

CITY OF PORT ELIZABETH

TOWN PLANNING AMENDMENT NO. 723

APPLICANT: Port Elizabeth Municipality

AMENDMENT REQUIRED: Proposed rezoning of a portion of Erf 136 Lorraine from General Residential purposes to Special Residential purposes.

COMMENT: Council at its meeting of the 28th February 1985 agreed to the proposal.

TOWN PLANNING COMMENT:

An application has been made for the rezoning of a portion of Erf 136, Lorraine, approximately 6 225 m² in extent, from General Residential to Special Residential purposes.

In motivating the application, it is stated that the owner wishes to dispose of the larger portion of the property and the subject portion is to be used exclusively for single residential purposes.

The City Engineer, in a letter dated 29 January 1985, reported

"Background

In terms of the Walmer Town Planning Scheme, Erf 136, Lorraine is zoned for General Residential purposes and measures 2,4225 ha.

Town Planning Departure No. 1376 permitted Mr McKiever to erect a dwelling on Erf 136. A dwelling has been erected on the southern portion of the erf.

An application to subdivide Erf 136, Lorraine was approved by the Administrator on 27 November 1984, i.e. to cut off the dwelling from the undeveloped portion.

The change of zoning recognises the existing situation of a dwelling on a site zoned for General Residential purposes. The proposal, to lower densities along the crest of the ridge is considered desirable, particularly if it can be expanded to include adjacent erven."

RECOMMENDATION

That, subject to the consent of the Administrator, the Walmer Town Planning Scheme be amended by the rezoning of a portion of Erf 136, Lorraine, measuring approximately 6 225 m², from General Residential to Special Residential purposes, as shown on Plan No. F9C - X - 9, subject to the following conditions:-

- (i) all the conditions contained in the Walmer Town Planning Scheme for Special Residential erven in the area;
- (ii) the City Council being under no obligation to construct any road as a result of this rezoning;
- (iii) the owner undertaking not to claim compensation in terms of Section 35 ter of Ordinance No. 33 of 1934.


CITY ENGINEER

20 March 1985