



**nelson mandela bay**  
**M U N I C I P A L I T Y**  
PORT ELIZABETH | UITENHAGE | DESPATCH

**H O U S I N G   &   L A N D**

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PO Box 9, Port Elizabeth 6000

Republic of South Africa

e-mail: [vcameron@mandelametro.gov.za](mailto:vcameron@mandelametro.gov.za)

Your Ref:

Our Ref: **E01/19/0003**

Date: **23 May 2007**

DEALS WITH THIS MATTER: **MRS V CAMERON**

**LAND PLANNING AND MANAGEMENT SILO**

Tel: **506-3321**; Fax: **506-3430**

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

Messrs Metroplan  
P O Box 12313  
**CENTRAHIL**  
6006

Dear Sir

**TOWN PLANNING AMENDMENT 5935 : REZONING OF ERVEN 3 AND 4, PARSONSVLEI  
SUBDIVISION APPROVAL : APPLICATION 5727 : ERVEN 3 AND 4, PARSONSVLEI**

By virtue of the powers delegated to my Council by the Premier, approval is hereby granted in terms of Section 25 of Ordinance No. 15 of 1985 for the subdivision of the abovementioned property as shown on the attached plan which bears my Council's stamp dated 23 May 2007.

This approval is subject to the conditions set out in Annexure "A".

Kindly note that in terms of Section 27 of the Ordinance, the owner shall within a period of 5 (five) years after the application has been granted, furnish the Registrar of Deeds concerned with such documents and information as he may require, comply with the requirements of the said Registrar in connection with the cancellation of existing conditions of title, provide services in accordance with the conditions imposed in respect of the subdivision, and obtain the registration of at least one land unit, failing which the approval shall lapse. Application for extension of the five-year period may be made only before the expiry thereof.

Any queries relating to the servicing requirements contained in the annexure hereto, should be addressed to Mr S J Snyman, Housing and Land Directorate, tel. 506-2127.

It should also be noted that the Surveyor-General will, when approving the diagrams of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed by my Council.

This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with. Furthermore, the conditions of title imposed must be quoted in the Power of Attorney or Application for Certificate of Registered Title, which document must be submitted to my Council together with the diagrams for endorsement. Only where it is expressly stated that a condition is to be incorporated into the title, must that condition be quoted in the Power of Application.

Yours faithfully

**EXECUTIVE DIRECTOR : HOUSING AND LAND**

ENCLOSURES : As stated

05-3&4

The subdivision of Erven 3 and 4, Parsonsvlei, is approved subject to the provisions of Provincial Regulations made in terms of Section 7(2) of Ordinance 15 of 1985, promulgated by virtue of Provincial Notice 1047/1988 dated 5 December 1988, read with the Director of Local Government's Circular LG/PB 17/1986 dated 9 July 1986, all as amended from time to time.

The Council has further resolved that the abovementioned property be zoned in a manner permitting subdivision, subject to the conditions relating to a Residential 1, Residential 3, Business 1, Community 1, Public Open Space and Transportation 1 zonings in the Port Elizabeth Zoning Scheme.

1. Subdivision of two or more attached Dwellings (Regulations 3.3 and 3.4)

1.1 The following conditions shall be complied with before the issuing of a written authority by the Council as contemplated by Section 31(1) of the Ordinance:

1.1.1 the buildings shall be fully restored or improved to the Council's satisfaction;

1.1.2 one parking bay shall be provided and constructed to the Business Unit Manager : Infrastructure and Engineering's satisfaction on each of the land units.

1.2 The person who at any time is the owner of each land unit directly involved in the subdivision of two or more attached dwellings shall:

1.2.1 maintain such part of any retaining wall, roof, pipe, gutter, wiring or other structure or thing as is common to such land unit and any other land unit;

1.2.2 maintain every part of such wall, roof, pipe, gutter, wiring or other structure or thing which is on or traverses such land unit;

1.2.3 permit access to such land unit for the purpose of maintaining, cleaning, renovating, repairing, renewing, altering and adding to any wall, roof, pipe, gutter, wiring or other structure or thing and shall not do anything which will prevent or hinder any such access or work from being done;

1.2.4 not make any alterations or additions to or demolish any part of the buildings erected on such land unit, including boundary walls and fences, or change the exterior colour scheme or materials of such buildings without the written consent of the Council, nor shall he permit the exterior of the buildings to deteriorate and become untidy or dirty.

2. General Conditions attaching to all Subdivisions (Regulation 3.5)

The person who at any time is the owner of each land unit directly involved in the subdivision shall be required without compensation:

2.1 to allow gas mains, electricity, telephone and television cables and/or wires, main and/or other water-pipes and foulsewers and stormwater pipes, ditches and channels of any other land unit or units to be conveyed across the land unit concerned, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the Council in such manner and position as may from time to time be reasonably required; this shall include the right of access to the land unit at any reasonable time for the purposes of constructing, altering, removing or inspecting any works connected with the above; and

2.2 to receive such material or permit such excavation in the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Council.

3. Servicing the Land Units (Circular LG/PB 17/1986)

3.1 Services must be provided to full and final municipal standards including tarred streets with stormwater drainage to the erven to the Council's satisfaction at the developer's cost.

- 3.2 The abovementioned services must be installed in accordance with the guidelines for the provision of engineering services referred to in the Department of Local Government's Circular LG/PB 24/1983 dated 27 July 1983, addressed to all local authorities and the relevant By-laws and/or Regulations applicable to the particular service, except where it conflicts with the latest City Engineer's publication; "Standard Details of Water Division - Sewerage Division - Roads and Stormwater Division"; where the latter shall apply.
- 3.3 Satisfactory arrangements must be made with the Council for the provision of water, drainage and electricity, and the disposal of stormwater and sewerage.
- 3.4 When a building or buildings exist on the parent erf being subdivided, the owner shall:
  - 3.4.1 submit, with the diagrams to be endorsed, Appendix 1, signed by a registered plumbing and drainage contractor certifying that in respect of water and sewerage:
    - 3.4.1.1 there is no interconnection of pipework between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered water connection;
    - 3.4.1.2 the plumbing and drainage thereon complies with the present requirements of the Water Supply and Drainage By-laws and/or Regulations;
  - 3.4.2 submit to the Drainage Section of the Infrastructure and Engineering Business Unit separate amended drainage plans for each portion of land within the subdivision;
  - 3.4.3 submit, with the diagrams to be endorsed, Appendix 2, signed by a registered electrical contractor or accredited person, certifying that in respect of electricity -
    - 3.4.3.1 there is no interconnection of electricity between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered electricity connection.

#### 4. Building Clause

- 4.1 This subdivision has been approved subject to a building of a 1983 municipal valuation of not less than R50 000,00 being erected on each undeveloped land unit within a period of 5 (five) years from date of registration in the Deeds Office, of each land unit.
- 4.2 The owner shall disclose the existence of the aforesaid condition in any Deed of Sale in respect of these units.
- 4.3 The effect of the aforesaid building clause is that should it not be complied with, every rate which is levied by the Council, shall be payable on such land unit as if a building with the specified valuation has been erected thereon.

#### 5. Conditions imposed by the Council in terms of Section 42 of the Ordinance

The owner shall:

- 5.1 make satisfactory arrangements with the Post Office in terms of Section 83(1) of the Post Office Act for the essential removals of telephone or telegraph routes which cross the land being subdivided;
- 5.2 submit a conveyancer's certificate to the effect that no title deed restrictions exist in the title deeds pertaining to this erf preventing the subdivision of the erf;
- 5.3 consolidate Erven 3 and 4, Parsonsvlei;

**ATTENTION:** Planning and Development Division

The Business Unit Manager : Infrastructure and Engineering  
P O Box 7  
**PORT ELIZABETH**  
6000

**SUBDIVISION APPLICATION NO.**

Subdivision of Erf No.:

Allotment Area:

Street Address:

**NEW ERF NUMBERS**

**STREET ADDRESS**

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This is to certify that in respect of water and sewerage:

1. there is no interconnection of pipework between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered water connection;
2. the plumbing and drainage thereon complies with the present requirements of the Water Supply and Drainage By-laws and/or Regulations;
3. "as built" site and detailed drainage plans have been approved, by the Business Unit Manager : Infrastructure and Engineering, for each portion containing a habitable structure.

SIGNED:

.....  
**(PLUMBING AND DRAINAGE CONTRACTOR)**

DATE:

.....

**ATTENTION:** Planning and Development Division

Business Unit Manager : Infrastructure and Engineering  
P O Box 7  
**PORT ELIZABETH**  
6000

**SUBDIVISION APPLICATION NO.**

Subdivision of Erf No.:

Allotment Area:

Street Address:

**NEW ERF NUMBERS**

**STREET ADDRESS**

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This is to certify that in respect of electricity:

1. there is no interconnection of electricity between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered electricity connection;
2. the electricity thereon complies with the present requirements of the Electricity By-laws and/or Regulations;
3. "as built" site and detailed electricity plans have been approved, by the Business Unit Manager : Infrastructure and Engineering, for each portion containing a habitable structure.

SIGNED: .....  
(ELECTRICAL CONTRACTOR)

REGISTRATION NO.: .....

DATE: .....

6017\_Par - 09a



**nelson mandela bay**  
**M U N I C I P A L I T Y**  
PORT ELIZABETH | UITENHAGE | DESPATCH

**H O U S I N G   &   L A N D**

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PO Box 9, Port Elizabeth 6000

Republic of South Africa

e-mail: vcameron@mandelametro.gov.za

Your Ref:

Our Ref: **E01/19/00003**

Date: **23 May 2007**

DEALS WITH THIS MATTER: **MRS V CAMERON**

**LAND PLANNING AND MANAGEMENT SILO**

Tel: **506-3321**; Fax: **506-3430**

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

Messrs Metroplan  
P O Box 12313  
**CENTRAHIL**  
6006

Dear Sir

**TOWN PLANNING AMENDMENT 5935A1 : REZONING OF PORTION 1 ERF 2661, PARSONSVLEI  
(CONSOLIDATION OF ERVEN 3 AND 4, PARSONSVLEI)  
SUBDIVISION APPROVAL : APPLICATION 5479 : PORTION 1 OF ERF 2661, PARSONSVLEI  
(CONSOLIDATION OF ERVEN 3 AND 4, PARSONSVLEI)**

Please be advised that the Executive Mayor on 16 May 2007, resolved that, in terms of Provincial Circular LDC/GOK 9/1988, the Port Elizabeth Zoning Scheme be amended (TPA 5935A1) by way of a substitution scheme in terms of Section 14.4 of the Land Use Planning Ordinance (Ordinance 15 of 1985) by the rezoning of Erf 2661, Parsonsvlei (consolidation of Erven 3 and 4, Parsonsvlei), from Undetermined to Residential 1, Residential 3, Public Open Space, Private Open Space, Community 2 and Transportation 1 purposes, subject to the standard conditions pertaining to such uses and the following:

- (i) the developer complying with the provisions of the Record of Decision;
- (ii) no second dwelling being allowed on the abovementioned Residential 1 erven;
- (iii) a maximum density of 45 Residential 1 erven per hectare for Area A, B, C, D, E, F, while a maximum density of 64 Residential 1 erven in the Area H as depicted on Plan 6017\_PAR-12;
- (iv) the 6 erven identified for Residential 3 development complying with the density parameters as prescribed in the Population Density Control Graph for Sub Zone C;
- (v) a maximum height of 3 floors or 12 metre (which includes the roof pitch) being applicable to the Residential 3 zoned erven;
- (vi) on site parking for the Residential 3 zoned erven being provided in terms of the requirements of Clause 13 of the Port Elizabeth Zoning Scheme. The minimum requirements permitted shall be at least in terms of the National Department of Transport guidelines;
- (vii) a maximum FSI of 1 applying to the erven zoned for Business 1;
- (viii) a maximum height of 5 floors being allowed if developments within the mixed use zone area are developed with a Residential 3 as well as a Business 1, 2 or 3 zoning. This height limit will not be applicable if these uses are not combined as one development (one building) at a ratio of 2 floors Business and 3 floors Residential;

- (ix) a detailed site development plan being submitted for assessment by the Business Unit Manager : Housing and Land prior to the lodging of any building plans in accordance with the National Building Regulations. The Business Unit Manager : Housing and Land may, at the time of assessing the site development plan, require a 2,4 m high brick wall to be erected. A landscaping plan will also be provided to the satisfaction of the Business Unit Manager : Environmental Services prior to SDP approval;
- (x) a landscaping plan being prepared to the satisfaction of the Business Unit Manager : Environmental Services for the 9 Public Open Space sites provided on Plan no. 6017\_PAR-10. This landscaping plan shall include hard and soft landscaping as well as play park facilities;
- (xi) building plans, in terms of the National Building Regulations, showing the change in use and layout of the parking area being submitted for approval by the Business Unit Manager : Housing and Land before the new use rights are exercised;
- (xii) the developer paying a transportation development levy determined by the Business Unit Manager : Infrastructure and Engineering in respect of related traffic accommodation costs;
- (xiii) the remaining conditions pertaining to the Residential 1 and Residential 3, Community 1, Public Open Space, Private Open Space, Transportation 1 and Business 1 use zones as contained in the Port Elizabeth Zoning Scheme applying;
- (xiv) no direct access being permitted onto Cape Road;
- (xv) a 5 m building line being observed along Cape Road;
- (xvi) the developer at own cost implementing a Traffic Impact Assessment to be submitted for approval by the Business Unit Manager : Infrastructure and Engineering. The cost of such TIA and any road proposals necessary to minimise the impact of the development on the road network shall be for the developer's account. Any alterations to services necessary as a result of road improvements shall be to the developer's account and implemented in full, prior to the occupation of the proposed development;

In addition, by virtue of the powers delegated to my Council by the Premier, approval is hereby granted in terms of Section 25 of Ordinance No. 15 of 1985 for the subdivision of the abovementioned property as shown on the attached plan which bears my Council's stamp dated 23 May 2007.

This approval is subject to the conditions set out in Annexure "A".

Kindly note that in terms of Section 27 of the Ordinance, the owner shall within a period of 5 (five) years after the application has been granted, furnish the Registrar of Deeds concerned with such documents and information as he may require, comply with the requirements of the said Registrar in connection with the cancellation of existing conditions of title, provide services in accordance with the conditions imposed in respect of the subdivision, and obtain the registration of at least one land unit, failing which the approval shall lapse. Application for extension of the five-year period may be made only before the expiry thereof.

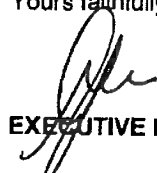
Any queries relating to the servicing requirements contained in the annexure hereto, should be addressed to Mr S J Snyman, Housing and Land Directorate, tel. 506-2127.

It should also be noted that the Surveyor-General will, when approving the diagrams of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed by my Council.

This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with. Furthermore, the conditions of title imposed must be quoted in the Power of Attorney or Application for Certificate of Registered Title, which document must be submitted to my Council together with the diagrams for endorsement. Only where it is expressly stated that a condition is to be incorporated into the title, must that condition be quoted in the Power of Application.



Yours faithfully



**EXECUTIVE DIRECTOR : HOUSING AND LAND**

ENCLOSURES : As stated

05-3&4ptn1

cc

The Surveyor-General  
Private Bag X9028  
**CAPE TOWN**  
8000

Executive Director : Infrastructure and Engineering

Executive Director : Electricity and Energy - For information

Executive Director : Budget and Treasury - For information

DEVELOPMENT DIVISION - Attention J Snyman - For information

The subdivision of Portion 1 of Erf 2661, Parsonsvlei, is approved subject to the provisions of Provincial Regulations made in terms of Section 7(2) of Ordinance 15 of 1985, promulgated by virtue of Provincial Notice 1047/1988 dated 5 December 1988, read with the Director of Local Government's Circular LG/PB 17/1986 dated 9 July 1986, all as amended from time to time.

The Council has further resolved that the abovementioned property be zoned in a manner permitting subdivision, subject to the conditions relating to a Residential 1, Residential 3, Public Open Space, Private Open Space, Community 2 and Transportation 1 zonings in the Port Elizabeth Zoning Scheme.

1. Subdivision of two or more attached Dwellings (Regulations 3.3 and 3.4)

1.1 The following conditions shall be complied with before the issuing of a written authority by the Council as contemplated by Section 31(1) of the Ordinance:

1.1.1 the buildings shall be fully restored or improved to the Council's satisfaction;

1.1.2 one parking bay shall be provided and constructed to the Business Unit Manager : Infrastructure and Engineering's satisfaction on each of the land units.

1.2 The person who at any time is the owner of each land unit directly involved in the subdivision of two or more attached dwellings shall:

1.2.1 maintain such part of any retaining wall, roof, pipe, gutter, wiring or other structure or thing as is common to such land unit and any other land unit;

1.2.2 maintain every part of such wall, roof, pipe, gutter, wiring or other structure or thing which is on or traverses such land unit;

1.2.3 permit access to such land unit for the purpose of maintaining, cleaning, renovating, repairing, renewing, altering and adding to any wall, roof, pipe, gutter, wiring or other structure or thing and shall not do anything which will prevent or hinder any such access or work from being done;

1.2.4 not make any alterations or additions to or demolish any part of the buildings erected on such land unit, including boundary walls and fences, or change the exterior colour scheme or materials of such buildings without the written consent of the Council, nor shall he permit the exterior of the buildings to deteriorate and become untidy or dirty.

2. General Conditions attaching to all Subdivisions (Regulation 3.5)

The person who at any time is the owner of each land unit directly involved in the subdivision shall be required without compensation:

2.1 to allow gas mains, electricity, telephone and television cables and/or wires, main and/or other water-pipes and foulsewers and stormwater pipes, ditches and channels of any other land unit or units to be conveyed across the land unit concerned, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the Council in such manner and position as may from time to time be reasonably required; this shall include the right of access to the land unit at any reasonable time for the purposes of constructing, altering, removing or inspecting any works connected with the above; and

2.2 to receive such material or permit such excavation in the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Council.

3. Servicing the Land Units (Circular LG/PB 17/1986)

3.1 Services must be provided to full and final municipal standards including tarred streets with stormwater drainage to the even to the Council's satisfaction at the developer's cost.

- 3.2 The abovementioned services must be installed in accordance with the guidelines for the provision of engineering services referred to in the Department of Local Government's Circular LG/PB 24/1983 dated 27 July 1983, addressed to all local authorities and the relevant By-laws and/or Regulations applicable to the particular service, except where it conflicts with the latest City Engineer's publication; "Standard Details of Water Division - Sewerage Division - Roads and Stormwater Division"; where the latter shall apply.
- 3.3 Satisfactory arrangements must be made with the Council for the provision of water, drainage and electricity, and the disposal of stormwater and sewerage.
- 3.4 When a building or buildings exist on the parent erf being subdivided, the owner shall:
  - 3.4.1 submit, with the diagrams to be endorsed, Appendix 1, signed by a registered plumbing and drainage contractor certifying that in respect of water and sewerage:
    - 3.4.1.1 there is no interconnection of pipework between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered water connection;
    - 3.4.1.2 the plumbing and drainage thereon complies with the present requirements of the Water Supply and Drainage By-laws and/or Regulations;
  - 3.4.2 submit to the Drainage Section of the Infrastructure and Engineering Business Unit separate amended drainage plans for each portion of land within the subdivision;
  - 3.4.3 submit, with the diagrams to be endorsed, Appendix 2, signed by a registered electrical contractor or accredited person, certifying that in respect of electricity -
    - 3.4.3.1 there is no interconnection of electricity between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered electricity connection.

#### 4. Building Clause

- 4.1 This subdivision has been approved subject to a building of a 1983 municipal valuation of not less than R50 000,00 being erected on each undeveloped land unit within a period of 5 (five) years from date of registration in the Deeds Office, of each land unit.
- 4.2 The owner shall disclose the existence of the aforesaid condition in any Deed of Sale in respect of these units.
- 4.3 The effect of the aforesaid building clause is that should it not be complied with, every rate which is levied by the Council, shall be payable on such land unit as if a building with the specified valuation has been erected thereon.

#### 5. Conditions imposed by the Council in terms of Section 42 of the Ordinance

The owner shall:

- 5.1 make satisfactory arrangements with the Post Office in terms of Section 83(1) of the Post Office Act for the essential removals of telephone or telegraph routes which cross the land being subdivided;
- 5.2 submit a conveyancer's certificate to the effect that no title deed restrictions exist in the title deeds pertaining to this erf preventing the subdivision of the erf;
- 5.3 take noting that the 375 mm diameter waterpipe in Cape Road is over committed. Only 350 erven can be developed from the existing capacity. Additional, the applicant will be required to upgrade the water infrastructure as there is no provision on the 3 year Capital Budget;
- 5.4 appoint a Civil Consulting Engineer to determine the sewer serviceability of Erven 3 and 4, Parsonsvei and then the design and monitor the construction of all works as shall be required by the Business Unit Manager : Infrastructure and Engineering. All costs associated with the above mentioned requirements shall be to the applicant's cost;

- 5.5 take note that the NMBM will allow temporary pumping over the water shed from the northern part of the proposed subdivision until the Paapenkuils collector sewer system has been extended to link this development into, on condition that the temporary pump station complies fully with the NMBM specifications and is installed at the developers cost. No refund on this abortive cost for the temporary pump station and rising main is to be expected from the NMBM. A Telemetry link is also to be included in the pump station;
- 5.6 agree to pay an augmentation fee for the bulk sewer line to serve the northern catchment area of the site. The proportional cost for the augmenting of the Paapenkuils system is not known at this point. The fee to be determined will be an interim amount based on the proportional flow contribution of the area. The final cost of the Paapenkuils system extension may be higher than the interim fee and the developer will be charged an additional proportional fee if the cost increases.
- 5.7 submit a development plan accompanied by a report/designs from a Consulting Engineer detailing all on site service designs, all services traversing the erf and the interaction of such services with the surrounding Municipal services, including the disposal of concentrated or non-concentrated stormwater and subsoil water being discharged from the surrounding catchment area (Municipal roads, the abutting properties, etc.) onto the erf, for approval by the Business Unit Manager : Infrastructure and Engineering;
- 5.8 at own cost ensure that any stormwater and/or road modifications and/or alterations are to the satisfaction of the Business Unit Manager : Infrastructure and Engineering;
- 5.9 construct all roads and stormwater to full municipal standards;
- 5.10 shall ensure that the is in accordance with acceptable stormwater masterplan report for Erven 3 and 4, Parsons Vlei currently being prepared by Engineering Advice and Services (EAS) to the satisfaction of the Business Unit Manager : Infrastructure and Engineering;
- 5.11 ensure that the stormwater disposal is in accordance with the stormwater masterplan for the Greenbushes area currently being undertaken by the NMBM;
- 5.12 take cognisance that the Business Unit Manager : Infrastructure and Engineering reserves the right to impose further conditions at development stage;
- 5.13 at own cost ensure that stormwater from Cape Road shall be accommodated on the development and to the satisfaction of the Business Unit Manager : Infrastructure and Engineering;
- 5.14 take note that stormwater ponds may be required to retain stormwater on the site;
- 5.16 relocate the existing cables and overhead lines present on the at a cost to be borne by the developer, or a servitude shall be registered in favour of the Council acceptable to the Business Unit Manager : Electricity and Energy. No structures, or cutting or filling that will alter the ground level, will be allowed within the powerline servitude or, in the absence of a servitude, within 5 m of the extremities of the overhead powerline, or within 1 m of underground cables;
- 5.17 liaise with the Business Unit Manager : Electricity and Energy regarding the location of a substation(s), if required, which must be accessible to municipal staff at all times.

**ATTENTION:** Planning and Development Division

The Business Unit Manager : Infrastructure and Engineering  
P O Box 7  
**PORT ELIZABETH**  
6000

**SUBDIVISION APPLICATION NO.**

Subdivision of Erf No.:

Allotment Area:

Street Address:

**NEW ERF NUMBERS**

**STREET ADDRESS**

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This is to certify that in respect of water and sewerage:

1. there is no interconnection of pipework between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered water connection;
2. the plumbing and drainage thereon complies with the present requirements of the Water Supply and Drainage By-laws and/or Regulations;
3. "as built" site and detailed drainage plans have been approved, by the Business Unit Manager : Infrastructure and Engineering, for each portion containing a habitable structure.

SIGNED: .....  
**(PLUMBING AND DRAINAGE CONTRACTOR)**

DATE: .....

**ATTENTION:** Planning and Development Division

Business Unit Manager : Infrastructure and Engineering  
P O Box 7  
**PORT ELIZABETH**  
6000

**SUBDIVISION APPLICATION NO.**

Subdivision of Erf No.:

Allotment Area:

Street Address:

**NEW ERF NUMBERS**

**STREET ADDRESS**

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This is to certify that in respect of electricity:

1. there is no interconnection of electricity between any subdivided portion and that each subdivided portion, where a building exists, has a separate metered electricity connection;
2. the electricity thereon complies with the present requirements of the Electricity By-laws and/or Regulations;
3. "as built" site and detailed electricity plans have been approved, by the Business Unit Manager : Infrastructure and Engineering, for each portion containing a habitable structure.

SIGNED:

.....  
(ELECTRICAL CONTRACTOR)

REGISTRATION NO.: .....

DATE: .....





**nelson mandela bay**  
MUNICIPALITY  
PORT ELIZABETH | UITENHAGE | DESPATCH

H O U S I N G & L A N D

tel: +27(41) 506 3111, fax: +27(41) 506 3430

PO Box 8, Port Elizabeth 6000

Republic of South Africa

e-mail: vcameron@mandelametro.gov.za

Your Ref:

Our Ref: ED1/18/00008

Date: 25 May 2007

DEALS WITH THIS MATTER: MRS V CAMERON

LAND PLANNING AND MANAGEMENT SILO

Tel: 506-3321; Fax: 506-3430

Messrs Metroplan  
P O Box 12313  
CENTRAHL  
6006

**FAX** TO: Mark Stennet  
COMPANY: EAS PAGE: 1 OF: 2  
FAX NO: 086 683 9899 DATE: 28 May 2007  
FROM: Lance  
COMPANY: Metroplan PHONE NO: 044-3731843  
FAX NO: 044-3731838 FAX PAD 7551

Dear Sir

**ZONING SCHEME DEPARTURE 4027 : ERF 2661, PARSONSVLEI**  
**ZONING SCHEME DEPARTURE 4027A1 : ERF 2661, PARSONSVLEI**  
**ZONING SCHEME DEPARTURE 4027A2 : ERF 2661, PARSONSVLEI**

The Executive Mayor at its meeting held on 16 May 2007, resolved inter alia as follows:

- (f) That, in terms of Provincial Circular LDC/GOK 9/1988, Zoning Scheme Departure (TPD 4027) be granted to permit a Departure from the minimum erf size of 600m<sup>2</sup> for Residential 1 erven to allow for a minimum erf size of 120 m<sup>2</sup> in extent (as depicted on layout plan P6017\_PAR-10).
- (g) That, in terms of Provincial Circular LDC/GOK 9/1988, Zoning Scheme Departure (TPD 4027A1) be granted from Clause 9.3 of the Port Elizabeth Zoning Scheme in respect of the provision of Public Open Space as depicted on Plan P6017\_PAR-10, subject to any further conditions specified during site development plan approval;
- (h) That, in terms of Provincial Circular LDC/GOK 9/1988, Zoning Scheme Departure (TPD 4027A2) be granted from the parking requirements to allow for 0,2 (zero point two) for visitors parking as an incentive if the development in the mixed use area includes both Residential 3 and a Business 1 component. This Departure on parking will not be applicable if these uses are not combined as one development (one building) at a ratio of 2 floors business and 3 floors residential. If not, normal parking requirements will apply.
- (i) That the street names allocated in consultation with the Ward Councillor and as shown on Plan no. 6017\_PAR-10, be approved in terms of Section 129(b) of the Municipal Ordinance no. 20 of 1974.

Kindly note that the above decision was taken in terms of Provincial Circular LDC/GOK 9/1988, in terms of which your client has the right of appeal against same.



2.

Should your client wish to exercise this right, please note that the appeal should be in writing, fully motivated and addressed to the Regional Director : Regional Office for Housing and Traditional Affairs, Private Bag X0035, Bisho, 5605, with a copy thereof submitted to this office, same to reach both on or before 11 June 2007.

Yours faithfully



**ACTING EXECUTIVE DIRECTOR : HOUSING AND LAND**

05-2661zsd



nelson mandela bay  
M U N I C I P A L I T Y  
PORT ELIZABETH UTENHAGE DESPATCH

H O U S I N G   &   L A N D

tel: +27(41) 506 3111, fax: +27(41) 506 3430  
PO Box 9, Port Elizabeth 6000  
Republic of South Africa  
e-mail: vcameron@mandelametro.gov.za

Your Ref:       
Our Ref:     E01/19/00003  
Date:        28 June 2007

DEALS WITH THIS MATTER:     **MRS V CAMERON**  
**LAND PLANNING AND MANAGEMENT SILO**  
Tel:   506-3321; Fax: 506-3430

Messrs Metroplan  
P O Box 12313  
**CENTRAHIL**  
6006

Dear Sir/Madam

**TOWN PLANNING AMENDMENT 5935A1: REZONING OF PORTION 1 OF ERVEN 3 & 4, PARSONS VLEI (NOW ERF 2661).**  
**SUBDIVISION APPROVAL: APPLICATION 5479: PORTION 1 OF ERVEN 3 & 4, PARSONS VLEI (NOW ERF 2661).**

I refer to my letter dated 23 May 2007.

Enclosed please find two copies of the subdivision plan (Plan no. 6017\_Par-12 rev 4) which now bears my Council's stamp dated 28 June 2007) duly endorsed to the effect that the subdivision has been approved by the Council in accordance with the following phases:

- (i) **Phase 1** consisting of 1 Residential 3 portion measuring  $\pm 13563,95\text{m}^2$ , 61 Residential 1 portions measuring  $\pm 9522,05\text{m}^2$ , 2 Public Open Space portions measuring  $\pm 9229,83\text{m}^2$ , 1 Private Open Space portion measuring  $\pm 2427,95\text{m}^2$ , 4 Business portions measuring  $\pm 15110,46\text{m}^2$ , 2 Community portions measuring  $\pm 2638,68\text{m}^2$  & a Transportation 1 portion measuring  $\pm 16758,03\text{m}^2$ .
- (ii) **Phase 2** consisting of 1 Residential 3 portion measuring  $\pm 4796,35\text{m}^2$ , 75 Residential 1 portions measuring  $\pm 15669,49\text{m}^2$ , 2 Public Open Space portions measuring  $\pm 3868,25\text{m}^2$  & a Transportation 1 portion measuring  $\pm 7829,81\text{m}^2$ .
- (iii) **Phase 3** consisting of 1 Residential 3 portion measuring  $\pm 3316,21\text{m}^2$ , 52 Residential 1 portions measuring  $\pm 11618,39\text{m}^2$ , 1 Public Open Space portion measuring  $\pm 1761,67\text{m}^2$ , 1 Community portions measuring  $\pm 2750,77\text{m}^2$  & a Transportation 1 portion measuring  $\pm 7422,10\text{m}^2$ .
- (iv) **Phase 4** consisting of 1 Residential 3 portion measuring  $\pm 3162,96\text{m}^2$ , 54 Residential 1 portions measuring  $\pm 11606,69\text{m}^2$ , 1 Public Open Space portion measuring  $\pm 2102,44\text{m}^2$ , & a Transportation 1 portion measuring  $\pm 5499,58\text{m}^2$ .
- (v) **Phase 5** consisting of 1 Residential 3 portion measuring  $\pm 3178,90\text{m}^2$ , 58 Residential 1 portions measuring  $\pm 12237,27\text{m}^2$ , 2 Public Open Space portions measuring  $\pm 22191,25\text{m}^2$ , & a Transportation 1 portion measuring  $\pm 8422,82\text{m}^2$ .

2.

- (vi) **Phase 6** consisting of 1 Residential 3 portion measuring  $\pm 1525,72\text{m}^2$ , 86 Residential 1 portions measuring  $\pm 18850,86\text{m}^2$ , 1 Public Open Space portion measuring  $\pm 2778,14\text{m}^2$ , & a Transportation 1 portion measuring  $\pm 8911,91\text{m}^2$ .
- (vii) **Phase 7** consisting of 86 Residential 1 portions measuring  $\pm 19227,04\text{m}^2$ , 1 Public Open Space portion measuring  $\pm 3571,72\text{m}^2$ , & a Transportation 1 portion measuring  $\pm 12500,78\text{m}^2$ .

I confirm that the aforementioned plan is to be included with the Council's subdivision approval letter dated 23 May 2007, and that it replaces the subdivision plan (which bears my Council's stamp dated 23 May 2007) which was attached to the subject letter of approval.

Yours faithfully



**ACTING EXECUTIVE DIRECTOR : HOUSING AND LAND**

ENCLOSURES - As stated

3&4 nplan

# Proposed Subdivision & Rezoning Erf 2661 Parsonsvej (previously erf 3 & 4)

Legend / Key notes

Subject Site

Subdivisional Area

Phase 1	Portion No. Units	Area in m²	No. P.O.S.
Residential 3	1	13463.95 m²	1
Residential 1	7 - 67	9522.05 m²	2
Public Open Space	493 - 494	9279.83 m²	3
Private Open Space	487 - 488	2427.25 m²	3
Business	487 - 488	15110.46 m²	3
Community	489 - 490	2638.68 m²	3
Transportation 1	491 - 492	16758.03 m²	3
<b>Total</b>	<b>223</b>	<b>69250.95 m²</b>	<b>3</b>

Phase 2	Portion No. Units	Area in m²	No. P.O.S.
Residential 3	3	4796.35 m²	3
Residential 1	60 - 142	15569.49 m²	2
Public Open Space	491 - 492	3688.25 m²	2
Transportation 1	493 - 494	7829.81 m²	2
<b>Total</b>	<b>135</b>	<b>32163.90 m²</b>	<b>2</b>

Phase 3	Portion No. Units	Area in m²	No. P.O.S.
Residential 3	7	3316.21 m²	42
Residential 1	183 - 374	11618.39 m²	57
Public Open Space	486	1761.57 m²	1
Community	479	2750.77 m²	1
Transportation 1	493 - 494	7422.10 m²	1
<b>Total</b>	<b>94</b>	<b>26869.14 m²</b>	<b>1</b>

Phase 4	Portion No. Units	Area in m²	No. P.O.S.
Residential 3	5	3152.96 m²	42
Residential 1	143 - 196	11606.09 m²	54
Public Open Space	490	2702.44 m²	1
Transportation 1	493 - 494	5499.53 m²	1
<b>Total</b>	<b>96</b>	<b>22271.02 m²</b>	<b>1</b>

Phase 5	Portion No. Units	Area in m²	No. P.O.S.
Residential 3	4	3178.90 m²	42
Residential 1	333 - 392	12237.27 m²	58
Public Open Space	487 - 494	22912.25 m²	2
Transportation 1	493 - 494	8422.82 m²	2
<b>Total</b>	<b>100</b>	<b>46731.24 m²</b>	<b>2</b>

Phase 6	Portion No. Units	Area in m²	No. P.O.S.
Residential 3	6	1525.72 m²	24
Residential 1	397 - 492	18850.86 m²	86
Public Open Space	489	2778.14 m²	1
Transportation 1	493 - 494	8911.91 m²	1
<b>Total</b>	<b>110</b>	<b>32066.63 m²</b>	<b>3</b>

Phase 7	Portion No. Units	Area in m²	No. P.O.S.
Residential 1	393 - 478	19777.04 m²	86
Public Open Space	490	3571.72 m²	1
Transportation 1	493 - 494	12500.78 m²	1
<b>Total</b>	<b>86</b>	<b>35299.54 m²</b>	<b>1</b>

METROPLAN

P.O. Box 1212, Centurion, 2074  
Tel: 011 261 1212  
Fax: 011 261 1212  
E-mail: metroplan@metroplan.co.za

New Horizon Development Trust

road widening remainder of erf 2661 parsonsvej

ROAD

CAPE

Phasing Plan  
Depicting 7 General Plans

6017\_Par - 12

1 : 2 000

NOTES:  
SEPARATE GP'S TO BE  
DONE FOR EACH OF THE  
7 PHASES.  
(PHASE 1 TO PHASE 7)

remainder of erf 2661 parsonsvej

ATHENA ROAD

This subdivision has been approved by the Council

in terms of Section 25 of the Urban Areas Act, 1946

subject to the conditions of the subdivisional scheme

underwritten by the undersigned

28.06.2017

28.06.2017

28.06.2017

28.06.2017



**nelson mandela bay**  
**MUNICIPALITY**  
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Your Ref:

Our Ref: CF19/02661

Date: 5 December 2007

DEALS WITH THIS MATTER: **MRS V CAMERON**

**LAND PLANNING AND MANAGEMENT SILO**

Tel: 506-3321; Fax: 506-3430

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

Messrs Metroplan  
P O Box 12313  
**CENTRAHIL**  
6006

Dear Sir/Madam

**ZONING SCHEME DEPARTURE 4083 : PORTION OF ERF 2661, PARSONSVLEI**

Please be advised that the application for a Zoning Scheme Departure to permit the relaxation of the building lines applicable to all the Residential 1 and Residential 3 zoned properties to zero to permit the construction of semi-detached residential units on a portion of Erf 2661, Parsonsvlei, has been granted.

Yours faithfully

**EXECUTIVE DIRECTOR : HOUSING AND LAND**

12-2661zsd