



Application Number: LU/12541

Our File Reference Number: Erf 578, Pniel

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam;

APPLICATION FOR A DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015: ERF 578, 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 on Erf 578 River Street in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 to:

- 2.1.1 Relax the common building line from 2,5m to 1,340m and the rear building line from 2,5m to 2,225m for the proposed additions on the property in the form of a double story unit with a balcony.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

- 2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

2.2.1 The approval will lapse if not implemented/confirmed within five years from the date of final notification of approval of the application.

2.2.2 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.2.3 The development must be undertaken generally per the site plan as referenced in Drawing No. MS 100-2021, Drawn by Chris Jacobs Architects CC, Dated Feb. 2021 attached as **Annexure B**.

2.2.4 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.

2.2.5 The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive than the most restrictive conditions will apply.

2.2.6 Building plans must be generally per the site plan/floor layout plan as referenced in Drawing No. MS 100-2021, Drawn by Chris Jacobs Architects CC, Dated Feb. 2021 attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposal will not adversely impact the surrounding environment uses property values or the character of the area property will still be residential.

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:

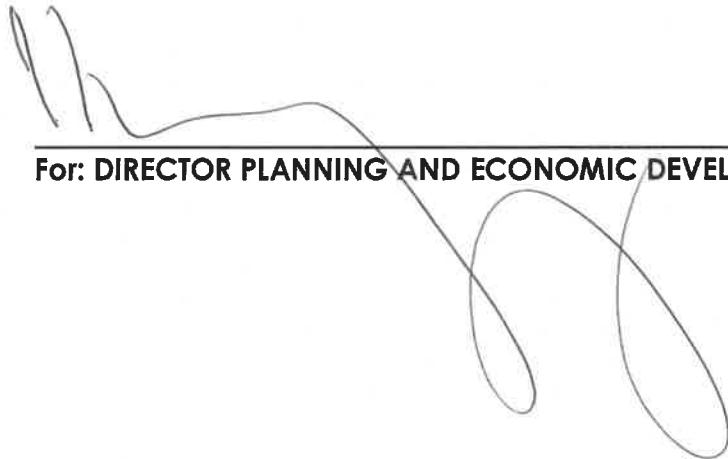
- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers 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: landuse.appeals@stellenbosch.gov.za
6. 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.
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

21/4/2022

DATE:

GENERAL NOTES

THE DESIGN OF THIS DRAWING IS THE PROPERTY OF CHRIS JACOBS ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHRIS JACOBS ARCHITECTURE. ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS OF THE SOUTH AFRICAN NATIONAL BUREAU OF STANDARDS (SANS) AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

ALL WORK EXECUTED ON THIS SITE IS TO BE IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

SANS 10400 - PART B: Structural Design
SANS 10400 - PART C: Dimensioning
SANS 10400 - PART E: Demolition Works
SANS 10400 - PART F: Site Operations
SANS 10400 - PART H: Foundations
SANS 10400 - PART J: Floors
SANS 10400 - PART L: Roofs
SANS 10400 - PART M: Stairways
SANS 10400 - PART O: Lifting & Hoisting
SANS 10400 - PART P: Drains
SANS 10400 - PART R: Stormwater Disposal
SANS 10400 - PART S: Facilities for Disabled Persons
SANS 10400 - PART U: Public Access
SANS 10400 - PART V: Energy Hoisting
SANS 10400 - PART W: Electrical
SANS 10400 - PART X: Mechanical Services

CONSTRUCTION NOTES

FOUNDATIONS: ALL FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

WALLS: ALL WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

FLOORS: ALL FLOORS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

ROOFS: ALL ROOFS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

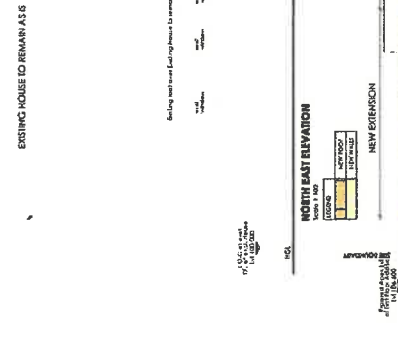
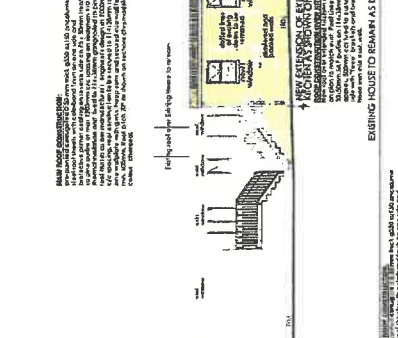
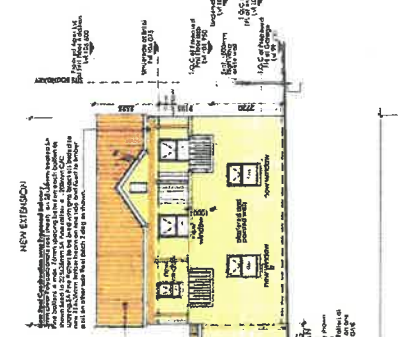
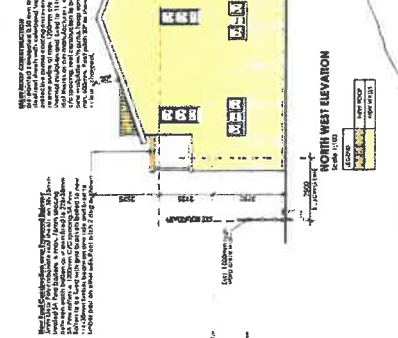
STAIRS: ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

DRAINS: ALL DRAINAGE SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

STORMWATER DISPOSAL: ALL STORMWATER DISPOSAL SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

ELECTRICAL: ALL ELECTRICAL INSTALLATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).

Mechanical Services: ALL MECHANICAL SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BY-LAWS OF SECTION 107 OF ACT NO. 107 OF 1977 AND THE BUILDINGS BY-LAWS (ACT NO. 107 OF 1977).



CLIENT: HOUSE MANSFIELD

ARCHITECT: Chris Jacobs Architecture CC

REGISTERED NO.: 12626/2013

Building Project Management

PROJECT: PROPOSED ALTERATIONS & EXTENSIONS ON ERP 578, RIVER STREET, STELLENBOSCH

DIAGRAMS SECTION ELEVA TIONS GENERAL NOTES.

Project No: MS 101-2021
Dwg No: 2 OF 2

Date: Feb. 2021
Drawn: Hvw
Checked: Hvw

Scale: As Shown
Signat: Mrs P. Mansfield

COUNCIL SUBMISSION

