



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10923

Our File Reference Number: Erf 439, Pniel

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:** [henryd19@live.com](mailto:henryd19@live.com)

Sir / Madam

## **APPLICATION FOR A DEPARTURE ON ERF 439, PNIEL**

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, for a departure to encroach the lateral building line from 2.5m to 0m (adjacent to Erf 441) and the rear building line from 2.5m to 0m for additions to the existing dwelling double story house, as indicated on Drawing No. 100, Drawn by RDC Design Architectural Technologist, Dated 08/04/2019, **BE APPROVED** in terms of Section 60 of the said by-law for the following reasons;
    - 2.2 **Reasons for the above Decision**
      - (a) The proposed encroachment of the building lines with associated additions will not result in a built form that will be out of character with the surrounding area and the proposed additions are in line with the zoning of the property.
      - (b) The proposed additions do not differ aesthetically to the surrounding area and are in keeping with the scheme regulations as far as height is concerned
      - (c) The proposal can be supported from a town planning point of view.


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

- (a) The approval shall lapse if not acted upon within a period as prescribed in the land use planning By-law
  - (b) The approval applies only to the departure applied for and shall not be construed as authority to depart from any other Council requirements or legal provisions;
  - (c) Building plans must be submitted to this municipality for approval.
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

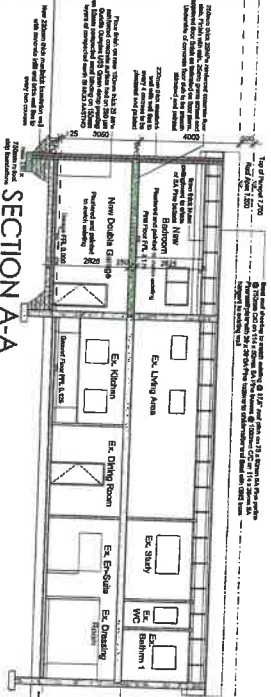


**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

4/6/20  
DATE:

# APPENDIX 1

## Proposed building plan



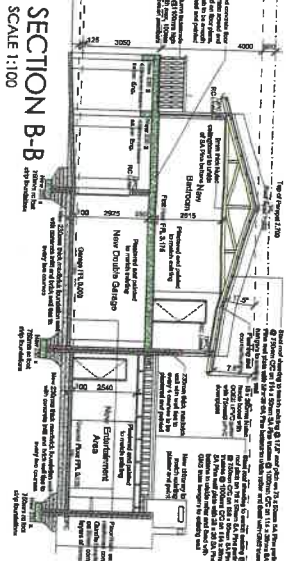
SECTION A-A  
SCALE 1:100

**AREA CALCULATIONS**

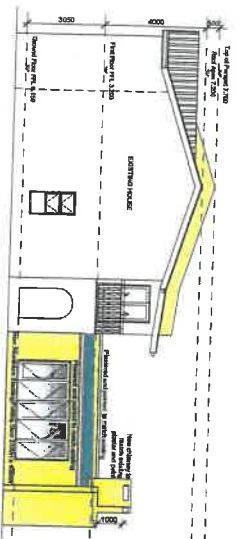
|                              |                            |
|------------------------------|----------------------------|
| AREA OF SITE                 | 652,27 m <sup>2</sup>      |
| Existing Ground Floorcoverg  | 135,00 m <sup>2</sup>      |
| Existing 1st floorcoverg     | 17,27 m <sup>2</sup>       |
| New Ground floor             | 57,58 m <sup>2</sup>       |
| New 1st floor (incl. porch)  | 10,74 m <sup>2</sup>       |
| <b>TOTAL NEW FLOORCOVERG</b> | <b>85,30 m<sup>2</sup></b> |
| NEW COVERG                   | 28,01 %                    |



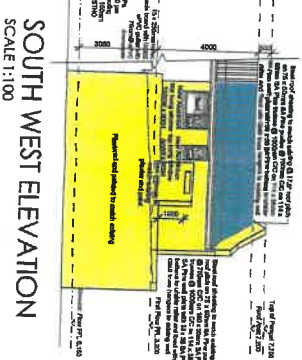
NORTH EAST ELEVATION  
SCALE 1:100



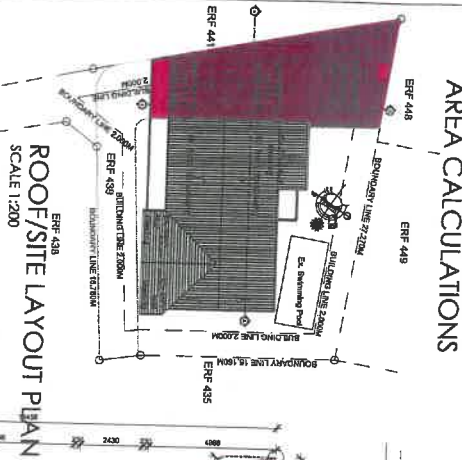
SECTION B-B  
SCALE 1:100



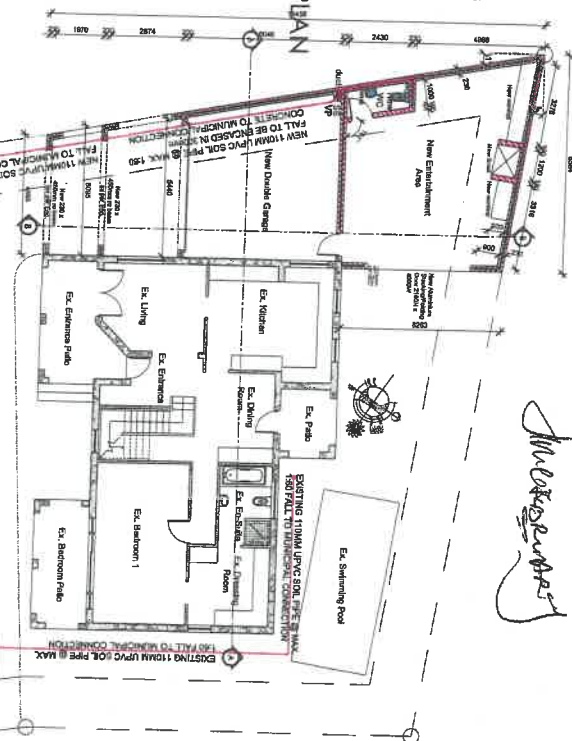
NORTH EAST ELEVATION  
SCALE 1:100



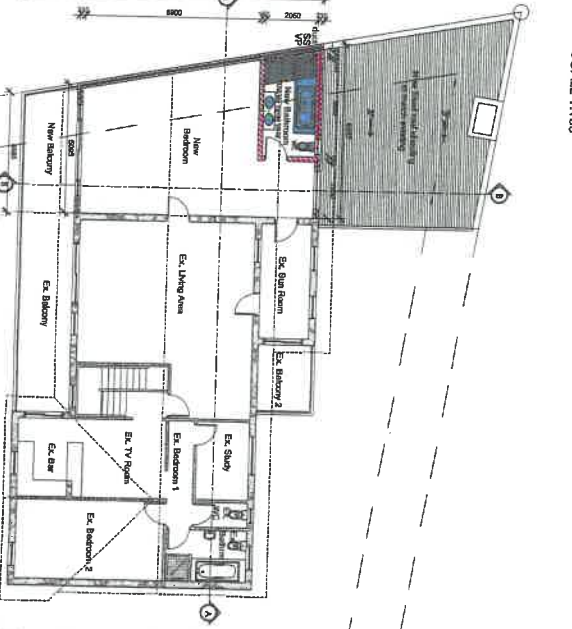
SOUTH WEST ELEVATION  
SCALE 1:100



ROOF/SITE LAYOUT PLAN  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

**NOTES**

- ALL CONCRETE WORK TO BE REINFORCED WITH A MINIMUM OF 10% STEEL.
- FOUNDATION WORK TO BE DONE TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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**RDC Designs oo**  
Architectural Technologist

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Mr. Henry Davids

**PROPOSED ADDITIONS ON EXISTING DWELLING ON ERF 439 STELLENBOSCH, 7600**

**PLANS, SECTIONS & ELEVATIONS**

**FOR APPROVAL**

PROJECT NO: D00418  
DATE: 08/04/2019  
SCALE: 1:100  
R.D.