



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12842

Our File Reference Number: Erf 11318, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR A DEPARTURE ON ERF 11318, 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 11318, 1 Cnr Packham Street & Canadahof, Lindida - Stellenbosch in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 to:
 - 2.2 Relax the common building line from 1m to 0m (adjacent to Erf 11319) and the street building lines from 2m to 0m (adjacent to Packham Street), 0m (facing the splay), and to 0m (adjacent to Canvahof Street) respectively for the additions and alterations to the existing dwelling on the property and to increase the permissible coverage of 70% to 73 % for the proposed additions as indicated on Drawing No. 2020 PRTV 11 318 A, Drawn by EJS Consultants, Dated 2020-12-13 attached as **Annexure B**
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
- 2.3 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 2.2.1 The approval will lapse if not implemented/confirmed within five years from the date of final notification of approval of the application.

- 2.2.2 The approval only applies to the proposed departure 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.
- 2.2.3 The development must be undertaken generally in accordance with the site plan as referenced in Drawing No. 2020 PRTV 11 318 A, drawn by EJS Consultants, Dated 2020-12-13 and attached as **Annexure B**.
- 2.2.4 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.
- 2.2.5 The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive then the most restrictive conditions will apply.
- 2.2.6 Building plans must be generally in accordance with the site plan/floor layout plan as referenced in Drawing No. 2020 PRTV 11 318 A, drawn by EJS Consultants, dated 2020-12-13 and attached as **Annexure B**.

The reasons for the above decision are as follows:

- 2.2.7 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

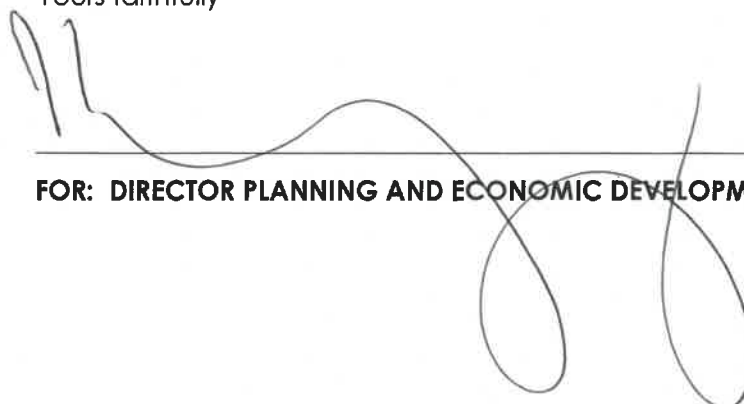
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of 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

19/7/2022
DATE:

NO OBJECTION
 NAME: ERF 11.310
 SIGNATURE DATE:
 CONTACT NUMBER:

NO OBJECTION
 NAME: ERF 11.311
 SIGNATURE DATE:
 CONTACT NUMBER:

NO OBJECTION
 NAME: ERF 11.312
 SIGNATURE DATE:
 CONTACT NUMBER:

NO OBJECTION
 NAME: ERF 11.321
 SIGNATURE DATE:
 CONTACT NUMBER:

AREA SCHEDULE

128 SQM	EXISTING HOUSE
67830 SQM	NEW ADDITIONS COVERED
25.075 SQM	TOTAL GROUND FLOOR COVERED
92.905 SQM	% COMPLY WITH REG. REQUIREMENTS

BUILDING INFORMATION:
 BUILDING CLASSIFICATION: **H4**
 DESIGN POPULATION: **N/A**
 CLIMATIC ZONE: **ZONE 4**
 BUILDING ORIENTATION:
 Complies to reg.
.XA OF SANS 204:2011
 BUILDING ENVELOPE:
 SINGLE storey dwelling



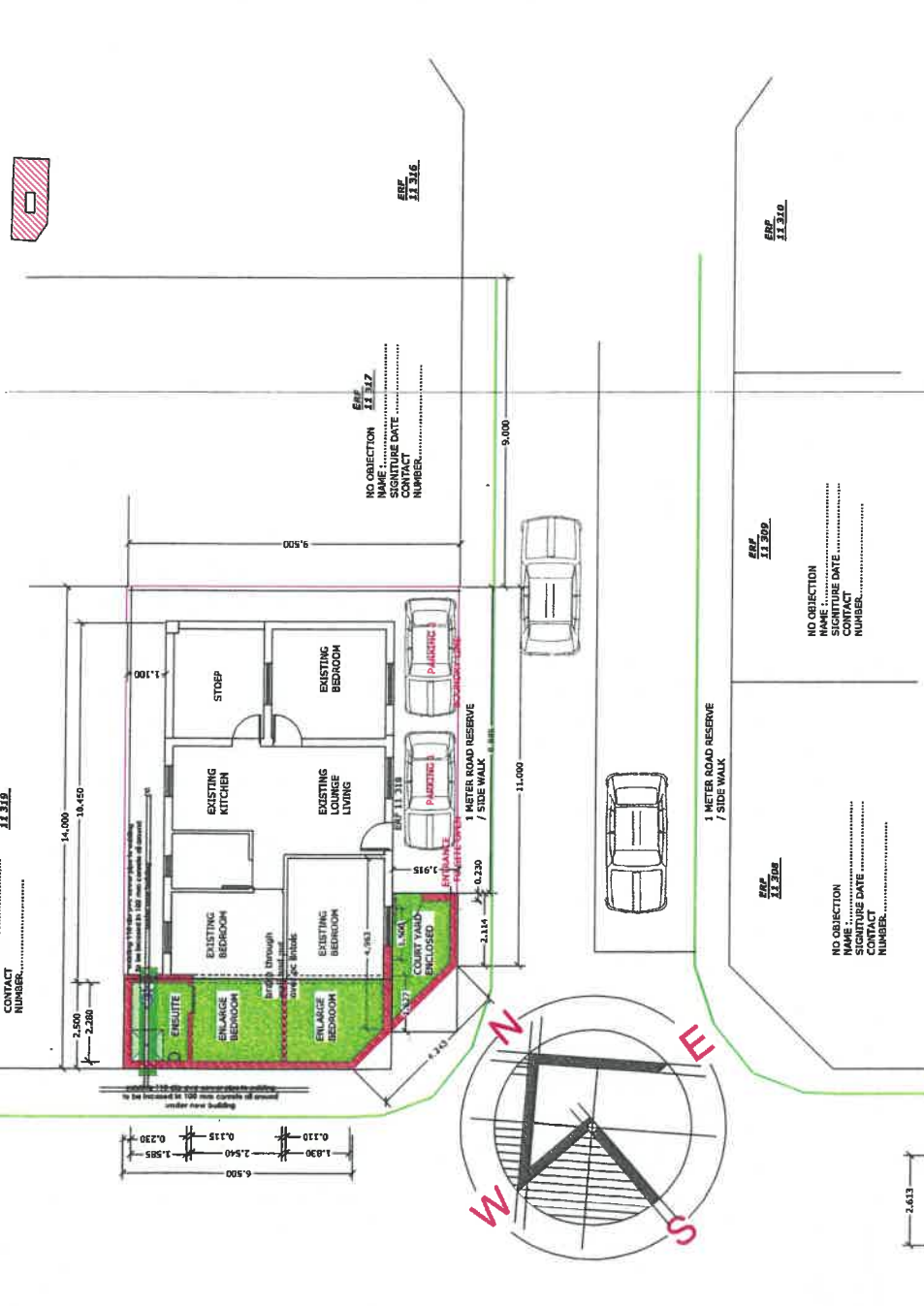
CLIENT:
 VAN STADE
 CANVADA HOF
 LINDIDA
 STELLENBOSCH MUN
 NEW ADDITIONS TO
 MAIN DWELLING
 NEW BEDROOMS ENSUITE
 AND COURT YARD

ERF: 11.310

DATE:
 2020-12-13
SCALE:
 1:100
SACAP REGISTERED
 D1650

DRAWING LOCALITY PLAN SITE AND FLOOR LAY OUTS PLAN NO.
 2020 PRV141.314 1/A

Revision notes:
 All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according to plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.

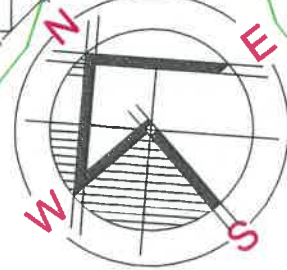


NO OBJECTION
 NAME: ERF 11.319
 SIGNATURE DATE:
 CONTACT NUMBER:

NO OBJECTION
 NAME: ERF 11.317
 SIGNATURE DATE:
 CONTACT NUMBER:

NO OBJECTION
 NAME: ERF 11.320
 SIGNATURE DATE:
 CONTACT NUMBER:

NO OBJECTION
 NAME: ERF 11.316
 SIGNATURE DATE:
 CONTACT NUMBER:



AREA SCHEDULE	AREA (m²)
EXISTING HOUSE	128.00
NEW ADDITIONS	67,830.00
TOTAL COVERED AREA	67,958.00
PERCENTAGE COVERAGE	93.95%

CONSTRUCTION NOTES
 General Notes

The design of this drawing is copyright. All work carried out in strict accordance with local authority and NBR regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Flipped dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimetres. The contractor will be held responsible for the correct setting out of the work. Any detail not shown on the drawing to be referred to the client immediately. No portion of the drawing is to be used for any purpose other than that intended. All electrical and drainage work to be done by registered tradesmen.

Any drainage pipes underneath of building to be enclosed in 100mm concrete around.
Foundations
 230mm walls to bear on 700 x 230mm continuous concrete strip foundation.
 No foundation bearings to project beyond slab boundary
External Load Bearing Walls
 External load bearing walls to be 230mm NFB clay bricks with min. 275 micron ceramic DPC to all walls, window and door sills. Where applicable to every 3rd brick course 176mm min above FFL as well as over linths. Foundation walls to be 230mm.
Internal Non-Load Bearing Walls
 Internal non-load bearing walls to be 115mm clay bricks

Concrete Surface Bed
 For finish on 38mm concrete base on 100mm mass concrete surface bed on 250mm open on 15mm metal bed on well compacted filling.
Precast Linthels
 Precast R.C. linthels over all openings and built in 230mm h/b walls on either side of openings, doors and windows.
FOUNDATION SPECIFICATIONS
 ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART "B"
 ALL BRICK AND BLOCK WALLS TO BE BUILT IN ACCORDANCE WITH NBR PART "B"
 ALL MASSRY COLUMN AND FOOTINGS TO BE BUILT IN ACCORDANCE WITH NBR PART "B"
 ALL FOUNDATIONS TO BE BUILT IN ACCORDANCE TO SANS 1040:2011

GLAZING
 GLAZING TO BE TO BS EN 12793 TO BE SAFETY GLASS.
 ALL GLAZING THICKNESS TO BE AS PER SAND SPECIFICATION FOR MAX.
 PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS.
 GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.
 ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART
 1 ACCESS DOORS AND JERLOCKS, WINDOWS LOWER THAN 500MM FROM
 FINISH FLOOR LEVEL TO BE SAFETY GLASS AND CLEARLY MARKED AS SUCH ON GLASS AS EYE
 LEVEL & GLASS 3mm

ORIENTATION
 ORIENTATION AND SHIN PROTECTION COMPLIES TO REGULATION 1A OF SANS
 204:2011
 ALL FOUNDATION AREAS TO COMPLY WITH NBR PART "B"
 CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "B".
 ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS
 VICINITY, A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY
 SUPPLY CORPORATION FOR ANY ELECTRICAL INFRASTRUCTURE
 REPAIRMENT TO BE PERFORMED DURING THE COURSE OF THE PROJECT.
 A MINIMUM OF 30mm TO BE MAINTAINED AT ALL TIMES.
 ALL ELECTRICAL INFRASTRUCTURE TO BE MAINTAINED AT ALL TIMES.
 NO COMBUSTIBLE MATERIAL SUCH AS TIMBER, ROOF TRUSSES, ROOF
 TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUE

INSULATION
 CEILING AND INSULATION IN ACCORDANCE WITH NBR PART "B" AND PART "C".
 FLOOR INSULATION IN ACCORDANCE WITH NBR PART "B".
 WALL INSULATION IN ACCORDANCE WITH NBR PART "B".
 The specified roof assembly & roof materials do comply
 with SANS 10400 A:2011 requirements as the R-Value of
 the roof assembly is greater than the minimum required R-value for
 climate zone 4 of 2.7 m²K/W.

ENERGY EFFICIENCY
 A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE
 SHADING COEFFICIENT SHALL BE PROVIDED TO THE ROOF BY
 MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING
 INCLUDING BUT NOT LIMITED TO: SOLAR HEATING WITH
 PUMPS FOR RECIRCULATION IN OTHER SYSTEM OR
 OTHER SYSTEM OR