

MASIPALA WASE THEEWATERSKLOOF MUNISIPALITEIT

Munisipale Kantoor/Municipal Office
Pleinstraat/Plein Street
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CALEDON
7230



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Our Reference Number: GRE/12

Your Reference Number:

Enquiries: Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 11 December 2018

REGISTERED MAIL

M Hanekom
9 Buitekant Street
Greyton
7233

Per E-mail: marthiehanekom@yahoo.com

APPEAL DECISION LETTER TO APPLICANT

Dear Mrs/Ms Hanekom

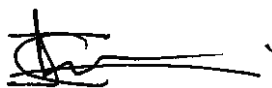
APPEAL: APPLICATION FOR DEPARTURE: ERF 12 GREYTON

1. Your appeal letter dated 21 June 2018, refers.
2. The Appeal Authority on 28 November 2018 **revoked** the decision of the Authorised Employee's decision dated 30 May 2018.
 - 2.1 The Municipality's decision is hereby replaced with the following decision:
The Appeal Authority, approved, the **permanent departure**, in whole to regularise the existing encroachments on the Northern and Southern building lines and to regularise the existing windows within 1.5 meters on the side building lines (Northern and Southern) boundaries on Erf 12, Greyton as depicted in the Site development Plan nr. 12-GREYTOMCR/2017/21)-04/A3-REVB drawn by R Atwell dated 31 May 2017, in terms of section 81 (9b) of the Theewaterskloof By-law on Municipal Land Use Planning.
 - 2.2 **Reasons** for the above decision are as follows:
 - 2.2.1. The reasons of the investigation officer are supported.
 - 2.2.2. It is unfair to penalise the second buyer for unlawful construction work undertaken by previous owners. Procedures should be in place so that transfer cannot be effected before the required rectifications are made.
 - 2.2.3. The unlawful construction work cannot legally be considered during the evaluation of an application, as stated by the authorised official.

- 2.3. The above approval is subject to the following **conditions** in terms of section 66 of the Theewaterskloof By-law on Municipal Land Use Planning.:
- 2.3.1. This approval to Regularise the existing encroachments on the Northern and Southern side building lines and to regularise the existing windows within 1.5 meters on the side building lines (Northern and Southern) boundaries on Erf 12, Greyton strictly in accordance with the Site Development Plan Nr 12-GREYTONCR/2017/21)-04/A3-REVB drawn by R Atwell dated 31 MAY 2017.
 - 2.3.2. All applicable zoning parameters shall remain in force and must be adhered to;
 - 2.3.3. As built plans must be submitted in terms of the National Building Regulations of all existing buildings;
 - 2.3.4. No runoff of rainwater from the roof shall discharge onto any adjoining land units;
 - 2.3.5. As a primary right guest rooms and accommodation for lodgers are bind by the Section 5.1.8 of the Zoning Scheme which limits the right to:
 - (a) The dominant use of the property must remain as a dwelling for the living accommodation of a single family.
 - (b) No more than three rooms per land unit shall be used for bedroom accommodation for paying guests or lodgers, and no more than five guests or lodgers shall be supplied with lodging or meals at any time.
 - (c) A register of guests and lodgers must be kept, and completed when rooms are let, and the register must be produced for inspection on request by a council official.
 - (d) Every guest room must be attached to the dwelling house, or second dwelling unit, whichever is applicable.
 - (e) Guest rooms must not be converted to, or used as, separate dwelling units, and there shall be no cooking facilities in the guest rooms, apart from a kettle.
 - (f) Meals may be supplied only to guests or lodgers who have lodging in the rooms.
 - (g) No advertising sign shall be displayed other than a single un-illuminated sign or notice not projecting over a public street, and such sign must not exceed 0,2 m² in area.
 - (h) Operation of a guest room facility or provision of accommodation to lodgers must not cause a public nuisance.
 - (i) On site parking and access thereto must be provided as specified in section 17.1 to the satisfaction of the Municipality.
 - 2.3.6. The approval of this application does not exempt the applicant from compliance with any other legislation;
 - 2.3.7. No vehicles are allowed to be parked overnight in front of the property (Buitekant Street); and
 - 2.3.8. This approval shall lapse if not exercised within 2 years from date of final notification subject to Section 18(2) of the Theewaterskloof Municipality By-law on Land Use Planning (2015).

3. Accordingly, you may now act on the above decision subject to compliance with the conditions of approval.

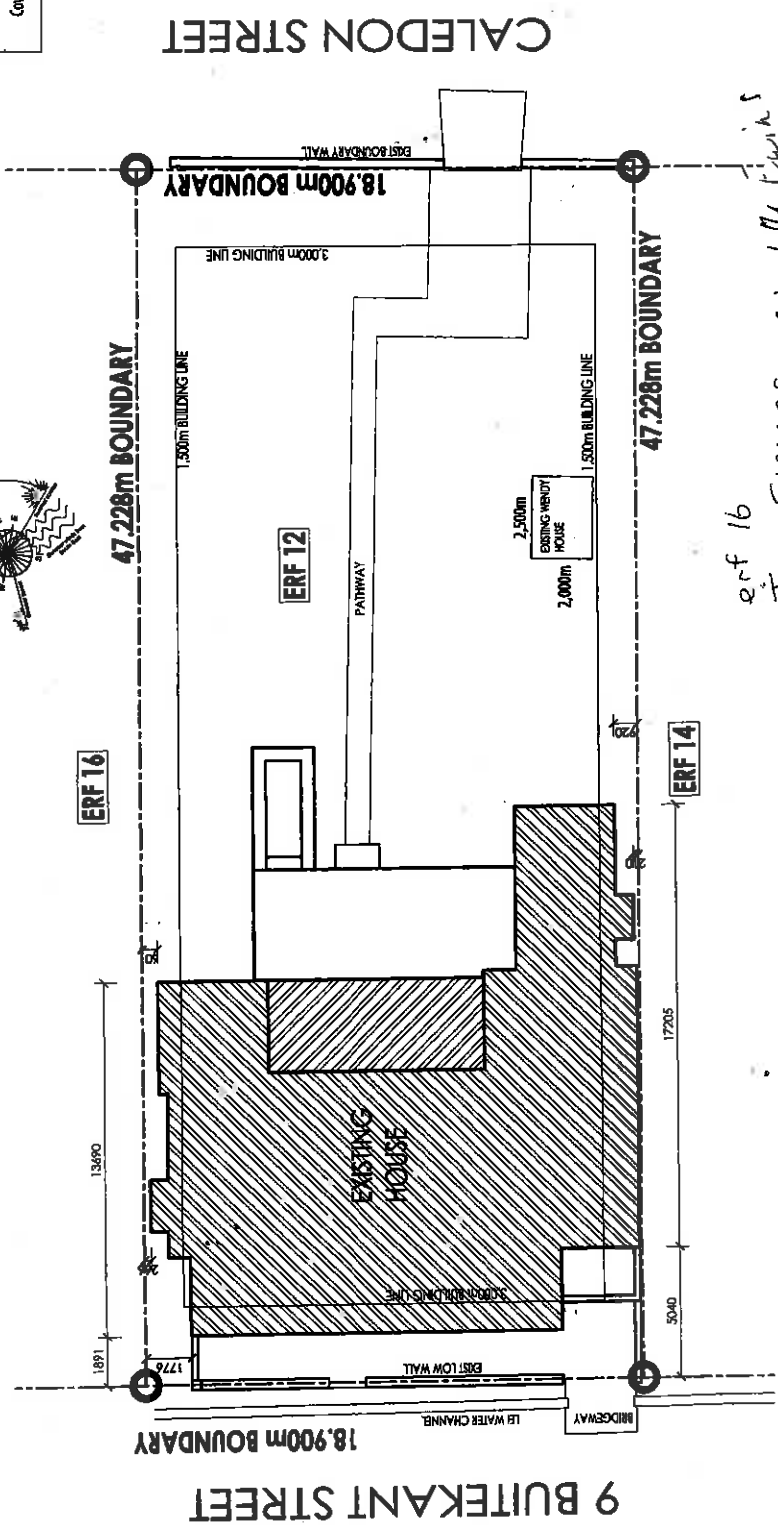
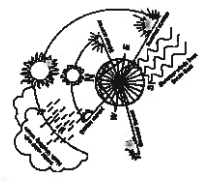
Yours faithfully

A handwritten signature in black ink, appearing to be 'JC Pienaar', with a long horizontal stroke extending to the right.

JC PIENAAR
MANAGER: TOWN PLANNING AND BUILDING CONTROL

AREAS

ERF: 893m²
 Exist. House: 237.4m²
 Exist. Open Patio: 40.7m²
 New Covered Patio: 32.1m²
 Total: 310.2m²
 Coverage: 30.2%



erf 16
 Jean Steverson
 erf 14
 Charles Twink
 erf 14

R. Attwell
CRAG ARCHITECTURAL DESIGN
 in association with
P. WILLIAMS
 professional architectural technology - SACAPPAT 1215
 P.O. BOX 517
 CALEDON
 7230
 RATTWELL - 082 733 7927
 SACAP-CAD - 41160195

PROJECT
 EXISTING HOUSE ON
ERF 12
 9 BUTEKANT STREET
 GREYTON

CLIENT
 MR J. STONE & MS CHANTTEL

DRAWING
SITE PLAN
DRAWING
COUNCIL SUBMISSION

Scale: 1:200
 Checked: RADIW
 Drawing No: 12-GREYTONCR2017011-04A3-REV A

Checked: DOUTA
 Drawing: RADIW
 Date: 31 MAY 2017

REVISIONS

no	revision	date

1. To the best of my knowledge these plans are drawn to comply with codes and/or building specifications and any changes made on them after their issue will be done at the owner's cost and at the architect's expense and responsibility.
2. The contractor shall verify all dimensions and enclosed drawings.
3. In the event of any discrepancy between the drawings and the actual site conditions, the contractor shall be liable for any extra work.
4. While every effort has been made in the preparation of the plan to avoid mistakes, the architect cannot be held liable for any errors or omissions.
5. Contractor to verify all dimensions and levels on site before commencing any work.
6. Use given dimensions, do not scale.
7. All work to comply with national and local authority requirements.
8. The drawing and design is copyright and must not be reproduced in part or in whole without the prior written consent of the architect.

