

# 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](mailto:twkmun@twk.org.za)

Our Reference Number: **V/2718**

Your Reference Number:

Enquiries: Enquiries: **Eleanor Moolman, 028 214 3300 / [eleanorpa@twk.org.za](mailto:eleanorpa@twk.org.za)**

Date: **11 September 2018**

**B. M. Micheletti**  
Architectural Hub  
8 Kings Way  
Somerset Country Estate  
SOMERSET WEST  
7130

## REGISTERED MAIL

(PER-EMAIL: [archihub@polka.co.za](mailto:archihub@polka.co.za) )

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### DECISION LETTER TO APPLICANT

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Dear Mr. Micheletti,

#### APPLICATION FOR CONSENT USE: ERF 2718, VILLIERSDORP

1. This Municipality's letter dated 30 April 2018 refers.
2. The Authorised Official on 04 September 2018 **approved** your application for the following on Erf 2718, Villiersdorp, in terms of Section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015:
  - 2.1 **Consent use** to enable the owner to erect a second dwelling unit, as depicted on the Site Development Plan Drawing number 044\_LA.01A\_ Supplement, dated March 2018 drawn by Architectural Hub Architects.
3. **Reasons for the above recommendation:**
  - 3.1 The property is undeveloped and large in extent and densification is encouraged to curb urban sprawl as the existing density comprises out of 8 du/ha and the target density is equal to 15 du/ha
  - 3.2 The Second Dwelling unit conforms to the development rules of the zoning scheme.
  - 3.3 It is a logical placement of the pan handle erf to adequately utilise the space on the property.
  - 3.4 Existing access and parking is available.
  - 3.5 Written consent have been provided as per title deed requirement.

- 3.6 No objections were lodged against the proposal.
- 3.7 The proposal is not in contradiction with the Spatial Development Framework.
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 is valid for the Consent Use application for a second dwelling on Erf 2718 Villiersdorp strictly in accordance with Site Development Plan Drawing number 044\_LA.01A\_Supplement, dated March 2018 drawn by Architectural Hub Architects;
- 4.2 All applicable zoning parameters shall remain in force and must be adhered to;
- 4.3 Building plans must be submitted in terms of the National Building Regulations prior to any construction of any new buildings takes place;
- 4.4 Permanent residents of the main dwelling unit and second dwelling unit may not park cars in the public street overnight;
- 4.5 No runoff of rainwater from the roof shall discharge onto any adjoining land unit;
- 4.6 No door or window shall be permitted in any wall which is closer than 1,5 m to the side or rear boundary concerned;
- 4.7 Should any service upgrades be required, it will be for the cost of the applicant in terms of Council approved tariffs applicable at the time of development;
- 4.8 The approval of this application does not exempt the applicant from compliance with any other legislation; and
- 4.9 This approval shall lapse if not exercised within 2 years from date of final notification subject to Section 79(2) of the Theewaterskloof Municipality By-law on Land Use Planning (2015).
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**

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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		Date receiving notice of decision	
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
<b>PART C: APPELLANT'S PROPERTY DESCRIPTION</b> <i>(Property that is affected by proposed development)</i>			
Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.			
Physical Address			
GPS Coordinates		Town/City	
<b>PART D: PROPERTY DESCRIPTION OF PROPOSED LAND DEVELOPMENT</b>			
Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.			
Physical Address			
GPS Coordinates		Town/City	
<b>PART E: APPEAL MOTIVATION AND REASONS*</b>			

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\* Appeal motivation, information and reasons may be attached.

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

	<b>Appeal</b>	R
<b>TOTAL APPEAL FEES*</b>		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: \_\_\_\_\_

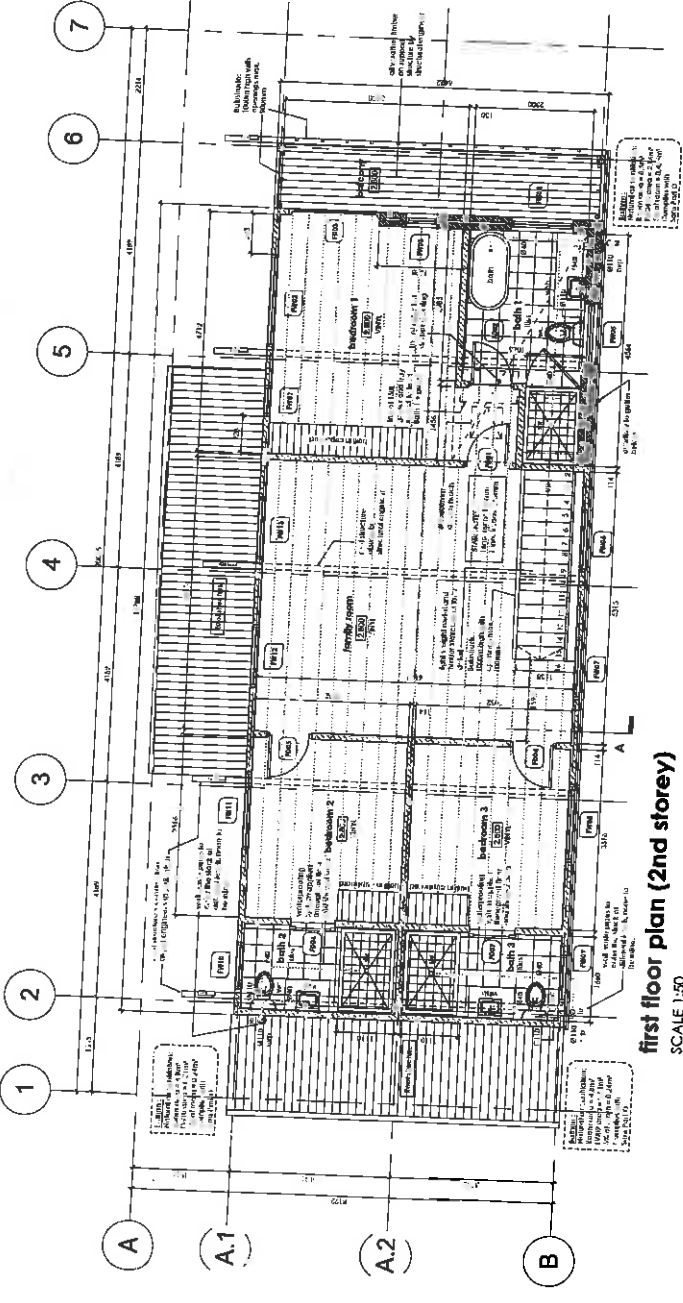
Full name: \_\_\_\_\_

## FOR OFFICE USE ONLY

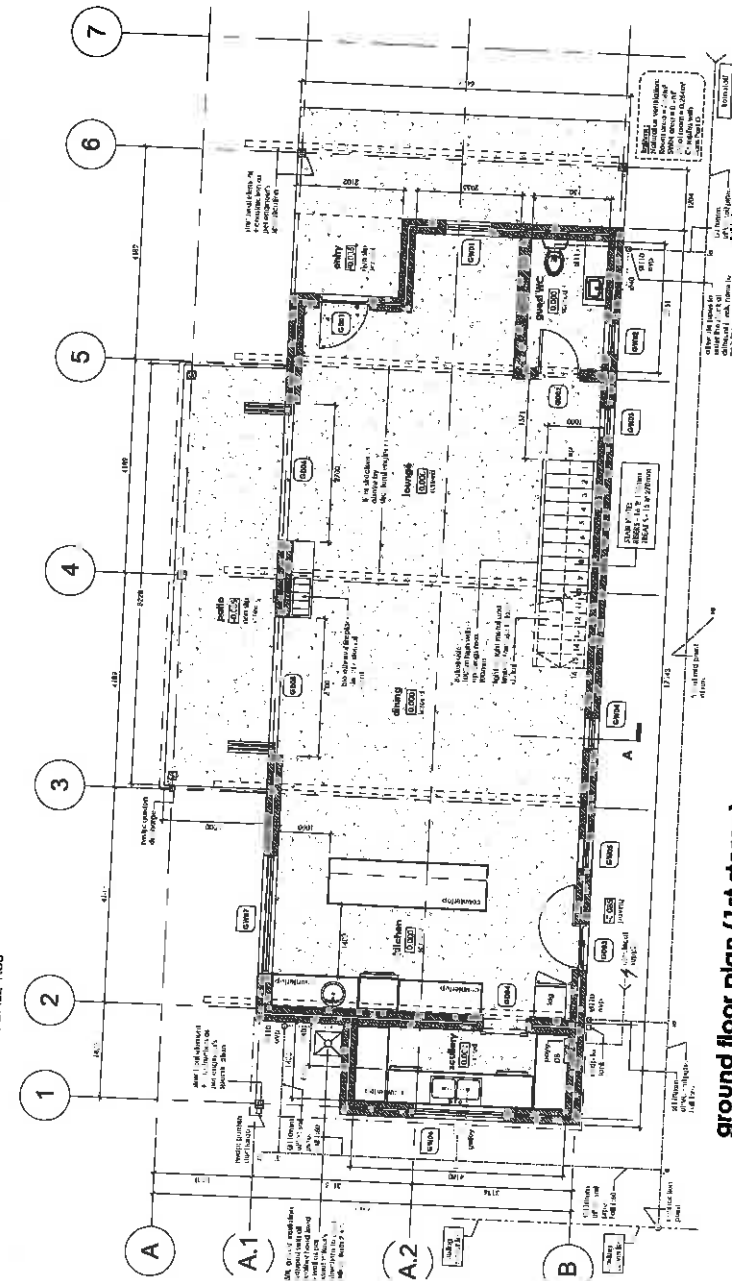
Date received: \_\_\_\_\_

Received by: \_\_\_\_\_

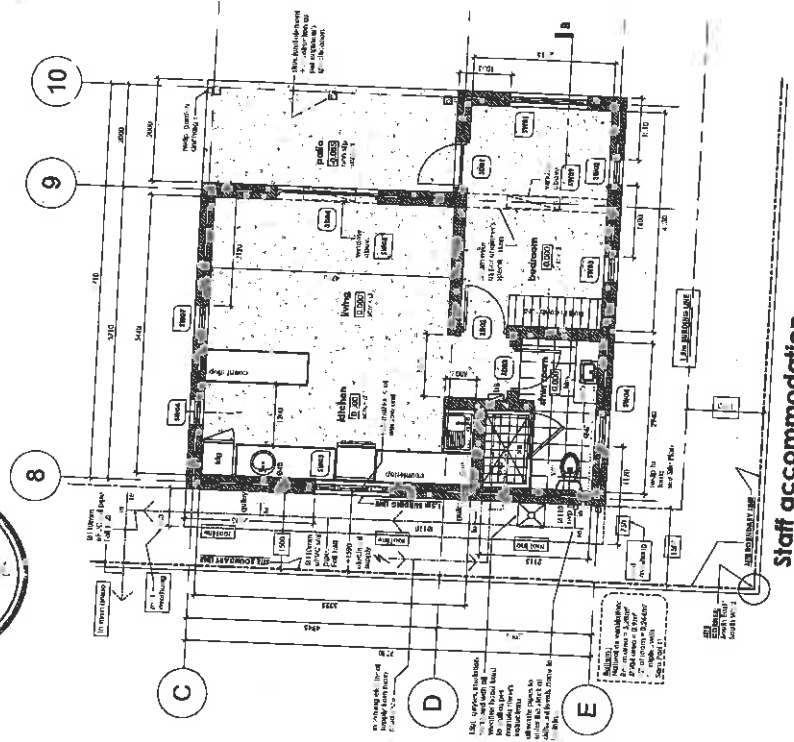
MUNICIPALITY



first floor plan (2nd storey)  
SCALE 1:50



ground floor plan (1st storey)  
SCALE 1:50



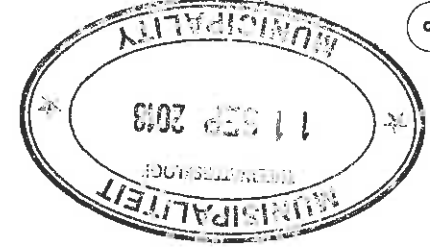
Staff accommodation  
ground floor plan  
SCALE 1:50

drawing  
Main House +  
Staff accommodation

RELINQUISH: 31.05.18  
Project  
House Ferreira  
70' Caladen Street  
Villarrica  
FR 2718  
WESTERN CASE

SA.D.  
Instituto - owner remainder Ed 1375  
Ms Estraboth - Ana Kubler

drawing  
date  
revision  
scale  
REFS. SHEET  
desig. no.

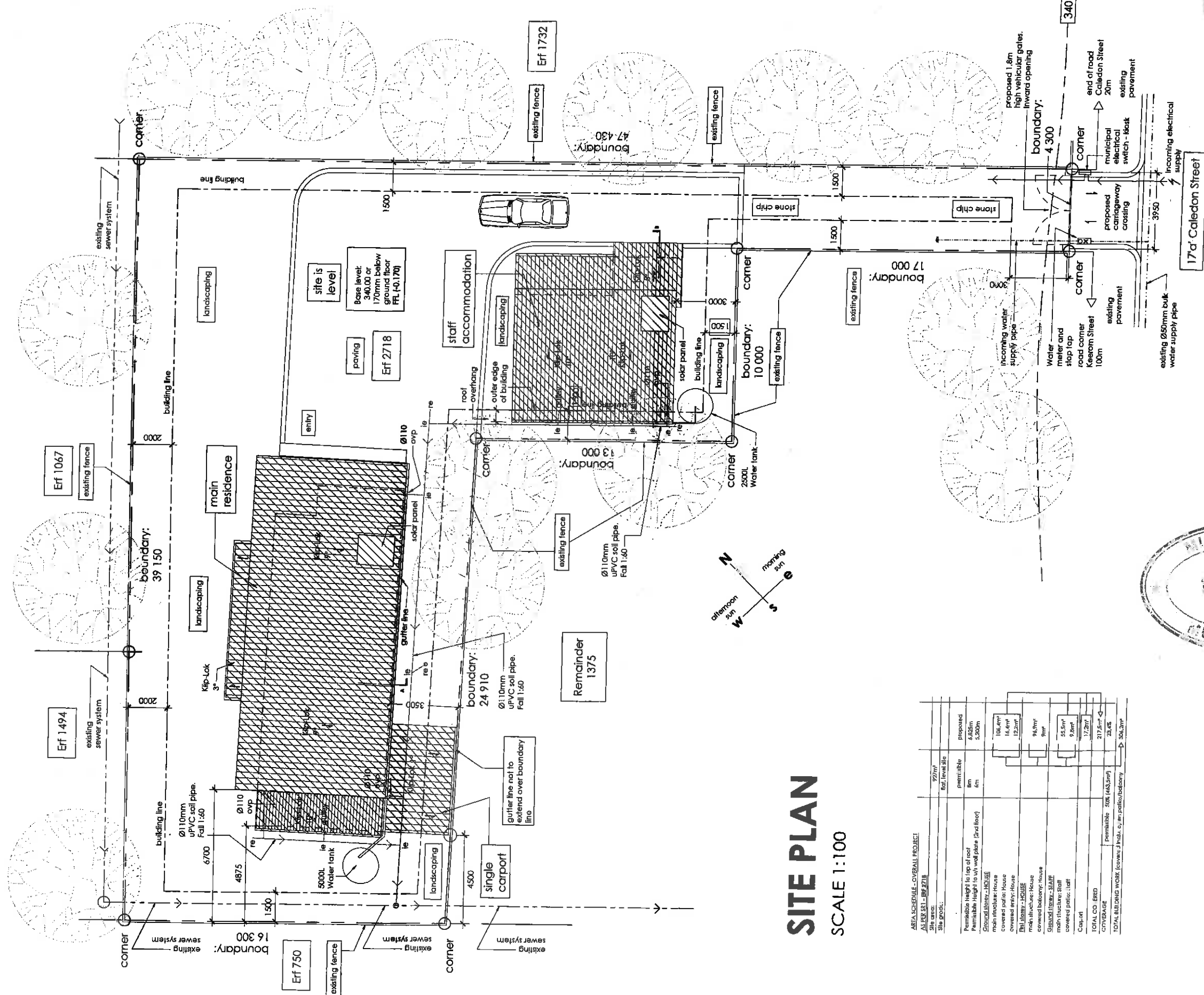


Submission

ARCHITECTURE  
BRUNO  
LUNATI  
HUB  
ARCHITECTURAL  
Lombardi Pavesi - Capa Tross  
Proyecto 0211020-08  
Architects - Pavesi 02126 & Michienzi  
Client / O - Mr

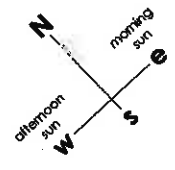




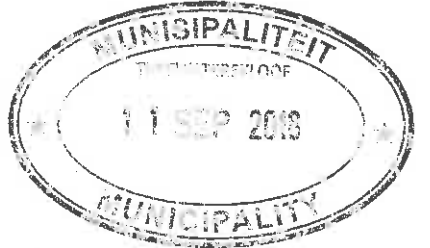


# SITE PLAN

SCALE 1:100



AREA SCHEME - OVERALL PROJECT	
AS PER SET - REF 2718	
Site area:	977m <sup>2</sup>
Site grade:	flat, level site
Permissible height to top of roof:	permissible
Permissible height to 1st wall plate (2nd floor):	8m
Permissible height to 1st wall plate (2nd floor):	6.625m
Permissible height to 1st wall plate (2nd floor):	5.300m
PROPOSED HOUSE	
main structure: House	108.4m <sup>2</sup>
covered entry: House	16.4m <sup>2</sup>
covered balcony: House	12.2m <sup>2</sup>
2nd STOREY - HOUSE	
main structure: House	94.9m <sup>2</sup>
covered balcony: House	9m <sup>2</sup>
5th STOREY - STAFF	
main structure: Staff	55.5m <sup>2</sup>
covered public: Staff	9.8m <sup>2</sup>
Carport	17.2m <sup>2</sup>
TOTAL CO. ERED	217.5m <sup>2</sup>
COVERED	23.6%
TOTAL BUILDING WORK (covered) (incl. 0.1m patio/balcony)	300.2m <sup>2</sup>



Use Ferreira  
Caledon Street  
718  
ERN CAPE

drawing  
Site Plan - enlarged  
Planning Information

creation date  
MARCH 18  
scale  
REFER SHEET

revision  
dwg. no.  
044\_LA.01A\_SUPPLEMENT

Initials - owner remainder Erf 1375  
Villiersdorp  
Ms Elizabeth - Ann Baker

**DISCLAIMER**  
The Architect is not responsible for any errors or omissions in this drawing and does not accept any liability for any damage or loss of any kind, whether direct or indirect, arising from the use of this drawing. The Client is advised to seek professional advice from a qualified professional before using this drawing. The Architect is not responsible for any damage or loss of any kind, whether direct or indirect, arising from the use of this drawing. The Client is advised to seek professional advice from a qualified professional before using this drawing.

Architect: Pr. Arch. 20728: B. Micheliotti  
Client / Owner

SUBMISSION