



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14006

Our File Reference Number: Erf 2785, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir / Madam

**APPLICATION FOR A TECHNICAL APPROVAL AND A PERMANENT DEPARTURE: ERF 2785, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 2785, Stellenbosch for the following:
    - 2.1.1 **Permission/ Technical Approval** in terms of Section 15 (2) (g) of the said by-law in order to accommodate a new second dwelling.
    - 2.1.2 **Permanent Departure** in terms of Section 15 (2) (b) of the said by-law, to relax common building lines (adjacent to Erven 2784 & 2807, Stellenbosch) from 1m to 0m to accommodate the proposed additions to the property.

**BE APPROVED** in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

**3. Conditions of approval:**

3.1 The approval applies only to the application under consideration as indicated on Site Development Plan Number 2022/11/01, drawn by D Lakey Draughting Services, dated April 2022 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

3.2 The development shall be implemented substantially in accordance with the Site Development Plan Number 2022/11/01, drawn by D Lakey Draughting Services, dated April 2022 attached as **Annexure C**.

3.3 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.

3.4 Building plans must be generally in accordance with the layout plans as referenced Site Development Plan Number 2022/11/01, drawn by D Lakey Draughting Services, dated April 2022 as **Annexure C**.

**4. The reasons for the above decision are as follows:**

4.1 The application will not negatively affect the residential aesthetic of the property or surrounding environment.

5. 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.

6. 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.

7. 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)

8. 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.
9. 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>).
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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

32/9/2022

DATE:

**ANNEXURE C: SITE DEVELOPMENT PLAN**

WINDOW/DOOR NUMBER	M1	M2	M3	M5	D1	D2	D3
QUANTITY	6	3	1	2	3 3PH ALU	1 ALU	7 4L3 3PH
FINISH	STANDARD ALUMINUM TOP HUNG WINDOW AS BY ALUMINUM SPECIALIST.	STANDARD ALUMINUM TOP HUNG WINDOW AS BY ALUMINUM SPECIALIST.	STANDARD ALUMINUM TOP HUNG WINDOW AS BY ALUMINUM SPECIALIST.	STANDARD HANG STEEL WINDOW AS BY STEEL MANUFACTURER OR EQUAL APPROVED.	STANDARD TYPICAL SCREEN DOOR SUPPLY BY CAFE CULTURE OR EQUAL APPROVED.	STANDARD 100% ALUMINUM SCREEN DOOR AS PER CAFE CULTURE OR EQUAL APPROVED.	STANDARD HANGING HOLLOW INTERNAL DOOR SUPPLY BY CAFE CULTURE JOURNEY OR EQUAL APPROVED.
GLASS	SAFETY GLASS AS PER NEN N 6400 AND SABS RECOMMENDATIONS 1027 & 1028.	SAFETY GLASS AS PER NEN N 6400 AND SABS RECOMMENDATIONS 1027 & 1028.	SAFETY GLASS AS PER NEN N 6400 AND SABS RECOMMENDATIONS 1027 & 1028.	SAFETY GLASS AS PER NEN N 6400 AND SABS RECOMMENDATIONS 1027 & 1028.	NONE	NONE	NONE

NOTE: ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 10137 & SABS 10400 PART N- ACCESS DOORS AND FLOORLIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERBELYK WORD VOOR MATERIAAL BESTEL. EN ENIGE BOUNERK BEGIN WORD. VERSKILLE MOET DADELIX ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOUD OP ALLE TEKENINGE EN ONTWERP

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS

REV.	DATE	DESCRIPTION
A	25/04/22	UPDATE DRAWINGS FOR MUNICIPAL AMENDMENTS SEE CLAUSE.

DEVELOPMENT DATA:	
SITE AREA	495sqm
NEW ADDITIONS:	
MAIN HOUSE ADDITION	72sqm
NEW SECOND DWELLING	53sqm
TOTAL	125sqm
EXISTING DWELLING	164sqm
OVERALL TOTAL	289sqm
COVERAGE SQM	289sqm
EXISTING COVERAGE	33%
NEW COVERAGE	25%
TOTAL	58%

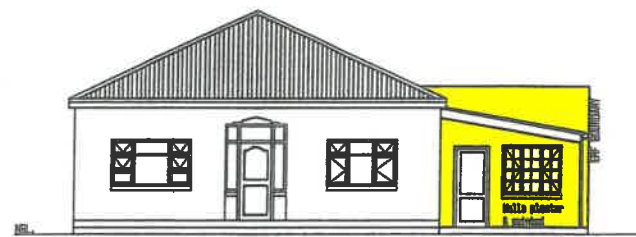
**D LAKEY**  
DRAUGHTING SERVICES

**SACAP NO.D2280**

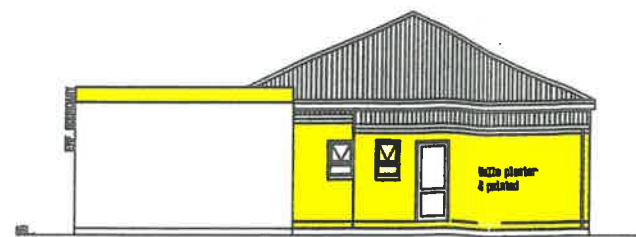
SKEMA / PROJECT  
**NEW ADDITIONS & SECOND DWELLING FOR GILLIAN KIM NO.19 BAKKER STREET ON ERF 2785, IDAS VALLEY STELLENBOSCH**

TEKENING / DRAWING  
**MUNICIPAL DRAWINGS PLANS, ELEVATIONS SECTIONS, DOOR & WINDOW SCHEDULES**

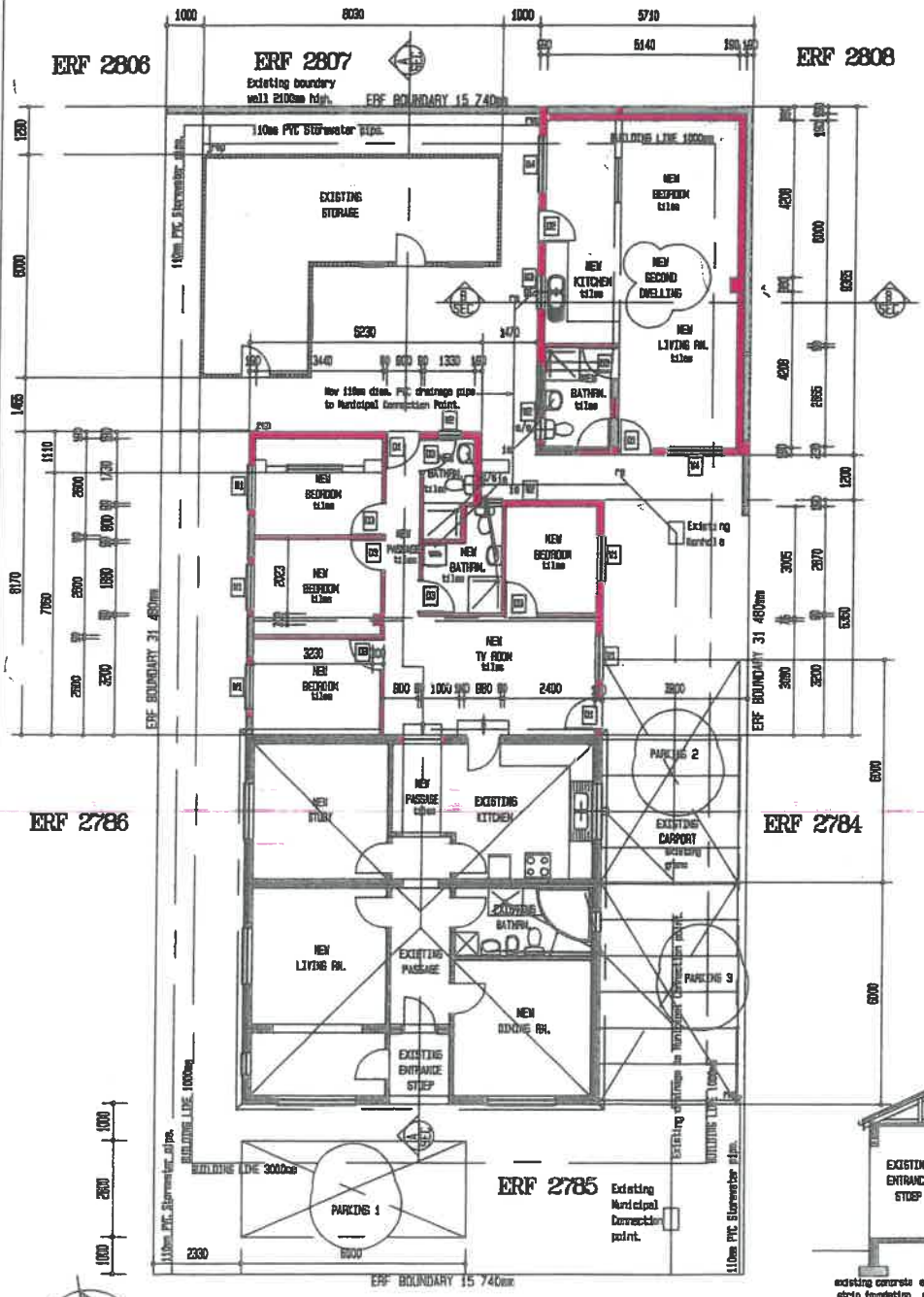
DESIGNED	REV.	TEKENING Nr.
	A	DRAWING No.
D. LAKEY		2022/11/01
SCALE	DATE	CHECKED
AS SHOWN	APRIL, 2022	ISSUED



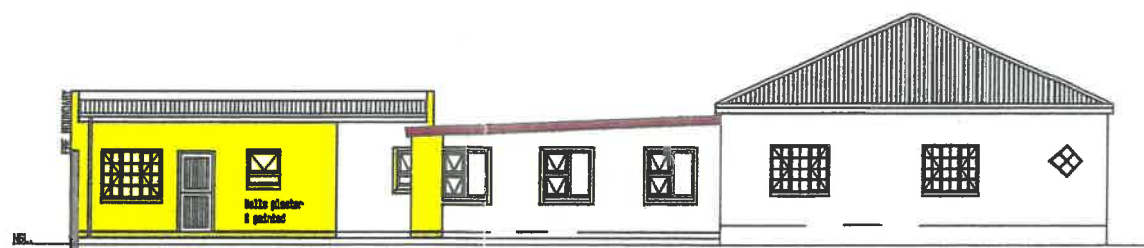
1:100 EAST ELEVATION



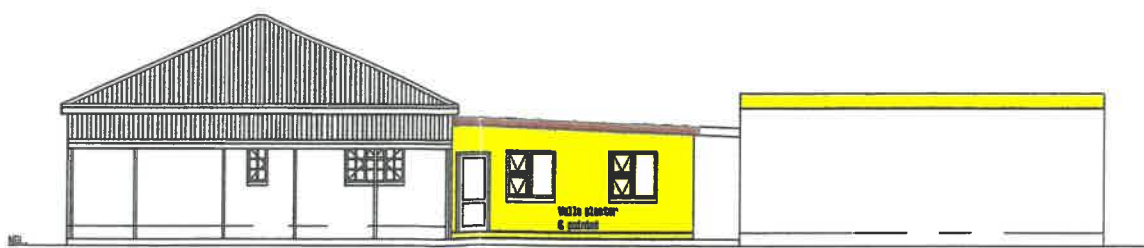
1:100 WEST ELEVATION



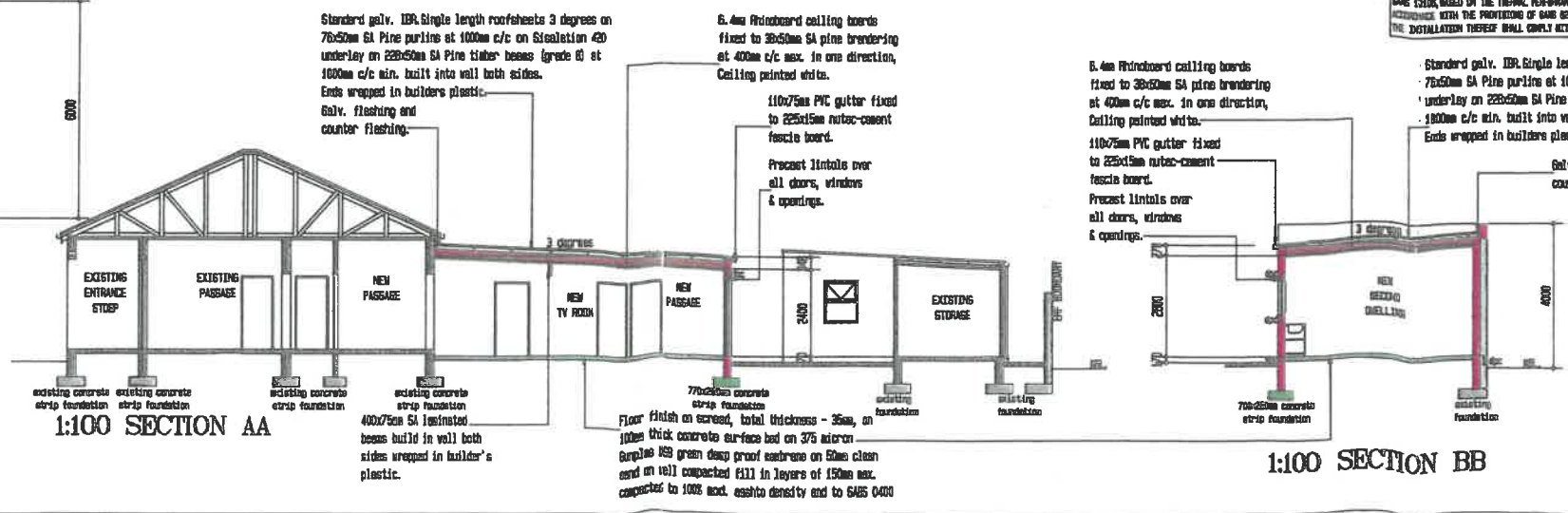
1:100 SITE- & GROUND FLOOR PLAN



1:100 SOUTH ELEVATION



1:100 NORTH ELEVATION



1:100 SECTION AA

1:100 SECTION BB

Standard galv. 10R Single length roofsheets 3 degrees on 76x50mm SA Pine purlins at 1000mm c/c on Silestone 420 underlay on 225x50mm SA Pine timber beams (grade B) at 1000mm c/c min. built into wall both sides. Ends wrapped in builders plastic.

6.4m Plyboard ceiling boards fixed to 38x50mm SA pine bracing at 400mm c/c max. in one direction. Ceiling painted white.

110x75mm PVC gutter fixed to 225x15mm autocast fascia board. Precast lintels over all doors, windows & openings.

70x250mm concrete strip foundation

400x75mm SA finished beams built in wall both sides wrapped in builder's plastic.

Floor finish on concrete, total thickness - 25mm, on 100mm thick concrete surface bed on 375 micron Gorglas 180 green deep proof membrane on 80mm clean sand on well compacted fill in layers of 150mm max. compacted to 100% max. earth density and to SABS 0400

6.4m Plyboard ceiling boards fixed to 38x50mm SA pine bracing at 400mm c/c max. in one direction. Ceiling painted white.

110x75mm PVC gutter fixed to 225x15mm autocast fascia board. Precast lintels over all doors, windows & openings.

Standard galv. 10R Single length roofsheets 3 degrees on 76x50mm SA Pine purlins at 1000mm c/c on Silestone 420 underlay on 225x50mm SA Pine timber beams (grade B) at 1000mm c/c min. built into wall both sides. Ends wrapped in builders plastic.

Galv. flashing and counter flashing.

NOTE: INSULATION: Ceiling: 40mm glass wool, 100mm thick stone wool Acoustic insulation with a minimum R value of 3.762 1/2 to all walls/ceilings.

PROVIDE: GLASS WOOL PEPPER INSULATION WITH A WALL PENETRATION OF NOT LESS THAN 50mm AND A RENDON R VALUE OF 1.0m2 TO ALL HOT WATER PIPES.

4.5.2 HOT WATER SERVICES:

4.4.2.1 A RENDON OF 60L BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY HEATS FROM THE ELECTRICAL RESISTIVE HEATING, SOLAR OR NOT LIMITED TO SOLAR HEATING, HEAT PUMP, HEAT EXCHANGERS FROM OTHER SYSTEMS OR PROCESSES.

4.4.2.2 THE SOLAR WATER SYSTEMS SHALL COMPLY WITH SABS 1307 AND SABS 1308, BASED ON THE TYPICAL PERFORMANCE DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF SABS 101-1 AND SABS 102-1. THE DISTILLATION THEREOF SHALL COMPLY WITH SABS 1025A.