



STILBAAI

Verw./Ref.
D/6/25 LP 226

1993-04-01

Mr. R. Meek
Stilbaai Nature Resorts CC
150 Longmarket Street
CAPE TOWN
8000

Dear Mr. Meek

APPLICATION: REZONING TO SUBDIVISIONAL AREA FARM 220 STILBAAI EAST

Your application dated 13 August 1992 to the South Cape Regional Services Council, refers.

In respect of the incorporation of Farm 220 Stilbaai East to the boundaries of the Stilbaai Municipal area since 1 March 1993 your above application was considered by the Council of Stilbaai on its meeting on 29 March 1993.

Hereby I wish to inform you that your application for the rezoning of the farm 220 Stilbaai East to a subdivisional area was approved in principle subject, complying with the following conditions.

- (i) The area be given a Resort 2 zoning and apart from the 56 residential sites a licenced hotel and a small informal resortshop facility be included in the development plan.
 - (ii) That no fillingstation site be included in the development.
 - (iii) That the applicant be held responsible for the cost to extend the existing municipal services to link up the development as well as the costs of all internal services.
 - (iv) That the applicant be required to make a contribution towards water-supply and sewer reticulation funds on the basis as approved by the Council.
- That only one access point to the development be permitted.

2/.....

(vi) That the applicant complies with the conditions as may be laid down by the Department of Nature Conservation.

It would be appreciated if the above conditions will be accepted in writing.

Attached to this letter a copy of the comments of the Cape Nature Conservation.

At present the contribution towards the water-supply and sewer reticulation funds are as follows:

Water-supply	R 570 per erf
Sewer	R2 645 per erf

These figures are adjusted annually.

I further wish to inform you that you have the right to appeal against the decision of the Council. In this regard I refer you to the stipulation of article 44 of the Municipal Ordinance 15 of 1985 that an appeal must be lodged within fourteen (14) days after date of notification.

Yours faithfully

J.H. VELOSTAN
OWN CLERK



Attention: Craig Thorne
Stillbay Nature Resorts cc
Stillbay River Lodge
P O Box 308
STILBAAI
6674

Dear Sir

REQUEST FOR INFORMATION REGARDING ERF 220, STILBAAI EAST

1. Your letter dated 14 March 2005, refers.
2. Erf 220 is zoned in terms of the Stilbaai Scheme Regulations as "*Undetermined*" and not as "*Agriculture Zone I*". This confirmation serves as your Zoning Certificate.
3. In terms of Article 4 of the Land Use Planning Ordinance 15 of 1985 (Ord. 15 of 1985), the Municipality is entitled to amend its Structure Plan from time to time. Amendment of the Stilbaai Town Planning Scheme Regulations was done in 1993 and a Public Participation process was followed. (See attached notice). No objections to the proposed Undetermined zoning of Erf 220 was received and eventually the Premier approved the Scheme Regulations in 1995 (see attached letter).
4. A rezoning process was not necessary at the time, because a public participation process was followed where landowners had the opportunity to object against their proposed zoning.
5. The Municipality therefore accepts the zoning of Erf 220 as "*Undetermined*".
6. Attached please find correspondence for your further attention.

Kind regards



H S VISSER
CHIEF TOWN PLANNER: LANGE BERG MUNICIPALITY

ore / Regional Office:

15 8000	Heidelberg Tel: (028) 722 8100	Stilbaai Tel: (028) 754 7776000	Gouritsmond Tel: (028) 745 3129	Slangrivier Tel: (028) 722 2503
28) 735 1414	Faks/Fax: (028) 722 1157	Faks/Fax: (028) 754 1140	Faks/Fax: (028) 745 3129	Faks/Fax: (028) 722 2
95	☎ 12 - 6665	☎ 12 - 6674	☎ 35 - 6696	☎ 172, Heidelberg 64