



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12808

Our File Reference Number: Erf 10612, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir

APPLICATION FOR DEPARTURE: ERF 10612, 16 MAROELA CRESCENT, THE RIDGE, 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 on Erf 10612, Stellenbosch in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 in order to:

- 2.1.1 relax the street building line from 3m to 2.3m to accommodate the proposed new lounge on first floor above the proposed garage.
- 2.1.2 Relax the common building line (adjacent to Erf 10617) from 1m to 0m to accommodate the proposed new staircase.
- 2.1.3 Deviate from prescribed street boundary height of 1.8m to 2.6m and to deviate from 50% visual transparency of street boundary.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

- 2.2.1 The approval only applies to the proposed departures under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- 2.2.2 The development must be undertaken generally in accordance with the site plan as referenced, 10612_STB dated 15 June 2021 and attached as **Annexure B**.
- 2.2.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 2.2.4 Building plans must be generally in accordance with the site plan / floor layout plan as referenced 10612_STB dated 15 June 2021 and attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

- 2.3.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 2.3.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- 2.3.3 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will remain residential.

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

3/5/2022
DATE:

ANNEXURE B

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR RESTORATION OF THE SITE TO ORIGINAL CONDITION.

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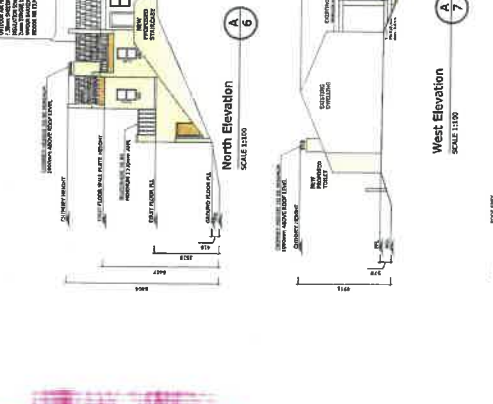
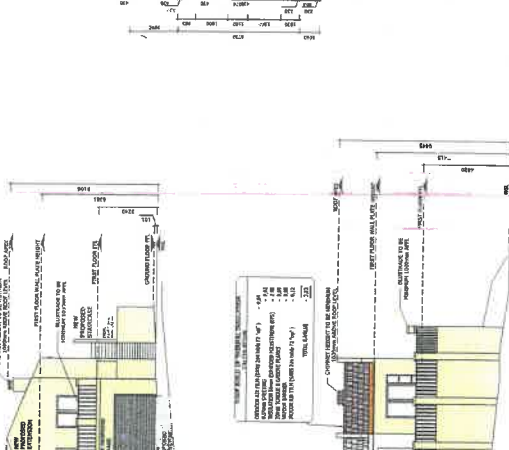
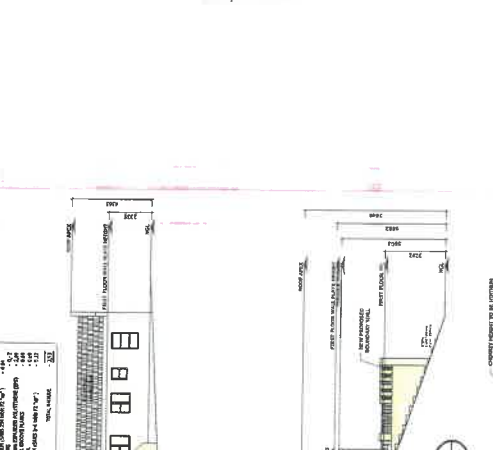
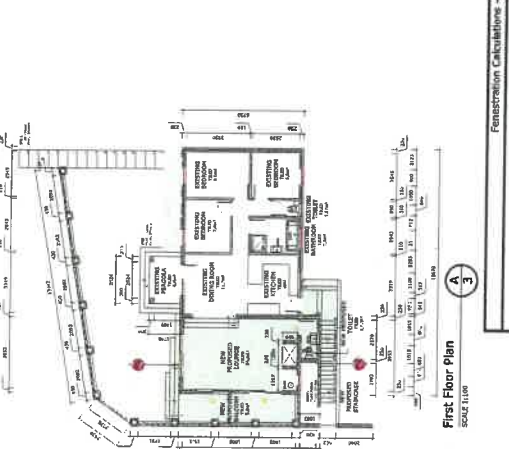
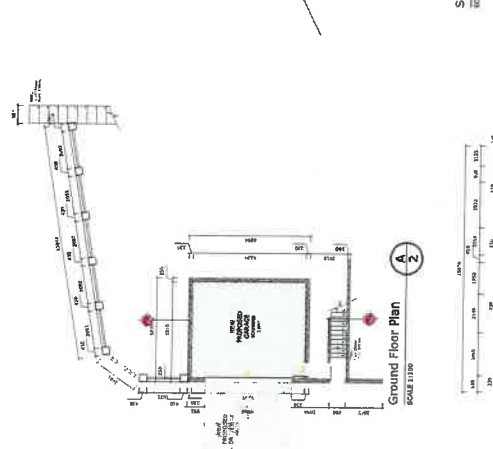
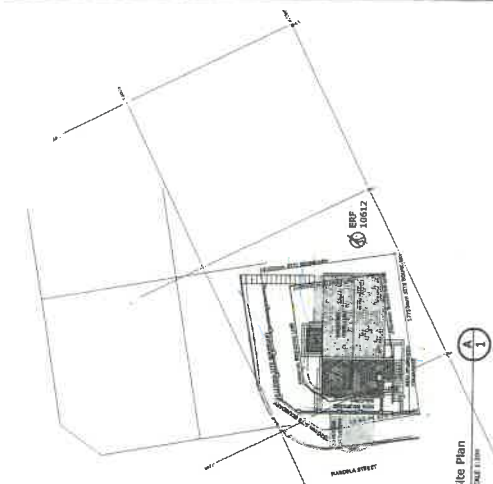
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Alpha & Omega
Municipal Drawings
House Plans



WINDOW & DOOR SCHEDULES

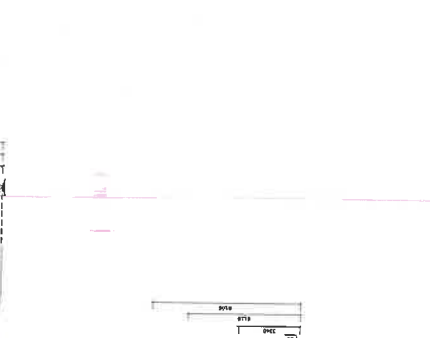
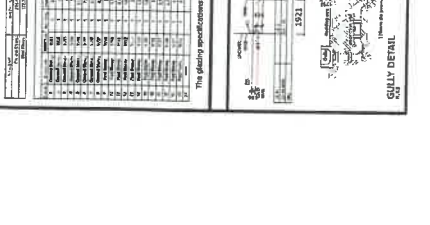
NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL PRICE
1	12 x 16 Double Hung	120.00	2	240.00
2	12 x 16 Single Hung	80.00	1	80.00
3	12 x 16 Sliding Glass	200.00	1	200.00
4	6 x 8 Double Hung	60.00	2	120.00
5	6 x 8 Single Hung	40.00	1	40.00
6	6 x 8 Sliding Glass	100.00	1	100.00
7	36" x 36" Door	300.00	1	300.00
8	36" x 36" Window	100.00	1	100.00
TOTAL				1000.00

SITE INFO

OWNER: [Name]
PROJECT: [Name]
ADDRESS: [Address]
CITY: [City], STATE: [State]
ZIP: [ZIP]

Water Heating Calc.

Room	Volume (GPM)	Flow (GPM)	Head (ft)	Pressure (PSI)
Living Room	100	100	10	1.5
Kitchen	50	50	5	0.75
Bath	50	50	5	0.75
Bedroom	50	50	5	0.75
Hall	50	50	5	0.75
Entry	50	50	5	0.75
Porch	50	50	5	0.75
TOTAL FLOW				300 GPM
TOTAL HEAD				40 FT
TOTAL PRESSURE				6.0 PSI



INL17 STD NOTED 15 JUN 2021