



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12140

Our File Reference Number: Erf 411 & 412, Franschhoek

Your Reference Number:

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 DEPARTURE: ERF 411 AND 412, LA COTTE STREET, FRANSCHHOEK**

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

2.1 The application for a departure on **Erf 411** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 in order to relax the side building line from **2.5m** to **0m** in order to accommodate extensions on Erf 411, Franschhoek, as indicated on drawing no. 060/MOU/2019-01, drawn by KCH Architectural Designs, dated 22/10/2020.

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

- i) The approval shall lapse if not acted upon within a period of five years from the date of approval;
- ii) The approval shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any other Council requirements or legal provisions;
- iii) Building plans must be submitted to this Municipality for approval prior to any building work commencing on site.

3. The reasons for the above decision are as follows:
  - 3.1 Minimal impact to the overall streetscape and character of local area.
  - 3.2 Proposal makes provision for on-site parking.
  - 3.3 Extension will be used for residential purposes, which is in line with the existing use of the property.
4. 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.
5. 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.

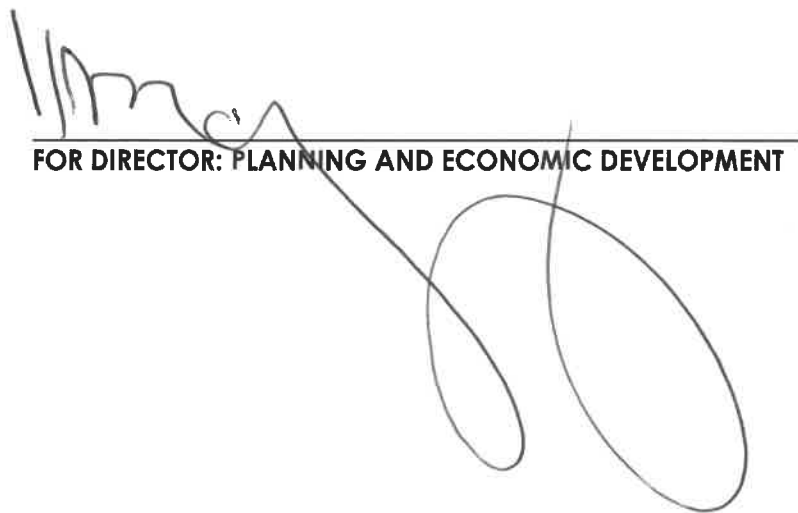
6. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za)
7. Any party (applicant or other) who lodges an appeal must pay the applicable 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.
8. 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>).
9. 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.

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

11. 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

28/10/2021  
DATE

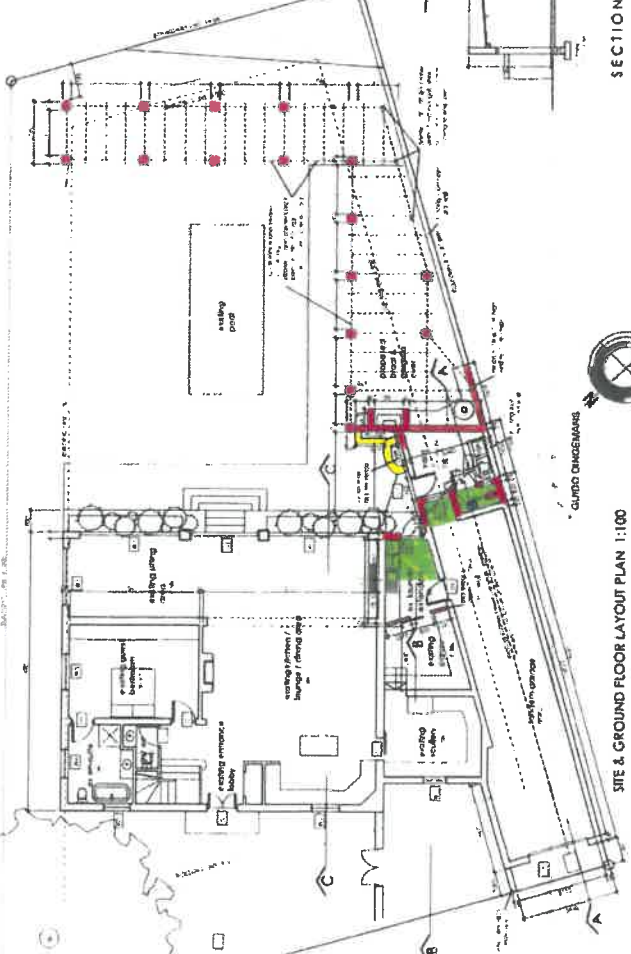
**SAIS LA NOÛVE**

1. LE PROJET DE CONSTRUCTION EST EN CONFORMITÉ AVEC LE SCHEMA D'AMENAGEMENT LOCAL (S.A.L.) EN VIGUEUR LE 15 JANVIER 2019.
2. L'AMENAGEMENT EST EN CONFORMITÉ AVEC LE SCHEMA D'AMENAGEMENT LOCAL (S.A.L.) EN VIGUEUR LE 15 JANVIER 2019.
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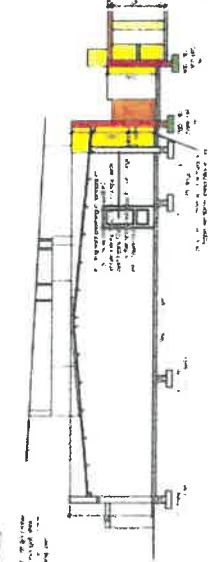
**CONSTRUCTION NOTES**

1. TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 (BR 2011) AND THE LOCAL SCHEMA D'AMENAGEMENT LOCAL (S.A.L.) EN VIGUEUR LE 15 JANVIER 2019.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 (BR 2011) AND THE LOCAL SCHEMA D'AMENAGEMENT LOCAL (S.A.L.) EN VIGUEUR LE 15 JANVIER 2019.
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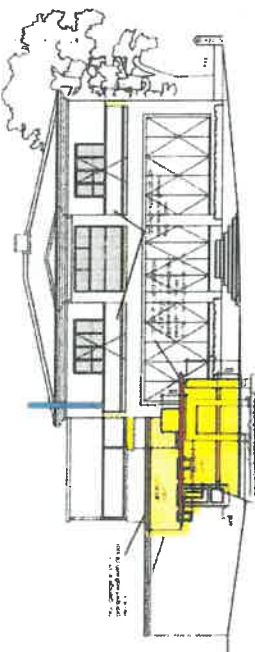
COVERAGE CALCULATIONS	
SITE AREA	15261 SQM
EXISTING COVERAGE	231.47 SQM
PROPOSED COVERAGE	648.81 SQM
TOTAL NEW COVERAGE	228.10 SQM
COVERAGE - 31 PER CENT	
EXISTING GROUND FLOOR	177.17 SQM
EXISTING GARAGE	44.31 SQM
PROPOSED GARAGE	2.50 SQM
PROPOSED PLANT ROOM	2.50 SQM
PROPOSED GARAGE PT	1.11 SQM
EXISTING FIRST FLOOR	148.28 SQM
EXISTING OPEN SPACE	54.00 SQM
PROPOSED OPEN SPACE	54.00 SQM
PROPOSED OPEN SPACE	54.00 SQM
PROPOSED OPEN SPACE	54.00 SQM
TOTAL GROUND FLOOR	238.10 SQM
TOTAL OPEN SPACE	115.00 SQM
TOTAL OVERSHADE	97.10 SQM



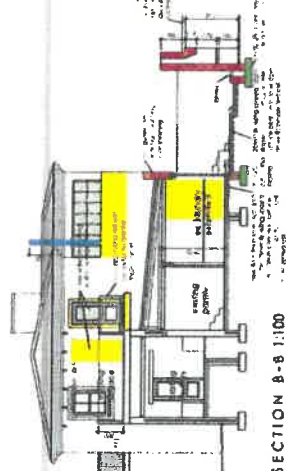
**SECTION A-A 1:100**



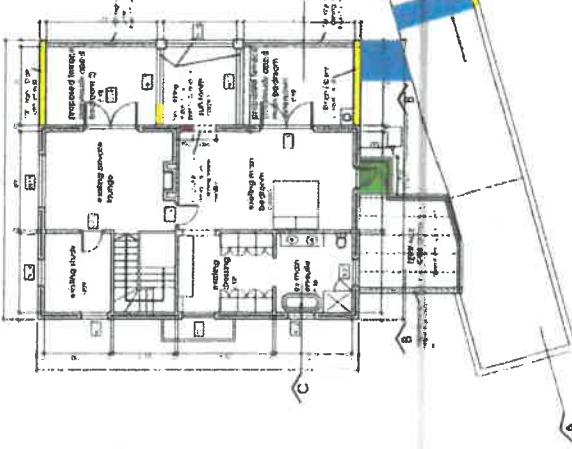
**SOUTH ELEVATION 1:100**



**SECTION B-B 1:100**



**FIRST FLOOR LAYOUT PLAN 1:100**



FOR INFORMATION ONLY	
1. ARCHITECT	RES. MOUTON
2. PROJECT	PROPOSED ARTS & ADD'S RUE 411 & 412, LA COTTE ST FRANCSCHROEK
3. DRAWING TITLE	COUNCIL SUBMISSION SITE & FLOOR PLANS, NOTES ELEVATION & SECTIONS
4. PROJECT	
5. DRAWING NO.	
6. DATE	JUNE 2019
7. SCALE	1:100
8. SHEET NO.	B

