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15/4/37/4/M Engelbrecht
C 1173554 (In)

26 May 2014

TV3 Architects and Town Planners (Pty) Ltd
97 Dorp Street
1st Floor, La Gratitude Offices
STELLENBOSCH
7600

Sir/Madam

APPLICATION FOR CONSENT USE AND SUBDIVISION IN TERMS OF THE LAND USE PLANNING ORDINANCE, 1985: ERF 6216, HARTENBOS (HARTENBOS RIVIERPLAAS) FOR THE PURPOSE OF A GROUP HOUSING DEVELOPMENT

With reference to your application in the above regard I wish to inform you that the Council's Executive Mayoral Committee resolved under Council Resolution TT44-05/2014 as follows:

- "1. That the application for the consent use in terms of Regulation 2.4.4 of the Hartenbos Zoning Scheme Regulations, 1987 on Erf 6216, Hartenbos to develop a group housing scheme within the "General Residential Zone" zoning, be approved.
2. That the application for the subdivision in terms of Section 24 of the Land Use Planning Ordinance, 1985 of Erf 6216, Hartenbos to create 100 group housing erven, 2 private open space erven and 2 private road erven, be approved.
3. That the Site Development Plan, Phasing Plan and Architectural Sketch Plans & Guidelines prepared by Francois van Zyl Architects, be approved.
4. That the approvals granted in terms of 1 – 3 above are subject to compliance with the following conditions imposed in terms of Section 42 of Ordinance 15 of 1985:
 - 4.1. That the development shall comply with the land use restrictions applicable in terms of the Hartenbos Zoning Scheme Regulations, 1987, applicable to the respective zoning.
 - 4.2. That adequate open space (private and communal space combined) be provided for at a minimum of 80m² per residential unit.
 - 4.3. That the group housing development does not exceed the maximum required density of 30 units per bruto hectare.

- 4.4. That the necessary building plans be submitted for consideration and approval in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) prior to commencement of any construction work.
- 4.5. That rainwater from roofs must be collected and stored in rainwater tanks. No taps linked to piped, potable water may be installed in outside buildings except for communal irrigation purposes.
- 4.6. That all residential units must be fitted with and use low flow showerheads and double flush toilets.
- 4.7. That all residential units must be fitted with and use solar hot water systems. These solar hot water systems must not be installed as an afterthought. They should be an integral part of the design of the building.
- 4.8. That the development be surrounded by a 1.8m high boundary wall which fits in architectonically with the surroundings buildings.
- 4.9. That a Home Owners Association be established in terms of Section 29, Ordinance 15 of 1985 and be responsible for the ownership and maintenance of internal streets, private open space and services network in perpetuity.
- 4.10. That the Constitution of such Property Owners' Associations be submitted to the Director: Planning & Integrated Services for approval.
- 4.11. That the developer / owner conclude a service agreement with the Municipality before any installation of services and construction work is commenced with.
- 4.12. That the necessary development contributions, applicable at the time of payment in terms of Council Policy, be paid to Council and that the calculation of these development contributions be incorporated in the service agreement.
- 4.13. That the installation of electrical infrastructure will be for the cost of the developer / owner and to the satisfaction of the Director: Technical Services in addition to the development contribution.
- 4.14. That the necessary services plans and stormwater drainage plans be submitted for approval by the Director: Technical Services and Director: Planning & Integrated Services, before any development or construction takes place.
- 4.15. That the connection of water and sewerage services to the municipal services network be for the account of the developer / owner in addition to the development contribution.

- 4.26 That all sewage is to be connected to the Mossel Bay Municipal sewer system.
- 4.27 That Mossel Bay Municipality must have both the potable water provision and the sewage treatment capacity.
- 4.28 That all refuse removal is to be integrated into the Mossel Bay Municipal solid waste stream.
- 4.29 That all sewage pumps to be installed must have back-up non-electrical pumps available in case of power outages/failures or mechanical failure of the existing pumps.
- 4.30 Notwithstanding the environmental authorisation and the other conditions of approval, the applicant must still comply with any other statutory requirements that may be applicable to the undertaking of the activity / development.
- 4.31 That the applicant/developer take note of the odour problems experienced from the sewerage infrastructure in the area as mentioned in the Environmental Authorisation dated 14 March 2014 and that a solution to the problem is not guaranteed at the implementation stage of the development.”

Yours faithfully


DIRECTOR: PLANNING & INTEGRATED SERVICES
/jk