



MODIMOLLE
MUNISIPALITEIT/MUNICIPALITY
MMASEPALA

Modimolle

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☎ (014) 717-5211

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OUR REF: WONDERKRATER
YOUR REF: WONDERKRATER HOLIDAY TOWN
ENQUIRIES: Ledile Molope
DATE: 23 APRIL 2008

ALTO AFRICA
PO BOX 3007
MODIMOLLE
0510

Sir,

APPLICATION FOR THE SUBDIVISION OF ERVEN 1, 2, 3, 5, 9, 10 AND 127 WONDERKRATER

The above-mentioned application refers.

Attached please find the approval of the subdivision of the above-mentioned erf in terms of Section 92 of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986). The approval is subject to the 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".

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 ERVEN 1, 2, 3, 5, 9, 10 AND 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 ERVEN 1, 2, 3, 5, 9, 10 AND 127 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN.**

The subdivision is as follows as indicated on the attached sketch plan:

ERF NUMBER	NUMBER OF ERVEN	TOTAL AREA OF ERF	AVERAGE ERF SIZE
Erf 1	191	37.3002 ha	1953 sq meters
Erf 2	81	13.0663 ha	1613 sq meters
Erf 3	4	3.3571 ha	8393 sq meters
Erf 5	4	2.4367 ha	6092 sq meters
Erf 9	191	36.3842 ha	1905 sq meters
Erf 10	110	20.2061 ha	1837 sq meters
Erf 127	123	19.6761 ha	1600 sq meters
TOTAL	845	132.4267 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 21st day of April 2008.



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LOCALITY PLAN

ERF 2, WONDERKRATER

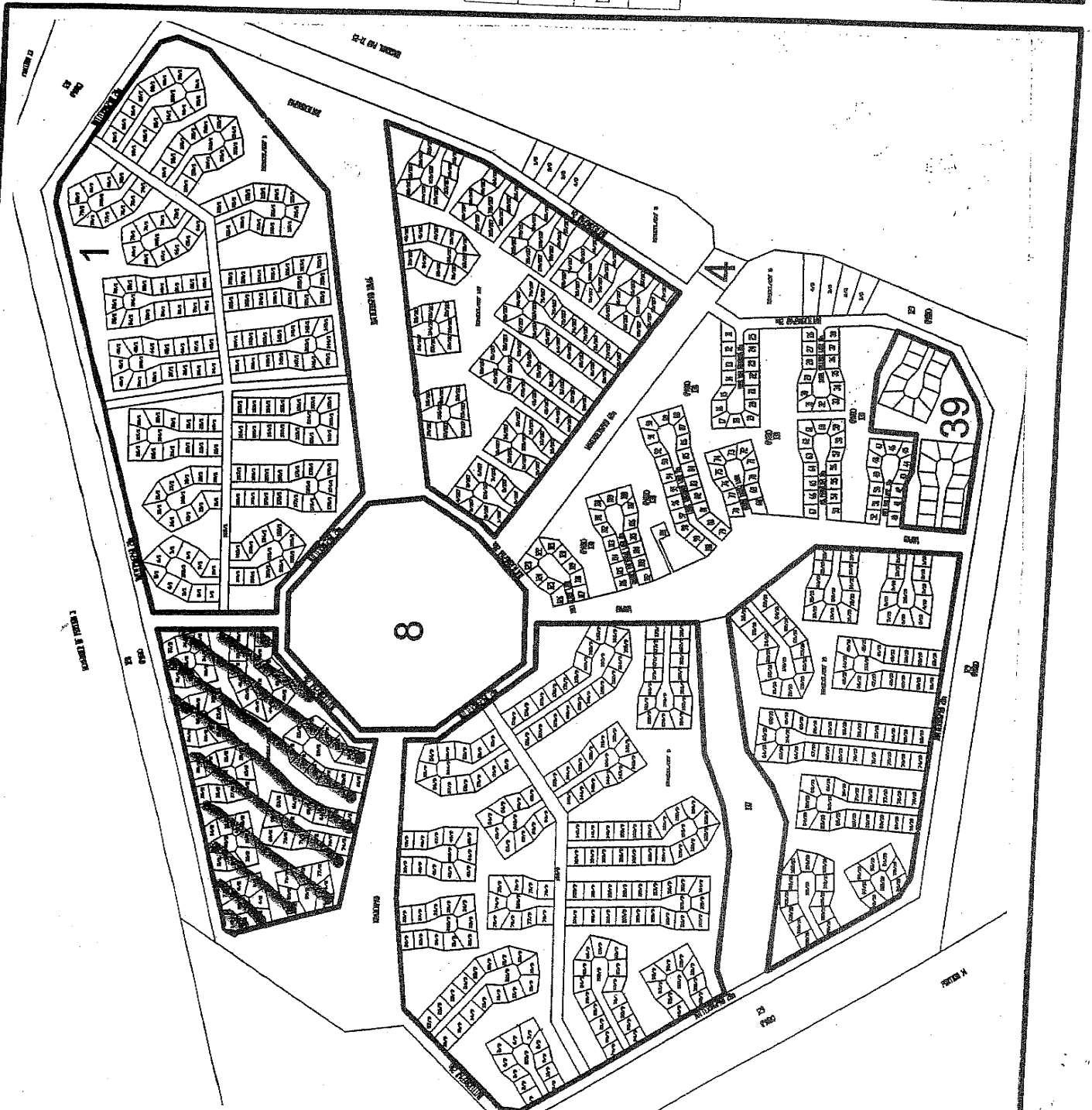


The site

MODIMOLLE MUNICIPALITY		
APPROVED		
DEPARTMENT	SIGNATURE	DATE
BUILDING SECTION		23/04/08

ALTO AFRICA
 Town-Planning & Development Consultants
dludik@mweb.co.za

P.O Box 3007
 MODIMOLLE
 0510
 Tel.: (014) 717 5510
 Fax: (014) 717 5510
 Cell: 083 659 4231

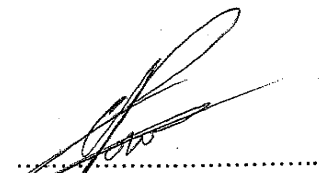


ANNEXURE 1

Conditions applicable to the **SUBDIVISION OF ERVEN 1, 2, 3, 5, 9, 10 AND 127 WONDERKRATER AS INDICATED ON THE APPROVED SKETCH PLAN** as approved on 21 April 2008:

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 21st day of April 2008.


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M.C. POWELL
MUNICIPAL MANAGER

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 ERVEN 1, 2, 3, 5, 9, 10 AND 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.

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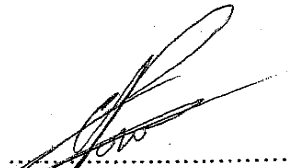
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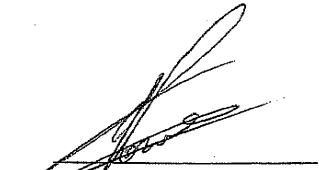

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