The topography of the subject area is gently undulating, with a generally flat to moderately sloping gradient across both Erven 182 and 184, Nieuwe Rust. The site slopes gently downward from northeast to southwest, with a fall of less than 5% and no significant elevation changes or geological features that would present engineering constraints. This favourable topographical profile is well suited for residential development and supports the installation of conventional civil services without the need for excessive earthworks, retaining structures or stormwater mitigation beyond standard measures.

## **2.8. Civil Services Status Quo**

### **2.8.1. Water Supply**

Nieuwe Rust is currently supplied with potable water by the Matzikama Municipality, primarily via boreholes and a local reservoir system. According to the Civil Services Report (Lyners Consulting Engineers, 2025), the existing water infrastructure has adequate spare capacity to service the proposed development of 91 residential erven, including institutional and business components. The extension of the internal water reticulation network will ensure that each erf receives a formal water connection consistent with municipal service standards.

### **2.8.2. Sewerage**

Nieuwe Rust does not have a formal wastewater treatment facility. As per municipal practice and confirmed in the Civil Engineering Services Report, each new erf will be provided with a conservancy tank. The Municipality will manage regular pumping and disposal via vacuum tanker. This approach is consistent with current sanitation arrangements throughout the settlement.

### **2.8.3. Stormwater Management**

The proposed development adopts a sustainable approach to stormwater management, using the site's natural topography to direct runoff to adjacent open space areas. Given the low runoff volumes and moderate slope, no formal piped system is required at this stage. The internal road layout and erf arrangement are designed to prevent ponding and ensure that surface water is discharged safely, in accordance with best-practice guidelines outlined in the Civil Services Report.

### **2.8.4. Roads and access**

Access to the development will be provided via the extension of the existing local street network, including Arcarcia Street, Olyf Street and Jakaranda Street. A new internal road layout is proposed, with road reserves varying from 8m to

10m in width. These roads will be constructed to municipal standards, ensuring full vehicular and pedestrian access throughout the township. The site does not require direct access from the N7 or any regional road and internal connectivity has been designed for legibility and safety.

## **2.9. Electrical Services Status Quo**

The existing Nieuwe Rust electricity network is supplied by a 22 kV municipal overhead line, with available capacity to accommodate the proposed 91-unit expansion. The Electrical Services Report (Neil Lyners & Associates, 2025) confirms that the estimated additional load of 180 kVA can be supported without the need for high-voltage network upgrades. The planned extensions include: a new 400kVA mini-substation, installation of a low-voltage underground network, individual erf connections to be implemented in accordance with municipal supply standards. This arrangement ensures that the development will be fully integrated into the existing grid, with capacity reserved for future upgrades if required.

## **2.10. Conclusion: Contextual Analysis**

The proposed rezoning and subdivision of Erven 182 and 184, Nieuwe Rust, is contextually and strategically appropriate. Located within the urban edge of Nuwerus and identified as a New Development Area in the SDF, the application directly supports the Municipality's goals for compact settlement growth, infrastructure optimisation and housing delivery in rural towns.

By making optimal use of available bulk services and aligning with surrounding land uses, the proposed development enhances spatial integration and strengthens the viability of civic infrastructure. It represents a rational and sustainable infill intervention that contributes to a more functional and inclusive urban structure for Nieuwe Rust.

## SECTION 3

## DEVELOPMENT PROPOSAL

### 3.1. Background

The proposed development is a public-sector residential initiative undertaken on municipal land in Nieuwe Rust. It forms part of the Integrated Residential Development Programme (IRDP) and aims to deliver 91 new residential opportunities, along with supporting institutional, business and public open space uses.

The development responds directly to the growing housing need within Nieuwe Rust and the lack of adequately serviced land. The site comprises of Erven 182 and 184, Nieuwe Rust, which are well-located within the urban edge and offer suitable conditions for formal subdivision and infrastructure extension.

The proposed layout prioritises compact, serviceable erven (approximately 150m<sup>2</sup> each), supported by accessible road infrastructure, stormwater management features and close proximity to existing community facilities. The spatial configuration promotes integration, walkability and long-term sustainability.

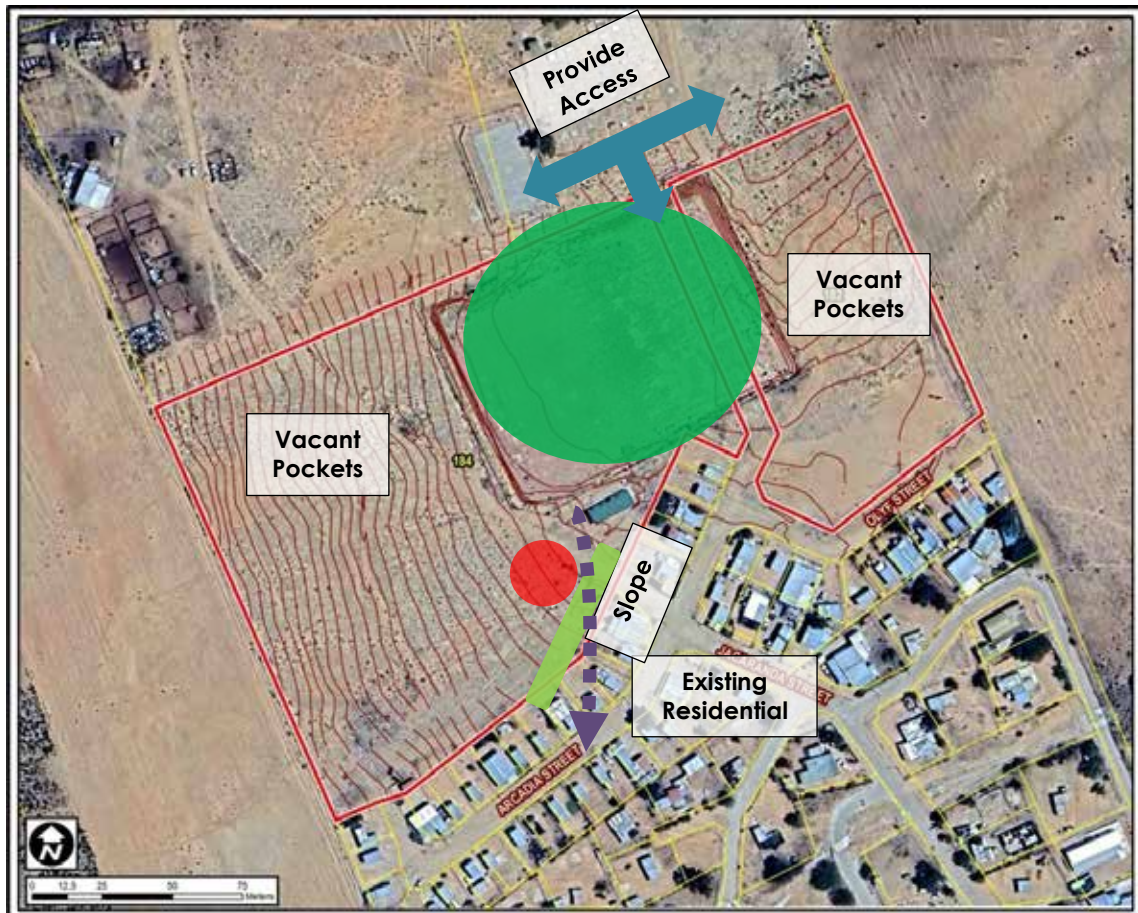
### 3.2. Design Informants

The development layout has been informed by a combination of spatial planning principles, site-specific constraints and contextual opportunities. Key design informants include:

- Access to **Component A** (Erf 182) is provided via Olyf Street and Arcacia Street, which connect to the existing road network in Nieuwe Rust.
- **Component B** (a portion of Erf 184) gains access from Arcacia Street and Jakaranda Street, integrating seamlessly with adjacent residential areas.
- The existing sports field, located centrally within Erf 184, has been retained and incorporated into the open space network as a recreational focal point for the community.
- Public open space erven are positioned to accommodate natural stormwater flow and provide passive recreation opportunities, ensuring environmental responsiveness.
- Institutional and business erven are sited to support mixed-use functionality, improve local access to services, and stimulate small-scale economic activity.
- The layout responds to the site's gently sloping topography, which allows for cost-effective infrastructure installation with minimal cut-and-fill requirements.



- Erf orientation and block layout reflect the existing street grain, promoting spatial continuity with surrounding neighbourhoods.
- Internal road reserves range from 8 m to 10 m, enabling safe vehicular and pedestrian movement and accommodating future municipal services.
- The layout supports densification and efficient land use, while ensuring livable urban form and future adaptability.



**Figures 7: Contextual & Site Informants**

Further to the above informants, the layout was also guided by specific human settlement development requirements, including:

- Erf sizes of approximately 150 m<sup>2</sup> were proposed as the optimal balance between development yield and spatial functionality. These sizes support adequate private outdoor space while remaining cost-effective and manageable for subsidy housing delivery;
- The proposed layout aligns with IRDP housing delivery principles, aiming to create tenure-secure, individually serviced erven within a walkable and context-sensitive neighbourhood structure.

### **3.3. Subdivision Layout Plan**

Taking into consideration the contextual and design informants outlined above, a subdivision layout plan has been prepared for the proposed IRDP development. The layout responds to the site's topography, integration with existing streets, drainage patterns and the settlement's spatial structure.

The subdivision comprises the following two components:

Component A: Subdivision of Erf 182 ( $\pm 0.92$  ha) to create:

- 31  $\times$  Single Residential Zone I erven;
- 1  $\times$  Open Space Zone I erf ( $\pm 0.20$  ha) to accommodate surface runoff and passive recreation;
- 1  $\times$  Transport Zone II erf ( $\pm 0.19$  ha) forming part of the internal road network.

Component B: Subdivision of a portion of Erf 184 ( $\pm 2.52$  ha) to create:

- 60  $\times$  Single Residential Zone I erven;
- 2  $\times$  Open Space Zone I erf ( $\pm 0.74$  ha), incorporating the existing sports field;
- 2  $\times$  Institutional erven ( $\pm 0.88$  ha total);
- 1  $\times$  Business Zone I erf ( $\pm 0.09$  ha);
- 1  $\times$  Transport Zone II erf ( $\pm 0.48$  ha) for internal roads and public access.

Access to both components are provided via the existing local road network, including Arcarcia Street, Jakaranda Street, and Olyf Street. No direct access is required from regional roads and the internal road layout provides safe, logical movement through the site. Internal roads are planned with reserve widths of 8m to 10m, including for service delivery and emergency vehicle access.

Engineering services including water, sewer, stormwater, electricity and street lighting will be installed within the road reserves in accordance with the civil and electrical engineering designs.

The proposed layout (refer to **Figure 1**) provides a compact, functional and serviceable subdivision that supports the delivery of an integrated residential neighbourhood.

### **3.4. Zoning / Development Parameters (Rules)**

The zoning and development parameters applicable to Single Residential Zone I (SR1) with respect to Erven 182 and 184 are based on the Matzikama Zoning Scheme Regulations and apply to erven smaller than 150 m<sup>2</sup> in extent. These parameters are summarised in Table 2 below

Erf size	Coverage	Street building line	Side & rear building line	Height
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Less than 150m <sup>2</sup>	80 %	1,0 m	At least 1,0 m one side and 0 m on the other side. Rear = 1,0 m.	8m
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**Table 2: Zoning / Development Parameters** (Matzikama Zoning Scheme)

The subject application does not include any departures from the above-mentioned zoning parameters for SR1 erven, as the Zoning Scheme parameters for erven smaller than 150m<sup>2</sup> are deemed appropriate.

### **3.5. Conclusion: Development Proposal**

The proposal represents a strategic infill intervention aligned with the Municipality's human settlement priorities. The layout optimises the use of municipal land, supports structured growth within the urban edge and integrates seamlessly with existing infrastructure and the surrounding road network.

The proposal conforms to all applicable zoning parameters and spatial policies and provides a practical, serviceable, and sustainable response to the housing needs of Nuwerus.

## SECTION 4

## MOTIVATION

The proposed development has been assessed in terms of relevant policy and statutory requirements. The development proposal and application as set out herein can be motivated on the following basis:

### **4.1. Rezoning to Subdivisional Area**

The purpose of the rezoning is to enable the formal establishment of a structured township layout in support of the Integrated Residential Development Programme (IRDP).

The proposed zoning will accommodate a range of integrated land uses including residential, institutional, business and public open space, thereby supporting a functional neighbourhood.

### **4.2. Infill Human Settlement Development**

Like many rural towns in the region, Nuwerus faces spatial and infrastructure challenges in meeting the growing demand for formal housing. This proposal presents a strategic infill development opportunity avoiding the need for expansion into environmentally sensitive or agriculturally zoned land.

By consolidating growth within the established footprint of Nieuwe Rust, the development supports a compact, serviceable urban form and maximises existing infrastructure investments. Infill development of this nature contributes to spatial justice and urban efficiency, helping to prevent urban sprawl and reduce the cost of municipal service delivery.

The proposal directly supports the Municipality's strategic goal to establish sustainable, inclusive human settlements, as identified in both the SDF and IDP.

### **4.3. Socio-Economic Implications**

The development of 91 residential opportunities, along with supporting institutional and business uses will help address the pressing housing need in Nieuwe Rust and provide a foundation for long-term social and economic upliftment. The initiative will stimulate short-term employment during planning and construction, while also creating longer-term benefits through access to secure tenure, improved infrastructure and local economic activity. The proposed mixed-use layout promotes community resilience, accessibility to facilities and spatial equity.

### **4.4. Impact on Municipal Engineering Services**

The subject properties are located within a serviceable area of the Nieuwe Rust settlement. Engineering services assessments undertaken by Lyners Consulting



Engineers (Civil) and Neil Lyners & Associates (Electrical) confirm that the necessary municipal infrastructure either exists or can be extended to support the proposed development. The development will integrate with Nieuwe Rust's existing municipal systems for water, sewer, electricity, stormwater and roads. Please refer to **Annexure J** for the full engineering services reports.

#### **4.4.1. Electricity:**

Nieuwe Rust is supplied with electricity via a 22 kV overhead line managed by the Matzikama Municipality. The electrical services report confirms that the network has sufficient spare capacity to accommodate the anticipated additional load of  $\pm 180$  kVA for the 91 residential erven and associated facilities. The proposed development will connect to this network via the installation of a 400 kVA mini-substation, a new underground low-voltage distribution network, and individual erf connections, all designed in accordance with SANS 10142 and municipal standards.

#### **4.4.2. Water:**

Potable water is supplied to Nieuwe Rust via a borehole-based municipal system. The civil services report confirms that sufficient bulk water capacity exists to service the proposed development. Internal water reticulation will be extended to connect each erf, and fire hydrants will be included consistent with the Matzikama Municipality's fire safety requirements.

#### **4.4.3. Sewerage and Wastewater:**

Nieuwe Rust does not have a full waterborne sewer system and currently operates on a conservancy tank system. The proposed erven will each be equipped with individual conservancy tanks, as is consistent with current municipal sanitation practices in the area. Waste removal and disposal will be managed by the municipality via scheduled vacuum tanker services.

#### **4.4.4. Stormwater:**

The site's gently sloping terrain allows for stormwater to be managed through overland flow and open drainage channels. The layout incorporates two Open Space Zone I erven, one of which includes the existing sports field, to assist with runoff capture and prevent localised flooding. Road gradients and surface drainage have been designed to comply with best practice guidelines and municipal stormwater standards.

#### **4.4.5. Road Network:**



Access to the development will be provided via extensions to the existing street network, specifically Arcarcia Street, Olyf Street, and Jakaranda Street. A new internal road layout is proposed, consisting of 8 m to 10 m wide public road reserves in compliance with the municipal road geometry and service standards. These roads will ensure safe vehicular circulation, accommodate municipal service vehicles, and integrate seamlessly with the surrounding neighbourhood.

#### **4.5. Implications on Site Physiography**

The geographical features of the subject property are briefly outlined below:

##### **4.5.1. Topography:**

The topography of Erven 182 and 184, Nieuwe Rust, features a gentle slope from northeast to southwest. This gradient does not pose any constraint to development and allows for efficient infrastructure installation with minimal earthworks. The layout has been designed to respond to the natural terrain, with stormwater directed toward designated open space areas, including the existing sports field.

##### **4.5.2. Soil and Geological Conditions:**

The site is located within the developed footprint of Nuwerus and consists of previously disturbed municipal land. Based on the surrounding built environment and findings from the civil services team, the underlying soil and geological conditions are considered appropriate for standard residential construction. No geological hazards or constraints have been identified.

##### **4.5.3. Fauna and Flora:**

The application area is largely cleared and contains minimal remaining natural vegetation, with no sensitive faunal habitats identified. An environmental screening process has been initiated as part of the Basic Assessment process, and no red-listed species or ecologically sensitive features were flagged within the development footprint. The site is therefore considered to have low environmental sensitivity.

#### **4.6. Compatibility with the Character of the Area**

Erven 182 and 184, Nieuwe Rust, are located within the existing settlement footprint of Nieuwe Rust, surrounded by low-density residential development, public open space and local streets. The area exhibits a modest rural residential character, with a clear street grid and proximity to civic amenities.






The proposed layout builds on this structure by introducing compact, freestanding residential erven that align with the form and grain of the

surrounding neighbourhood. The integration of open space, institutional land, and internal roads enhances local accessibility and complements the existing land use pattern. The proposal reinforces the established character and contributes to a more cohesive and functional settlement environment.

#### **4.7. Compliance with the Planning Principles of LUPA**

The Land Use Planning Act (LUPA, 2014) includes a series of land use principles that should guide development in the Western Province.

As previously detailed in Section 2.4 and 4.1–4.6, the development proposal aligns with the LUPA principles as summarised below:

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
<b>Spatial Sustainability</b>  	<b>COMPLIANT</b> The proposed development promotes infill within the urban edge of Nieuwe Rust, making optimal use of municipal land and infrastructure. It avoids pressure on peripheral and ecologically sensitive land and supports long-term sustainability through compact, formalised settlement growth.
<b>Spatial Justice</b>  	<b>COMPLIANT</b> The proposal contributes to the delivery of affordable housing in a historically underdeveloped area. By formalising tenure and integrating low-income households into the urban structure, it supports spatial redress and improved access to services.
<b>Efficiency</b>  	<b>COMPLIANT</b> The development makes use of existing services and road networks, avoiding unnecessary expansion. Infrastructure capacity has been confirmed and the design supports cost-effective implementation and optimal use of public resources.
<b>Good Administration</b>  	<b>COMPLIANT</b> The application has been prepared consistent with the Matzikama Municipal Land Use Planning By-law (2020) and other applicable legislation. The planning process will continue to follow transparent procedures in consultation with the municipality.
<b>Spatial Resilience</b>  	<b>COMPLIANT</b> The development avoids high-risk areas and integrates sustainable drainage solutions, including open space erven designed for

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
	stormwater management. This enhances the long-term resilience of the settlement.

**Table 3: Compliance to Principles**

#### **4.8. Desirability Criteria i.t.o The Matzikana Municipality By-Law (2020)**

The proposed IRDP residential development on Erven 182 and 184, Nieuwe Rust, has been assessed against the relevant decision-making criteria contained in the Matzikama Land Use Planning By-Law (2020). The following key considerations confirm the proposal's desirability:

- **Site-Specific Integration:** The layout responds directly to the topography, road network, and surrounding land uses within Nieuwe Rust. It extends the existing settlement pattern in a logical and coherent manner without disrupting the character or functionality of the area.
- **Policy Compliance:** The application aligns with national, provincial and local policy, including the Matzikama SDF (2023), which supports infill development within defined urban edges and the use of municipal land for integrated housing delivery.
- **Infrastructure Compatibility:** The development connects to existing civil and electrical infrastructure networks, all of which have been confirmed as serviceable by the respective engineering reports. Erf sizes and road reserves comply with applicable standards, ensuring compatibility with existing municipal services.
- **Sustainable Infill Development:** The development makes optimal use of previously disturbed, underutilised municipal land within the urban edge of Nieuwe Rust. It avoids outward expansion into environmentally sensitive or agricultural areas, supporting principles of spatial efficiency and containment.
- **Socio-Economic Contribution:** The project will deliver formal residential opportunities for low-income households and contribute to local upliftment. It will generate employment during construction and support long-term social stability through secure tenure and service access.
- **Urban Efficiency and Safety:** The street layout has been designed for legibility, safety, and accessibility. Road widths and turning areas meet municipal standards, ensuring adequate provision for pedestrians, service vehicles and emergency access.
- **No Environmental Constraints:** The site is already cleared and contains no ecologically sensitive features. Dedicated open space erven have been

incorporated to manage stormwater runoff and enhance the settlement's resilience.

In light of the above, the proposed rezoning and subdivision of Erven 182 and 184 are considered desirable and fully compliant with the criteria of the Matzikama Land Use Planning By-Law (2020). It is therefore recommended that the application be supported.

#### **4.9. Site-Specific Deviation from the SDF**

Although Erven 182 and 184 fall within a "New Development Area" identified in the Matzikama Spatial Development Framework (SDF, 2023), the SDF designation lacks detailed guidance on the phasing, land use mix, and specific development form. In order to enable the proposed rezoning and subdivision for Integrated Residential Development Programme (IRDP) housing delivery, a site-specific deviation is hereby motivated in terms of Section 22 of the Matzikama Land Use Planning By-law (2020).

The following site-specific factors justify the deviation:

- **Urban Edge and Spatial Designation:** the properties are located within the designated urban edge of Nieuwe Rust and are part of a demarcated area earmarked for future growth. The proposed development is entirely contained within the existing footprint of the settlement and is consistent with the overarching goal of promoting infill development within rural towns.
- **Vacant, Underutilised Municipal Land:** the application area consists of vacant, previously disturbed municipal land that has not been formally developed. Utilising this land for structured residential expansion aligns with municipal priorities to make efficient use of publicly owned land and reduce pressure on surrounding agricultural and natural areas.
- **Housing Demand and Settlement Needs:** Nieuwe Rust faces a substantial housing backlog and a shortage of well-located, serviced land for affordable housing delivery. The IRDP development will help address this by providing 91 new residential opportunities, along with institutional and public open space components.

- **Integration with the Urban Fabric** The subdivision layout reinforces the existing street network and is compatible with the surrounding residential grain. Erf sizes ( $\pm 150 \text{ m}^2$ ) and layout design support a compact, walkable neighbourhood structure, integrated with community and recreational facilities.
- **Topography and Engineering Suitability** The site is flat to gently sloping and presents no topographical or geological constraints. The terrain supports cost-effective installation of services and is suitable for standard construction. All engineering services have been assessed and confirmed to be viable for the proposed scale of development.
- **Environmental and Public Interest** The site is cleared and does not contain any sensitive vegetation or heritage features. The proposed development is aligned with the public interest by facilitating subsidised housing, improving access to services, and promoting inclusive settlement growth in a historically marginalised area.

The site-specific deviation is necessary to enable a sustainable and serviceable residential development aligned with the strategic objectives of the municipality. The deviation is consistent with the intent of the SDF and is supported by the physical conditions of the site, public sector investment priorities, and housing delivery imperatives.

#### **4.10 Alignment with Municipal Housing and Economic Development Priorities**

##### **4.10.1. Human Settlement Demand Profile – Matzikama Municipality**

According to the most recent data from the Matzikama Municipality's IDP (2022–2027), there are 10,973 applicants currently on the municipal housing waiting list. Of these, 8,128 households earn below R3,500 per month and qualify for fully subsidised housing (BNG) and an additional 710 applicants fall within the R3,501–R7,000 income bracket, qualifying for social housing or site-and-service options. Only a small number of applicants fall into the R7,001–R22,000 gap housing range.

This distribution highlights the urgent demand for affordable and subsidised housing, with approximately 74% of total demand concentrated in the lowest income category. The proposed IRDP development on Erven 182 and 184 responds directly to this need by delivering 91 new residential opportunities aligned with subsidy-eligible income brackets.

The inclusion of institutional and business erven further supports long-term socio-economic integration and diversification. This aligns with Matzikama Municipality's strategic objective of delivering tenure-secure housing in smaller rural towns such as Nieuwe Rust.

#### **4.10.2. Local Economic Development Strategy (2018–2022)**

The Matzikama LED Strategy (2018–2022) sets out a vision of “*collaboratively moving Matzikama forward by creating an inclusive, sustainable and diverse economy that will create jobs and alleviate poverty.*”

The proposal aligns with this vision through:

- Inclusive development, by enabling access to formalised housing and services for lower-income households.
- Sustainable land use, through infill development on existing municipal land, avoiding outward expansion.
- Economic opportunity, by integrating small-scale business and institutional components that promote local economic activity.

These outcomes support the strategy’s objectives to develop local infrastructure, optimise municipal land resources, and stimulate employment and entrepreneurship in small rural towns such as Nieuwe Rust.

#### **4.11. Alignment with the Matzikama Integrated Development Plan (2022–2027)**

The proposed residential development is aligned with the priorities and objectives set out in the Matzikama Municipality’s Integrated Development Plan (IDP), specifically with regards to housing provision, infrastructure investment and spatial transformation.

The Human Settlement Plan contained in the IDP confirms that Nieuwe Rust has a recorded housing backlog of 88 applicants on the municipal waiting list. This reflects a clear and pressing need for new residential opportunities within the town. The proposed development of 91 new residential erven directly responds to this demand and will help alleviate the housing pressure in the settlement.

Furthermore, the IDP outlines that land for IRDP housing in Nieuwe Rust has already been identified and approved by Council as of the 2023/24 financial year. This highlights the municipal commitment to proactively enable development in towns with serviceable and available land.

The Matzikama IDP also emphasises integrated settlement development with convenient access to urban amenities, infrastructure services and transport. The development on Erven 182 and 184 supports these principles through:

- Its location within the existing urban edge,
- Access to basic infrastructure (as confirmed in technical reports),
- Promotion of infill development over urban expansion; and
- Contribution to dignified, tenure-secure housing environments.

By facilitating inclusive growth, targeting municipal land optimisation and complying with the Human Settlement Implementation Plan, the Nieuwe Rust housing project represents a direct and implementable response to IDP priorities.



## SECTION 5

## CONCLUSION & RECOMMENDATIONS

### 5.1. Conclusion

This report has provided a comprehensive motivation for the proposed Integrated Residential Development Programme (IRDP) on Erven 182 and 184, Nieuwe Rust, situated within the town of Nieuwe Rust in the Matzikama Municipality.

The application supports the Municipality's strategic priorities as outlined in the Spatial Development Framework (2023), Integrated Development Plan (2022–2027), and Human Settlements Plan. The site is located within the urban edge, on vacant and underutilised municipal land. It is well-located relative to existing residential areas, community infrastructure, and service networks.

The proposed subdivision layout is shaped by the site's topography, infrastructure capacity, and the surrounding urban fabric. It provides for the creation of 91 single residential erven, supported by open space, institutional and business erven, and public road reserves. The design promotes spatial integration, service efficiency, and inclusive growth.

Engineering assessments confirm the availability of civil and electrical infrastructure capacity to support the proposed development. Environmental screening has not identified any ecological or heritage constraints. The proposal represents a sustainable infill development that supports the creation of secure tenure, equitable service delivery, and improved settlement quality in Nieuwe Rust.

The development aligns with all relevant statutory and policy frameworks, including the Land Use Planning Act (2014) and the Matzikama Land Use Planning By-Law (2020), meeting key planning principles such as spatial justice, sustainability, efficiency, and resilience.

### 5.2. Recommendation

In light of the above, it is recommended that the application for the development of Erven 182 and 184, Nieuwe Rust, be approved in terms of the Matzikama Municipal Land Use Planning By-Law (2020), subject to standard conditions of approval.

The land use actions applied for are:

i. Rezoning of:

- Erf 182 ( $\pm 0.92$  ha) and a portion of Erf 184 ( $\pm 2.52$  ha) to Subdivisional Area, in terms of Section 15(2)(a);



ii. Subdivision of the rezoned area, in terms of Section 15(2)(d), to establish:

- 91 × Single Residential Zone I erven;
- 2 × Open Space Zone I erven (±0.94 ha in total), including the existing sports field;
- 2 × Institutional Zone I erven (±0.88 ha);
- 1 × Business Zone I erf (±0.09 ha);
- 2 × Transport Zone II erven (±0.67 ha) for roads and access.

iii. Approval of street names and numbering, in terms of Section 97, in accordance with the Municipality's naming policy.

Together, these actions will enable a structured, viable and policy-aligned township extension that supports sustainable housing delivery and local development within Nieuwe Rust.

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## **Annexure A**

**MATZIKAMA MUNICIPALITY | UMASIPALA | MUNISIPALITEIT**

Posbus/PO Box 98, Kerkstraat 37 Church Street, Vredendal, 8160

☎ (027) 201 3300 @ [Headoff@matzikama.gov.za](mailto:Headoff@matzikama.gov.za)

🌐 [www.matzikamamunicipality.co.za](http://www.matzikamamunicipality.co.za)



**LAND USE PLANNING APPLICATION FORM**

(Section 15 of the Matzikama Municipality: Land Use Planning By-Law)

**KINDLY NOTE:** Please complete this form using BLOCK capitals and ticking the appropriate Boxes and any further correspondence and/or communication with regards to this application will only be with the applicant.

**PART A: APPLICANT DETAILS**

First name(s)	GERHARD				
Surname	SWART				
SACPLAN Reg No. (if applicable)	A/1126/1999				
Company name (if applicable)	URBAN DYNAMICS SOUTH CAPE (PTY) LTD				
Postal Address	PO BOX 2445				
	BELVILLE	Postal Code	7535		
Email	<a href="mailto:GERHARD@UDWC.CO.ZA">GERHARD@UDWC.CO.ZA</a> / <a href="mailto:RCHELLVR@GMAIL.COM">RCHELLVR@GMAIL.COM</a>				
Tel	021 194 1545/ 079 103 5076	Fax		Cell	

**PART B: PROPERTY DETAILS (in accordance with title deed)**

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	ERVEN 182 AND 184, NUWERUS				
Physical address	NORTH OF ARCARCIA STREET, NIEUWE RUST PRECINCT, NUWERUS, MATZIKAMA MUNICIPALITY				
GPS Coordinates		Town/City	NUWERUS		
Current zoning	ERF 182 – SINGLE RESIDENTIAL ZONE I ERF 184 – SPLIT ZONING (SINGLE RESIDENTIAL 1, OPEN SPACE AND UNDETERMINED)	Extent	ERF 182 – ±0.92HA ERF 184 – ±2.52HA	Are there existing buildings?	☐ <b>N</b>
Applicable Zoning Scheme	Section 7 Scheme Regulations	<b>N</b>	Section 8 Scheme Regulations		<b>N</b>
Current Land Use	VACANT MUNICIPAL LAND USED INTERMITTENTLY FOR INFORMAL PEDESTRIAN MOVEMENT; NO FORMAL STRUCTURES AND RECREATIONAL ACTIVITIES (ESTABLISHED SPORTS FIELD)				
Title Deed number and date	T	T4035/2001 AND T10024/2002			

Hierdie is slegs 'n aansoekvorm en verleen geen toestemming tot die beoogde ontwikkeling op die betrokke eiendom nie.

This is only an application form and does not give permission for the proposed development on the property concerned.

Any restrictive conditions?	Y	N	If Yes, list condition(s)	N/A
Are the restrictive conditions in favour of a third party (ies)?	Y	N	If Yes, list the party (ies)	N/A
Is there any outstanding rates and taxes applicable to the property?	Y	N	If Yes, list amount still outstanding.	N/A
Is the property encumbered by a bond?	Y	N	If Yes, list bondholder(s)	N/A
Any existing unauthorized buildings and/ or land use on the subject property (ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y N
Is there any pending court case / order relating to the subject property (ies)?	Y	N	Is there any land claim(s) registered on the subject property (ies)?	Y N

**PART C: REGISTERED OWNER(S) DETAILS** (if different from applicant)

Registered owner(s)	MATZIKAMA MUNICIPALITY				
Physical address	VAN RIEBEECK STREET, VREDENDAL			Postal code	8160
	Email		INFO@MATZIKAMA.GOV.ZA	cell	N/A
Tel	027 201 3300		Fax	027 213 2075	

**PART D: PRE-APPLICATION CONSULTATION**

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.
Official's name		Reference number	Date of consultation

**PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE MATZIKAMA MUNICIPALITY: LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE**

Tick ✓	Section	Type of application	Cost
✓✓	2(a)	a rezoning of land	R
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
✓	2(c)	a departure <b>granted on a temporary basis</b> to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓✓	2(d)	a subdivision of land that is not exempted in terms of Section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of Section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R

✓	2(l)	a permission required in terms of a condition of approval;	R
✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R
✓	2(p)	an occasional use of land;	R
✓	2(q)	to disestablish a home owner's association;	R
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
✓		Application for Business license	R

**TOTAL A:**

**PRESCRIBED NOTICE AND FEES\*\* (for completion and use by official)**

✓	Notification of application in media	Type of application	Cost
✓	<b>SERVING OF NOTICES</b>	Delivering by hand; registered post; data messages	R
✓	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
✓	<b>ADDITIONAL PUBLICATION OF NOTICES</b>	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
✓	<b>NOTICE OF DECISION</b>	Provincial Gazette	R
✓	<b>INTEGRATED PROCEDURES</b>	T.B.C	R

**TOTAL B:**

**TOTAL APPLICATION FEES\* (TOTAL A+B)**

\* *Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.*  
 \*\* *The applicant is liable for the cost of publishing and serving notice of an application.*

**BANKING DETAILS**

Matzikama Municipality Standard Bank Business Current Acc Branch : Vredendal (05-0706) Acc no : 082 451 885	<b>Payment reference:</b> ..... ..... (if applicable)
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**PART F: DETAILS OF PROPSAL**

**Brief description of proposed development / intent of application:**

Or see attached


**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [Section 15(2)(a) to (s) of the Matzikama Municipality: Land Use Planning By-Law]**

**Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all the information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.**

Information and documentation required in terms of Section 38(1) of said legislation

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	<u>Y</u>	N	Proof of registered ownership or any other relevant right held in the land concerned
<u>Y</u>	N	Written motivation	<u>Y</u>	N	S.G. diagram / General plan extract
<u>Y</u>	N	Locality plan	<u>Y</u>	N	Site development plan or conceptual layout plan
<u>Y</u>	N	Proposed subdivision plan	Y	N	Proof of agreement or permission for required servitude
<u>Y</u>	N	Proof of payment of application fees	<u>Y</u>	N	Full copy of the title deed
Y	N	Conveyancer's certificate	<u>Y</u>	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	<u>N/A</u>	Consolidation plan	<u>Y</u>	N	<u>N/A</u>	Land use plan / Zoning plan
Y	N	<u>N/A</u>	Street name and numbering plan	<u>Y</u>	N	<u>N/A</u>	1:50 / 1:100 Flood line determination (plan / report)
Y	N	<u>N/A</u>	Landscaping / Tree plan	Y	N	<u>N/A</u>	Homeowners' Association Consent
Y	N	<u>N/A</u>	Abutting owner's consent	<u>Y</u>	N	<u>N/A</u>	Services Report or indication of all municipal services / registered servitudes
<u>Y</u>	N	<u>N/A</u>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	<u>N/A</u>	Proof of failure of Home owner's association
Y	N	<u>N/A</u>	Copy of original approval and conditions of approval	Y	N	<u>N/A</u>	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	<u>N/A</u>	Proof of lawful use right	Y	N	<u>N/A</u>	Other (specify)
Y	N	<u>N/A</u>	Required number of	Y	N	<u>N/A</u>	

			documentation copies				
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**PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION**

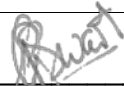
Y	<u>N/A</u>	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	<u>N/A</u>	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (Strikethrough irrelevant)
Y	<u>N/A</u>	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	<u>N/A</u>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
<u>Y</u>	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			
Y	<u>N/A</u>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
<u>Y</u>	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	<u>N/A</u>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	<u>N/A</u>	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Matzikama Municipality: Land Use Planning By-Law? If yes, please attach motivation.			

**SECTION I: DECLARATION**

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of Section 86(1)(d) to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. I/we am/are aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.
5. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
8. I am aware that development charges to the Municipality in respect of the provision and installation

of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:  Date: 30/05/2025

Full name: GERHARDUS PAULUS SWART

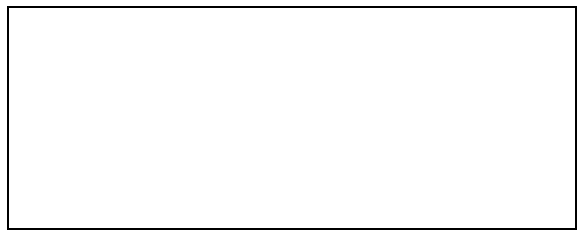
Professional capacity: DIRECTOR

SACPLAN registration number: A/1126/1999

**FOR OFFICE USE ONLY**

Date received:  
  
\_\_\_\_\_

Received by:  
  
\_\_\_\_\_



**ANNEXURES**

The following Annexure(s) are attached for your information, only if applicable:

**Please do not submit these Annexure(s) with the application form.**

Annexure A: Land use planning application submission and protocol & Minimum requirements matrix

## **Annexure B**

## CONVEYANCER'S CERTIFICATE

I, Dirk Jacobus Verdoes, in my capacity as duly admitted Conveyancer (LPCM 80473), and practising under the name and style of Dirk Verdoes Attorneys Inc., 65 Da Gama Street, Strand, 7140, hereby certify that a search was conducted of the records of the Deeds Registry, Cape Town, was conducted on the following property:

ERF 182 NIEUWE RUST

IN THE MATZIKAMA MUNICIPALITY

DIVISION VANRHYNSDORP

WESTERN CAPE PROVINCE

IN EXTENT: 9 266 (Nine Thousand Two Hundred and Sixty Six) square metres

The property is held by Deed of Transfer No T87599/2002

No restrictive conditions were found to be registered against the property prohibiting it from being utilised / developed as set out more fully in the accompanying application.

Signed at STRAND on 31 MAY 2024



DJ Verdoes

Conveyancer

LPCM 80473

**DIRK JACOBUS VERDOES**

Commissioner of Oaths

Practising Attorney

65 Da Gama Street. Strand

## CONVEYANCER'S CERTIFICATE

I, Dirk Jacobus Verdoes, in my capacity as duly admitted Conveyancer (LPCM 80473), and practising under the name and style of Dirk Verdoes Attorneys Inc., 65 Da Gama Street, Strand, 7140, hereby certify that a search was conducted of the records of the Deeds Registry, Cape Town, was conducted on the following property:

ERF 184 NIEUWE RUST

IN THE MATZIKAMA MUNICIPALITY

DIVISION VANRHYNSDORP

WESTERN CAPE PROVINCE

IN EXTENT: 4,5393 (Four comma Five Three Nine Three) hectares

The property is held by Deed of Transfer No T87599/2002

No restrictive conditions were found to be registered against the property prohibiting it from being utilised / developed as set out more fully in the accompanying application.

Signed at STRAND on 31 MAY 2024



DJ Verdoes

Conveyancer

LPCM 80473

**DIRK JACOBUS VERDOES**

Commissioner of Oaths

Practising Attorney

65 Da Gama Street, Strand

## **Annexure C**

14

VAN DER SPUY

14

en VENNOTE

F4

VANDERSPUY  
Van der Spuy CAPE TOWN  
en Vennote  
Tel: 419-3622  
AS\TRP\NGKERK.EI

Op bestel deur my,

Transportbesorger  
DE W ESTERHUYSE

SEELREG DUTY	R. ....
FOOI FEE	R. 55,00

1496

BOEKDAAR: DATAVASLE... DATE CAPTURE		
WAGERS/ENTENER	...	OPERASIE/OPERATED
...	...	
...	...	

T 087599 / 2002

### TRANSPORTAKTE

Hiermee word bekend gemaak dat

DE WAAL ESTERHUYSE

voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n Volmag ten gunste van hom verly te NUWERUS op die 3de dag van MEI 2002

Transportbesorger

deur:-

NEDERDUITSE GEREFORMEERDE SENDINGKERK  
IN SUID-AFRIKA, GEMEENTE NUWERUS

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE

4

EN DIE KOMPARANT ALDUS GEMAGTIG HET VERKLAAR DAT:

PPTY      Description GEWYSIG KRAGTENS ART 4 (1) VAN      AMENDED IN TERMS OF SECTION 4 (1) WET 47 VAN 1937 OM TE LEES      (b) OF ACT 47 OF 1937 TO READ 'Nieuwe Rust'	
BC 000012576 / 2007	
15 FEB 2007	REGISTRATEUR/REGISTRAR

et 189

GETRANSPORTEER AAN K. E. SMIT	TRANSFERRED TO
RESTANT/REMAINDER T	REGISTRATEUR/REGISTRAR

**NADEMAAL** die hiernagelnde eiendom/me waarlik en wettiglik verkoop is aan die hiernagelnde Transportnemer/s op 4 AUGUSTUS 1998.

**NOU DERHALWE** sedeer en transporteer die Komparant in sy voornoemde hoedanigheid hiermee in volle en vrye eiendom aan en ten gunste van:-

**WESKUS DISTRIKSMUNISIPALITEIT**

of Gemagtigdes;

**RESTANT ERF 1 NUWERUS**  
in die WESKUS DISTRIKSMUNISIPALITEIT,  
Afdeling VANRHYNSDORP,  
PROVINSIE WES-KAAP;

**GROOT: 7,0105 (SEWE komma NUL EEN NUL VYF) Hektaar**  
**INSLUITENDE OPENBARE PLEKKE EN STRATE IN OOREENSTEMMING MET**  
**ALGEMENE PLAN NR 7773/1998;**

**AANVANKLIK OORGEDRA** kragtens Transportakte Nr T.3765/1946 met Kaart Nr 4655/45 wat daarop betrekking het; en  
**GEHOU** kragtens Transportakte Nr T.18829/1962.

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T.4753/1932.
- B. **ONDERHEWIG VERDER** aan die voorwaarde dat die grond waarvan die onderverdeling goedgekeur is in terme van Artikel 25 van Ordonnansie Nr 15 van 1985 onderhewig bly aan die wetsbepalings op dorpe en dat deur hierdie transport geen inbreuk gemaak word op die regte van die eienaars van erwe en van enige ander persone op die openbare plekke wat deel uitmaak van die getransporteerde grond nie.

**WESHALWE** die Komparant afstand doen van al die regte en titel wat die gesegde Transportgewer/s

**KERK**

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy/sy/hulle/dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde TRANSPORTNEMER/S

**MUNISIPALITEIT**

of Gemagtigdes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die Koopprijs ten bedrae van R16 170,00 behoorlik betaal of verseker is.

**TEN BEWYSE WAARVAN** ek, genoemde REGISTRATEUR, tesame met die KOMPARANT hierdie Akte onderteken en dit met die Ampseël bekragtig het.

**ALDUS GEDOEN EN VERLY** op die Kantoor van die REGISTRATEUR VAN AKTES TE KAAPSTAD op hede die 18<sup>de</sup> dag van September 2002.

q.q. SY PRINSIPAAL

In my teenwoordigheid

  
REGISTRATEUR VAN AKTES

## **Annexure D**

HOOFDIGURDATA			
KOÖRDINATE			
SYE	METER	RIGTINGS-HOEKE	Y Stelsel Lo. 19' X
AB	261,19	336 25 00	A +1 764,72 + 6 823,36
BC	277,95	51 59 40	B +1 660,23 + 7 062,73
CD	363,57	156 20 20	C +1 879,24 + 7 233,88
DA	271,72	253 25 30	D +2 025,15 + 6 900,67

BLOKHOEKE		
A1	+ 1 672,62	+ 7 034,34
A2	+ 1 726,18	+ 7 076,20
A3	+ 1 750,73	+ 7 064,74
A4	+ 1 753,15	+ 7 058,10
A5	+ 1 745,45	+ 7 041,61
A6	+ 1 784,51	+ 6 952,31
A7	+ 1 720,62	+ 6 924,37
B1	+ 1 737,45	+ 7 123,08
B2	+ 1 770,63	+ 7 107,60
B3	+ 1 773,13	+ 7 100,91
B4	+ 1 761,61	+ 7 076,22
B5	+ 1 754,96	+ 7 073,80
B6	+ 1 727,77	+ 7 086,49
B7	+ 1 722,93	+ 7 086,35
B8	+ 1 668,49	+ 7 043,81
C1	+ 1 871,89	+ 6 855,26
C2	+ 1 838,60	+ 6 975,96
C3	+ 1 793,67	+ 6 956,31
C4	+ 1 756,43	+ 7 041,47
C5	+ 1 780,60	+ 7 093,27
C6	+ 1 787,16	+ 7 094,74
C7	+ 1 798,84	+ 7 085,06
C8	+ 1 778,39	+ 7 041,24
D1	+ 1 804,08	+ 7 096,30
D2	+ 1 792,02	+ 7 106,30
D3	+ 1 790,28	+ 7 114,02
D4	+ 1 799,29	+ 7 133,33
D5	+ 1 865,71	+ 7 185,24
D6	+ 1 872,25	+ 7 183,59
D7	+ 1 878,33	+ 7 169,71
D8	+ 1 815,39	+ 7 120,53
E1	+ 1 903,20	+ 7 179,19
E2	+ 1 888,01	+ 7 172,54
E3	+ 1 881,40	+ 7 187,62
E4	+ 1 879,87	+ 7 196,44
E5	+ 1 876,90	+ 7 203,21
E6	+ 1 872,95	+ 7 203,58
E7	+ 1 791,25	+ 7 139,74
E8	+ 1 782,43	+ 7 120,85
E9	+ 1 775,70	+ 7 118,47
E10	+ 1 748,06	+ 7 131,37

VERSEKERINGSMERKE		
VM1	+ 1 718,54	+ 7 132,94
VM2	+ 1 655,61	+ 7 096,44
VM3	+ 1 722,34	+ 6 926,97
VM4	+ 1 950,96	+ 7 065,85
VM5	+ 1 880,00	+ 7 228,88

PEILBAKENS		
169	Nuwerus	+ 4 626,66
171	Gannaputs	+ 9 589,45

OPPERVLAKTES		
ERF NOMMER	VERKANTE	METER
182	9266	
183	1,4095	ha
184	4,5393	ha
185	200	
186	200	
187	200	
188	200	
189	205	
190	223	
191	221	
192	221	
193	218	
194	204	
195	207	
196	207	
197	206	
197	223	
199	200	
200	200	
201	200	
202	200	
203	200	
204	231	
205	200	
206	200	
207	199	
208	200	
209	200	
210	200	
211	200	
212	200	
213	200	
214	200	
215	201	
216	204	
217	204	
218	206	
219	294	
220	194	
221	200	
222	200	
223	200	
224	200	
225	200	
226	200	
227	200	
228	200	
229	200	
230	205	
231	217	
232	199	
233	200	
234	198	

Opgemaet deur my.  
in Junie 1998

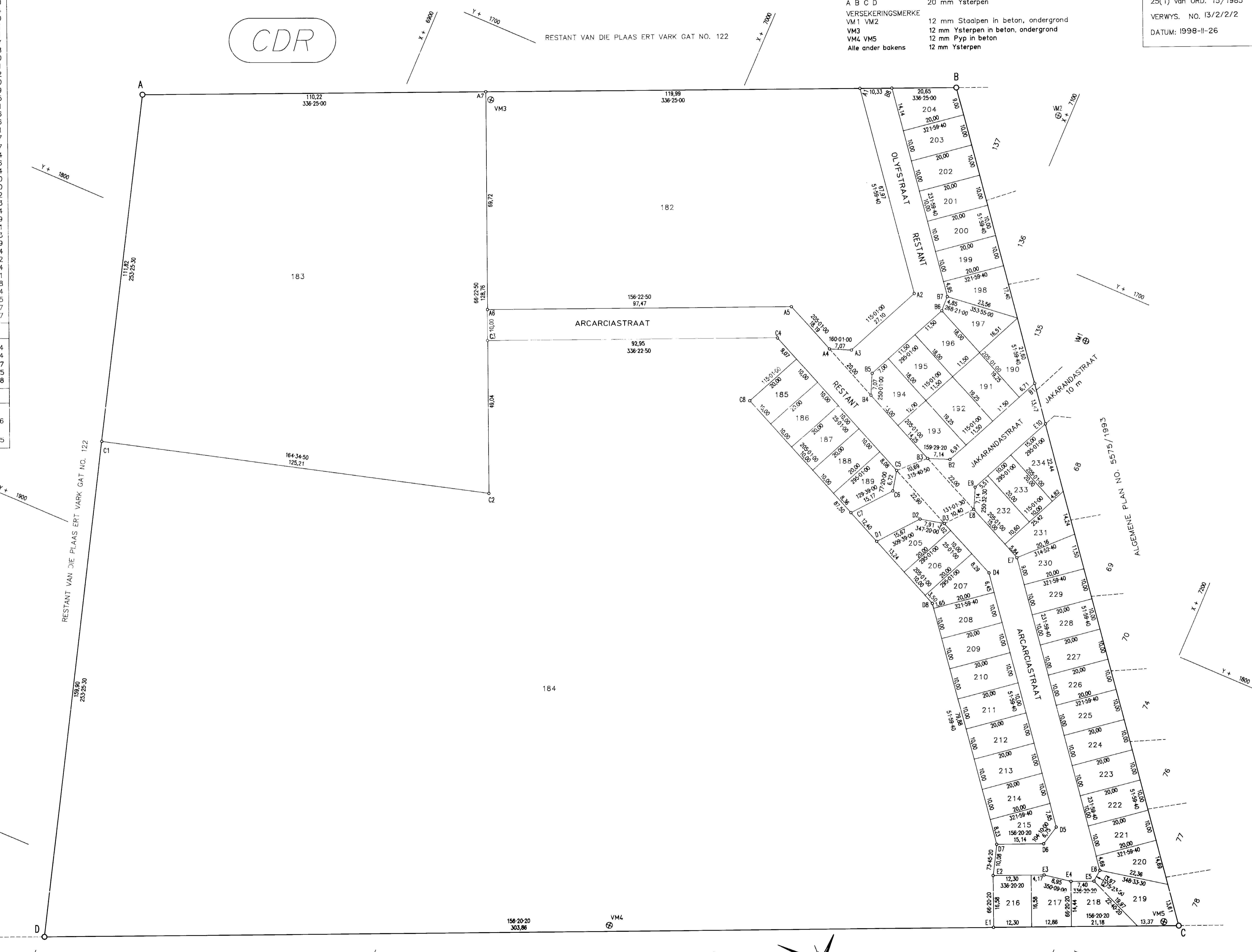
Professionele Landmeter  
(L. de Bruin)(PLS 0783)

NIEUWE RUST TOEKENNINGSGBIED  
ALGEMENE PLAN NO.7773 /1998

VAN ONDERVERDELING VAN RESTANT VAN ERF 1 NIEUWE RUST, VOLGENS KAART NO. 4655/1945 GEHEG AAN TRANSPORTAKTE NO. 1946-3765  
BEVATTENDE 53 ERWE GENOMMER 182 TOT 234 EN DIE STRATE  
GELEË IN DIE BITTERFONTEIN/NUWERUS PLAASLIKE OORGANGSRAAD, ADMINISTRATIEWE DISTRIK VANRHYNSDORP, PROVINSIE WES-KAAP

SKAAL 1 : 500

BAKENBESKRYWING  
A B C D 20 mm Ysterpen  
VERSEKERINGSMERKE  
VM1 VM2 12 mm Staalpen in beton, ondergrond  
VM3 12 mm Ysterpen in beton, ondergrond  
VM4 VM5 12 mm Pyp in beton  
Alle ander bakens 12 mm Ysterpen



L.G. NO.7773/1998

Goedgekeur

*Ra...*

nms. LANDMETER-GENERAAL  
1998 . 12 . 14

GOEDGEKEUR KRAGTENS ARTIKEL

25(1) van ORD. 15/1985

VERWYS. NO. 13/2/2/2

DATUM: 1998-11-26

ENDOSSEMENTE					
NR.	WYSIGING	BYVOEGING	MAGTIGING	GET.	DATUM

L.G. NOTAS

LÊER NO. S/15415/1

MEETSTUKKE NO. E3246/1998

KOMPILASIE DH-10A/WS (2667)

DH-10AB (4882)



C

**Annexure E**

# NIEUWE RUST

ERVEN 182 & 184

## REGIONAL CONTEXT

-  APPLICATION AREAS  
A = ERF 182 (±0.92ha)  
B = ERF 184 (±2.52ha)
-  CADASTRAL BOUNDARIES
-  MAJOR ROADS
-  N7 NATIONAL ROAD

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

**INDEMNITY**  
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DATE:	May 2025	CLIENT
SCALE:	See Linescale	
PLAN NO:	1	

FILE NAME:


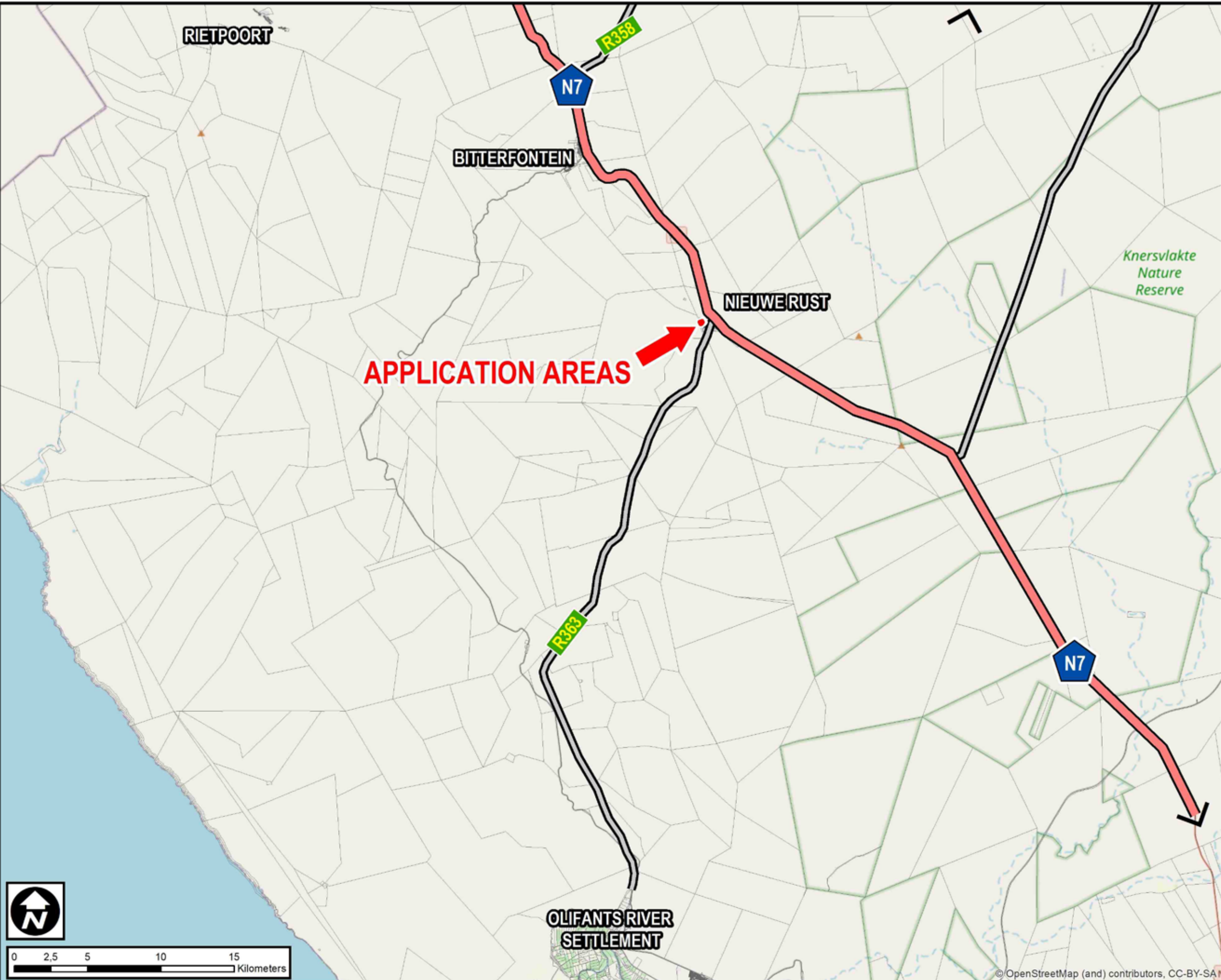


**URBAN DYNAMICS SOUTH CAPE**  
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za  
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/006197/07





0 2,5 5 10 15  
Kilometers

## **Annexure F**

# NIEUWE RUST

ERVEN 182 & 184

LOCAL CONTEXT

-  Application Areas
-  Cadastral Boundaries

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

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DATE:	February 2024	CLIENT
SCALE:	See Linescale	
PLAN NO.:	1	

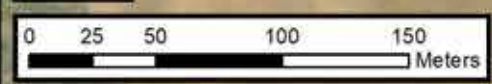
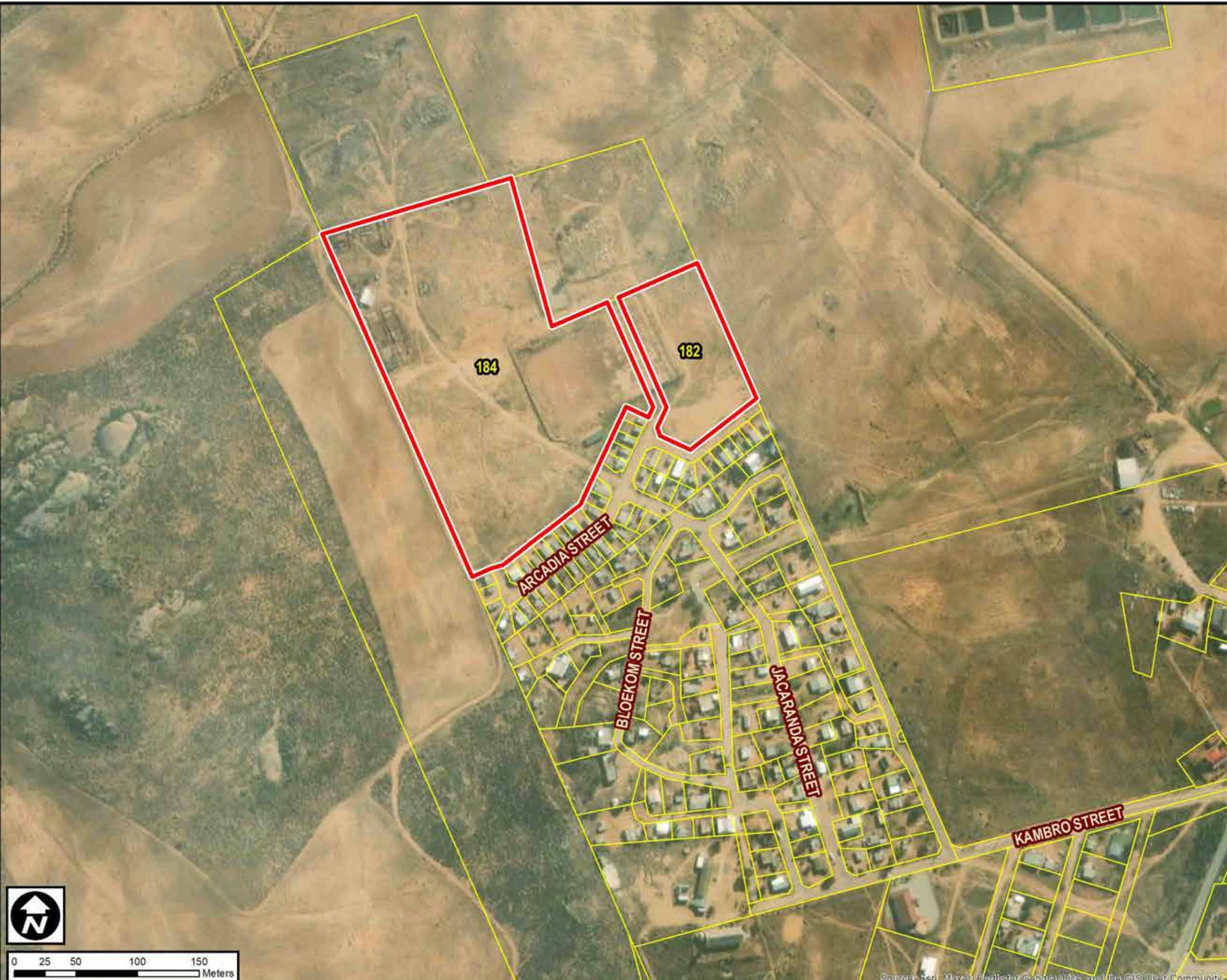
FILE NAME:



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CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za  
Urban Dynamics South Cape (PTY) LTD. Reg. No: 1997/006197/07




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## **Annexure G**

# NIEUWE RUST







## ERVEN 182 & 184

### ZONING CONTEXT

 APPLICATION AREAS  
A = ERF 182 (±0.92ha)  
B = ERF 184 (±2.52ha)

 CADASTRAL BOUNDARIES

#### ZONING:

-  RESIDENTIAL ZONE I
-  AUTHORITY ZONE
-  UNDETERMINED ZONE
-  TRANSPORT ZONE II
-  AGRICULTURAL ZONE I
-  OPEN SPACE ZONE I

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY

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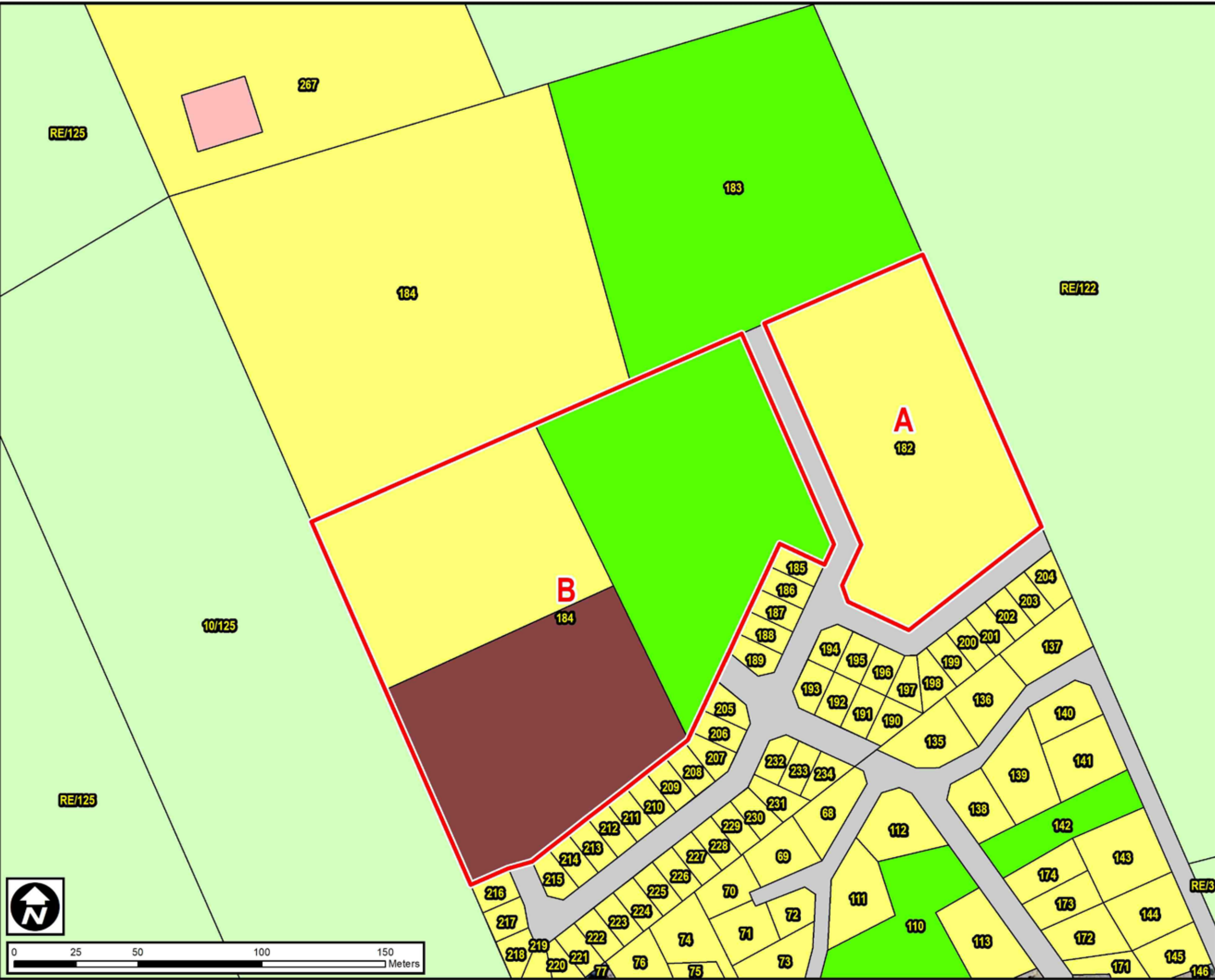
DATE:	May 2025	CLIENT
SCALE:	See Linescale	
PLAN NO:	3	

**URBAN DYNAMICS SOUTH CAPE**  
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za  
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/006197/07



## **Annexure H**







### LAND USE TABLE

LAND USE	DESIGNATION	ZONING	AMOUNT OF ERVEN	AMOUNT OF UNITS	SIZE (ha)	%
<b>COMPONENT A</b>						
Dwelling House		Residential Zone I	31	31	0,53	57,6
Public Open Space		Open Space Zone I	1		0,19	20,7
Public Road		Transport Zone II	1		0,20	21,7
<b>TOTALS</b>			<b>33</b>	<b>31</b>	<b>0,92</b>	<b>100,0</b>
<b>COMPONENT B</b>						
Dwelling House		Residential Zone I	60	60	0,99	39,3
Public Open Space		Open Space Zone I	2		0,94	37,3
Business Premises		Business Zone I	1		0,03	1,2
Institution		Institutional Zone III	2		0,08	3,2
Public Road		Transport Zone II	1	0	0,48	19,0
<b>TOTALS</b>			<b>66</b>	<b>60</b>	<b>2,52</b>	<b>100,0</b>

# NIEUWE RUST


ERVEN 182 & 184

## PROPOSED LAYOUT PLAN

-  Application Areas = ±3.45ha  
A = ±0.92ha  
B = ±2.52ha
-  Cadastral Boundaries
-  Proposed Layout = 91 units  
(10m x 15m = ±150m<sup>2</sup>)  
A = 31 units  
B = 60 units
-  Existing Structures
-  Contour Lines (0.5m intervals)
-  Existing Sport Field

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

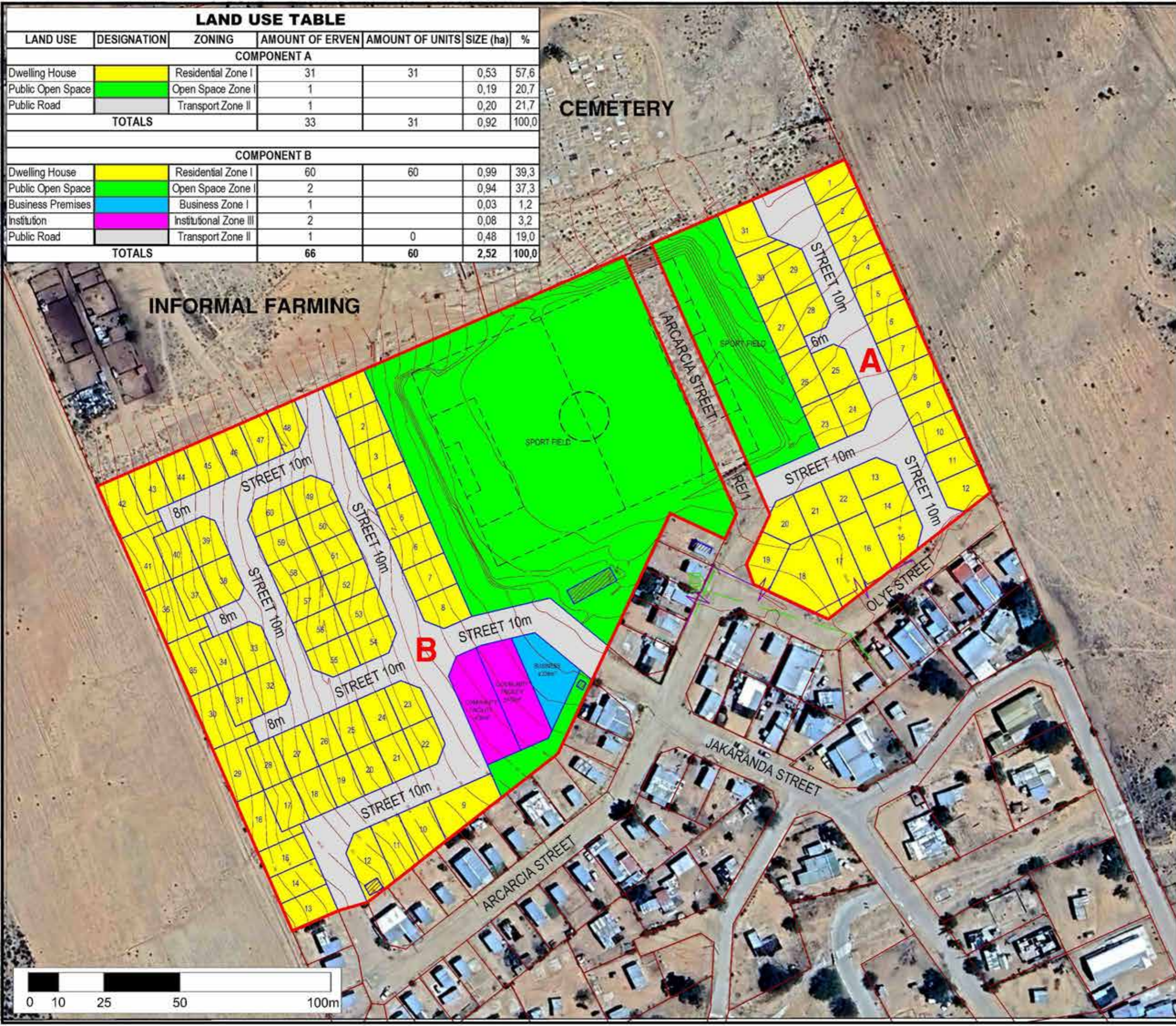
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	DATE	05 May 2025	COPYRIGHT RESERVED	CLIENT
	SCALE	See Linescale		
	PLAN NO.	1		

FILE NAME

**URBAN DYNAMICS south cape**  
TOWN & REGIONAL PLANNERS

SOUTH BAY OFFICE: PARK GARAGE FLOOR, UNIT 3, CARL CRIVET DRIVE  
SOUTH BAY (TYGER WATERFRONT)  
SOUTH BAY  
TEL: (031) 888 1545  
Web: www.udm.co.za  
URBAN DYNAMICS SOUTH CAPE (Pty) Ltd. Reg. No. 2006/00121







CEMETERY

INFORMAL FARMING

# NIEUWE RUST

ERF 184

## SUBDIVISION PLAN

-  SUBJECT PROPERTY  
ERF 184 = ±4.53ha
-  CADASTRAL BOUNDARIES
-  PORTION X  
(A PORTION OF ERF 184)  
= ±2.52ha
-  REMAINDER ERF 184  
= ±2.01ha

PLEASE NOTE:  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY

THE SURVEYOR ASSUMES NO LIABILITY FOR ANY AND ALL ERRORS OR OMISSIONS WHICH MAY BE MADE IN THE PREPARATION OF THIS PLAN AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY ACCIDENTS OR DAMAGES CAUSED BY CONNECTION WITH OR ARISING OUT OF THE USE OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE SURVEYOR AND SHALL NOT BE USED FOR THE PURPOSES OF A PROJECT WITHOUT HIS/HER WRITTEN APPROVAL. AT THE CLIENT'S RISK.

DATE:	May 2025	CLIENT:	
SCALE:	See Linescale		
PLAN NO.:	5		

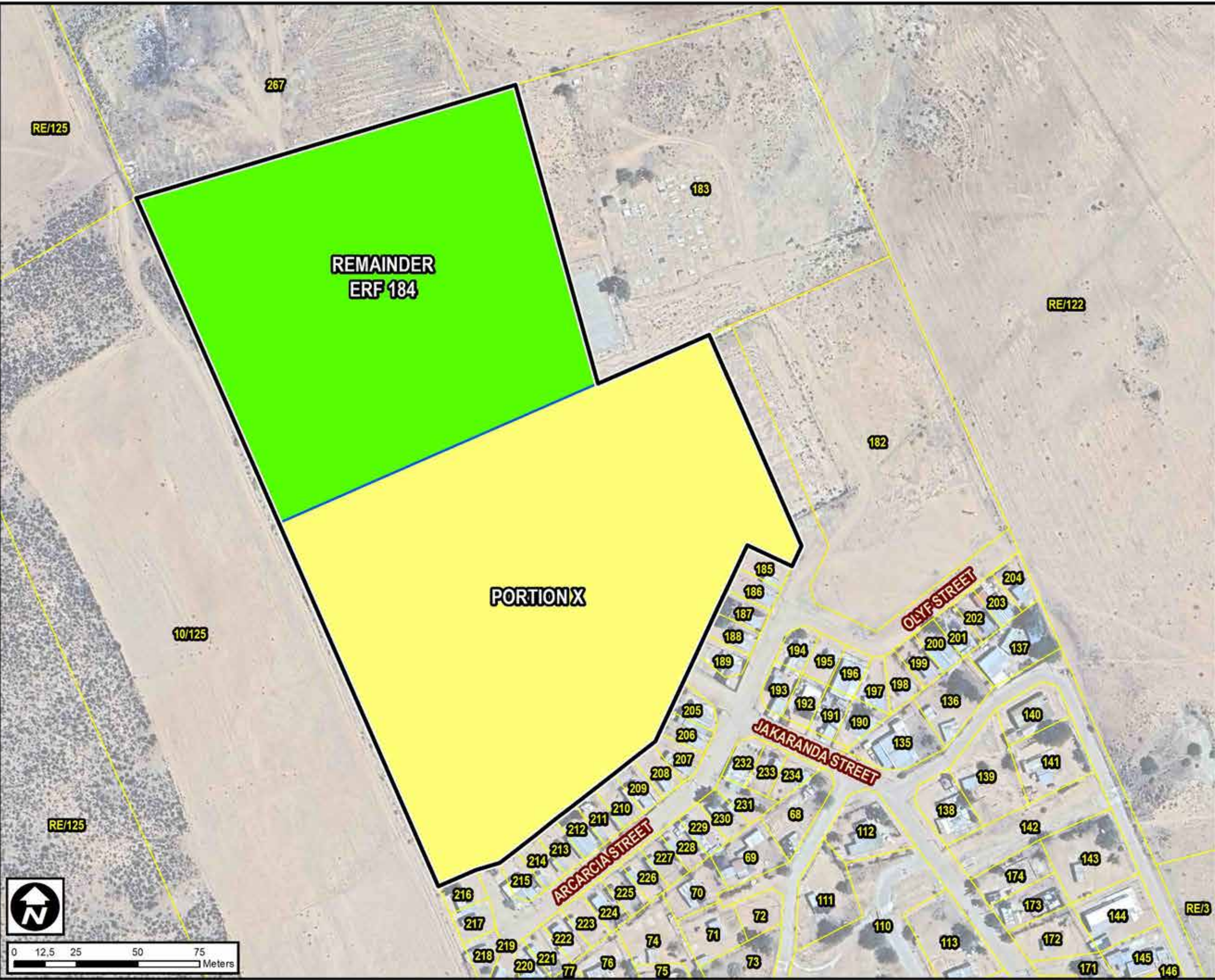
FILE NAME:



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za  
Urban Dynamics South Cape (PTY) LTD Reg. No. 1987/006197/07



## **Annexure I**

# NIEUWE RUST

## ERVEN 182 & 184

### COMMUNITY FACILITIES

- Application Areas
- Cemetery
- Police Station
- Community Hall
- Religion
- Secondary School
- Sport Field
- Public Place (SG)

PLEASE NOTE:  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF: C:\Users\Albert\Urban Dynamics\Communication\182 - DWG-NEW\Design\_Guide\_March\_2020\182\Map\Name\NieuweRust182\_184\Place

COMPILED BY: Albert Ellis (SAGC Reg: GTgGISc: 1059)

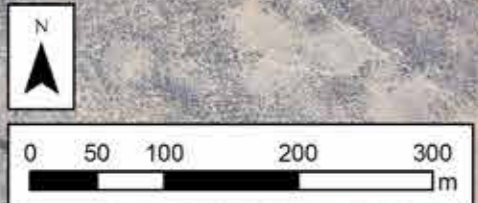
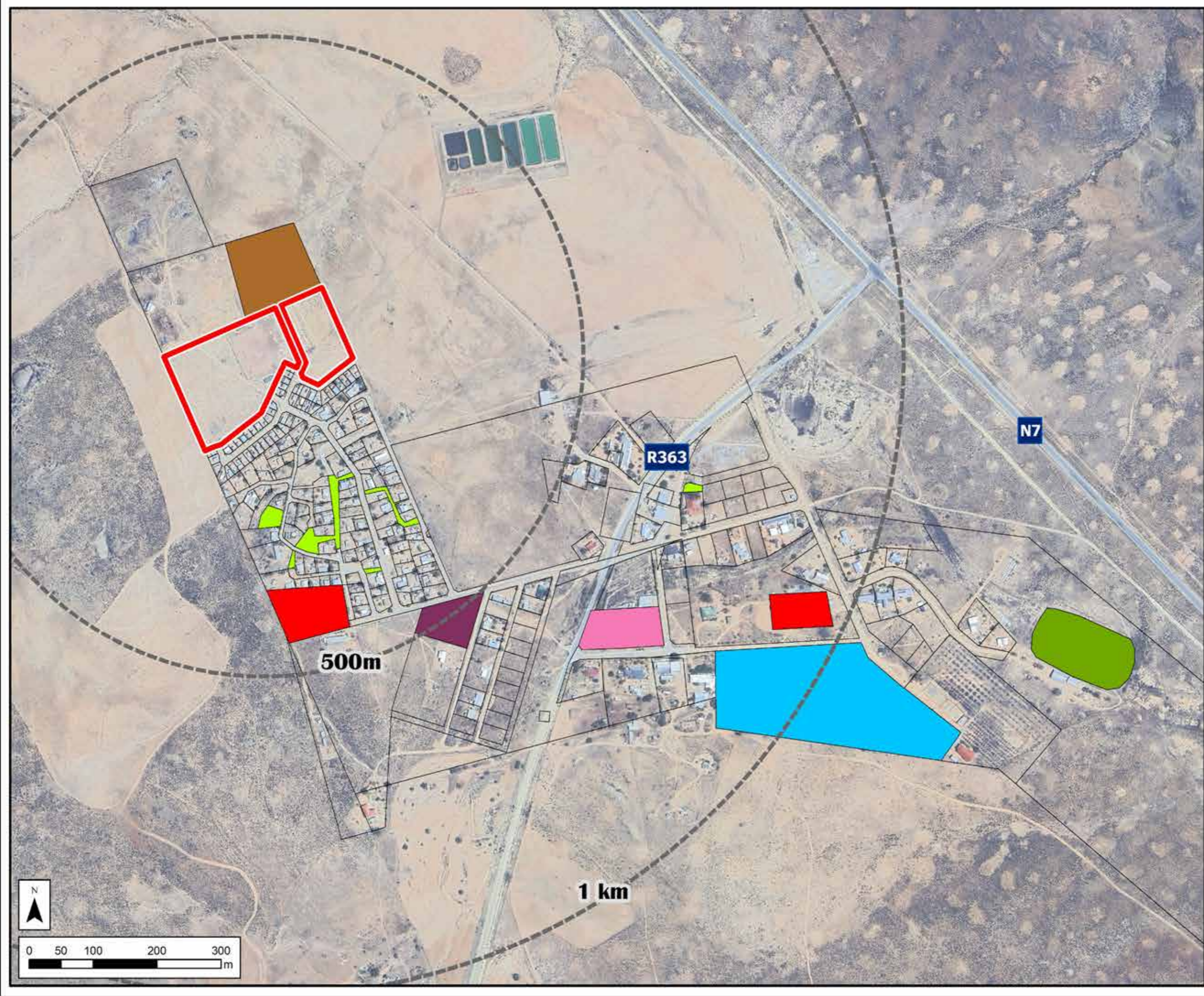
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DATE: MAY 2025	CLIENT:
SCALE: SEE LINESCALE	
PLAN NO.:	
FILE NAME:	

 • URBAN DYNAMICS CAPE (PTY) LTD  
• URBAN DYNAMICS SOUTH CAPE (PTY) LTD

South Gate Office Park,  
Ground Floor, Unit 2,  
Carl Cronje Drive,  
South Gate Tyger Waterfront,  
Bellville, 7530  
PO Box 2445, Bellville, 7535

Tel: (021) 948 1545  
Website: www.udwc.co.za



## **Annexure J**

# NIEUWE RUST

ERVEN 182 & 184

NUWERUS SDF

APPLICATION AREAS  
 A = ERF 182 (±0.92ha)  
 B = ERF 184 (±2.52ha)

CADASTRAL BOUNDARIES

### Facilities

Source: TV3 2010

- ⊙ Church
- ⊙ Cemetery
- ⊙ Primary School
- ⊙ High School
- ⊙ Daycare
- ⊙ Clinic
- ⊙ Municipal Office
- ⊙ Library
- ⊙ Police Station
- ⊙ Sport Field
- ⊙ Day Camping
- ⊙ Caravan Park
- ⊙ Hotel
- ⊙ Hospital

PLEASE NOTE:  
 All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY

THE CLIENT ACCEPTS AND AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CONSULTANT IN CONNECTION WITH THE SERVICES PROVIDED BY THE CONSULTANT TO THE CLIENT, AND THAT THE CLIENT RELEASES AND AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CONSULTANT IN CONNECTION WITH THE SERVICES PROVIDED BY THE CONSULTANT TO THE CLIENT.

DATE:	May 2025	CLIENT
SCALE:	See Linescale	
PLAN NO.:	4	
FILE NAME:		



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
 CARL CRONJE DRIVE, BELLVILLE, 7530  
 TEL: (021) 948 1545  
 Website: www.udwc.co.za  
 Urban Dynamics South Cape (PTY) LTD Reg. No. 1987/006197/07

**Proposals**

- Urban Edge
- New Development Area (1, 2, 3...)
- Proposed Heritage Area

**Key**

- Cemeteries
- 500m Cemetery Buffer
- Waste Water Treatment Works
- WWTW 400m Buffer

**Legend**

- Cadastral (SG 2014)
- Railway Line
- 20m Contours

**Rivers**

- Perennial Rivers
- Non-Perennial Rivers

**Roads**

- National Route
- Arterial Route
- Main Road
- Secondary Road

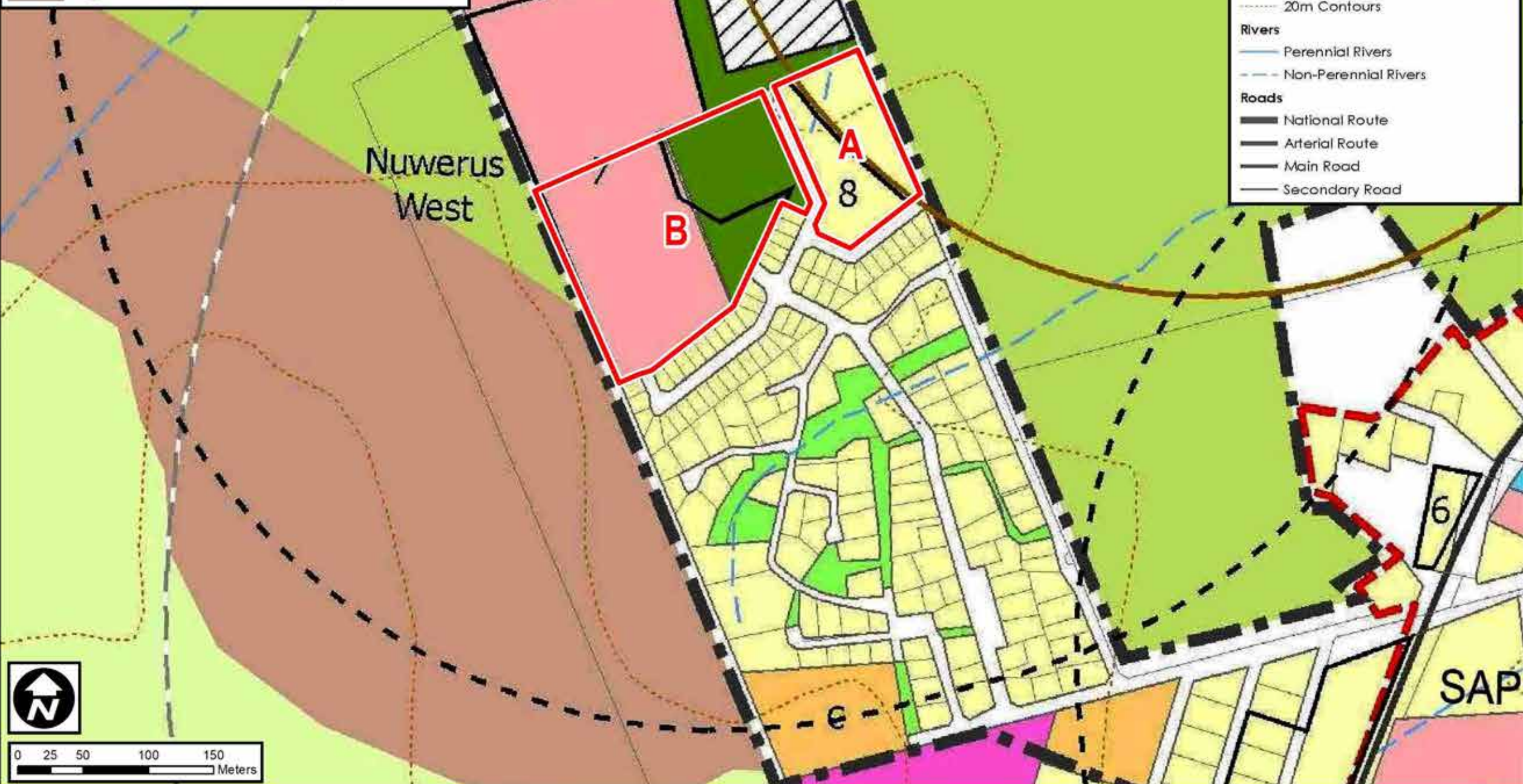
**Land Use**

Source: TV3 2010

- Residential
- Business
- Community Facility
- Institutional
- Local Authority
- Open Space
- Sport and Recreation

**Spatial Planning Categories (SPC)**

- Buffer: Critical Biodiversity Areas (SANBI, 2011)
- Agricultural Areas: Extensive Agriculture
- Agricultural Areas: Intensive Agriculture



0 25 50 100 150 Meters

## **Annexure K**

**Head Office**

Unit 8, Time Square Building,  
9 Electron Street, Techno Park,  
Stellenbosch, 7600

PO Box 50487  
V&A Waterfront  
8002

**General Enquiries:**

Elmarie Els  
T +27 (0)21 880 0443  
info@udsafrika.co.za

**Services**

Civil Engineering  
(Water, Sewer, Stormwater)  
Roads and Transport  
Traffic Engineering  
Project Management

**Offices**

Stellenbosch, Piketberg, Somerset  
West, Clanwilliam



A Level 1 Contributor to B-BBEE

**Date:** 13 June 2024

**Our Reference:** 640/reports/csr01.doc

ASLA Devco  
25 Conradie Crescent  
ASLA Park  
Strand  
7151

**ATTENTION:** Belinda Swartland

Dear Madam,

**NUWERUS HOUSING PROJECT: CIVIL SERVICES REPORT**

The proposed housing project in Nuwerus will entail the construction of 91 new low-cost housing units. This report summarizes the current situation with regards to the provision of basic civil engineering services to the development.

**1. SITE LOCATION AND DESCRIPTION**

The areas allocated to the housing project are as follows:

- Portion A: 31 new erven north of the existing erven in Olyf Street;
- Portion B: 60 new erven north of the existing erven in Arcarcia Streett.

Portions A & B are in currently undeveloped areas with indigenous vegetation.

Topographically, Portion A slopes from west to east at an average slope of 1:20, while Portion B slopes from east to west at slopes varying between 1:7 and 1:10.

**2. DESIGN STANDARDS OF NEW SERVICES**

Design of services will be in accordance with the “Guidelines for the provision of engineering services and amenities in residential townships”, the UTG7 publication “Geometric Design of Urban Local Residential Streets” and is also to satisfy the standards and requirements of the local authority.

Construction of the services will be specified to be in accordance with SANS 1200.

**3. CIVIL ENGINEERING SERVICES REQUIRED**

The various internal services and their connections to the existing services are described in the subsections that follow.

**3.1 Water**

The demand for potable water for the proposed development is estimated at 45,5 kl/day with a peak demand of 2.10 l/s. Portions A & B will require new internal reticulation networks, which will be 90mm diam uPVC

Class 12 pipes and will connect to the existing water mains in Olyf Street (Portion A) and Arcarcia Street (Portion B). Valves and hydrants will be provided at suitable positions.

The existing water network has adequate capacity to accommodate the proposed housing project. A site visit by our Mr Cobus Louw on 30 May 2024 confirms that the existing bulk services have adequate capacity to accommodate the proposed development.

### **3.2 Sewer**

The peak day dry-weather flow for proposed 91 housing units is calculated at 36,4 kl/day. The internal network will be 160 mm diam class 34 uPVC pipes with 110 mm dia erf connections. See the attached drawing UDS 640/PRELIM for the preliminary design of the proposed new sewer networks.

The existing sewer network has adequate capacity to accommodate the proposed housing project. Our Mr Cobus Louw visited the site and the existing oxidation ponds on 30 May 2024, and confirmed in consultation with the representatives from the local Municipality that the existing bulk services have adequate capacity to accommodate the proposed new development.

### **3.3 Stormwater**

The existing township has no underground piped stormwater system to connect onto. Stormwater from Portion A and B will be collected and dispense of via a new piped system onto the adjacent vacant areas as shown on the attached drawing UDS 640/PRELIM, showing the preliminary design of the civil engineering services.

### **3.4 Roads**

The new roads for Portions A and B will connect to the existing Olyf Street and Arcarcia Street respectively. The new internal roads will consist of a combination of premix and paved surfaces.

### **3.5 Solid Waste**

Solid waste will be collected by Matzikama Municipality.

### **3.6 Bulk Earthworks**

The general topography of the development is fairly steep, and some measure of bulk earthworks will be required.

## **4. CONCLUSIONS**

The existing bulk infrastructure, in terms of water and sewerage, have sufficient capacity to accommodate the proposed development. This proposed housing project is therefore deemed to be feasible in terms of bulk municipal infrastructure.

We trust that the above will be to your satisfaction and will gladly provide any additional information required on request.

Yours faithfully,

**UDS AFRICA**



---

**John Wessels** (PrEng)

**Attachments:**

- Drawing UDS 640/PRELIM: Proposed Civil Engineering Service



## **Annexure L**



Urban Development Solutions  
Reg no. 2003/043709/23

**Head Office**

11 Electron Street, Techno Park  
Stellenbosch, 7600

PO Box 50487  
V&A Waterfront  
8002

**General Enquiries:**

Elmarie Els  
T +27 (0)76 211 9892  
info@udsafrika.co.za

**Services**

Civil Engineering  
(Water, Sewer, Stormwater)  
Roads and Transport  
Traffic Engineering  
Project Management

**Offices**

Stellenbosch, Piketberg, Somerset  
West, Clanwilliam

**Date:** 21 January 2025

**Our Ref:** UDS640/Reports/TIS

ASLA Devco (Pty) Ltd.  
25 Jan Conradie Crescent  
ASLA Park  
Strand  
7140

**ATTENTION:** Ms Belinda Munsamy-Swartland

Dear Madam,

**APPLICATION FOR REZONING AND SUBDIVISION OF ERVEN 182 AND 184, NUWERUS:  
TRAFFIC IMPACT STATEMENT**

This company was appointed by *ASLA Devco (Pty) Ltd.* to prepare a Traffic Impact Statement (TIS) for the Nuwerus Integrated Residential Development Programme (IRDP) Housing Project proposed on Erven 182 and 184.

**1 BACKGROUND AND LOCALITY**

The subject erven are located in the northwest of the small town of Nuwerus within the Matzikama Municipality, south of the cemetery. The proposed development encompasses two application areas. Application Area A (the eastern area of the proposed development, situated to the north of Olyf Street) overlays the full extent of Erf 182, while Application Area B (the western area of the proposed development, located to the north of the existing erven on Arcarcia Street) overlays only a portion of Erf 184. See the attached **Locality Plan**.

Apart from the existing sports facilities, the application areas are currently undeveloped. Erf 182 is presently zoned as Single Residential Zone 1, without subdivision, while Erf 184 is split into three different zonings – Agricultural Zone 1, Open Space Zone 1 and Undetermined Zone.

This TIS accompanies the Application for Subdivision of Erf 182 and Rezoning and Subdivision of Erf 184, Nuwerus.



A Level 1 Contributor to B-BBEE

## 2 PROPOSED DEVELOPMENT

### 2.1 Development Proposal

As mentioned, the proposed development pertains to the Nuwerus IRDP Housing Project and consists of two application areas. The subdivision is indicated on the attached (DRAFT) **Layout Plan**, dated 26 March 2024 and prepared by *Urban Dynamics South Cape Town and Regional Planners*.

The proposed land uses for the newly subdivided erven and their respective sizes/capacities are as listed below.

- A. Application Area A ( $\pm 0.92$  ha): 31x Single Residential Zone 1 erven ( $\pm 150$  m<sup>2</sup> each)
- B. Application Area B ( $\pm 2.52$  ha): 60x Single Residential Zone 1 erven ( $\pm 150$  m<sup>2</sup> each), 2x Community Facility erven ( $\pm 432$  m<sup>2</sup> and  $\pm 434$  m<sup>2</sup>) and 1x Business erf ( $\pm 338$  m<sup>2</sup>)

Total ( $\pm 3.45$  ha): 91x Single Residential Zone 1 erven ( $\pm 150$  m<sup>2</sup> each), 2x Community Facility erven ( $\pm 432$  m<sup>2</sup> and  $\pm 434$  m<sup>2</sup>) and 1x Business erf ( $\pm 338$  m<sup>2</sup>).

The specific land uses of the Community Facility erven and Business erf are not yet known at this stage.

### 2.2 Access to the Property

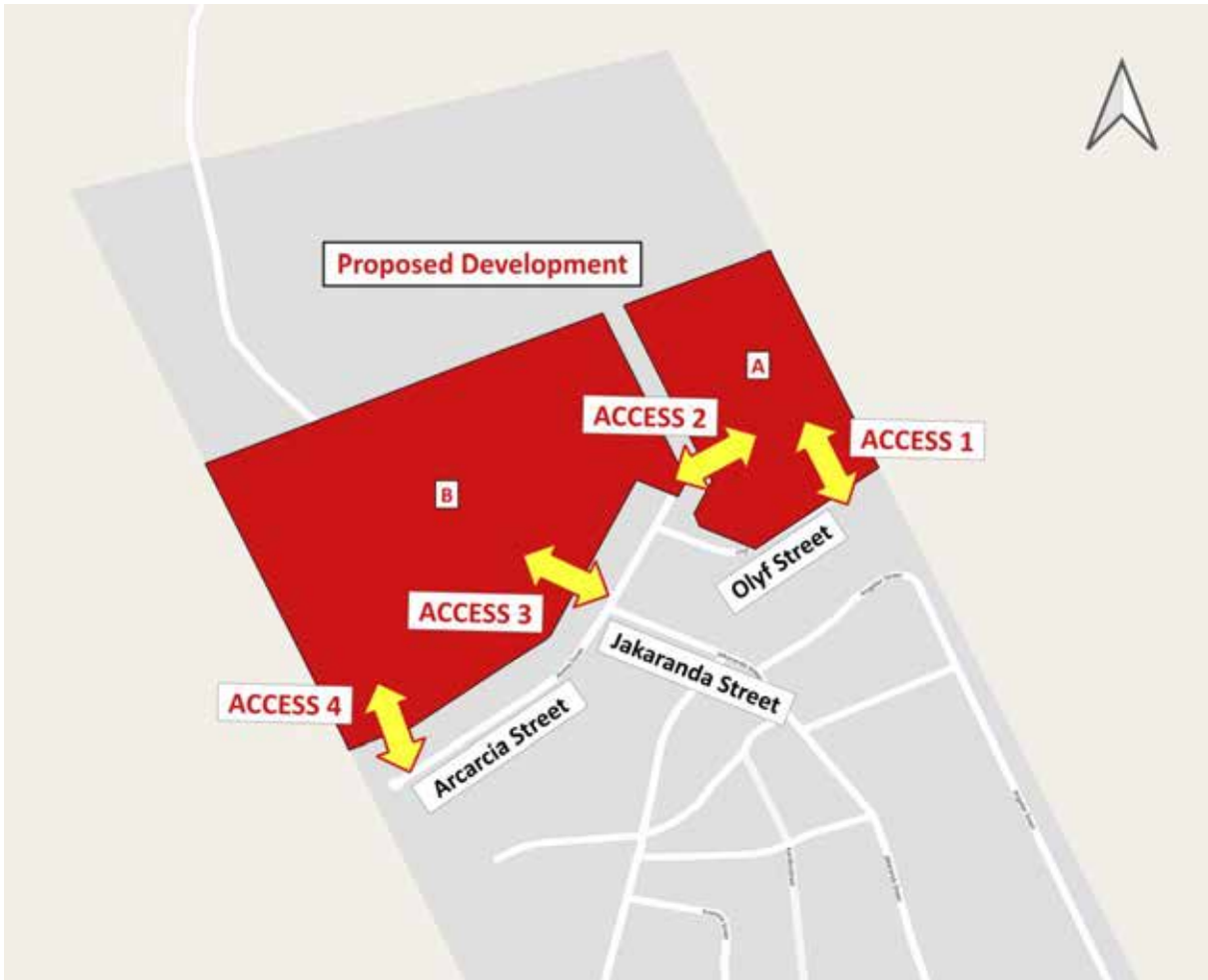
The subject application areas currently obtain access via unsurfaced extensions of Arcarcia Street and Jakaranda Street.

As indicated in **Figure 1** and on the attached **Layout Plan**, four future access points from/to the existing public road network are proposed. These are as listed below.

1. Access to/from Application Area A via Olyf Street
2. Access to/from Application Area A via Arcarcia Street
3. Access to/from Application Area B via Jakaranda Street
4. Access to/from Application Area B via Arcarcia Street

Several of the Residential erven in the south of Application Area A will have direct access via either Olyf Street or Arcarcia Street.

Further details of the proposed accesses are discussed in **Section 4**.



**Figure 1:** Access Points to Proposed Development

### 3 TRAFFIC

The trip generation rates for the Single Dwelling Unit land use, as published in the *TMH17 South African Trip Data Manual*, were applied to determine the number of potential new peak-hour trip ends that could be generated by the proposed development’s residential erven. These rates, along with their inbound and outbound splits, are presented in **Table 1**.

**Table 1:** Applicable Weekday Peak-Hour Trip Generation Rates

Land Use	AM Peak Hour Trips		PM Peak Hour Trips	
	Total	Split (IN/OUT)	Total	Split (IN/OUT)
Single Dwelling Unit	1.0 per unit	25:75	1.0	70:30

The trip generation adjustment factor for *Very Low Vehicle Ownership* (70% reduction), as also provided in the *TMH17*, was deemed to be applicable to the residential erven based on a 2017 study conducted by *GIBB (Pty) Ltd* on behalf of *Communicare*, which evaluated bespoke trip generation and parking ratios for *Communicare*’s social housing developments.

The trip generation rates and inbound/outbound splits in **Table 1**, combined with the aforementioned and presented adjustment, thus result in the total potential additional peak-hour trips given in **Table 2**.

**Table 2: Potential New Peak-Hour Trip Generation of the Proposed Development's Residential Erven**

Land Use	AM Peak Hour			PM Peak Hour		
	Total	IN	OUT	Total	IN	OUT
Single Dwelling Unit – 91 units	27	7	20	27	19	8

In summary, a total of 27 potential additional peak-hour trip ends could be generated by the proposed development's residential erven during both the AM (7 inbound; 20 outbound) and PM (19 inbound; 8 outbound) weekday peak hours. As stated above, these trip ends incorporate the application of the *Very Low Vehicle Ownership* (70% reduction) trip generation adjustment factor.

As stated in **Section 2.1**, the specific land uses for the Community Facility erven and the Business erf have not yet been determined. However, considering that the adjustment factors for *Mixed-use Development* and at least *Low Vehicle Ownership* would be applicable, these erven, regardless of their precise land use, are not expected to significantly increase the overall trip generation of the proposed development during the peak hours. To elaborate on the application of the Mixed-Use Development adjustment factor, it is anticipated that the referred additional facilities will primarily cater to the new residents and will, therefore, predominantly be accessed on foot.

According to the *Manual for Traffic Impact Studies (Department of Transport, 1985)*, Traffic Impact Statements are warranted for a trip generation threshold of 50 to 150 new peak-hour trip ends. Since the potential new peak-hour trip ends presented in **Table 2** do not surpass this threshold, and given that Nuwerus has been identified as having a very low composite growth potential (as per the Western Cape Government *Growth Potential Study* published in 2014), no traffic analyses were conducted at the intersections surrounding the proposed development.

No road network upgrades are considered necessary to accommodate the proposed development.

#### 4 GEOMETRY

As previously mentioned, access to the proposed application areas will be obtained from several existing access roads. These are all single carriageways (i.e. 1 lane per direction), classified as Class 5 local streets and with road reserves of ±10 m. While the town's gravel roads have recently been upgraded to surfaced roads, the streets in the immediate vicinity of the proposed development remain unsurfaced. Since surfaced streets are proposed (and also advised) for the new development, the remaining gravel sections of Arcarcia Street, Jakaranda Street and Olyf Street that serve as links to the proposed development should be surfaced as part of the development's construction.

For the new proposed local streets (surfaced) in the development areas, a road reserve of 10 m (typical for Class 5B local residential streets, according to the *TRH26 South African Road Classification and Access Management Manual*) is shown on the **Layout Plan**. A few acceptable narrower road widths of 6 m and 8 m are planned for the culs de sac. The intersections that form the access points to the development areas as well as those within the new local street network will be sign-controlled (i.e. stop or yield). Further elements of the streets, such as cross sections, right of way, kerb radii and sight distances are not included on the **Layout Plan**. These are expected to be specified in the final road designs and will require separate assessment and approval based on the applicable standards.

Since each proposed access to the application areas will be a public street, i.e. not controlled by way of access-boom/gate, stacking is not anticipated at these points. While access control types have not

yet been confirmed for the non-residential (i.e. Community Facility and Business) erven, their anticipated low traffic volumes are not expected to cause any stacking issues.

It is recommended that street lighting be provided for both Application Areas.

According to the *Matzikama Integrated Waste Management Plan* (3<sup>rd</sup> Generation; February 2019), Nuwerus currently does not receive regular municipal waste collection services due to its remote location. Should this situation change in the future, the proposed road reserves offer sufficient space for kerbside refuse collection.

## 5 PARKING

The attached *Layout Plan* does not contain details related to parking. The proposed development's parking bays should be clearly indicated on the subsequent building plans and comply with the requirements set out in the latest *Matzikama Integrated Zoning Scheme By-law*.

Currently, 1 (one) bay is required for a dwelling house/shelter on an erf smaller than 250 m<sup>2</sup>. The parking requirements for the Community Facility erven and Business erf will need to be assessed once their specific land uses have been determined.

## 6 PUBLIC- AND NON-MOTORISED TRANSPORT

Currently, there are no formal public transport facilities or services available in Nuwerus. The absence of a long-distance minibus taxi or bus route connecting the town to its nearest urban centres, namely Vanrynsdorp, Lutzville and Vredendal, represents a general issue affecting all the outlying settlements within the Matzikama municipality, which is a matter to be administered by the local authorities.

The municipality's Local Integrated Transport Plan (LITP) identified the primary transport-related needs for Nuwerus as the surfacing of existing gravel roads and the provision of sidewalks and pedestrian crossings. While this report strongly supports the general implementation of Non-Motorised Transport (NMT) facilities, these are not deemed a prerequisite for the proposed development. However, a sidewalk along the Community Facility erven and Business erf could be considered.

## 7 CONCLUSIONS

The following can be summarised/concluded from the report:

- 1) This TIS accompanies the Application for Subdivision of Erf 182 and Rezoning and Subdivision of Erf 184, Nuwerus.
- 2) The proposed development refers to the Nuwerus IRDP Housing Project and consists of two application areas ( $\pm 3.45$  ha) with a total of 91x Single Residential Zone 1 erven ( $\pm 150$  m<sup>2</sup> each), 2x Community Facility erven ( $\pm 432$  m<sup>2</sup> and  $\pm 434$  m<sup>2</sup>) and 1x Business erf ( $\pm 338$  m<sup>2</sup>).
- 3) Four future access points from/to the existing public road network (Olyf Street, Jakaranda Street and Arcarcia Street) are proposed for the development.
- 4) With the application of the *Very Low Vehicle Ownership* (70% reduction) trip generation adjustment factor, the proposed development's residential erven have the potential to generate a total of 27 trip ends during both the AM (7 inbound, 20 outbound) and PM (19 inbound, 8 outbound) weekday peak hours.
- 5) While the specific land uses of the Community Facility erven and Business erf are not yet known at this stage, these are not expected to contribute a significant number of additional trip ends to the overall peak-hour trip generations of the proposed development.
- 6) No road network upgrades are considered necessary to accommodate the proposed development.

- 7) A road reserve width of 10 m (typical for Class 5B local residential streets) is proposed for the internal streets of the new development. A few acceptable narrower road widths of 6 m and 8 m are planned for the culs de sac.
- 8) Surfaced internal streets are proposed for the development. The remaining gravel sections of Arcarcia Street, Jakaranda Street and Olyf Street leading to/from the proposed development should be surfaced as part of the development's construction.
- 9) The intersections that form the access points to the development areas as well as those within the new local street network will be sign-controlled (i.e. stop or yield).
- 10) Further elements of the streets, such as cross sections, right of way, kerb radii and sight distances are expected to be specified in the final road designs and will require separate assessment and approval based on the applicable standards.
- 11) It is recommended that street lighting be provided throughout the proposed development.
- 12) According to the *Matzikama Integrated Waste Management Plan* (3rd Generation; February 2019), Nuwerus currently does not receive regular municipal waste collection services. Should this situation change in the future, the proposed road reserves offer sufficient space for kerbside refuse collection.
- 13) The parking requirements set forth by the Matzikama Municipality stipulate that each dwelling house/shelter must have 1 (one) off-street parking bay. The parking requirements for the Community Facility erven and Business erf will need to be evaluated once their specific land uses have been established.
- 14) The provision for additional public transport and/or NMT is not considered necessary for the proposed development. However, a sidewalk along the Community Facility erven and Business erf could be considered.

## 8 RECOMMENDATIONS

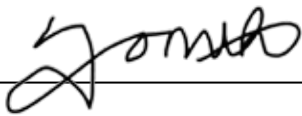
From the discussions provided in this report, it is recommended that the proposed development on Erven 182 and 184, Nuwerus, indicated on the attached (DRAFT) **Layout Plan**, be supported from a traffic impact perspective, on the following conditions:

- 1) That, in addition to the internal streets within the proposed development, the unsurfaced sections of Jakaranda Street, Arcarcia Street, and Olyf Street leading to/from the proposed development be surfaced.
- 2) That, the provision of street lighting within the proposed development be considered.
- 3) That, a sidewalk along the Community Facility erven and Business erf be considered.

We trust that the Traffic Impact Statement will be to your satisfaction and will gladly provide any additional information required on request.

Please take note of the following included attachments: **Locality Plan** and **Layout Plan**.

Yours faithfully,



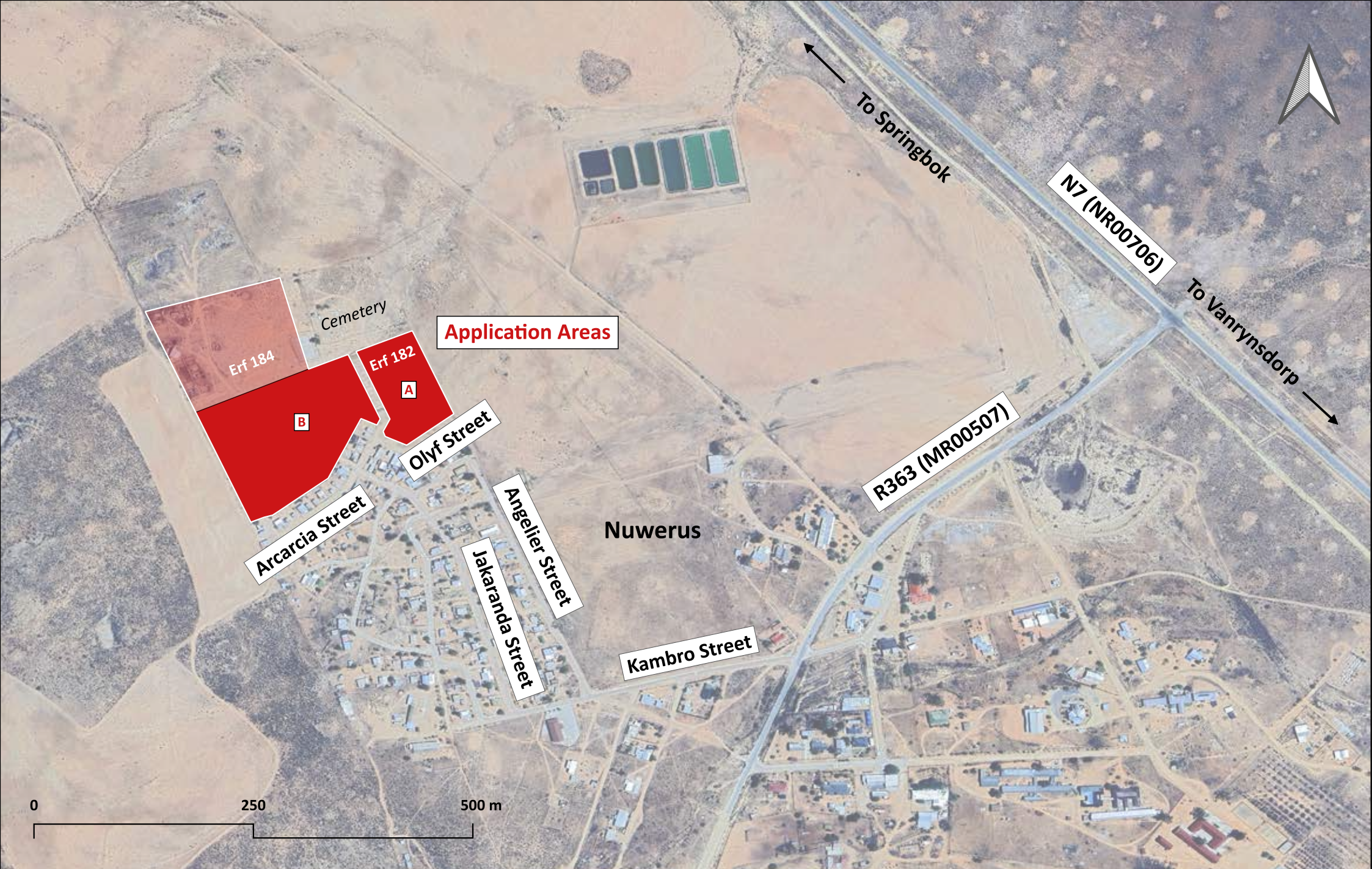
**Compiled by: Dominique ter Huurne**  
(PhD (Civil Eng), MPhil)



**Yolandi Obermeyer (BEng)**

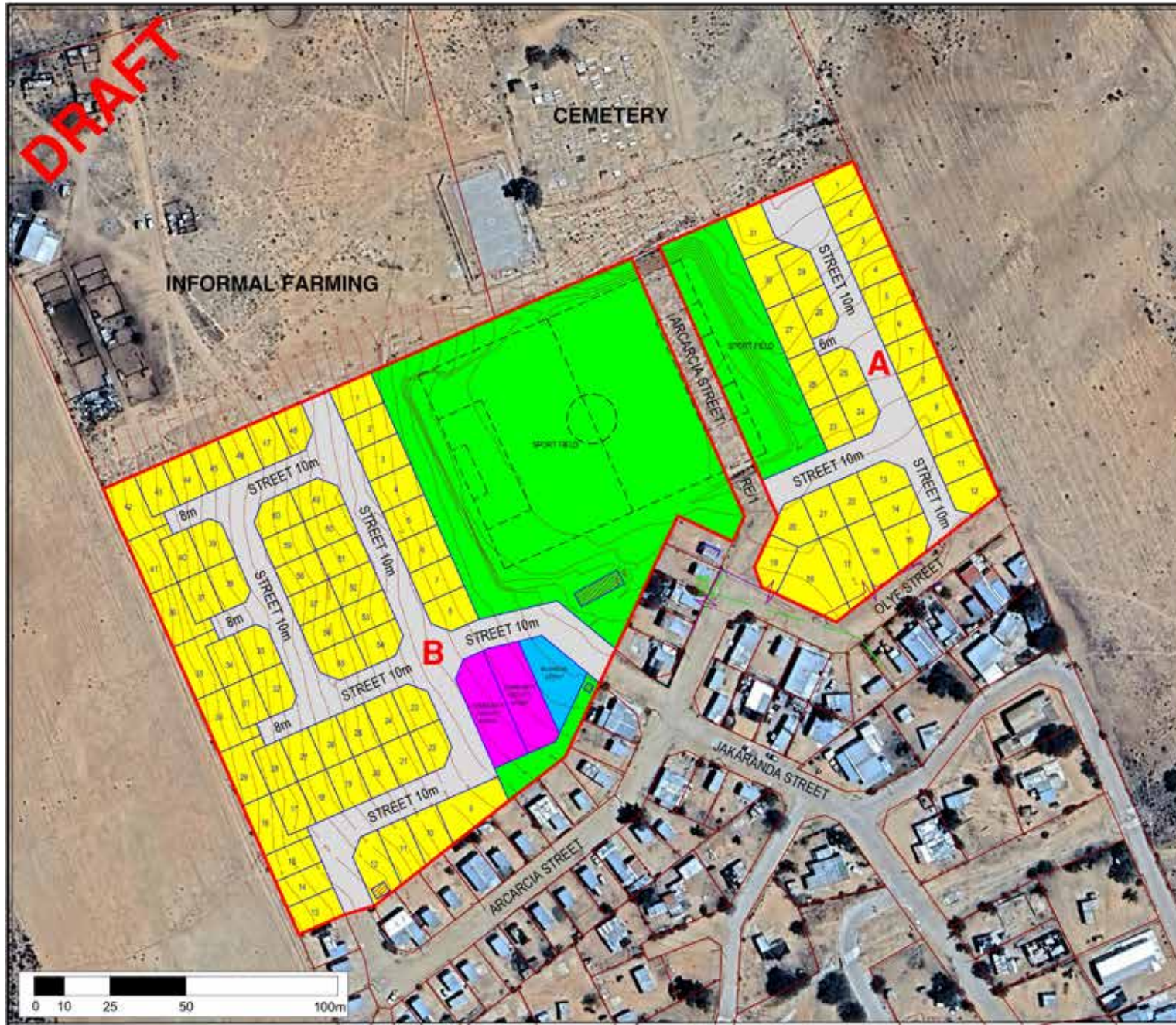
UDS AFRICA





HEAD OFFICE:  
11 Electron Street, Techno Park, Stellenbosch  
PO Box 50487  
V&A Waterfront  
8002  
T +27 (0)76 211 9892  
F +27 (0)86 523 8227  
info@udsafrika.co.za

## Locality Plan



# NIEUWE RUST

ERVEN 182 & 184

## PROPOSED LAYOUT PLAN

- Application Areas = ±3.45ha  
 A = ±0.92ha  
 B = ±2.52ha
- Cadastral Boundaries
- Proposed Layout = 91 units  
 (10m x 15m = ±150m<sup>2</sup>)  
 A = 31 units  
 B = 60 units
- Existing Structures
- Contour Lines (0.5m intervals)
- Existing Sport Field

**PLEASE NOTE:**  
 All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

**INCIDENTAL:**  
 I hereby certify that the information contained in this plan is true and correct to the best of my knowledge and belief. I am not aware of any material facts which might render the contents of this plan misleading or inaccurate. I have not been instructed to disclose any information which might be prejudicial to the interests of any party. I have not been instructed to disclose any information which might be prejudicial to the interests of any party.

	DATE: 26 March 2024	APPROVED:	CLIENT:
	SCALE: See Linescale		
	PLANNING: 1		

**URBAN DYNAMICS SOUTH CAPE**  
 TOWN & REGIONAL PLANNERS

11 ELECTRON STREET, TECHNO PARK, STELLENBOSCH  
 PO BOX 50487, V&A WATERFRONT, 8002  
 T: +27 (0)76 211 9892  
 F: +27 (0)86 523 8227  
 info@udsafrika.co.za

## **Annexure M**

# Nuwerus Housing Development on Erven 182 and 184

## Electrical Engineering Services Report

January 2025

Prepared for :

Asla Devco  
PO Box 118  
Gordons Bay  
7151

Belinda Munsamy-Swartland



Prepared by :

Neil Lyners & Associates (Pty) Ltd  
P.O. Box 4901

Tygervalley  
7536

Theo Potgieter  
theo@lynerns.co.za

**REPORT DETAILS:**

**Lyners Reference No:** 23164E  
**Client:** Asla Devco  
**Report prepared by:** Theo Potgieter  
**Client representative:** Belinda Munsamy-Swartland  
**Keywords:** Nuwerus, Electrical Engineering Services Report

**Revision record and date:**

Date	Revision	Format	Issued to:
24 January 2025	0	PDF	Belinda Munsamy-Swartland

Disclaimer, Confidentiality and Copyright:

This report was prepared for the Client based on information obtained from Asla Devco, Urban Dynamics and Matzikama Municipality.

Lyners, its members and staff accept no responsibility for:

- Correctness of the information provided.
- Any matters outside the agreed scope of work.

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# Nuwerus Housing Development on Erven 182 and 184 Electrical Engineering Services Report

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4	<i>ELECTRICAL LOAD ESTIMATE</i> .....	2
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7	<i>CONCLUSION</i> .....	3

## 1 INTRODUCTION

Neil Lyners and Associates (Pty) Ltd (“Lyners”) was requested to compile an Electrical Engineering Services Report for the planned housing development in Nuwerus on erven 182 and 184.

This report investigates the preliminary electrical load requirements, supply capacity and upgrade details.

## 2 SITE LOCATION

The development will be implemented in Nuwerus as an extension of the existing housing area. Access to the development will be from the existing developments adjacent to this new phase.



Figure 1 – Location of development

### 3 DETAILS OF THE DEVELOPMENT

The proposal is for a low-cost housing area based on 91 housing sites.

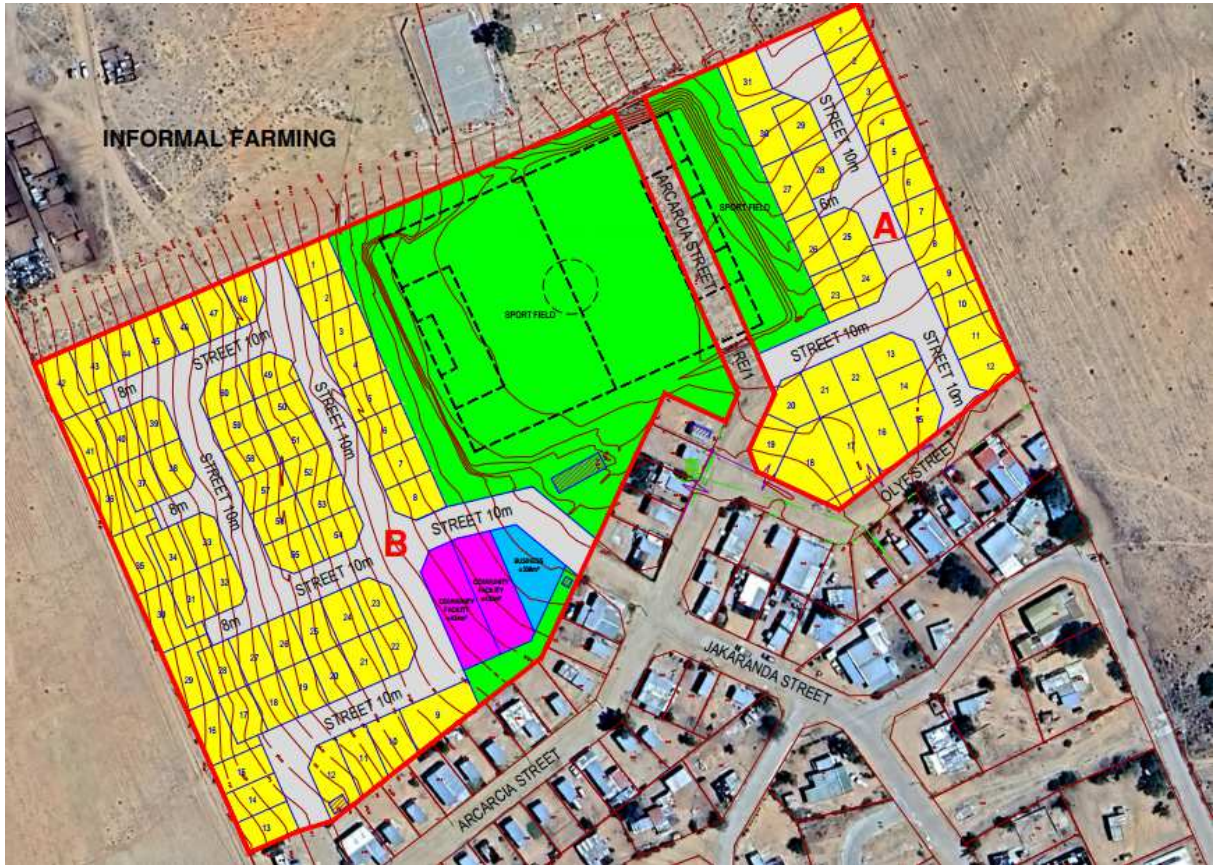


Figure 2 – Details of the development

### 4 ELECTRICAL LOAD ESTIMATE

The anticipated electrical load for this total development consisting of 91 housing units is **180kVA**.

### 5 EXISTING ELECTRICAL SERVICES

The specific area to be developed falls into the electricity supply area of Matzikama Municipality, and bulk services will therefore be provided from the nearest municipal network with adequate capacity.

An existing municipal 22kV overhead line south-east of the proposed development in Angelier Road does currently have capacity for the estimated additional load of 180kVA. A new 22kV connection to the proposed development will be fed from this line.

The Notified Maximum Demand (NMD) with Eskom might have to be increased, which will be done by the municipality at a later stage if necessary.

## **6 ELECTRICITY SERVICES DETAILS**

As previously mentioned, the development will be fed from the existing 22kV overhead line in Angelier Road, south-east of the development. The 22kV overhead line will be extended and a new 200kVA pole mounted transformer installed. Low voltage distribution and house connections will be via overhead lines in the development.

All designs, material and equipment to be used as well as installation practices will be based on the guidelines for new electricity networks as dictated by Matzikama Municipality.

All completed networks will be handed over to Matzikama Municipality once completed, who will then be responsible for the operation and maintenance thereof.

## **7 CONCLUSION**

Lyners have investigated the proposed development opportunity and are satisfied that there are no electrical supply constraints in terms of available capacity and that the site is suitable for the intended development from an electrical engineering point of view.