



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15326(TP305/2023)

Our File Reference Number: Erf 702, Jamestown

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 PERMANENT DEPARTURE ON ERF 702, JAMESTOWN

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.

2.1 That the application for a departure on Erf 702, Jamestown- Stellenbosch 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 1.5m to build a lean-to roof on the property as indicated in Drawing No: 22081_rev01, drawn by Michael De Jager architectural services, dated 03/07/2022 attached as **Annexure B**.

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:

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

- c. The development must be undertaken generally per the site plan as referenced in Drawing No: 22081_rev01, Drawn by Michael De Jager architectural services, dated 03/07/2022 attached as **Annexure B**.
 - d. 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.
 - e. 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.
 - f. Building plans must be generally per the site plan/floor layout plan as referenced in Drawing No: 22081_rev01, drawn by Michael De Jager architectural services, dated 03/07/2022 attached as **Annexure B**.
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:
 - 4.1 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
 - 4.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - 4.3 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.

4.4 Whether the appeal is lodged against the whole decision or a part of the decision.

4.5 If the appeal is lodged against a part of the decision, a description of the part.

4.6 If the appeal is lodged against a condition of approval, a description of the condition.

4.7 The factual or legal findings that the appellant relies on.

4.8 The relief sought by the appellant.

4.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

4.10 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.

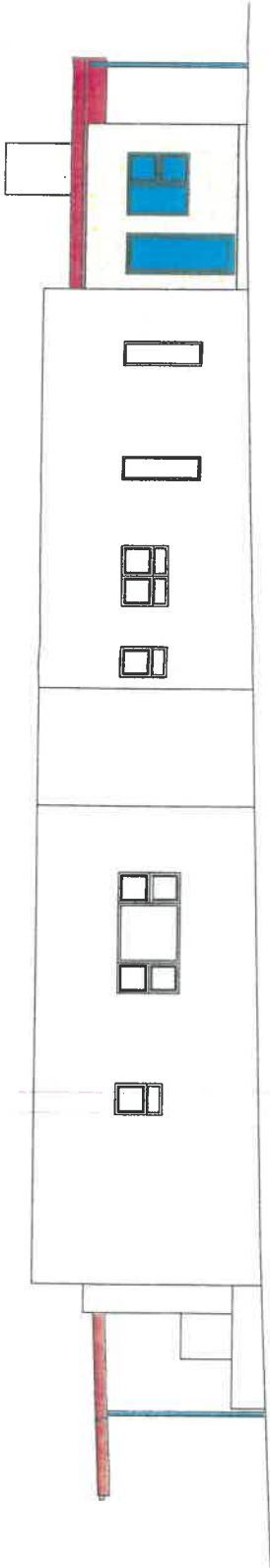
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za.

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 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.

8. 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.



WEST ELEVATION 1:100

AREA & COVERAGE NOTES

ERF SIZE: 976.72m²
 EX. DWELLING: 199.95m²
 NEW:
 LEAN-TO ROOFS & CARPORT: 53.80m²
 BRAAI ROOM: 19.05m²
 TOTAL NEW: 72.85m²
 TOTAL AREA: 272.80m²
 TOTAL FOOTPRINT: 272.80m²
 COVERAGE: 27.93%
 BULK FACTOR: 0.28

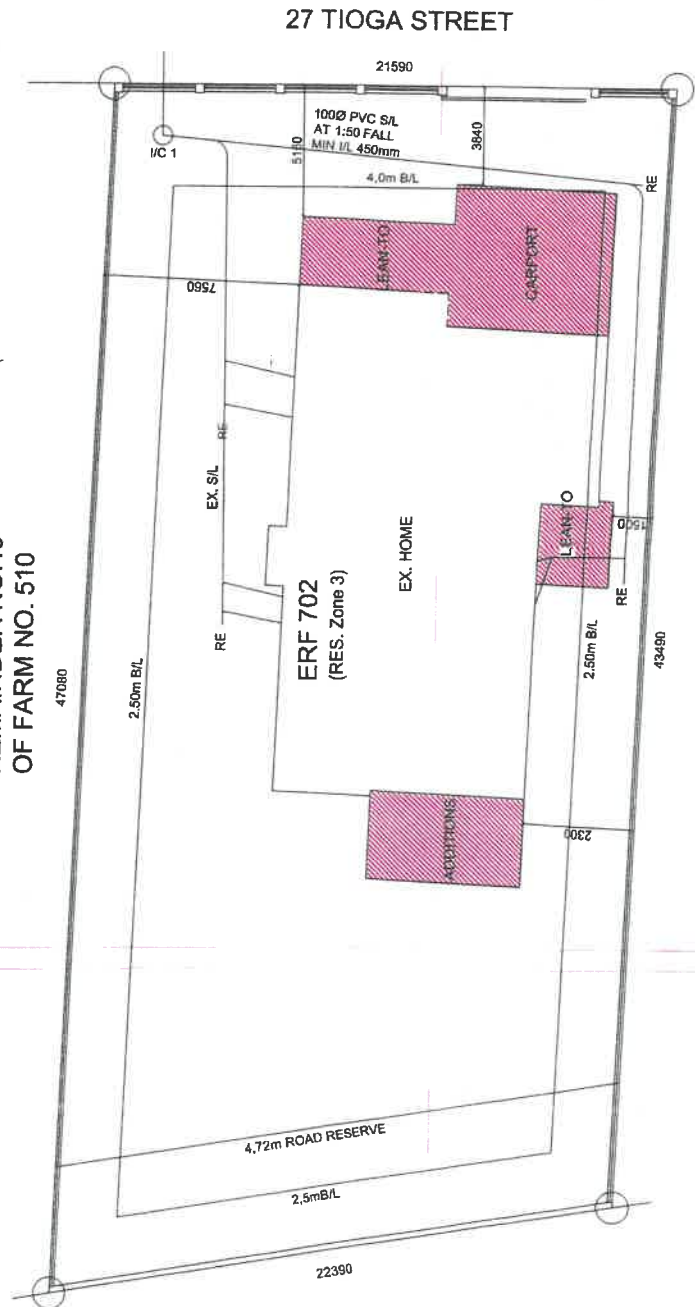
MICHAEL DE JAGER
 architectural services

Michael de Jager
 BAS (UCT, 2003)
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 michael@michaeldejager.co.za

CLIENT:	MIR & MRS SAULS
CONTACT#:	
SIGNATURES:	
SUBJECT:	ADDITIONS, CARPORT & INTERNAL ALTERATIONS
LOCATION:	ERF 702, JAMESTOWN
ADDRESS:	
CATEGORY:	H4
CLIMATE ZONE AS PER SANS 10400 XA:	4
DATE:	03 / 07 / 2022
REV. DATE:	
AUTHOR:	MICHAEL DE JAGER
REG. #:	ST1010
DRAWING #:	22081_re101



REMAINDER NO. 19
 OF FARM NO. 510



27 TIOGA STREET

SITE PLAN 1:200

FARM NO. 527

NOTES ON ENERGY USAGE:

HOT WATER:
NO NEW WATER HEATING.

ELECTRICAL:
SEE LIGHTING DIAGRAM (PLAN LAYOUT).

EXTERNAL WALLS:
DEEMED TO SATISFY PART XA OF SANS 10400.

FLOORS:
NO UNDERFLOOR HEATING.

ROOF:
PROVIDE 135mm CELLULOSE FIBRE LOOSE-FILL INSULATION WITH MIN R-VALUE OF 3,35(m²·K/W) TO SATISFY PART XA OF SANS 10400. CHECK WITH MANUFACTURER.

FENESTRATION:

ALUMINIUM WINDOWS AND SLIDING DOORS
LEAKAGE OPENABLE GLAZING:
NOT TO EXCEED 2.0lit/m²
LEAKAGE NON-OPENABLE GLAZING:
NOT TO EXCEED 0.31lit/m²

NETT FLOOR AREA: 161,48m²
FENESTRATION: 22,68m² (14,04% OF FLOOR AREA)
14,04% = 20% OF FLOOR AREA
DEEMED TO SATISFY PART XA OF SANS 10400.

LIGHT AND VENTILATION:

FENESTRATED AREA ≥ 10% OF FLOOR AREA OF EACH ROOM.
OPENABLE AREA ≥ 5% OF FLOOR AREA OF EACH ROOM.

GENERAL:

PROVIDE ALL EXTERNAL DOORS TO ENVELOPE OF HOME WITH A FIBROUS SEAL.
PROVIDE SKIRTINGS AND CORNICES TO SEAL FLOOR- AND CEILING JOINTS TO WALLS.

GENERAL NOTES:

SECTION A-A:
SINGLELENGTH IFR ROOF SHEETS AT 3° ON 150x50mm PURLIN-RAFTERS AT 1000c/c ON 228x76mm BEARERS AT ONE END AND FIXED TO BRICKWORK AT OTHER END WITH G/S SADDLE BRACKETS.

SECTION B-B & C-C:
SINGLELENGTH IFR ROOF SHEETS AT 3° ON 75x50mm PURLINS AT 1000 c/c ON 228x50 RAFTERS AT 1000c/c FIXED WITH GALV. SADDLE BRACKETS TO BEARERS AS PER ENGINEER ON 76x76 GALV. STEEL POSTS.
ALL TIMBER TO BE MIN GRADE 5.
TIMBER BUILT INTO WALLS TO BE WRAPPED IN DPC.
RAINWATER GOODS:
110x76mm PVC GUTTERS WITH 76Ø DOWNPIPES CONNECTED TO STORM WATER DISPOSAL SYSTEM TO STREET

CEILING: SKIMMED 6mm GYPSUM RHINOBOARD CEILING FIXED TO 38x38mm BRANDING AT 400c/c FINISHED WITH 76mm COVERED GYPSUM CORNICING OR:
PROVIDE 135mm THICK CELLULOSE FIBRE LOOSE FILL INSULATION IN CEILING SPACE TO MANUF. SPEC.S

WINDOWS: WINDOW SIZES REFER TO DISPEC ALUMINIUM WINDOW CATALOGUE. GLAZING TO COMPLY WITH SABS 0137- ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS GLAZING IN EXCESS OF 1m² OR LOWER THAN 500mm FROM FFL OR LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS TO BE SAFETY GLASS. ALL GLAZING TO COMPLY TO PART 'N' OF NBR & BS (Ed. 103 of 1977). ANY GLAZING WITHIN 1800mm FROM SHOWER CUBICLE OR BATH TO BE SAFETY GLASS.

FLOORS: FLOOR FINISH AS PER PLAN ON 25mm SCREED ON 76mm CONCRETE FLOOR ON 250mm DPM ON WELL CONSOLIDATED AND COMPACTED FILL.
FFL TO BE MIN 160mm ABOVE NGL.

OPENINGS: 0 TO 3000mm: CONCRETE LINTELS LAID TO MANUFACTURER SPECIFICATIONS WITH MIN 250mm BEARING ON EITHER END. MIN 4 COURSES OF SOLID BRICKWORK ON LINTELS WITH BRICKFORCE IN EVERY COURSE. STESSEO LINTELS OVER OPENINGS 3000mm TO 3600mm: OPENINGS WIDER THAN 3500mm AS PER ENGINEER.

WALLS: 200mm CAVITY MAXI BRICK EXTERNAL WALLS. CAVITIES BELOW FFL TO BE FILLED WITH CONCRETE. 2.5 TIE-WIRES/m² WITH WEEP HOLES.
PLASTERED AND PAINTED.

CHIMNEY: MIN 1000mm ABOVE TOP OF ROOF COVER. NO TIMBER CLOSER THAN 200mm TO CHIMNEY FLUE. 500mm HEARTH AROUND FIREPLACE.
FLASHING: APPLIED TO MANUFACTURER SPEC'S.

GENERAL:
NO FOUNDATION OR PART OF STRUCTURE TO ENCROACH BOUNDARY.
PROVIDE SUMPS AND 100Ø UNDERGROUND PVC PIPES TO DISCHARGE RAINWATER TO ROAD.

BRACING: 114x38mm DIAGONAL END BRACING NAILED TO UNDERSIDE OF RAFTERS AT EACH END OF THE ROOF AND IN BOTH PLANES.

MICHAEL DE JAGER
architectural services

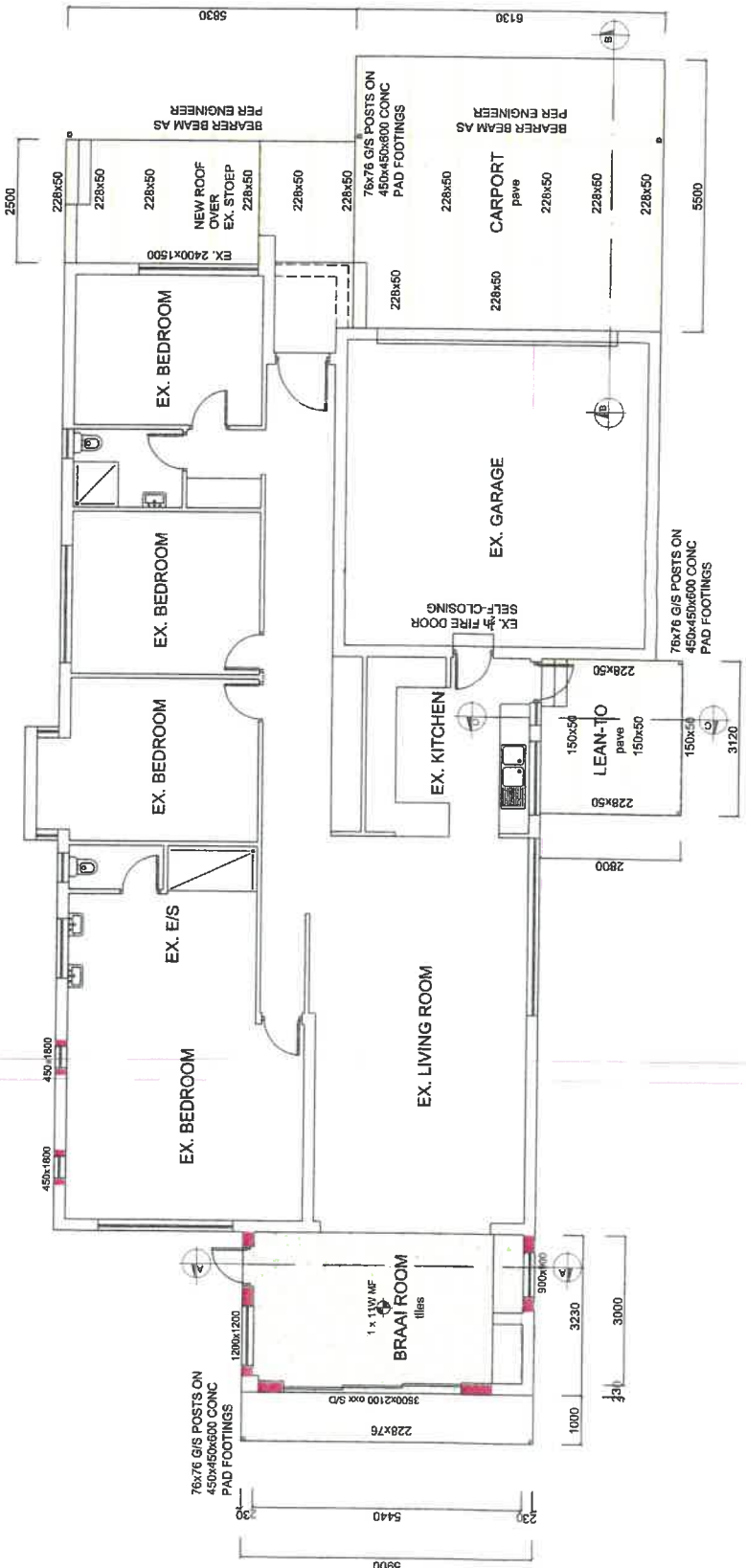
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CLIENT: MR & MRS SAULS
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SIGNATURES:
SUBJECT: ADDITIONS, CARPORT & INTERNAL ALTERATIONS
LOCATION: ERF 702, JAMESTOWN
ADDRESS:
CATEGORY: H4
CLIMATE ZONE AS PER SANS 10400 XA: 4
DATE: 03 / 07 / 2022 REV. DATE:
AUTHOR: MICHAEL DE JAGER
REG. #: ST1010
DRAWING #: 22081_rev01

EXTERNAL WALLS:
DEEMED TO SATISFY PART XA OF SANS 10400.

FLOORS:
NO UNDERFLOOR HEATING.

ROOF:
PROVIDE 135mm CELLULOSE FIBRE LOOSE-FILL INSULATION WITH MIN R-VALUE OF 3,35(m²·K/W) TO SATISFY PART XA OF SANS 10400. CHECK WITH MANUFACTURER.



GROUND STOREY PLAN 1:100

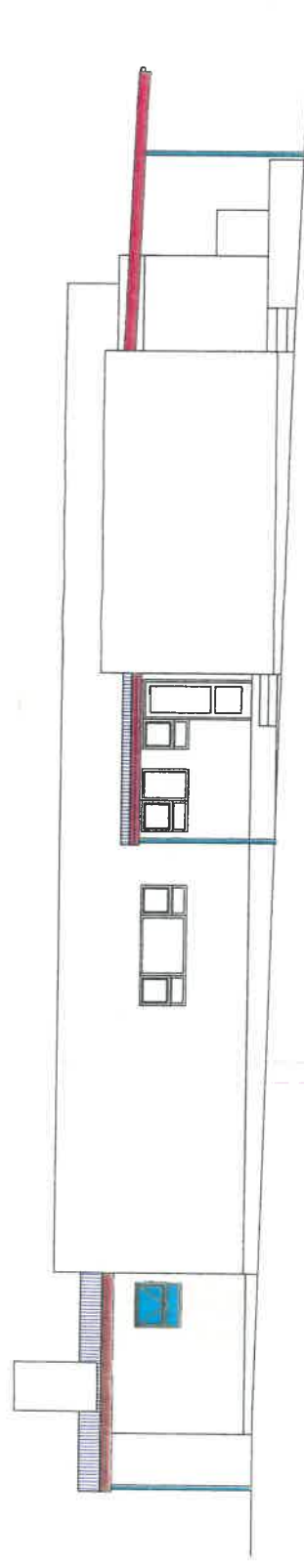
GENERAL NOTES:

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SECTION B-B & C-C:
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 ALL TIMBER TO BE MIN GRADE 5.
 TIMBER BUILT INTO WALLS TO BE WRAPPED IN DPC. RAINWATER GOODS:
 110x76mm PVC GUTTERS WITH 760 DOWNPIPES CONNECTED TO STORM WATER DISPOSAL SYSTEM TO STREET
CEILING: SKIMMED 5mm GYPSUM RHINOBOARD CEILING FIXED TO 36x38mm BRANDING AT 400c/c FINISHED WITH 76mm COVERED GYPSUM CORNICE.
 PROVIDE 135mm THICK CELLULOSE FIBRE LOOSE FILL INSULATION IN CEILING SPACE TO MANUF. SPEC'S
WINDOWS: WINDOW SIZES REFER TO WISPEGO ALUMINIUM WINDOW CATALOGUE. GLAZING TO COMPLY WITH SABS 0137. ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS GLAZING IN EXCESS OF 1m² OR LOWER THAN 500mm FROM FFL OR LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS TO BE SAFETY GLASS. ALL GLAZING TO COMPLY TO PART 'N' OF NBR & BS (Act 103 of 1977). ANY GLAZING WITHIN 1800mm FROM SHOWER CUBICLE OR BATH TO BE SAFETY GLASS.
FLOORS: FLOOR FINISH AS PER PLAN ON 25mm SCREED ON 76mm CONCRETE FLOOR ON 250mic DPM ON WELL CONSOLIDATED AND COMPACTED FILL.
 FFL TO BE MIN 150mm ABOVE NGL.
OPENINGS: 0 TO 3000mm: CONCRETE LINTELS LAID TO MANUFACTURER SPECIFICATIONS WITH MIN 250mm BEARING ON EITHER END, MIN 4 COURSES OF SOLID BRICKWORK ON LINTELS WITH BRICKFORCE IN EVERY COURSE. STRESSO LINTELS OVER OPENINGS 3000mm TO 3500mm OPENINGS WIDER THAN 3500mm AS PER ENGINEER.
WALLS: 230mm CAVITY MAXI BRICK EXTERNAL WALLS. CAVITIES BELOW FFL TO BE FILLED WITH CONCRETE. 2.5 TIE-WIRES/m² WITH WEEP HOLES.
 PLASTERED AND PAINTED.
CHIMNEY: MIN 1000mm ABOVE TOP OF ROOF COVER. NO TIMBER CLOSER THAN 200mm TO CHIMNEY FLUE. 500mm HEARTH AROUND FIREPLACE.
 FLASHING: APPLIED TO MANUFACTURER SPEC'S.
GENERAL:
 NO FOUNDATION OR PART OF STRUCTURE TO ENCROACH BOUNDARY.
 PROVIDE SUMPS AND 1000 UNDERGROUND PVC PIPES TO DISCHARGE RAINWATER TO ROAD.
 BRACING: 114x38mm DIAGONAL END BRACING NAILED TO UNDERSIDE OF RAFTERS AT EACH END OF THE ROOF AND IN BOTH PLANES.

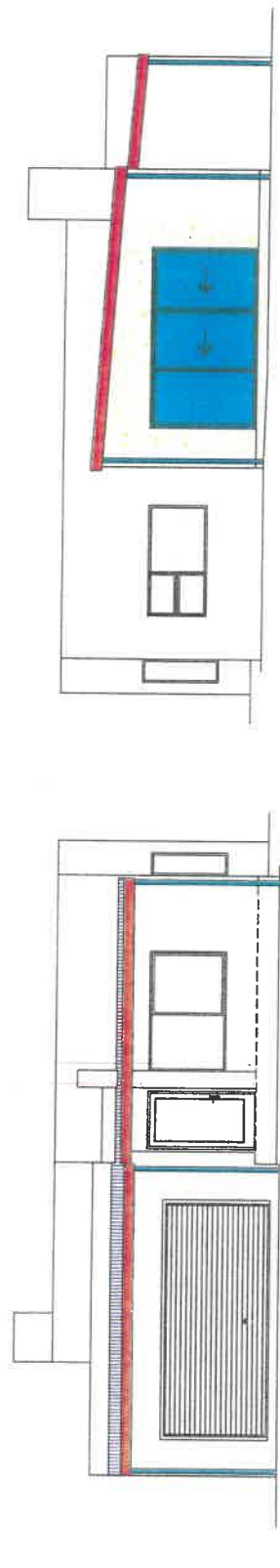
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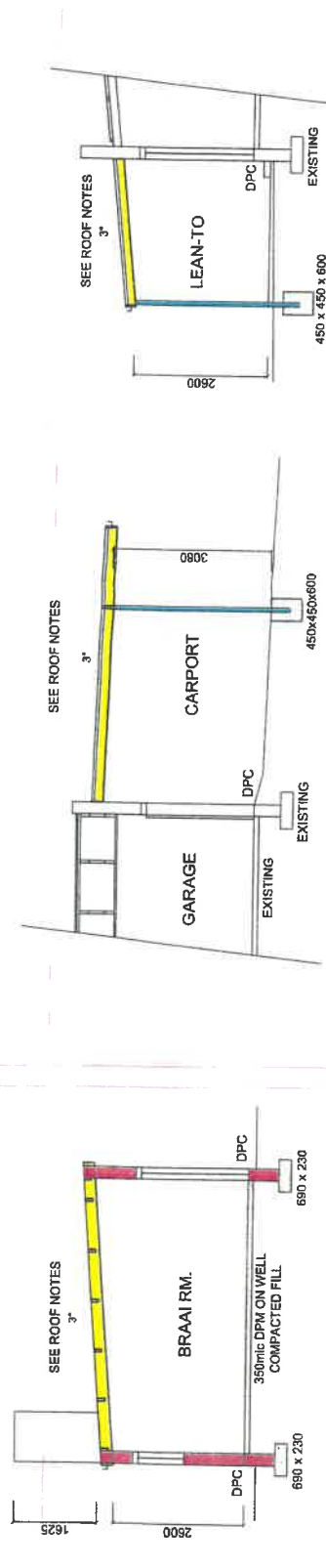


EAST ELEVATION 1:100

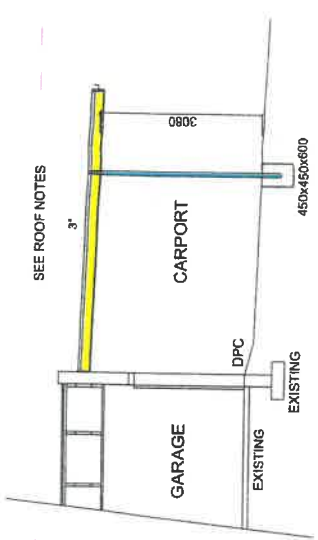


NORTH ELEVATION 1:100

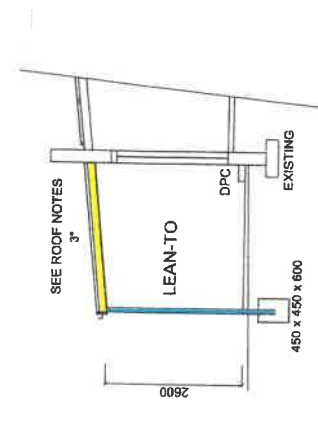
SOUTH ELEVATION 1:100



SECTION A-A 1:100



SECTION B-B 1:100

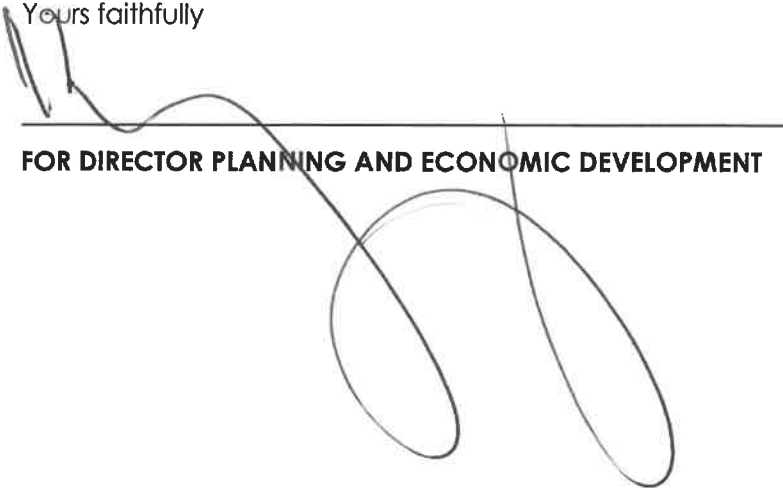


SECTION C-C 1:100

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 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

19/4/2023
DATE: