

**FOR SALE
BY AUCTION**



**± 5 252 m² WAREHOUSE / FACTORY
OPPOSITE AIRPORT
905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON**

**OPTION TO
BID ONLINE**



WEB#: AUCT-001420 | www.in2assets.com

ADDRESS: 905 Settlers Way (R72) Greenfields, East London

AUCTION VENUE: Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive,, Mount Edgecombe

AUCTION DATE & TIME: 17 March 2021 | 11h00

VIEWING: By Appointment

CONTACT: Robin Knott | 084 622 0749 | 0861 444 769 | robin@investpro.co.za

REGISTRATION FEE: R 50 000 (Refundable Registration Deposit - Strictly by EFT)

AUCTIONEER: Andrew Miller



The Rules of Auction can be viewed at www.in2assets.com or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridge-side Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

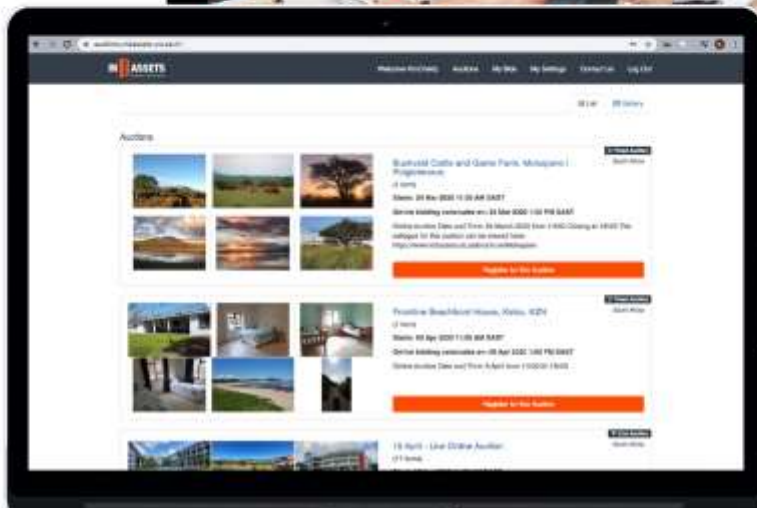
IN2ASSETS PUBLIC AUCTIONS

PUBLIC AUCTIONS

Hosted monthly at a selected venue. Our Group Auctioneer will conduct the auction and lead bidders through the lots.

HOW DOES IT WORK?

- Physical auctions provides an exciting live event to bidders and viewers alike
- To participate in this physical auction, all bidders will have to register and comply with all FICA regulations
- If you are unable to attend the auction, you may opt to bid via our Digital bidding Platform <https://auctions.in2assets.co.za> using Google Chrome
- Spectators are welcome to view all auctions without having to register or log in via <https://auctions.in2assets.co.za> using Google Chrome



CONTENTS

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

| | |
|-------------------------------|-----------|
| CPA LETTER | 3 |
| PROPERTY DESCRIPTION | 4 |
| PROPERTY LOCATION | 5 |
| PICTURE GALLERY | 6 |
| ADDITIONAL INFORMATION | 10 |
| TERMS AND CONDITIONS | 12 |
| TITLE DEED | 13 |
| SG DIAGRAM | 17 |
| ZONING CERTIFICATE | 20 |
| LAYOUT PLAN | 30 |
| BUILDING PLANS | 31 |

DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither In2assets Properties (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of In2assets Properties (Pty) Ltd or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.in2assets.com or at Unit 505, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.

In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavor to make this process as hassle free and efficient as possible.

PROPERTY DESCRIPTION

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

General

Property Address: 905 Settlers Way (R72) Greenfields
Township & Province: East London, Eastern Cape

Title Deed Information

Title Deed Number: T6836/2005
Registered Owner: Venture Peguform Properties One (Pty) Ltd
Title Deed Description: The Remainder of the Farm 905, No. 905
Extent: 7, 3789 Hectares

Municipal Information

The local authority in which the property is situated is Buffalo City Metropolitan Municipality. According to the permitted zoning scheme, the property is zoned as follows:

Town Planning Information

Zoning: Industrial Zone 1
F.A.R: 1.5
Coverage: 75%
Max Permitted Height: 4 Storeys
Building Lines: Nil
Side and Rear Space: Nil
Parking: Warehousing, Manufacturing & Storage – 1 bay / 100 m² GLA

PROPERTY LOCATION

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON

With great accessibility, exposure and close proximity to the East London Airport, this property is prime property. This property enjoys a strategic location on Settlers Way in East London, approximately 550 m (2 minutes away) from the East London Airport.

Settlers Way, known as the R72, enjoys high visibility and is considered the busiest road in the Eastern Cape, being exposed to large volumes of vehicular traffic to and from the airport. The road also links the City to the East London Airport and is regarded as the “gateway” into East London. Settlers Way is located on the West Bank; approximately 5 km east of the East London Central Business District. The road links to other major towns including Port Elizabeth and Port Alfred.

This area is surrounded by a supportive residential node which caters for the growing industrial sector in the West Bank.



■ **SUBJECT PROPERTY:** 905 Settlers Way (R72) Greenfields, East London

PICTURE GALLERY

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



PICTURE GALLERY

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



PICTURE GALLERY

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



PICTURE GALLERY

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



ADDITIONAL INFORMATION

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

Primary use

This Industrial site of ± 7, 3789 hectares is partially developed and located opposite the East London Airport, bordering on the East London Industrial Development Zone.

The developed portion comprises a double volume warehouse with an attached triple storey office block building. The warehouse is built generally of a steel frame with IBR cladding under a steel portal frame and IBR roof with granolithic concrete floors and galvanized steel roller doors. This portion of the building comprises double volume warehouse / factory with mezzanine canteen and an internal access to the offices. The office block is built of face brick walls with the roof being waterproofed on the reinforced concrete slab. Floors are concrete with carpet / concrete / ceramic tile coverings and timber / aluminium doors. The ground floor comprises ablutions, sales office, back-up server room, offices, kitchenette and warehouse space. The first floor comprises ablutions, board room, open plan and individual offices and kitchenette. The second floor comprises storage space.

Site-works on the property include brickwork palisade, canopies, tarmac site paving / parking areas and the entrance guard house. The balance of vacant land has been filled and compacted in layers for future development in excess of ± 10 000 m² of lettable area, however these platformed areas are not surveyed.

As per the Seller, the property has 600 AMPS power supply. The height to eaves within the warehouse / factory is approximately 9m.

Movable assets included in the sale:

Gantry Crane (18m)
Office Aircons
PABX System
Lan Infrastructure (Excluding server)
Alarm System

The following important comments were provided by the Seller:

- As per the SG Diagram, a portion of the property extends onto Settlers Way (R72) which has never been expropriated
- There are no building plans for the external canopies
- The site is not serviced with Industrial Sewer connections, however there are septic tanks in place which is serviced by the Buffalo City Municipality
- The Telkom services within the area have been recently upgraded
- It should be noted that the electric fence on the property has been severely vanadised and as such it is not in working order and no compliance certificate is required.

As per the Title Deed and SG Diagram, the property is subject to a Right of Way Servitude in favour of the neighbouring property being Portion 2 of the Farm Fly No. 1241. However, as per the Seller, the neighbouring property currently obtains direct access off Settlers Way (R72).

ADDITIONAL INFORMATION

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

Building Plans

It should be noted that although that canopies were installed to the building over some of the access points to assist with loading under cover. These canopies are not reflected on the attached approved plans.

The Purchaser acknowledges herewith that he has fully acquainted himself with the improvements on the Property as well as the building plans and any deviations that may be applicable between the building plans and the improvements on the Property itself. The Purchaser further acknowledges that he will have no claims against the Seller or the Auctioneer in respect hereof.

Accommodation Details

As per the Seller, the Gross Lettable Area is approximately 5 252 m².

| | |
|------------------|------------------------|
| Main Warehouse | ± 3 672 m ² |
| Mezzanine Area | ± 230 m ² |
| Side Hall Canopy | ± 204 m ² |
| Main Hall Canopy | ± 432 m ² |
| Office Area | ± 714 m ² |

Lease Details

The property is currently vacant and will be sold with vacant occupation.

Expenses

The assessment rates for the year 2020/2021 amounts to R 328 722.36, which equates to a monthly figure of R 27 393.53.

| | |
|-------------------|------------------------|
| Monthly Fire Levy | R98.26 (excluding VAT) |
|-------------------|------------------------|

Vat Status

The Seller is Vat Registered. Vat is payable at the rate of 15%.

TERMS & CONDITIONS

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

If you are the successful bidder, kindly note the following:


- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission plus 15 % Vat payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 18 March 2021 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical and Entomologist Certificates for the SELLERS'S account

Kindly note for EFT payments, the following applies:

EFT Payments, our trust account banking details are as follows:

Bank : Standard Bank
Account Name : In2assets Properties (Pty) Ltd
Account No. : 050022032
Branch Name : Kingsmead
Branch code : 040026

Prepared by me



CONVEYANCER
BERNDT, G.A.

T 6836 / 2005

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ATEEQA HOOSAIN

appeared before me, REGISTRAR OF DEEDS, at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at EAST LONDON on 30 MAY 2005 granted to him by

A I C CHEMICALS (PROPRIETARY) LIMITED
No. 1993/005737/07

Page 2

And the appearer declared that his said principal had, on 14 February 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

VENTURE PEGUFORM PROPERTIES ONE (PROPRIETARY) LIMITED
No. 1981/004789/07

or its Successors in Title or assigns, in full and free property

REMAINDER OF FARM NO 905
LOCAL MUNICIPALITY OF BUFFALO CITY
DIVISION OF EAST LONDON
THE PROVINCE OF THE EASTERN CAPE

IN EXTENT 7,3789 (SEVEN COMMA THREE SEVEN EIGHT NINE)
HECTARES

FIRST TRANSFERRED by Deed of Transfer No 771/1928 with Diagram
No A.3036/1928 relating thereto and held by Deed of Transfer No
T 861/2005.

- A. SUBJECT to the conditions referred to in Deed of Transfer No 1605/1964 save in so far as these may have since lapsed or been cancelled.
- B. SUBJECT to the conditions created in Deed of Grant E.L.Q. 11/22 reading:
- I. That all roads and thoroughfares existing over the Land hereby granted, whether they are described in the Diagram or not, shall remain free and uninterrupted.
 - III. That the Government shall at all times have the right of resuming the whole or a portion of the land hereby granted if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, by three Appraisers, one to be appointed by each side, and a third to be chosen by the two others before proceeding to act, or any two of them.
 - IV. That the rights of the Proprietor shall not extend to any deposits of Ores, metals, minerals, or Precious Stones, which may at any time be discovered on the Land hereby granted. The right to mining and searching for ores, metals, minerals, or precious stone, is reserved to the Government, and to any person authorised by it, and compensation for any damages which may be sustained by the Proprietor for the working of mines or search for Ores, Metals, Minerals, or Precious Stones, shall be settled by mutual agreement, by three Appraisers, one to be appointed by each side, and a third to be chosen by the two others before proceeding to act, or any two of them.
 - VII. That the land hereby granted shall be further subject to all such Duties and Regulations as either are already or shall in future be established respecting Lands granted under similar tenure.

TITLE DEED

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

Page 3

IX. That any water rising on or flowing across this Land shall not be diverted from its natural channel, except to enable the Grantee to use it for irrigation, watering stock or domestic purposes; provided that after such use the flow shall be reconducted to its bed by the nearest practicable direction without waste or needless loss or pollution.

C. SUBJECT to a Servitude of Right of Way measuring 4 (Four) square metres wide in favour of Portion 2 of Farm Fly No. 1241 East London, the Northern Boundary of which is represented by the line A.B. on Diagram S.G. No. 9378/1977 as will more fully appear on reference to Notarial Deed of Servitude No K47/1979S.

h

TITLE DEED

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

Page 4

WHEREFORE the said Appearer, renouncing all right and title which the said

A I C CHEMICALS (PROPRIETARY) LIMITED
No. 1993/005737/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

VENTURE PEGUFORM PROPERTIES ONE (PROPRIETARY) LIMITED
No. 1981/004789/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at King William's Town on ~~2025~~ 11-23

q.q.

In my presence

REGISTRAR OF DEEDS

4

MANLEY and EDDY
LAND SURVEYORS

SERVIDUDE DDT.

OFFICE COPY

| SIDES Metres | ANGLES OF DIRECTION | CO-ORDINATES | | S.G. No. |
|-----------------|------------------------|-----------------|--------------|--|
| | | Y | Lo 27° X | |
| AB 135,15 | Constant 257 26 30 | A - 70 000,00 | +3600 000,00 | 9 3 7 8 / 7 7 |
| | | B - 8 089,82 | + 56 827,34 | |
| AC 132,37 | 4 25 50 | C - 8 221,74 | + 56 797,95 | Approved <i>[Signature]</i> for Surveyor-General 11. 4. 78. |
| | | D - 8 079,59 | + 56 959,31 | |
| AD 30,80 | 184 25 50 | D - 8 092,18 | + 56 796,63 | |
| | | Fire (100) | - 10 655,87 | + 56 691,84 |
| | | Bissington (61) | - 6 234,54 | + 61 590,35 |

Beacons
A.B.C. 12mm round iron pegs
D. Not Beacons

Scale: 1:2000

The figure represents the line A.B. represents the northern boundary of a servitude right of way 4,00 metres wide over Farm 905 of land, being

situate in the Municipality and Administrative District of East London Province of Cape of Good Hope.

Surveyed in November, 1977.
by me. *[Signature]* Land Surveyor

| | | |
|---|--|---|
| This diagram is annexed to No. <i>D/S K 47/79^s</i> dated i.f.o. | The original diagram is No. A3036/1928 annexed to Transfer/Graat i.f.o. H.S. Delpont No. dd. 6.11.1928 | File No. JDM 905 S.R. No. B.2271/77 Comp. BQ-2BA/X43 (2206) |
|---|--|---|

Registrar of Deeds

GRIFFIN STAR 61-1288

SG DIAGRAMS

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

| | | | | | | |
|----------|----------|-----------|---|-------|-----------|-----------|
| E 88/41 | 276/1942 | Portion 1 | - | 24550 | 296-1944 | 1201/1958 |
| E 88/42 | 277/1942 | Portion 2 | - | 81643 | 1172-1943 | 1201/1958 |
| E/539/58 | 6239/58 | Portion 3 | - | 62494 | | 1201/1958 |

The line yz represents D/S
the northern boundary of K 4/195
a servitude right of
way 4.00 metres wide

ZONING CERTIFICATE

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

Buffalo City Metropolitan Municipality
East London | Bhisho | King William's Town
Province of the Eastern Cape
South Africa

Website: www.buffalocity.gov.za



**BUFFALO CITY
METROPOLITAN MUNICIPALITY**

Directorate of Spatial Planning and Development

City Planning
PO Box 81, East London, 5200
26 Oxford Street, East London, 5201

Tel: 043 705 2802 | Fax: 043 743 5266
Email: thatore@buffalocity.gov.za

| | | |
|--------------------------|--------------------------------|----------------|
| Our ref.: 8685/TP | enq.: Ms. B.T Ralake | Your ref.: |
| Ifayile yethu: | imibuzo: 043 – 705 2802 | Ifayile yakho: |

ZONING CERTIFICATE

THIS IS TO CERTIFY THAT FARM 905 EAST LONDON, JAN SMUTS AVENUE, WILLOW PARK, IS ZONED FOR INDUSTRIAL ZONE 1 PURPOSES IN TERMS OF THE BUFFALO CITY ZONING SCHEME.

PLEASE NOTE THAT THE ABOVEMENTIONED ZONING IS SUBJECT TO THE CONDITIONS AS CONTAINED IN THE REZONING LETTER OF APPROVAL DATED 24th AUGUST 2006 (REF:2758/TP)

THE INDUSTRIAL ZONE 1 DEVELOPMENT CONTROLS ARE ATTACHED FOR YOUR EASE OF REFERENCE.

INFORMATION BY: B.T. RALAKE

CHECKED BY: B. MAGABIYANE

SIGNATURE: _____

SIGNATURE: _____

DATE: 04 FEBRUARY 2021

A CITY GROWING WITH YOU

3.13 INDUSTRIAL ZONE I

3.13.1 COLOUR NOTATION : Purple

Primary Use : Industry, industrial café, service station, commercial workshop, warehouse, public garage, funeral parlour and mortuary.

Consent Uses: Rooms to accommodate security guards, caretakers and the like.

3.13.2 LAND USE REGULATIONS

Floor Factor : At most 1,5

Coverage : At most 75%

Street building line : Zero, provided that no gates or security installations protrude into the road reserve

Side Building Line : Zero, provided that the Council may require side-building lines in the interest of public health or in order to enforce any law or right

Rear Building Line : Zero

Parking : Subject to Section 4.13.1, with the following parking requirements:

- (i) *Manufacturing* : 1 bay/100m² G.L.A.
- (ii) *Warehousing* : 1 bay/100m² G.L.A.
- (iii) *Dairies, Bakeries and Laundries* : 1 bay/100m² G.L.A.
- (iv) *Storage Yards* : 1 bay/100m² G.L.A.

And provided that where a retail outlet is located on the industrial premises, an additional parking requirement of 6 bays/100m² G.L.A. of the retail outlet shall be provided.

Height : At most 4 storeys

3.13.3 LOADING AND UNLOADING (To be provided on-site)

- (a) As per the Municipality's Guidelines for Off-Street Loading Facilities and subject to Section 4.13.2.
- (b) The loading bays referred to in Section 3.13.3.(a) shall have vehicular access to a street which shall be to the satisfaction of the Council and shall in any event not be less than 5m wide, and if carried through a building, not less than 3m in height.

3.13.4 FENCING

- (a) The Council may require any land used in connection with a scrap yard, builder's yard or transport business to be completely or partially walled to its satisfaction.
- (b) Where any other industrial site, in the opinion of Council, is visually intrusive by nature of its location or use, such site shall be walled to the satisfaction of Council.

ZONING CERTIFICATE

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

- (iii) The said cottage shall be free-standing and shall be subject to the same building lines as the industrial zone in which it is located; and
- (iv) If the function of a caretaker's cottage is ceased, the structure shall only be utilised for purposes permitted in the industrial zone in which it is located.

3.16.6 INDUSTRIAL CAFÉ
Maximum of 100m² floor space including storage.

ZONING CERTIFICATE


(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

2010/39 ~~AK~~
~~JB~~
SM

Buffalo City Municipality
East London • Bhisho • King William's Town
Province of the Eastern Cape
South Africa
Website: www.buffalocity.gov.za

Directorate: Office of the Municipal Manager
PO Box 134 • East London • 5200
Trust Centre • Cnr North & Oxford St
East London • 5201
Tel: 043 705 1045/6/7
Fax: 043 743 6568



**BUFFALO CITY
MUNICIPALITY**

| | | | | | |
|-----------|---------|-------|--------------------------|------------|-------------|
| Our ref.: | 2758/TP | Eng.: | MR R.M BROWN 705 2076 | Your ref.: | 1001/pj.c-2 |
|-----------|---------|-------|--------------------------|------------|-------------|

REGISTERED MAIL


Messrs Setplan
P O Box 7609
EAST LONDON
5200

ATTENTION: MR P JONAS


Dear Sir

REZONING APPLICATION: FARM 905, EAST LONDON: SETTLERSWAY, FROM AGRICULTURAL ZONE 1 TO INDUSTRIAL ZONE 1

1. Your application in the above connection refers.
2. My Council has in terms of Section 16 read with Section 42 of the Land Use Planning Ordinance 15 of 1985 resolved to approve the application for the rezoning of Farm 905, East London from Agricultural Zone 1 purposes to Industrial Zone 1 purposes subject to the following conditions:
 - a) The site being developed and used in accordance with the attached approved site development plan 1b at all times, in addition to the requirements of the East London Zoning Scheme. Should Settlers Way however be widened at any point in future, parking for the proposed development is to be provided as per Plan No. 1b (alternative plan) also attached herewith.
 - b) Removal of Telkom plant being for the account of the property developer and the applicant being required to liaise with Telkom in this regard.
 - c) Any development on the site is to be compliant with relevant By-laws and regulations of the Fire and Rescue Department and plans are to be submitted for the proposed development.
 - d) The approval being subject to approval from the Department of Economic Affairs, Environment and Tourism in the first instance, and to any conditions which may be imposed by such approval.
 - e) Any activities conducted on the premises must not cause a public health nuisance by the emission of smoke, gas, fumes, dust or cause any offensive odours.



VUNA AWARDS
Buffalo City Municipality
Work Award Winners 2009



2/...

*Completed
dwb*

ZONING CERTIFICATE

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

- 2 -

- f) The developer being required to submit a Stormwater Management Plan for the on-site containment of a 50-year event, with a controlled release of not more than a 5-year event.
- g) Calculations should be done using a Pre-development run-off co-efficient of 0.40 – 0.50 and a Post-development run-off co-efficient of 0.95 – 1.0. The detention facility must therefore be sized to accommodate a 1:50 year Post-development storm while releasing a flow equivalent to a 1:5 year Pre-development storm.

The following data is to be provided in the plan:

- Area of development (A) in m².
- Run-off coefficient used (C).
- Time of concentration (T_c) in minutes.
- Use rainfall intensities of (I_r = 5) = 145mm/hour
(I_r = 50) = 225mm/hour
- Detention facility volume calculation.

and the measures required by the Stormwater Management Plan are to be implemented before or simultaneously with the development of the site. It is to be noted that a single detention facility of 932m³ capacity will be required once the site is developed to its full capacity.

- h) The property boundary being placed at least 20m south from the centre of the road, namely Settlersway and a 5m building line being applied along the Settlersway Road boundary which is to be taken from the property boundary. No tourism or local destination signs or advertisements being erected on Settlersway.
- i) All costs in relation to the relocation of street lighting poles, overhead mains poles, meter pillars, the lowering, relocation, replacement of underground cables or other electrical services shall be at the discretion of the General Manager. Electrical and Mechanical Services, or her duly appointed representative. Should the developer at any stage require an electricity supply in excess of 50kVA, this Directorate reserves the right to request the provision of a substation building on the premises at the cost of the developer.
- j) The provision of an electricity supply being subject to the availability of funds, equipment and the workload of the Electricity Distribution Branch staff. The costs for the provision of an electricity supply being subject to the nature of the load required. The standard connection fee will apply.
- k) The applicant being required to construct and operate a conservancy tank to serve the erf. The conservancy tank will have to be suitably sited so that a Vacuum Tanker can access the tank under all weather conditions.
- l) Civil plans indicating road details as well as suitable vehicular, and if required, pedestrian access/egress is to be provided by the applicant/developer for approval prior to any building or construction taking place.
- m) Stormwater flowing onto and from the site must be dealt with by the applicant/developer. A full design of the proposed stormwater, as well as connection to the Municipal system, must be provided by the applicant/developer for approval before any building or construction takes place. Applicant/developer also to provide assurance that existing Municipal system can accommodate stormwater.

3/...

ZONING CERTIFICATE

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

- 3 -

- n) All road and stormwater details being designed and controlled by a professional engineer with E.C.S.A. registration, and all details, to Municipal standards being provided by the applicant/developer for approval prior to any building or construction taking place.
- o) The provision of on site parking being at least in terms of the National Department of Transport guidelines and vehicular access to the site being restricted and constructed to the satisfaction of the Core City Engineer.
- p) The availability of a bulk water supply depending on the confirmation of watermains capacity to carry the necessary fire flows under conditions of peak demand, for the fire risk category, posed by the proposed development.

The approval of the proposal therefore being conditional to the developer complying with the following requirements:

- 1) Appoint a Registered Professional Engineer to provide cost estimates and to advise on feasibility of service options, to design and supervise the installation of all required water infrastructure including augmentation infrastructure according to the guideline documents:
 - Guidelines and Standards for Design of Water Supply
 - Guidelines and Standards for Construction of Water Supply
- 2) The professional engineer appointed will be required to liaise closely with the Senior Engineer: Water Planning at all stages of the project, especially at the feasibility stage in conducting flow and pressure tests to prove the capacity of existing mains serving the area.
- 3) In the event that the project is feasible, all design of water related infrastructure must obtain the approval of the Senior Engineer: Water Planning, prior to work proceeding.
- 4) A metered erf water connection can be provided to serve the development at the prevailing standard tariff rate for the required size and payable by the developer.
- q) The applicant needing to apply for a trade effluent permit and pay the associated monthly trade effluent charges. The issuing of a trade effluent permit by the Director of Engineering Services would be dependent on the quality of said effluent produced by the company. Non-complying effluent would need to be pre-treated on site to the acceptance limits before discharge into Council's sewers.
- r) Any trade effluent discharged into Council's sewers must comply fully at all times with Council's effluent acceptance limits as laid down in the Buffalo City Drainage By-Laws. No effluent whatsoever may be discharged into the stormwater system, and no stormwater is allowed into the sewage system. Precautionary measures must be implemented to prevent environmental pollution.
- s) Stormwater is to be managed correctly and disposed of in an appropriate manner, so as not to impact on the environment.
- t) Sanitation is to be dealt with correctly so that at no stage soil or water becomes contaminated.

4/...

ZONING CERTIFICATE

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

- 4 -

- u) Waste Management is to be dealt with correctly both during and after construction and all solid waste, including builder's rubble, is to be disposed of at a licensed landfill.
 - v) There is to be no dumping of building rubble, garden refuse or any other material within the watercourse at any stage.
 - w) No vegetation growing within the watercourse or its riparian zone may be cut or damaged, unless appropriate permission is gained.
 - x) There is to be no pollution of, or damage to the structure of, the watercourse due to any activity taking place on the site.
 - y) Any damage or pollution caused to the watercourse is to be reported to the Municipality and rehabilitated at the responsible parties expense.
 - z) No building or structure being placed on any slope greater than 1:5 (as per the BCM Spatial Development Framework).
 - aa) No building or structure being placed within the 100-year floodline or, if the floodline is undetermined, then not within 30m of a watercourse (as per the BCM Spatial Development Framework; Watercourse: as defined by the National Water Act, 1998).
 - bb) Where land is left undeveloped or as open space : that alien flora be removed and indigenous trees and vegetation conserved where possible (as stipulated in the National Environmental Management: Biodiversity Act, 2004).
 - cc) The applicant being responsible for all costs involved in fulfilling the above conditions/requirements.
3. Please note that the property which is subject of the rezoning approval may not be used for such new uses as may be allowed in such zone in terms of the East London Zoning Scheme before every condition above has been complied with to the satisfaction of the Director of Development Planning and Economic Development.
4. You are also hereby notified that in terms of Section 44 of the Land Use Planning Ordinance 15 of 1985 you have the right of appeal to the Premier against the decision of Council. Such appeal must be made in writing to :

Department of Housing, Local Government and Traditional Affairs
Private Bag X0035
Bisho
5605

within 14 days from the date of this letter. A copy of the appeal should simultaneously be submitted to:-

Directorate of Development Planning and Economic Development
P.O. Box 81
East London
5200

If notification of submission of an appeal is not received within the above stipulated period, it will be assumed that no appeal has been lodged.

5/...

ZONING CERTIFICATE


(Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON

- 5 -

5. Kindly note that if this approval has not been acted upon within a period of two years from the date of this letter, it will, in terms of Section 16(2)(a) of the Land Use Planning Ordinance 15 of 1985, be considered to have lapsed.
6. The approval that has been granted is for Town Planning purposes only. This approval does not override any restrictive conditions in the property's Title Deed. If there is a conflict between the approval and any restrictive condition of title, the owner is required to apply for the Title Deed before the owner can implement the terms of this approval. Please note that failure to do so may result in legal action being taken against the owner to stop the implementation of the terms of this approval.

Yours faithfully


P.P. **B.W. SHEPHERD**
ACTING CITY MANAGER

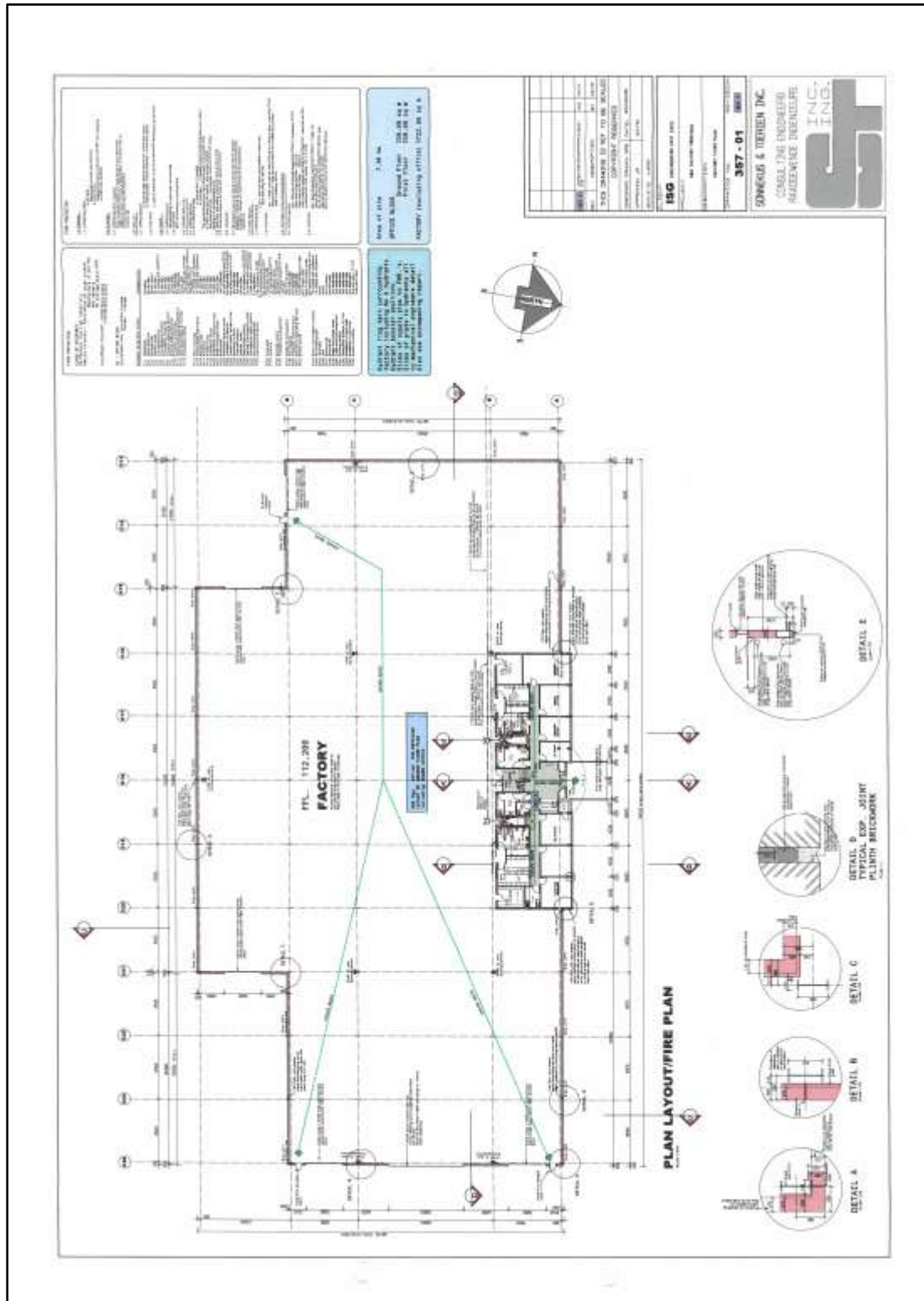
RMS/ab

FILE NO. 154/3/19

cc ACTING CITY MANAGER
R.M. BROWN (CARDEXING)

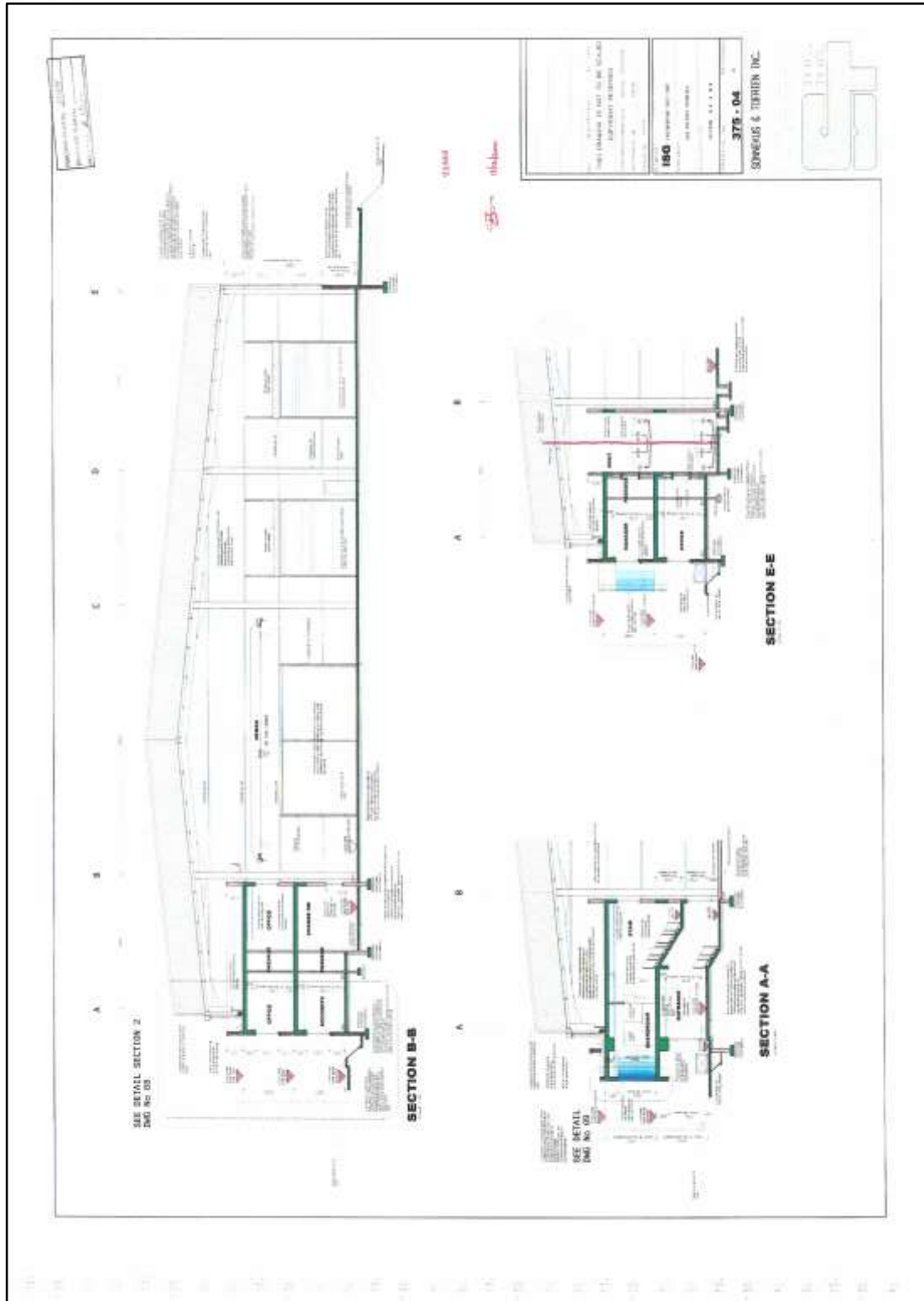
LAYOUT PLAN

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



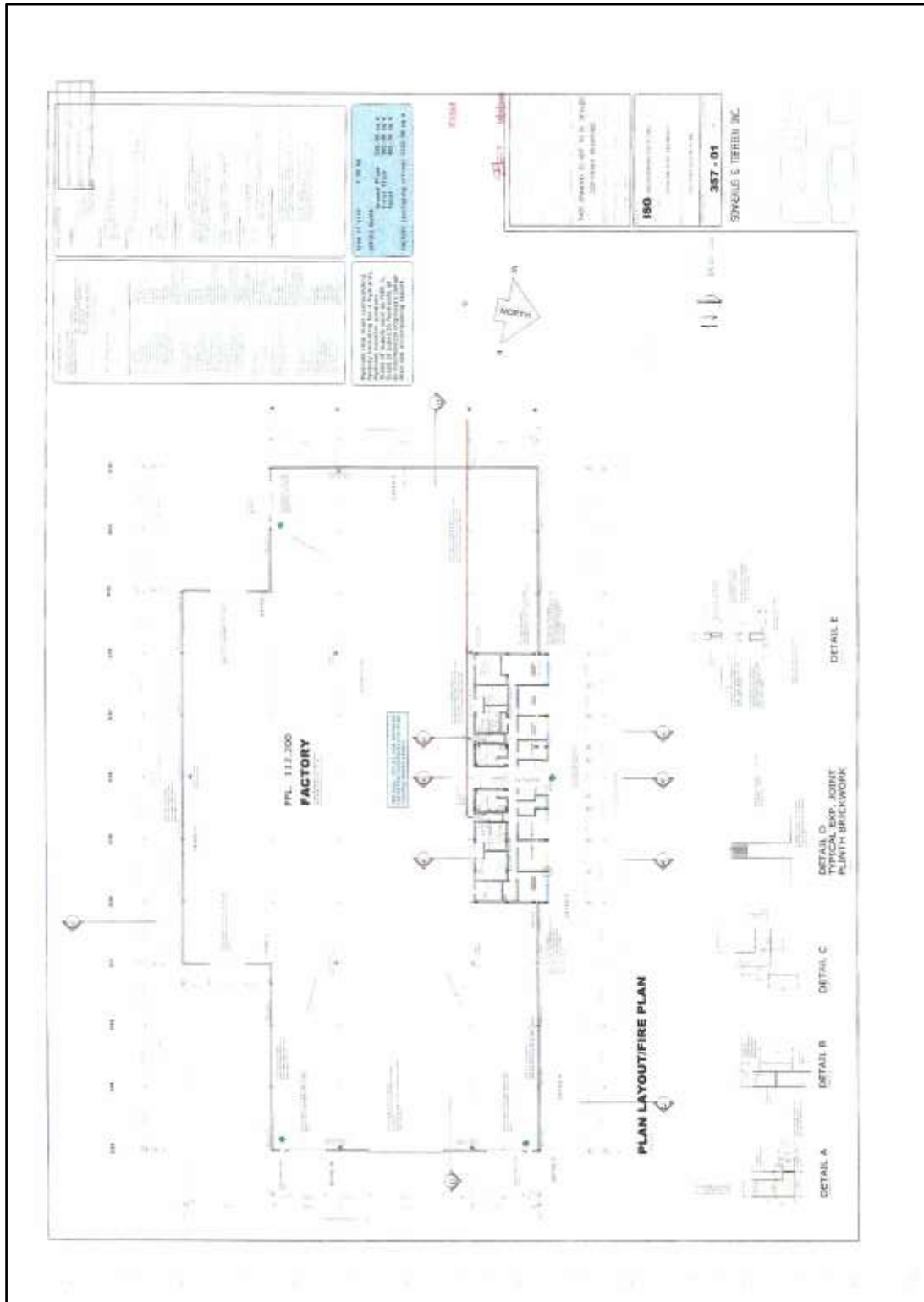
BUILDING PLANS

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



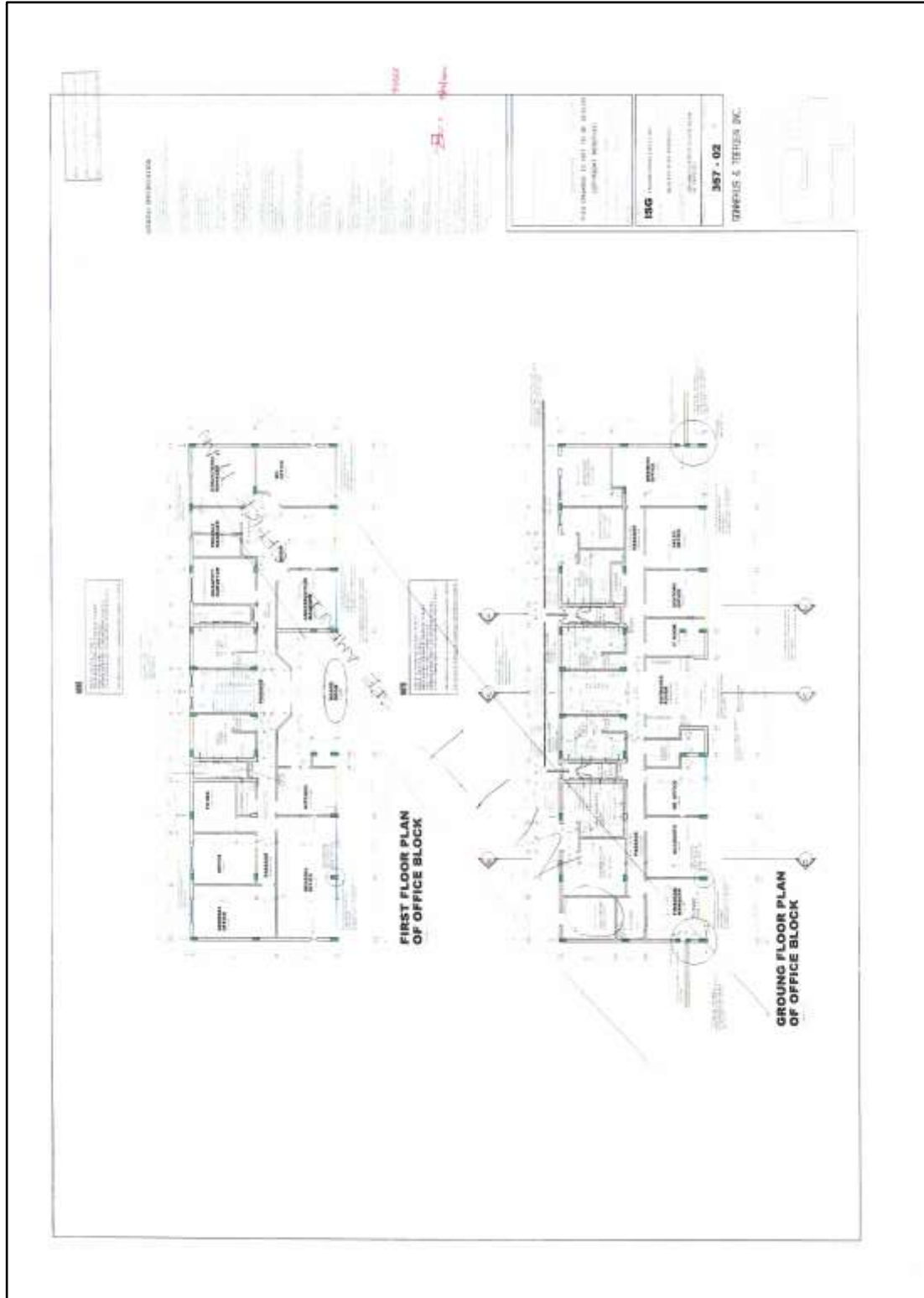
BUILDING PLANS (Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



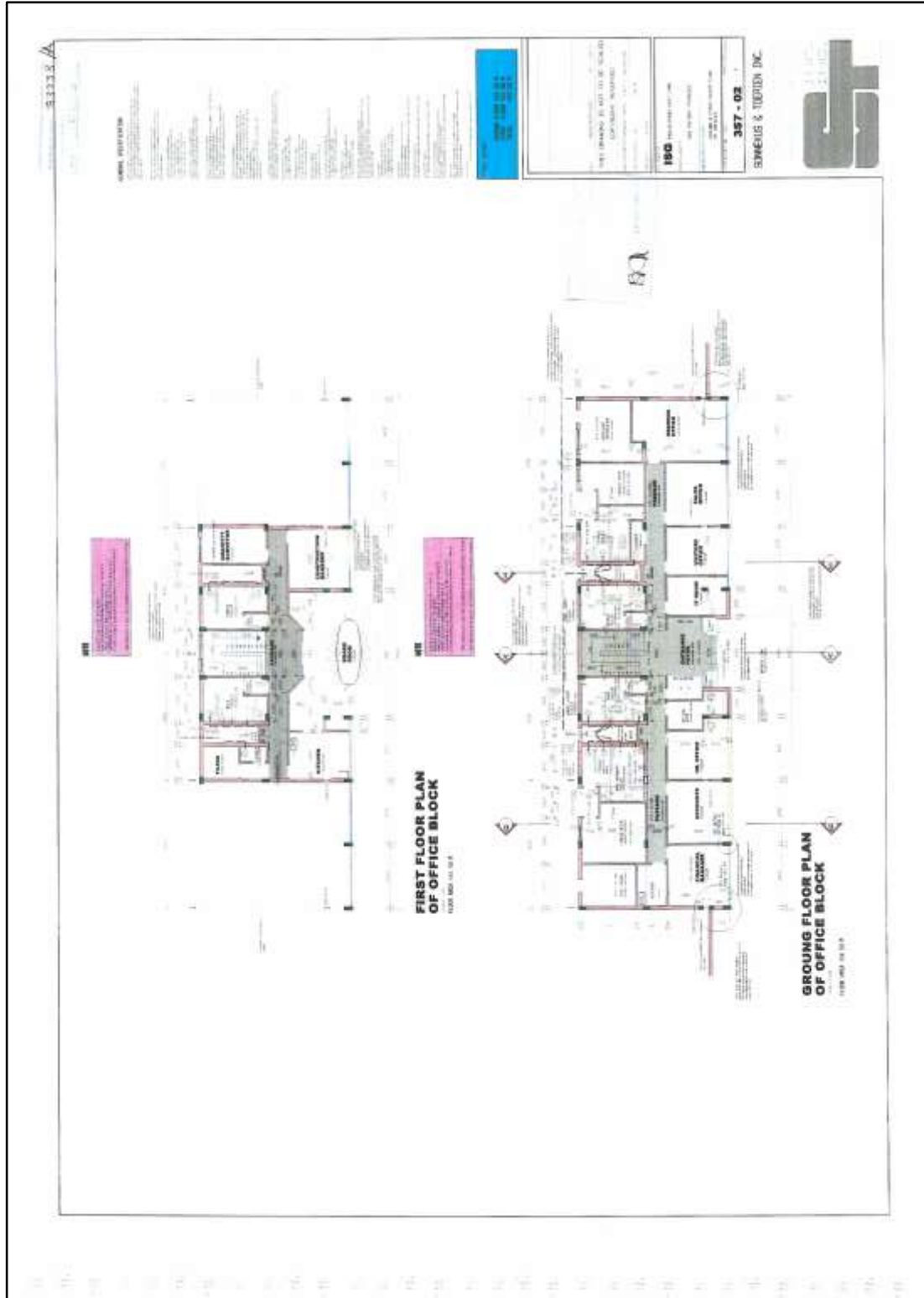
BUILDING PLANS (Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



BUILDING PLANS (Continued)

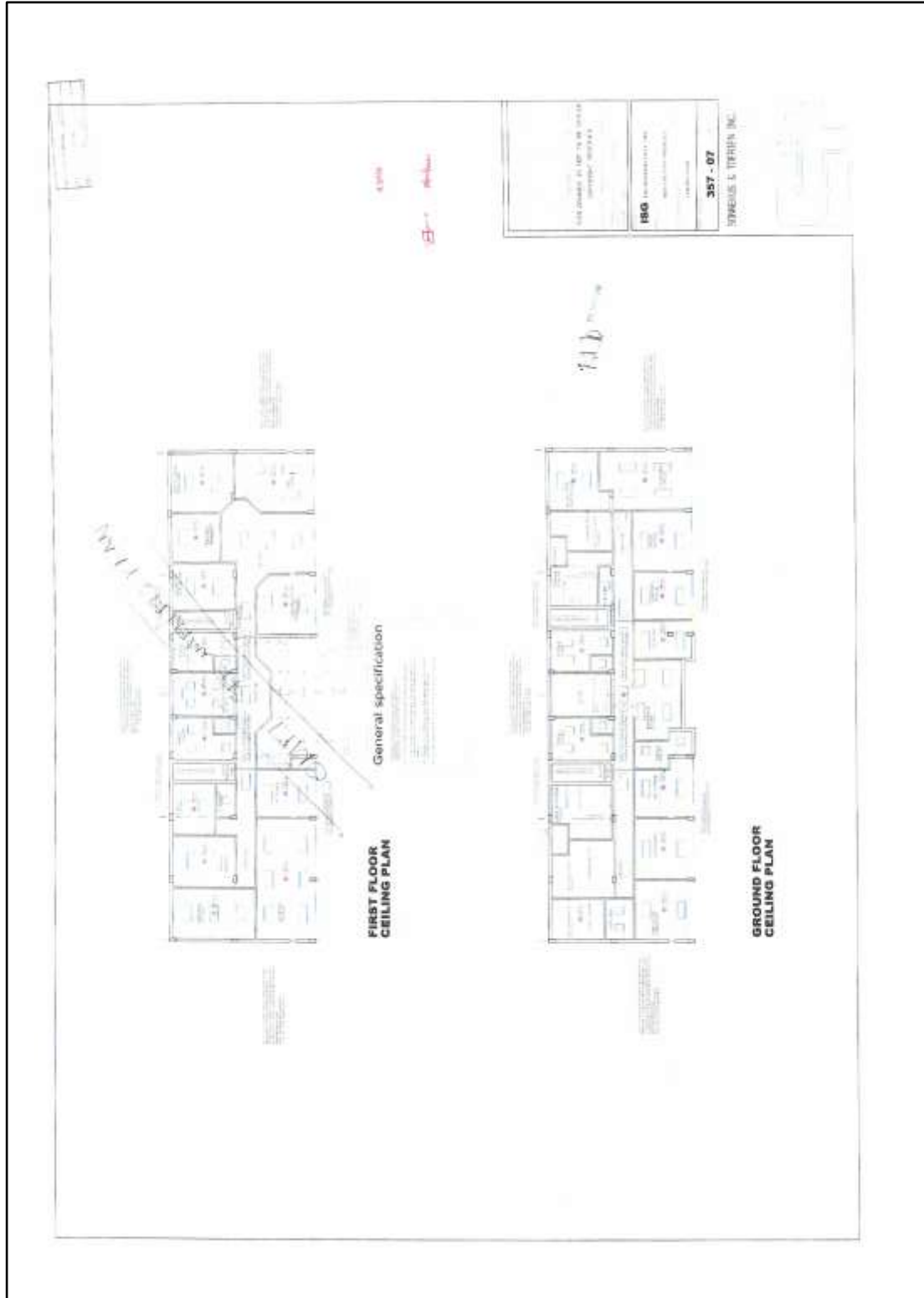
905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



BUILDING PLANS

(Continued)

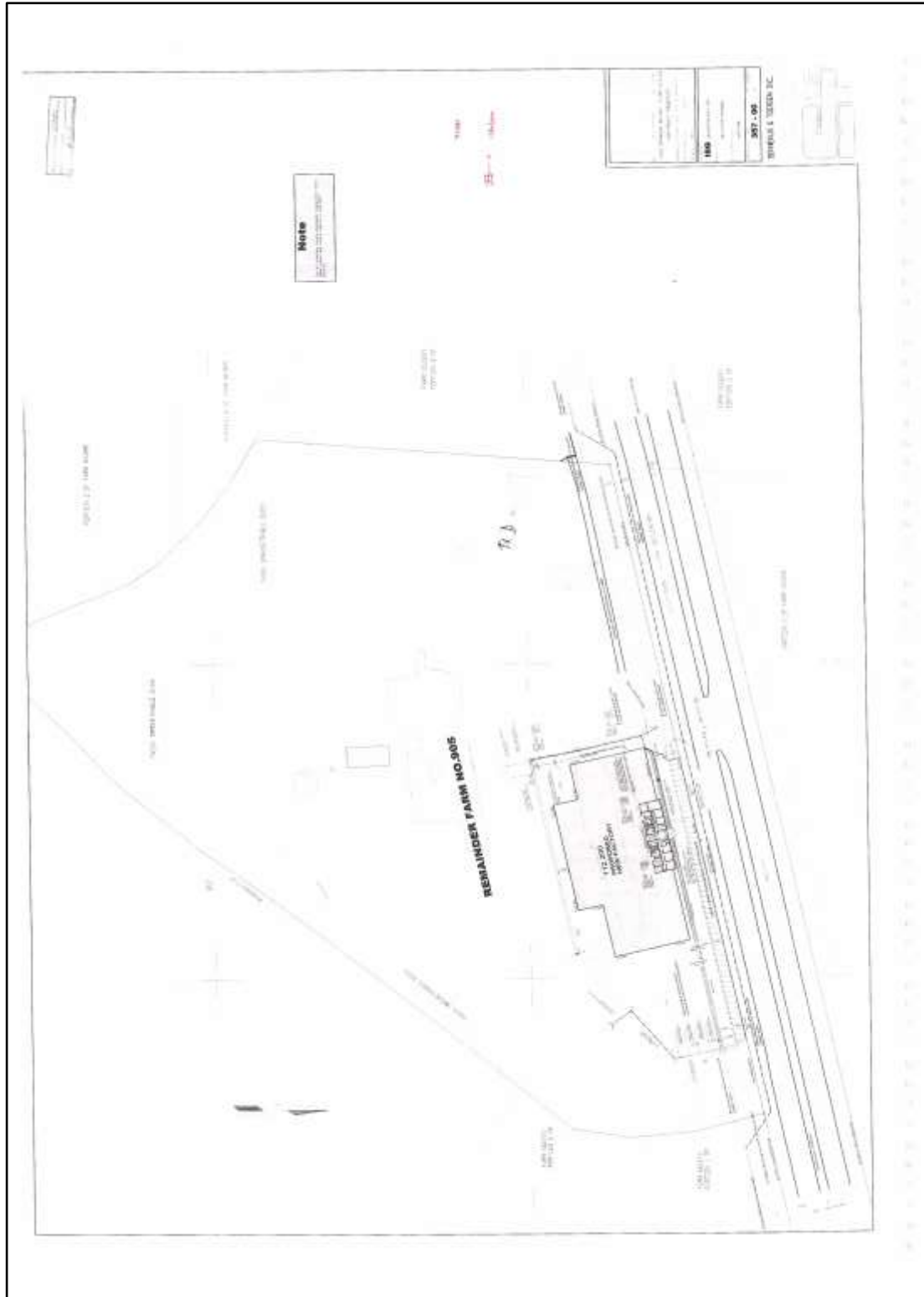
905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



BUILDING PLANS

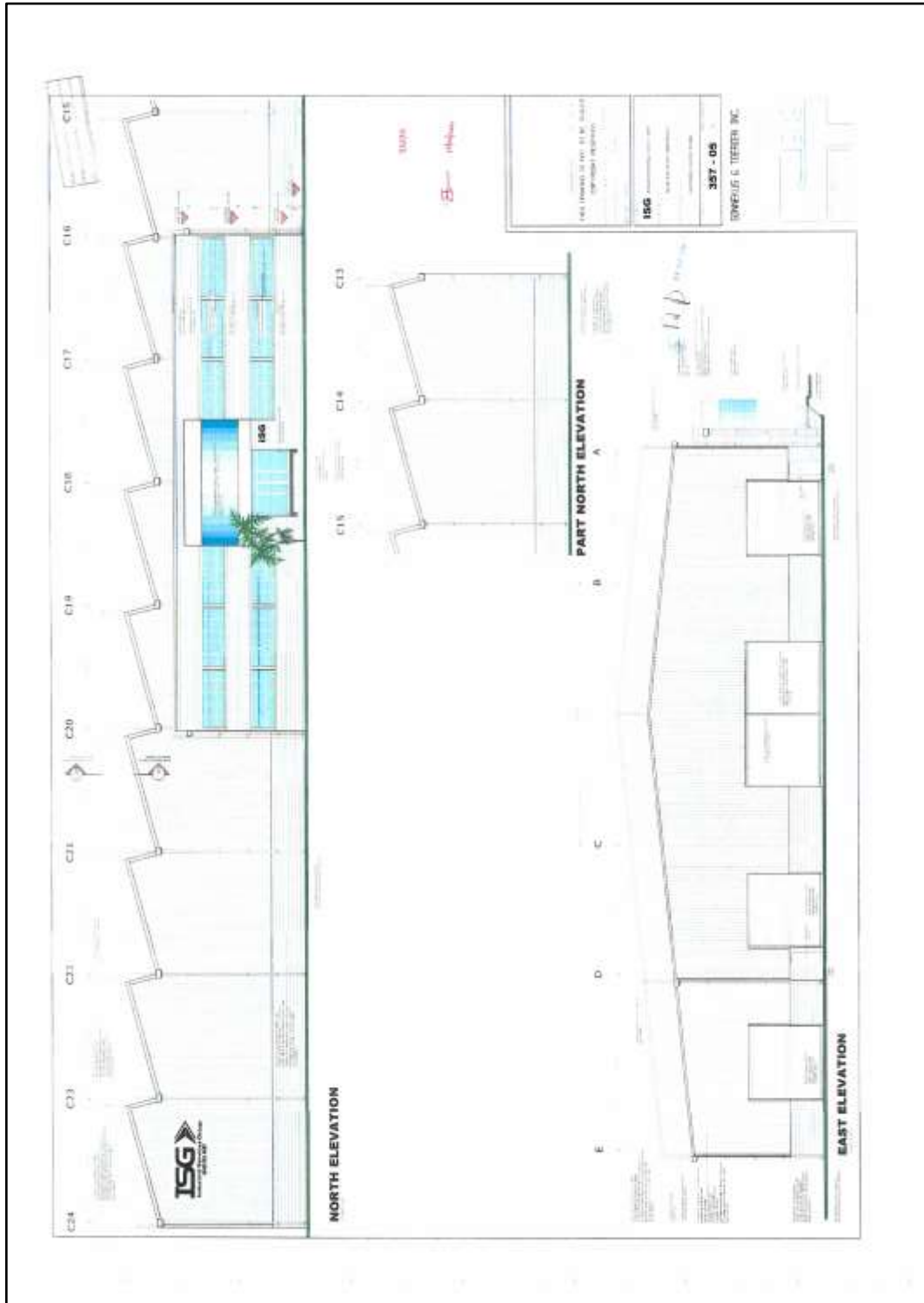
(Continued)

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



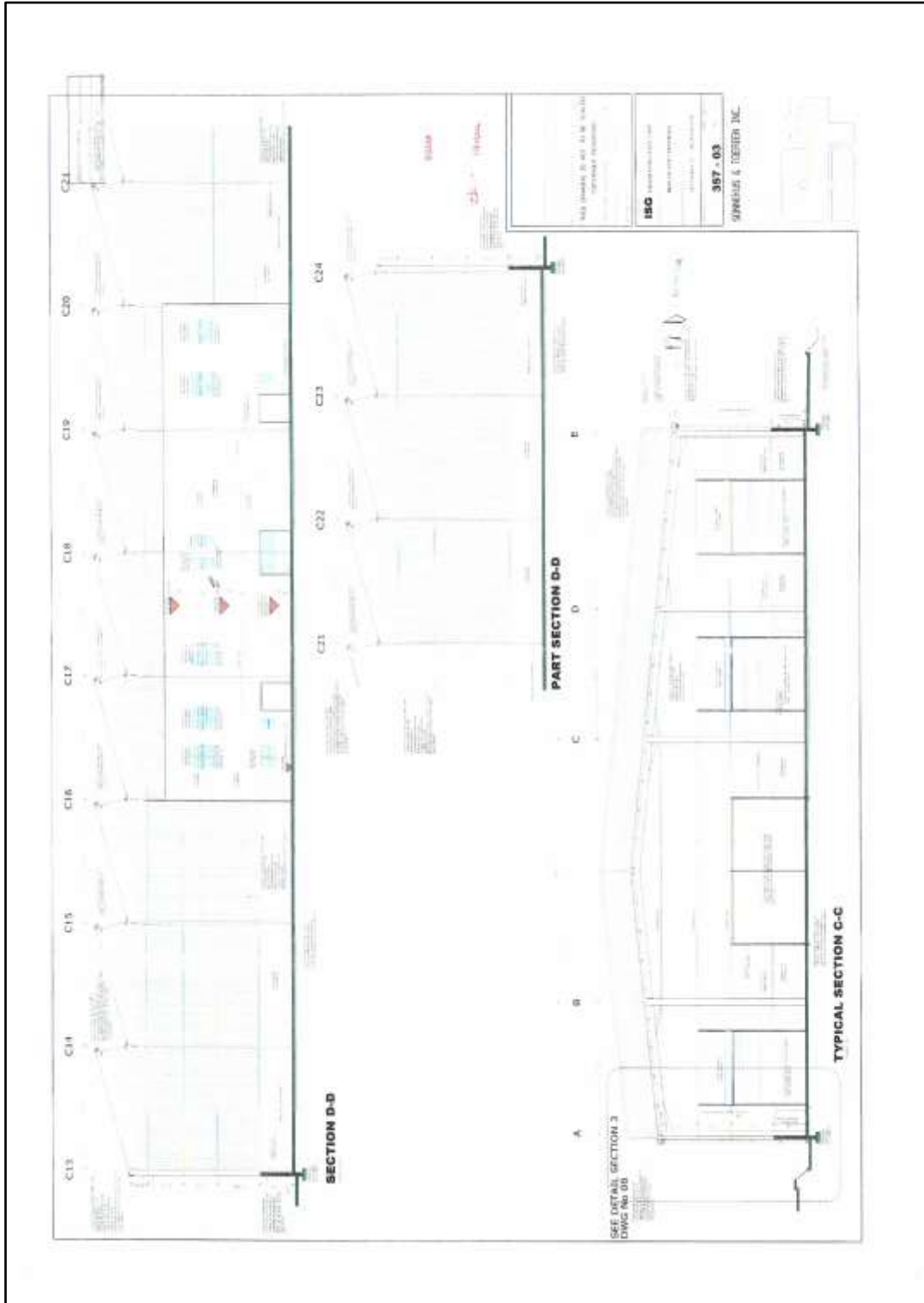
BUILDING PLANS (Continued)

905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



BUILDING PLANS (Continued)

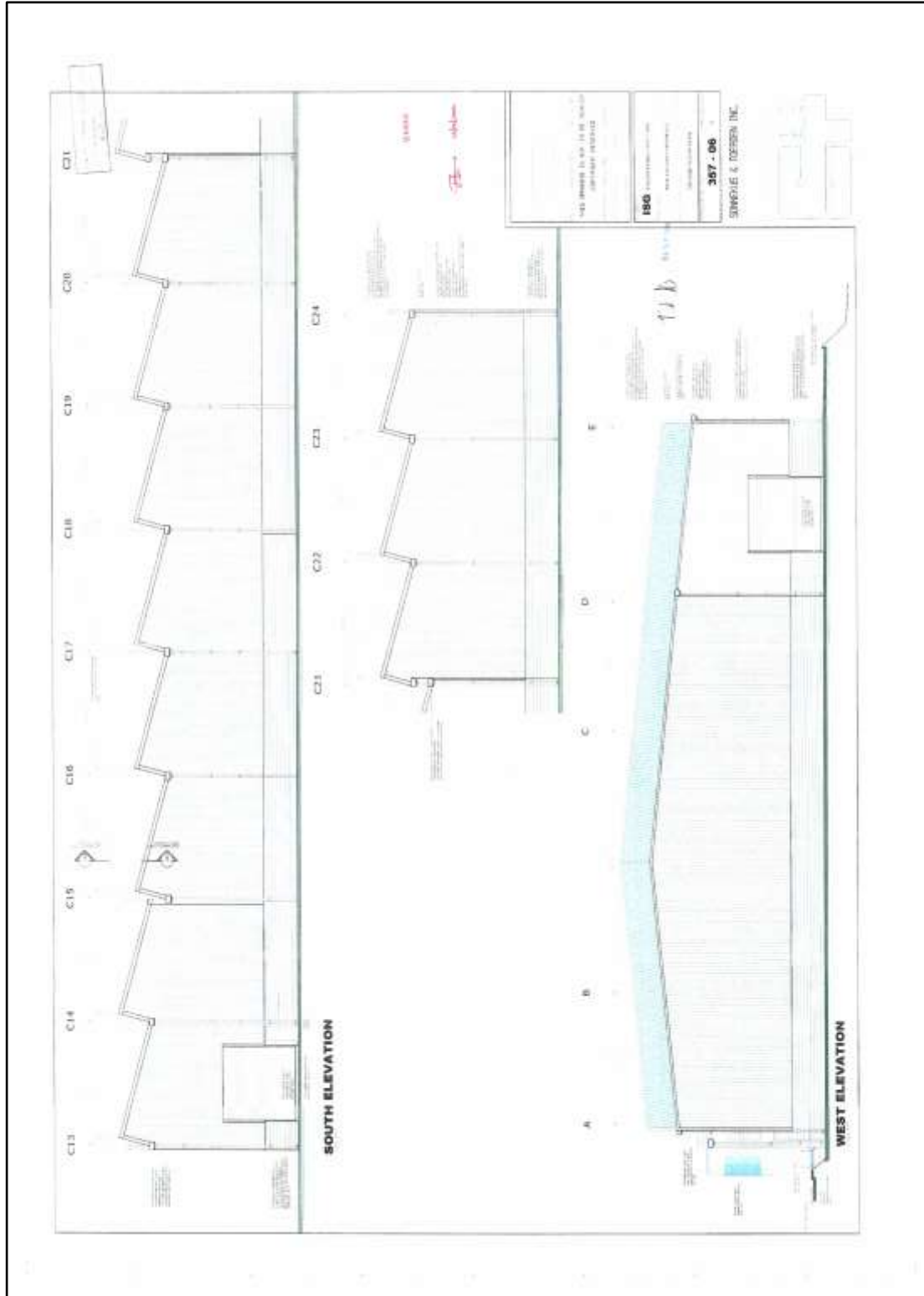
905 SETTLERS WAY (R72) GREENFIELDS,
EAST LONDON



BUILDING PLANS

(Continued)

905 SETTLERS WAY (R72) GREENFIELDS, EAST LONDON



OUR FOOTPRINT



BELVILLE

Unit 13 Canal Edge One,
Tyger Waterfront,
Carl Cronje Drive,
Belville

DURBAN

Unit 505, 5th Floor,
Strauss Daly Place,
41 Richefond Circle,
Ridgeside Office Park
Umhlanga Ridge

EAST LONDON

10 Princess Road,
Vincent

CLAREMONT

Unit 1 Draper Square,
Draper Street,
Claremont

PRETORIA

Centaur House,
38 Ingersol Street,
Lynnwood Glen

BLOEMFONTEIN

104 Kellner Street,
Westdene

PORT ELIZABETH

1st Floor Strauss Daly Place,
35 Pickering Street,
Newton Park

JOHANNESBURG

Unit 801, 8th Floor Illovo
Point 68 Melville Road,
Illovo, Sandton

CAPE TOWN

13th Floor Touchstone House,
7 Bree Street