



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10201

Our File Reference Number: Erf 1007, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: 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 1007, JAMESTOWN, 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 Departure, in terms of Section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015, to relax both side building lines (adjacent to Erf 1008 and Erf 1006) from 1.5m to 0m and to increase permissible coverage from **50%** to **55%** in order to accommodate extensions to the existing dwelling unit on Erf 1007, Jamestown, as indicated on Plan provided as project No. D19.05-181, dated May 2019, Drawn by Chris Jacobs, Architecture CC;

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw:

2.2 Conditions of Approval:

- a. The proposed departure would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment.
- b. All other land use parameters will still be complied with.
- c. That 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.
- d. Building plans must be submitted, prior to any building work commencing on site.

- e. That the approval shall lapsed if not acted upon within a period of 5 years from the date of final notification of the approval.
3. 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.
4. 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.

5. 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
6. 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.
7. 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>).
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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



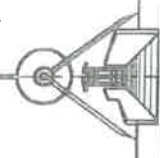
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

12/10/2021,
DATE:

THIS DRAWING IS A TECHNICAL DRAWING OF A BUILDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CHRIS JACOBS ARCHITECTURE CC IS STRICTLY PROHIBITED. THE CLIENT ACCEPTS THAT THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER BUILDINGS OR PLANS THAT MAY BE AFFECTED BY THE PROPOSED WORK AND THAT THE DESIGNER IS NOT RESPONSIBLE FOR ANY SUCH AFFECTS. THE CLIENT IS ADVISED THAT THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER BUILDINGS OR PLANS THAT MAY BE AFFECTED BY THE PROPOSED WORK AND THAT THE DESIGNER IS NOT RESPONSIBLE FOR ANY SUCH AFFECTS.



Chris Jacobs
Architecture CC
Building Project Management



Proposed House Extensions & Alterations On Erf 1007, Street, Mountain View, Jamestown, Stellenbosch

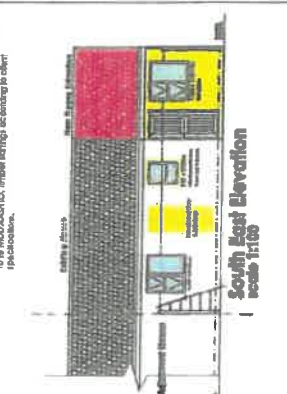
DRAWING

Project No:	D19.05-461	Drawn by:	CJ
Date:	May 2019	Checked:	HVV
Scale:	As Shown	Signal:	

PLANS, SECTIONS, ELEVATIONS
1 OF 1

COUNCIL SUBMISSION

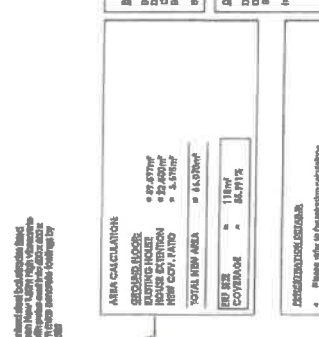
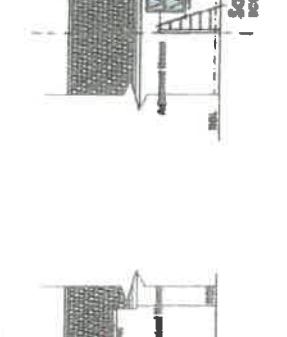
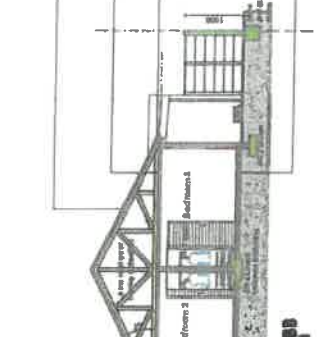
Concrete concrete wall has had to be added to the plan of the 3rd or 4th floor. This is due to the fact that the wall is not strong enough to support the load. The wall will be constructed using concrete blocks and a concrete frame. The wall will be constructed using concrete blocks and a concrete frame.



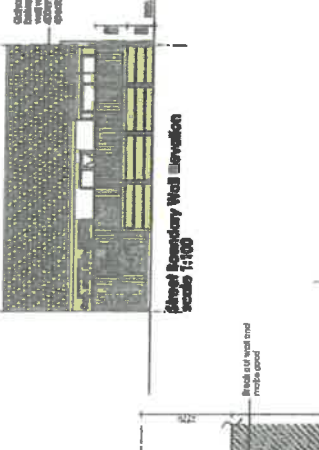
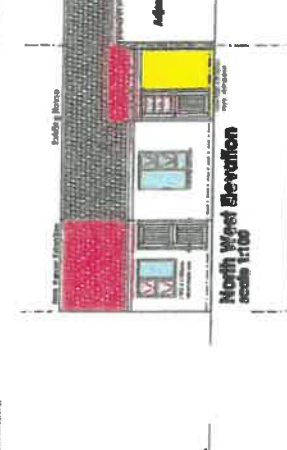
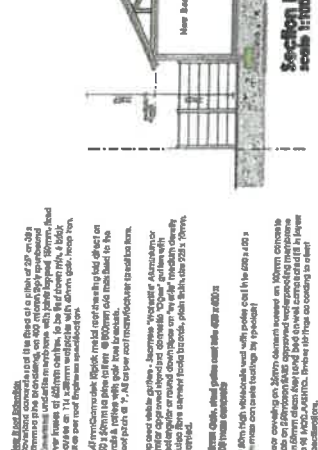
South East Elevation scale 1:100

1.80m High masonry wall with concrete base. The wall will be constructed using concrete blocks and a concrete frame.

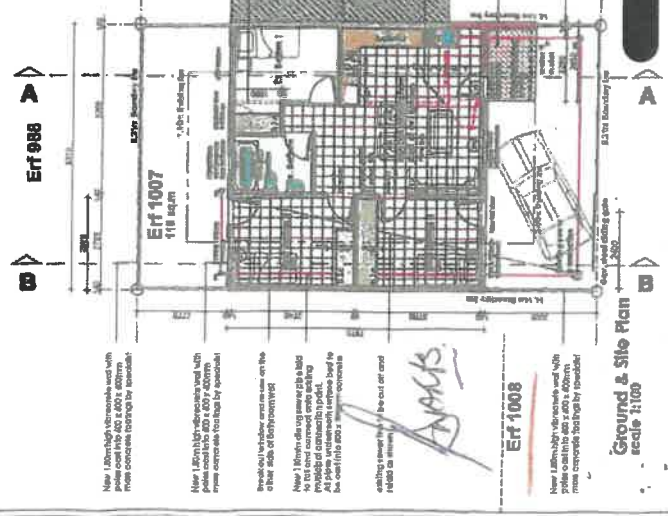
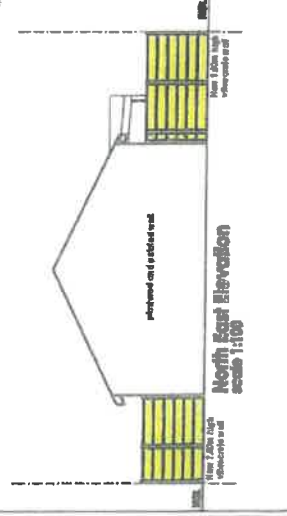
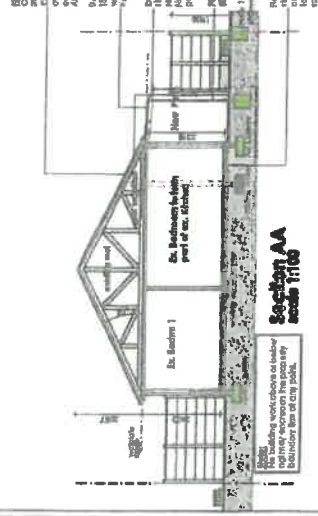
RELEVANT INFORMATION:
 CLIENT: Chris Jacobs Architecture CC
 PROJECT: Proposed House Extensions & Alterations On Erf 1007, Street, Mountain View, Jamestown, Stellenbosch
 DATE: May 2019
 DRAWN BY: CJ
 CHECKED BY: HVV
 SCALE: As Shown



AREA CALCULATION:
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Ground & Site Plan scale 1:100