

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/1680
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 10 July 2019

REGISTERED MAIL

F & D Jooste
P O Box 416
VILLIERSDORP
6848

(Per E-mail: fjooste@salga.org.za)

DECISION LETTER TO APPLICANT

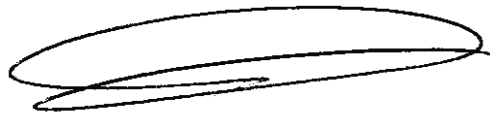
Dear Mr & Mrs Jooste

APPLICATION FOR DEPARTURE: ERF 1680, VILLIERSDORP

1. This Municipality's e-mail correspondence of 28 March 2019, refers.
2. The Authorised Employee, on 28 June 2019 **approved, in whole** your application for **Permanent Departure** of the side building line from 2.0m to 0.5m, in accordance with Site Development Plan drawn by: Adriaan Louw, in terms of section 60 of the By-law on Municipal Land Use Planning.
3. **Reasons** for the above decision are as follows:
 - 3.1. Existing engineering services will not be negatively affected.
 - 3.2. It is in line with the principles stipulated in the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) and Western Cape: Land Use Planning Act, 2014 (Act No. 3 of 2014).
 - 3.3. The proposal will not detract from the character of the surrounding area.
 - 3.4. The rights and privacy of the surrounding property owners will not be impinged upon.
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:**
 - 4.1. The approval is valid for two (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;

- 4.2. 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;
 - 4.3. The approval of this application does not exempt the applicant/developer from compliance with any other legislation that might be/become applicable with regard to the proposed development; and
 - 4.4. Any service upgrades required will be for the cost of the owner/applicant.
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



J JANSEN VAN RENSBURG
ACTING MANAGER: TOWN PLANNING AND BUILDING CONTROL

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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?	<input type="checkbox"/> Y	<input type="checkbox"/> 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)?	<input type="checkbox"/> Y	<input type="checkbox"/> 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?	<input type="checkbox"/> Y	<input type="checkbox"/> 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?	<input type="checkbox"/> Y	<input type="checkbox"/> 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?	<input type="checkbox"/> Y	<input type="checkbox"/> N	If Yes, specify in Part E.
Date of decision	<input type="text"/>	Date receiving notice of decision	<input type="text"/>
Who took the original decision?	<input checked="" type="checkbox"/> Authorised employee	<input type="checkbox"/> Tribunal	

PART B: APPELLANT'S DETAILS

First name(s)	<input type="text"/>
Surname	<input type="text"/>

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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

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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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Tel. no.: 028 214 3300
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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)*

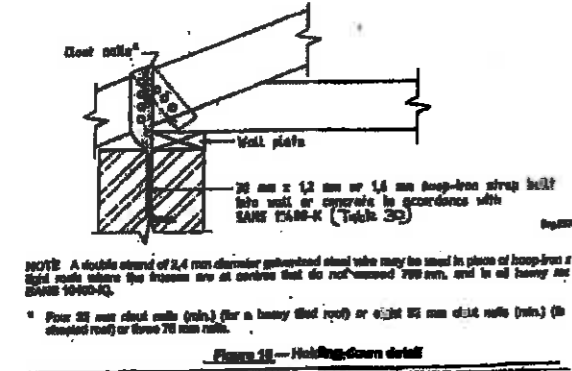
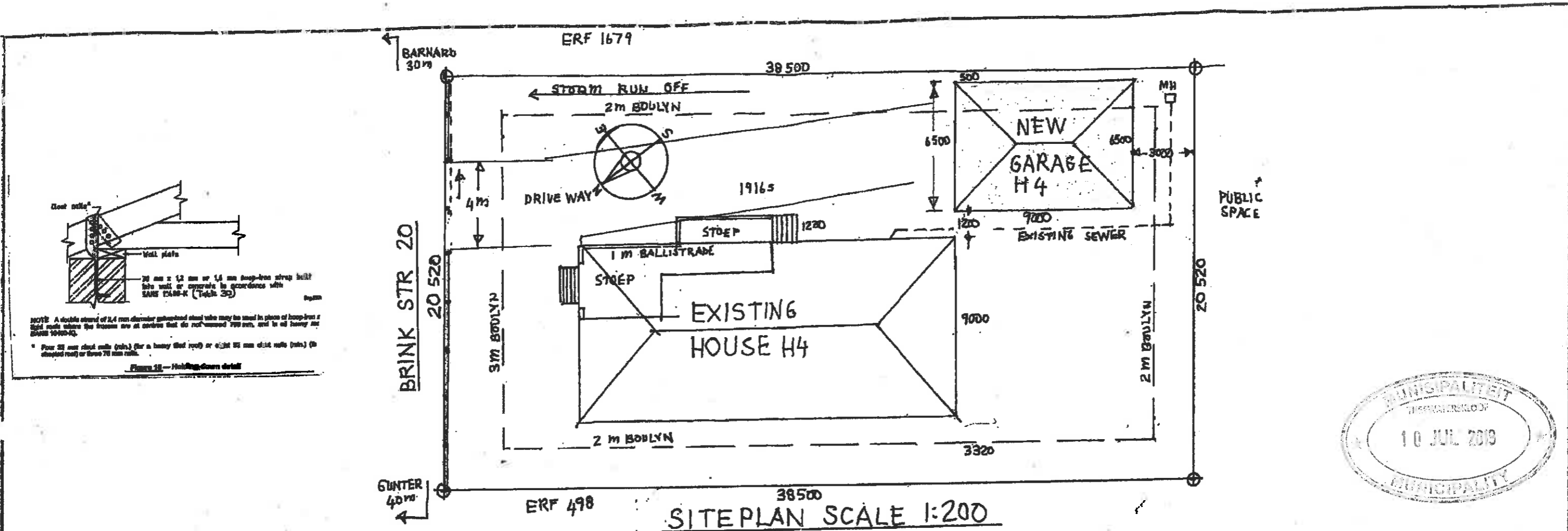
Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.					
Physical Address					
GPS Coordinates		Town/City			

PART D: PROPERTY DESCRIPTION OF PROPOSED LAND DEVELOPMENT

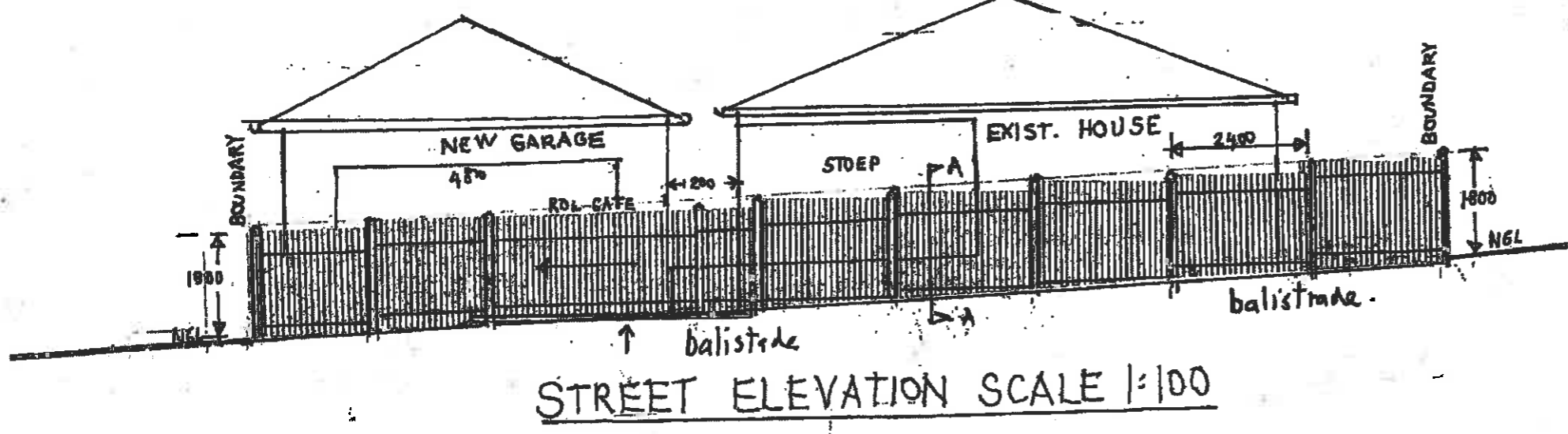
Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.					
Physical Address					
GPS Coordinates		Town/City			

PART E: APPEAL MOTIVATION AND REASONS*

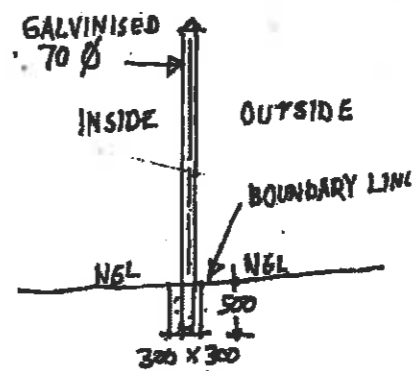
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SITE PLAN SCALE 1:200



STREET ELEVATION SCALE 1:100



SECTION A-A SCALE 1:50

01. GEEN AFMETINGS MAG VAN TEKENING GESKAAL WORD NIE.
 02. ALLE AFMETINGS EN VLAKKE MOET OP TERREIN NABEGAAAN WORD, EN AANGEPAAS WORD, INDIEN NODIG. ENIGE VERSKILLE MOET ONDER DIE AANDAG VAN DIE ARGITEK EN/OF PROEKBESTUURDER GEBRING WORD.
 03. DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSETTING VAN ALLE FONDASIES, BINNE EN BUITENURE.
 04. ALLE BESTAANDE BOULYNNIE EN GRENSLYNIE MOET IN AFGEEEM WORD EN UITSETTING VAN STRUKTURE MOET BINNEN SODANIGE BOULYNNIE EN/OF GRENSLYNIE OPGERIG WORD.
 05. KONTRAKTEUR MOET ALLE BESTAANDE DIENSTE OP TERREIN IDENTIFISEER EN BULKE BESTAANDE DUIDELIK AANDUT EN SODANIG BESKERM TEEN BESKADIGING.
 06. VOORWELLAAS MOET VOLGENS STANDAARD BOU PRAKTYK IN NIURE BY VLOERVLAK ITIGESOU, BY DEUR EN VERSTER OPENINGE EN ANDER EKSTERNE OPENINGE. VERTIKALE VOORWELLAAS MOET BY ALLE VLAKVERSILLE INGESOU WORD, VOLGENS STANDAARD PRAKTYK.

07. "BRICKFORCE" MOET, WAAR NODIG, IN ELKE SDE LAAG STENE INGESOU WORD, EN TWEE STENELAE BO ELKE OPENING.
 08. ALLE NUWE WERK, WAAR NODIG, MOET BY BESTAANDE STRUKTURE EN AFWERKINGS AANPAS.
 09. SABS EN NIUR: ALLE KONSTRUKSIEWERK MOET STRENG AAN DIE RELEVANTE SABS KODES EN NATIONALE BOUREGULASIES VOLDIEN WAAR SODANIGE KODES EN REGULASIES VAN TOEPASSING IS.
 10. ALLE KONSTRUKSIE-MATERIALE MOET AAN DIE MINIMUM SABS EN NIUR VEREISTES VOLDIEN.
 11. FONDASIES EN VLOERE MOET NIURSTENS 15MPA BETONSTERKTE BEREIK NA 28 DAE.
 12. ALLE BEWAPENING, WAAR NODIG, MOET DEUR 'N GEREGETREDE INGENIEUR ONTWERP EN NABEGAAAN WORD. ALVORENS BETON GEGIET WORD.

13. ALLE ELEKTRESE BEDRAING EN OPKOPPELING MOET DEUR 'N GEREGETREDE ELEKTRESENIET UITGEVOER WORD, AAN SABS EN NIUR VEREISTES VOLDIEN EN 'N CERTIFICATE OF COMPLIANCE' MOET UITGERIEK WORD.
 14. ALLE WATER REGULASIE EN SANITASIE, WAAR VAN TOEPASSING, MOET DEUR 'N GEREGETREDE LOODGIETER UITGEVOER EN DIE NODIGE BERTUIGINGE MOET UITGERIEK.
 15. AFGEWERKTE VLOERVLAKKE MOET 'N MINIMUM VAN 1700MM BO DIE NATUURLIKE GRONDVLAK WEES.
 16. ALLE AFWERKINGS SAL DEUR EIENAAR OP TERREIN BEPAAL WORD. AFWERKINGS SAL STRENG VOLGENS DIE VERSKAFTE INSTRUKSIES GEMSTALLEER OF AANGEMEND WORD.
 17. VOLDIENDE STORMWATER BIEHEA EN AFVOER MOET VOOR VOORSIENING GEMAAK WORD.

TEKENAAR ADRIAAN LOUW
 SACAP PAD20502 Sel: 0833009934

XA-Energie effektiwiteit:
 Afd. XA(4.1.3): Alle warm-watertype geïsoleer min R1.5 Warmwaterstelsel 50% energie-ersakel deur solar sonpaneel. Volgens SANS 1307.
 Afd. XA(4.4.2): Masonry buite-mure van wooneenheid min. (230mm) cavity muurdiktes v. isolasie R 0.35m²/Kw
 Afd. XA(4.4.5): DAK ISOLASIE Tabel 8 Klimatoone 4. Hitte-veral opwaarts.
 Air film 7m s R0.03m²/Kw
 Dak Air Space R0.15m²/Kw
 Sinkolats 0.5mm. Min. R waarde. R0.30 Kw.
 Plafon 6 mm dik. Min. R waarde. R0.05 Kw.
 Sisjalatun FR 405 Min. R waarde R1.20 m²/Kw
 Isolasis Aerolite 100 R2.60 m²/Kw
 Totale min. R waarde R3.73 m²/Kw

Notes: Alle werk is volgens elenaar se ontwerp en voorstelle. Alle mate en hoogtes moet op die bouterrein nagegaan word deur boukontrakteur voor bouwerk begin word. Alle werk moet volgens munisipale bouregulasies en bou-inspekteur toesig uitgevoer word. Alle strukture en fondasies is deur ingenieur ontwerp en word onder sy toesig gebou.
 A-Okkupasie: Klassifikasie : lae sensitiwiteit.

elenaar: **Jooste**
 Telefoon: **072 4253 869**

ERF NO: 1680
 EIENAAR: **JOOSTE**
 072 4253 869
 VOORGESTELDE
 NUWE WERK:

New Garage	58.5 m ²
EXIST HOUSE	172.5 m ²
ERF SIZE	790 m ²
Footprint	29.24 %

Comply