

Human Settlements

Your ref: 100 Newton Park
Our ref: CF17/00100
Date: 22 February 2024
Who deals with this: NONTU DLAMINI

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NB: Please quote Our Ref. above in all future correspondence

Blackhound Architecture & Rendering
19 Cactus Road
Fairview
PORT ELIZABETH
6070

Dear Sir

SITE DEVELOPMENT PLAN: ERF 100, NEWTON PARK

I refer to your letter received requesting approval of the Site Development Plan for the proposed development on the above property.

Please be advised that your plans submitted in compliance with the Land Use Scheme are acceptable, subject to the conditions as listed below.

Human Settlements (Town Planning)

In order, subject to:

- The designation of uses on site being in accordance with the approved site development plan.
- The conditions as set out below;

Human Settlements (Building Inspectorate)

In order, subject to plan submission.

Infrastructure and Engineering (Roads and Stormwater)

No objection in principle subject to:

- All TPA conditions apply.
- Storm water flow not to be obstructed.
- Stormwater to be discharged into Municipal system in a controlled manner.
- Signed approved layout to be attached to building plan submission.
- Further conditions to be made on submission of building plans.

Infrastructure and Engineering (Transportation)

No objection in principle subject to:

- All TPA conditions apply.
- TDL to be paid if applicable and proof of payment to be attached.
- No indiscriminate access or parking permitted.
- Signed, approved site layout to be attached to Building Plan submission.
- Further conditions to be made on submission of Building Plans.

Human Settlements (Architecture)

In order.

Sewerage

In order, subject to payment of Sewer Development Levy an amount of R6750,96 Incl. VAT.

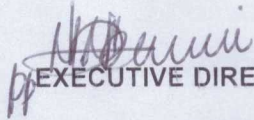
Safety & Security (Fire)

Approved fire plan required.

Please be advised that all the abovementioned conditions will need to be complied with before this Department will consider any building plans for approval. No building work or occupation of such buildings may take place until such time as this Department has released the approved building plans for the proposed development.

A copy of the approved site development plan is attached for your records.

Yours faithfully



EXECUTIVE DIRECTOR: HUMAN SETTLEMENTS

ENCLOSURE: As stated

100BAR-ND/CN