

MASIPALA WASE THEEWATERSKLOOF MUNISIPALITEIT

Munisipale Kantoor/Municipal Office
Pleinstraat/Plein Street
Posbus/P.O Box 24
CALEDON
7230



Tel. no.: 028 214 3300
Faks/Fax no.: 028 214 1289
E-pos/E-mail:twkmun@twk.org.za

Our Reference Number: GRA/203, 204 & 205
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 18 August 2020

REGISTERED MAIL

JA Visagie
Future Plan Town and Regional Planners
P O Box 66
BOT RIVER
7185

(Per e-mail: javisagie@gmail.com)

DECISION LETTER TO APPLICANT

Dear Mr Visagie

APPLICATION FOR CONSOLIDATION: ERF 203, 204 & 205 GRABOUW

1. This Municipality's letter dated 18 December 2019, refers.
2. The Authorised Employee, on 31 July 2020 **approved, in whole** your application for consolidation of Erven 203, 204 and 205, Grabouw, in terms of section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015.
3. **Reasons** for the above decision are as follows:
 - 3.1. The proposal is considered to be desirable within the local context.
 - 3.2. The proposal will not detract from the surrounding character of the area.
 - 3.3. No objections were received against the proposal.
 - 3.4. The proposal will not impact negatively on the existing engineering services.
 - 3.5. Approval will accommodate all buildings on 1 erf and regularize existing buildings.
4. **The abovementioned approval is subject to the following conditions in terms of Section 66 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning:**
 - 4.1. The approval for the abovementioned application shall lapse if not exercised within 5 years from date of final notification, subject to Section 32(1) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015;

- 4.2. The Applicant/Developer will be responsible for the registration of the consolidation as depicted on Consolidation Plan drawn by Jan A Visagie dated 20 November 2019, at the Surveyor-General Office and will provide proof of the lodgement to the municipality.
 - 4.3. Any service upgrades required will be for the cost of the owner/applicant;
 - 4.4. Complete building plans, for any built structure, must be submitted to the Department: Town Planning and Building Control for approval, before any construction activities commence;
 - 4.5. The approval of this application does not exempt the applicant/developer from compliance with any other legislation.
 - 4.6. The applicable zoning parameters shall remain in force and must be adhered to;
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and 80 of the said legislation.
 - 5.1. The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Theewaterskloof Municipality, 6 Plein Street, Caledon, 7230 telephone: 028 214 3300, within 21 days of notification of this decision together with proof of payment of the appeal fee.
 - 5.2. You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine (see attached list). Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
 - 5.3. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully

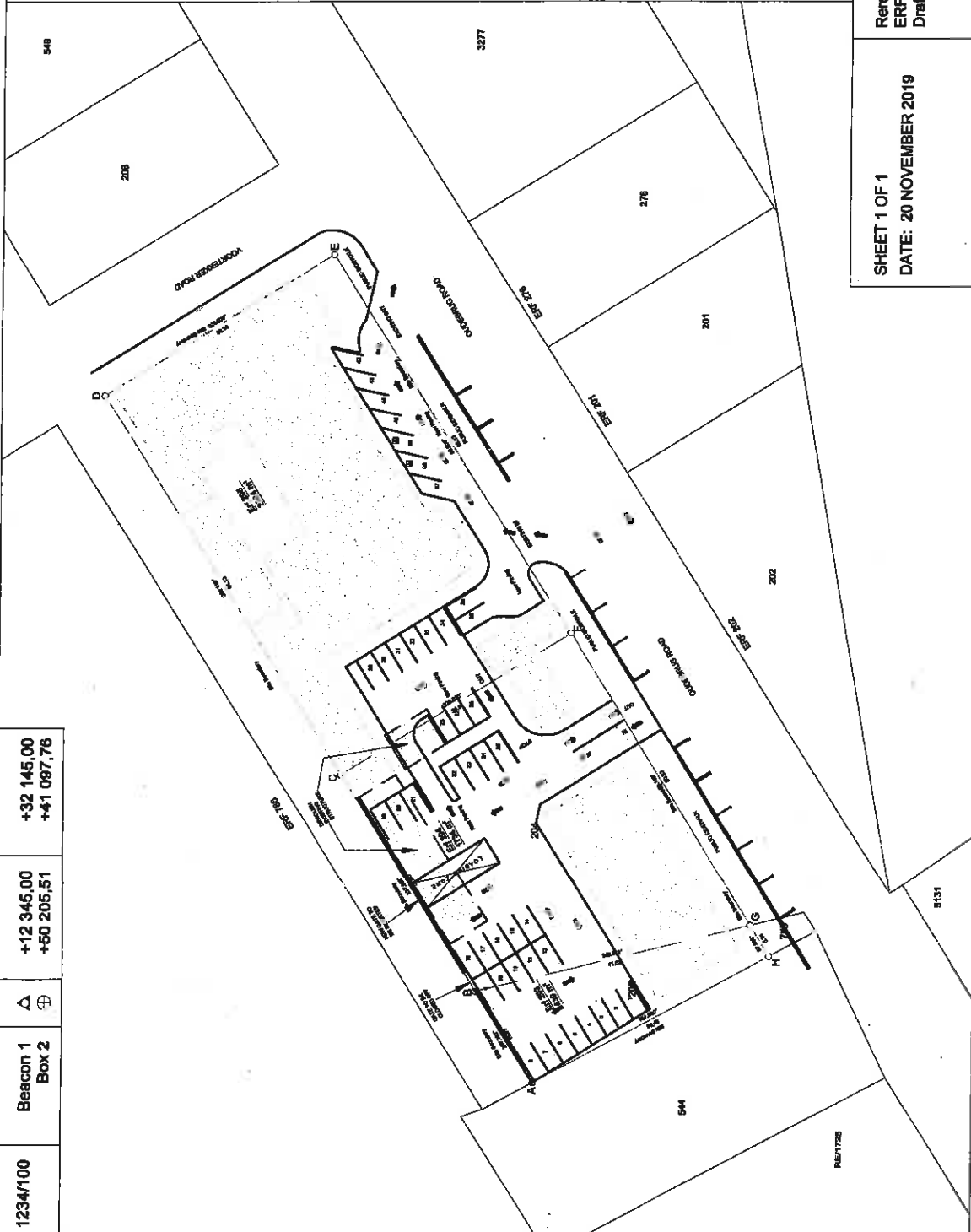


JC PIENAAR
MANAGER: TOWN PLANNING AND BUILDING CONTROL

CONSOLIDATION PLAN OF ERVEN 203, 204 & 205, GRABOUW

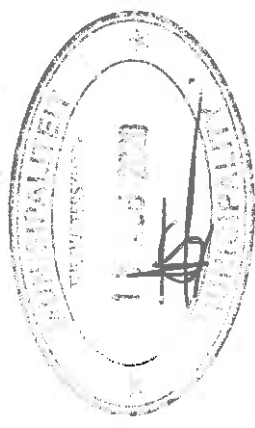
Situate in the Town of Grabouw, Administrative District of GRABOUW, Province of the Western Cape.
The CONSOLIDATED PROPERTY WILL BE REFERRED TO IN APPLICATION AS PORTION "A".

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES	
		Y System WG 23	X
AB	237 47 00	0,00	+3 000 000,00
BC	237 57 20	-1 764,34	+3 780 954,32
CD	238 08 10	-1 777,71	+3 780 545,89
DE	328 02 00	-1 809,63	+3 780 525,91
EF	58 00 00	-1 865,80	+3 780 491,00
FG	58 00 00	-1 886,63	+3 780 524,39
GH	57 59 50	-1 830,56	+3 780 559,43
HA	151 57 40	-1 787,39	+3 780 586,26
1234/100	Beacon 1	+12 345,00	+32 145,00
	Box 2	+50 205,51	+41 097,76



NOTES:

- The FIGURE ABCDEFGH represents the consolidation of PORTION "A", GRABOUW, being 4767 m².
- PORTION "A" GRABOUW comprise of the following:
 - 2.1 Erf 203 (represented in FIGURE ABGH) and being 439 m²; and
 - 2.2 Erf 204 (represented in FIGURE BCFG) and being 1734 m²; and
 - 2.2 Erf 205 (represented in FIGURE CDEF) and being 2694 m².
- The information was obtained from drawings and final measurements and beacons will be surveyed once application is approved.



TIN
Scale 1: 650

SHEET 1 OF 1
DATE: 20 NOVEMBER 2019

Reference Number:
ERF 203_4_5GRA
Drafted by JAN A Visagie

File No. ERF 203_4_5GRA
Drawn date: 20 November 2019

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APPEAL FORM

(Section 79 of the Proposed Standard Draft By-law on Municipal Land Use Planning)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes. Append this form to your letter of appeal which must comply with section 80 of the Theewaterskloof Standard By-law on Municipal Land Use Planning.

PART A: APPEAL

Are you appealing against the decision made by the authorised employee or Tribunal?	Y	N	If Yes, indicate in Part E if the appeal is lodged against the whole decision or part thereof. If the latter applies provide a description of the part.
Are you appealing in respect of the failure of the authorised employee or Tribunal to make a decision within the period contemplated in section 57(1) or (2)?	Y	N	If Yes, provide facts that prove the failure in Part E.
Are you appealing against the condition(s) of approval imposed by the authorised employee or Tribunal?	Y	N	If Yes, list relevant condition(s) and provide a description in Part E.
Is your appeal based on and primarily concerned with the process followed prior to the authorised employee or Tribunal decision?	Y	N	If Yes, specify in Part E.
Is your appeal based on and primarily concerned with the merits of the land development or land use application on which it is believed that the authorised employee or Tribunal erred in coming to the conclusion?	Y	N	If Yes, specify in Part E.
Date of decision	DD/MM/YYYY	Date receiving notice of decision	DD/MM/YYYY
Who took the original decision?	<input checked="" type="checkbox"/>	Authorised employee	<input type="checkbox"/> Tribunal

PART B: APPELLANT'S DETAILS

First name(s)	
Surname	

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Company or legal person's name <i>(if applicable)</i>					
Postal address					Postal Code
Email					
Tel		Fax		Cell	

PART C: APPELLANT'S PROPERTY DESCRIPTION *(Property that is affected by proposed development)*

Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.					
Physical Address					
GPS Coordinates				Town/City	

PART D: PROPERTY DESCRIPTION OF PROPOSED LAND DEVELOPMENT

Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.					
Physical Address					
GPS Coordinates				Town/City	

PART E: APPEAL MOTIVATION AND REASONS*

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* Appeal motivation, information and reasons may be attached.

PART F: APPEAL FEE (for completion and use by official)

Appeal	R
TOTAL APPEAL FEES*	R

* Appeal fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.

BANKING DETAILS

Name:

Bank:

Branch no.:

Account no.:

Payment reference:
 (If applicable)

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION

Complete the following checklist and attach all the information and documentation relevant to the appeal.

Y	N	Proof of payment of appeal fees (applicant)	Y	N	Proof of serving notice of appeal (applicant)
Y	N	Copy of decision and proof of notification	Y	N	Copy of conditions of approval
Y	N	Motivation and reasons for appeal	Y	N	Other (specify)

SECTION H: DECLARATION

I hereby wish to confirm the following :

- That the information contained in this appeal form and accompanying documentation is complete and correct.
- I'm aware that it is an offense in terms of section 85(1)(e) of the said legislation to supply particulars,

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information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.

Appellant's signature: _____

Date: _____

Full name: _____

FOR OFFICE USE ONLY

Date received: _____

Received by: _____

Municipal Stamp