



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13384

Our File Reference Number: Erf 12810, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir/Madam

## **APPLICATION FOR DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015: ERF 12810, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That the application for a departure to relax the 1m common building line to 0m to enable the owner to construct a braai area on Erf 12810, Stellenbosch as indicated on Drawing No. vdw/23/8/26/A2 drawn by D. Benjamin from Shafiek Biscombe Architectural Services, dated August 2021

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to the following conditions in terms of Section 66 of said Bylaw:

- (a) The approval shall lapse if not acted upon within a period of five years from the date of final notification of this approval.
- (b) The approval shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any other Council requirements or legal provisions.
- (c) Building plans must be submitted to this Municipality for approval prior to any building work commencing on site.

3. The reasons for the above decision are as follows:

- (a) The adjacent affected property owner(s) granted their written consent and no further advertising was deemed necessary.
- (b) All other land use parameters will still be complied with.
- (c) The proposed departure would not negatively affect the aesthetic appearance of the property or surrounding environment in the estate.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

5. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

- (a) The personal particulars of the Appellant, including:
  - (I) First names and surname;
  - (II) ID number;
  - (III) Company of Legal person's name (if applicable)
  - (IV) Physical Address;
  - (V) Contact details, including a Cell number and E-Mail address;
- (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
- (c) The grounds of the appeal which may include the following grounds:
  - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
  - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
- (d) whether the appeal is lodged against the whole decision or a part of the decision;

- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

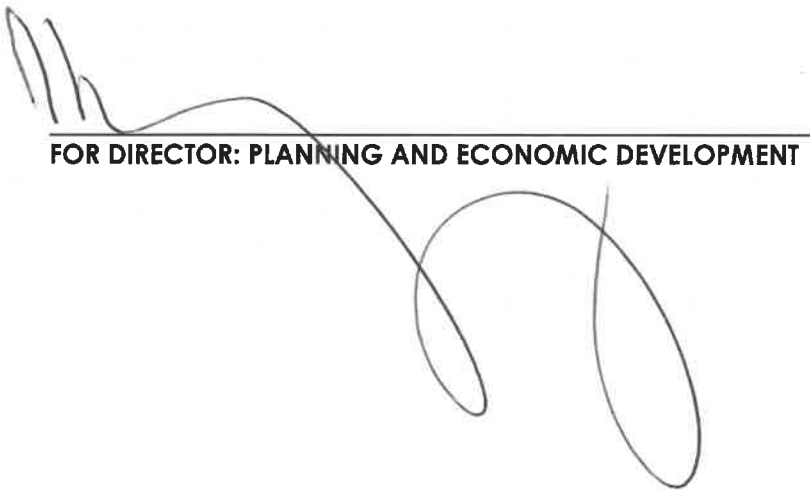
6. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za)
7. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
8. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
9. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
  - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

**FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

10/11/2021  
DATE: \_\_\_\_\_

## **Annexure B: Site/Building Plan**

COVERAGE CALCULATIONS	AREA
SITE AREA	310,90m <sup>2</sup>
EXISTING HOUSE	94,2m <sup>2</sup>
EXISTING GARAGE	21,28m <sup>2</sup>
NEW BRAAI AREA	2,7 m <sup>2</sup>
TOTAL	118,18m <sup>2</sup>
COVERAGE	38%

PLEASE DO NOT SCALE FROM DRAWINGS. SCALED DRAWINGS ARE INVALID FOR ALL WORKING AND LEVEL PRIOR TO BUILDING. REPORT ANY DISCREPANCIES IMMEDIATELY TO THIS OFFICE. ALL DIMENSIONS INCLUDING A DEPTH OF 50mm. CONSULT A STRUCTURAL ENGINEER TO DO UP THE NECESSARY STRUCTURAL DAMAGES. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF SHARIEK BISCOMBE ARCHITECTURAL SERVICES. REPRODUCTION THEREOF IS PROHIBITED. COPYRIGHT © ISHREOR UPRIED.

**NOTE AND SPECIFICATIONS**  
**CONCRETE FOUNDATIONS**  
 700 x 200 deep concrete foundations for all walls.  
**FOUNDATIONS**  
 700 x 200 deep concrete foundations for all load-bearing walls.  
 All foundations shall be cast on a concrete slab of not less than 100mm below external ground level.  
**WALLS**  
 All brickwork to be finished with butterfly fly to M20 mortar. All p.c. gables and 25mm ultimate damp proofing, render to be taken from foundations.  
**RAINWATER**  
 All rainwater to be collected in a 25mm ultimate damp proofing, render to be taken from foundations.

**CLIENT SIGNATURE:**

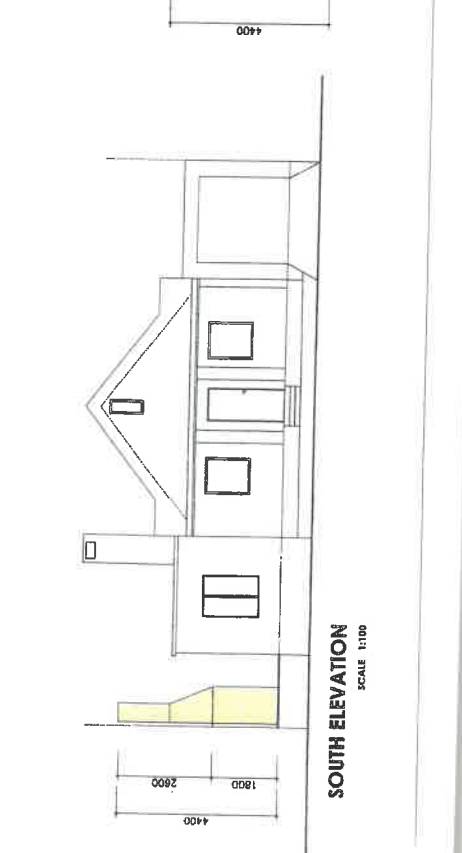
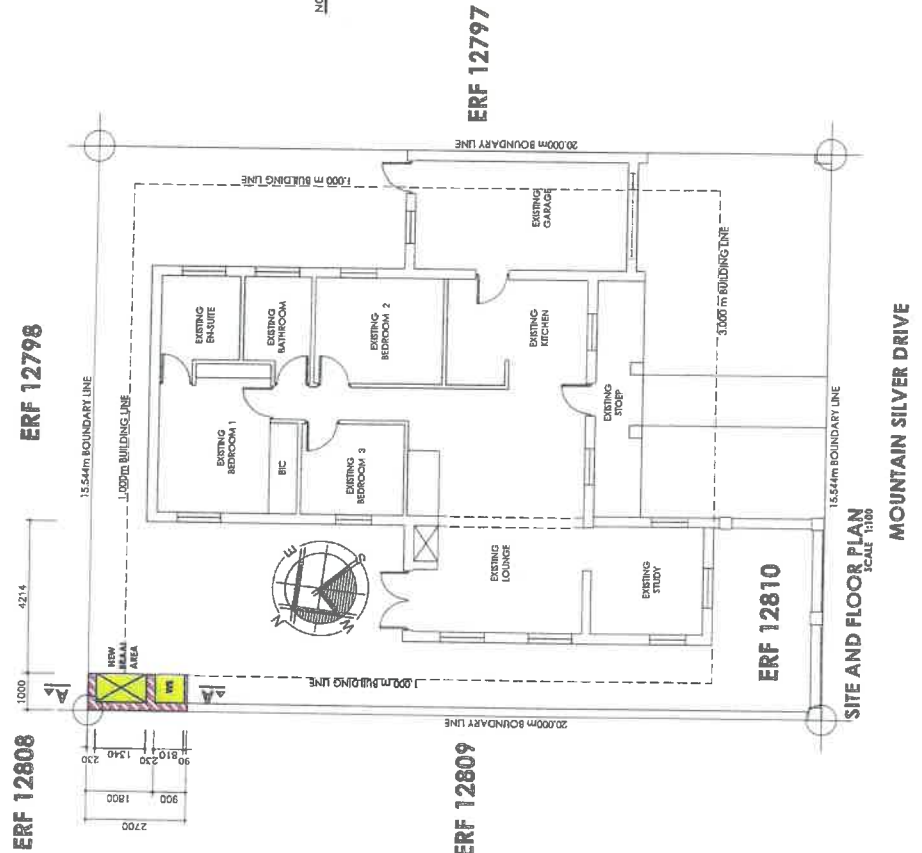
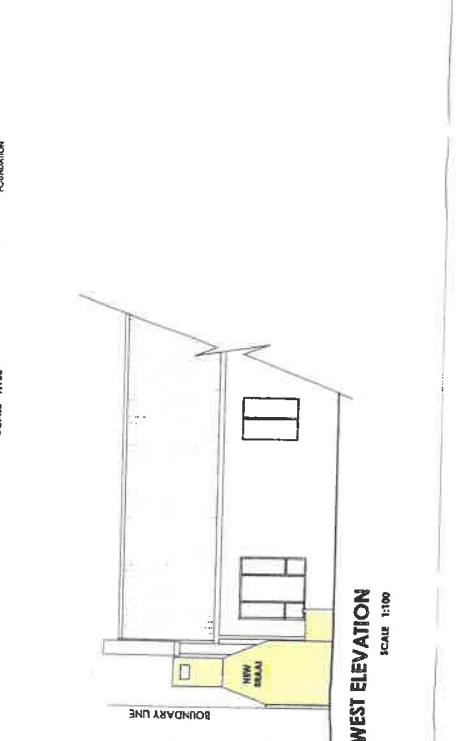
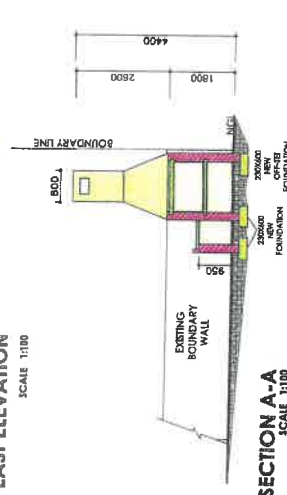
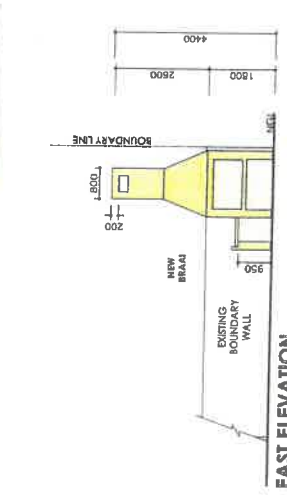
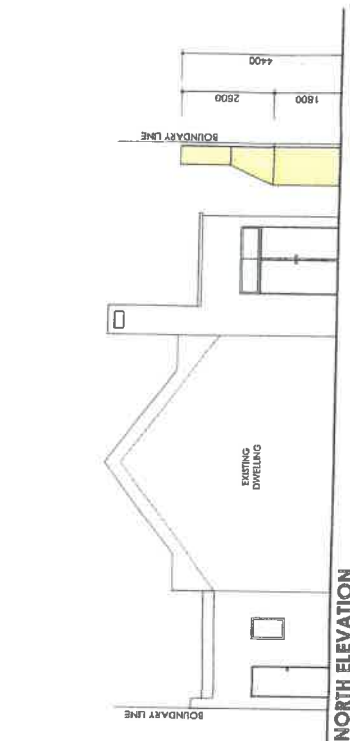
**CLIENT**  
**HOUSE WESTHUIZEN**

**SHARIEK BISCOMBE ARCHITECTURAL SERVICES**  
 P.O. Box 11537



**PROJECT**  
**PROPOSED NEW BRAAI AREA ON ERF 12810 MOUNTAIN SILVER DRIVE, WELGEVONDEN ESTATE**

DRAWN BY	D. BENJAMIN
CHECKED BY	S. BISCOMBE
SCALE	AS SHOWN
DATE	AUGUST 2021
DRAWING NO.	Wdw/230/25/A2



ERF 12808, ERF 12809, ERF 12797, ERF 12810, MOUNTAIN SILVER DRIVE