
**FIRST EXECUTIVE MAYORAL COMMITTEE MEETING ; 2003-10-15 ;
ITEM 4.2.8**
RESOLVED (nem con)

- (a) that the new subdivision policy for single residential erven be amended to read as follows and that it be subject to the conditions as stated in (b)(i) and (ii) below:

"A single residential erf may be subdivided if none of the portions that will be formed will be smaller than 50% of the existing average size of the 10 surrounding properties."

- (b) that this policy can be deviated from if the new erven are 600m² or larger (in cases where the application does not fit the 50% policy) provided that:

- (i) with the evaluation of any subdivision the following questions are satisfactorily answered:

(aa) Are the proposed new erven of a regular erf shape and is it possible to erect an appropriate house which is in line with the existing houses?

(bb) What is the character of the area (erf size, coverage, building lines and house size)?

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(cc) Where is the property situated and how is the accessibility (safe entrances)?

(dd) What are the physical characteristics of the property? (The slope should not be of such a nature that the new house will influence the privacy of the abutting properties).

(ee) What will the impact be on existing rights?

(ff) Are there services available?

(gg) What will the impact be on the safety and well-being of the community? (Are there relevant objections to the application?)

(hh) Will the applicant build within one year?

- (ii) that the following provisions also be taken into account:

(aa) If a subdivision is allowed no further subdivisions and additional dwellings shall be permitted and the Zoning Scheme Regulations shall be applicable.

- (bb) The privacy of the adjacent properties shall be preserved and a functional garden area must be provided.
- (cc) The original building lines and coverage of the bigger erf shall be applicable.
- (dd) If the property is not developed within one year it will be taxed as if a house of R200 000 has been erected thereon.

(DBEOD)