



Application Number: LU/15384 (TP323/2023)

Our File Reference Number: Erf 13692, Stellenbosch

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:** [piet@ndarch.co.za](mailto:piet@ndarch.co.za) / [michioldv@global.co.za](mailto:michioldv@global.co.za)

Sir / Madam

**APPLICATION IN TERMS OF SECTIONS 15(2)(O) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW 2023 FOR A DEPARTURE ON ERF 13692, WELGEVONDEN-ESTATE, 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 made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law 2023 to relax the common building line from 1.5m to 0m to permit additions on ground floor level and first floor, to construction a double storey dwelling unit on erf 13692, Stellenbosch.

**BE APPROVED** in terms of Section 60 of the said By-Law and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-Law:

3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

3.2 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.

3.3 The development be undertaken generally in accordance with the Site Plan as referenced Dwg. No. 200-300, drawn by NDA Architects, dated 22-07-2022 (attached as **Annexure B**).

4. The reason for the above decision is as follows:

4.1 The proposal not out of character with its surroundings as a number of double storey dwelling units are located within view of the subject property.

4.2 The proposal will also have no impact on the streetscape as the existing dwelling is setback from the street in line with surrounding properties.

4.3 The applicant has addressed the concerns of the objector and the internal layout of the addition has ensured that the privacy of the adjoining property is minimally impacted on.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.

6. 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:

6.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

7. Reference to this correspondence and the relevant property details on which the appeal is submitted.

7.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) 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.

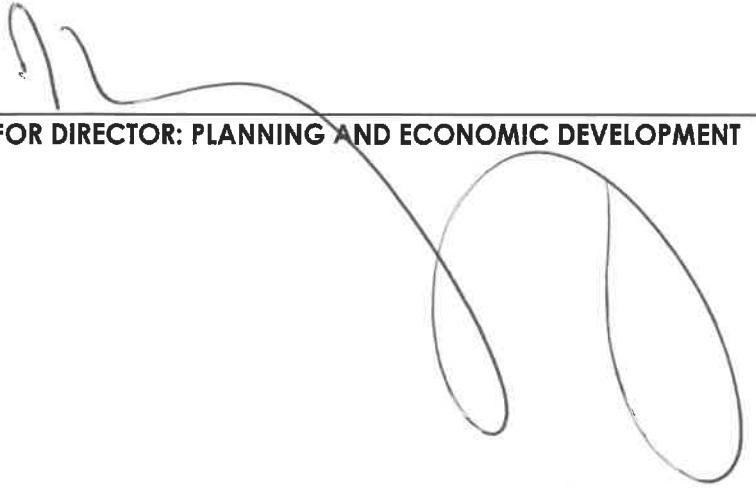
7.2 Whether the appeal is lodged against the whole decision or a part of the decision.

7.3 If the appeal is lodged against a part of the decision, a description of the part.

- 7.4 If the appeal is lodged against a condition of approval, a description of the condition.
- 7.5 The factual or legal findings that the appellant relies on.
- 7.6 The relief sought by the appellant.
- 7.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 7.8 That the appeal includes the following declaration by the Appellant:
  - a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
  - b) 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.
8. 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)
9. 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.
10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za)
11. An applicant who lodges 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision in the case of any approval, is suspended, and 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 black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

**FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

1/12/2023  
DATE

**COPY TO:**

Erich Bam

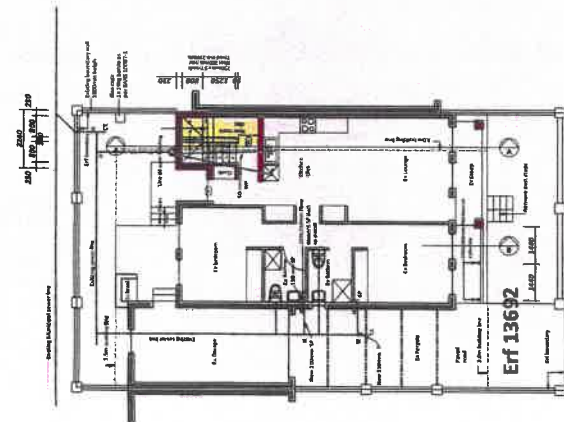
Email: [bamhelena@gmail.com](mailto:bamhelena@gmail.com)



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

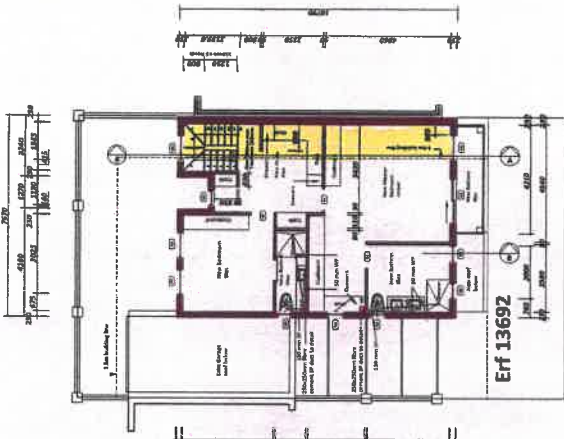
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# **Annexure B:** Site Development Plan



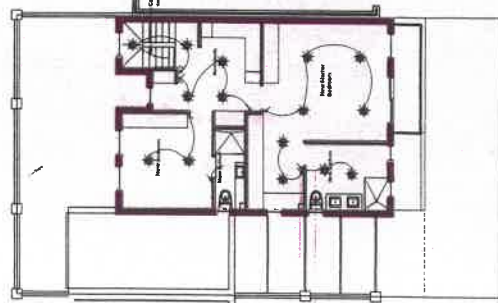
Autum Street

Ground Floor Plan  
1:100

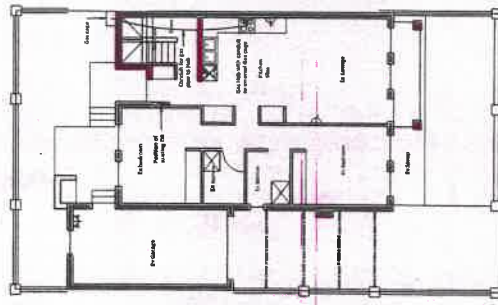


Autum Street

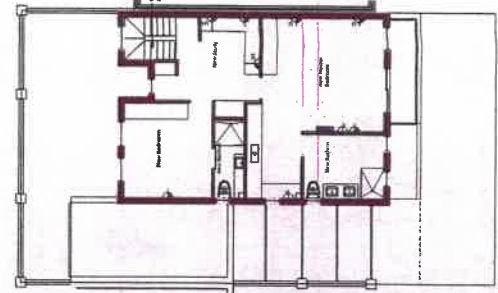
First Floor Plan  
1:100



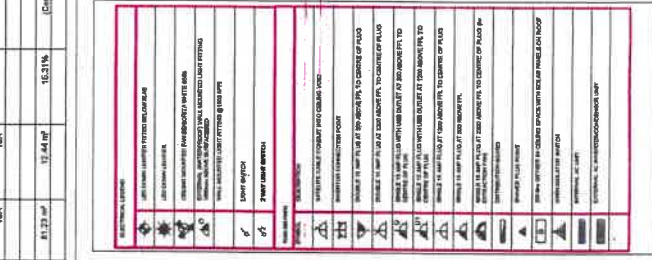
Ground Floor Plan  
Electrical light layout



First Floor Plan  
Electrical light layout



Ground Floor Plan  
Electrical socket layout



First Floor Plan  
Electrical socket layout

Ground Floor Plan  
Electrical light layout

REGISTRATION CALCULATION  
SANS 10400-A COMPLIANCE

Floor	NBS floor area (m <sup>2</sup> )	Nett floor area (m <sup>2</sup> )	Nett floor area (%)	Nett floor area (m <sup>2</sup> )	Nett floor area (%)	Nett floor area (m <sup>2</sup> )	Nett floor area (%)
Existing floor	81.23 m <sup>2</sup>	8.47 m <sup>2</sup>	N/A	11.65%	(Compliant)	N/A	N/A
Ground floor	81.23 m <sup>2</sup>	8.47 m <sup>2</sup>	N/A	11.65%	(Compliant)	N/A	N/A
First floor	81.23 m <sup>2</sup>	11.44 m <sup>2</sup>	14.08%	16.31%	(Compliant)		

**GENERAL NOTES:**  
1. THE CONTRACTOR IS TO VERIFY ALL LEVELS, HEIGHTS, AND DIMENSIONS ON THE SITE AND TO CHECK AGAINST THE DRAWINGS BEFORE PUTTING THE WORK TO HAND.  
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**DETAIL SECTION OF WALL**  
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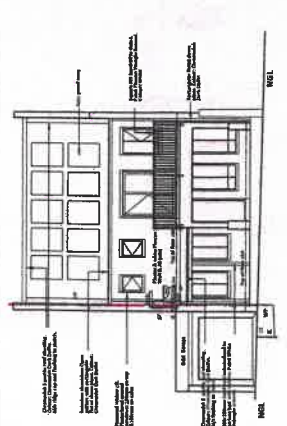
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**DEVELOPMENT CONTROL**

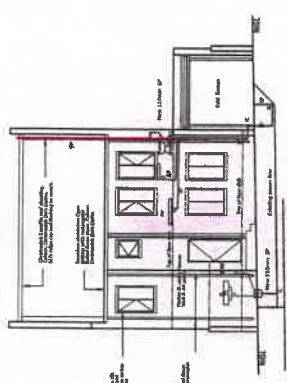
Item	Value	Notes
Site area	203.67 m <sup>2</sup>	substantially
Existing areas	78.81 m <sup>2</sup>	
House	203.67 m <sup>2</sup>	
House First Floor	133.17 m <sup>2</sup>	
House Second Floor	68.31 m <sup>2</sup>	
House Third Floor	2.29 m <sup>2</sup>	
Balcony	4.41 m <sup>2</sup>	
Total Additions	68.31 m <sup>2</sup>	
Carriageway	133.17 m <sup>2</sup>	
House Ground Floor	81.23 m <sup>2</sup>	
House First Floor	81.23 m <sup>2</sup>	
House Second Floor	20.80 m <sup>2</sup>	
Total Area	133.17 m <sup>2</sup>	
Balcony	4.41 m <sup>2</sup>	
First Floor	31.07 m <sup>2</sup>	
Second Floor	1.82 m <sup>2</sup>	
Carriageway House & Garage (133.17 m <sup>2</sup> )	65%	
Total Coverage	110.65 m <sup>2</sup>	54%

**ADDITIONS TO HOUSE**  
ON  
ERF 13692, MELBROUEN, STELLENBOSCH

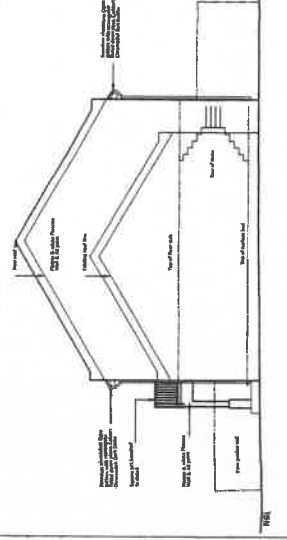
**ROOF PLAN**  
**GROUND FLOOR PLAN**  
**FIRST FLOOR PLAN**  
**ELECTRICAL LAYOUT PLANS**



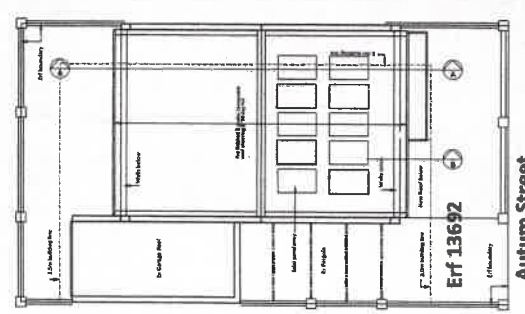
North East Elevation 1:100



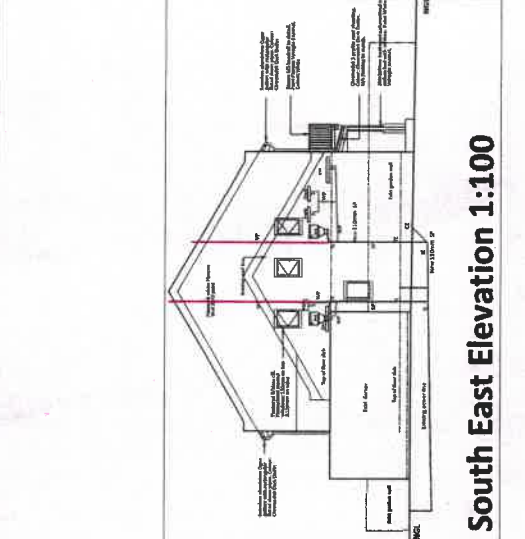
South West Elevation 1:100



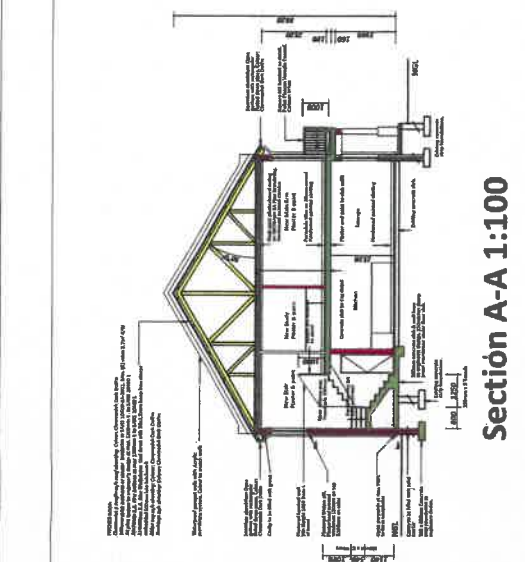
North West Elevation 1:100



Roof Plan 1:100



South East Elevation 1:100

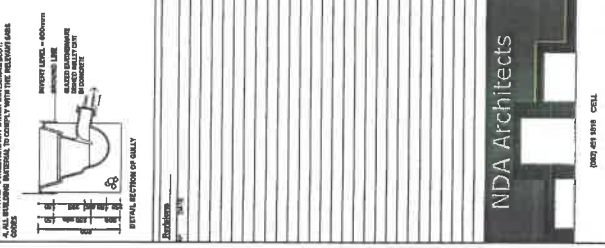


Section A-A 1:100

**GENERAL NOTES:**  
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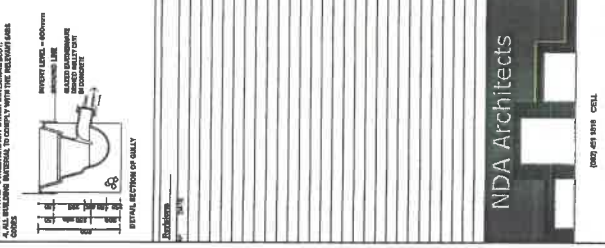
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TYPE	W1	W2	W3	D1	D2	
FRAME	Outward wooden window or similar to match existing. 1450 x 950 mm. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage.	Outward wooden window or similar to match existing. 1750 x 1250 mm. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage.	Outward wooden window or similar to match existing. 600 x 950 mm. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage.	Flush glass door with upper door frame. 2100 x 2100 mm. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage.	Flush glass door with upper door frame. 2100 x 2100 mm. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage.	Flush glass door with upper door frame. 2100 x 2100 mm. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage. 2 x 20mm Vitrage.
GLAZING	4mm x clear float glass	6 mm Clear safety glass	4mm Clear safety glass	4mm Clear safety glass	4mm Clear safety glass	
LOCATION	Main Bedroom, New Bedroom	Main Bedroom	Bedroom	Kitchen	Kitchen	
QUANTITY	2x off BM 2x off LH	1x off	1x off LH 1x off RH	2x off LH 2x off RH	2x off LH 2x off RH	

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**NDA Architects**  
 (021) 491 9111 CELL  
 (021) 491 9111 FAX  
 10001 NDA Architects  
 10001 NDA Architects  
 10001 NDA Architects

Client Approval: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Project: Erf 13692  
 Section: AA  
 Title: Additions to House

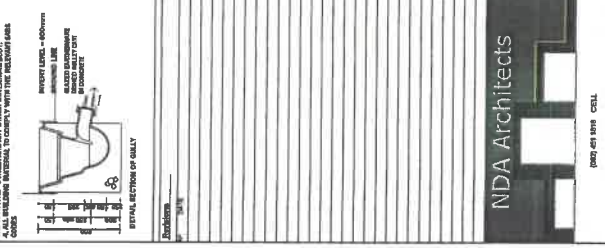
Scale: 1:100  
 Date: 23-07-2022

Author: PHB  
 Checker: PHB  
 Date: 23-07-2022

Revision: 1  
 Date: 23-07-2022

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 10001 NDA Architects  
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Client Approval: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Project: Erf 13692  
 Section: AA  
 Title: Additions to House

Scale: 1:100  
 Date: 23-07-2022

Author: PHB  
 Checker: PHB  
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