Application Number: LU/9568
Our File Reference Number: Farm 111/1, Stellenbosch Division
Your Reference Number: None
Enquiries: Ulrich von Molendorff
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PER E-MAIL: kathleen@fussy.co.za

Sir / Madam

APPLICATION FOR DEPARTURE: FARM 111/1, RUSTENBURG ROAD, STELLENBOSCH DIVISION

1. The above applications refer.

2. The duly authorised decision maker has decided on the above applications 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 in order to relax the common building line (adjacent to Farm No. 1092, Stellenbosch Division) from 30m to 1.5m for the construction of a storeroom on Farm No. 111/1, Stellenbosch Division, as indicated on drawing no. 03-01; 03-03; 03-05; 03-06; 03-07; 03-9; 03-10, drawn by Ben Burger Architect, dated 22 May 2018 and 17 July 2018;

BE APPROVED in terms of Section 60 of the said Bylaw.

2.2 Reasons for the above Decision
The application is supported for the following reasons:

(a) The proposal does not undermine the character of the area to which it relates and there will be no material impact on the existing rights of the neighbouring properties with regards to views, privacy, etc.

(b) The location of the structure will not have an intrusive impact on the visual landscape and it will not be detrimental to the scenic quality and rural character of the area.
(c) The proposed development is not seen to be out of scale or character with its surroundings.

2.3 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 of five (5) years from the date of approval;
(b) 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;
(c) The proposed building may only be utilized for bona-fide agricultural purposes; and
(d) Building plans must be submitted to this Municipality for approval prior to any building work commencing on site.

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.

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.


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

DATE: 20
ANNEXURE B

APPLICATION FOR DEPARTURE

SITE PLAN/SITE DEVELOPMENT PLAN
Roof plan  Scale 1:100

North East Elevation  Scale 1:50

FOR MUNICIPAL APPROVAL
South East Elevation  Scale 1:100

North West Elevation  Scale 1:100

FOR MUNICIPAL APPROVAL
South West Elevation  Scale 1:50

FOR MUNICIPAL APPROVAL
Main roof:
Corrugated Zincalum roof sheeting of 3.5 mm thickness @ 35° fall on Sisalina #420 on 50 x 76 mm S A pine purlins @ max 800 mm centers, fixed to Gangnail roof trusses by means of hurricane clips. Trusses @ max 900 centers resting on 114 x 38 mm wallplate and secured by means of 3 x 30 mm hoop iron built into brickwork 8 courses deep.

Lean-to roof:
Saflok 70 Kliplok type roof sheeting at 3° fall by Safintra on Sisalina #420 on 50 x 76 S A pine purlins @ max 600 mm centers, fixed to 114 x 50 S A pine Rafters by means of hurricane clips. Rafters @ max 800 mm centers, built into wall, wrapped with 375 micron dpc, supported by one 231 x 46 mm Cape Lam beam resting on 114 x 38 wallplate and secured by means of 3 x 30 mm hoop iron built into brickwork 6 courses deep.

All ceilings:
40 mm iso board against 38 x 38 mm bracing at max 380 mm spacing with the necessary matching cornices

All floors:
30 mm screed on 100 mm concrete (20 MPa) with 193# mesh on 250 micron dpc on 50 mm sand on hardcore (no organic material) well compacted in layers of 150 mm.

All foundations:
700 mm x 350 mm
12 mm Ø re-bar in 20 MPa concrete.

Section A-A  Scale 1:50

FOR MUNICIPAL APPROVAL
Section B-B  Scale 1:50

Main roof:
Corrugated Zincalum roof sheeting of 3.5 mm thickness @ 35° fall on Sisalation #420 on 50 x 76 mm S A pine purlins @ max 800 mm centers, fixed to Gargnail roof trusses by means of hurricane clips. Trusses @ max 900 centers resting on 114 x 38 mm wallplate and secured by means of 3 x 30 mm hoop iron built into brick work 8 courses deep.

Weephole and stepped DPC

All floors:
30 mm screed on 100 mm concrete (20 MPa) with 193# mesh on 250 micron dpc on 50 mm sand on hardcore (no organic material) well compacted in layers of 150 mm.

50 mm Isoboard fixed to underside of purlins

Detail  Scale 1:10

Project Krone
Proposed new Outbuilding for Mr. & Mrs. Krone on Farm 111/1, Rustenberg Rd, Stellenbosch

Section B-B

FOR MUNICIPAL APPROVAL