

**Sustainable Development and City Enterprises
Development Planning, Environment & Management Unit
Land Use Management**

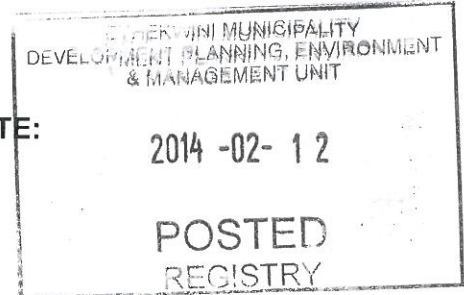
Central
166 K E Masinga Road
P O Box 680, Durban, 4000
Tel: 031 311 1111, Fax: 031 311 7776
www.durban.gov.za

REGISTERED MAIL

GCFP No. : 21/7/11
OUR REF : CU 016/08/2013
YOUR REF :
ENQUIRIES : V.A.Boden 031 3117077

Ruben Reddy Architects
59 Musgrave Road
DURBAN
4001

DATE:



SPECIAL CONSENT DECISION NOTICE

APPLICATION NO. : CU 016/08/2013
DEVELOPMENT : ADDITIONS AND ALTERATIONS AND
CONVERSION TO A PLACE OF
INSTRUCTION WITH A PART 3 STOREY
DEVELOPMENT
CADASTRAL DESCRIPTION : PORTION 12 OF ERF 2514 OF DURBAN
POSTAL ADDRESS : 260 PETER MOKABA ROAD
APPLICANT : RUBEN REDDY ARCHITECTS
DATE OF DECISION : 10 DECEMBER 2013

In terms of Appendix 1 and Clause 22 of the Durban Scheme and Section 67*bis* of the Town Planning Ordinance No. 27 of 1949 (Natal), as amended, the abovementioned application for the Place of Instruction and 3 storey development on Portion 12 of Erf 2514 of Durban situated at 260 Peter Mokaba Road, is **APPROVED** and this consent shall be of no force or effect if the following conditions have not been complied with:

- 1 The development shall be in accordance with the plan (CU 016/08/2013) submitted with the application.
- 2 Prior to the commencement of any development related to this approval, building plans of the proposed development shall be submitted to, and approved by, the Head: Development Planning, Environment & Management.
- 3 The plan shall comply with the Traffic Impact Study submitted by BIS Consulting dated October 2013. Such on-site loading and parking spaces shall be hardened, demarcated and maintained to the satisfaction of the Head: Engineering.

- 4 The maximum number of students may not exceed 60 (sixty).
- 5 This consent shall be of no force or effect unless and until all the requirements of the Council's Environmental Health Services are complied with prior to occupation and to the satisfaction of the Head: Health:
- 6 All activities conducted on site shall be to the satisfaction of the Head: Development Planning, Environment & Management.

You are hereby advised that the granting of this consent:

- (a) does not absolve the applicant from any duties or responsibilities which may be imposed on the applicant by virtue of the title deeds of the property;
- (b) does not bind the Council to issue or to authorise the issue of any licence, permit or further consent.
- (c) does not constitute an approval in terms of the National Building Regulations or any other law.
- (d) does not give an indication that the property can be subdivided at a later stage.

Further it should be noted that the provisions of Section 67 (1) of the Town Planning Ordinance No. 27 of 1949 (Natal), as amended, provides that should no erection, alteration, extension, development or use be substantially commenced within a period of 18 months from the date of notification of this approval, or, should the use at any time be discontinued for a continuous period longer than 18 months, this consent shall lapse and cease to be valid.

Your attention is drawn to the provisions of Section 62(1) of the Local Government: Municipal Systems Act No. 32 of 2000 in terms of which any **applicant** whose rights are affected by this decision, may appeal against such decision. In terms of this section, any applicant desiring to appeal must give notice of their intention to appeal and reasons therefore by hand to the Head: Development Planning, Environment and Management, 166 K E Masinga Road (formerly Old Fort Road), Durban, within 21 days of the date of posting of this letter (not the date of receipt of this letter).

Your attention is further drawn to the provisions of Section 67*ter* of the Town Planning Ordinance No. 27 of 1949 (Natal), as amended, in terms of which any **applicant or any person who submitted written comments** and who feels aggrieved by a decision of the Council may appeal to: The Secretary, KwaZulu- Natal Planning & Development Commission, Private Bag X9123, Pietermaritzburg, 3200 against such decision. In terms of this section any person desiring to appeal must give notice of his/her/its intention to do so to the Head: Development Planning, Environment and Management, 166 K E Masinga Road (Formerly Old Fort Road), Durban, the applicant and/or any person who submitted written comments within 28 days of the date of posting of this letter.

In the event of an appeal being lodged, you, as the applicant, may not act upon the authority hereby granted until such an appeal has been dispensed with by the relevant Appeal Authority.

Yours faithfully



SENIOR MANAGER: LAND USE MANAGEMENT



HEAD: DEVELOPMENT PLANNING ,ENVIRONMENT & MANAGEMENT UNIT

cc Valuations: Attention: Mr. Deeran Govender
Manager: Information – Buddy Govender

cc Richard Evans & Associates
Box 837
Kloof
3640

Johnston & Partners (Att A. Ward)
P.O.Box 3823
Durban
4000

M.R.Hansa
P.O.Box 18827
Dalbridge
4014

P.Philip
P.O.Box 616
New Germany
3620

J.S.Mclean (10 Wilton Gardens)
P.O.BOX 1858
Durban
4000

Claverton Hall Body Corporate
235 Peter Mokaba Road
Musgrave
4001

Bishop Road Investments cc
P.O.Box 37741
Overport
4067

