

Ref No: JM/JL2021-00025

30 July 2021

Urban Dynamics Town & Regional Planners
P.O. Box 27757
Greenacres
PORT ELIZABETH
6057

ATTENTION: Mr J. van der Westhuizen

E-Mail: info@udec.co.za

Sir

APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION: ERF 3279 & 3280, HUMANSDORP

I refer to your application dated 13 July 2020

At a Municipal Planning Tribunal on 03 June 2021, the following resolution was made:

Resolved: 03 June 2021

- i) That the application for as per Plan No. 5 & 6 drafted by Urban Dynamics dated 7/2020 as follows :-
- Subdivision: Erf 3279 into 2 portions, Portion 1 & Remainder Subdivision: Erf 3289 into 3 portions, Portion 1, Portion 2 & Remainder
 - Rezoning of Portions 1 (Erf 3279) from Agriculture Zone 1 to Residential Zone 3 (town house)
 - Rezoning of Portion 1 & 2 (Erf 3280) from Agricultural Zone 1 to Residential Zone 3 (town house)
 - Consolidation: Remainder of Erf 3279 and Remainder Erf 3280
 - Rezoning: Consolidated Portion from "Agricultural Zone 1" to "Open Space Zone 1" in terms of the Spatial Planning and Land Use Management By-Law of Kouga Local Municipality, 2016, **be approved** in terms of Section 108 of the Spatial Planning & Land Use Management Bylaw: Kouga Municipality, 2016;

That the approval, as contemplated in paragraph (i) above be subject to the following conditions imposed in terms of Section 54 of the said by-law:

Conditions of Approval:

- a) That proposed development parameters be in accordance with the Kouga Town Planning Scheme, 2021.
- b) That the Kouga Town Planning Scheme maps be amended accordingly.

- c) That a detailed Site Development Plan (SDP) indicating all structures, entrances, parking and services (electricity, water, sewerage, storm water and roads) be submitted for approval of the subject properties.
- d) That building plans be formally submitted for approval after the SDP has been approved by the Municipality.
- e) That no deviation from the approved Site Development Plan be allowed or reflected within the building plans submitted for approval.
- f) That the owner/developer enters into a Service Level Agreement with the Council regarding all internal and bulk services before commencement of any construction. All conditions for engineering services as requested by the Technical department must be adhered to.
- g) That the developer be responsible for the installation of electrical services according to the standard guidelines for electrification of townships as approved by the Council.
- h) That the developer be responsible for all cost (that may escalate) in respect of services, services connections and augmentation/services contribution fees as determined by the Council.
- i) That the various rates and levies to be paid by the developer in future, be determined by the Council in terms of relevant legislation and policies.
- j) That no rates clearance be issued, and no transfer of erven be allowed before all services are installed, roads be constructed to the satisfaction of the Council and the service agreement is concluded and complied with by the Developer.
- k) That a Homeowners Association or a Body Corporate be established for Residential Zone 3 erven in terms of the By-law.
- l) That, if the Surveyor General has approved the diagrams as contemplated in Section 61 of the Spatial Planning and Land Use Management By-law: Kouga Municipality, 2016, the owner/developer concerned shall, within a period of five (5) years after approval has been granted under Section 108 of the said by-law, furnish the Registrar of Deeds with such documents and information as required and provide services in accordance with the conditions imposed under Section 59 of the said by-law in respect of the subdivision and obtain the registration of at least one (1) land unit.
- m) That the development complies with the requirements and conditions as stipulated by DEDEAT.

- n) That the developer adheres to all formal legal procedures, requirements and conditions as stipulated in any National, Provincial or local legislation and / or by-law.
- o) That, where the owner/developer has failed to comply with the provisions of Section 63 of the Spatial Planning and Land Use Management By-law: Kouga Municipality, 2016, in relation to the subdivision or part thereof, the approval granted under Section 108 of the said by-law shall lapse.
- p) That the rezoning or subdivision shall lapse if the land concerned is not, within a period of five (5) years from the date on which the approval was granted, utilized as permitted in terms of the said approval.

Yours faithfully

MR J. MARAIS
MANAGER: PLANNING AND DEVELOPMENT

Refer: Binadene Meyer (042) 2002200

