

MINUTES OF A MEETING TO DISCUSS THE PROPOSED SOLUTIONS TO AMENDMENTS OF THE
NDLAMBE LAND USE SCHEME 2019
28 JANUARY 2018 @ 14:00, OFFICES AT THE HOUSE PLANNER.

PRESENT: Pollos Purdon (Chair) KOSRA, Pollos Purdon Architectural Practice
Redmond Taggart, KOSRA
Shona Bell, KOSRA
Simon Avis, KOSRA
Ted Gilfillan, Estuary Care
Bert Venter, Chair, Cannon Rocks Ratepayers
Chris Bezuidenhout, Chair, Kleinemond Ratepayers
Simon Oliver, KOSRA
Robbie Avis, KOSRA
Collen Bedford, FDT Architects
Chris Bell, FDT Architects

APOLOGIES: Mike White, BRRAG

1. WELCOME PP welcomed everyone to the meeting.
2. UPDATE 3rd DRAFT PROPOSAL
PP explained the main issues surrounding the objections to the 3rd Draft Proposal drawn up by Urban Dynamics (the company who advises Ndlambe Municipality).
69 objections have been received to date.
 - a) Height restriction currently 7.5m from mean to ½ way to apex of the roof and only a 2 story building allowed.
 - b) Accurately calculating the mean of an Erf.
 - c) Building lines.
 - d) Floor factor of 0.75.
 - e) Second dwelling.
 - f) Water storage.
3. POSSIBLE SOLUTIONS
PP explained possible solutions for the objections; all of which have been carefully considered by Pollos Purdon Architectural Practice, FDT Architects and Kevin van Huyssteen, KOSRA's legal advisor.

They are:
 - a) Height restriction of 8.5m to the top of the roof from the mean. This will allow for a 3 story building on certain sloped erven. AGREED.
 - b) To accurately determine the mean of an Erf; it is proposed that Erven need to be surveyed by a qualified land surveyor. AGREED
 - I. The same to apply for determining the original mean of a plot with a fixed property already on the site. AGREED
 - c) Change building line from 2m to 3m rear. 1.5m lateral. 5m street. AGREED.

- I. There was a discussion on service pipes within the 1.5 lateral building line. Noted that WB sewerage pipes are normally laid in the road and not near the lateral building lines.
 - II. Should a property require a deviation from any building line; the proper application for departure needs to be submitted to Ndlambe which includes circulating to neighbours.
 - III. Noted that, should title deeds differ from the legal building line, the most restrictive dimensions are used.
 - IV. Any objection would need to be taken to a newly formed Tribunal Forum. A paragraph on guidelines for structuring the Tribunal Forum to be submitted. KvH to supply wording.
- d) Floor factor of 1 instead of the proposed 0.75. This works well for 3 stories and encourages a tiered building (in terraces) rather than a 3 story blockhouse. AGREED.
- I. It was agreed that the height restriction should be applied as per attached drawings supplied by PP to illustrate the height restriction.
- e) Granny Flats/ Second dwelling unit on single residential properties - Applications can be submitted to Ndlambe for Special Consent Use. Should there be objections they should be presented to the Tribunal Forum. AGREED.
- f) All new buildings on erven of more than 500m² to have compulsory water storage of no less than 20 000l. Erven less than 500m² to have storage of no less than 5 000L. AGREED.

4. GENERAL

- a) BV said Cannon Rocks Ratepayers would support KOSRA once he had checked the document to be submitted.
- b) Following these discussion the document with proposed solutions will be amended and distributed to all at the meeting plus the constituents who objected to the 3rd draft proposal.
- c) A vote of thanks to PP was recorded for her work.
- d) A vote of thanks to RA was recorded for taking the minutes.
- e) This meeting was held with other ratepayer communities represented in a bid to present a cumulative proposal to Ndlambe via Urban Dynamics.

There being no further business the meeting ended at 16:00.