



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10511

Our File Reference Number: Erf 271, Klapmuts

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: francois@architects.fm

Sir / Madam

APPLICATION FOR DEPARTURE: ERF 271, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker has decided on the above applications as follows:

2.1 That the application for a **departure** on Erf 271, Klapmuts in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2015 in order to relax the street building line from **4m** to **2,180m** to use the existing covered stoep area as a storage area on Erf 271 Klapmuts as indicated on drawing No. 0081-A-201 drawn by FM, dated 07/09/2020;

BE APPROVED in terms of Section 60 of the said By-Law.

2.2 Reasons for the above Decision

The application is supported for the following reasons:

- (a) The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.

2.3 That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:

- (a) The approval shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any Council requirements or legal provisions;

(b) The following conditions imposed by the Director: Engineering Services, dated 03/08/2020 (See **Annexure E**) must be complied with;

1. Water

1.1 The existing water connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed by our Water Services Department.

2. Sewer

2.1 The existing sewer connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed by our Water Service Department.

3. Municipal Infrastructure (Civil Engineering Services)

3.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

(c) The following conditions imposed by the Manager: Electrical Department, dated 24/08/2020 (See **Annexure F**) must be complied with;

1. All electrical wiring for the building of the proposed development should be carried out in accordance with SANS 10142 and Municipal By-Laws.

(d) Building Plans must be submitted to this Municipality for approval prior to any building work commencing on site.

(e) That the approval shall lapse if not acted upon within a period of as prescribed in terms of the said By-Law.

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.

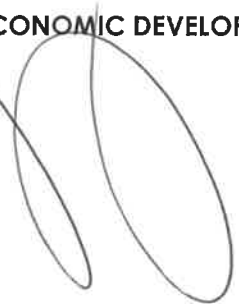
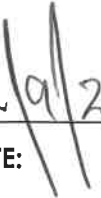
Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

22/9/20 .

DATE:



ANNEXURE E: COMMENTS FROM THE DIRECTOR: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag S Newman
From ▫ Van: Abdullah Daniels (Development)
Date ▫ Datum: 3/08/2020
Our Ref ▫ Ons Verw: Civil LU 1993
Re ▫ Insake: Erf 271 Klapmuts: Departure

The application is for the following items:

- 1) Departures and Removal of Restrictive Title Deed Conditions.

The application is recommended for approval, **subject to the following conditions:**

1. Water

- 1.1 The existing water connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.

2. Sewer

- 2.1 The existing sewer connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.

3. Municipal Infrastructure (Civil Engineering Services)

- 3.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

4. Electrical Engineering

- 4.1 Refer to Annexure: Electrical Engineering.

Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

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**ANNEXURE F: COMMENTS FROM MANAGER: ELECTRICAL
DEPARTMENT**

26

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

26 AUG 2020

RECEIVED

Klapmuts 271

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom.

CONDITIONS

3. All electrical wiring for the building on the proposed subdivided portion A should be carried out in accordance with SANS 10142 and Municipal by-laws.

Bradley Williams

DATE 24/08/2020

SIGNATURE 

FILE NR:	
SCAN NR:	E 2711CL
COLLABORATOR NR:	691036