



Application Number: LU/12761

Our File Reference Number: Farm 1402/1, Paarl

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 FARM 1402/1, PAARL

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 Farm 1402/1 in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2015, in order relax the side building line from **5m to 4m** to accommodate extensions on Farm 1402/1, Verdun Franschhoek, as indicated on drawing no. 22/2020, drawn by Elton Swartz dated 23/03/2021.

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

3. The conditions of approval:

- 3.1 The approval shall lapse if not acted upon within a period of five years from the date of approval;
- 3.2 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;
- 3.3 Building plans must be submitted to this Municipality for approval prior to any building work commencing on site.

4. The reasons for the above decision are as follows:

- 4.1 Minimal impact to the overall streetscape and character of local area.
- 4.2 Access to the property will be maintained.
- 4.3 Proposal makes provision for on-site parking.

5. 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.

6. 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.

7. 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

8. 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.

9. 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>).

10. 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.

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

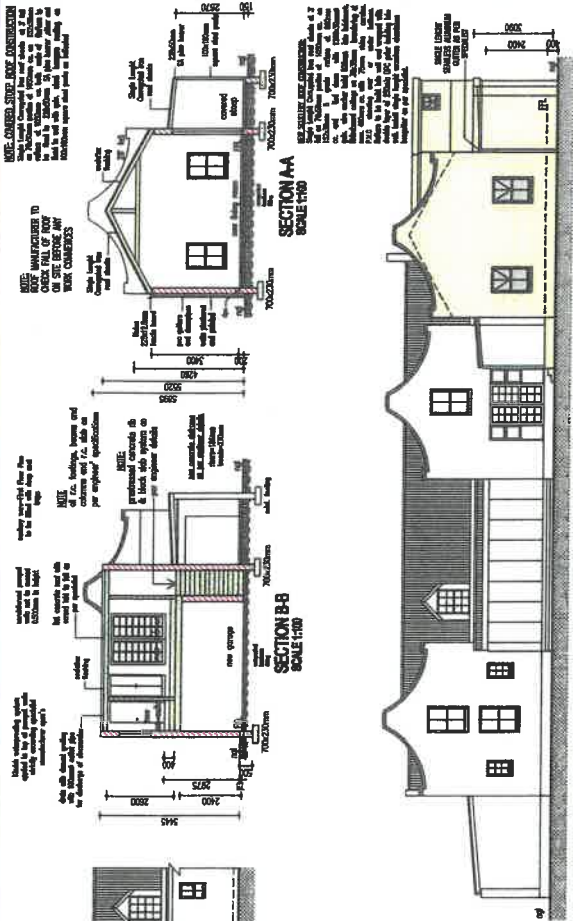
12. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



For: **DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

27/10/2021
DATE

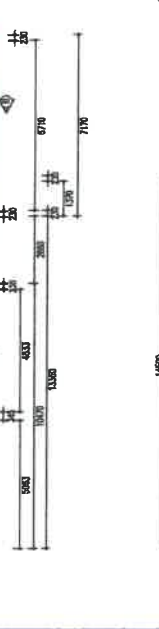


GENERAL NOTES:

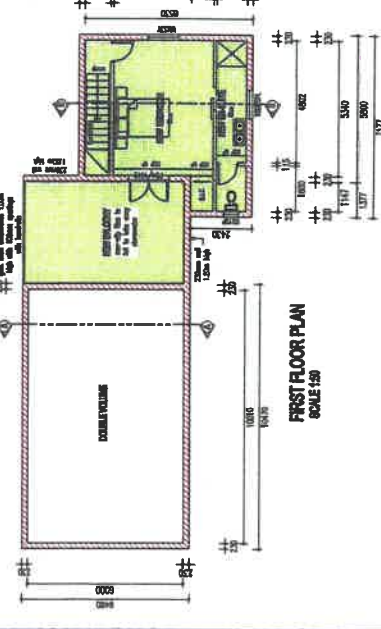
1. All work to be done in accordance with the latest editions of the relevant codes of practice.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall be responsible for the safety of all workers and the public.
4. The contractor shall be responsible for the protection of all existing services and structures.
5. The contractor shall be responsible for the disposal of all waste materials.
6. The contractor shall be responsible for the completion of all work within the agreed programme.
7. The contractor shall be responsible for the maintenance of all records and drawings.
8. The contractor shall be responsible for the payment of all taxes and levies.
9. The contractor shall be responsible for the insurance of all work and materials.
10. The contractor shall be responsible for the compliance with all relevant regulations.

GROUND FLOOR PLAN
SCALE 1:50

- MODEL MATERIAL SCHEDULE:**
- WALL - BRICK
 - ROOF - CORRUGATED GALVANIZED IRON
 - CEILING - GYP. BOARD
 - FLOOR - POLISHED CONCRETE
 - DOOR - SOLID WOODEN DOOR
 - WINDOW - ALUMINUM WINDOW
 - PAINT - WHITE EMULSION PAINT
 - GLASS - CLEAR GLASS
 - IRONING BOARD - METAL
 - STOVE - GAS
 - FRIDGE - REFRIGERATOR
 - WASHER - WASHING MACHINE
 - W.C. - TOILET
 - BATH - BATH TUB
 - SINK - SINK
 - STOVE - GAS

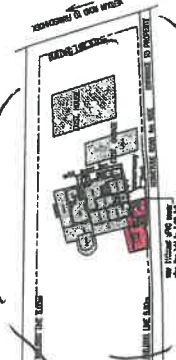


FIRST FLOOR PLAN
SCALE 1:50



PORTION 1 of the FARM no. 1402
ROSE COTTAGE, VERDUN ROAD
(3,3500 hectares)

SITE PLAN
SCALE 1:1000



PROPOSED NEW ADDITION AND ALTERATIONS AT FORT - HANLEY VERDUN ROAD, HANLEY	DATE: 15/01/2024
PROJECT NO: 1402	SCALE: 1:1000
CLIENT: MRS. J. ROSE	DESIGNER: J. ROSE
ARCHITECT: J. ROSE	ENGINEER: J. ROSE
CONTRACTOR: J. ROSE	VALUER: J. ROSE
PLANNING: J. ROSE	INSURANCE: J. ROSE
LEGAL: J. ROSE	FINANCE: J. ROSE
ENVIRONMENTAL: J. ROSE	ARCHITECTURAL: J. ROSE
LANDSCAPE: J. ROSE	INTERIOR: J. ROSE
MECHANICAL: J. ROSE	ELECTRICAL: J. ROSE
PLUMBING: J. ROSE	PAINTING: J. ROSE
ROOFING: J. ROSE	GLASS: J. ROSE
IRONING BOARD: J. ROSE	STOVE: J. ROSE
FRIDGE: J. ROSE	WASHER: J. ROSE
W.C.: J. ROSE	BATH: J. ROSE
SINK: J. ROSE	STOVE: J. ROSE

REVISIONS:

- 1. 15/01/2024: Initial design.
- 2. 20/01/2024: Client feedback incorporated.
- 3. 25/01/2024: Final design approved.
- 4. 30/01/2024: Construction documents prepared.

