



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14209

Our File Reference Number: Erf 14714, 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: [REDACTED]

Sir/Madam

## APPLICATION FOR PERMANENT DEPARTURE: ERF 14714, WELGEVONDEN, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 14714, Stellenbosch, for the following;
  - 2.2 **Permanent Departure** in terms of Section 15 (2) (b) of the said by-law, to relax street building line from 2m to 0m in order to accommodate the proposed guest room above the existing garage

**BE APPROVED** in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

### 3. Conditions of approval

- 3.1 The approval applies only to the application under consideration as indicated on Drawing No: A103, drawn by Laryssa Prins Architects, dated 23 February 2022 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

3.2 The development shall be implemented substantially in accordance with the Site Development Plan referenced as Drawing No: A103, drawn by Laryssa Prins Architects, dated 23 February 2022 and attached as **Annexure G**.

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.

3.4 Building plans must be generally in accordance with the layout plans as referenced Drawing No: A103, drawn by Laryssa Prins Architects, dated 23 February 2022 and attached as **Annexure G**.

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

4.1 The application would not negatively affect the character of the surrounding residential area.

5. 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.

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:

(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:

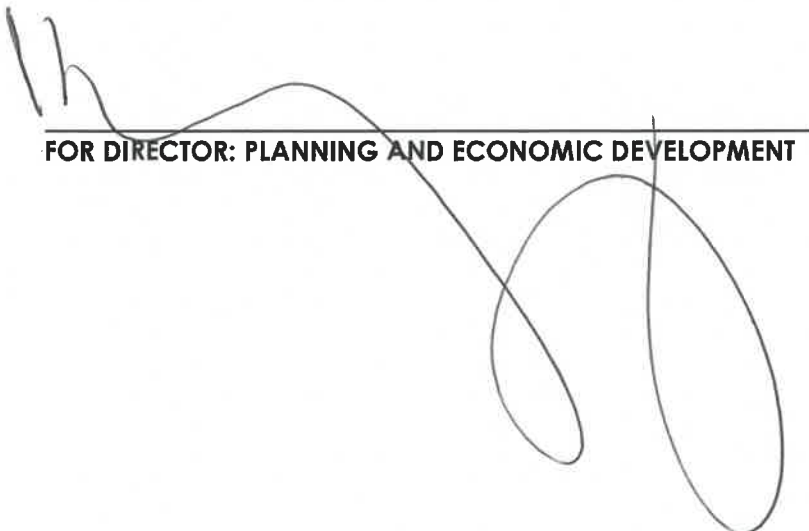
- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
  - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred 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.

7. 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)
8. 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.
9. 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>).

10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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**

18/10/2022  
DATE:

**COPE TO:**

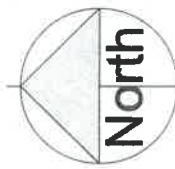
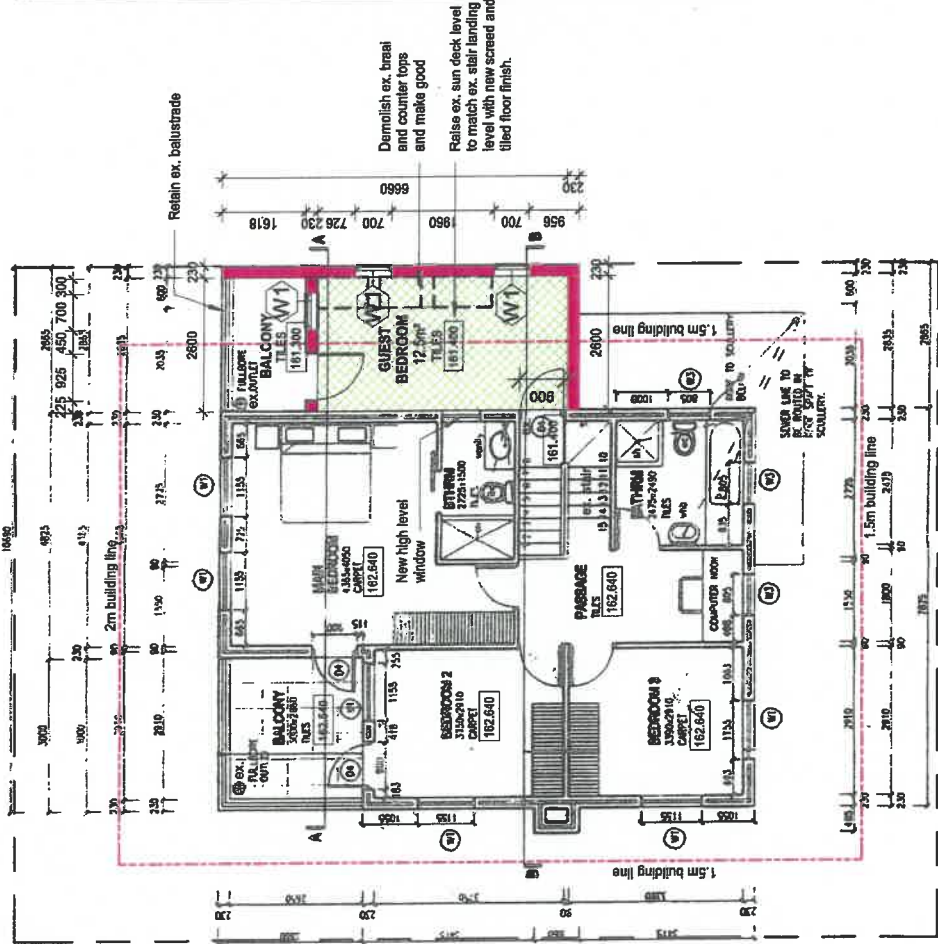
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**ANNEXURE G: Site Development Plan**

### COUNCIL NOTES

- GENERAL:**  
 1 ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400  
 2 SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A; FORM 1.  
 3 DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.  
 4 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT
- STRUCTURAL DESIGN**  
 1 THE STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1, THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS A, B, C, D, E, F, G, H, I, J, K, L, M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10400 PARTS I, J, K, L, M, N AND O.  
 2 THE PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D, SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.  
 3 ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEERS DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 4 ALL RAFTS, BEAMS, PARTS, COMPLETION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEERS DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 5 ALL WALLS TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 6 STRUCTURAL STRENGTH AND STABILITY OF WALLS TO BE CONSTRUCTED IN STANDARD SIZE APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 7 ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
- ROOFS:**  
 1 ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L, AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2 THE ROOFING SYSTEM SHALL BE SPECIFIED IN FORM 1.  
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01 First Storey Plan  
 1:100

Client <b>Adrian and Colleen Woodley</b>	Drawing <b>First Storey Plan</b>	Scale <b>1 : 100</b>	Date <b>02/23/22</b>	Drawn <b>Author</b>
Project <b>Alterations and Additions to ex. [redacted]</b>	Project No. <b>A103</b>	Revision No. <b>A</b>	Date & Time Printed 2022/02/28 14:48:32	

**LARYSSA PRINS ARCHITECTS**  
 [redacted] STERNEBOECHE