

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: GRA/2340
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 19 November 2018

REGISTERED MAIL

SP Gravel
100 Hopley Road
Table View
CAPE TOWN
7441

(PER E-MAIL: shawngravel@gmail.com)

DECISION LETTER TO APPLICANT

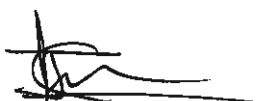
Dear Mr/Mrs/Ms

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 2340 GRABOUW

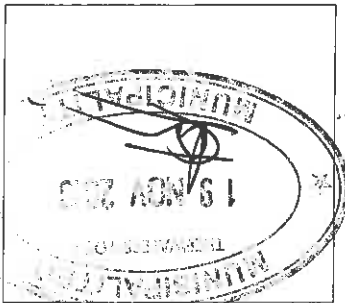
1. This Municipality's letter dated 3 September 2018, refers.
2. The Authorised Employee, on 16 November 2018 **approved, in whole** your application for the following, as depicted on **Site Development Plan No. A101**, dated 20 February 2018, prepared by Shawn Gravel Architect, in terms of Section 60 of the Theewaterskloof Municipality Land Use Planning by-law, 2015:
 - 2.1. **Permanent Departure** in terms of Section 15(2)(b) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015, to relax the prescribed side building lines from 1.5m to 1,100m and 0.900m to accommodate the existing second dwelling.
 - 2.2. **Consent Use** in terms of Section 15(2)(o) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015, to regularise the existing second dwelling.
3. **Reasons** for the above decision are as follows:
 - 3.1. The proposal is considered to be desirable within the local context.
 - 3.2. The proposal will not detract from the surrounding character of the area.
 - 3.3. No objections were received against the proposal.
 - 3.4. The proposal will not impact negatively on the existing engineering services.
 - 3.5. The proposed land use is accommodated under a consent use of the Single Residential Zone 1 and will not detract from the residential character.
 - 3.6. The zoning will remain unchanged.

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 for the abovementioned application shall lapse if not exercised within 2 years after the expiry of the period contemplated in Section 79(2), subject to Section 18(2) and 19(5) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015;
 - 4.2. The second dwelling unit be restricted to the total floor space of 35m² as indicated on Site Development Plan No. A101, dated 20 February 2018, prepared by Shawn Gravell Architect.
 - 4.3. Any service upgrades required will be for the cost of the owner/applicant;
 - 4.4. Complete building plans, for any built structure, must be submitted to the Department: Town Planning and Building Control for approval, before any construction activities commence;
 - 4.5. The approval of this application does not exempt the applicant/developer from compliance with any other legislation; and
 - 4.6. The applicable zoning parameters shall remain in force and must be adhered to.
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



LOCAL AUTHORITY STAMP

GENERAL NOTES

- All work to comply with local authorities and stip by law.
- The contractor shall verify all levels, heights and dimensions on site and be check the information on drawings before commencing work to ensure that it is correct.
- It is the contractor's responsibility to ensure that all work is carried out in accordance with the correct identification of all services and utilities and to ensure that all work is carried out in accordance with the correct identification of all services and utilities.
- Any services, conduits or cables to be reported to the architect before work commences.
- All work to be carried out in accordance with the correct identification of all services and utilities.
- All work to be carried out in accordance with the correct identification of all services and utilities.
- All work to be carried out in accordance with the correct identification of all services and utilities.

WALLS

- All masonry walls to be constructed in accordance with the correct identification of all services and utilities.
- All masonry walls to be constructed in accordance with the correct identification of all services and utilities.
- All masonry walls to be constructed in accordance with the correct identification of all services and utilities.

CONCRETE NOTES

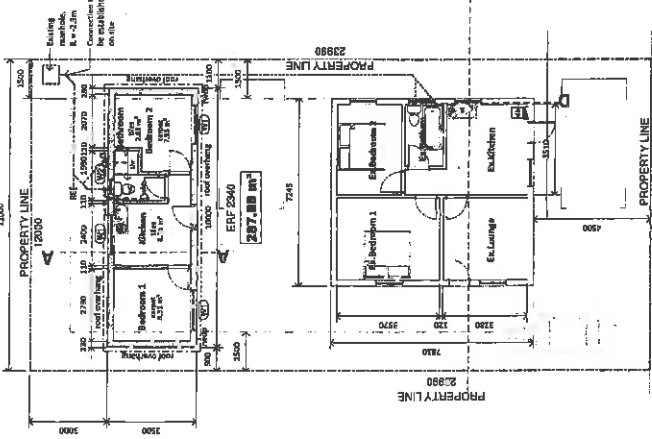
- All concrete to be constructed in accordance with the correct identification of all services and utilities.
- All concrete to be constructed in accordance with the correct identification of all services and utilities.
- All concrete to be constructed in accordance with the correct identification of all services and utilities.

DRAINAGE NOTES

- All drainage to be constructed in accordance with the correct identification of all services and utilities.
- All drainage to be constructed in accordance with the correct identification of all services and utilities.
- All drainage to be constructed in accordance with the correct identification of all services and utilities.

GLAZING

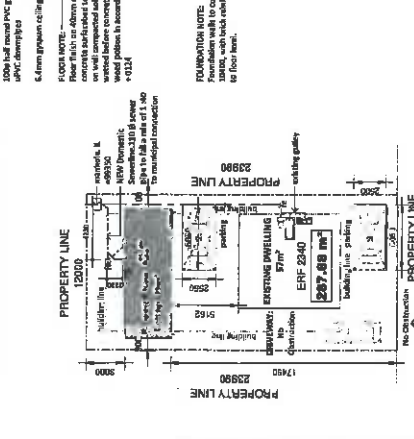
- All glazing to be constructed in accordance with the correct identification of all services and utilities.
- All glazing to be constructed in accordance with the correct identification of all services and utilities.
- All glazing to be constructed in accordance with the correct identification of all services and utilities.



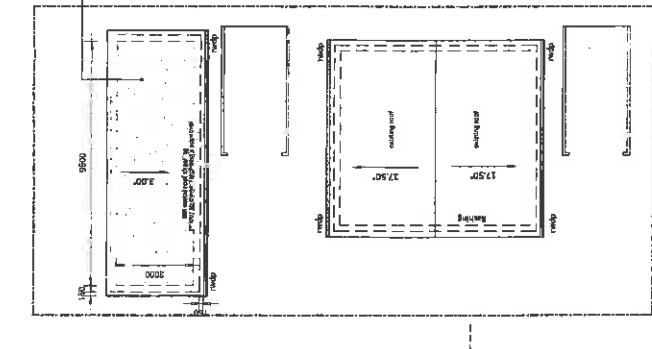
Ground Storey Plan 1:100

AREA SCHEDULE

Existing Site:	288m ²
Existing Dwelling:	57m ²
Collage:	95m ²
TOTAL NEW:	95m²
Proposed Coverage:	31.28%
Total F.A.R:	0.92

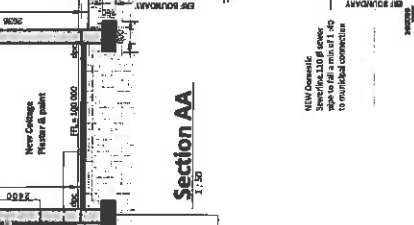


Site Plan 1:200



Roof Plan 1:100

The roof and ceiling is to be constructed in accordance with the correct identification of all services and utilities. The roof and ceiling is to be constructed in accordance with the correct identification of all services and utilities. The roof and ceiling is to be constructed in accordance with the correct identification of all services and utilities.

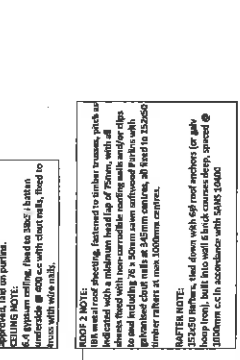


Section AA 1:10

Insulation notes: The roof and ceiling is to be constructed in accordance with the correct identification of all services and utilities. The roof and ceiling is to be constructed in accordance with the correct identification of all services and utilities. The roof and ceiling is to be constructed in accordance with the correct identification of all services and utilities.

CEILING NOTE: The ceiling is to be constructed in accordance with the correct identification of all services and utilities. The ceiling is to be constructed in accordance with the correct identification of all services and utilities. The ceiling is to be constructed in accordance with the correct identification of all services and utilities.

FOUNDATION NOTE: The foundation is to be constructed in accordance with the correct identification of all services and utilities. The foundation is to be constructed in accordance with the correct identification of all services and utilities. The foundation is to be constructed in accordance with the correct identification of all services and utilities.



SANS 204:SAANS 10400 XA: ROOF ASSEMBLY

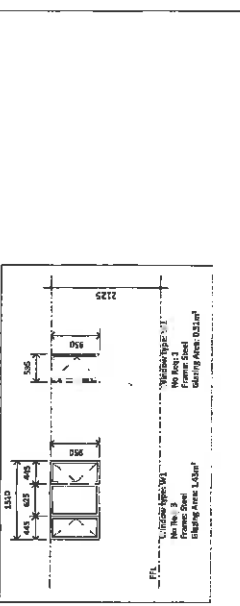
Roof 2 Note: The roof 2 is to be constructed in accordance with the correct identification of all services and utilities. The roof 2 is to be constructed in accordance with the correct identification of all services and utilities. The roof 2 is to be constructed in accordance with the correct identification of all services and utilities.

Rafter Note: The rafters are to be constructed in accordance with the correct identification of all services and utilities. The rafters are to be constructed in accordance with the correct identification of all services and utilities. The rafters are to be constructed in accordance with the correct identification of all services and utilities.



SANS 204:SAANS 10400 XA: HOT WATER DEMAND

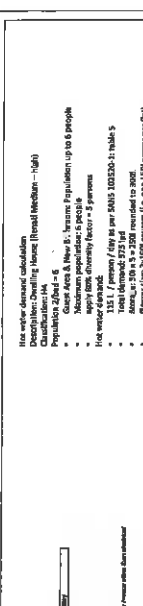
Hot Water Demand: The hot water demand is to be constructed in accordance with the correct identification of all services and utilities. The hot water demand is to be constructed in accordance with the correct identification of all services and utilities. The hot water demand is to be constructed in accordance with the correct identification of all services and utilities.



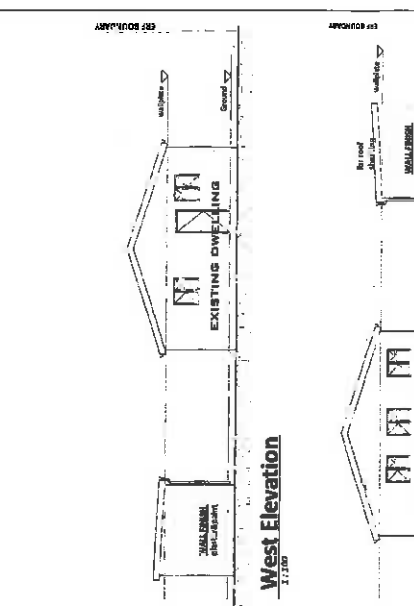
SANS 204:SAANS 10400 XA: FENESTRATION - New Bathroom

Roof 1 Note: The roof 1 is to be constructed in accordance with the correct identification of all services and utilities. The roof 1 is to be constructed in accordance with the correct identification of all services and utilities. The roof 1 is to be constructed in accordance with the correct identification of all services and utilities.

Rafter Note: The rafters are to be constructed in accordance with the correct identification of all services and utilities. The rafters are to be constructed in accordance with the correct identification of all services and utilities. The rafters are to be constructed in accordance with the correct identification of all services and utilities.



Fenestration: The fenestration is to be constructed in accordance with the correct identification of all services and utilities. The fenestration is to be constructed in accordance with the correct identification of all services and utilities. The fenestration is to be constructed in accordance with the correct identification of all services and utilities.



West Elevation 1:100

South Elevation 1:100

North Elevation 1:100

Architect:	S GRAYELL
Project:	PROPOSED NEW DWELLING ON EXISTING DWELLING ON ERF 2940, GRAUBOUW
Owner:	S Theron
Drawn:	G
Date:	
Scale:	SCALE AS SHOWN
Council:	COUNCIL

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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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 7230



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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MASIPALA WASE THEEWATERSKLOOF MUNISIPALITEIT

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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: _____

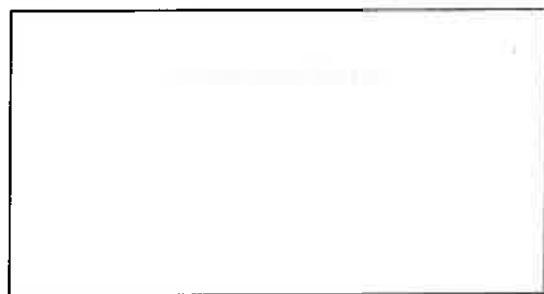
Date: _____

Full name: _____

FOR OFFICE USE ONLY

Date received: _____

Received by: _____



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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,