



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16988 (TP704/2024)

Our File Reference Number: Erf 1059, Jamestown

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR A DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: ERF 1059, JAMESTOWN

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for a departure on Erf 1059 Jamestown in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, relax the street building line from 2m to 1m (adjacent to Rooiberg Street) for the extension of the existing kitchen and living room and to exceed the permissible coverage of 70% to 82%, to accommodate the proposed additions on the property,

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. **The approval is subject to the following conditions imposed in terms of Section 66 of said By law:**
 - 3.1 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.
 - 3.2 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.

3.3 The development must be undertaken generally in accordance with the site plan as referenced 2024/10/01, drawn by D. Lakey, dated March 2024 and attached as **Annexure B**.

3.4 Building plans must be generally in accordance with the site plan and floor layout plan as indicated on Drawing No. 2024/10/01, Drawn by D. Lakey, Dated March 2024 and attached as **Annexure B**.

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

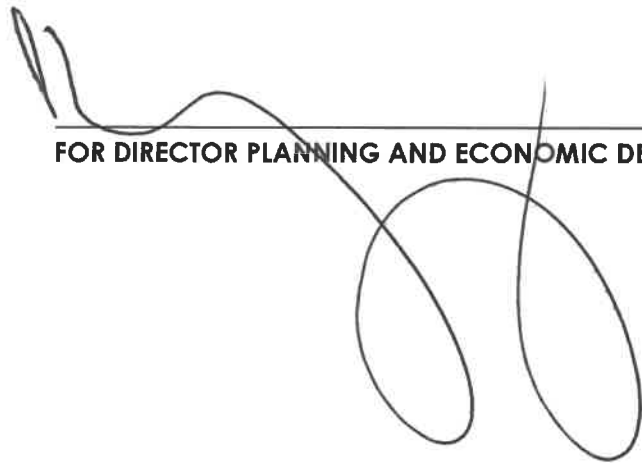
4.1 The encroachment of the building line does not undermine the character of the area due to the use and small scale thereof.

5. 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.
6. 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.
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 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.
10. 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.

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 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.

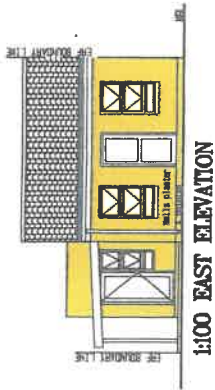
Yours faithfully



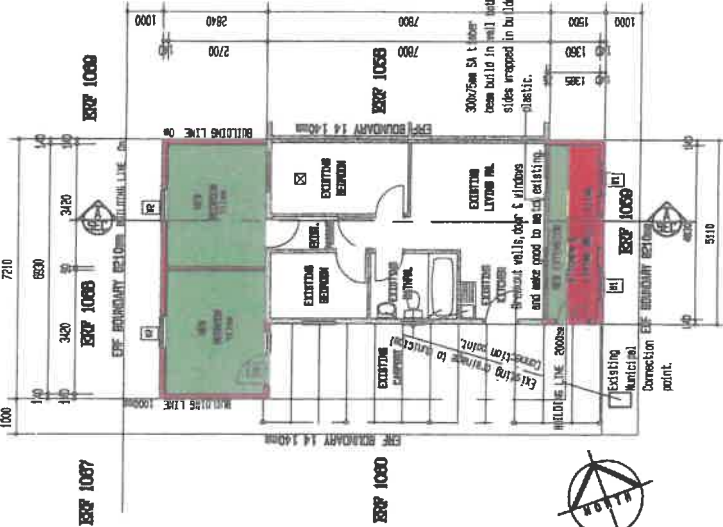
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

16/8/2024
DATE

WINDOW/DOOR NUMBER	QTY	FINISH	GLASS
M1	2	STANDARD ALUMINUM TOP HANG WINDOW AS BY ALUMINUM SPECIALIST.	SAFETY GLASS AS PER MFR'S SUBS 0400 AND SUBS RECOMMENDATIONS 1027 & 1050.
M2	2	STANDARD ALUMINUM TOP HANG WINDOW AS BY ALUMINUM SPECIALIST.	SAFETY GLASS AS PER MFR'S SUBS 0400 AND SUBS RECOMMENDATIONS 1027 & 1050.
D1	2	STANDARD ALUMINUM TOP HANG WINDOW AS BY ALUMINUM SPECIALIST.	SAFETY GLASS AS PER MFR'S SUBS 0400 AND SUBS RECOMMENDATIONS 1027 & 1050.
D2	1	STANDARD ALUMINUM TOP HANG WINDOW AS BY ALUMINUM SPECIALIST.	SAFETY GLASS AS PER MFR'S SUBS 0400 AND SUBS RECOMMENDATIONS 1027 & 1050.

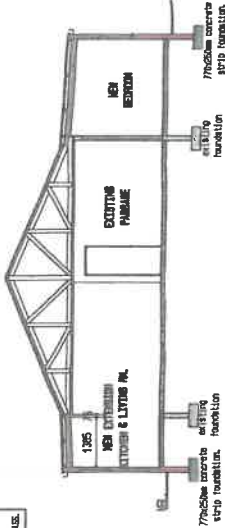


1:100 EAST ELEVATION

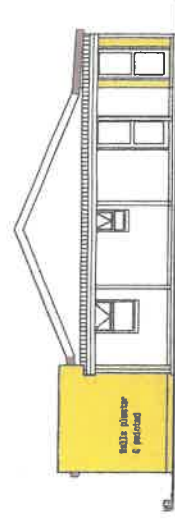


1:100 SITE- & GROUND FLOOR PLAN

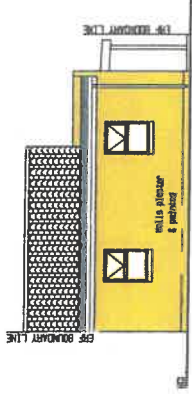
NOTE:
ALL ELEVATION TO COMPLY WITH REQUIREMENTS OF SANS 10132 & SANS 10400 PART 1 - ACCESS DOORS AND SUBSTITUTIONS TO HAVE SAFETY GLASS. WINDOWS UNDER 1000mm FROM FLOOR FINISHES UNDER 1000mm MAKE PITCH LINE OF GLASS AND SHIP POINTS TO BE SAFETY GLASS.



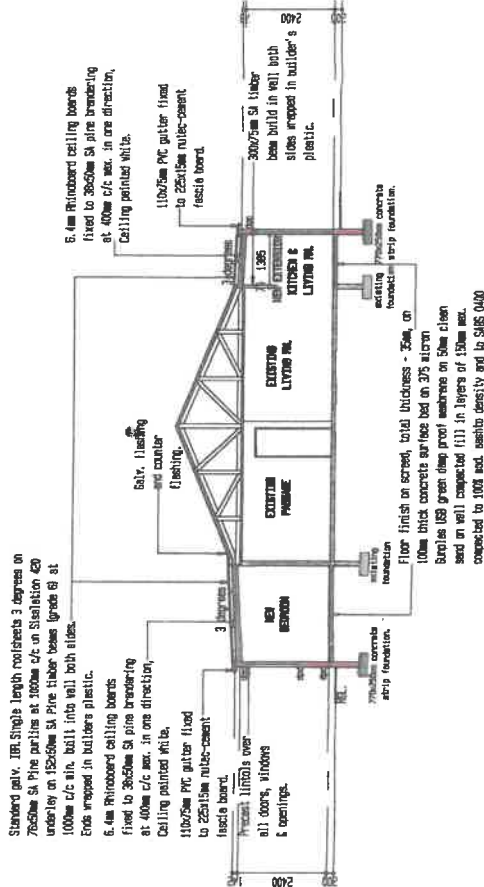
1:100 NORTH SECTION ELEVATION



1:100 SOUTH ELEVATION



1:100 WEST ELEVATION



1:100 SECTION AA

ALL TECHNIQUE EN APPLICABLE MET MATERIALS EN KENNELLY, MOVO VORR MATERIAL, BESTEL EN BUDE DAMSKA BODIN WED. VERBODEN MET WEDEN IN WEDER DIE AMALUS VAN APPLICABLE BESTEL WED. APPLICABLE WED. VERBODEN OP ALLE TECHNIQUE EN WEDEN.

ALL DIMENSIONS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED ON BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE IMMEDIATELY UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPY-RIGHT IS RESERVED IN ALL DIMENSIONS AND DIMENSIONS.

REV.	DATE	DESCRIPTION
1	13 March 2024	88hr cedar.
2	1067	1069
3	1068	1068
4	1058	1058

1060-13 March 2024
88hr cedar.
1067
1069
1068
1058

DEVELOPMENT DATA:	118900
SITE AREA	118900
EXISTING DWELLING	40800
EXISTING CARPORT	28800
TOTAL	69600
NEW ADDITIONS	28800
OVERALL TOTAL	98400
COVERAGE PER SQM	95800
EXISTING COVERAGE	57%
ADDITIONS COVERAGE	25%
TOTAL COVERAGE	82%

D LAKEY
DRAWING SERVICES
SACAP NO.12280

NEW ADDITIONS
FOR MR & MRS C & Y KUNYUN
EXP NO.1027 ROODBERG STREET
JANESBURG STREET

MUNICIPAL DRAWING
PLANS SECTION
ELEVATIONS WINDOW
& DOOR SCHEDULES

DESIGNED	DATE	CHECKED	ISSUED
D. LAKEY	MARCH, 2024		
SCALE	AS SHOWN		
DRAWING			
REV.			
TEKENTING NO.			
DRAWING NO.			
			2024/10/01