

SUB-DIVISIONAL DIAGRAM
 Sect. 1714, A. 1, B. 1, C. 1, D. 1, E. 1, F. 1, G. 1, H. 1, I. 1, J. 1, K. 1, L. 1, M. 1, N. 1, O. 1, P. 1, Q. 1, R. 1, S. 1, T. 1, U. 1, V. 1, W. 1, X. 1, Y. 1, Z. 1

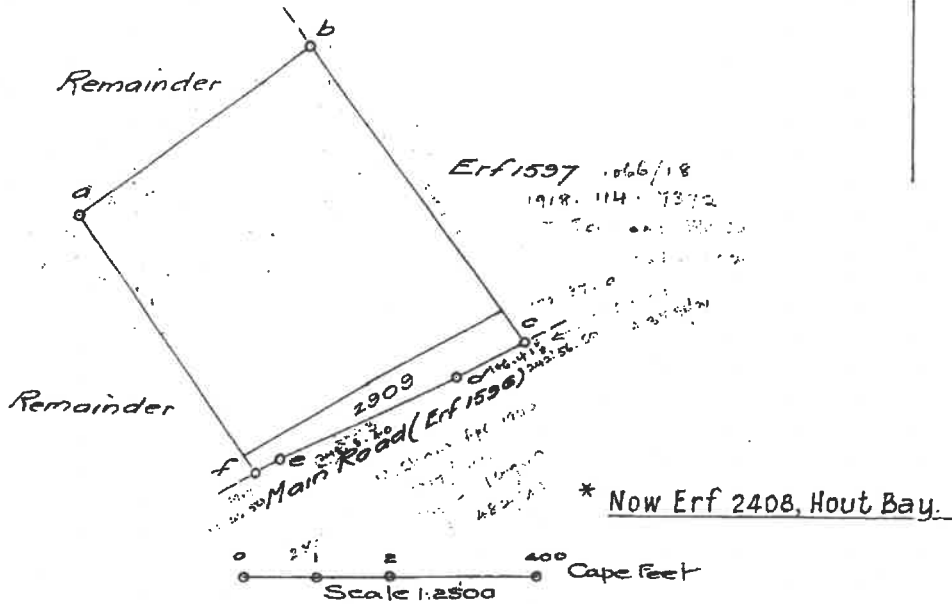
SIDES Cape Feet	ANGLES of Direction	Coordinates Lo. 1st
ab 385.5	233.45.10	a +100000 +11558000
bc 505.6	324.3.10	b +81185.2 + 363.4
cd 106.4	62.56.50	c +80821.2 + 139.2
de 265.3	65.8.40	d +80524.4 + 548.5
ef 38.1	60.22.50	e +80619.1 + 536.9
fa 432.2	145.63.40	f +80853.8 + 708.4
		f +80852.5 + 727.2

S. G. No. 526/46

Approved

Ken. C. Lombard
 /Surveyor-General.
 14-8 (1946)

as b 1" Iron pipes. ca f 1/2" Iron pegs e 5/8" Iron peg
 d Rail section in fence.



The figure a.b.c.d.e.f
 represents 2.1532 Morgen — Square Feet of land being
 Portion 2
 of Erf N°1488 Houtbaai

B

situate in the Hout Bay Valley
 Division of Cape

Surveyed in November 1945 by me

Province of Cape of Good Hope.

H. Morgan
 Land Surveyor.

This diagram is annexed to *11.12.46* No. 2172
 of 11.12.46 i.f.o.
H. E. Janssens

Registrar of Deeds.

The original diagram is
 No. - annexed to
 3/6. C. Q. 3. 24
 C. L. 28. 185

S. G. File No. S. 13717
 S. R. No. E. 124/46
 1124 C
 FOR ENDORSEMENTS
 SEE BACK OF DGM.

6.11.1947, 7/8/47

13.2 RURAL ZONE (RU)

Purpose

The RU zone accommodates smaller rural properties that may be used for agriculture, but which may also be occupied as places of residence by people who seek a country lifestyle, and who view agriculture as a secondary reason for occupying their property. Such properties may occur inside or outside a recognised urban edge.

Use of the property

13.2.1 The following use restrictions apply to property in this zone:

- (a) **Primary uses** are dwelling house, agriculture and additional use rights as listed in subsection (b).
- (b) **Additional use rights**, which may be exercised by the occupant of a property as a primary use are second dwelling and home occupation, or bed and breakfast establishment, or home child care, subject to:
 - (i) only one of the activities listed as additional use rights shall be conducted from any land unit as a primary use, provided this does not apply to a second dwelling, and if more than one such activity is required, Council's approval shall be obtained;
 - (ii) the proprietor of the activity concerned shall live on the property; and
 - (iii) the conditions stipulated in section 5.1.3, 5.1.4 or 5.1.5, whichever is applicable, shall be adhered to.
- (c) **Consent uses** are guest house, tourist accommodation, tourist facilities, harvesting of natural resources, mine, rooftop base telecommunication station, freestanding base telecommunication station, wind turbine infrastructure, aquaculture, intensive animal farming, intensive horticulture, riding stables, animal care centre, farm shop and agricultural industry.

Development rules

13.2.2 The following development rules apply:

- (a) **Floor space**
 - (i) The total floor space of all buildings on a land unit shall not exceed 1 500 m².
 - (ii) Any farm shop shall not exceed a floor space of 100 m².
- (b) **Coverage**

The coverage for all buildings on a land unit shall not exceed 40%.
- (c) **Building lines**
 - (i) The street boundary building line is 10 m.
 - (ii) The common boundary building line is 5 m.
 - (iii) The general building line encroachments in section 18.1 shall apply.
- (d) **Parking**

Parking and access shall be provided on the land unit in accordance with Chapter 19.

(e) Height

- (i) The maximum height of a building, measured from base level to the wallplate, shall be 9 m, and to the top of the roof shall be 11 m.
- (ii) Earth banks and retaining structures are subject to section 18.6.

Minimum subdivision size

13.2.3 No new subdivision or any remainder that is zoned and intended to remain zoned Rural shall be less than:

- (a) the minimum subdivision size specified in terms of an approved overlay zone; or
- (b) 2 ha if no such overlay zone exists, unless the new subdivision or remainder concerned is consolidated with a property zoned Rural, so as to make up a consolidated land unit of at least the minimum required subdivision size, provided that compliance with this requirement does not limit Council's powers to refuse a subdivision application that it considers to be undesirable.

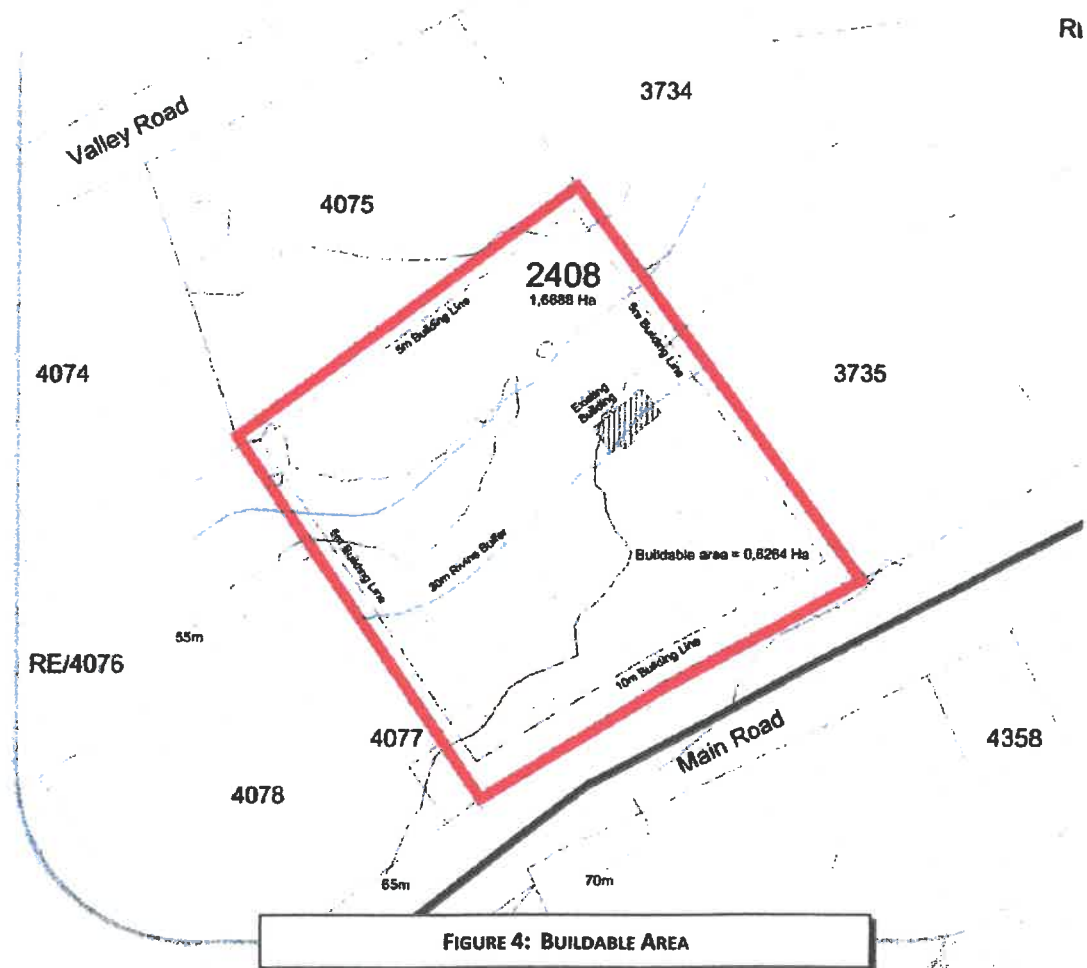
Agricultural industry

13.2.4 Council may approve a consent use application for an agricultural industry provided:

- (a) it is satisfied as to the desirability of the agricultural industry on the land unit in question; and
- (b) the area allocated for purposes of an agricultural industry shall be clearly identified on a land survey diagram.

Second dwelling

13.2.5 The development rules in section 8.1.4 apply, provided that a dwelling unit for persons engaged in bona fide agricultural activities on the land unit shall not be regarded as a second dwelling.



4.2

TABLE 2 : PERMITTED USES	
Primary Uses	Consent Uses
Primary uses are dwelling house, agriculture and additional use rights. (I.e. second dwelling or home occupation, or bed and breakfast establishment, or home child care, or small scale farming.)	Guest house, tourist accommodation, tourist facilities, harvesting of natural resources, mine, rooftop base telecommunication station, freestanding base telecommunication station, wind turbine infrastructure, aquaculture, intensive animal farming, intensive horticulture, riding stables, animal care centre, farm shop and agricultural industry.

4. SUMMARY OF DESIGN CONSTRAINTS AND OPPORTUNITIES

4.1 Total developable area

Using a buffer of 30m from the previously recorded position of the river, and the zoning scheme setbacks, the buildable area is approximately 6264m², as per the below image.



FIGURE 4: BUILDABLE AREA