

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/1682
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 11 September 2019

REGISTERED MAIL

JWJ Viljoen
P O Box 161
GRABOUW
7160

(E-mail: midway.klipkop@gmail.com)

DECISION LETTER TO APPLICANT

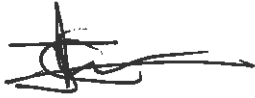
Dear Mr/Mrs/Ms

APPLICATION FOR DEPARTURE: ERF 1682 VILLIERSDORP

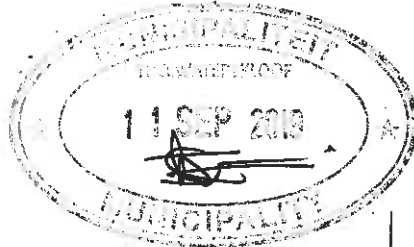
1. Your application received 11 April 2019, refers.
2. The Authorised Employee, on 09 September 2019 **approved, in whole** your application for the following **series of departures** in terms of Section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015:
 - 2.1. Application for departure from the prescribed western street building line from 3.0m to 1.5m;
 - 2.2. Application for departure from the prescribed northern street building line from 3.0m to 1.0m; and
 - 2.3. Application for departure from the prescribed eastern side building line from 3.0m to 1.0m.
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 the carport;

- 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 site development plan drawn by DJ Maart dated unknown;
 - 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 carport 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.

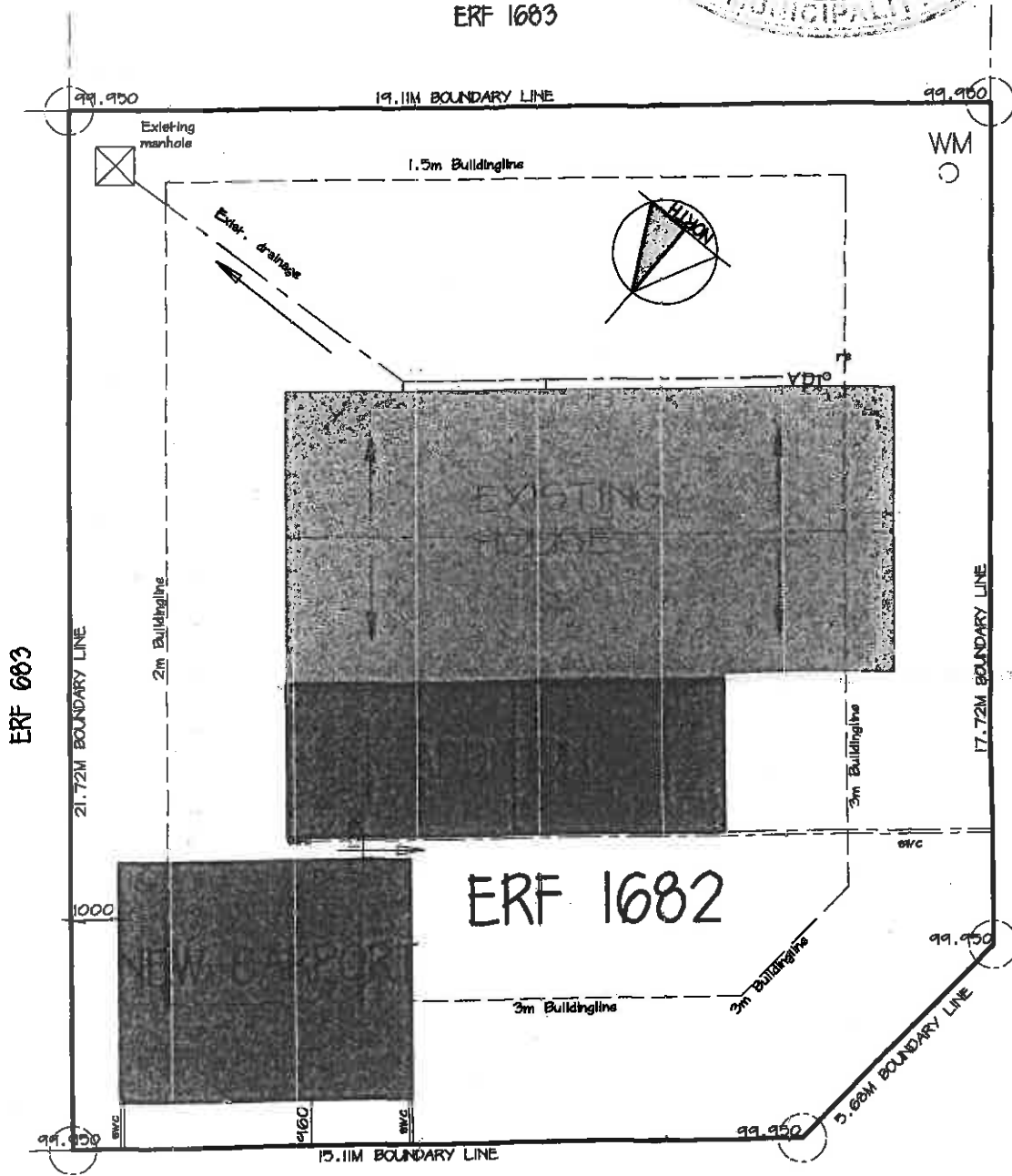
Yours faithfully

A handwritten signature in black ink, appearing to be 'JC Pienaar', with a long horizontal stroke extending to the right.

JC PIENAAR
MANAGER: TOWN PLANNING AND BUILDING CONTROL



ERF 1683

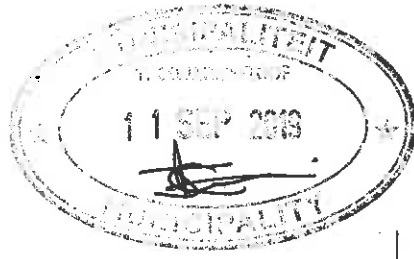


LIPINGTON STREET

SITE PLAN 1:200

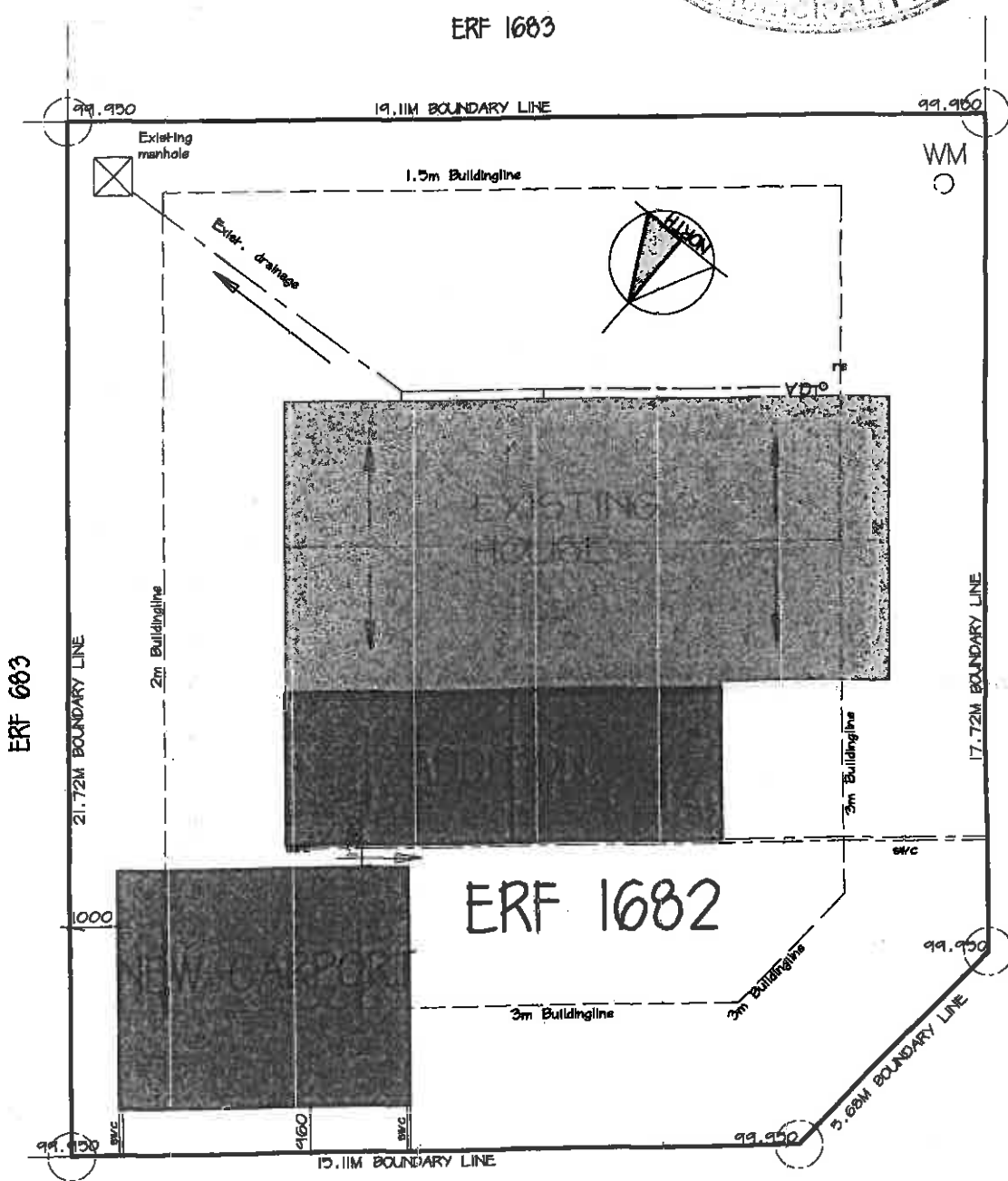
99.950	99.950	99.950	99.950	COVER LEVEL
99.234	99.357	99.407	99.500	INVERT LEVEL
710MM	543MM	543MM	450MM	DEPTH
1:60mm	1:60mm	1:60mm		FALL
	3m		5.6m	DISTANCE

- scaled dims
1. FOUND. Top of foundation to structural specification
 2. FLOOR Ground floor 100mm on 50 layers, to concrete at natural ground
 3. WALLS Walls are 100mm thick walls finish architect to be placed
 4. ROOFS All roofs are galvanized iron wrapped in
 5. VENTILATION Min 10% natural ventilation
 6. STORMWATER All stormwater at reticulation
 7. GLAZING All glazing square meter safety glass
 8. DRAIN All sanitary All sub 100mm supply change in rodding eye on plan. / street access
 9. PARAPETS Unreinforced masonry flashing to
- STRUCTURE - ACCORD
 - DIMENSIONS - ACCORD
 - SITE OPERATIONS - ACCORD
 - EXCAVATION - ACCORD
 - FOUNDATIONS - ACCORD
 - FLOORS - ACCORD
 - WALLS - ACCORD
 - ROOFS - ACCORD
 - STAIRWAYS - ACCORD
 - GLAZING - ACCORD
 - LIGHTNING - ACCORD
 - DRAINAGE - ACCORD
 - STORMWATER - ACCORD
 - FIRE PROTECTION - ACCORD



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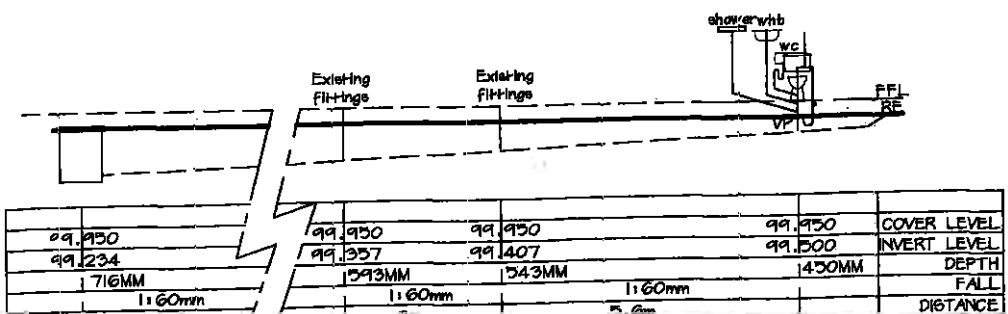
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UPINGTON STREET

SITE PLAN 1:200

- scaled dimensions
- FOUND: Top of fa. Backfill to structural specifications
 - FLOOR: Ground floor on 50 layers, to concrete at natural ground
 - WALLS: Walls are 1 walls finish architectural to be placed
 - ROOFS: All roofs + galvanized wrapped in
 - VENTIL: Min 10% c natural ventilation
 - STORM: All storm All pipe at reticulation
 - GLAZING: All glazing equare mesh safety glass
 - DRAIN: All sanitary All sub e eye. Gupp change in rodding eye on plan. / strict access
 - PARAPET: Un-reinforced Flashing etc
- STRUCTURE - ACCORD
 DIMENSIONS - ACCORD
 SITE OPERATIONS - ACCORD
 EXCAVATION - ACCORD
 FOUNDATION - ACCORD
 FLOORS - ACCORD
 WALLS - ACCORD
 ROOFS - ACCORD
 STAIRWAYS - ACCORD
 GLAZING - ACCORD
 LIGHTNING - ACCORD
 DRAINAGE - ACCORD
 STORMWATER - ACCORD
 FIRE PROTECTION - ACCORD



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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 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