



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15413

Our File Reference Number: Erf 15405, 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 ERF 15405, WELGEVONDEN, 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 a Departure on Erf 15405, Stellenbosch in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law 2015 in order to relax the rear building line from 3m to 2m for the proposed covered patio.

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:

2.2.1 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.

2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.2.3 Building plans must be generally in accordance with the site plan / floor layout plan as referenced A101 revision C, drawn by LT, dated 06/10/2022 attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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.

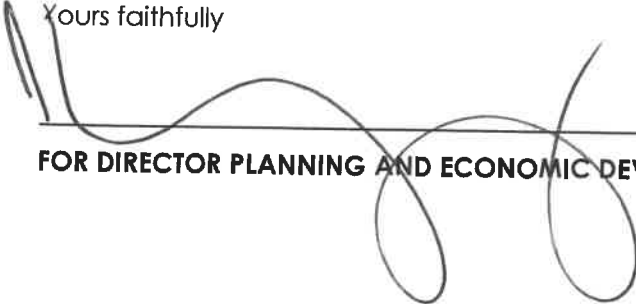
4.8 The relief sought by the appellant.

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

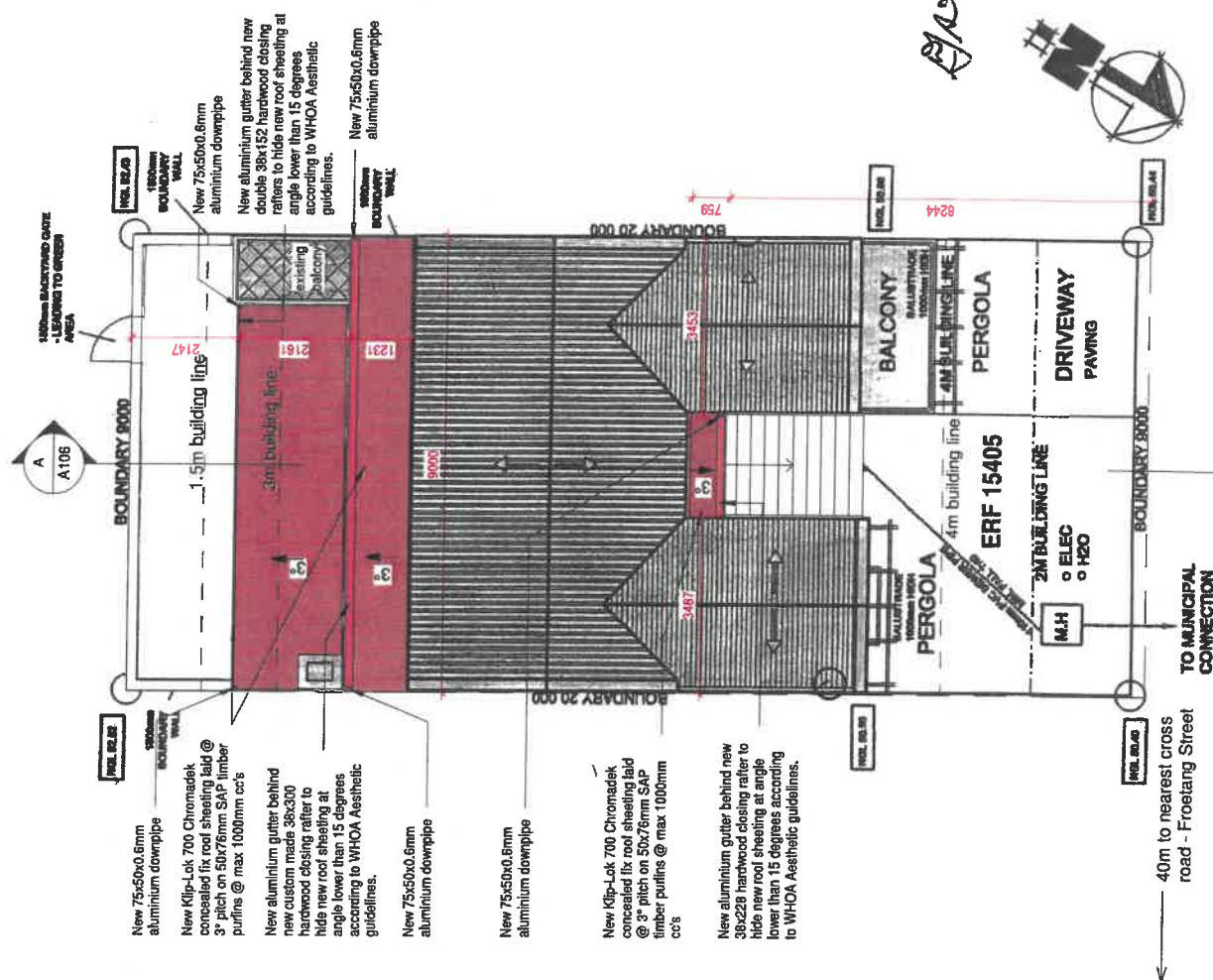
4.10 That the appeal includes the following declaration by the Appellant:

- 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

17/5/2023
DATE:



New 75x50x0.6mm aluminium downpipe

New Klop-Lok 700 Chromadek concealed fix roof sheeting laid @ 3° pitch on 50x75mm SAP timber purlins @ max 1000mm c/c's

New aluminium gutter behind new custom made 38x300 hardwood closing rafter to hide new roof sheeting at angle lower than 15 degrees according to WHOA Aesthetic guidelines.

New 75x50x0.6mm aluminium downpipe

New 75x50x0.6mm aluminium downpipe

New Klop-Lok 700 Chromadek concealed fix roof sheeting laid @ 3° pitch on 50x75mm SAP timber purlins @ max 1000mm c/c's

New aluminium gutter behind new 38x228 hardwood closing rafter to hide new roof sheeting at angle lower than 15 degrees according to WHOA Aesthetic guidelines.

PROPERTY INFORMATION

ERF NUMBER: 15405
ADDRESS: 19 CANDELABRA STREET, WELGEVONDEN
ERF SIZE: 180m²
ZONING: GROUP HOUSING

BUILDING LINES:
STREET BUILDING LINE = 2m
REAR BUILDING LINE = 1.5m
SIDE BUILDING LINE = 0m

EXISTING HOUSE GLA:
EXISTING GROUND STOREY HOUSE = 68.0m²
EXISTING GARAGE = 22m²
TOTAL GROUND STOREY AREA = 93m²
NEW COVERED DECK AREA = 15.5m²
NEW COVERED ENTRANCE = 1m²
EXISTING FIRST STOREY HOUSE = 68.4m²
EXISTING FIRST STOREY BALCONY UNCOVERED = 4.6m²
NEW FIRST STOREY BALCONY (COVERED) = 14.6m²

EXISTING TOTAL U/C INTERIOR AREA: 90m² (50% coverage)
NEW TOTAL U/C INTERIOR AREA: 90m² (50% coverage)
NEW TOTAL U/C NON ENCLOSED AREA: 16.5m²
EXISTING TOTAL COVERAGE: 50%
NEW TOTAL COVERAGE: 59%

Site Plan
1 : 100

COUNCIL NOTES

- GENERAL:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
 2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A
 3. DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.
 4. ALL LEVELS, DIMENSIONS, COLOURS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- STRUCTURAL DESIGN:
- 3.1 NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1. THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1 & 2, AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.
- SITE OPERATIONS:
- 3.2 ALL NECESSARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-3. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
- FOUNDATIONS:
- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ALL DEEP FOOTINGS, SOIL RAFTS, COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.
- WALLS:
1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS ON STANDARD SIZE CONCRETE BLOCKS.
 3. ROOF COVERINGS WATERPROOFING SYSTEMS AND FLAT ROOF GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-H UNLESS OTHERWISE SPECIFIED IN FORM 1
 4. PRE-RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
 5. HEALTH & PUBLIC SAFETY.
 6. CHANGES IN LEVEL, HANPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO BE SPECIFIED IN FORM 1.
 7. THE DETAIL REQUIREMENTS OF SANS 10400-5 UNLESS OTHERWISE SPECIFIED IN FORM 1.
 8. 2. STOREY HOUSES & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY VENTILATED IN COMPLIANCE WITH SANS 10400-5.
 9. 3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
 10. DRAINAGE & STORMWATER.
 11. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
 12. 2.3. SWAMPY DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-H UNLESS OTHERWISE SPECIFIED IN FORM 1.
 13. 1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.
 14. 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client: TK NG

Project: Additions to ex. house on Erf 15405, 19 Candellabra Street, Welgevonden

Drawing: Roof and Site Plan

Scale	1 : 100	Date	06/10/22	Drawn	LT
Project No.	0086	Drawing No.	A101	Revision No.	C

PRArch33056092