

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: V/1678
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 11 September 2019

REGISTERED MAIL

A Van Der Schuur
20 Bluff Crescent
Bay View
STRANDFONTEIN
7788

(Per E-Mail: vanderanthony@gmail.com)

DECISION LETTER TO APPLICANT

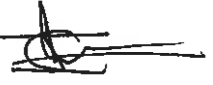
Dear Mr/Mrs/Ms

APPLICATION FOR DEPARTURE: ERF 1678 VILLIERSDORP

1. This Municipality's letter dated 10 April 2019, refers.
2. The Authorised Employee, on 09 September 2019 **approved, in whole** your application for the following **series of departures** in terms of Section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015:
 - 2.1. Application for departure from the prescribed western side building line from 2.0m to 0m; and
 - 2.2. Application for departure from the prescribed rear building line from 2.0m to 0m.
3. **Reasons** for the above decision are as follows:
 - 3.1. The development proposal is regarded as consistent with the principles and the goals of the Theewaterskloof Municipality Spatial Development Framework;
 - 3.2. There are no restrictive title deed conditions that prohibit the proposed development from taking place;
 - 3.3. The proposal adheres to the prescriptions of Section 16.2.1(b) of the Theewaterskloof Municipality Zoning Scheme Regulations;
 - 3.4. The extent of the property and current location of the dwelling unit thereon does not allow for any other sensible alternative with regard to the construction of an outbuilding;
 - 3.5. The approval of this application will not negatively impact on parking provision or existing accessibility;

- 3.6. No negative impact is foreseen on existing land use rights with the approval of this application;
 - 3.7. The proposal does not require any additional municipal service infrastructure, nor will it impact negatively on any existing infrastructure;
 - 3.8. The proposal is regarded as desirable; and
 - 3.9. The proposal adheres to the principles of applicable land use legislation.
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. Building plans must be submitted to the municipality before construction commences, generally in accordance with the site development plan REV.02 dated 11 January 2019 drawn by Kelly Matthews (MKL Designs);
 - 4.3. Should any additional municipal infrastructure, or the relocation of any existing municipal infrastructure be required, the costs will be for the account of the owner of the property;
 - 4.4. The outbuilding may not exceed a height of one storey;
 - 4.5. No door or window shall be permitted in any wall which is closer than 1.5m to the side or rear boundary concerned;
 - 4.6. An access way, other than through a building and at least 1.0m wide, shall be provided from a public street to every vacant portion of the land unit concerned other than a courtyard;
 - 4.7. No runoff of rainwater from the roof shall be discharged directly onto any adjoining land; 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: DEVELOPMENT SERVICES

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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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 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

GENERAL NOTES

1. THE CONCEPT OF THE DESIGN IS TO BE APPROVED BY THE LOCAL AUTHORITY.
2. ALL WORK IS TO BE IN ACCORDANCE WITH THE SANS 10400 SERIES AND THE SANS 10400-XA SERIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

STANDARD NOTES

1. ALL WALLS TO COMPLY WITH SANS 10400-XA PART 1.

2. ALL ROOFING TO COMPLY WITH SANS 10400-XA PART 2.

3. ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH SANS 10400-XA PART 6.

4. ALL PLUMBING INSTALLATIONS TO COMPLY WITH SANS 10400-XA PART 7.

5. ALL MECHANICAL INSTALLATIONS TO COMPLY WITH SANS 10400-XA PART 8.

6. ALL GLAZING TO COMPLY WITH SANS 10400-XA PART 9.

7. ALL FLOORING TO COMPLY WITH SANS 10400-XA PART 10.

8. ALL FINISHES TO COMPLY WITH SANS 10400-XA PART 11.

9. ALL PAINTS TO COMPLY WITH SANS 10400-XA PART 12.

10. ALL METALS TO COMPLY WITH SANS 10400-XA PART 13.

ROOF & CEILING INSULATION

1. ALL ROOFING TO BE INSULATED WITH 100mm EPS INSULATION.

2. ALL CEILING TO BE INSULATED WITH 100mm EPS INSULATION.

3. ALL WALLS TO BE INSULATED WITH 100mm EPS INSULATION.

4. ALL FLOORS TO BE INSULATED WITH 100mm EPS INSULATION.

5. ALL ROOFING TO BE PROTECTED WITH 20mm Gypsum Board.

6. ALL CEILING TO BE PROTECTED WITH 20mm Gypsum Board.

7. ALL WALLS TO BE PROTECTED WITH 20mm Gypsum Board.

8. ALL FLOORS TO BE PROTECTED WITH 20mm Gypsum Board.

9. ALL ROOFING TO BE PROTECTED WITH 20mm Gypsum Board.

10. ALL CEILING TO BE PROTECTED WITH 20mm Gypsum Board.

SPECIFICATIONS

FLOOR: ALL FLOORING TO BE IN ACCORDANCE WITH SANS 10400-XA PART 10.

CEILING: ALL CEILING TO BE IN ACCORDANCE WITH SANS 10400-XA PART 11.

WALLS: ALL WALLS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 12.

FLOORS: ALL FLOORS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 13.

ROOFING: ALL ROOFING TO BE IN ACCORDANCE WITH SANS 10400-XA PART 14.

GLAZING: ALL GLAZING TO BE IN ACCORDANCE WITH SANS 10400-XA PART 15.

MECHANICAL: ALL MECHANICAL TO BE IN ACCORDANCE WITH SANS 10400-XA PART 16.

ELECTRICAL: ALL ELECTRICAL TO BE IN ACCORDANCE WITH SANS 10400-XA PART 17.

FOUNDATION: ALL FOUNDATION TO BE IN ACCORDANCE WITH SANS 10400-XA PART 18.

CLAY PIPES: ALL CLAY PIPES TO BE IN ACCORDANCE WITH SANS 10400-XA PART 19.

WINDROWS: ALL WINDROWS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 20.

LINEELS: ALL LINEELS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 21.

GENERAL NOTES: ALL WORK IS TO BE IN ACCORDANCE WITH THE SANS 10400 SERIES AND THE SANS 10400-XA SERIES.

STANDARD NOTES: ALL WALLS TO COMPLY WITH SANS 10400-XA PART 1.

ROOF & CEILING INSULATION: ALL ROOFING TO BE INSULATED WITH 100mm EPS INSULATION.

SPECIFICATIONS: ALL FLOORING TO BE IN ACCORDANCE WITH SANS 10400-XA PART 10.

FOUNDATION: ALL FOUNDATION TO BE IN ACCORDANCE WITH SANS 10400-XA PART 18.

CLAY PIPES: ALL CLAY PIPES TO BE IN ACCORDANCE WITH SANS 10400-XA PART 19.

WINDROWS: ALL WINDROWS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 20.

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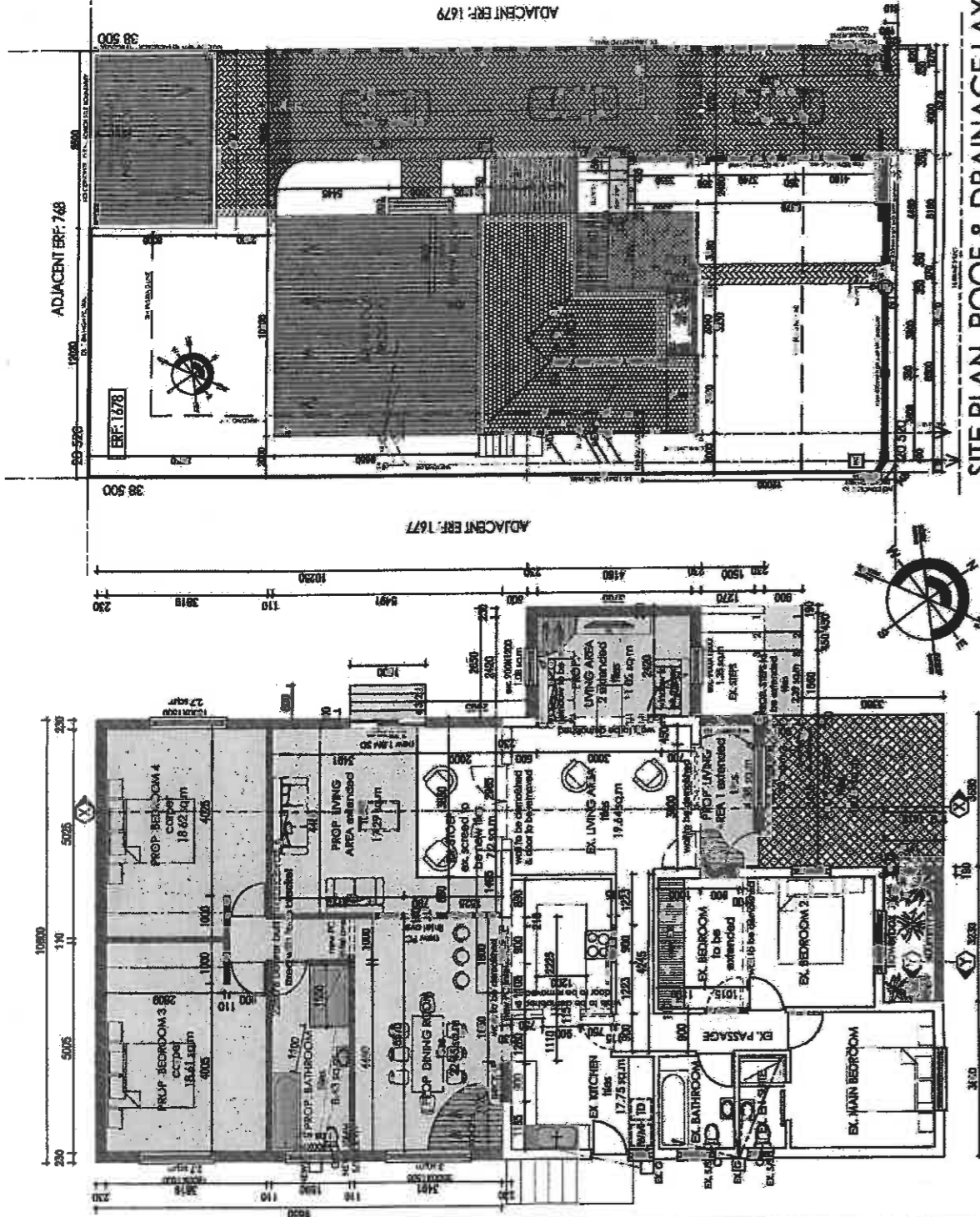
SPECIFICATIONS: ALL FLOORING TO BE IN ACCORDANCE WITH SANS 10400-XA PART 10.

FOUNDATION: ALL FOUNDATION TO BE IN ACCORDANCE WITH SANS 10400-XA PART 18.

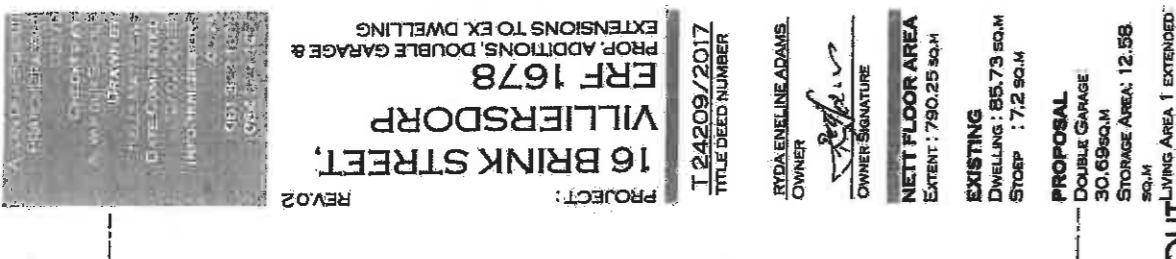
CLAY PIPES: ALL CLAY PIPES TO BE IN ACCORDANCE WITH SANS 10400-XA PART 19.

WINDROWS: ALL WINDROWS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 20.

LINEELS: ALL LINEELS TO BE IN ACCORDANCE WITH SANS 10400-XA PART 21.



DWELLING GROUND FLOOR PLAN SCALE 1:100



SITE PLAN, ROOF & DRAINAGE LAYOUT SCALE 1:200

PROJECT: VILLIERSDORP, 16 BRINK STREET, ERF 1678
 PROF. ADDITIONS, DOUBLE GARAGE & EXTENSIONS TO EX DWELLING

REV 02

DATE: 2017/09/24

DRAWN BY: KAMLESH

CHECKED BY: KAMLESH

SCALE: AS SHOWN

PROJECT NO: 1678

CLIENT: MRS. ADAMS

ADDRESS: 16 BRINK STREET, VILLIERSDORP, ERF 1678

CONTACT: 083 322 7127

083 322 7128

083 322 7129

T 24209/2017
 TITLE DEED NUMBER

RYDA ENELENE ADAMS
 OWNER

OWNER SIGNATURE

NETT FLOOR AREA
 EXTENT: 790.25 sq.m

EXISTING
 DWELLING: 85.73 sq.m
 STORP: 7.2 sq.m

PROPOSAL
 DOUBLE GARAGE: 30.69 sq.m
 STORAGE AREA: 12.58 sq.m
 LIVING AREA 1 EXTENDED: 4.38 sq.m
 LIVING AREA 2 EXTENDED: 11.02 sq.m
 STORP: 15.68 sq.m
 STEPS EXTENDED: 2.39 sq.m

LIVING AREA EXTENDED: 17.29 sq.m
DINING AREA: 22.45 sq.m
BATHROOM: 8.43 sq.m
BEDROOM 3: 18.61 sq.m
BEDROOM 4: 18.62 sq.m
TOTAL PROPOSED:
 NETT FLOOR AREA: 182.14 sq.m

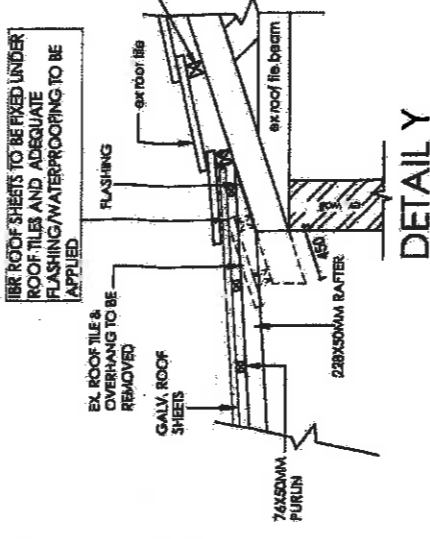
TOTAL COVERAGE: 255.07 sq.m / 790.25 sq.m
 = 0.322771274913
 X 100 = 32.28%

FENESTRATION
 OUTBUILDING: 14.43 sq.m
 NETT FLOOR: 14.43 sq.m
 GLAZING AREA: 14.43 sq.m

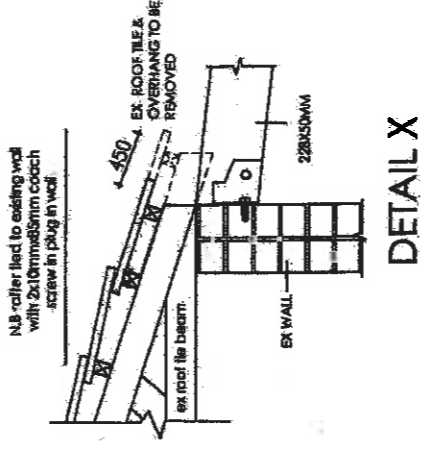
NETT FLOOR AREA
 AFFECTED: 127.64 sq.m
 15% : NETT FLOOR AREA OF OUTBUILDING / 15%
 = 127.64 sq.m / 15%
 = 19.15 sq.m

A : GLAZING ELEMENTS < 15% - NETT FLOOR AREA: 14.43 sq.m / 19.15 sq.m (11.3%)

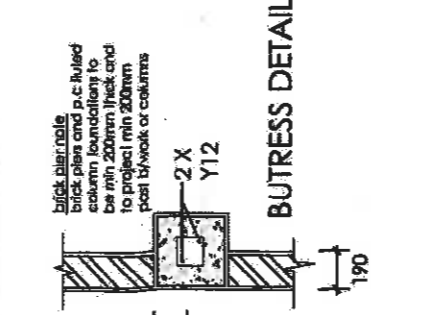
NB: BUILDING COMPLIES WITH SANS 10400XA & DOES NOT NEED TO COMPLY WITH SANS 204



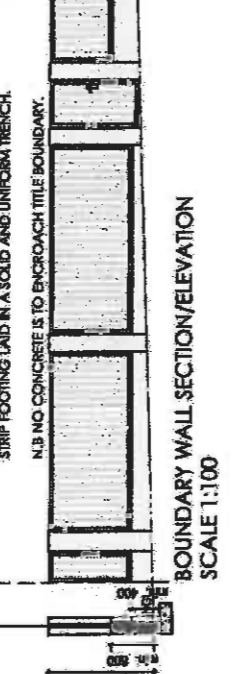
DETAIL X BUTRESS DETAIL



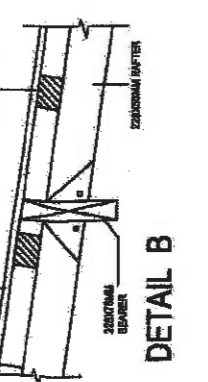
DETAIL Y ROOF TILE & FLASHING DETAIL



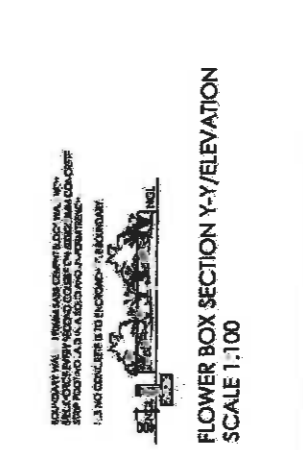
DETAIL Z ROOF TILE & FLASHING DETAIL



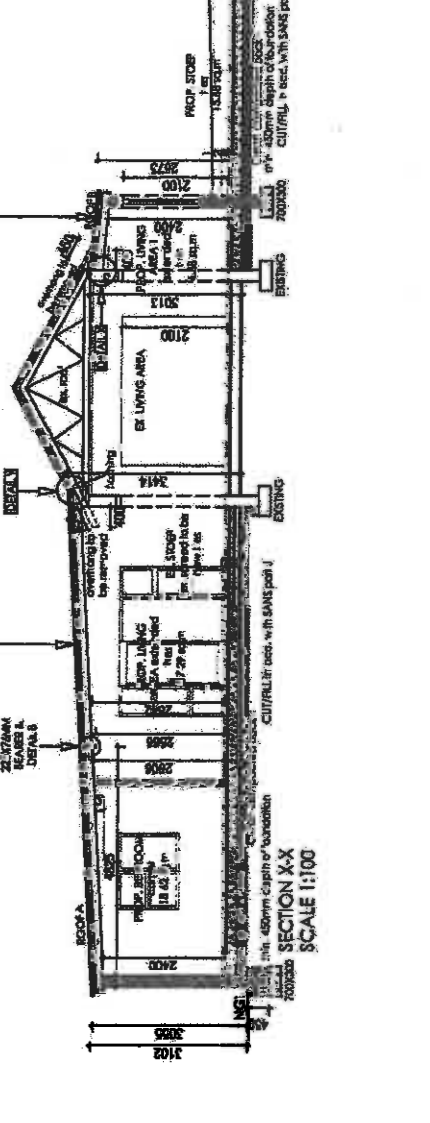
BOUNDARY WALL SECTION/ELEVATION SCALE 1:100



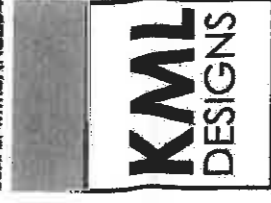
DETAIL B ROOF SECTION Y-Y/ELEVATION SCALE 1:100

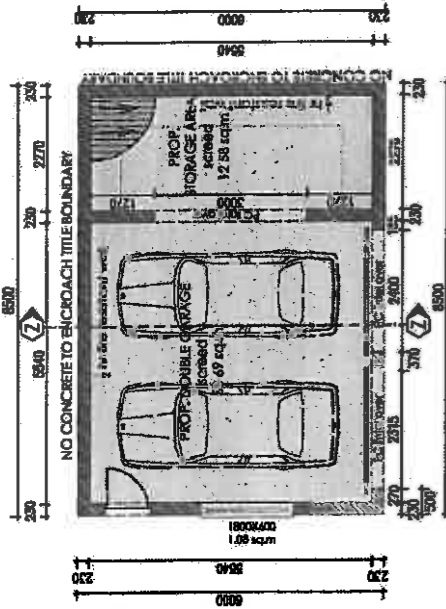


FLOWER BOX SECTION Y-Y/ELEVATION SCALE 1:100

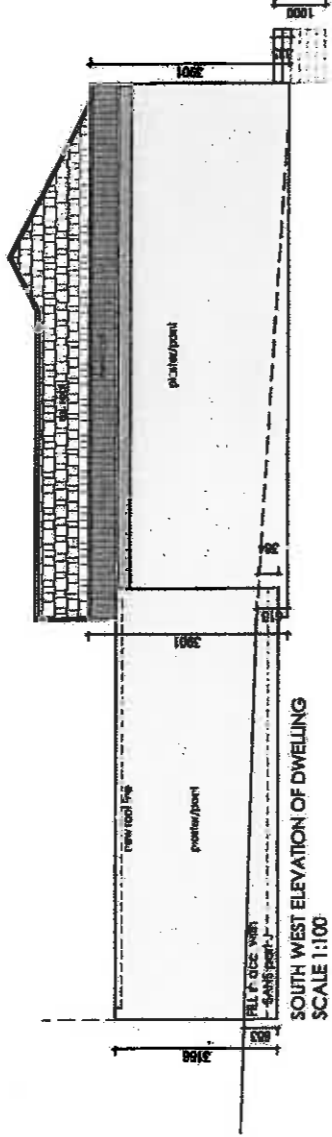


SECTION X-X SCALE 1:100

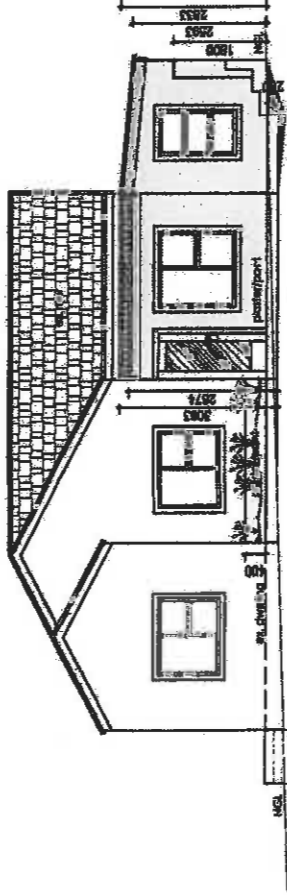




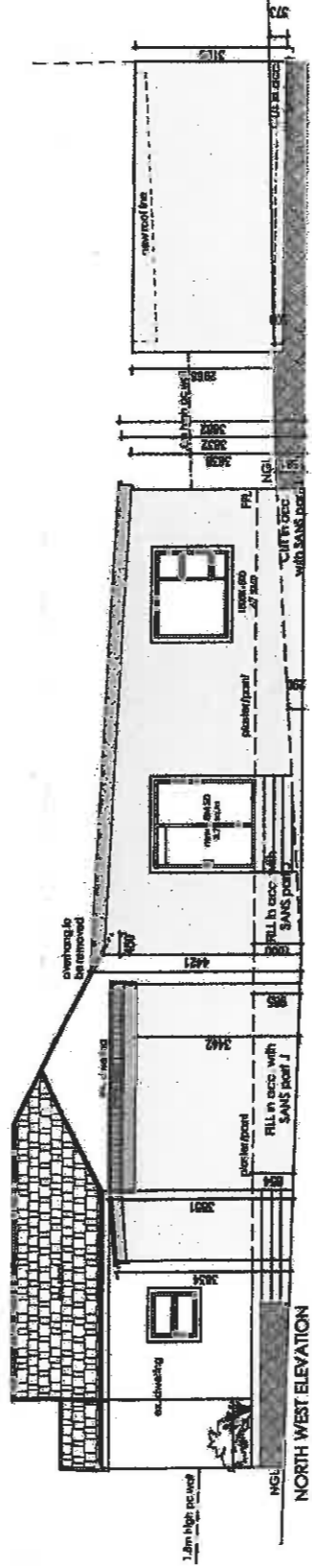
DOUBLE GARAGE GROUND FLOOR PLAN
SCALE 1:100



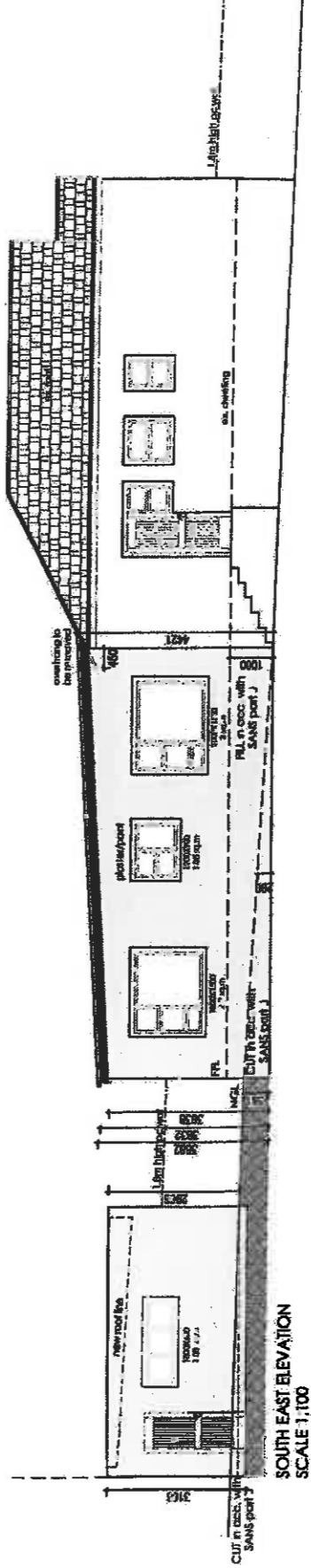
SOUTH WEST ELEVATION OF DWELLING
SCALE 1:100



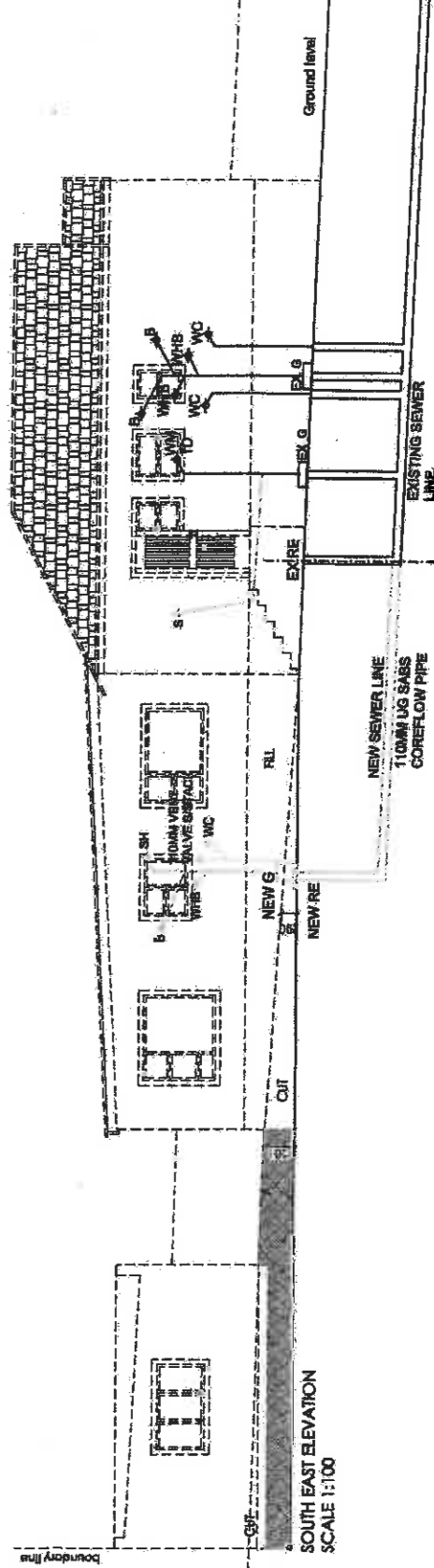
NORTH EAST ELEVATION OF DWELLING
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

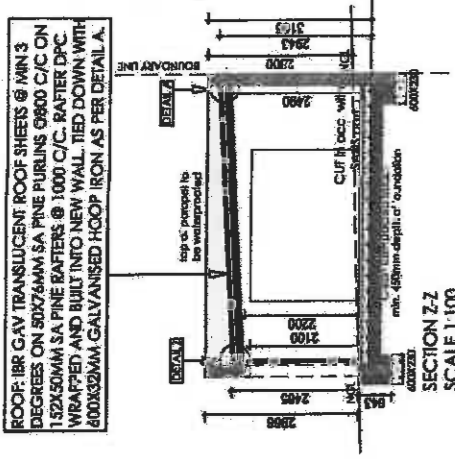


SOUTH EAST ELEVATION
SCALE 1:100

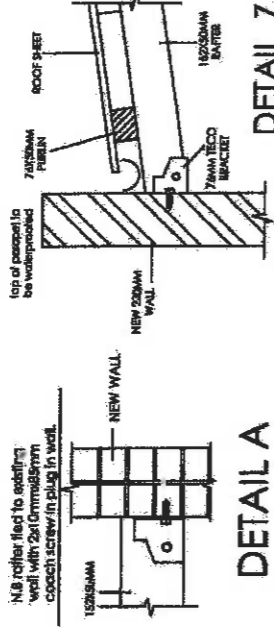


DRAINAGE SECTION
SCALE 1:100

Item	Quantity	Unit	Value
Ground level	100.000	m	100.000
Center level	98.016	m	98.016
Depth	1.984	m	1.984
Diameter	22	mm	22
Gradient	0.50	%	0.50
Material			
Contract			

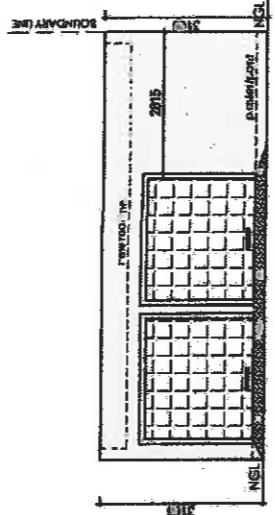


SECTION Z-Z
SCALE 1:100



DETAIL A

DETAIL Z



NORTH EAST ELEVATION OF DOUBLE GARAGE
SCALE 1:100

PROJECT: 16 BRINK STREET, VILLIERSDORP
ERF 1678
PROP. ADDITIONS, DOUBLE GARAGE & EXTENSIONS TO EX DWELLING

T. 24209/2017
TITLE DEED NUMBER

RYDA ENELINE ADAMS
OWNER
OWNER SIGNATURE

NETT FLOOR AREA
EXTENT: 790.25 SQ.M

EXISTING
DWELLING: 85.73 SQ.M
SLOPE: 7.2 SQ.M

PROPOSAL
DOUBLE GARAGE:
30.69 SQ.M
STORAGE AREA: 12.56 SQ.M
LIVING AREA 1 EXTENDED:
4.38 SQ.M
LIVING AREA 2 EXTENDED:
11.02 SQ.M
SLOPE: 15.68 SQ.M
STEPS EXTENDED: 2.39 SQ.M
LIVING AREA EXTENDED:
17.29 SQ.M
DINING AREA: 22.45 SQ.M
BATHROOM: 8.43 SQ.M
BEDROOM 3: 19.81 SQ.M
BEDROOM 4: 18.62 SQ.M
TOTAL PROPOSED
NETT FLOOR AREA: 162.14 SQ.M

TOTAL COVERAGE:
255.07 SQ.M / 790.25 SQ.M
= 0.322771274919
X 100 = 32.28%

FENESTRATION
OUTBUILDING
NETT FLOOR
GLAZING AREA:
14.49 SQ.M

NETT FLOOR AREA
AFFECTED: 127.64 SQ.M
15% : NETT FLOOR AREA
OF OUTBUILDING / 15%
= 127.64 SQ.M / 15%
= 19.15 SQ.M

A: GLAZING ELEMENTS <
15% : NETT FLOOR AREA,
14.49 SQ.M < 19.15 SQ.M
(11.3%)

NE: BUILDING COMPLIES
WITH SANS 10400XA
& DOES NOT NEED TO
COMPLY WITH SANS 204

KMML
DESIGNS

