

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: FA/915
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 11 December 2019

REGISTERED MAIL

CA Rawbone-Viljoen
Oak Valley Estates
P O Box 30
ELGIN
7180

(Per E-mail: chris@oak-valley.co.za)

DECISION LETTER TO APPLICANT

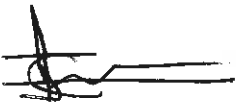
Dear Mr/Mrs/Ms

APPLICATION FOR CONSENT USE: FARM OAK VALLEY NO. 915

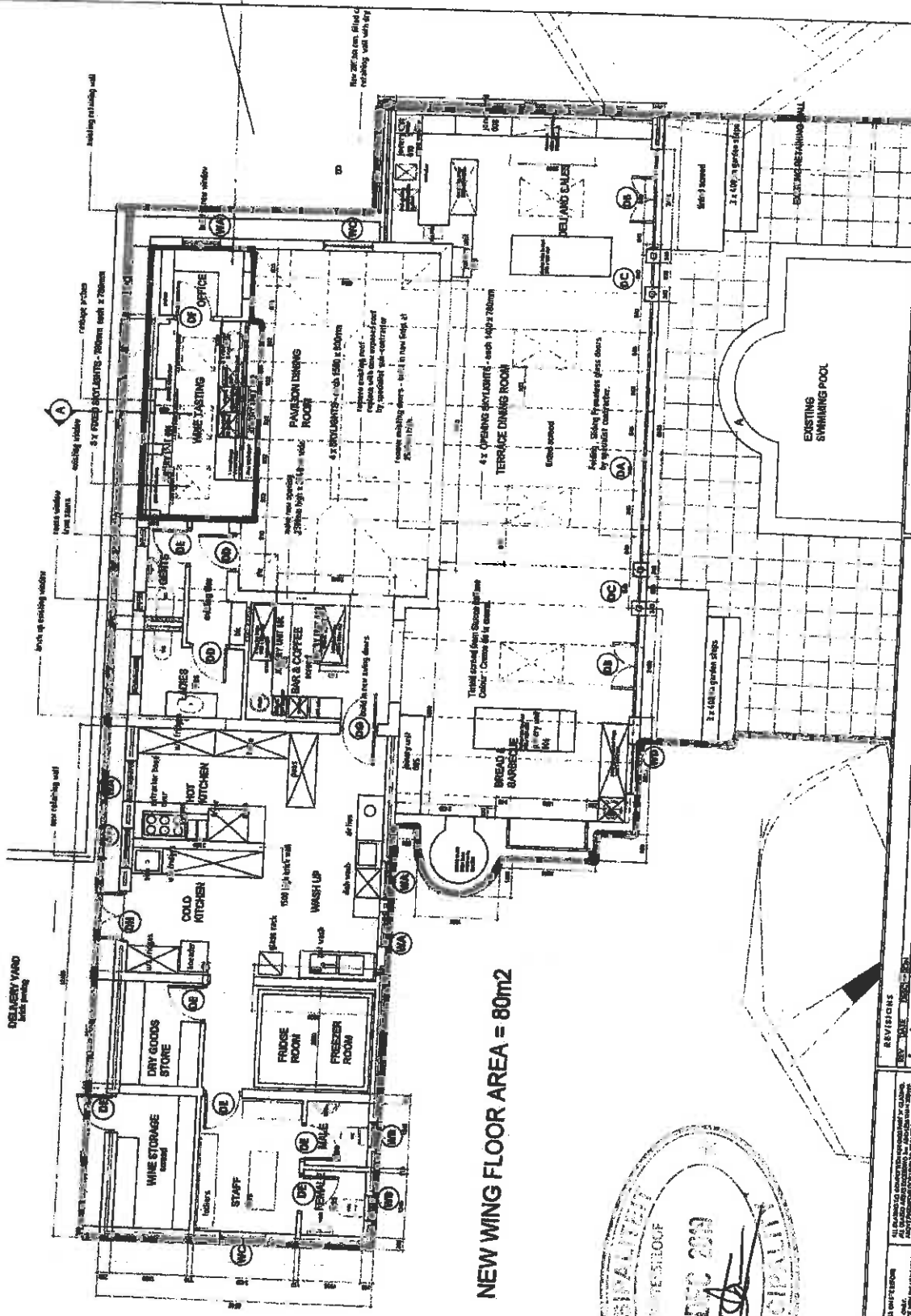
1. Your application dated 12 September 2019, refers.
2. The Authorised Employee, on 5 December 2019 **approved, in whole** your application for **consent use** to enable the owner to operate a restaurant and pool room (for off-consumption), in terms of section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning (2015).
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. The proposal is consistent with the Theewaterskloof Municipal Spatial Development Framework.
 - 3.3. The proposal is considered desirable within local context
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. The approval is valid for two (2) years, after the expiry of the period contemplated in Section 79(2), subject to Section 19(5) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning (2015);

- 4.2. The approval is linked generally in accordance with Site Development Plan No 0703-101 drawn by Young Architects dated 25/09/2011;
 - 4.3. Conditions of previous approval dated 02 November 2011 remain enforce;
 - 4.4. If required a service level agreement be entered into with the municipality with regards bulk capital contributions for Electric Technical as per approved Council tariffs for that particular year;
 - 4.5. Complete building plans must be submitted to the Department: Building Control and Town Planning for consideration before any construction activities commence; and
 - 4.6. 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.

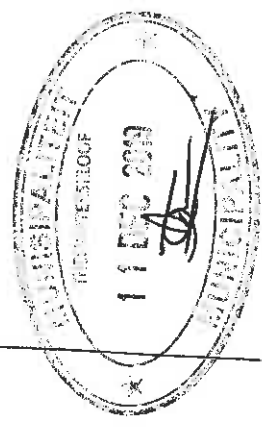
Yours faithfully



JC PIENAAR
MANAGER TOWN PLANNING: DEVELOPMENT SERVICES



NEW WING FLOOR AREA = 80m2



NOTES:

1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

2. ALL MATERIALS TO BE APPROVED BY THE MUNICIPALITY OF WEST STOUFFVILLE.

3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

REVISIONS

NO.	DATE	DESCRIPTION
1	2011-11-11	ISSUE FOR PERMIT
2	2011-11-11	ISSUE FOR PERMIT
3	2011-11-11	ISSUE FOR PERMIT

YOUNG ARCHITECTS

53 Church Street, Suite 200 (B2) St. Catharines, ON L2R 6P1
 Tel: 905.764.1148 Fax: 905.764.1149
 www.youngarchitects.com

Project Name: **OAK VALLEY POOL PAVILION**

Working Name: **Ground floor plan**

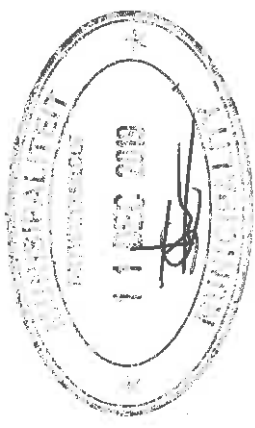
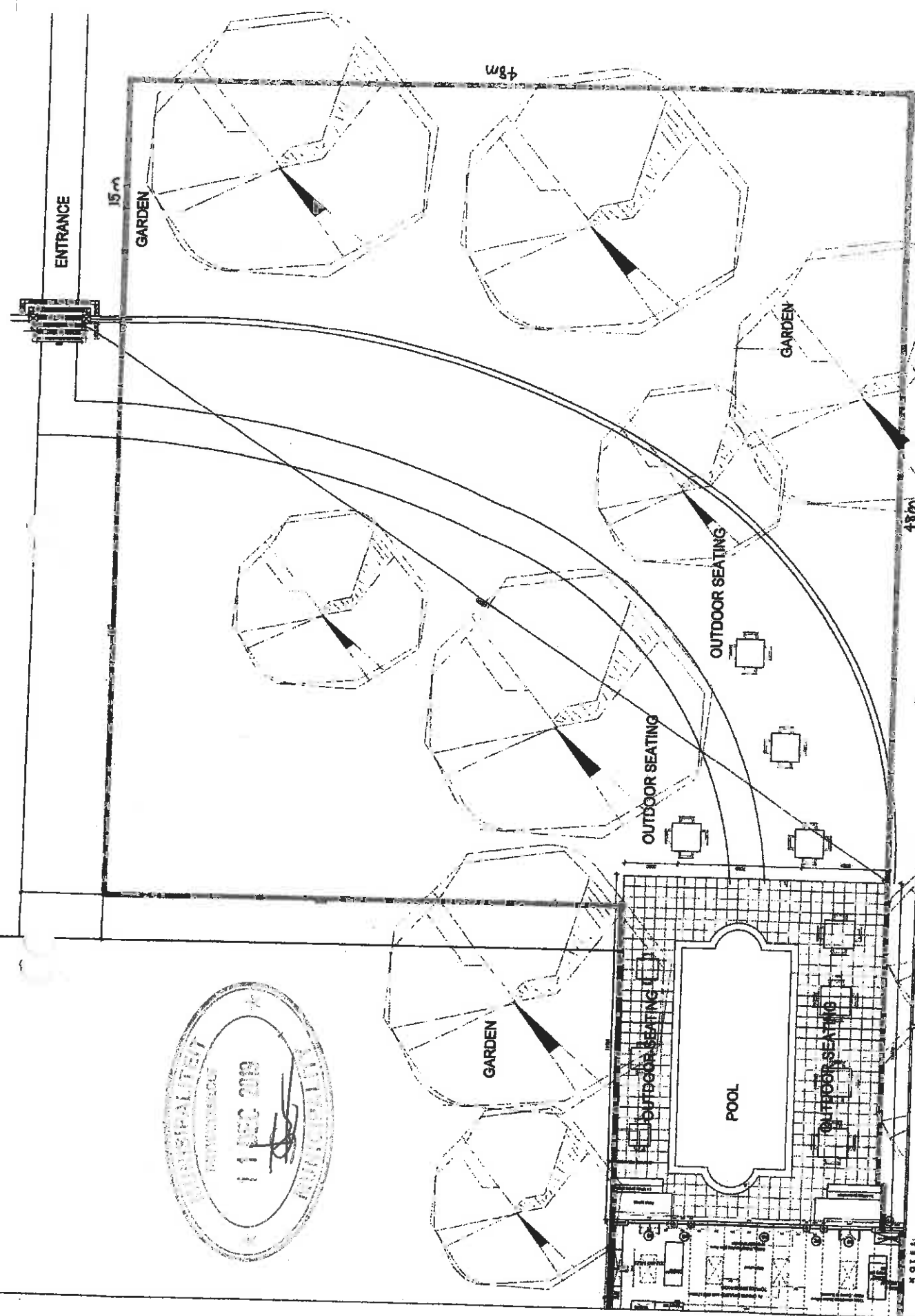
Scale: **1:50 @ A1**

Date: **25-09-2011**

Drawn by: **D.T.**

Checked by: **0703-101**

Handwritten note: 1/4 in sample



NOTES:

1. CONSULT THE LOCAL HEALTH DEPARTMENT FOR ALL APPLICABLE HEALTH REGULATIONS.

2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE NATIONAL PLUMBING CODE (NPC).

3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL ELECTRICAL CODE (CNCEC) AND THE CANADIAN NATIONAL FIRE MARSHAL'S CODE OF PRACTICE (CNCFM).

4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL MECHANICAL CODE (CNMCC) AND THE CANADIAN NATIONAL GAS CODE (CNGC).

5. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL SOIL FOUNDATION ENGINEERING CODE (CNSEEC) AND THE CANADIAN NATIONAL WIND ENGINEERING CODE (CNWEC).

6. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL WATER ENGINEERING CODE (CNWEC) AND THE CANADIAN NATIONAL SEWER ENGINEERING CODE (CNSEC).

7. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL ROADS AND TRANSPORTATION BUILDING CODE (CNRTBC) AND THE CANADIAN NATIONAL BRIDGE ENGINEERING CODE (CNBEC).

8. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL TRANSPORTATION ENGINEERING CODE (CNTSEC) AND THE CANADIAN NATIONAL AIRPORT ENGINEERING CODE (CNAEC).

9. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL MARINE ENGINEERING CODE (CNMEC) AND THE CANADIAN NATIONAL OFFSHORE ENGINEERING CODE (CNOEC).

10. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL PIPING ENGINEERING CODE (CNPPEC) AND THE CANADIAN NATIONAL RAILWAY ENGINEERING CODE (CNRPEC).

REVISIONS

NO.	DATE	DESCRIPTION

project name: **OAK VALLEY POOL PAVILION**

drawing name: **Site Plan**

scale: **1:100 @ A1**

date: **25-09-2011**

author: **D.T.**

check: **D.T.**

project number: **0703-101**

client: **Young ARCHITECTS**

55 Church Street, Oshawa, Ontario L1H 7R1 | Tel: +1 905 439 1948 | Fax: +1 905 439 1949 | Email: info@youngarchitects.com

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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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Tel. no.: 028 214 3300
 Faks/Fax no.: 028 214 1289
 E-pos/E-mail: twkmun@twk.org.za

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