

# 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

Our Reference Number: GRE/1544  
Your Reference Number:  
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 21 November 2019

## REGISTERED MAIL

A & P McRobert  
P O Box 218  
GREYTON  
7233

(Per E-mail: [penny.hatting@gmail.com](mailto:penny.hatting@gmail.com))

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## DECISION LETTER TO APPLICANT

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Dear Mr & Mrs McRobert

### APPLICATION FOR DEPARTURE: ERF 1544, GREYTON.

1. Your application dated 09 October 2019, refers.
2. The Authorised Employee, on 20 November 2019 **approved, in whole** your application for **Permanent Departure** from the Western side building line from 2,0 metres to 0,0 metres to enable the owner to regularise the existing carport, in terms of section 60 of the By-law on Municipal Land Use Planning.
3. **Reasons** for the above decision are as follows:
  - 3.1. The proposed development is in line with the applicable Development Principles as contained in SPLUMA and LUPA.
  - 3.2. No objection was received against the proposal.
  - 3.3. The proposal is consistent with the Theewaterskloof Municipal 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 (2015):**
  - 4.1. This approval is valid for 2 years after the expiry of the period contemplated in Section 79(2), subject to Section 18(2) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015;
  - 4.2. The proposed development is generally in accordance with Site Development Plans No 18-H/M-100 DATED March 2018 drawn by Creative design;

- 4.3. Complete building plans must be submitted to the Department: Building Control and Town Planning for consideration before any construction activities commence;
  - 4.4. Damaging of any municipal infrastructure will be for the account of the Developer/ Owner;
  - 4.5. No rainwater from the roof shall be discharged directly onto an adjoining land unit;
  - 4.6. No construction allowed within 3 meters of municipal infrastructure;
  - 4.7. No on-street parking be allowed; and
  - 4.8. The approval of this application does not exempt the applicant/developer from compliance of any other legislation.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and 80 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



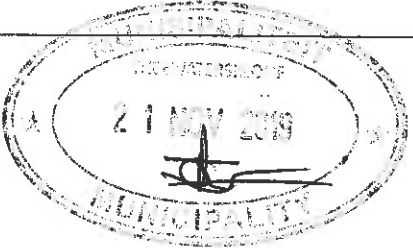
**JC PIENAAR**  
**MANAGER: TOWN PLANNING AND BUILDING CONTROL**

**GENERAL NOTES**

1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED AREA.
6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED PERMITS.
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59. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED STATUTES.
60. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ACTS.

**REVISIONS**

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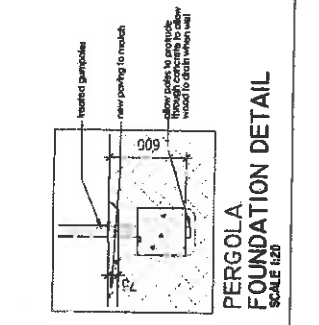
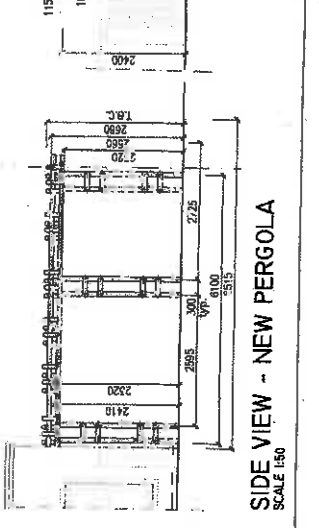
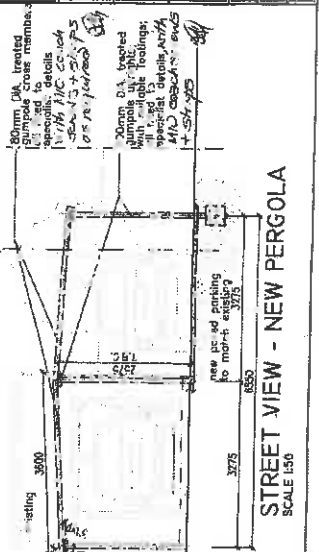
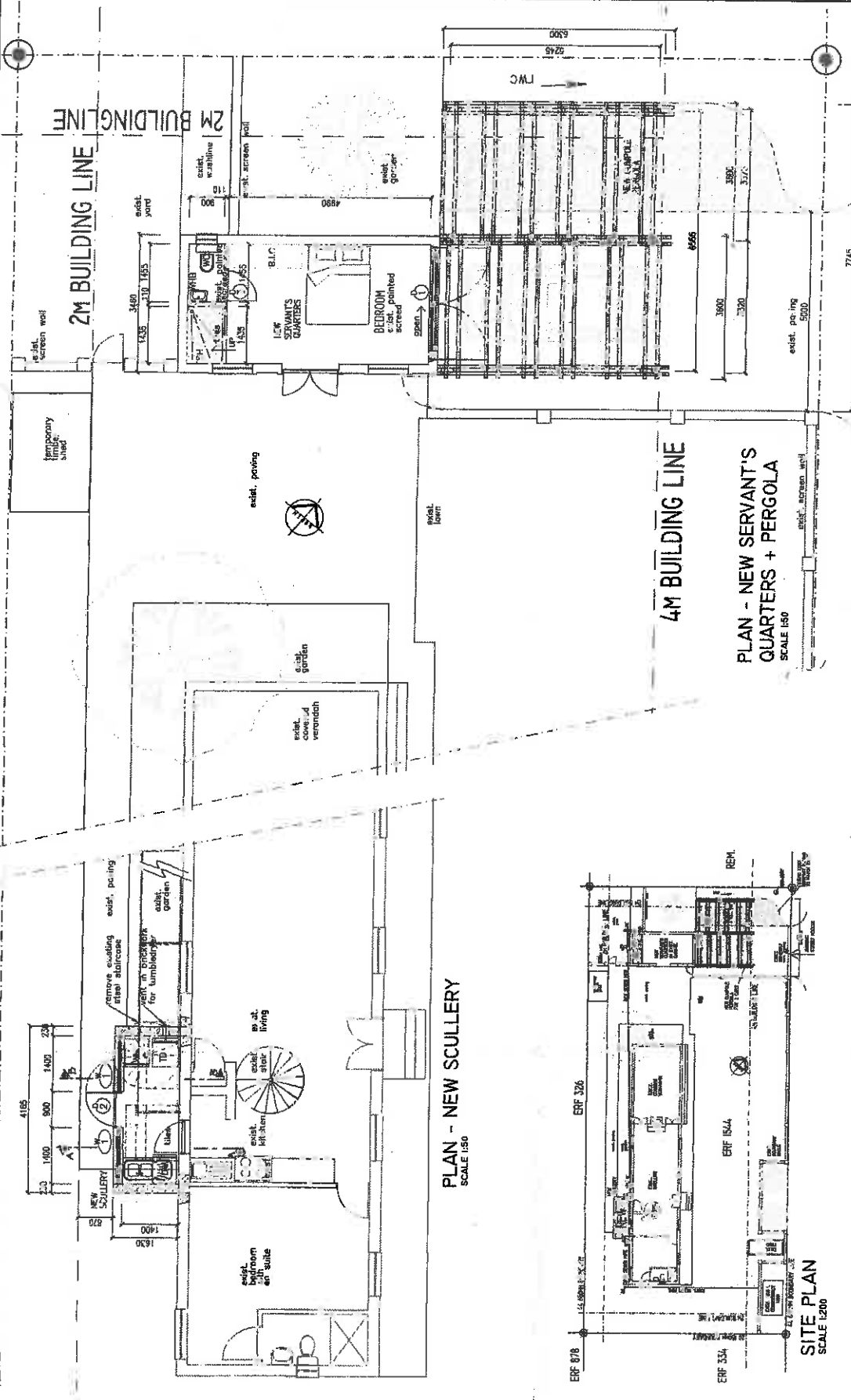
**CREATIVE DESIGN**  
SERAFINA BERRY  
ARCHITECTURE

**PROJECT INFORMATION**

PROJECT: NEW PERGOLA  
CLIENT: HAYTHAM & MARKOVITZ  
ARCHITECT: SERAFINA BERRY ARCHITECTURE  
DATE: 15/05/2018  
SCALE: 1:50

**PLANS - PERGOLA**

DATE: 15/05/2018  
SCALE: 1:50



**AREA SCHEDULE**

NO.	DESCRIPTION	AREA (SQ M)	TOTAL
1	PERGOLA	12.5	12.5
2	SCULLERY	15.0	27.5
3	SERVANT'S QUARTERS	10.0	37.5
4	NEW PERGOLA	12.5	50.0
5	NEW PERGOLA	12.5	62.5
6	NEW PERGOLA	12.5	75.0
7	NEW PERGOLA	12.5	87.5
8	NEW PERGOLA	12.5	100.0
9	NEW PERGOLA	12.5	112.5
10	NEW PERGOLA	12.5	125.0
11	NEW PERGOLA	12.5	137.5
12	NEW PERGOLA	12.5	150.0
13	NEW PERGOLA	12.5	162.5
14	NEW PERGOLA	12.5	175.0
15	NEW PERGOLA	12.5	187.5
16	NEW PERGOLA	12.5	200.0
17	NEW PERGOLA	12.5	212.5
18	NEW PERGOLA	12.5	225.0
19	NEW PERGOLA	12.5	237.5
20	NEW PERGOLA	12.5	250.0
21	NEW PERGOLA	12.5	262.5
22	NEW PERGOLA	12.5	275.0
23	NEW PERGOLA	12.5	287.5
24	NEW PERGOLA	12.5	300.0
25	NEW PERGOLA	12.5	312.5
26	NEW PERGOLA	12.5	325.0
27	NEW PERGOLA	12.5	337.5
28	NEW PERGOLA	12.5	350.0
29	NEW PERGOLA	12.5	362.5
30	NEW PERGOLA	12.5	375.0
31	NEW PERGOLA	12.5	387.5
32	NEW PERGOLA	12.5	400.0
33	NEW PERGOLA	12.5	412.5
34	NEW PERGOLA	12.5	425.0
35	NEW PERGOLA	12.5	437.5
36	NEW PERGOLA	12.5	450.0
37	NEW PERGOLA	12.5	462.5
38	NEW PERGOLA	12.5	475.0
39	NEW PERGOLA	12.5	487.5
40	NEW PERGOLA	12.5	500.0

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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	DD/MM/YYYY	Date receiving notice of decision	DD/MM/YYYY
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	

**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)

	<b>Appeal</b>	R
	<b>TOTAL APPEAL FEES*</b>	<b>R</b>

\* 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