



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15407(TP229/2022)

Our File Reference Number: Farm 127/34, Stellenbosch

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 FARM 127/34, STELLENBOSCH

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 Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law 2015, to exceed the allowed maximum coverage of the main dwelling from 600 m² to 1040 m² as indicated on drawing referenced as project number 22-04, sheet number 22-04-00 to 22-04-07, drawn by cvdw (Stander Orchard Architects), dated 14/07/2023 (See **ANNEXURE C**).

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

2.2 Conditions of Approval:

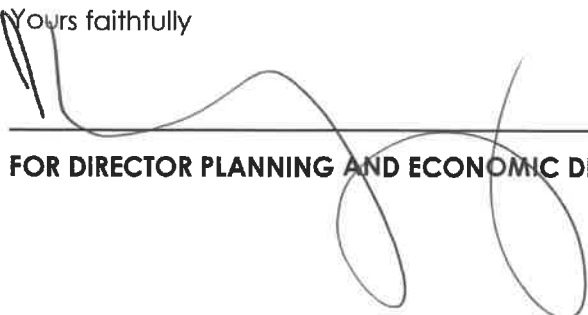
- i. The approval shall be taken to cover only the departure applied for as indicated on drawing referenced as project number 22-04, sheet number 22-04-00 to 22-04-07, drawn by cvdw (Stander Orchard Architects), dated 14/07/2023 and shall not be construed as authority to depart from any other Council requirements or legal provisions.
- ii. Building plans must be submitted for approval prior to any building work commencing on site.
- iii. The approval shall lapse if not acted upon within a period of 5 years from the date of final approval.

2.3 The reasons for the above decision are as follows:

- a. The proposed departure would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment.
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:

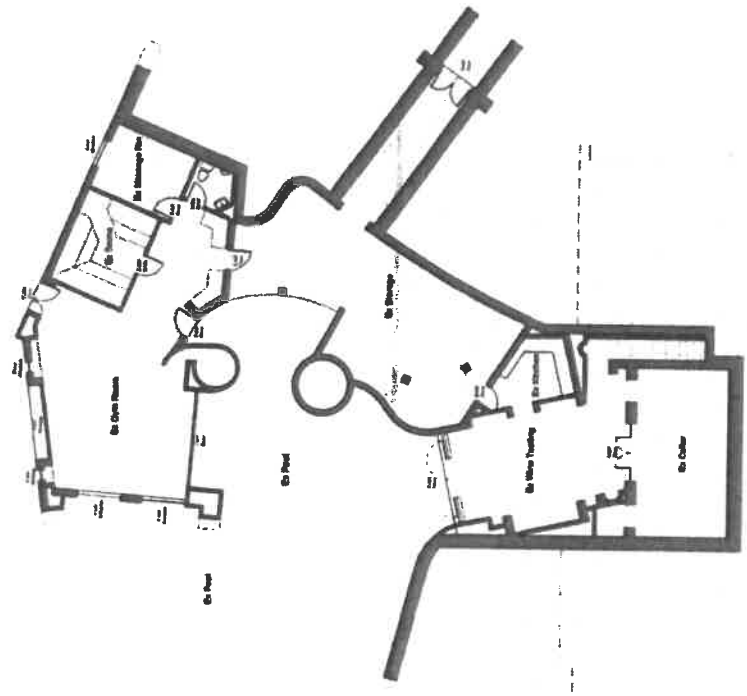
- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - ii. That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information, or answers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


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT


DATE: 14/7/2023

ANNEXURE C: SITE DEVELOPMENT PLAN



Exist Structure (House)

Exist Structure (House)

1. The owner has requested that the architect prepare a set of plans for the construction of a new house. The owner has provided the following information:

2. The house is to be a two-story house with a total area of approximately 2,000 square feet. The house is to be built on a lot that is 30 feet wide and 100 feet deep.

3. The house is to have a garage, a living room, a kitchen, a dining room, a bedroom, a bathroom, and a staircase.

4. The house is to have a modern design with a mix of materials and colors.

5. The house is to be built with high-quality materials and workmanship.

6. The house is to be built with a foundation that is suitable for the soil conditions on the lot.

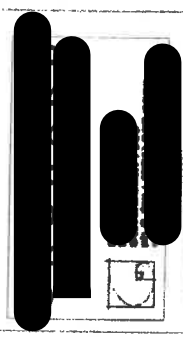
7. The house is to be built with a roof that is suitable for the climate in the area.

8. The house is to be built with a heating and cooling system that is efficient and reliable.

9. The house is to be built with a plumbing and electrical system that is safe and functional.

10. The house is to be built with a landscaping plan that is attractive and practical.

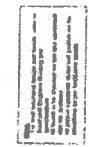
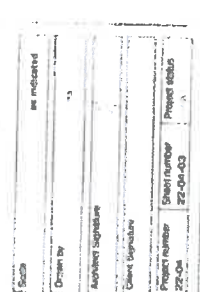
Room	Area (sq ft)	Notes
Garage	400	2-car garage
Living Room	300	Open to dining room
Kitchen	200	Open to dining room
Dining Room	200	Open to living room
Bedroom	100	Master bedroom
Bathroom	50	Master bathroom
Staircase	50	Up and down
Entry	50	Front entry
Other	50	Various small rooms
Total	2000	



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Scale	as indicated
Drawn by	...
Architect Signature	...
Client Signature	...
Project number	22-04-02
Project status	...

4/10/2003

[illegible]

4/07/2023

Ground Storey Plan
 1/8" = 1' 0"

All dimensions are indicated unless otherwise noted. All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted.

GENERAL NOTES:

1. All dimensions are indicated unless otherwise noted.
2. All dimensions are in feet and inches.
3. All dimensions are to the center of the member unless otherwise noted.
4. All dimensions are to the finished surface unless otherwise noted.
5. All dimensions are to the center of the member unless otherwise noted.
6. All dimensions are to the finished surface unless otherwise noted.

SECTION B-B

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

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North Elevation

3D Perspective View Front

North Elevation

3D Perspective View Box 1

North Carolina
and 100000

3D Perspective View Plot 2

Whether you're looking for a new job or company, you need to know what you're looking for. The first step is to identify your own strengths and weaknesses. Then, you can start looking for a job that fits your skills and interests. The second step is to research the companies you're interested in. Look for information about the company's culture, values, and mission. The third step is to prepare for the interview. Practice your answers to common interview questions and dress professionally. The fourth step is to follow up after the interview. Send a thank-you note to the interviewer and keep the lines of communication open. The fifth step is to negotiate the offer. If you have any questions or concerns, don't be afraid to ask. The sixth step is to accept the offer. Once you've made your decision, let the employer know. The seventh step is to prepare for the new job. Research the company and the job, and get ready to start on the first day. The eighth step is to start the new job. Take the time to get to know your colleagues and supervisor, and start contributing to the team. The ninth step is to continue to learn and grow. Stay up-to-date on industry trends and take advantage of training opportunities. The tenth step is to evaluate your progress. Regularly assess your performance and make adjustments as needed. The eleventh step is to seek feedback. Ask your supervisor and colleagues for input on your work. The twelfth step is to set goals. Establish clear, measurable objectives for yourself. The thirteenth step is to stay motivated. Keep a positive attitude and stay focused on your goals. The fourteenth step is to build a network. Connect with professionals in your field and keep in touch with them. The fifteenth step is to stay organized. Keep track of your work and personal life. The sixteenth step is to take care of yourself. Get enough sleep, eat healthy, and exercise regularly. The seventeenth step is to be a team player. Work well with others and support your colleagues. The eighteenth step is to be a leader. Take initiative and inspire others. The nineteenth step is to be a problem solver. Find creative solutions to challenges. The twentieth step is to be a lifelong learner. Stay curious and keep learning throughout your career.

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ARCHITECTURE
CHIEF VAN DE WERKMAATSCHAP

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