

### 3.8.2.2 Performance Criteria for Low Intensity Land Development Areas

- Low-impact Office uses may be allowed within Low Intensity Land Development Areas on the fringes of identified Development Nodes and Corridors or in areas specifically identified for such uses if the conditions below can be met.
- Such office uses must comply with the following requirements: -
  - A maximum floor area may be developed comprising of the current floor area (as it was before December 2004) of all existing buildings *plus* 25% of the current floor area so established;
  - In order to retain the residential character of the area the parking area and vehicles must not be visible from the street;
  - Existing building lines applicable in terms of the current Residential Zone are to remain in force and no departures in respect of the relaxation of these shall be permitted;
  - Where a site has been cleared, the developable floor area shall be calculated based on the floor area of the demolished building(s). If no building plans illustrating the demolished structure are found on record, the total size of the demolished structures shall be deemed to have been 20% of the erf size for the purposes of calculating permitted floor area.
  - Where a residential land use is to be converted, the development shall retain the character of a residential natural and built environment in keeping with the character of surrounding properties;
  - Where a site has been cleared, the character of the site shall be deemed to have been that of the original property and an approved building plan shall be required to ensure that when the site is redeveloped, the character will be in keeping with that of the demolished building;
  - Required parking in terms of the East London Zoning Scheme shall be supplied *on-site only*;
  - Compressors and/or Air Conditioning Units are to be screened or positioned so as not to cause a disturbance to neighbouring residential properties;
  - No smoke, dust or fumes may be emitted, which could cause an environmental nuisance to neighbouring properties;
  - Appropriate arrangements shall be made to ensure that the property shall be landscaped and secured in a manner that is in keeping with the character of the surrounding area.
- The subdivision of erven within the Low Intensity Land Development areas is not supported since this can serve to frustrate the intention of creating a low intensity 'buffer' area.
- Site Development Plans fully complying with Clause 4.23 of the East London Zoning Scheme and a Stormwater Management Plan (i.e. a plan indicating how on-site stormwater is to be managed and introduced into the Municipal stormwater system) will be required for all developments before applications will be approved.
- No alterations to or demolition of listed buildings older than sixty (60) years will be permitted without a Certificate of Approval issued by the Provincial Heritage Resources Authority in terms of the National Heritage Resources Act.
- In terms of Section 42 of the Land Use Planning Ordinance, the Buffalo City Municipality shall levy a development contribution in respect of an approved land use change, where such change will result in an additional load on existing infrastructure and/or road networks. The formula to calculate the development contribution may favourably take into account the weighting established for development within an identified development node or corridor.
- Business 4 zoning (i.t.o the East London Zoning Scheme) is the only applicable business zoning in the Low Intensity Land Development areas.
- All approvals for rezonings within this area must indicate that business activities are limited to "Low-impact office" use only.