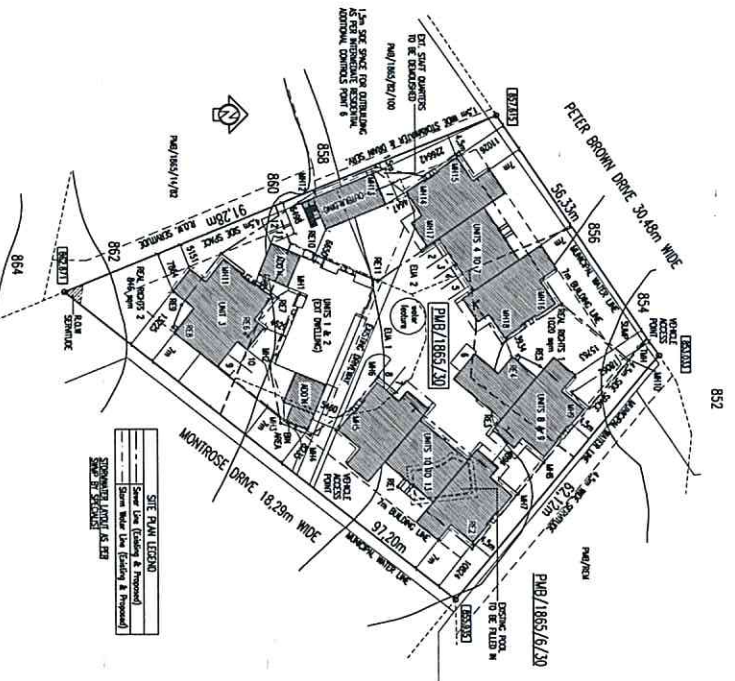
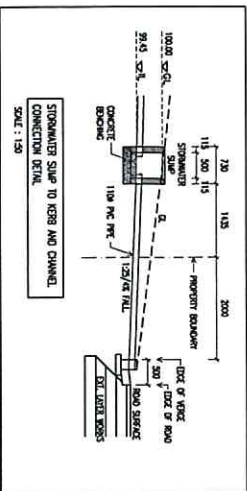


SKETCH PLAN ONLY

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ONLY APPROVED WORKING DRAWINGS TO BE USED FOR QUOTATIONS AND CONSTRUCTION.



SITE PLAN
SCALE = 1:500

[illegible]

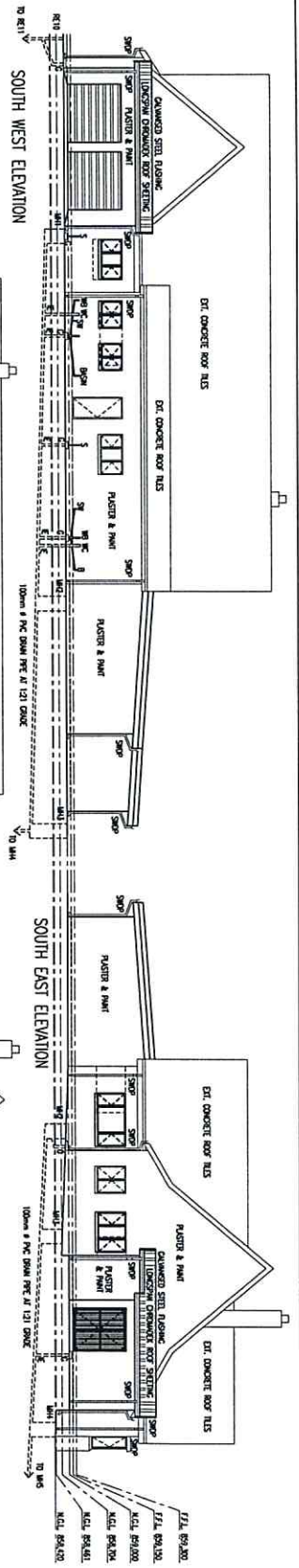
	RE 1	RE 2	WI 7	WI 8	RE 4	RE 5	WI 9
GROUND LEVEL	857.000	857.000	853.500	853.500	855.500	855.500	
WATER LEVEL	856.400	855.699	855.179	854.905	854.500	854.111	853.817
DEPTH	600	1331	1871	500	600	689	1673
DISTANCE	11832	14005		11840		12680	
GRADIENT	1 : 26	1 : 26		1 : 26		1 : 16	

	6	7	8	9	10	11	12	13	14	15	16	17
GROUND LEVEL	861.700	861.200	861.200	863.000	864.000	864.13	864.13	864.200	864.200	864.200	864.500	864.500
PAVEMENT LEVEL	860.400	860.300	859.300	857.400	856.817	856.400	856.400	856.225	856.225	855.500	852.800	852.800
DEPTH	600	604	604	1500	600	1183	600	775	1500	600	600	600
OSL DISTANCE	9525	14005	21776	17996	8810	35410	17164					
GROUND	1:24	1:24	1:10	1:22	1:22	1:48	1:48	1:48	1:48	1:7		

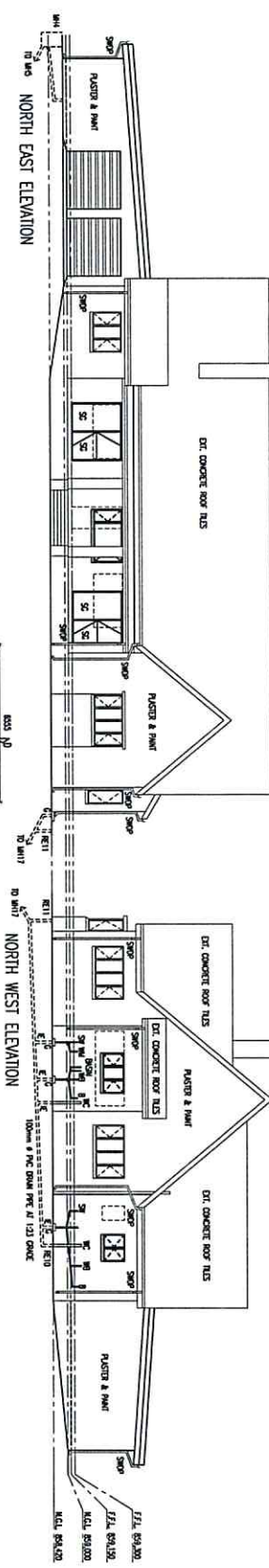
	REG. 6	REG. 9	REG. 11	REG. 10	REG. 11	REG. 17	REG. 18	REG. 16
GRAND LINES	861,000	861,000	861,000	659,000	659,000	837,000	837,000	865,500
MAINT. LEVEL	866,400	866,155	869,500	656,400	657,800	831,000	835,834	865,500
DEPRN.	600	945	1500	600	1200	600	1166	1500
DISCOUNT	41256	112603		13556	16201	23770	14025	
PERCENT	1 : 19	1 : 19		1 : 23	1 : 10	1 : 42	1 : 42	

ELECTRICAL LEGEND	
	Distribution board 1500 shore power feed.
	Cable mounted split fitting. (150 CT)
	Split mounted split fitting. (150 CT)
	Waterproof cable mounted split fitting. (150 CT)
	Double waterproof split fitting. (150 CT)
	Surface cable mounted connector. (60 CT)
	Inverter Connection.
	TV Connection.
	50 Amp 15 Amp connection.
	100 Amp 50 Amp connection.
	150 Amp 50 Amp connection.
	15 Amp Receptacle.
	Double 15 Amp Receptacle.
	Light sensor switch.
	Upfront 1200 shore power feed.
	Two-way split switch.
	Split switch.
	Breaker.
	Breaker with up/down split light.
	Split Switch/Fit.
	Power connection.
	Underwater lighting with terminal.
	Single illuminated split fitting. (150 CT)
	Double illuminated split fitting. (1500 CT)
	Inverter and battery.

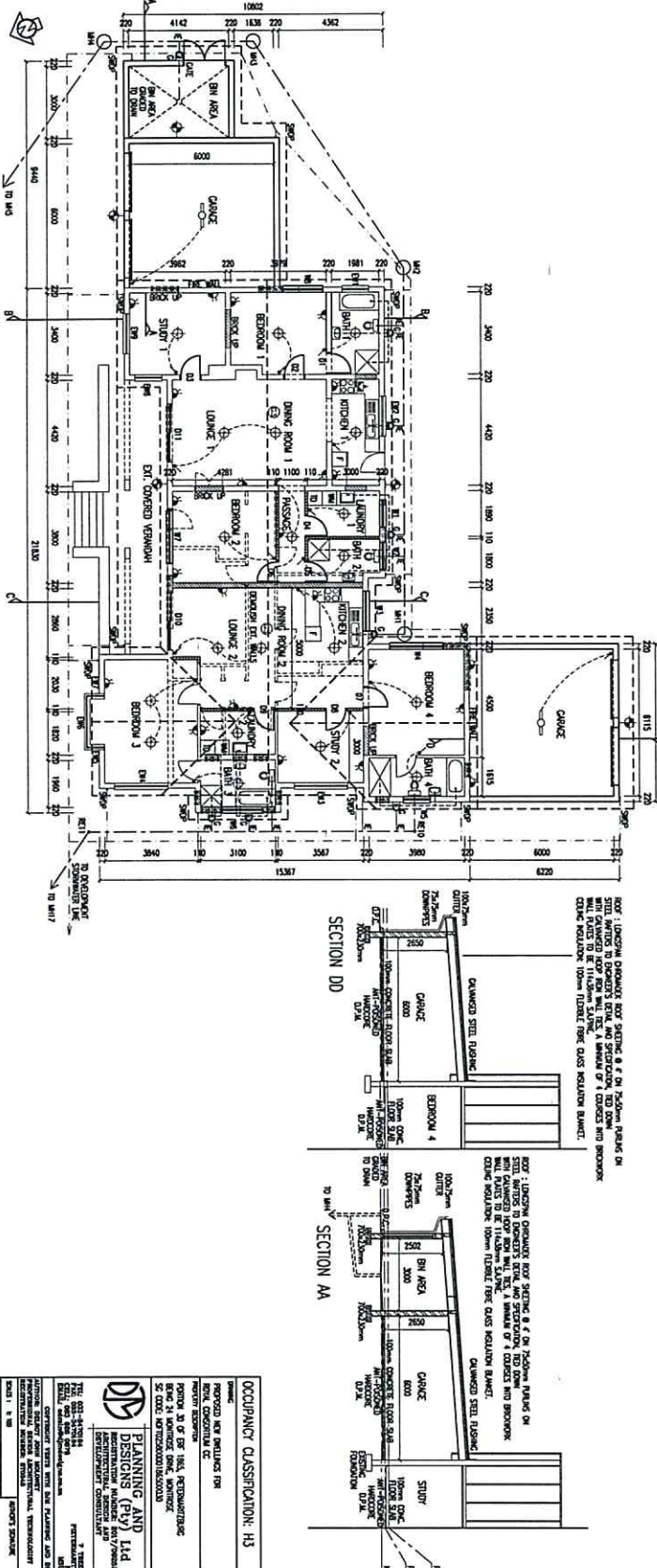
OCCUPANCY CLASSIFICATION: H3	
NAME: NEWCASTLE INVESTMENTS LTD 100, COVENTRY CT PROJECT ADDRESS: 100 E. BAY BLVD, PEARLBOULEVARD SUITE 100, NEWCASTLE, MISSISSAUGA, ONTARIO SC CODE: M072220000010000000	715. 625. 2212/2134 TEL: 625. 2212/2134 FAX: 625. 2212/2134 E-MAIL: info@newcastleinvestments.com WWW: www.newcastleinvestments.com
 PLANNING AND DESIGN SOLUTIONS INC. LTD. 1000 UNIVERSITY AVENUE, SUITE 100/1000/1000/1000 MISSISSAUGA, ONTARIO L4Y 1G7	9 THEBESON PLACE MISSISSAUGA, ONTARIO L4Y 1G7 MISSISSAUGA, ONTARIO L4Y 1G7 MISSISSAUGA, ONTARIO L4Y 1G7
ADDRESS: 100 E. BAY BLVD, PEARLBOULEVARD SUITE 100, NEWCASTLE, MISSISSAUGA, ONTARIO SC CODE: M072220000010000000	ADDRESS: 1000 UNIVERSITY AVENUE, SUITE 100/1000/1000/1000 MISSISSAUGA, ONTARIO L4Y 1G7
DATE: 11/01/01 DRAWN: 11/01/01	DATE: 11/01/01 DRAWN: 11/01/01
2233/01/01 of 15	2233/01/01 of 15



DATE: 22/01/2024	BY: J. J. J.
PROJECT: PLANNING AND DESIGN	CLIENT: J. J. J.
REVISION: 1	DATE: 22/01/2024



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THE MSUNDUZI MUNICIPALITY

SUSTAINABLE DEVELOPMENT AND CITY ENTERPRISES

341 Church Street, Pietermaritzburg, 3201
9 P O Box 1393, Pietermaritzburg, 3200

ENQ: Mrs. Z.I. Shinga

TEL: 033 392 2180 FAX: 033 392 2576

REF: 1/6/194

REGISTERED

July 1, 2021

Mr D Maloney
DJM Designs and Planning Consultants
P o Box 13591
Cascades
3202

Dear Sir,

RECORD OF DECISION

APPLICATION MADE IN TERMS OF MSUNDUZI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2016 READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT NO.16 OF 2013) TO REZONE FROM SPECIAL RESIDENTIAL 5 TO INTERMEDIATE RESIDENTIAL, AND TO REMOVE CONDITIONS A, B (1-4) AND C (1&2) FROM THE DEED OF TRANSFER T003165/2017 IN RESPECT OF PORTION 30 (OF 6) OF ERF 1865 PIETERMARITZBURG, LOCATED AT 24 MONTROSE DRIVE, MONTROSE.

In terms of Schedule 9 of the Msunduzi Municipality's Spatial Planning and Land Use Management Bylaw, 2016 (Gazette Notice No.1729) you are hereby notified that: -

1. That the application in terms of Msunduzi Municipality's Spatial Planning and Land Use Management By-Law 2016 read in conjunction with Spatial Planning and Land Use Management Act No. 16 of 2013 for the Rezoning of Portion 30 (of 6) of Erf 1865 Pietermaritzburg from Special Residential 5 to Intermediate Residential be **APPROVED**.

A. Reasons for approval:

- a) The application is aligned with the Msunduzi Spatial Development Framework objectives for the area.
- b) The application complies with the Msunduzi Land Use Scheme.
- c) The proposed development is proposed in an area that already consists of similar residential activities therefore will not impose any land use or spatial conflict.
- d) The development provides a social service which is in the best interest of the public by addressing the shortage of rental stock in the city.

B. Conditions of approval

SUBJECT TO THE FOLLOWING CONDITIONS:

- I) Existing access to be retained.
 - II) The gate must be set back to about 12m from the edge of the road.
 - IV) Ensure that Section 28 of the Environmental Management Act (NEMA Act No. 107, 1998) Duty of care and remediation of environmental damage regulation is enforced and complied with.
 - V) Application must be made to the Process Manager: Electricity for a separate service connection for each subdivision at the developer's expense.
 - VI) Any existing cables, which may cross any proposed internal sub divisional boundary shall be severed and made safe or removed prior to the transfer of the first subdivision. The owner shall notify the Manager: Electricity, in writing, that this has been done.
 - VII) The owner shall be responsible for the cost of re-routing of electrical services affected by the proposed sub division/consolidation. The owner is advised to contact the Process Manager: Electricity in the regard.
 - VIII) Compliance with the Msunduzi Land Use Scheme.
 - IX) Withdrawal of Sectional plans D319 and D320 OF 2016 by the Surveyor General and that proof for such withdrawal be submitted to Land Survey Department
2. That the application in terms of Msunduzi Municipality's Spatial Planning and Land Use Management By-Law read in conjunction with Spatial Planning and Land Use Management Act No. 16 of 2013 in respect of Portion 30 (of 6) of Erf 1865 Pietermaritzburg for the removal of the following restrictive title conditions be **REFUSED**:

Removal of Conditions A, B (1-4) and C (1 & 2) from Deed of Transfer T003165/2017.

Reasons for refusal:

- 1. The applicant did not obtain authorization from SANRAL to remove the Act 21/1940 building line condition as per the Roads and Storm Water Unit's stipulation.
- 2. The application was to a great extent in conflict with the provisions of SPLUMA By-Law 49.

Application Advertised on the local newspaper on the 12 March 2021 and closed on the 20 April 2021. The application received no objections.

Closing date for lodging an Appeal: 30 days of the notification of the decision.

Where to lodge the appeal and to whom:

- (1) If the appellant is an applicant, the appellant must serve the memorandum of appeal on-
 - (a) the Municipal Planning Appeal Authority Registrar :- Ms. K Khumalo e-mail: kwethemba.khumalo@msunduzi.gov.za, telephone 033 392096
 - (b) the Municipal Manager :- Mr. M. Khathide e-mail

- Madoda.khathide@msunduzi.gov.za, telephone 033 932 2002.
- (c) all the persons who responded in writing to an invitation to comment on the application for municipal planning approval who-
 - (i) responded before the closing date for comments; and
 - (ii) have provided their contact details.
- (2) If the appellant is a person who lodged a written comment in terms of the application, the appellant must serve the memorandum of appeal on-
- (a) the Municipal Planning Appeal' Authority Registrar :- Ms. K Khumalo e-mail: kwethemba.khumalo@msunduzi.gov.za, telephone 033 392096
 - (b) the Municipal Manager; Mr M. Khathide e-mail Madoda.khathide@msunduzi.gov.za, telephone 033 932 2002.
 - (c) the applicant.
1. **Effective date of the decision.** Upon the expiry of 30 days period contemplated in Section 57 (2) of the Msunduzi Municipality By-Laws.

Municipal Planning Tribunal Resolution dated: 09 June 2021

Please Note: the approval will be effective if no appeal was lodged after 30 days upon the receipt of the MPT resolution.

Yours faithfully,



CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL.

cc (Valuations and Real Estate)

(Building Survey)