STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17268 (TP775/2024)
Our File Reference Number: Erf 3058, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA[redacted]

Sir / Madam

APPLICATION FOR A DEPARTURE AND ADMINISTRATORS CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION: ERF 3058, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

    2.1 Administrators consent to relax the restrictive title deed condition, clause B5(d) as contained in the Title Deed No. T 3542/2012, in order to relax the restrictive title deed rear and lateral building lines from 3.15m and 1.26m to accommodate the proposed storeroom and braai area.

BE GRANTED.

2.2 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 on Erf 3058, Stellenbosch for:

2.2.1 A Permanent Departure in terms of Section 15(2)(b) of the said bylaw to permit:
- (a) The relaxation of the common building line to permit the proposed storeroom to be 0m in lieu of 2.5m (adjoining Erf 3059 Stellenbosch)
- (b) The relaxation of the common building line to permit the braai and storeroom to be 0m in lieu of 2.5m (adjoining Erf 3065 Stellenbosch).

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

3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**

3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 The development and building plans be generally in accordance with the Site Plan as referenced on Drawing No. 101revA, dated June 2024 and drawn By Will Hammers attached as **Annexure A.**

3.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.4 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.

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

4.1 The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

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

5/11/2024
DATE

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ANNEXURE A

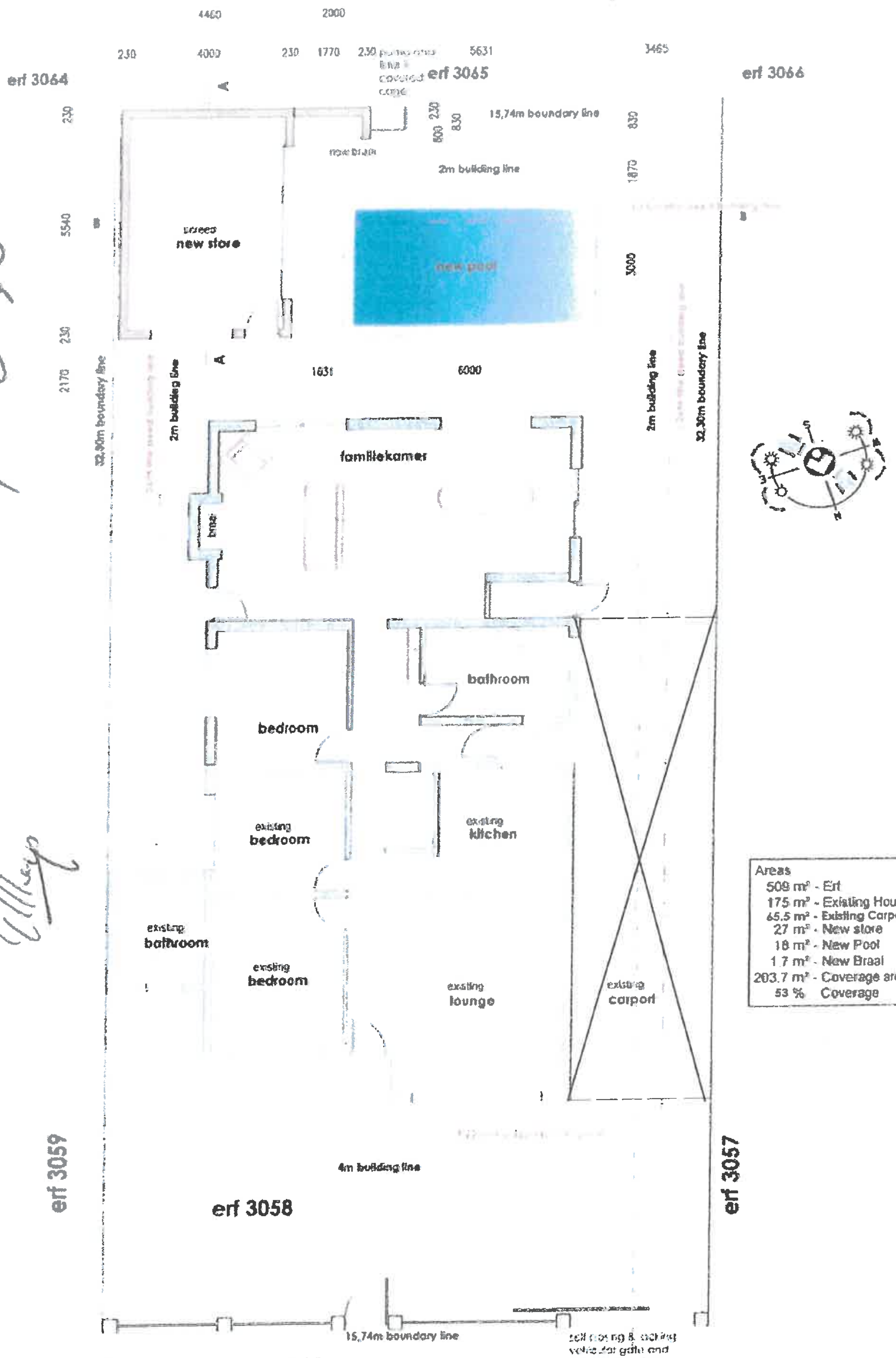
PLANS

Dulcie Wyngaardt   Dwyngaardt   07.08.2024
Charles M. Wyngaardt   07.08.2024

F Hendricks.   07.08.2024
FERDINAND HENDRICKS
TANYA HENDRICKS

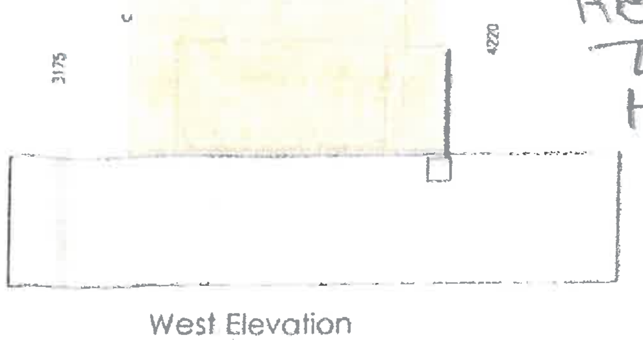
Desiree Theys
7/8/2024

DESIREE THEYS



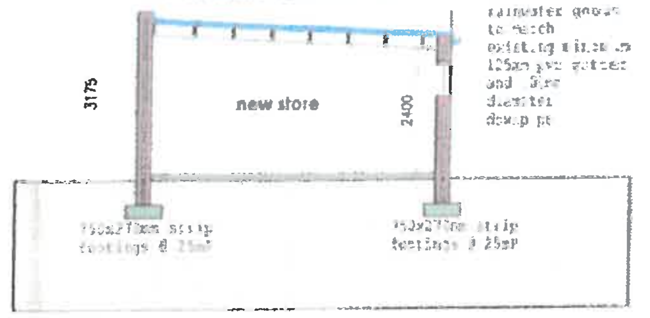
Floor & site plan. 1:100

Areas
509 m² - Erf
175 m² - Existing House
65.5 m² - Existing Carport
27 m² - New store
18 m² - New Pool
1.7 m² - New Braai
203.7 m² - Coverage area
53 % Coverage



West Elevation
1:100

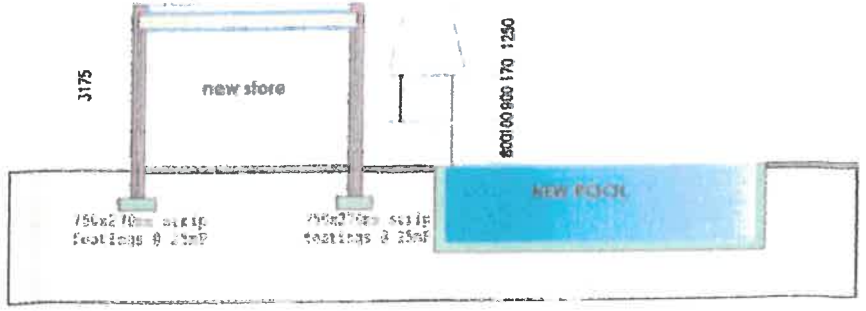
corrugated sheets @ 3° on Alchubolt on 50x150mm rafters @ 750mm c/c capped in dpc into brickwork. add 40mm isoboard ceiling


3175
new store
2400
rainwater goods to match existing fitted on 125mm pvc gutter and 75mm diameter down pipe
750x270mm strip footings @ 25mP
750x270mm strip footings @ 25mP

floor finish on minimum 25mm sand-cement screed on 100mm concrete slab on 250micron USB Green dpc on 50mm sandbed on clean compacted fill in layers of 150mm @ density of 93% mod aashto

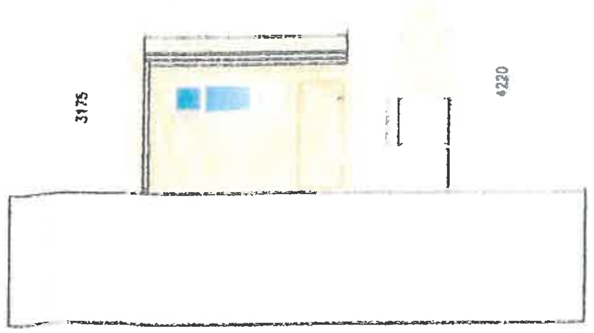
Section A-A
1:100

corrugated sheets @ 3° on Alchubolt on 50x230mm rafters @ 750mm c/c capped in dpc into brickwork. add 40mm isoboard ceiling


3175
new store
1000
1250
170
900
100
600
750x270mm strip footings @ 25mP
750x270mm strip footings @ 25mP
NEW POOL

floor finish on minimum 25mm sand-cement screed on 100mm concrete slab on 250micron USB Green dpc on 50mm sandbed on clean compacted fill in layers of 250mm @ density of 93% mod aashto

Section B-B
1:100



North Elevation
1:100

GENERAL NOTES
GENERAL
ALL WORK [illegible] SPECIFIED REGULATIONS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING. ALL EXISTING DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ANY DISCREPANCIES ON DRAWING TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY.
FOUNDATIONS
FOR 230mm WALLS [illegible] CONCRETE SLAB THICKENING.
FOR [illegible] WALLS [illegible] STRIP FOOTINGS.
WALL CONSTRUCTION
EXTERNAL WALLS TO BE [illegible] PLASTERED AND PAINTED [illegible] BLOCK WALLS.
[illegible] TO BE [illegible] AT A RATE OF 2.5 [illegible] PER SQUARE METER OF [illegible] AREA. PROVIDE FOR A [illegible] JOINT BETWEEN [illegible] WHEREVER IT OCCURS [illegible] BRICKFORCE [illegible] ETC, BEARING [illegible] ALL [illegible] BRICKWORK [illegible] ABOVE LINTELS TO BE MINIMUM [illegible].
ALL WALLS LONGER THAN 5m TO HAVE LATERAL SUPPORT.
ALL [illegible] ENGINEER.
ALL CAVITIES BELOW [illegible] LEVEL TO BE FILLED WITH CONCRETE AND [illegible] WEEPHOLE.
FLOOR CONSTRUCTION
MINIMUM [illegible] SAND/CEMENT SCREED ON [illegible] CONCRETE SURFACE BED [illegible] GREEN WATERPROOF SHEETING (SABS [illegible]) [illegible] WIDEST PRACTICAL WIDTHS [illegible] SAND OR FILL, WELL-COMPACTED IN LAYERS OF 150mm MINIMUM, IN COMPLIANCE WITH SABS [illegible] TO BE COMPACTED TO [illegible] MODIFIED AASHO DENSITY. 1 LAYER OF [illegible] GREEN WATERPROOF SHEETING (SABS 952-1985 TYPE [illegible]) TO BE LAID IN WIDEST PRACTICAL WIDTHS TO MINIMISE JOINTS AND SHALL BE TURNED UP, TRESSED TO LOAD BEARING WALLS AND CARRIED WITH BRICKFORCE SABS ETC. ALL JOINTS TO BE SEALED WITH PRESSURE-SENSITIVE TAPE APPLIED OVER THE LEADING EDGES OF ALL JOINTS.
EXACT DEPTH TO BE ESTABLISHED ON SITE.
WINDOWS AND DOORS
BY CLIENT [illegible] ALUMINIUM WITH THERMAL BREAK.
ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS TO BE REINFORCED SAFETY GLASS. ALL GLASS DOORS & SKYLIGHTS TO BE TOUGHENED SAFETY GLASS, ALL GLASS AREAS LARGER THAN 1m² SAFETY GLASS.
WINDOW SILLS
INTERNALLY :PLASTERED BRICK SILLS - FLAT
EXTERNALLY :PLASTERED BRICK SILLS 30°
ROOF CONSTRUCTION
SEE SECTIONS. INSULATION TO ACHIEVE R-VALUE 3,7 OVERALL
CEILING CONSTRUCTION
[illegible] CEILING WITH [illegible].
STORMWATER DISPOSAL
[illegible] WIDE CONCRETE CHANNELS ALL ROUND BUILDING TO DISCHARGE INTO GARDEN.

[redacted]

Proposed Additions on erf 3058, Bloekom Avenue , Idas Valley

New Pool, Braai Area and store

Plans for Approval

wah
law

3058
101revA
June 2024