



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15545 (TP204/2023)
Our File Reference Number: 15416S
Your Reference Number: Erf 15416
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 15416, STELLENBOSCH.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 15416, Stellenbosch, namely:
 - 3.1. **Consent Use** in terms of section 15(2)(o) of the said By-Law to allow the use of an existing dwelling house as a three (3) bedroom commune on Erf 15416, Stellenbosch.
 - 3.2. **Permanent Departure** in terms of section 15(2)(b) of the said By-Law for the under-provision of on-site parking for 2 parking bays in lieu of 3 parking bays.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval applies only to the consent use under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
 - 4.2 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.
 - 4.3 The number of bedrooms available to boarders be restricted to 3 bedrooms and the number of boarders may not exceed 3 individuals.
 - 4.4 A third parking bay must be accommodated on the driveway in front of the existing garage.
 - 4.5 The establishment may not cause public nuisance (traffic & noise) to the adjacent and adjoining property owners and may not interfere with their rights.

4.6 At least one on-site parking bay must be provided per boarder, as indicated on the Parking Layout Plan with Project No. PP623/07-1, drawn by Botha and dated 03/03/2008, attached as Annexure B to this report.

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

5.1 The number of boarders (3) is the same, or even less than the number of members that usually form part of a single family. The potential negative impacts that the combined activities of 3 boarders may have on surrounding property owners are comparable to that of the combined activities of a single family.

5.2 The potential negative impacts that the combined activities of 3 boarders will have on surrounding properties will be comparable with that of a single family of the same size, or even less in the case of larger families.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, 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.

7. 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.

(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.

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.
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.
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



MANAGER: LAND USE MANAGEMENT

DATE: 18-01-2024

DENNIS MOSS VEN. ING
 TEL. (021) 887 0124
 FAKS: (021) 886 5393
 REG NR. 1990/04008/21

ESTETIESE GOEDKEURING
 Niteentwaaide bogenoemde goedkeuring by die eienaar / ontwerper en versamwoordelike om toe te sien dat alle aanbevelings van die goedgekeurde tekening en die Aggriekondisiojn van die entwerpende moet wees omgee die detail op die planne aangebring. Enge afwykinge moet amerklik aan DENNIS MOSS VEN. voorgeleg word vir goedkeuring.

DATUM 07. APR. 2018

Sanitaryware
 Provide 200L Kwikol elec. geyser in ceiling above bathrooms as per suppliers specification. Toilets semi-close coupled floor mounted wc suites. Bath to be Plexitor acrylic with Cobra bath mixer with hand shower and spout. Basins Vaal basin in vanity slab with Cobra mixer taps. Shower to be Plexitor shower tray with Showerline pivot door glazed screen and Cobra underwall taps and shower rose as per clients choice and approval.

Floor Construction
 0.6mm Charcoal Colomet pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centres min. on Gangrial precast trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Flat roofs to have slope of 1-5 degrees. Provide roof anchors, 38mm galv. hoop iron at truss centres built approx. 4 - 5 layers into brickwork and tiled around trusses on 114 x 39 wall plate. Provide 410 sisalation direct under roof sheets and 50mm min. Isotherm on top of ceiling between trusses.

Callings
 6.4mm Rhinoboard ceiling cretastone skinned and fixed to underside of 38x38 SA Pine ceiling bracing at 300mm centres fixed to underside of gangrial trusses. Moulded gypsum cornices to arch. designer spec. to cover wall / ceiling joints finished flush with cretastone.

Fascias
 Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Concrete slabs and beams
 To comply with SABS 0400 Part J, Item J.2 and concrete slabs and beams to be designed and approved by structural engineer as per SABS 0402.

Foundations
 All foundations and foundation walls to be as per SABS 0400 Part H and Part K and 850x250 for basebearing walls.

Electrical Installation
 To be done by registered Electrician and all lights points and light switches, double socket points to be as per Coroma choice and approval. The main earthing system to be installed.

Gutters and Downpipes
 To be seamless aluminium gutters and square aluminium downpipes. Colour to match windows.

Cupboards
 Kitchen cupboards will be melamine finish with post formed formica tops. Built in cupboards in bedrooms melamine finish with layout to be to owners approval and choice.

Damp Proof Course
 Provide Dikgrip DPC under walls and window sills, window sills and cavity walls, Gumples USB green under concrete slabs as per suppliers specifications.

Floor Construction
 Ceramic floor tiles of floor finish as per clients choice on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic fill material

Walls
 280mm cavity and 230mm load bearing walls built with best quality ROK clay bricks laid in stretcher bond in 1:5 cement mortar with wall ties and brickforce to every 3 courses and plastered with min. 15mm, 1:5 cement plaster (exterior) and min. 10mm, 1:5 cement plaster (interior) skimmed smooth and painted. Paint 1 undercoat and 2 coats Plascon Expressions. All paint and colour as per Weigevonden Guidelines. Cavity walls to have weep holes at 1000mm centres and cavity to be washed out regularly when walls are constructed. Care must be taken that dpc is not damaged during construction.

1. Copyright and right of reproduction of this drawing or any part thereof is reserved by the author.
2. Quality of all materials and workmanship to comply with the relevant SABS and BSS specifications.
3. All drawings are the property of the author and shall be used with particular reference to boundaries, building lines, etc. where relevant.
4. Contractor to check all heights and dimensions on site and to check against the drawings before putting any work in hand.
5. Contractor to ensure that all details shown on the drawings are in compliance with local authority by-law and regulations.
6. Contractor to locate and identify existing services on site and to protect these from damage throughout the construction.
7. Contractor to build in approved doors to all external walls at each floor, beam or parapet level and to all windows, doors, gables or other openings.
8. Any queries arising from all the above must be reported to architect/designer for clarifications before any work is put in hand.

pretplan

BOUPLANNE

BUILDING PLANS

Green-oaks Trust

Project: [Redacted]

Site: [Redacted]

Scale: 1:100

Date: 03.03.08

Drawn by: Botha

Green-oaks Trust

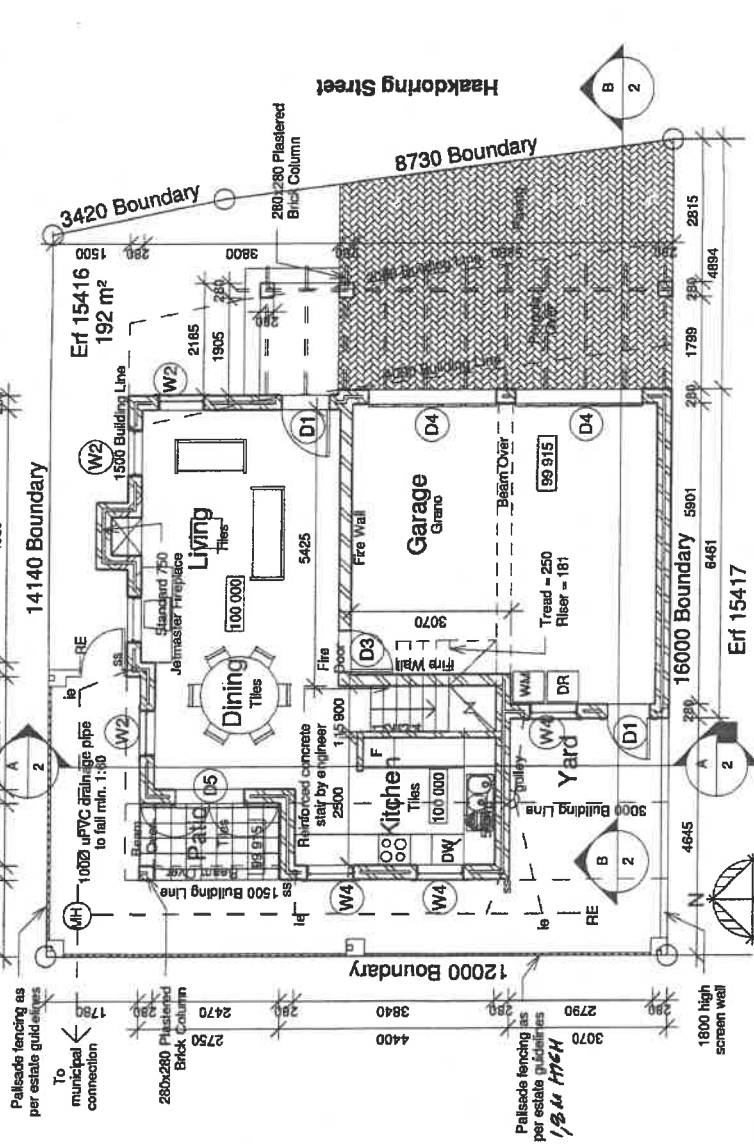
Project: [Redacted]

Site: [Redacted]

Scale: 1:100

Date: 03.03.08

Drawn by: Botha



AREA SCHEDULE:

Ground Floor Plan	86 m ²
Covered Patio	4 m ²
First Floor Plan	65 m ²
Total	162 m²
Site Area	182 m ²
Coverage	49 %

Doors **WAVES-FED**
 Timber doors as per Cape Culture catalogue SD door range or similar approved:
 D1 - 813 x 2032 x 40mm type SD22 solid with glass panel above.
 D2 - 1300 x 2032 x 40mm type SD22 solid with glass panel above.
 D3 - 813 x 2032 x 40mm type SD 15 timber door with panel.
 D4 - 2440 x 2130 Coroma Corowood timber garage door with horizontal slats suitable for Coromaster automatic radio-controlled door operators.
 D5 - 1300 x 2032 x 40mm double aluminium door with parliament hinges.
 D6 - 813 x 2032 x 40mm purpose made single sliding meranti door.

Windows
 All windows to be Victorian type epoxy coated aluminium windows. Colour to be Dark Brown as per Weigevonden Estate Guidelines.
 W1 - 1000 x 1500mm
 W2 - 800 x 1500mm
 W3 - 600 x 1200mm
 W4 - 800 x 1200mm
 W5 - 1000 x 1800mm
 W6 - 600 x 1500mm

01 - Ground Floor Plan

1 1:100