



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16791(TP633/2024)

Our File Reference Number: Erf 5637, 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

APPLICATION IN TERMS OF SECTION 15 (2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015 FOR THE ADMINISTRATOR'S CONSENT IN TERMS OF THE TITLE DEED CONDITION 6(B), AS CONTAINED IN TITLE DEED NR T056280/2018 ON ERF 5637, DIE-BOORD STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1 The **Administrator's consent** to relax the restrictive title deed condition, Clause D6(b), as contained in Title Deed T056280/2018(attached as **Annexure C**), to relax the restrictive title deed side building line from 2.3m to 0m (adjacent to Erf 5638) for the proposed carport on the property, on Erf 5637, Die-Boord, Stellenbosch, **BE GRANTED**.
 - 2.2 The approval is subject to the following conditions imposed in terms of the relevant title deed:
 - 2.2.1 The approval will lapse if not implemented/confirmed within five years from the date of final notification of approval of the application.
 - 2.2.2 The approval only applies to the proposed the administrators consent 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 Regulations that may be applicable.
 - 2.2.3 The development must be undertaken generally in accordance with the site plan as referenced in Drawing No. 01037-combrinck-stb5637-20210521, drawn by Exact Plan architectural draughting, Dated 2021-05-21 and attached as **Annexure B**.

- 2.2.4 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.
- 2.2.5 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 then the most restrictive conditions will apply.
- 2.2.6 Building plans must be generally in accordance with the site plan and floor layout plan as referenced in Drawing No. 01037-combrinck-stb5637-20210521, drawn by Exact Plan architectural draughting, Dated 2021-05-21 and attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

- 2.3.1 The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment, and the primary use of the property will remain residential.
 - 2.3.2 It is a logical extension of the residential activity and will add value to the existing building.
- 3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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 by completing the required form 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.
 - 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 appeal form and 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 or 021- 808 8684.
 - 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.

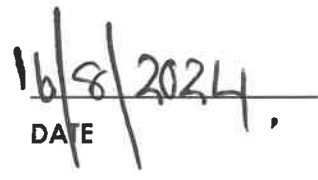
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

LOCAL AUTHORITY APPROVAL

25.000

APPROVAL:

owner:
date:
draughtsman:
date:

SPECIFICATIONS:

STRUCTURE: The structure shall be constructed in accordance with the relevant building code of the Republic of South Africa. The structure shall be designed to resist the following loads: dead load, live load, wind load, and seismic load. The structure shall be constructed in accordance with the relevant building code of the Republic of South Africa. The structure shall be designed to resist the following loads: dead load, live load, wind load, and seismic load. The structure shall be constructed in accordance with the relevant building code of the Republic of South Africa. The structure shall be designed to resist the following loads: dead load, live load, wind load, and seismic load.

FINISHES:

The finishes shall be in accordance with the relevant building code of the Republic of South Africa. The finishes shall be designed to resist the following loads: dead load, live load, wind load, and seismic load. The finishes shall be constructed in accordance with the relevant building code of the Republic of South Africa. The finishes shall be designed to resist the following loads: dead load, live load, wind load, and seismic load. The finishes shall be constructed in accordance with the relevant building code of the Republic of South Africa. The finishes shall be designed to resist the following loads: dead load, live load, wind load, and seismic load.

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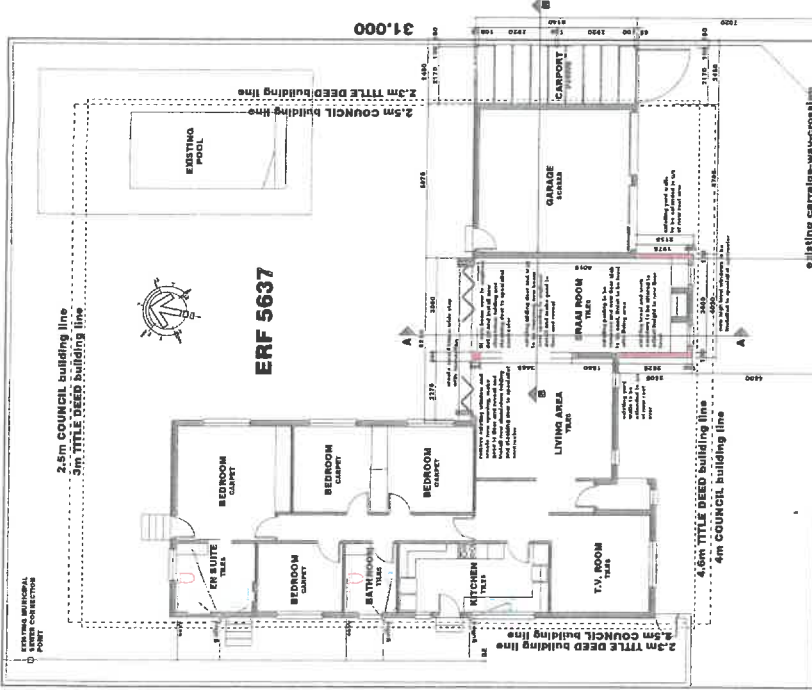
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SITE AND FLOOR PLAN

SCALE 1:100

SULTAN ROAD

25.000



ERF 5637

2.5m COUNCIL building line
3m TITLE DEED building line



SOUTH ELEVATION

SCALE 1:100

EAST ELEVATION

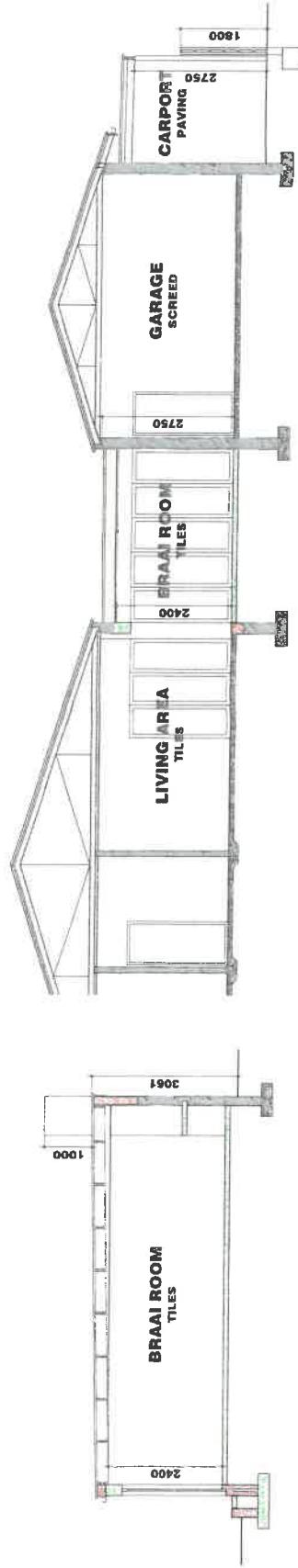
SCALE 1:100

NORTH ELEVATION

SCALE 1:100

WEST ELEVATION

SCALE 1:100



SECTION A-A

SCALE 1:50

SECTION B-B

SCALE 1:50

CLIENT NOTE:
THIS DRAWING IS FOR INFORMATION ONLY AND MAY NOT BE USED AS A BASIS FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.

ADDRESS:
8 SULTAN STREET
STELLENBOSCH

DRAWING:
COUNCIL SUBMISSION

REVISIONS:

NO.	DESCRIPTION	DATE	PERSON
A	change done	date	person
B	change done	date	person
C	change done	date	person
D	change done	date	person

DRAWING NUMBER:

01037-municipal-456537-2010821

SCALE:
1:1

PAGE:
1 of 1

DATE:
2021-05-21

E-PLAN

01037-municipal-456537-2010821