

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: **V/2733**

Your Reference Number:

Enquiries: Enquiries: **Eleanor Moolman, 028 214 3300 / eleanorpa@twk.org.za**

Date: **15 August 2018**

Toerien & Burger Land Surveyors

P. O. Box 193

CALEDON

7230

REGISTERED MAIL

(PER-EMAIL: hburger@iafrica.com)

DECISION LETTER TO APPLICANT

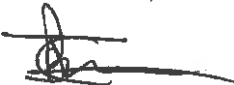
Dear Mr/Mrs/Ms

APPLICATION FOR SUBDIVISION: ERF 2733, VILLIERSDORP

1. This Municipality's letter dated 21 April 2016 refers.
2. The Authorised Official on 14 August 2018 **approved** your application for Subdivision on Erf 2733, Villiersdorp in terms of Section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015, into two Portions: Portion A $\pm 2351\text{m}^2$ and the Remainder $\pm 1964\text{m}^2$ as depicted in Subdivision Plan No. 1, drawn by Toerien & Burger, dated August 2018.
3. **Reasons for the above recommendation:**
 - 3.1 The proposed subdivision is located within the urban edge;
 - 3.2 The proposed subdivision does not contradict the Spatial Development Framework;
 - 3.3 Access will be gained from the existing Buitekant Street;
 - 3.4 No land use change will be made as the Land Use rights will still be restricted to Industrial activities;
 - 3.5 Municipal infrastructure will not be contradicted as bulk infrastructure levies is payable; and
 - 3.6 No objections have been received against the proposal.

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 This approval for subdivision shall lapse if not registered at the Deeds Registries Act and the applicant did not meet the requirements contemplated in section 21(1)(a) to (d) within 5 years from date of final notification of the Theewaterskloof Municipality By-law on Land Use Planning (2015).
- 4.2 The applicant must submit the diagram to the Surveyor-General for approval after the municipality have verified that all conditions have been met in terms of Section 21(1)(c) of the Theewaterskloof Municipality By-law on Land Use Planning (2015).
- 4.3 All applicable zoning parameters shall remain in force and must be adhered to.
- 4.4 The two new portions shall remain zoned as Industrial Zone 2.
- 4.5 Bulk development contributions are payable for both Civil Engineering Services (Roads, storm water, water and sewerage) and Electrical Services (Connection, material and labour including 3 phase 80 Amp connection) based on Council approved tariff list which escalate each year.
- 4.6 The applicant must enter into a Service Level Agreement (SLA) with regards to the Bulk Service Development Contributions payable.
- 4.7 The approval of this application does not exempt the applicant from compliance with any other legislation.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning ("the By-law") against the above decision. The appeal application must adhere to the provisions referred to in Section 80 of the By-law.
- 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 Should the municipality receive an appeal a 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.

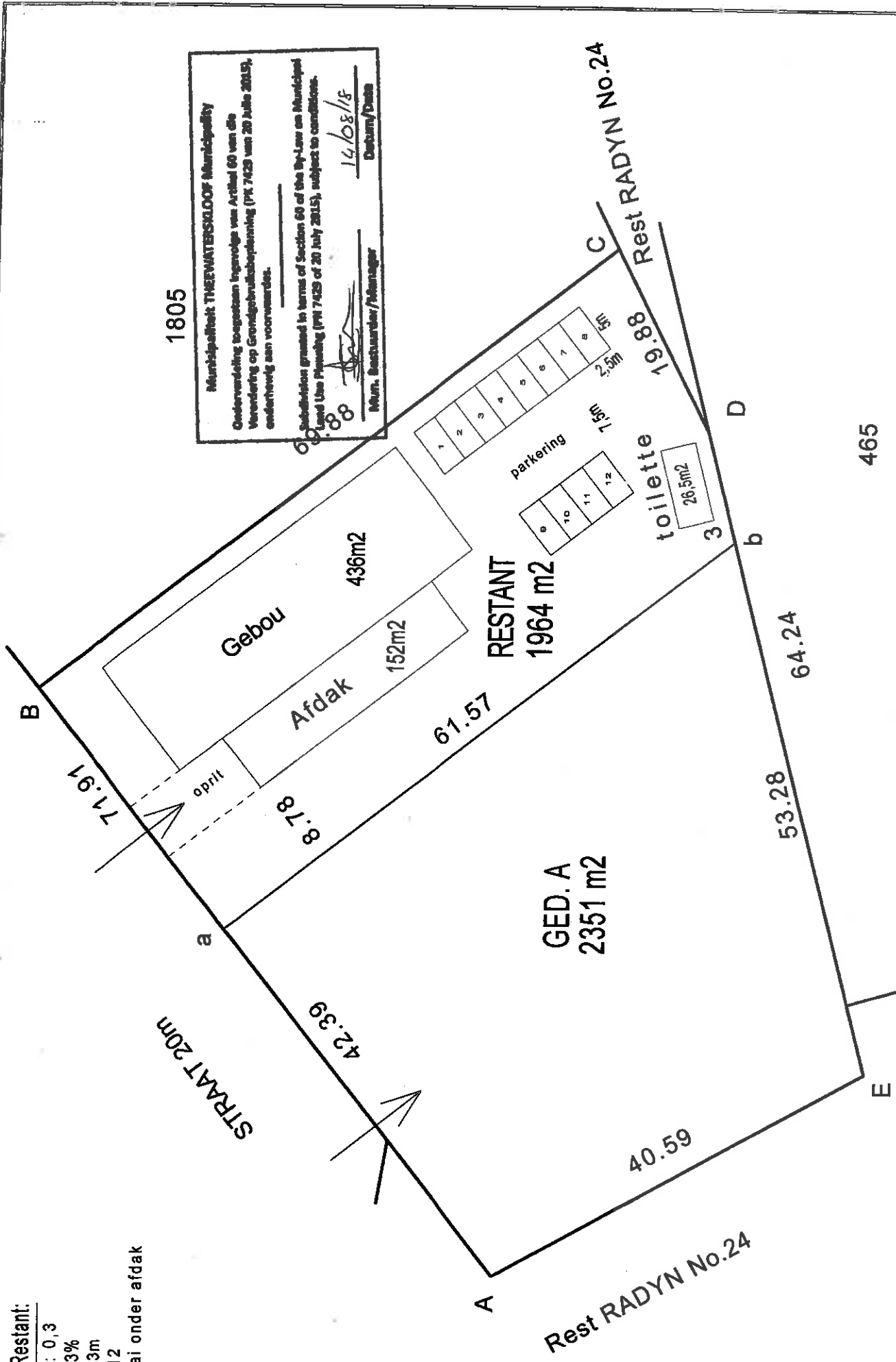
Yours faithfully



J C PIENAAR
MANAGER TOWN PLANNING & BUILDING CONTROL

NOTAS oor Restant:

- Vloerfaktor: 0,3
- Dekking: 31,3%
- Kantboulyn: 3m
- Parkering: 12
- Op- en aflaai onder afdak



1805

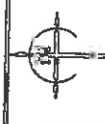
Munisipaliteit THEEWATERSLOOF Municipality
 Oorverreëking toegestaan ingevolge van Artikel 60 van die
 Verordening op Grondgebruiksbeplanning (PK 7429 van 20 Julie 2015),
 onderwerping aan voorwaardes.

Resolution granted in terms of Section 60 of the By-Laws on Municipal
 Land Use Planning (PK 7429 of 20 July 2015), subject to conditions.

14/08/18
 Datum/Tyds

Mun. Bestuurder/Manager

ERF 2733 VILLIERSDORP: ONDERVERDELINGSPLAN



SKAAL 1:500

TOEKEN & BURGER

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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 Sstandard 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 checked="" 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