



STELLENBOSCH

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Application Number: LU/14702 (TP119/2022)

Our File Reference Number: Erf 14931, 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: ERF 14931, 27 KAMBRO 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 in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 for a permanent departure to exceed the permissible coverage from 50% to 56% in order to accommodate the proposed extensions to the existing living area and existing garage on Erf 14931, Stellenbosch as indicated on the site plan referenced A102, dated 29 September 2022 and drawn by Laryssa Prins Architects;

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 only applies to the application under consideration, as indicated on the site plan referenced A102, dated 29 September 2022 and drawn by Laryssa Prins Architects, attached as **Annexure B** 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.

2.2.2 The development must be undertaken generally in accordance with the site plan as referenced A102, dated 29 September 2022 and drawn by Laryssa Prins Architects and attached as **Annexure B**.

2.2.3 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.

2.2.4 Building plans must be generally in accordance with the site plan / floor layout plan referenced A102, dated 29 September 2022 and drawn by Laryssa Prins Architects and attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposed extensions are in line with the existing land use on the property and therefore will not have an impact on the existing character of the area.

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

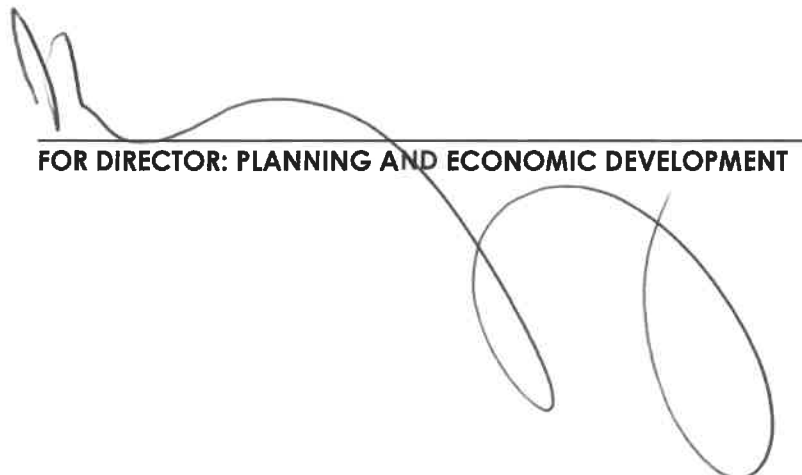
(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or 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
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

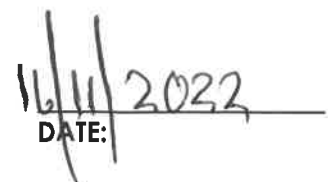
details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE:



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ANNEXURE B

(APPLICATION FOR A PERMANENT DEPARTURE ON ERF 14931, STELLENBOSCH)

SITE PLAN

PROJECT IDENTIFICATION:

ADDRESS: 27 Kambro Street, Weigevonden
ERF: 14931
ZONING: GROUP HOUSING
SITE AREA: 132m²

AREAS:

EXISTING GROUND STOREY 40.5m²
NEW LOUNGE EXTENSION 9.5m²
EXISTING GARAGE 20.0m²
NEW GARAGE EXTENSION 4.8m²
EXISTING FIRST STOREY 71.0m²
EXISTING COVERED AREA ON GROUND STOREY 60.5m²
ADDITIONAL COVERED AREA ON GROUND STOREY 74.8m²
EXISTING COVERAGE 46%
NEW COVERAGE 56%

Rev Description Date

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
 3. DO NOT SCALE. REFER ONLY TO 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 IMMEDIATELY.
STRUCTURAL DESIGN:
 3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1, THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1 & 2 OPERATIONS.
 3. IF NO SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
FOUNDATIONS:
 ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
 ALL DEEP FOOTINGS, SOIL RAFTS COMPACTATION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.
WALLS:
 1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEERS APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS ON STANDARD SIZE CONCRETE BLOCKS.
ROOFS:
 1. ROOF COVERINGS WATERPROOFING SYSTEMS AND FLAT ROOF 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. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
 3. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
 4. ALL ROOMS A VENTILATED LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADJACENT TO A VENTILATED LOBBIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
DRAINAGE & STORMWATER:
 1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1
 2. STORMWATER DISPOSAL, TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
MATERIALS AND FINISHES:
 1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FORM 1 UNLESS OTHERWISE SPECIFIED IN FORM 1
 2. ALL SURFACES SHALL TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client	Paul & Lucille Lochner		
Project	Weigevonden		
Drawing	Site and Roof Plan		
Scale	1 : 100	Date	09/29/22
Project No.		Drawing No.	A102
Project #		Revision No.	

WELGEVONDEN ESTATE

Estate Manager
Gawle Marx

Estate Review Architect
Francis Malan

Date of approval: May 2022



Site and Roof Plan

1 1 : 100

ERF 14932

LARYSSA PRINS ARCHITECTS

PrArch33056092