



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14028

Our File Reference Number: Erf 11363, 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/Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 11363, ANESTA ROAD, PARADYSKLOOF, 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 building line departure on Erf 11363, Anesta Road, Anesta, Paradyskloof - Stellenbosch in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 to:
 - 2.1.1 Relax the street building line from 3m to 1.5m for the proposed verandahs attached to the existing house as indicated on drawing No. gr/23/8/056/A2, drawn by Shafiek Biscombe Architectural Services, dated Jan 2022 attached as **Annexure B**.

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 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. gr/23/8/056/A2, drawn by Shafiek Biscombe Architectural Services, dated Jan 2022 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 Building plans must be generally in accordance with the site plan/floor layout plan as referenced in Drawing No. gr/23/8/056/A2 drawn by Shafiek Biscombe Architectural Services, dated Jan 2022 and attached as **Annexure B**.

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

3.1 The scale and nature of the proposed structure will not compromise the existing character of the surrounding landscape.

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

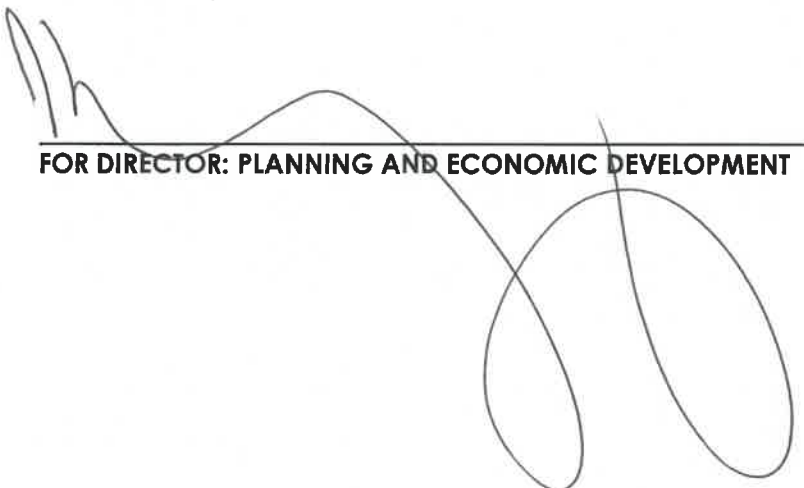
7. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference 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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

24/6/2022
DATE

COVERAGE CALCULATIONS	AREA
SITE AREA	467.00m ²
EXISTING HOUSE	117.00m ²
EXISTING GARAGE	46.00m ²
NEW VERANDAH AND NEW BRAAI	61.54m ²
TOTAL	224.54m ²
COVERAGE	48.00%

PLEASE DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS AND LEVEL PRIOR TO BUILDING MUST BE CHECKED. ANY DISCREPANCIES IMMEDIATELY TO THE OFFICE. IN THE EVENT OF FILING EXCEEDING A DEPTH TO 300mm, CONSULT A STRUCTURAL ENGINEER TO AVOID FUTURE STRUCTURAL DAMAGES. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF SHARIEK BISCOMBE ARCHITECTURAL SERVICES. ANY INFORMATION IS FOR INFORMATION ONLY. COPYRIGHT IS HEREBY UPHOLD.

NOTES AND SPECIFICATIONS
OFFSET FOUNDATIONS
 700 x 250 deep concrete foundations for all walls.
 700 x 250 deep concrete foundations for all loadbearing walls.
 400 x 250 deep for all non-bearing walls.
 All foundations to be set to a depth of not less than 300mm below existing ground level.
WALLS
 All brickwork to be rendered with butterfly flies to external face.
 D.P.C. to be applied under the external and internal walls.
RAINWATER
 Approved p.v.c. gutters and 75mm diameter downpipes. All water to be taken from foundations.

FOR SUBMISSION
 CLIENT: HOUSE MILLS
 ARCHITECT: SHARIEK BISCOMBE ARCHITECTURAL SERVICES
 P.A.M.B. (Reg. No. 11597)
 CLIENT SIGNATURE: [Redacted]

SPECIFICATIONS	
DOOR NUMBER	11
TITLE	FRANK DOORS
FINISH	LAMINATED GLASS AS SUPPLIED ACCORDING TO SANS 1040 SECTION 3 AND SANS 1041 THIRD DOUBLE LOW
REMARKS/NOTES	TO CLIENT CHOICE

PROJECT	
PROPOSED NEW ADDITIONS AND ALTERATIONS TO ERF 11363, ANESTA ROAD, PARADYSKLOOF	
DRAWN BY	D. BENJAMIN
CHECKED BY	S. BISCOMBE
SCALE	AS SHOWN
DATE	JAN 2022
DRAWING NO.	07/23/03/A2

