



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14345

Our File Reference Number: Erf 1555, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

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Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto: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, 2015: ERF 1555, AKADEMIE STREET, FRANSCHHOEK**

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 departure on Erf 1555, Akademie Street, Franschhoek, in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 to:
    - 2.1.1 Relax the common building line from 2,5m to 1,9m (adjacent to Erf 57 ) to construct a tool shed as indicated on Drawing No. 1225/ 01 A, Drawn by Masterplan Projects Architecture, Dated 20 August 2022 attached as **Annexure B**.

**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 will lapse if not implemented/confirmed within five years from the date of final notification of approval of the application.
  - 2.2.2 The approval only applies to the proposed departure 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.

2.2.3 The development must be undertaken generally per the site plan as referenced in Drawing No. 1225/01, Drawn by Masterplan Projects Architecture, Dated 20 AUG 2022 attached as **Annexure B**.

2.2.4 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.

2.2.5 The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive then the most restrictive conditions will apply.

2.2.6 Building plans must be generally per the site plan/floor layout plan as referenced in Drawing No. 1225/01, Drawn by Masterplan Projects Architecture, Dated 20 AUG 2022 attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposal under consideration is in line with the zoning of the property and does not impact negatively on the character of the area and should therefore be supported.

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](mailto: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**

15/9/2022  
DATE: \_\_\_\_\_

# MASTERPLAN PROJECTS ARCHITECTURE

AREA	SCHEDULE
Final Civil Plan	10/14
Prop Concept / Voucher	7/20
Prop Plan	10/20
TOTAL FOOTPRINT	384.10
SITE	1205.00
Coverage	30%

## CONSTRUCTION NOTES

**General Notes**  
 All work shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All dimensions shall be given in feet and inches. All dimensions shall be rounded up to the next 1/4 inch. All dimensions shall be given in feet and inches. All dimensions shall be rounded up to the next 1/4 inch. All dimensions shall be given in feet and inches. All dimensions shall be rounded up to the next 1/4 inch.

**Foundations**  
 Foundations shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All foundations shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.

**External Lead Bearing Walls**  
 External lead bearing walls shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All external lead bearing walls shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.

**Concrete Surface Bed**  
 Concrete surface beds shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All concrete surface beds shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.

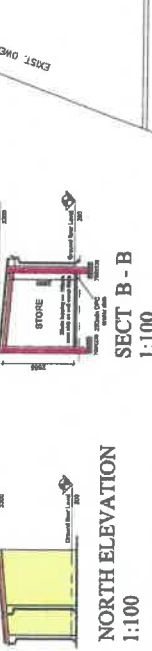
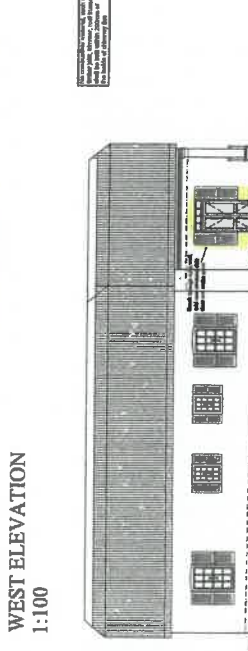
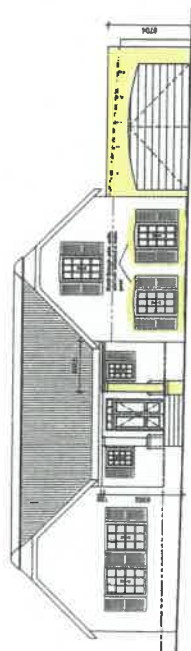
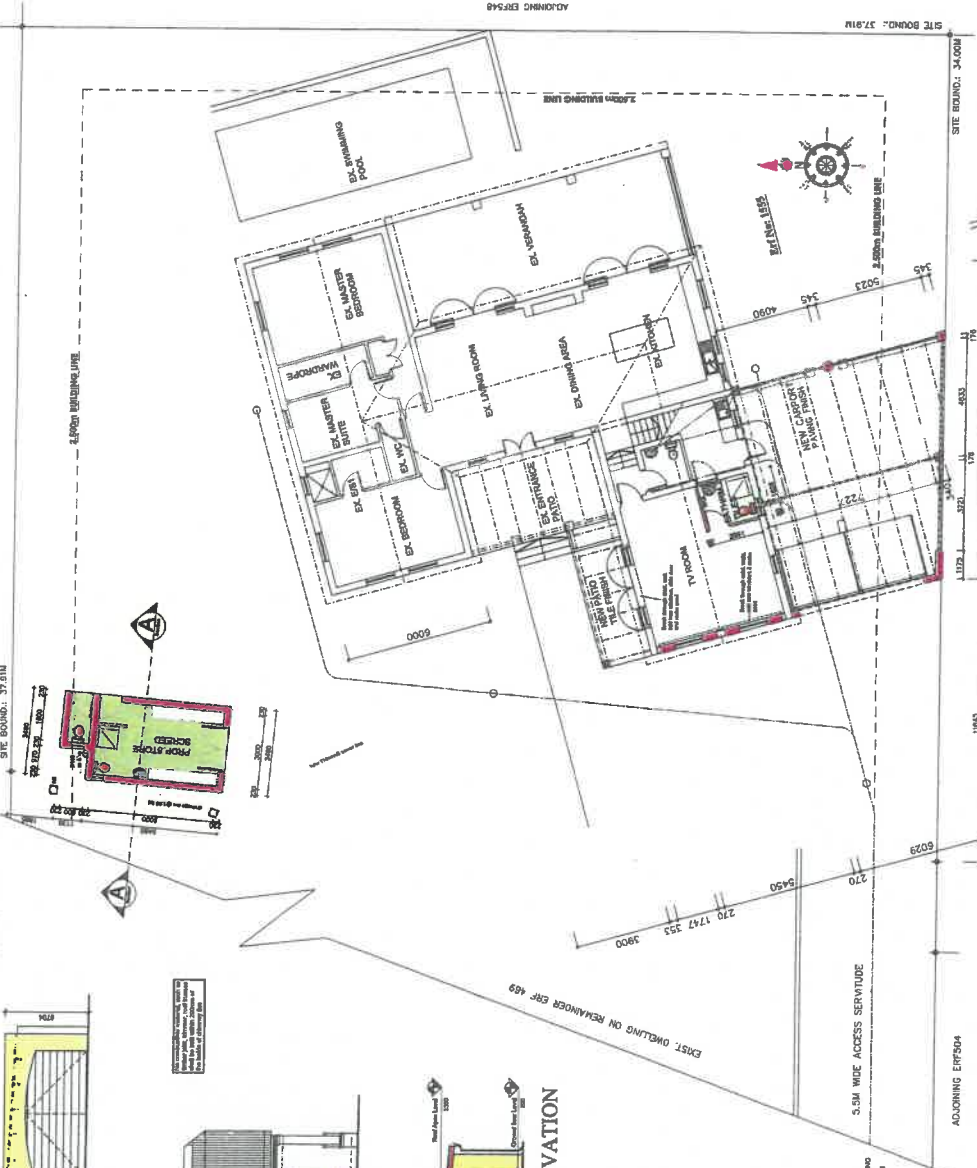
**Insulated Walls**  
 Insulated walls shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All insulated walls shall be constructed in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.

**Architect Signature**  
 [Signature]  
**Client Signature**  
 [Signature]

**GENERAL SPECIFICATIONS**  
 All materials and workmanship shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All materials and workmanship shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.

**GLAZING**  
 Glazing shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All glazing shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.

**ORIENTATION**  
 Orientation shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code. All orientation shall be in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.



### AIR INFILTRATION & LEAKAGE

Room	Area (sq ft)	Volume (cu ft)	Air Change Rate (ACH)
Living Room	1500	15000	1.0
Bedroom	1000	10000	1.0
Bathroom	500	5000	1.0
Kitchen	400	4000	1.0
Storage	200	2000	1.0
Basement	1000	10000	1.0
<b>TOTAL</b>	<b>4600</b>	<b>46000</b>	<b>1.0</b>

### ENERGY EFFICIENCY

Item	Value
Energy Star Rating	4
SEER Rating	13
EER Rating	12
AFUE Rating	80
Water Efficiency Score	5
Indoor Air Quality Score	4
<b>TOTAL ENERGY SCORE</b>	<b>20</b>

### PLAN & SITE PLAN 1:100

Site Boundaries: 37.51M, 37.91M, 34.00M, 37.91M

Adjacent Properties: ADJOINING ER#54, ADJOINING ER#53, ADJOINING ER#50A

**ENERGY EFFICIENCY**  
 A summary of the energy efficiency measures included in the design of this project is provided in the table below. The energy efficiency measures included in the design of this project are in accordance with the current editions of the International Building Code and the current editions of the International Residential Code.