



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15075

Our File Reference Number: Erf 6001

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 ON ERF 6001, STELLENBOSCH

1. The above application refers.
 2. The duly authorised decision maker hereby decides in accordance with the Categorisation Model Category (B1) on the above applications as follows:
 3. That the application for a departure in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use, 2023 on Erf 6001, Stellenbosch for the following:
 - 3.1 to relax the street building line (Le Sueur Street) from 4m to 1,2m in order to accommodate the proposed swimming pool.
 - 3.2 to exceed the permissible street boundary wall height restriction (a portion that is 6,63m wide) from 1,8m to 3m to screen-off the proposed swimming pool as indicated on Drawing No. 99 sheet 1 of 2, dated 28 November 2022 and drawn by D.C.N Architecture.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval applies only to the departure application 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.
 - 4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the use.
 5. The reasons for the above decision are as follows:
 - 5.1. The proposal will not have an impact on the streetscape as there are matured trees along both Brandwacht and Le Sueur Streets to screen-off the proposed development.
 - 5.2. Due to the slope of the subject property, the position of the proposed swimming pool is seen as the most logical position.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.
7. 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:
 - 7.1. The personal particulars of the Appellant, including:
 - a) First names and surname
 - b) ID number
 - c) Company of Legal person's name (if applicable)
 - d) Physical Address
 - e) Contact details, including a Cell number and E-Mail address
 - 7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - 7.3 The grounds of the appeal which may include the following grounds:
 - a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
 - b) 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.
 - 7.4 Whether the appeal is lodged against the whole decision or a part of the decision.
 - 7.5 If the appeal is lodged against a part of the decision, a description of the part.
 - 7.6 If the appeal is lodged against a condition of approval, a description of the condition.
 - 7.7 The factual or legal findings that the appellant relies on.
 - 7.8 The relief sought by the appellant.
 - 7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
 - 7.10 That the appeal includes the following declaration by the Appellant:
 - a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - b) 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.
8. 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
9. 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.

10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za
11. An applicant who lodges 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, is suspended, and 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.

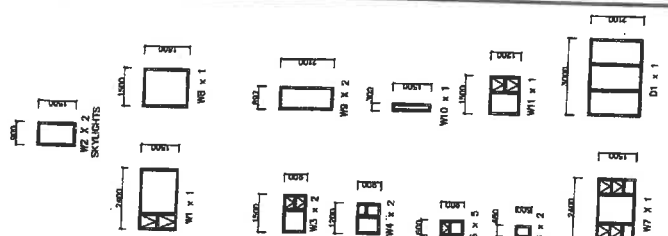
Yours faithfully



MANAGER: LAND USE MANAGEMENT

DATE: 26-01-2024

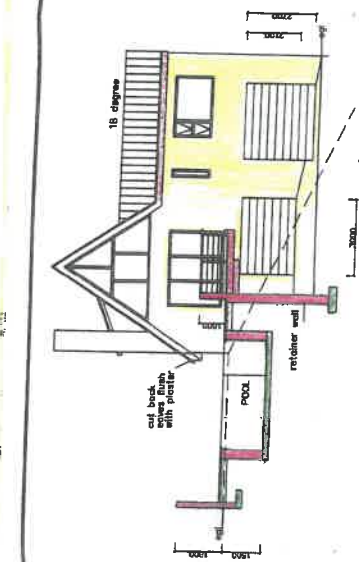
NOTES:
 1. Chimneys roof sheets checked to ensure they are not overhanging eaves at 1000mm centres on top of wall plate.
 2. All roof sheets to be replaced with 18 degree gable roof sheets tied down with galvanneal hoop iron strapping 30mm x 30mm side 600mm into battenwork.
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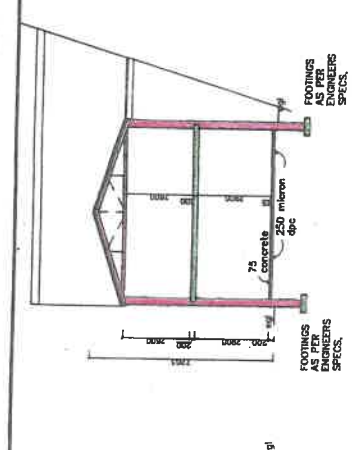
WINDOW SCHEDULE

COVERAGE	
FOUNDATION	845.00m
NEW WORK	75.00m
TOTAL	920.00m
PLANT	100.00m
PERCENTAGE COVERED	100%

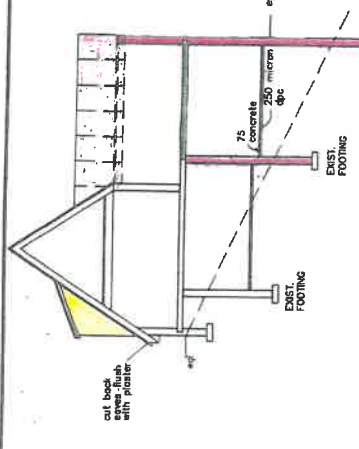
DATE: 10/10/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]
 SHEET NO: 99



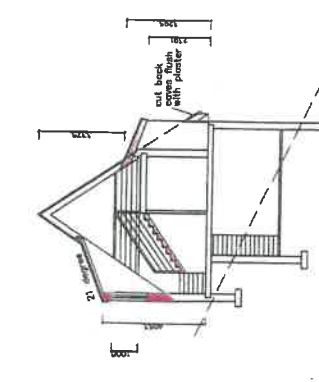
SECTION C-C



SECTION D-D

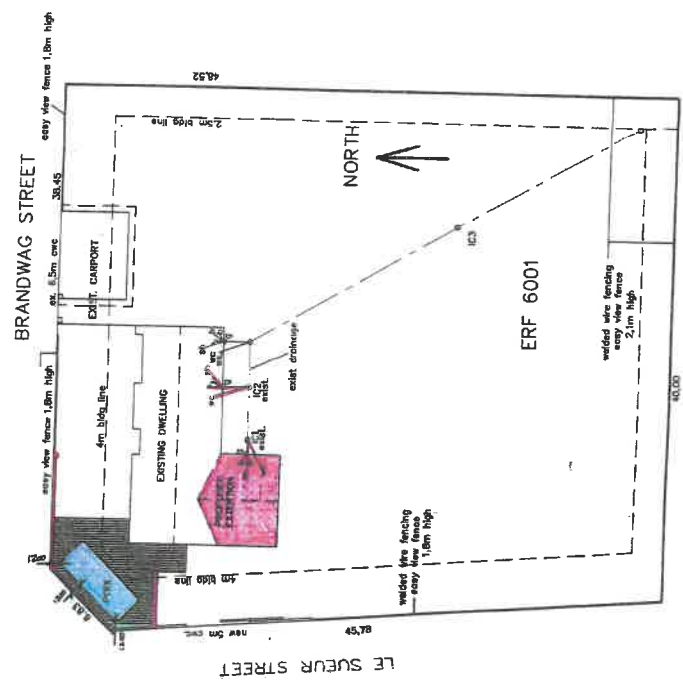


SECTION A-A

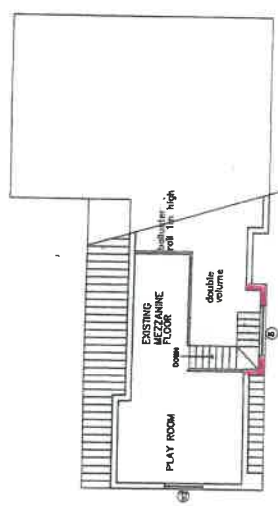


SECTION B-B

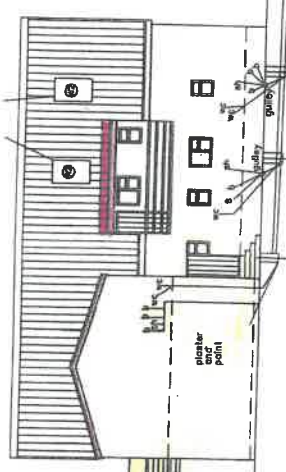
BOUNDARY WALL ON BRANDWAG STREET



SITE PLAN 1:200



MEZZANINE FLOOR 1:200



DRAINAGE SECTION 1:200