



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16628 (TP609/2023)

Our File Reference Number: Erf 14222, 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 DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023 ERF 14222, WILDERKLAWER STREET, WELGEVONDEN, 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 permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to permit the relaxation of the building line to be 0m in lieu 4m to accommodate the proposed carport on Erf 14222, Stellenbosch.

2.2 That the application for a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to exceed the coverage to be 65% in lieu 50% to accommodate the proposed Carport on Erf 14222, Stellenbosch.

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:

2.3.1 The approval only applies to the proposed permanent 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.

2.3.2 The development must be undertaken generally in accordance with the site plan as referenced (STL 14222 011) drawn by Isabeau Marais dated 13 September 2023 and attached as **Annexure B**.

2.3.3 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.

2.3.4 Building plans must be generally in accordance with the site plan/floor layout plan as referenced (STL 14222 011), Elevations referenced (STL 14222 013) and Section A-A referenced (STL 14222 014) drawn by Isabeau Marais dated 13 September 2023, see **Annexure B**.

2.4 The reasons for the above decision are as follows:

2.4.1 The encroachment of the building line and the relaxation of the exceeded coverage does not undermine the character of the area due to the use and scale thereof.

3. 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.

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:

4.1 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

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

5.1 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.

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

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

5.4 If the appeal is lodged against a condition of approval, a description of the condition.

5.5 The factual or legal findings that the appellant relies on.

5.6 The relief sought by the appellant.

5.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

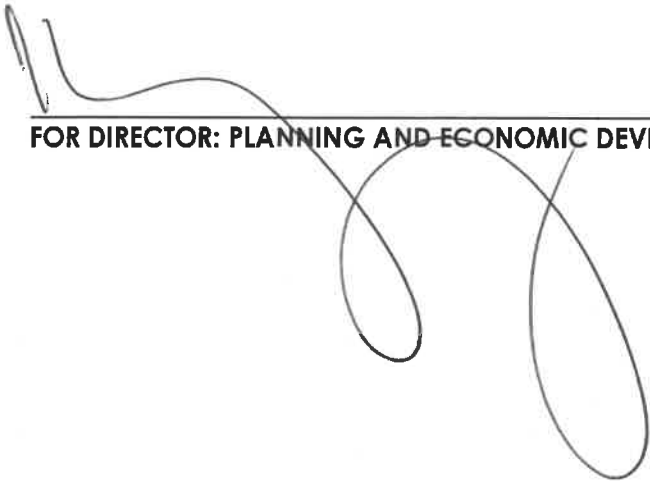
5.8 That the appeal includes the following declaration by the Appellant:

- 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.

- 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 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
- 9. 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.

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 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 handwritten signature in black ink, consisting of a series of loops and curves, is written over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

4/4/2024
DATE



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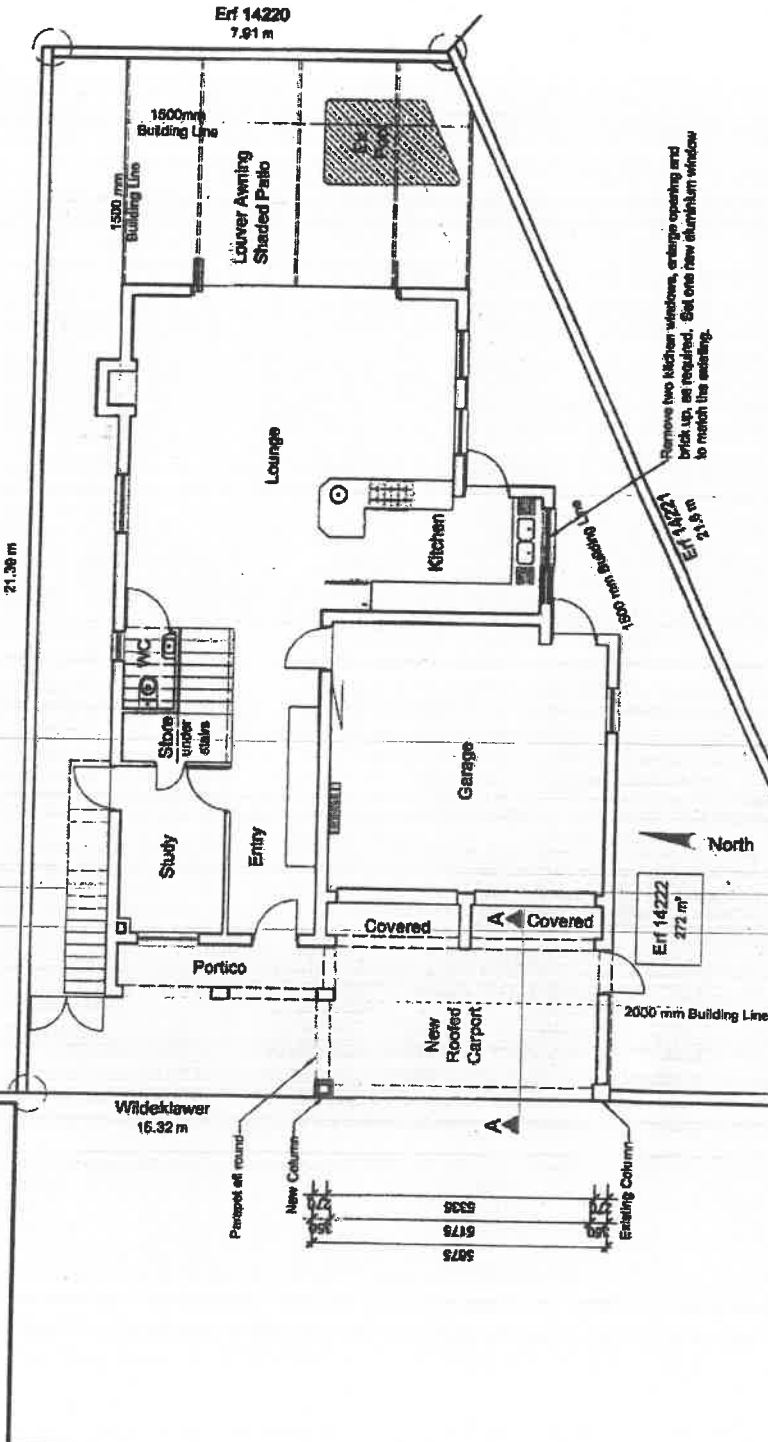
ANNEXURE B

Project approved
 Date: 20/10/2023
 Project Name: WIDEKLAAR
 Project No: 14222

20 October 2023

This building plan submitted has been reviewed and approved in terms of the Architectural Objectives and Design Guidelines.

This does not guarantee successful development approval. The client remains on the client and the architect is not liable for any delays or costs incurred by the client.



| Areas: | |
|-----------------|---------|
| Existing Cover: | 159.2m² |
| New Car Port: | 17.7m² |
| Total Cover: | 175.9m² |
| Erf: | 272.0m² |
| Cover: | 65% |

| KEY: Electrical points | |
|------------------------|---------------------------|
| | Distribution Board |
| | Inverter and Battery Bank |
| | Hot water cylinder |
| | Air conditioner |
| | AC compressor |

| Areas: | |
|-----------------------|---------|
| Ground Floor | 108.8m² |
| Car Building | 3.8m² |
| Kitchen Abutment | 114.2m² |
| Total Interior | 10.2m² |
| Covered Porches | 3.0m² |
| Existing Staircase | 31.8m² |
| Proposed Car Port | 17.8m² |
| Total Covered Porches | 53.7m² |
| First Floor | 52.3m² |
| Car Building | 10.4m² |
| Covered Balcony | 15.2m² |
| Open Balcony | 177.5m² |
| Total under Cover | 272.0m² |
| Erf | 65% |
| Cover | |

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Project: New Roofed Car Port & Other Minor Works at Existing House on Erf 14222, Wegevonden Estate, Stellenbosch

Drawing Name: Ground Floor and Site Plan

Drawing No: STL 14222 011

Scale: 1 : 100

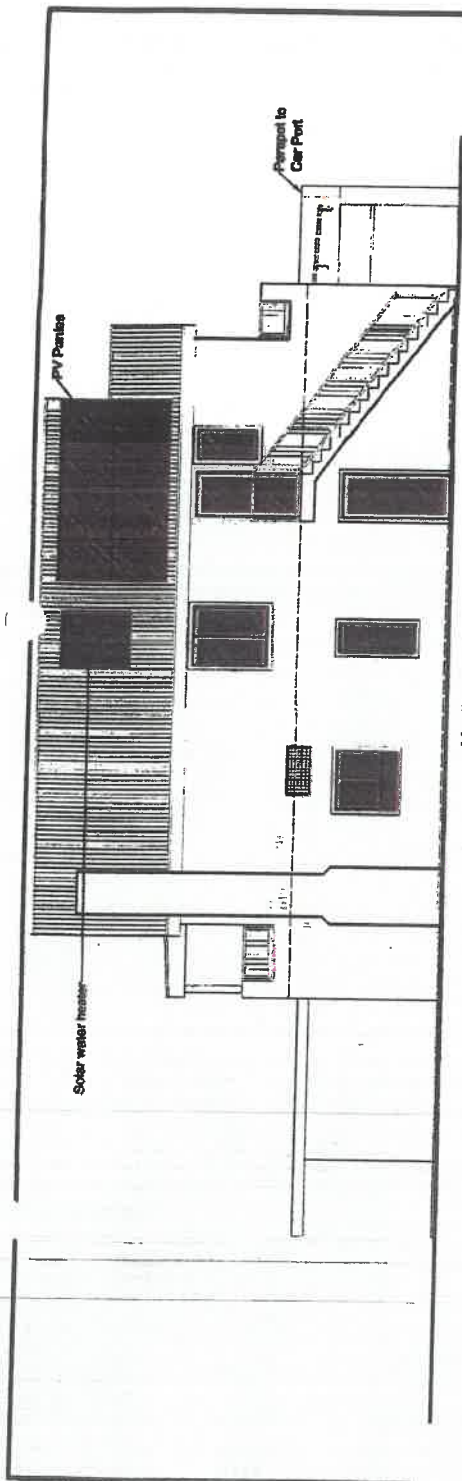
Date: 13 September 2023

Drawn By: L.Merle

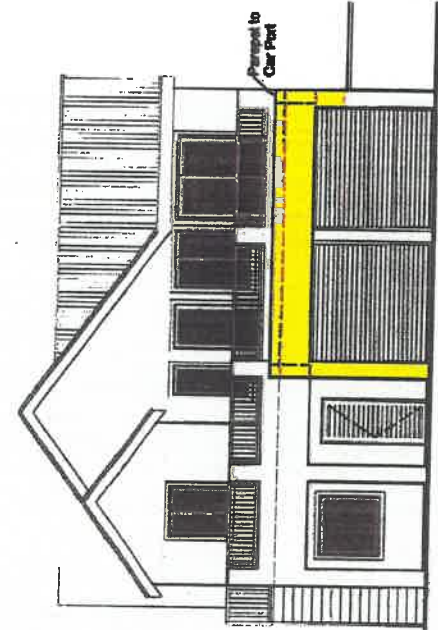
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Project: New Roofed Car Port
& Other Minor Works at
Existing House on Farm 7 Wilbek
Welgsvonden Estate,
Stellenbosch

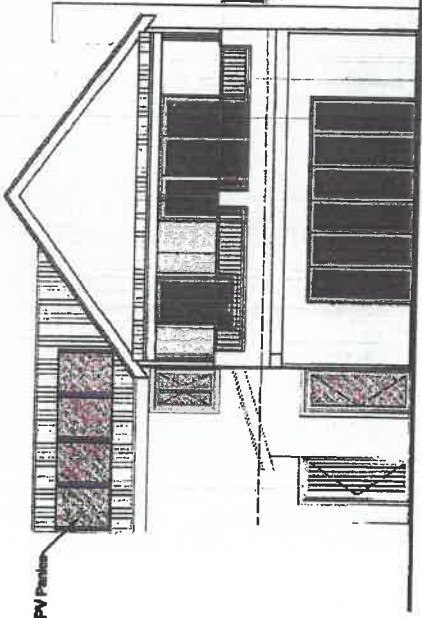
| | |
|---------------|-------------------|
| Drawing Name: | Elevations |
| Drawing No: | STL 14222 013 |
| Scale: | 1 : 100 |
| Date: | 13 September 2023 |
| Drawn By: | I. Mareis |



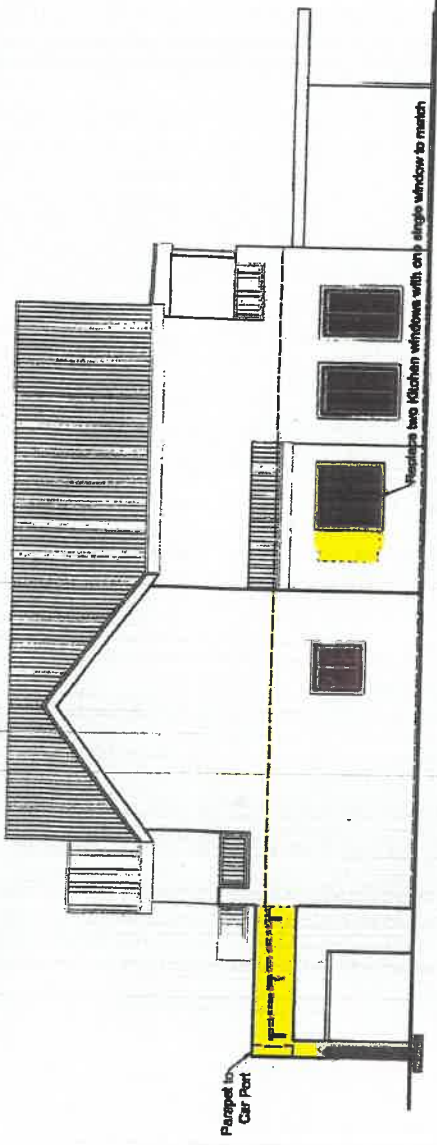
North Elevation



West Elevation



East Elevation



South Elevation

DATE: 20 October 2023
 The building plan submitted has been approved and approved in terms of the Architectural Design and
 Regulations.
 This does not guarantee successful municipal approval. The architect is not liable for the client and the architect is not liable for municipal regulations, fees, and by-laws.

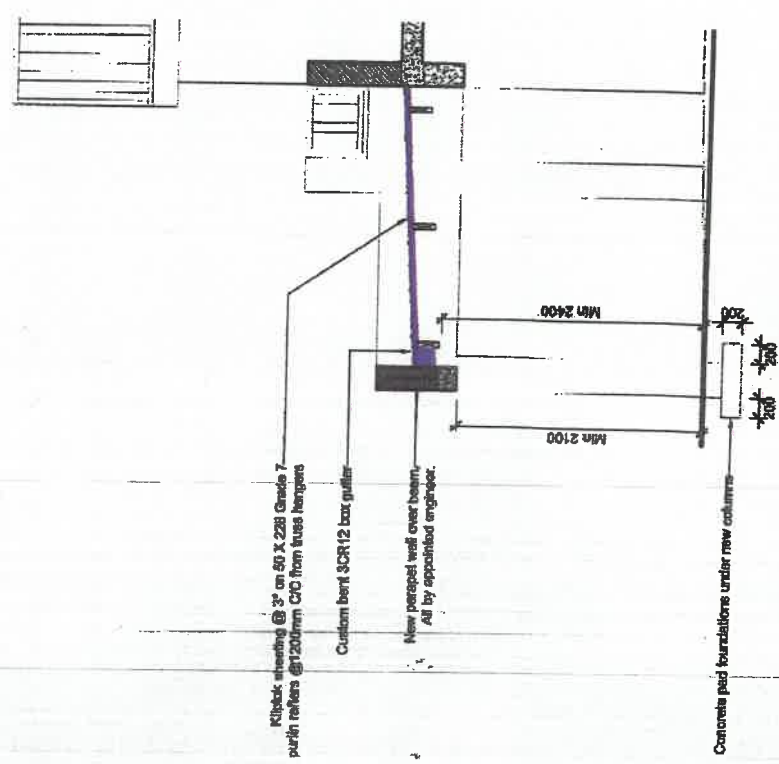
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W. J. J. G. J. M.

10/10/2023
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10/10/2023

The building materials have been checked and approved for use. The drawings are the property of the architect and shall not be used for any other purpose without the written consent of the architect.



South Elevation

| | |
|--|-------------------|
| Beep | |
| Project: New Roofed Car Port & Other Minor Works at Existing House on Erf 14222, 7 Wilbeklaar Welgevonden Estate, Stellenbosch | |
| Drawing No: | STL 14222 014 |
| Scale: | 1 : 50 |
| Date: | 13 September 2023 |
| Drawn By: | I. Marais |

Handwritten signatures and initials at the bottom of the page.