

8/k
B TLAPE
9593 KNY

18 FEBRUARY 2004

N C Van Noort
P O Box 1626
CRESTA
2118

Fax: 011-4754243 / 044-3840277

Sir/ Madam

APPLICATION FOR THE APPROVAL OF BUILDING PLANS, ERF 9593

The building plan submitted in this regard refers.

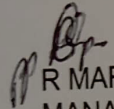
You are hereby advised as follows with regard to the parameters that apply on erf 9593:

1. The 1995 site plan and subsequent site plans were approved with a 3m lateral and rear building line, and as such the **side building line** on the stand is **3m** not 2m as indicated in some instances in your plan. You are therefore advised to rectify the above with regard to unit 1, 8 and the swimming pool;
2. The above said site plan was also approved with the **height limit** set at **8m above natural ground level**;
3. Please note that the earlier approved site plan (submitted February 1995) was for 45 units for the entire Tides End, the applicant however amended the above said site plan (May 1995) for around 58 units, of which 8 units were to be located on the now erf 9593. However please note that when the unit numbers were increased (45 to 58) the sizes were reduced from 211m² to 160m². The **maximum size** of the dwelling units is thus **160m²**. You are therefore advised to reduce the unit sizes to not more than 160m²;
4. Please note that the last approved site plan of May 1995 indicated unit 49 to 56 (8 units which were to be located on the now erf 9593) as **2 (two) storey, with separate parking or garaging**. You are thus advised to reduce the number of storeys to two and to provide separate garaging/ parking;
5. The **on-site parking of 1.5 bays per unit** was deemed sufficient for the development and as such parking at that rate is acceptable.

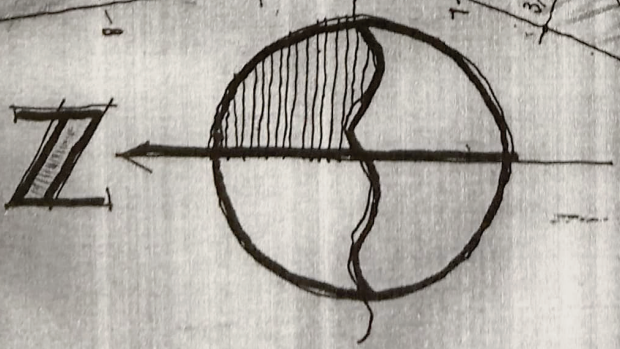
Find attached the copy of the section of the approved site plan for erf 9593 for further clarity.

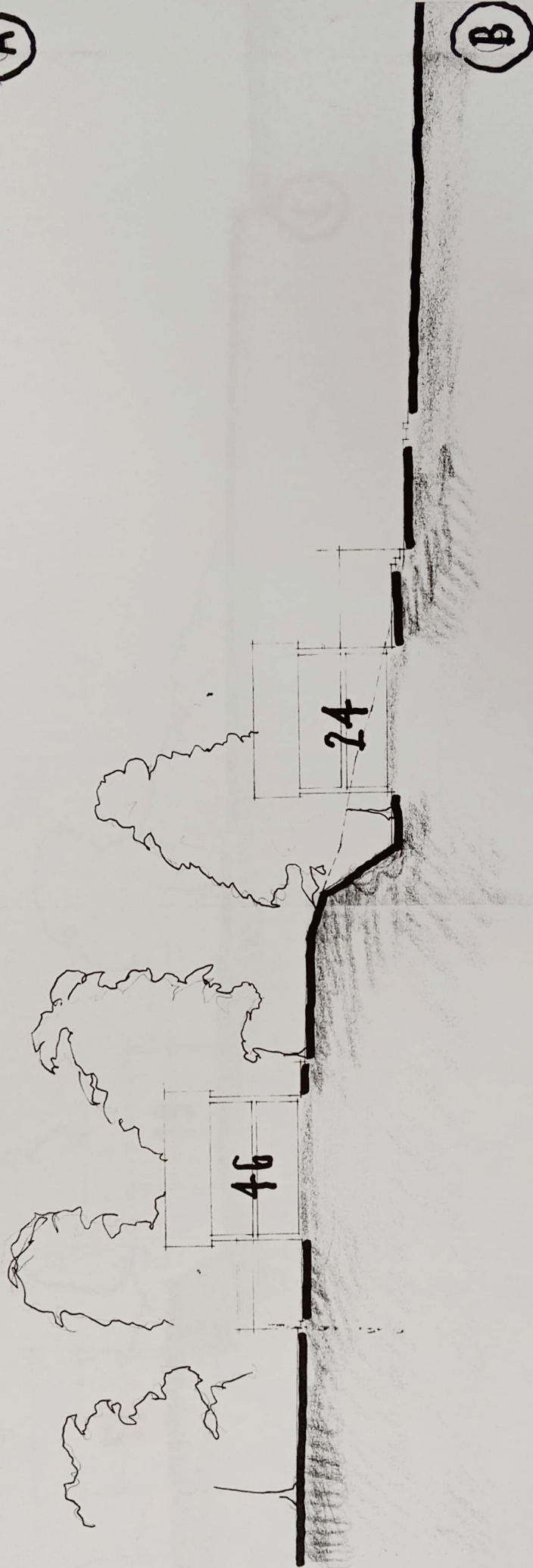
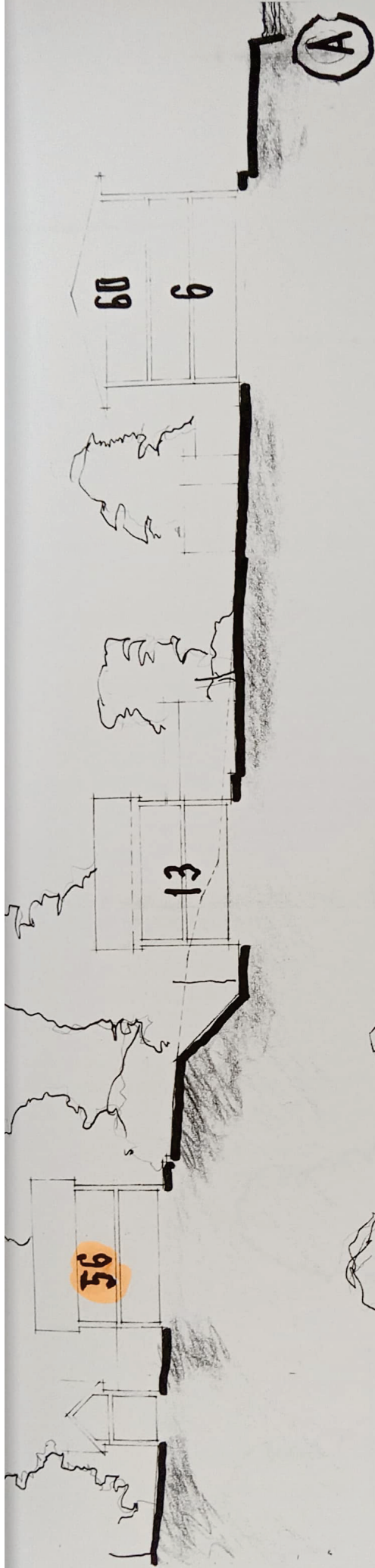
Please note that your building plans will be pended until all the amendments are sufficiently done.

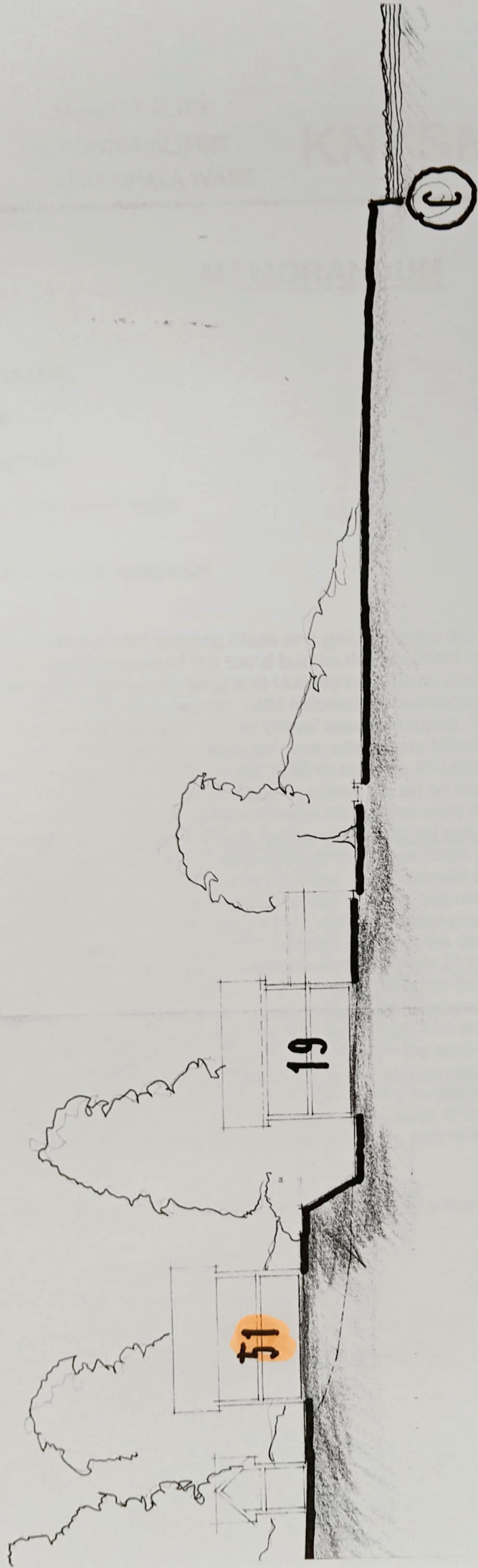
Yours Faithfully


R MARTIN
MANAGER: OPERATION

ERF 3528







CROSS SECTIONS THROUGH SITE