

MASIPALA WASE THEEWATERSKLOOF MUNISIPALITEIT

Munisipale Kantoor/Municipal Office
Pleinstraat/Plein Street
Posbus/P.O Box 24
twkmun@twk.org.za
CALEDON
7230



Tel. no.: 028 214 3300
Faks/Fax no.: 028 214 1289
E-pos/E-mail:

Our Reference Number: V/1069
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 16 January 2019

REGISTERED MAIL

Anna Sophia Villa Proprietary Limited
20 Caledon Street
VILLIERSDORP
6848

Per E-mail: anso0603@gmail.com

DECISION LETTER TO APPLICANT

Dear Mr/Mrs/Ms

APPLICATION FOR DEPARTURE: ERF 1069 VILLIERSDORP

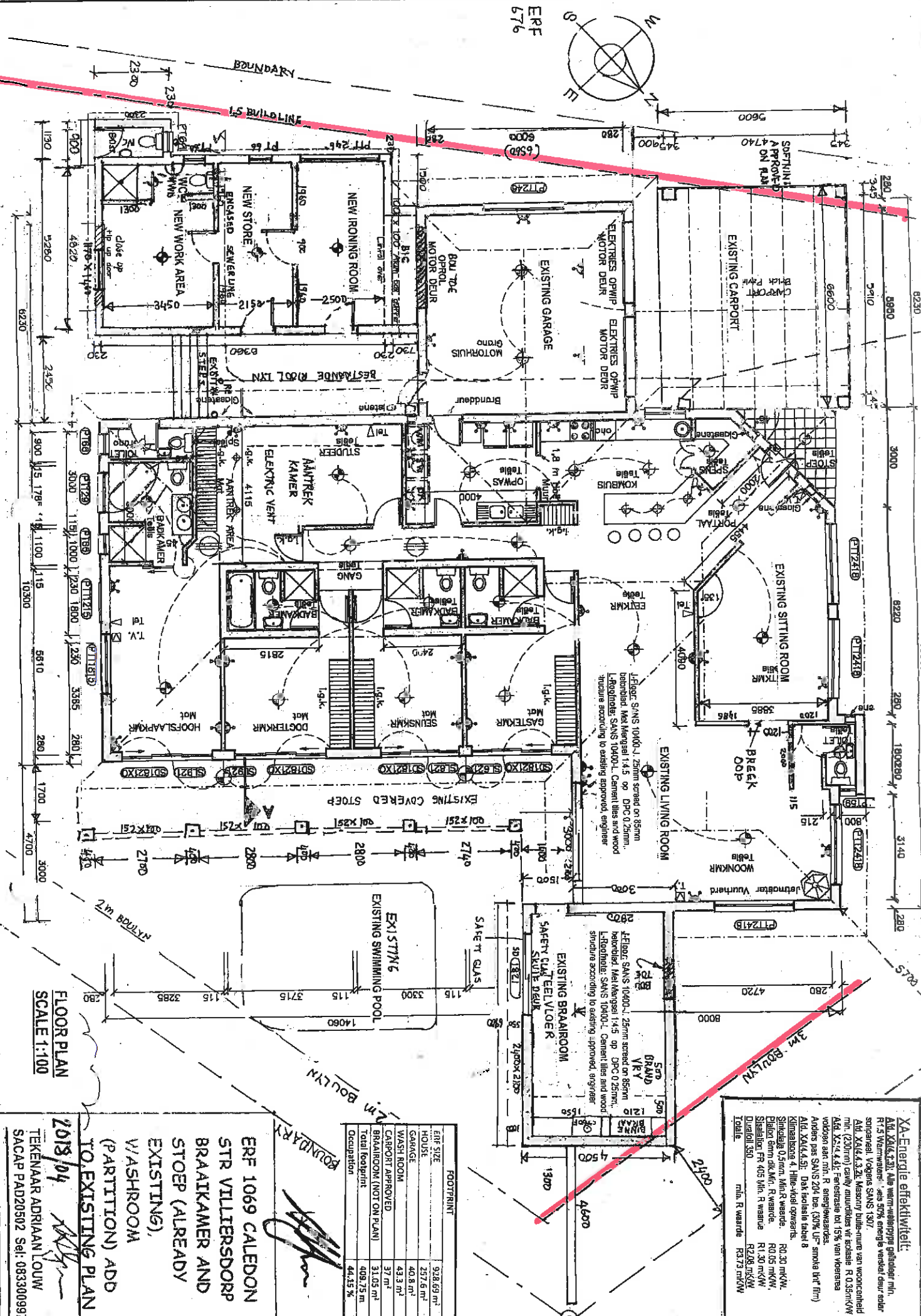
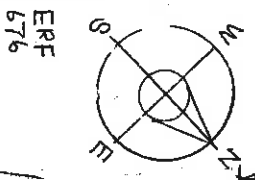
1. This Municipality's letter dated 23 April 2018, refers.
2. The Authorised Employee, on 10 January 2019 **approved, in whole** the following series of departure applications as per Site Development Plan No: 1 dated 2018 drawn by A Louw, in terms of section 60 of the By-law on Municipal Land Use Planning.
 - 2.1. The departure of the Street building line (within the cul-de-sac) to 2.4m in lieu of 4 meters to accommodate and legalise an existing braai room;
 - 2.2. Departure of the southern common building line to 1.6m in lieu of 2 meters to legalise an existing outbuilding; and
 - 2.3. Departure of the southern common building line to 0.8m in lieu of 2 meters to legalise an existing carport.
3. **Reasons** for the above decision are as follows:
 - 3.1. The adjacent land owners did not lodge objections against the proposal.
 - 3.2. Sufficient access is available.
 - 3.3. No land use change will be made as the Land Use rights will still be restricted to residential activities.
 - 3.4. The proposal complies with the SPLUMA and LUPA development principles.
 - 3.5. Municipal infrastructure will not be contradicted.
 - 3.6. The proposal does not contradict any forward planning documents.

- 3.7. The street scape will be maintained.
- 3.8. The illegal construction activities have commenced without any complaints to the municipality.
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 is linked to the Site Development Plan No: 1 dated 2018 drawn by A Louw.
 - 4.2. The approval for the abovementioned application shall lapse if not exercised within 2 years after the expiry of the period contemplated in Section 18 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning (2015).
 - 4.3. All applicable zoning parameters shall remain in force and must be adhered to.
 - 4.4. The approval of this application does not exempt the applicant from compliance with any other legislation.
 - 4.5. No Run off rain water from the roof of the carport are allowed to discharge directly onto the adjoining land.
 - 4.6. No overnight street parking will be allowed.
 - 4.7. Building plans must be submitted in terms of the National Building Regulations.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 - 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. You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine (see attached list). Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
 - 5.3. The 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



JC PIENAAR
MANAGER: TOWN PLANNING AND BUILDING CONTROL



XA-Energie effektiwiteit:
 A.M. XA(4.3.1) die warmteverlies gelyktydig m/m.
 R1.3 Wermverlies: ses 50% energie versiel deur solar
 sonreël. Volgens SANS 1507.
 A.M. XA(4.3.2) Masonry buite-mure van woordeheid
 m/m. (230mm) eanly aangeleë vir isolasie R 0,35m²/Kw
 A.M. XA(4.4.1) Fenestrasie tot 15% van vloerarea
 volderen aan m/m. R energiewaarde.
 Anders as SANS 204 bes. (30% U_T smoke hot film)
 A.M. XA(4.4.5) Dak isolasie label 8
 Klimaatsoon 4. Hille-kool opvatters.
 Slingeleng 0,3mm Min.5 waerde. R0.30 m²/Kw
 Ekeel eem draakm. R waerde. R0.05 m²/Kw
 Sinterklaar PE 405 vln. R waerde R1.30 m²/Kw
 Dureloli 330 R2.08 m²/Kw
 Totaal m/m. R waerde R3.72 m²/Kw

FOOTPRINT	ERF SIZE
HOUSE	928.69 m ²
GARAGE	357.6 m ²
WASH ROOM	40.8 m ²
CARPART APPROVED	43.3 m ²
BRANDROOM (NOT ON PLAN)	37 m ²
Total footprint	3105 m ²
Occupation	409.75 m ²
	44.15 %

ERF 1069 CALEDON STR VILLERSDORP BRAAIKAMER AND STOEP (ALREADY EXISTING), W/ASHROOM (PARTITION) ADD TO EXISTING PLAN
 2018/04
 TEKENAAR ADRIAAN LOUW
 SACAP PAD20502 Sel: 0833009974

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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