



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9908

Our File Reference Number: Erf 254 La Motte, Franschhoek

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: cwillowster@gmail.com

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 254, LA MOTTE, 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 in terms of Section 15(2) (b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 to relax:
 - i. the street building line from 4m to 2m for the extended lounge,
 - ii. the side building line from 2m to 1.25m for the swimming pool,
 - iii. as well as the rear building line from 2m to 0.23m for the swimming pool,

in order to accommodate extensions on Erf 254, LaMotte, Franschhoek **BE APPROVED** in terms of Section 60 of said Bylaw and subject to the following conditions in terms of Section 66 of said Bylaw:

- (a) That the approval shall lapse if not acted upon within a period of five years from the date of approval;
- (b) That the approval shall be taken to cover only the departure applied for as indicated on drawing no: 1901/01a, drawn by S. Nikelo, dated Jan 2019 and shall not be construed as authority to depart from any other Council requirements or legal provisions;
- (c) Building plans must be submitted for approval;

Reasons for the above decision:

1. The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.

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: Lenacia.Kamineth@stellenbosch.gov.za.
6. An applicant 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

25/6/20
DATE: _____

MASTERPLAN PROJECTS ARCHITECTURE

AREA SCHEDULE	
EXIST	AREA (M ²)
EXIST HOUSE	45.5
NEW ADDITION (GROUND FLOOR)	71.454
NEW ADDITION (FIRST FLOOR)	59.12
EXISTING CARPORT	11.34
NEW TERRACE	11.34
NEW BALCONY	11.34
NEW POOL	18.00
NEW DRIVEWAY	18.00
PERCENTAGE COVERAGE	48.27%

WALLS (BASE TENDR PART 1)
All basework to be finished with 20mm concrete screed on compacted subgrade. D.C.C. to be provided under the finished and finished walls.
NIBS to be cast in every second layer.

CEILING (BASE TENDR PART 1)
6mm fibre board with 7mm covered ceiling plaster. 25mm plaster boarding at 400 c/c max.

POOL FINISHING (BASE TENDR PART 1)
POOL CONSTRUCTION TO BE ACCORDANCE WITH THE SANS 10400-10. FINISH TO BE ACCORDANCE WITH THE SANS 10400-10.

General Notes
The design of this drawing is copyright. All work carried out in strict accordance with local authority and all regulations. All dimensions, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No electrical or drainage work to be done by registered trades-people. Any drainage pipes underneath of building to be enclosed in 150mm concrete aprons.

Suspended Reinforced Concrete Slab
Floor finish on 30mm cement screed on 200mm reinforced concrete slab built into brickwork and slip joints below slab to Structural Engineer's detail.

Foundations
230mm walls to base on 700 x 230mm continuous concrete strip foundation. No foundation footings to project beyond site boundary.

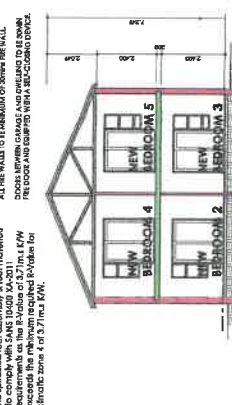
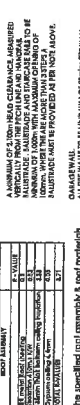
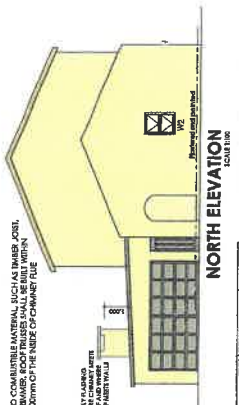
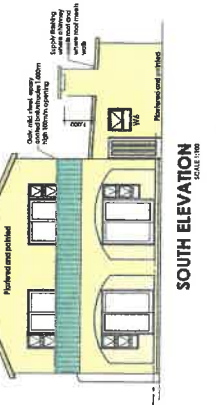
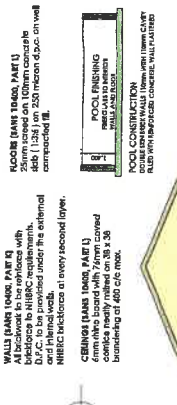
Concrete Surface Bed
Floor finish on 30mm cement screed on 100mm mass concrete surface bed on 250 micron cpm on 50mm sand bed on well compacted filling.

External Load Bearing Walls
External load bearing walls to be 230 and 270mm cavity walls with NFX clay bricks with 50mm cavity. All walls to be finished with 17mm min above FFL as well as over linets. Foundation plinths walls to be 270mm with cavity filled with concrete.

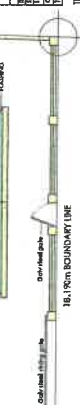
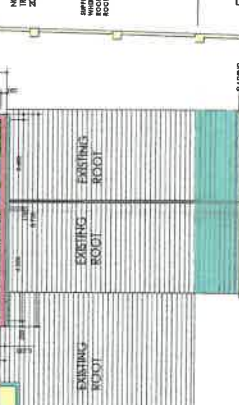
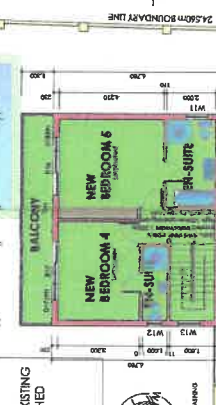
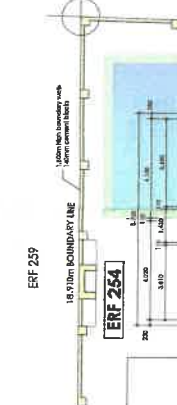
Internal Non-Load Bearing Walls
Internal non-load bearing walls to be 110mm clay bricks.

Precast Lintels
Precast R.C. lintels over all openings and built in 230mm into walls on either side of openings, doors and windows.

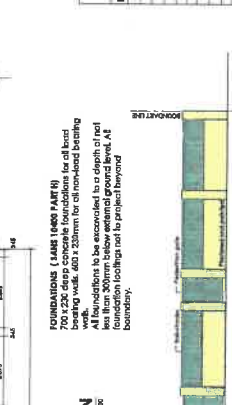
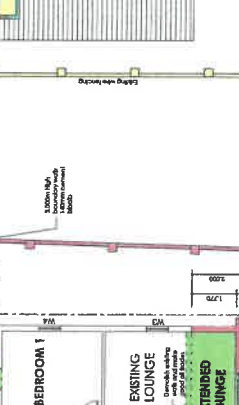
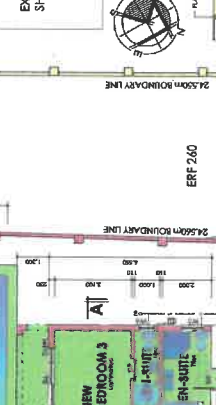
Client: **MS C WILLIAMS**
Project: **PROPOSED ALTERATIONS AND ADDITIONS ON ERF 254 LA MOTTE VILLAGE, FRANCHHOEK**
Drawing: **SITE, FLOOR PLAN, SECTION AND ELEVATION**
Drawing No.: **1801/01 A**
Scale: **1:100** Date: **JAN 2018** Drawn: **S NIKELO** Checked: **PML**



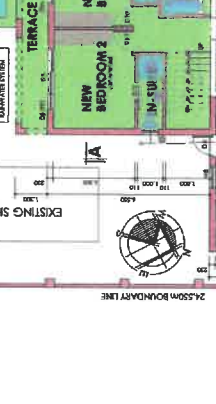
FINISH SCHEDULE	
WALL	20mm concrete screed on compacted subgrade
CEILING	6mm fibre board with 7mm covered ceiling plaster
FLOOR	30mm cement screed on 200mm reinforced concrete slab
POOL	20mm concrete screed on compacted subgrade
DRIVEWAY	20mm concrete screed on compacted subgrade



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Pool Finishing (Base Tendr Part 1)
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Internal Non-Load Bearing Walls
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