

# 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](mailto:twkmun@twk.org.za)

Our Reference Number: V/1479  
Your Reference Number:  
Enquiries: Sunet du Toit, 028 214 3300 / [sunetdu@twk.org.za](mailto:sunetdu@twk.org.za)

Date: 01 Oktober 2018

## REGISTERED MAIL

Mnr M & A Baron  
6 Protea Street  
VILLIERSDORP  
6848

(Per E-mail: [martinus.baron@dcs.gov.za](mailto:martinus.baron@dcs.gov.za))

---

## DECISION LETTER TO APPLICANT

---

Dear Mr & Mrs Baron

### APPLICATION FOR DEPARTURE: ERF 1479 VILLIERSDORP

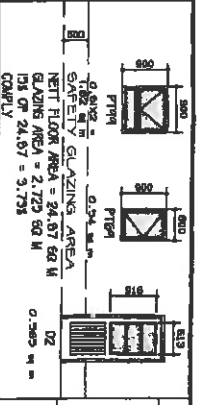
1. Your application received 23 June 2018, refers.
2. The Authorised Employee, on 01 October 2018 **approved, in whole** your application for the following series of **Permanent Departures** as per Site Development Plan No 1 drawn by D Maart dated 23 July 2018, in terms of section 60 of the By-law on Municipal Land Use Planning.
  - 2.1. Application for Permanent Departure to encroach the South Eastern Side building line to 1.5 meters in lieu of 2.0 meters to enable the owner to erect a New Garage and Store Room;
  - 2.1. Application for Permanent Departure to encroach the lateral building line to 0.5 meters in lieu of 2.0 meters to enable the owner to legalise the existing outbuilding utilised as a habitable maids quarters; and
  - 2.2. Application for Permanent Departure to depart from the TWK Zoning Scheme Development Parameters to utilise the existing outbuilding utilised as maid's quarters.
3. Reasons for the above decision are as follows:
  - 3.1. Due to the limitations of the existing size of the subject property, the proposal makes a logical proposal to suit the applicant's needs;
  - 3.2. The existing footprint of the outbuilding converted to a maid's room is maintained;
  - 3.3. The streetscape is maintained;
  - 3.4. No objections were received against the proposal;

- 3.5. The existing access and parking are available from Protea Street;
  - 3.6. Municipal infrastructure will not be contradicted; and
  - 3.7. The proposal does not contradict any forward planning documents.
4. The abovementioned approval is subject to the following **conditions** in terms of Section 66 of the Theewaterskloof By-law on Municipal Land Use Planning:
- 4.1. The Series of Departure approvals are strictly linked with Site Development Plan No 1 drawn by D Maart dated 23 July 2018;
  - 4.2. All applicable zoning parameters shall remain in force and must be adhered to;
  - 4.3. Building plans must be submitted in terms of the National Building prior to any construction;
  - 4.4. The converted maid's room cannot be fitted out with a kitchen/ kitchenette without prior approval in terms of the zoning scheme;
  - 4.5. The garages may not be utilised for habitable purposes;
  - 4.6. The approval of this application does not exempt the applicant from compliance with any other legislation; and
  - 4.7. This approval shall lapse if not exercised within 2 years from date of final notification subject to Section 18(2) and 79(2) of the Theewaterskloof Municipality By-law on Land Use Planning (2015).
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

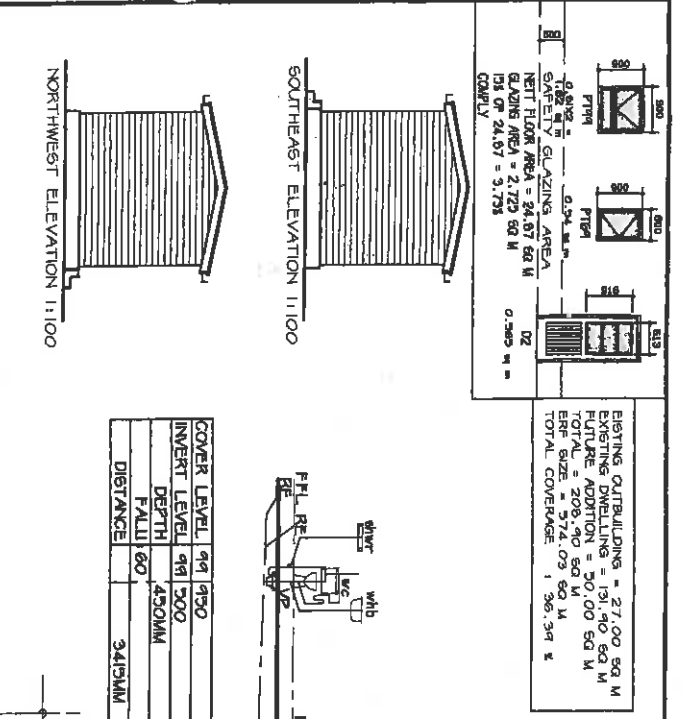
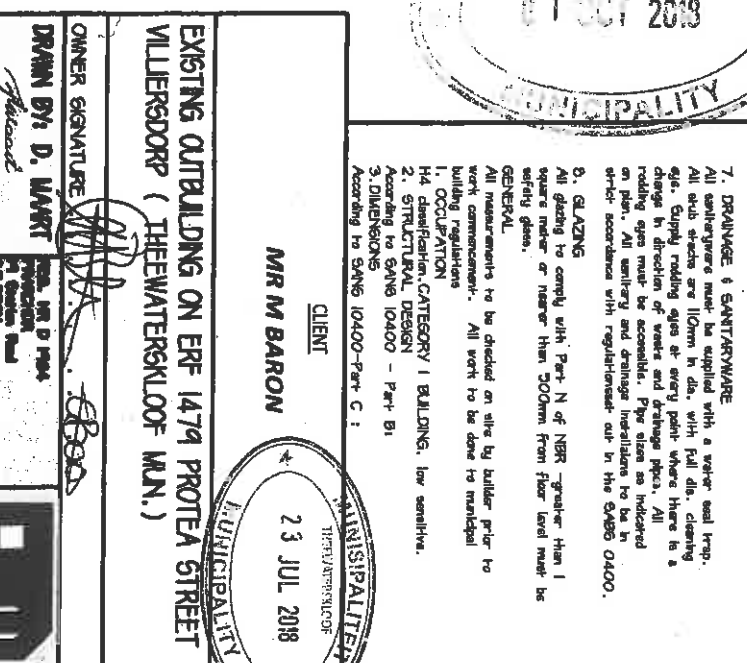
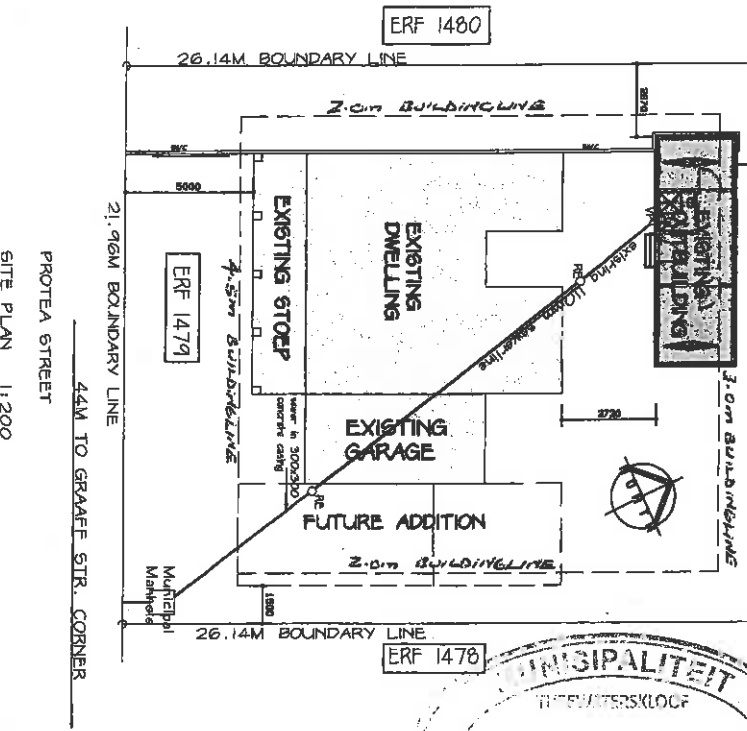
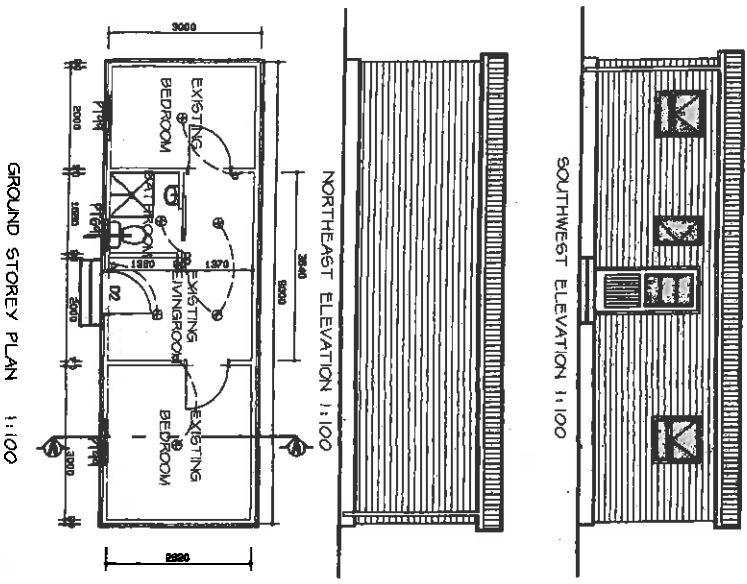


**JC PIENAAR**  
**MANAGER: TOWN PLANNING AND BUILDING CONTROL**



EXISTING OUTBUILDING = 27.00 SQ M  
 ON 14,950 TRUSSES SPACED AT 1000MM.  
 11 DEGREE SLOPE WITH GRADE 5 TIMBER  
 GUY. INSULATION STRIPS TAPPED TO  
 TRUSSES AND WALLS.

EXISTING DWELLING = 131.40 SQ M  
 FUTURE ADDITION = 30.00 SQ M  
 TOTAL = 208.40 SQ M  
 ERF SIZE = 374.03 SQ M  
 TOTAL COVERAGE = 1.56:394 \*



Grouted roof struts or omnes choice on 14,950 trusses spaced at 1000mm.  
 11 degree slope with grade 5 timber. GUY. INSULATION STRIPS TAPPED TO TRUSSES AND WALLS.

250mm solid concrete slab on 25mm sand/brick on 250mm concrete damp proof membrane on 150mm solid hardcore on good compacted filling

75x50 timber nogging at max. 600mm c/c

75x50 timber nogging at max. 600mm c/c

250mm x 250mm Foundation

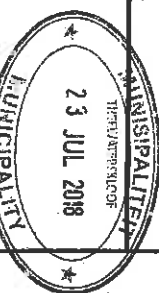
250mm x 250mm Foundation



**SPECIFICATIONS:**

- GENERAL**  
 All measurements to be checked on site. Any discrepancies to be brought under the attention of the Draughtsman. Given dimensions take preference above scaled dimensions.
- 1. FOUNDATIONS**  
 Top of Foundations to be a minimum of 400mm below natural ground level. Backfill to Foundations. All Foundations and structural concrete work to structural Engineers detail. All soil compaction to Engineers detail and specifications. Foundation not to project over erf boundary.
- 2. FLOORS**  
 Ground Floor finishes on min. 100mm mass concrete slab, on 400 micron thick dam on 30mm thick fine sand laid on well compacted filling, at max. 120mm layers, to conform to MOD A6510 specs. First Floor finish on reinforced concrete slab to engineers detail. Damp Proof course at 150mm above natural ground level.
- 3. WALLS**  
 Prefabricated timber wall finish as per SANS 100082 on timber frame buildings.
- 4. ROOFS**  
 All roofs to comply with Part P of NBR. Roofs must be fixed down to wall with galvanized hoop iron embedded 600mm into wall. All ends of rafters to be wrapped in damp proof courses.
- 5. VENTILATION & LIGHT**  
 Min 10% of the floor area to be light area, and 5% to be natural ventilation area.
- 6. STORMWATER**  
 All stormwater to be led to municipal stormwater connection. All pipe sizes, gradients and materials for the stormwater reticulation system to comply with NBR.
- 7. DRAINAGE & SANITARYWARE**  
 All sanitaryware must be supplied with a water seal trap. All sub-drains are 100mm in dia. with fall dia. cleaning eyes. Supply rodding eyes at every point where there is a change in direction of vents and drainage pipes. All rodding eyes must be accessible. Pipe sizes as indicated on plan. All venting and drainage installations to be in strict accordance with regulations set out in the SANS 10400.
- 8. GLAZING**  
 All glazing to comply with Part N of NBR - greater than 1 square meter or nearer than 300mm from floor level must be safety glass.
- GENERAL**  
 All measurements to be checked on site by builder prior to work commencement. All work to be done to municipal building regulations.
- 1. OCCUPATION**  
 H4 classification, CATEGORY I BUILDING, low sensitive.
- 2. STRUCTURAL DESIGN**  
 According to SANS 10400 - Part B1
- 3. DIMENSIONS**  
 According to SANS 10400 - Part C1

MIR M BARON



EXISTING OUTBUILDING ON ERF 1479 PROTEA STREET  
 VILERSDORP (THEEWATERSKLOOF MUN.)

OWNER SIGNATURE

DRAWN BY: D. WAART

PROTEA STREET  
 SITE PLAN 1:200

# 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

## 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
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	

# 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

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\*

--	--	--	--	--

# 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

\* 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,

# 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

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: \_\_\_\_\_

Municipalities