

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: GRA/2084 (and App ID: 3392)
Your Reference Number:
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 31 May 2021

REGISTERED MAIL

SA Foflonker
30 Parker Avenue
RYLANDS
7764

(Per e-mail: neerobct@gmail.com)

DECISION LETTER TO APPLICANT

Dear Mr Foflonker

APPLICATION FOR DEPARTURE: ERF 2084, GRABOUW.

1. This application received 19 November 2020, refers.
2. The Authorised Employee, on 25 May 2021 **approved, in whole** your application for **Permanent Departure** on Erf 2084, Grabouw, to deviate from the required 38 off-street parking bays to 15 off-street parking bays, in terms of Section 60 of the Theewaterskloof Municipality Land Use Planning by-law, 2015.
3. **Reasons** for the above decision are as follows:
 - 3.1. The proposal complies with the principles of SPLUMA.
 - 3.2. The proposal is regarded as consistent with the Theewaterskloof Municipality SDF.
 - 3.3. Alternative parking will be provided subject to the condition of approval.
 - 3.4. The engineering services will not be negatively affected by the approval of the application.
 - 3.5. There are no restrictive title deed conditions, which will prohibit the approval of the application.
 - 3.6. The departure application from the required 38 parking bays is supported by the Manager: Public Safety.
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 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

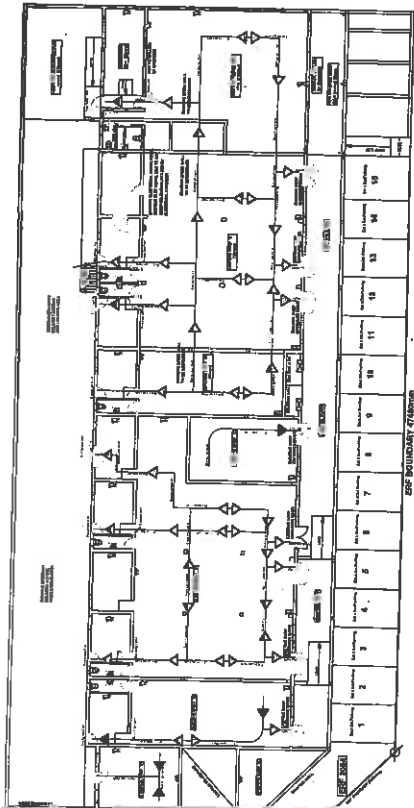
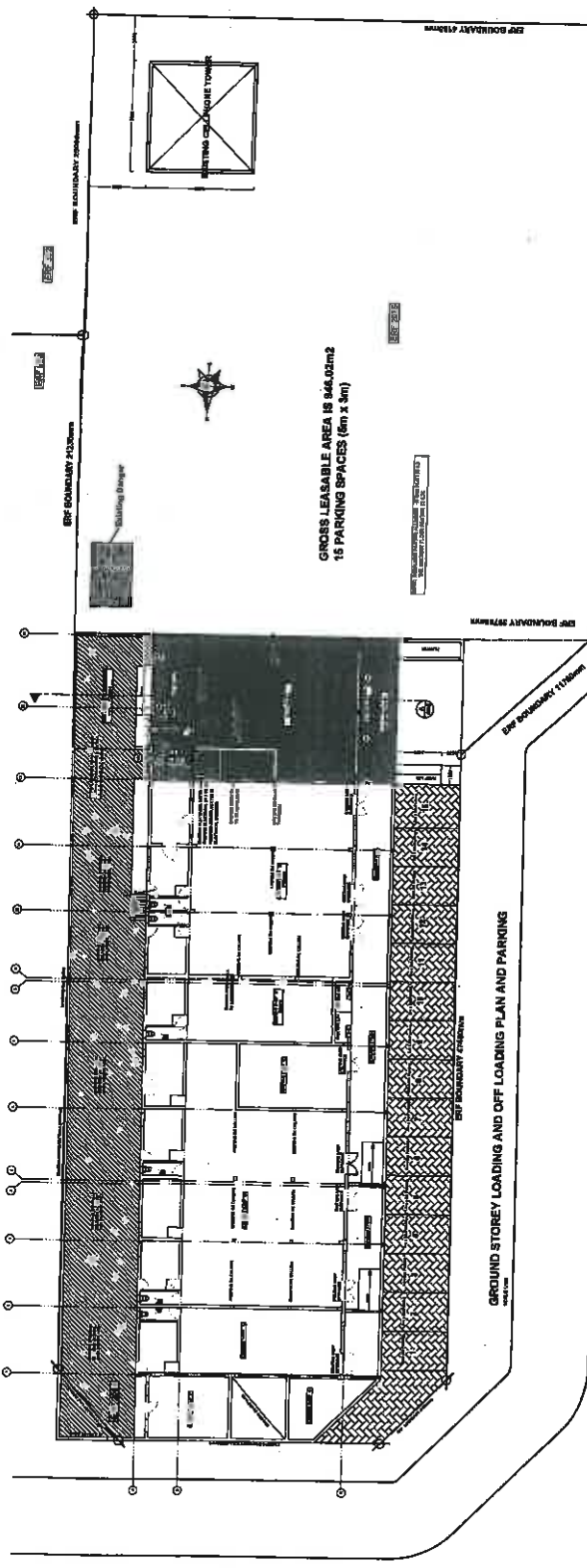
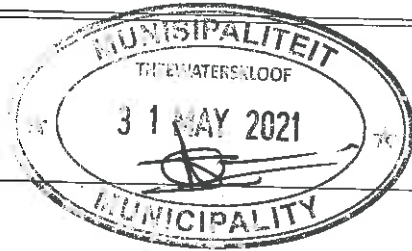
18(2) and of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015.

- 4.2. The approval is generally in accordance with Site Development Plan, Drawing No. M048, dated February 2020, drawn by M Chitovhoro.
 - 4.3. The Developer/Owner to pay a development contribution for 22 parking bays in terms of Section 17.1.3 of the Theewaterskloof Municipality Zoning Scheme.
 - 4.4. No parking, loading, or off-loading be allowed in the road reserve and adjacent public streets.
 - 4.5. The approval does not exempt the applicant/developer from compliance with 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



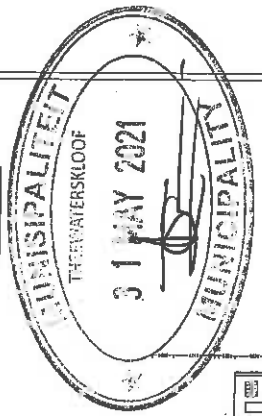
JC PIENAAR
MANAGER: TOWN PLANNING AND BUILDING CONTROL



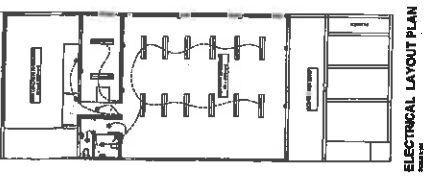
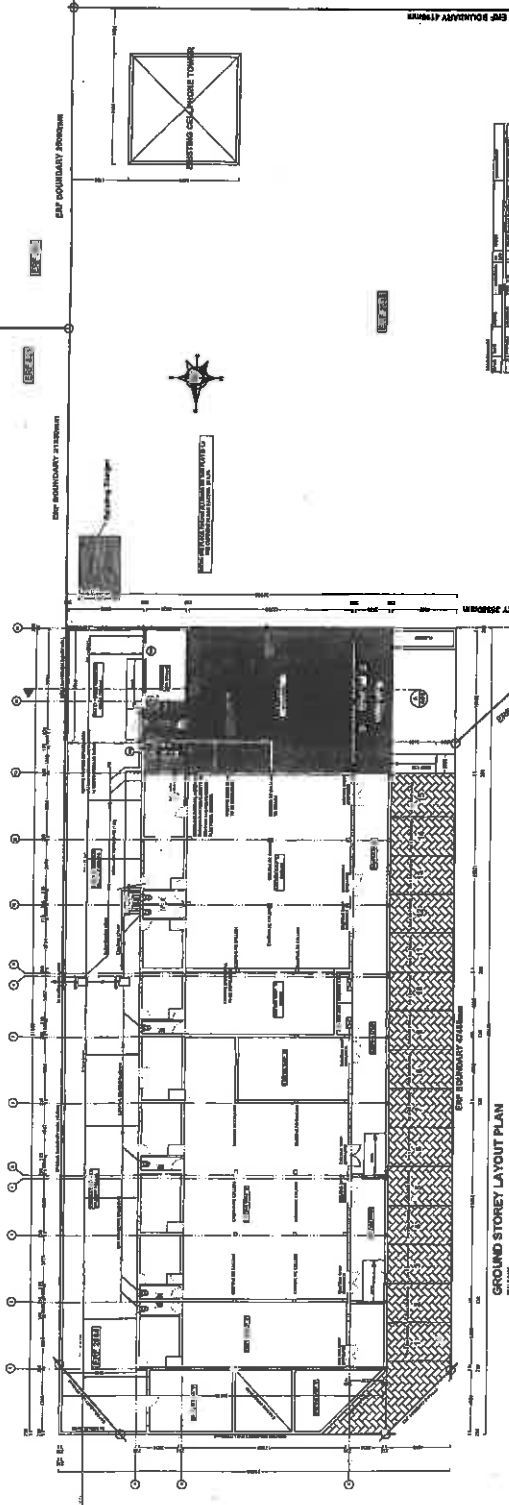
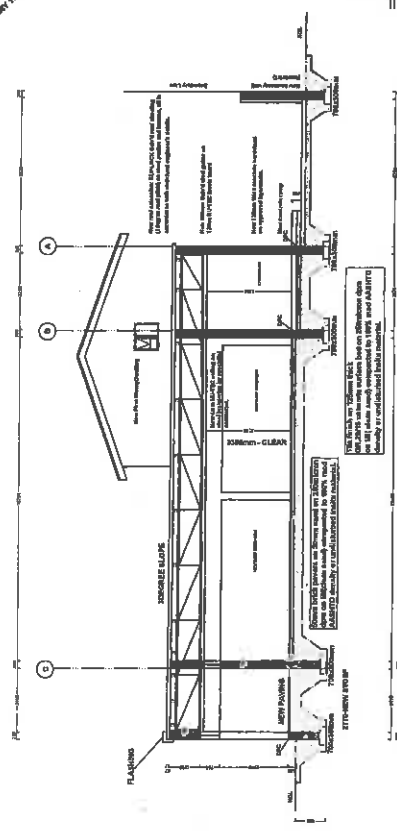
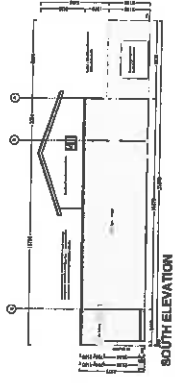
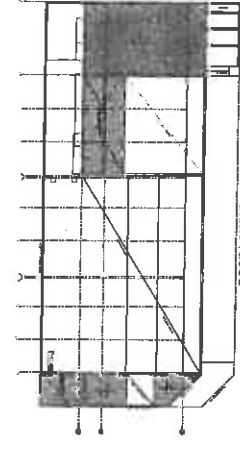
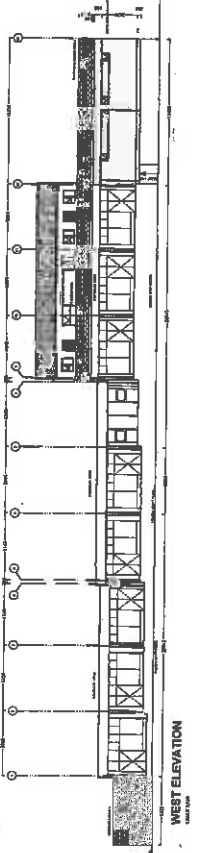
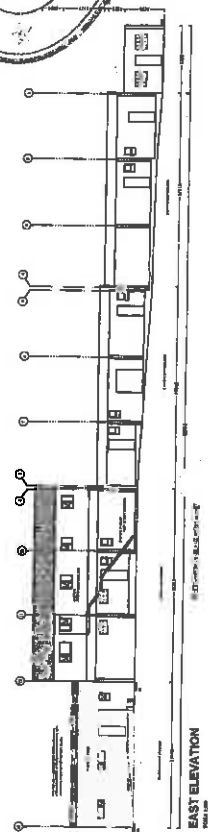
- SIGNAGE**
1. SANS approved signs to be placed at all equipment and escapes.
 2. Escape signs to be placed at each fire escape doors.
 3. Signs to be placed in central passage indicating escape routes.
- FIRE PROTECTION**
1. Fire laser reels (FIR)- 1 off provided.
 2. Fire blankets to comply with SABS 663.
 3. Portable fire extinguisher (PE)- 3 off 4,5kg dry chemical type provided.

GROUND STOREY FIRE PROTECTION PLAN

Various technical notes and specifications related to the fire protection plan, including details on signage and fire equipment.



Project Name	Theroeterskloof
Client	Municipaliteit Theroeterskloof
Project No.	2021-001
Scale	1:100
Author	[Name]
Check	[Name]
Issue Date	31 May 2021



SYMBOL	DESCRIPTION
○	Light Point
□	Switch
△	Socket
◇	Outlet
▽	Panel
+	Transformer
⊕	Earth Point
⊖	Earth Point
⊗	Earth Point
⊙	Earth Point
⊚	Earth Point
⊛	Earth Point
⊜	Earth Point
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NO.	DESCRIPTION	QTY	UNIT
1	Concrete Slab	1	m ²
2	Reinforcement	1	m ²
3	Formwork	1	m ²
4	Brickwork	1	m ²
5	Plaster	1	m ²
6	Paint	1	m ²
7	Roof Tiles	1	m ²
8	Roof Trusses	1	m ²
9	Roof Rafters	1	m ²
10	Roof Battens	1	m ²
11	Roof Soffit	1	m ²
12	Roof Fascia	1	m ²
13	Roof Gutter	1	m ²
14	Roof Downpipe	1	m ²
15	Roof Vent	1	m ²
16	Roof Ridge	1	m ²
17	Roof Eave	1	m ²
18	Roof Fascia	1	m ²
19	Roof Gutter	1	m ²
20	Roof Downpipe	1	m ²
21	Roof Vent	1	m ²
22	Roof Ridge	1	m ²
23	Roof Eave	1	m ²
24	Roof Fascia	1	m ²
25	Roof Gutter	1	m ²
26	Roof Downpipe	1	m ²
27	Roof Vent	1	m ²
28	Roof Ridge	1	m ²
29	Roof Eave	1	m ²
30	Roof Fascia	1	m ²

Notes:
 1. All dimensions are in meters.
 2. All materials are to be of standard quality.
 3. All work is to be done in accordance with the relevant standards.
 4. All work is to be done in accordance with the relevant specifications.
 5. All work is to be done in accordance with the relevant drawings.



SECTION A A02
SCALE 1:50

MASIPALA WASE THEEWATERSKLOOF MUNISIPALITEIT

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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	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