



Application Number: LU/13286

Our File Reference Number: Erf 1247, Franschhoek

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 A DEPARTURE ON ERF 1247, FRANSCHHOEK**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

That the application for a **departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, for a permanent departure in order to relax the street building line from 3m to 1.9m (Boonzaaier Avenue) and from 3m to 2.05m (John Street) in order to accommodate the proposed laundry room and covered stoep area on ground floor, on Erf 1247, Franschhoek.

**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:

##### 2.1 Conditions:

- (a) The approval shall lapse if not acted upon within a period of five years from the date of final notification;
- (b) The approval shall be taken to cover only the departures 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.

2.2 The reasons for the above decision are as follows:

- (a) The proposal does not undermine the character of the area to which it relates and there will be no material impact on the existing rights of the neighbouring properties with regards to views, privacy, etc.
- (b) The proposed development is not seen to be out of scale or character with its surroundings.

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:

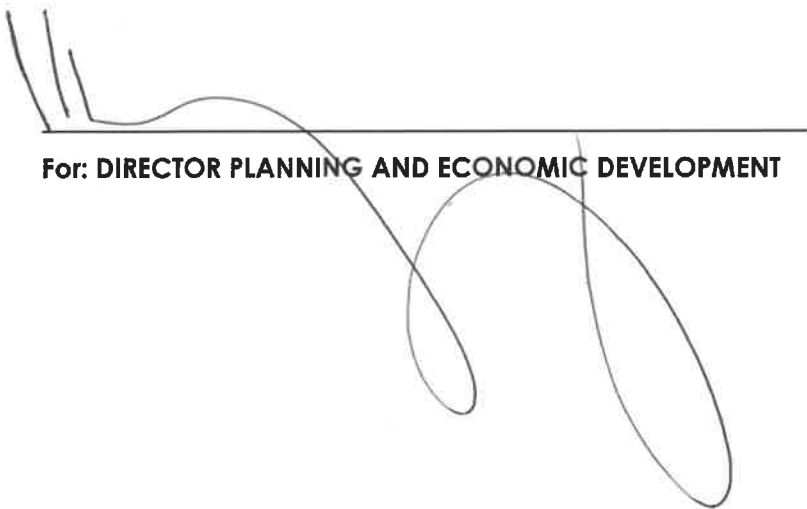
- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers 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](mailto: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



A large, stylized handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, is written over a solid horizontal line.

**For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

1/12/2021  
DATE:

# ANNEXURE B

Site Plan

**NOTES :**

**GENERAL :**

All measurements must be checked before any building work commences. Preference must be given to dimensions indicated above existing floor plan. All building work must be done in accordance with national building regulations & local authorities approval. Any irregularities on plan must be cleared with owner or designer before any work is done.

**COVERAGE CALCULATIONS :**

- ERF AREA = 337,6 M<sup>2</sup>
- EXIST. DWELLING HOUSE (GROUND FLOOR) = 96,54 M<sup>2</sup>
- PROP. LAUNDRY = 4,4 M<sup>2</sup>
- PROP. COVERED STOPS = 24,2 M<sup>2</sup>
- PROP. DOUBLE GARAGE = 48,6 M<sup>2</sup>
- PROP. FIRST FLOOR (FIRST FLOOR) = 51,7 M<sup>2</sup>
- PROP. COVERED BALCONIES = 12,7 M<sup>2</sup>
- TOTAL AREA = 248,14 M<sup>2</sup>
- PERCENTAGE COVER = 73,51 M<sup>2</sup>
- APPROXIMATE ESTIMATED COSTS = R163 000

**GLASS PANELS :**

Non-tinted annealed clear glass panels and obscured in white film. Glass thick. All glass panels lower than 500mm from finish floor level to be safety glass, and glass panels larger than 0,750 M<sup>2</sup> to be safety glass. Doors with glass panels to be safety glass as specified in SABS safety standards 3005 104000 - Part H.

**ALUMINIUM WINDOWS AS PER RENZO CATALOGUE SPECIFICATIONS.**

**J. F. S. Prodract & Design**  
James Solomons

Postbox 424, Starling street, Prial, 7681

project: Proposed extensions and alterations to existing dwelling house.

owner: Mr. W.J. Viegelaar  
Erif 1247, Boonzaar avenue  
Grendal, Franschhoek  
Stellenbosch, 7600.

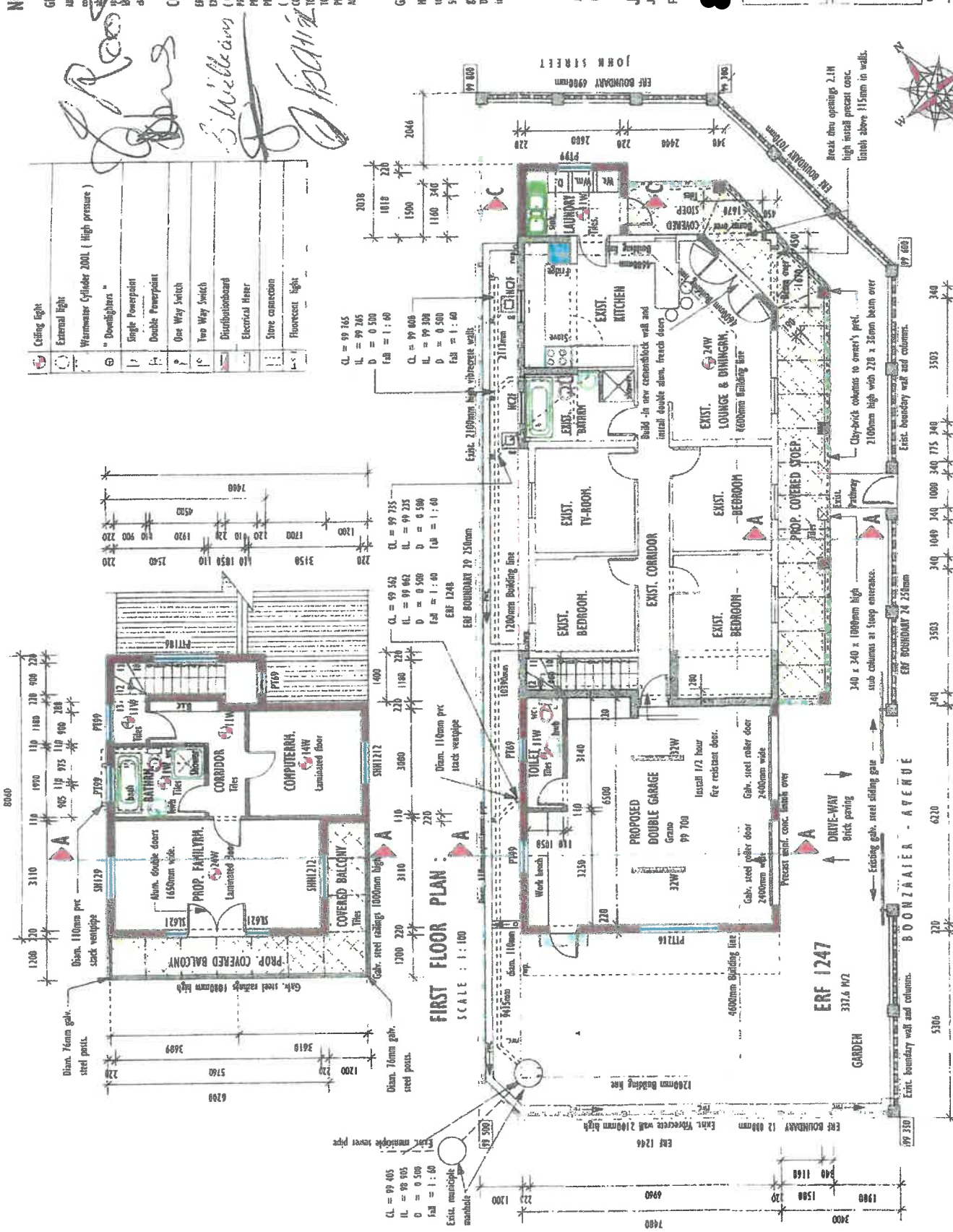
drawing no.:

date: May 2021

scale: 1 : 100

drawn: J. F. Solomons

	Ceiling light
	External light
	Warmwater Cylinder 200l (High pressure)
	" Downlighters "
	Single Powerpoint
	Double Powerpoint
	One Way Switch
	Two Way Switch
	Distributionboard
	Electrical Meter
	Stove connection
	Fluorescent light



**SITE PLAN & GROUND FLOOR PLAN**  
SCALE : 1:100