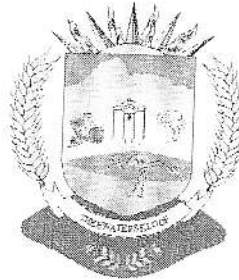


MASIPALA WASE THEEWATERSKLOOF MUNICIPALITY MUNISIPALITEIT

Munisipale Kantoor/Municipal Office
Pleinstraat/Plein Street
CALEDON
7230



Posbus/P.O. Box 24, Caledon, 7230
Tel: 028 – 214 3300
Faks/Fax: 028 – 214 1289
E-Pos/E-Mail: twkmun@twk.org.za

HOOFKANTOOR/HEAD OFFICE

Navrae/Enquiries/Imibuzo

Verw. No./ Ref. Nr. / Inom.yesal.

Ms. E. Papier

Erf file: G/922 & 1619

PER REGISTERED POST

17 April 2009

Mirinda de Beer Town & Regional Planners
26 Rina Avenue
Framesby
PORT ELIZABETH
6045

Dear Sir/Madam

APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION: ERVEN 922 & 1619, GREYTON

The above-mentioned application refers.

During a Planning Evaluation Committee Meeting held on the 2nd April 2009, it was resolved:

That the following applications concerning erven 922 & 1619, Greyton be approved:

- a) Consolidation of erven 922 & 1619, Greyton;
- b) Rezoning of erven 922 & 1619, in terms of Section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) Greyton from Residential Zone I to Subdivisional Area;
- c) Rezoning of the proposed Subdivisional Area to Residential Zone III;
- d) Subdivision in terms of Section 24 of Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to enable the cadastral subdivision of the properties;
- e) Departure of the side building lines from 3m to 2m.

2. That the approval is subject to the following conditions:


- i. that all building regulations must be adhered to.
- ii. that the Council can at any time lay down further conditions if there are any problems i.r.o. the land use restrictions.
- iii. In terms of the Greyton Structure Plan, the maximum density for the planning area where the property is situated, is 12 units per hectare. Since the applicant did not apply for departure on this density restriction, the amount of town houses is restricted to (3) three.
- iv. that more room between the units be provided for the establishment of gardens.
- v. that the minimum width of the internal access road be restricted to 6m black tarred surface.
- vi. that the minimum inner radius of the curve on the development site be at least 3,2m.
- vii. That the irrigation channel must remain on the same outline as indicated on the attached site development plan and no buildings/structures may be erected within 1 meter from the middle point of the irrigation channel.

- viii. that no vacuum tank trucks will be allowed on the site and that the details of the sewerage system be provided.
- ix. That an agreement be reached on the maintenance of the irrigation water channel and safeguard against damage which must be transferable on sale of the property and must also be indicated on the diagram.
- x. that the dwelling units be designed and built as a harmonious architectural entity.
- xi. that final architectonic plans be forwarded to Council and Department of Environmental Affairs and Development Planning for final approval.
- xii. that the development be subject to LUPO & Greyton Structure Plan.
- xiii. that sufficient on-site parking be provided to the proposed development as determined by LUPO.
- xiv. that although the provision of internal roads will be the responsibility of the developer, the standard of the roads must conform to the requirements of the TWK Municipality.
- xv. that an enclosed area of 15m² will be provided for the storage of refuse bins. The individual property owners will remove the bins from their properties to the storage area, which will be removed by Theewaterskloof Municipality. Access to the refuse storage area will be obtained from the main entrance.
- xvi. that should an electrical gate be provided at the entrance of the proposed development, the necessary precautions be taken to provide emergency exit to tenants.
- xvii. that all buildings platforms of the proposed development be situated above the 1:50 year flood line and that a qualified registered Engineer be appointed to provide proof that none of the structures will be under the 1:50 year flood line and this report must be provided before the building plans are submitted for scrutiny and approval.
- xviii. that the units be restricted to single storey only.
- xix. that all the restrictions of the Land Use Planning Ordinance of 1985 be adhered to.
- xx. that complete building plans must be submitted for approval.

3. The applicant / objectors have a right of an Appeal in terms of Delegated Powers in terms of the Council Resolutions within 21 days after the issuing of the approval. If an Appeal is handed in it must be a motivated appeal and be handed in to the Municipal Manager. The appeal will only be valid if the required procedure has been followed.
4. The applicant has a right of an Appeal in terms of Section 44 of the Ordinance 15 of 1985 (The Land Use Planning Ordinance) within 21 days after the issuing of the approval. If an Appeal is handed in it must be a motivated appeal and be handed in to the Department of Environmental Affairs and Development Planning, with a copy of such an appeal to the local authority. The appeal will only be valid if required procedure has been followed.

I trust you find the above-mentioned in order.

Yours faithfully


M H Gxoyiya

DIRECTOR DEVELOPMENT SERVICES

(MHG/ep)

cc:

1. Manager : Income (Mnr T Raven)
2. Manager: Electricity Services (Mnr F du Toit)
3. The Town Manager: Genadendal/Greyton Office

ERVEN 922 & 1619, GREYTON



Munisipaliteit TMEEWATERSKLOOF Municipality

Onderverdeling toegestaan krachtens artikel 25 van Ordonnansie 15 van 1985

Subdivision granted in terms of section 25 of Ordinance 15 of 1985.

28/04/2009
Datum/Date

Mirinda de Beer
Mun. Bestuurder/Manager

SUBDIVISION PLAN

NOTES

1. Erf 922 and 1619 will be consolidated.
2. The consolidated property will be subdivided into the following:

Remainder (Road): ±323m²

Portion A - C: ±267m²

Portion D: ±421m²

Portion E: ±322m²

Portion F: ±348m²

MIRINDA DE BEER
TOWN AND REGIONAL PLANNER
PO Box 579, Caledon, 7230, 028-2141795

