

Collab. No.
1632 SED
F KRUGER



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2012-05-14

V P M Planning
P O Box 173
KNYSNA
6570

Dear Sir/Madam

**PROPOSED AMENDMENT OF GENERAL PLAN: ERVEN 4884
(CONSOLIDATED ERVEN 1632 AND 1633) SEDGEFIELD: SANDPIPER
ESTATE**

Your application dated 12 October 2011 refers.

Approval is hereby granted in terms of Section 30(1) of Ordinance No. 15 of 1985 and Section 37(2) of the Land Survey Act 8 of 1997 for the amendment of General Plan 1698/2009 by substituting erven 4886 – 4910 as shown on General Plan 1698/2009 with Portion A that comprises 18 Residential erven and a communal private open space, and Portion B, as shown on the attached plan Nr. Sed4884rev2 dated May 2012.

This approval is subject to the conditions contained in the attached Annexures A, B and C, imposed in terms of Section 42 of the said Ordinance.

A copy of the approved plan, duly endorsed as required, is attached for your further attention. Kindly furnish a copy of the approved General Plan, once it is available.

Yours faithfully

L WARING
MUNICIPAL MANAGER

/ac

cc: Director: Corporate Services
Director: Finance (Rates dept)
Director: Dev. Planning & Building
Director: Technical Services
Town Electrotechnical Engineer
Building Control Officer

ANNEXURE "A"

The following conditions of title must be registered against each of the subdivided portions and the remainder, except where similar conditions have, in the opinion of the Conveyancer, already been registered against the original property or properties:

- a] The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the local authority in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above;
- b] The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

ANNEXURE "B"

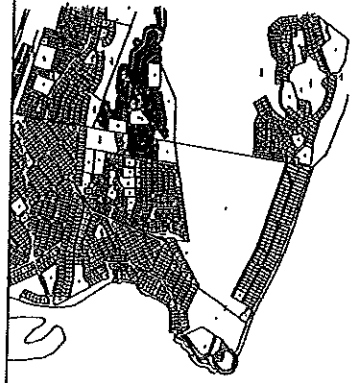
Satisfactory arrangements for the essential removal of telephone or telegraph routes which cross the land being subdivided must be made with the Post Office in terms of Section 83(1) of the Post Office Act.

ANNEXURE "C"

- [b] That condition xxii from Clause C of the conditions of approval be removed and that the following be added as conditions of approval:
 - [i] The developer is still to install the Minisub as per initial approval;
 - [ii] The metering supply point will be by means of a Bulk meter supply;
 - [iii] The developer will be responsible for the internal electrical reticulation;
 - [iv] An LV electrical supply will be provided for House Riverend at the cost of the developer;
 - [v] Solar assisted or gas assisted water heating devices or heat pumps shall be installed by the applicant;
 - [vi] Load switch accommodation is required and will be wired in accordance to the electrical department' specification and the switch will be purchased by the applicant; and
 - [vii] CFL lamps are to be used in all fittings if advantageous.

Amendment of
 General Plan Nr 1698/2009
 by the substitution
 of Erfen 4886 - 4910 Sedgefield
 with Portion A
 that comprises of 18 Residential Erfen
 and a Private Open Space Erf,
 and Portion B (future planning area)

LOCALITY PLAN



SUBDIVISION PHASING

PHASE 1 COMPRISES OF

Portion A

Subdivision of Portion A comprises of
 Erfen 5 - 16 & 18- 23

PHASE 2 COMPRISES OF

Portion B

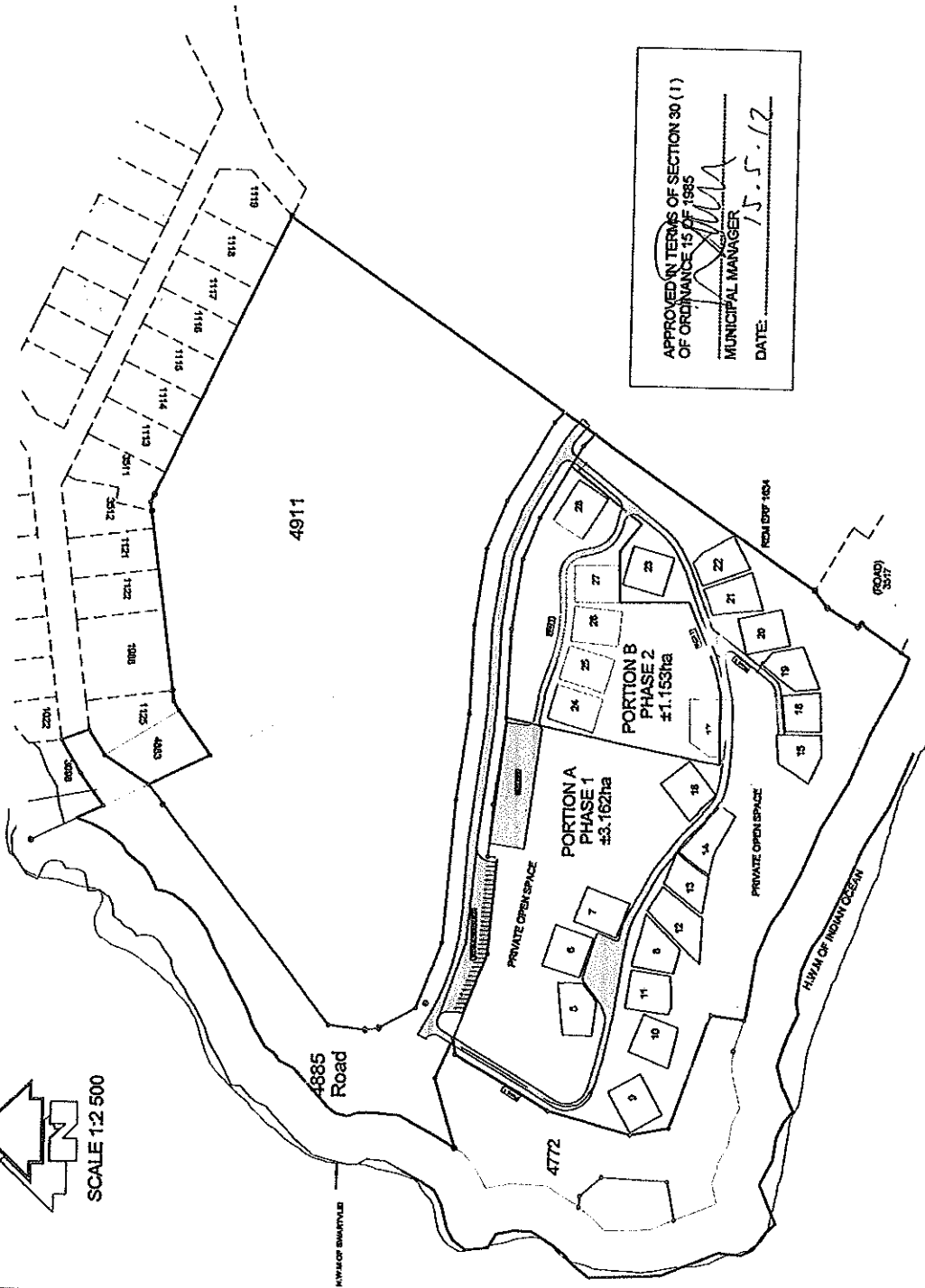
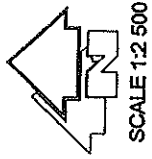
Subdivision of Portion B is subject to
 final approval and does not form part
 of this approval.



INTEGRATED DEVELOPMENT PLANNING & LAND MANAGEMENT
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 MANAGEMENT, PROJECT MANAGEMENT, INTEGRATED ENVIRONMENTAL
 MANAGEMENT
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DRS NR. 364484/v2 DATE: May 2012
 www.vpm.co.za

AMENDMENT OF GENERAL PLAN NO 1698/2009 SITUATED ON ERF 4884 SEDGEFIELD



APPROVED IN TERMS OF SECTION 30 (1)
 OF ORDINANCE 15 OF 1985
 MUNICIPAL MANAGER
 DATE: 15.5.12