

CITY OF PORT ELIZABETH
TOWN PLANNING AMENDMENT NO. 445
DEPARTURE NO. _____

APPLICANT: Port Elizabeth Municipality on behalf of Messrs. NOVA Park Development (Pty) Limited

AMENDMENT
DEPARTURE REQUIRED: To include the amendment to the General Plan of Providentia as part of the Town Planning Scheme applicable to Walmer.

COMMENT: Council at its meeting of the 25 March 1976 agreed to the proposal.

TOWN PLANNING COMMENT:

The amendment to the General Plan of Providentia has been approved. See the Director of Local Governments letter dated 3 February 1976 (ref AF28/1/260/A1).

It is necessary to amend the Town Planning Scheme applicable to Walmer by the inclusion of the amended layout as part of the scheme.

The following are the restrictions applicable to the erven.

Special Residential: erven 1346-1350, 1351-1355, 1357-1361 and 1362.

Building line: 8 metres

Additional building line applicable to erven 1351-1354, 1365-1369.

Building line: 10 metres.

Side and rear space:

3 Metres from the rear boundary and 3 metres from any side boundary, provided that where the frontage of the erf is less than 21,34 metres the Council may reduce the side space required, but in no case shall the aggregate side space be less than 5 metres. Further, in no case shall the walls of adjoining dwelling houses be closer than 4,57 metres to one another.

Notwithstanding these building lines, but subject to the Council's consent, an outbuilding used solely for the housing of motor vehicles and not exceeding 3,05 metres in height measured from the ground floor of the outbuildings to the wallplate thereof may be erected within such side and rear spaces, and any other outbuildings of the same height may be erected on the rear and side boundaries for a distance of 10,67 metres measured from the rear boundary of the site, provided that the minimum side space insofar as the main building is concerned, shall at all times be 1,5 metres.

An outbuilding in terms of sub-paragraph 1 may only be erected nearer to the lateral or rear boundary of a site and the distance laid down for dwelling houses, if no windows or doors are inserted in any wall facing such boundary.

Additional/.....

Additional condition applying to erven 1351-1354, 1365-1369:
No direct vehicular access from this erf to the road on its eastern boundary shall be permitted.

Coverage: 30%
Municipal purposes: electrical substation erf 1364
Building line: 8 metres
Public open spaces: erven 1345, 1356, 1363.

A plan illustrating the township is attached hereto.

RECOMMENDATION:

That the Town Planning Scheme applicable to Walmer be amended by the inclusion of the amended General Plan for Providentia as part of the Scheme.