



Modimolle

**MODIMOLLE
MUNISIPALITEIT/MUNICIPALITY
MMASEPALA**

O.R. Thambo Square, MODIMOLLE

101008, MODIMOLLE, 0510

(014) 717-5211

(014) 717-4077

e-mail: nlludik@modimolle.gov.za

OUR REF: WONDERKRATER VAKANSIE DORP
YOUR REF:
ENQUIRIES: NIKKI LUDIK / nl
DATE: 10 OKTOBER 2006

DR. W.F.S. WARD
SAFTAN INTERNATIONAL
PO BOX 1602
BRUMA
2026

Sir,

AUTHORITY OF THE MODIMOLLE LAND USE MANAGEMENT SCHEME 2004

The above-mentioned issue, refers.

Herewith it is confirmed that the Modimolle Land Use Management Scheme 2004 has been prepared in terms of the provisions of Section 18 of the Town Planning and Townships Ordinance, 1986 (Ord 15 of 1986) and is the only land use scheme for the municipal area as defined in Proclamation 484 of February 2000.

In terms of Section 12 of the Local Government Municipal Structures Act (Act 117 of 1998) the municipal boundary of Modimolle has been proclaimed and the municipality is the authority within the area indicated on the attached map.

If you have any questions please contact the Divisional Manager: Town Planning at 014 7175211.

Yours Sincerely

NIKKI LUDIK
DIVISIONAL MANAGER: TOWN PLANNING

"VISION: The Modimolle Municipality is an organization delivering affordable services in order to improve the quality of life to all its communities".

Annexure 4 WFSU
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MODIMOLLE MUNISIPALITEIT/MUNICIPALITY MMASEPALA

Modimolle

O.R. Thambo Square, MODIMOLLE

☒ x1008, MODIMOLLE, 0510

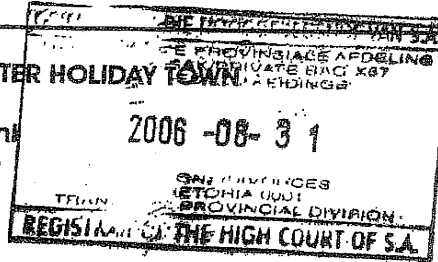
☎ (014) 717-5211

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e-mail : nludik@modimolle.gov.za

OUR REF: **WONDERKRATER HOLIDAY TOWN**
YOUR REF:
ENQUIRIES: **NIKKI LUDIK / nr**
DATE: **12 JULY 2006**

**ALTO AFRIKA
PO BOX 3007
MODIMOLLE
0510**



Sir,

APPLICATION FOR THE SUBDIVISION OF ERF 39 WONDERKRATER

The above-mentioned application refers.

Attached please find the approval of the subdivision of the above-mentioned erf in terms of Section 9 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986). The approval is subject to adherence of the conditions as set out in Annexures 1 and 2 attached to this letter.

Yours Sincerely,


**M.C. POWELL
MUNICIPAL MANAGER**

"VISION: *The Modimolle Municipality is an organization, delivering affordable services in order to improve the quality of life to all its communities".*



Annexure 4
8/

THIS IS TO CONFIRM THE APPROVAL IN TERMS OF SECTION 92 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) OF THE SUBDIVISION OF ERF 39 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN.

I, the undersigned, **M.C. POWELL**, in the capacity as Municipal Manager confirm herewith that the Modimolle Local Municipality, in terms of Section 92 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and subject to the conditions as set out in Annexures 1 and 2 attached hereto, approve of the **SUBDIVISION OF ERF 39 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN.**

The subdivision is as follows:

Proposed Portions 1-4, 10-13, 14-16, 22-24 = 780 sq. meters each

Proposed Portions 5-9, 17-21 = 960 sq. meters each

Proposed Portions 25 and 26 = 13 meters wide road access

Proposed Remainder of Erf 39 = remainder of property

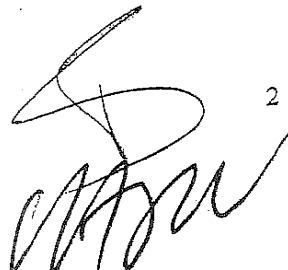
TOTAL = 4,4149 ha

PLEASE NOTE:

1. In accordance with Regulation 39 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), in terms of Section 138 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the procurement of transport or the application for a certificate of Registered Title must be endorsed before the registration of the subdivision may take place. The above-mentioned endorsing is, however, subject to all the conditions (as set out in Annexures 1 and 2 attached hereto) being adhered to or to sufficient arrangements for the adherence thereof be confirmed.
2. When submitting the mentioned documents for endorsing, the applicant must supply proof that the conditions have been adhered to or that sufficient arrangements for adherence have been made.
3. Correspondence must be directed to the DIVISIONAL MANAGER: TOWN PLANNING, MODIMOLLE LOCAL MUNICIPALITY, Private Bag X 1008, Modimolle, 0510.

Signed at MODIMOLLE on the 12th day of JULY 2006.


M.C. POWELL
MUNICIPAL MANAGER


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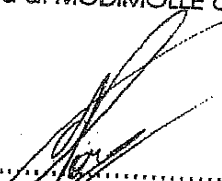
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ANNEXURE 1

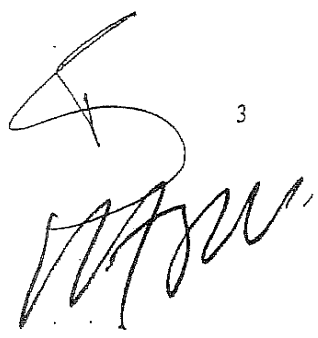
Conditions applicable to the **SUBDIVISION OF ERF 39 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN** as approved on 12 JULY 2006:

1. The dimensions on the approved land surveyor map may not differ more than 10% with the approved sketch plan where the dimensions are 10 meters and/or less; or 5% where the dimensions are greater than 10 meters, except for specific minimum distances.
2. The owner shall be responsible for the provision and/or moving and/or amending and/or removal of the internal services on the subdivided erf up to the connection points with the municipal network at his/her own costs and to the satisfaction of the Modimolle Local Municipality. Where necessary, the internal services should be protected by appropriate servitudes to the satisfaction of the Modimolle Local Municipality.
3. Please Note that the Modimolle Municipality is not responsible for any of the above-mentioned provision of, movement, amendment, or removal of internal services.
4. Approval of building plans are required where any existing buildings and/or stand sewage points are present as well as where new structures are to be erected.
5. Once the Surveyor General has approved the subdivision diagrams, the Applicant (whether the registered owner or a person/company acting on behalf of the registered owner) must provide the Modimolle Local Municipality with two (2) clear and legible photocopies of the approved diagrams.
6. The subdivided erven may not be transported or similarly handled with unless all the conditions have satisfactorily been met.

Signed at MODIMOLLE on the 12th day of JULY 2006.



.....
M.C. POWELL
MUNICIPAL MANAGER



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ANNEXURE 2

1. Service contributions with regard to Engineering Services payable, in terms of Section 121 of the Ordinance on Town Planning and Townships, 1986 (15 of 1986) applicable on the **SUBDIVISION OF ERF 39 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN**, are as follows:

NO FEES WILL BE LEVIED AS THIS IS A PRIVATE TOWNSHIP AND THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL SERVICES.

Signed at MODIMOLLE on the 12th day of JULY 2006.

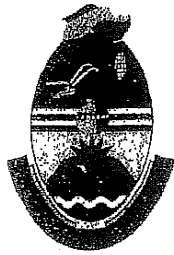


M.C. POWELL
MUNICIPAL MANAGER



Annexure 4 WFS 1

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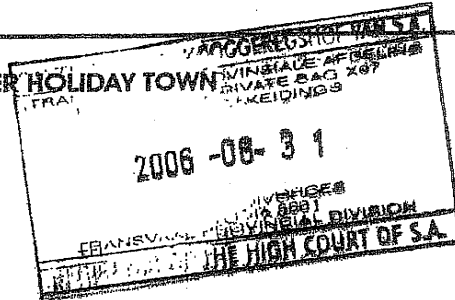
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OUR REF: WONDERKRATER HOLIDAY TOWN
YOUR REF:
ENQUIRIES: NIKKI LUDIK / ni
DATE: 12 JULY 2006



**ALTO AFRIKA
PO BOX 3007
MODIMOLLE
0510**

Sir,

APPLICATION FOR THE SUBDIVISION OF ERF 127 WONDERKRATER

The above-mentioned application refers.

Attached please find the approval of the subdivision of the above-mentioned erf in terms of Section of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986). The approval is subject adherence of the conditions as set out in Annexures 1 and 2 attached to this letter.

Yours Sincerely

**M.C. POWELL
MUNICIPAL MANAGER**

"VISION: The Modimolle Municipality is an organization, delivering affordable services in order to improve the quality of life to all its communities".

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THIS IS TO CONFIRM THE APPROVAL IN TERMS OF SECTION 92 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) OF THE SUBDIVISION OF ERF 127 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN.

I, the undersigned, **M.C. POWELL**, in the capacity as Municipal Manager confirm herewith that the Modimolle Local Municipality, in terms of Section 92 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and subject to the conditions as set out in Annexures 1 and 2 attached hereto, approve of the **SUBDIVISION OF ERF 127 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN.**

The subdivision is as follows:


Proposed Portions 1-10, 17-22, 28-37, 43-59, 65-74 and 81-88 = 780 sq. meters each
Proposed Portions 11-16, 23-27, 38-42, 60-64, 75-80 and 89-90 = 960 sq. meters each
Proposed Portions 91 and 92 = 13 meters and 20 meters road access
Proposed Remainder of Erf 127 = remainder of property

TOTAL = 19,6761 ha

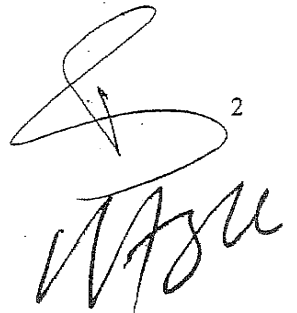
PLEASE NOTE:

1. In accordance with Regulation 39 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), in terms of Section 138 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the procurement of transport or the application for a certificate of Registered Title must be endorsed before the registration of the subdivision may take place. The above-mentioned endorsing is, however, subject to all the conditions (as asset out in Annexures 1 and 2 attached hereto) being adhered to or to sufficient arrangements for the adherence thereof be confirmed.
2. When submitting the mentioned documents for endorsing, the applicant must supply proof that the conditions have been adhered to or that sufficient arrangements for adherence have been made.
3. Correspondence must be directed to the DIVISIONAL MANAGER: TOWN PLANNING, MODIMOLLE LOCAL MUNICIPALITY, Private Bag X 1008, Modimolle, 0510.

Signed at MODIMOLLE on the 12th day of JULY 2006.



M.C. POWELL
MUNICIPAL MANAGER


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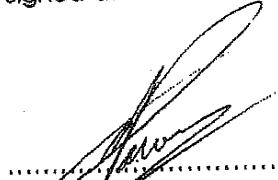
57

ANNEXURE 1

Conditions applicable to the **SUBDIVISION OF ERF 127 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN** as approved on 12 JULY 2006:

1. The dimensions on the approved land surveyor map may not differ more than 10% with the approved sketch plan where the dimensions are 10 meters and/or less; or 5% where the dimensions are greater than 10 meters, except for specific minimum distances.
2. The owner shall be responsible for the provision and/or moving and/or amending and/or removal of the internal services on the subdivided erf up to the connection points with the municipal network at his/hers own costs and to the satisfaction of the Modimolle Local Municipality. Where necessary, the internal services should be protected by appropriate servitudes to the satisfaction of the Modimolle Local Municipality.
3. Please Note that the Modimolle Municipality is not responsible for any of the above-mentioned provision of, movement, amendment, or removal of internal services.
4. Approval of building plans are required where any existing buildings and/or stand sewage points are present as well as where new structures are to be erected.
5. Once the Surveyor General has approved the subdivision diagrams, the Applicant (whether the registered owner or a person/company acting on behalf of the registered owner) must provide the Modimolle Local Municipality with two (2) clear and legible photocopies of the approved diagrams.
6. The subdivided even may not be transported or similarly handled with unless all the conditions have satisfactorily been met.

Signed at MODIMOLLE on the 12th day of JULY 2006.



M.C. POWELL
MUNICIPAL MANAGER



HWP


58

ANNEXURE 2

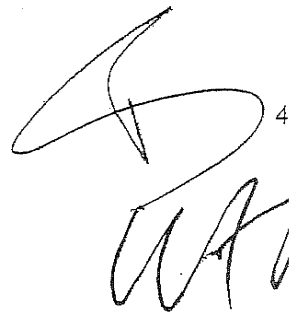
1. Service contributions with regard to Engineering Services payable, in terms of Section 121 of the Ordinance on Town Planning and Townships, 1986 (15 of 1986) applicable on the **SUBDIVISION OF ERF 127 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN**, are as follows:

NO FEES WILL BE LEVIED AS THIS IS A PRIVATE TOWNSHIP AND THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL SERVICES.

Signed at MODIMOLLE on the 12th day of JULY 2006.



M.C. POWELL
MUNICIPAL MANAGER


4