



Reference: W11/4/3-2/8-35 Fax Number: +27 (0) 21 910 1699
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Mrs M Vreken
Marika Vreken Town Planners
PO Box 2180
KNYSNA
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Email: info@vreken.co.za

Dear Mrs Vreken

NATIONAL ROUTE 2 SECTION 8: PROPOSED ROAD CLOSURE, LAND ALIENATION, SUBDIVISION & REZONING: SEDGEFIELD ERF 1669 (BUSHBUCK STREET, SEDGEFIELD)

Thank you for your letter received 17 April 2019.

The South African National Roads Agency SOC Limited (SANRAL) approved your application in terms of Section 49 of The South African National Roads Agency Limited and National Roads Act, 1998, subject to the following conditions:

1. The erven within the land development area shall be designated and laid out in accordance with Subdivision Plan 4, Plan no. Pr15/06SUB 1 dated 12 March 2013, which layout is hereby approved.
2. A permanent 2m security fence must be erected on the boundary of the property and the national road reserve. Detailed plans of the proposed wall or security fence must be submitted to the SANRAL for approval prior to the erection thereof. The maintenance of the wall/security fence will be the responsibility of the property owner/successor in title.
3. Access will be obtained via Egret Street/N2 intersection. Traffic signals must be installed at the above intersection when warranted. All cost in connection with future upgrading of the intersection and the installation of traffic signals shall be borne by the developer/applicant.
4. The SANRAL will not be liable for any damage or diminishment in value of the land development area arising out of any impact thereon
5. Facilities necessary for the control and disposal of stormwater from the land development area shall be constructed to the satisfaction of the SANRAL.
6. No freestanding advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.
7. The SANRAL shall not be held liable to any party should it be found at any time in the future that noise, air pollution and light pollution emanating from the national road presents a problem to the development adjacent to the national road. The developer/successor in title/local authority shall be responsible for taking such steps as may be necessary to reduce the impact of such noise, air and/or light pollution.
8. The written confirmation of the SANRAL, that the conditions referred to herein have been fulfilled to its satisfaction, shall be required prior to the opening of any township register with respect to the erven that are adjacent to the national road. The

applicant/developer shall provide SANRAL with a certificate from a professional consulting engineer certifying that the design and construction of all services and other improvements referred to in these conditions have been undertaken to the required standards.

9. The approval granted herein by the SANRAL does not exempt the developer from the provisions of any other legislation.

Yours sincerely



R CABLE
REGIONAL MANAGER

ID4922390



SCALE 1:2000



Graphic Scale



NOTES

1. Sizes and dimensions are approximate and subject to final survey
2. For erf data see General Plan No 4839/1995
3. The Figure ABCDEQR represents Rem
4. The Figure EFGHJMNPQ represents Portion A of Erf 1 669 (Bush Buck Street) to be used as Private Open Space (road) measuring 2514m²
5. The Figure JKLM represents Portion B of Erf 1 669 (Bush Buck Street) to be used as Private Open Space, measuring 2736m²

PLAN 4

SUBDIVISION PLAN

APPROVED IN TERMS OF SECTION 28 OF ORDINANCE 15 OF 1985

MUNICIPAL MANAGER

DATE:

DRAWN:	NAB	CHECKED:	NAV
PLAN NO:	PT16038/1		
PLAN DATE:	12 March 2015		
STORED:	C:\workings\Map\NPT\0006271669_SubD1.dwg		
COPY NO:			

This Plan may not be applied or amended without the written consent of HMA Victoria



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