

E-DAFERT 6.3.15.

Collab Number: 338042
Application Number: 891
Responsible Official: MTHEMBU, S



2015-03-06

S A Berrange
P O Box 1044
KNYSNA
6570

Dear Sir / Madam

ERF 1786 KNYSNA: APPLICATION FOR BUILDING LINE DEPARTURE

Your application dated 2014-12-10 in respect of the abovementioned property, has reference. The Manager: Town Planning and Building Control took the following resolution under delegated authority:

1. That approval be granted in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) for a departure to allow a street building line of 1m in lieu of 8m along Gallery Lane in order to accommodate proposed additions in the form of a dwelling unit to an existing dwelling house as indicated on Drawing No. 28/L/14 drawn by Tracy Hepburn Designs dated 10 September 2014:
2. That the following conditions are imposed in terms of Section 42 of the Land Use Planning Ordinance (Ordinance No. 15 of 1985):
 - a) This approval applies to the application as set out above and may not be construed as authority to depart from any other legal prescriptions or requirements;
 - b) Building plans on the proposed additions shall be submitted to the municipality for scrutiny and approval prior to any construction work being undertaken;
 - c) That compliance with any of these conditions will be construed as acceptance of all other conditions of approval;
 - d) The applicant is to ensure that there is access to property for meter reading purposes;
 - e) The construction of the proposed additions shall comply with general building design specifications for Leisure Gardens;
 - f) The erf will be limited to one electrical service connection which may not be split into two supplies and will be metered by only one meter (no shared supply);
 - g) The electricity meter will be of the split prepayment meter type;
 - h) The erf is also limited to 60Amps Single Phase;

- i) Capital Contribution fees as well as costs to upgrade the MV and LV electrical network will be payable by the applicant should an increase in electrical capacity be required for the erf;
- j) Solar assisted or gas assisted water heating devices or heat pumps shall be installed by the applicant;
- k) Load Switch Accommodation is required and it will be wired in accordance to the Electrical Department' specification and the switch will be purchased by the applicant; and
- l) Low energy lamps are to be used in all fittings.

Please be advised as from the 4th April 2014 that you, the applicant no longer have the right to appeal to the Minister of Local Government, Environmental Affairs and Development Planning, Western Cape on this decision. The right to appeal in terms of Section 44(1)(a), (b), (c) or (d) of the Land Use Planning Ordinance has been declared unconstitutional as stipulated in Circular EAD 0011/2014, dated 05-05-2014.

In addition, your attention is drawn to the provisions of Section 16 and/or Section 27 of Ordinance No. 15 of 1985, regarding the lapsing of unutilized land use approvals (2 years in the case of Departures and Rezoning, and 5 years in the case of subdivision).

Yours faithfully,



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G EASTON
ACTING MUNICIPAL MANAGER
/sm

Cc Director: Corporate Services
 Building Control Officer
 Director: Technical Services
 Town Electrotechnical Services