

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17045 (TP260/2022)

Our File Reference Number: Erf 6955, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

APPLICATION FOR A DEPARTURE AND TECHNICAL APPROVAL: ERF 6955, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 6955 Stellenbosch for:
 - 2.1.1 a **Departure** in terms of Section 15(2)(b) of the said bylaw in order to relax the common building line to be 1.925m in lieu of 2.5m adjacent to Erf 6954 and second dwelling unit to be 2m in lieu of 2.5m adjacent to Erf 6956.
 - 2.1.2 a **Permission/Technical Approval** in terms of Section 15(2)(g) of the said bylaw in order to permit the proposed second dwelling unit.
 - 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 the said Bylaw:**
 - 3.1 The approval only applies to the proposed applications 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 development and building plans be generally in accordance with the Site & ground floor plan, referenced as drawing No: A1, drawn by: F. Barends (Shafiek Biscombe Architectural Services), dated January 2023.

3.3 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 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.

4.2 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.

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:

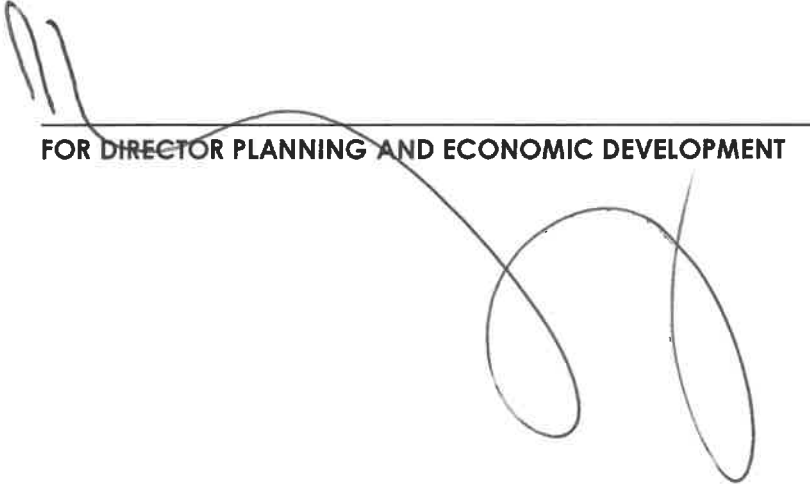
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice 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.

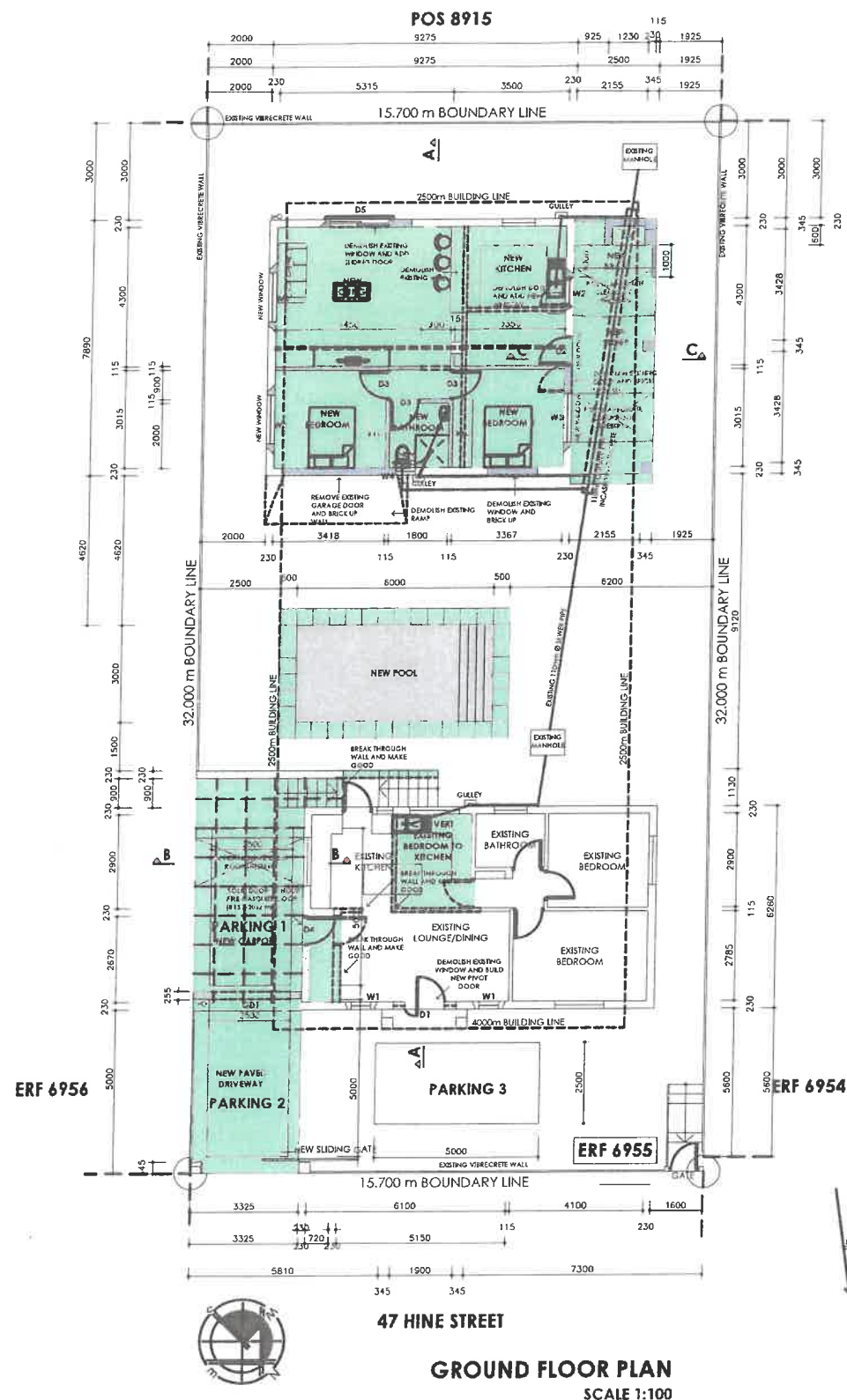
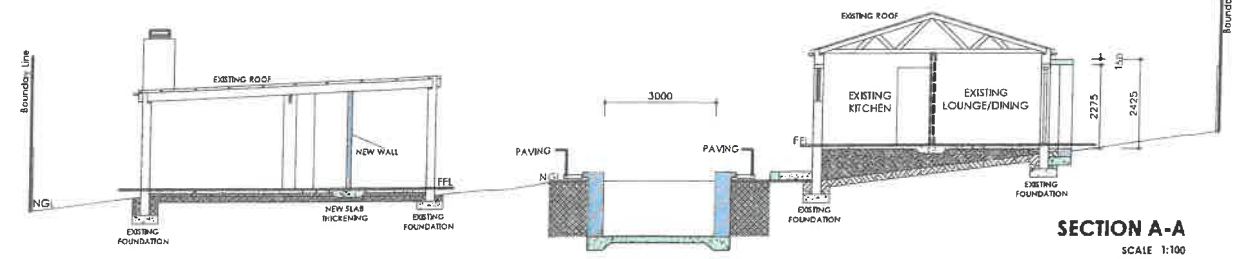
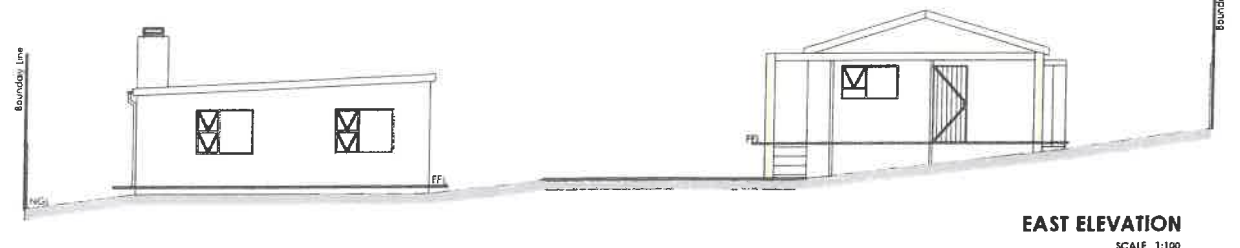
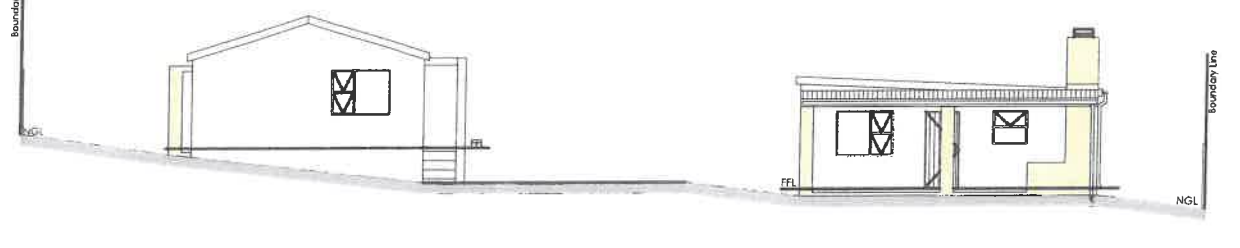
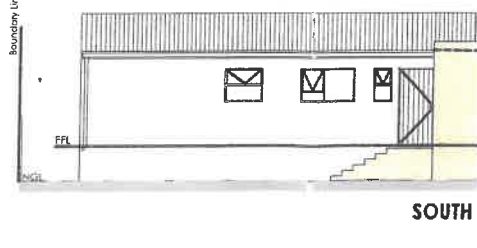
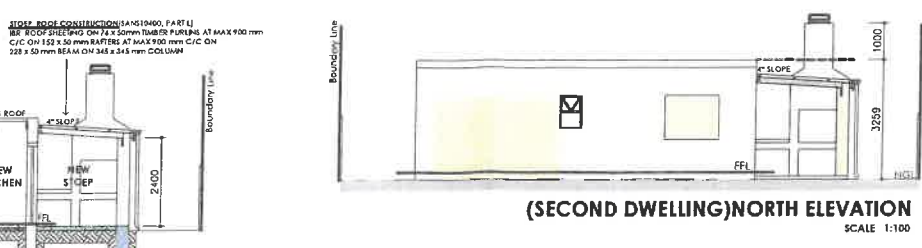
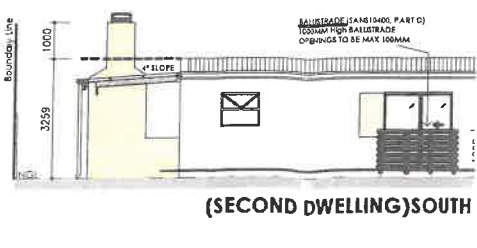
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

22/11/2024
DATE

ANNEXURE A
SITE DEVELOPMENT PLAN



ALUMINIUM WINDOW SCHEDULE					ALUMINIUM / TIMBER DOOR / FRAME SCHEDULE				
WINDOW NUMBER	TYPE	FINISH	GLAZING	IRONMONGERY	DOOR NUMBER	TYPE	FINISH	IRONMONGERY	IRONMONGERY
W1	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	D1	DOOR OPENING INWARD	TO BE WHITE POWDER COATED	AS PER THE MANUFACTURER	AS PER THE MANUFACTURER
W2	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	D2	EXTERNAL DOOR	TO CLIENTS CHOICE	TO CLIENTS CHOICE	TO CLIENTS CHOICE
W3	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	D3	INTERNAL DOOR	TO CLIENTS CHOICE	TO CLIENTS CHOICE	TO CLIENTS CHOICE
W4	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	GD1	CORONA GARAGE DOOR TO FIT OPENING AS PER SUPPLIER	REMOTE - CONTROLLED DEVICE WITH EMERGENCY OVER-RIDE COMPLETE WITH DOWNSTOP.	AS PER THE MANUFACTURER	AS PER THE MANUFACTURER
W5	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	GD2	SOLID DOOR 1 1/2 HOUR FIRE MASONRY DOOR (815 x 2051 mm)	TO BE WHITE POWDER COATED	AS PER THE MANUFACTURER	AS PER THE MANUFACTURER
W6	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	GD3	SOLID DOOR 1 1/2 HOUR FIRE MASONRY DOOR (815 x 2051 mm)	TO BE WHITE POWDER COATED	AS PER THE MANUFACTURER	AS PER THE MANUFACTURER
W7	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	GD4	SOLID DOOR 1 1/2 HOUR FIRE MASONRY DOOR (815 x 2051 mm)	TO BE WHITE POWDER COATED	AS PER THE MANUFACTURER	AS PER THE MANUFACTURER
W8	TOP HUNG WINDOW	TO BE WHITE POWDER COATED	LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART 1) OF SECTION 31 AND SANS 1345.	AS PER THE MANUFACTURER	GD5	SOLID DOOR 1 1/2 HOUR FIRE MASONRY DOOR (815 x 2051 mm)	TO BE WHITE POWDER COATED	AS PER THE MANUFACTURER	AS PER THE MANUFACTURER

COVERAGE CALCULATIONS	AREA
SITE AREA	502 m ²
EXISTING DWELLING	75 m ²
EXISTING 2ND DWELLING	73 m ²
NEW CARPORT	25.9 m ²
ADDITIONS	76.86 m ²
TOTAL FLOOR AREA	250.76 m ²
% COVERAGE	49.95 %

PLEASE DO NOT SCALE FROM DRAWINGS. SCALED DRAWING ARE INVALID. CHECK ALL DIMENSIONS AND LEVEL PRIOR TO BUILDING WORKS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THIS OFFICE. IN THE EVENT OF FILING EXCEEDING A DEPTH OF 500mm, CONSULT A STRUCTURAL ENGINEER TO AVOID FUTURE STRUCTURAL DAMAGES. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF SHARIEK BISCOMBE ARCHITECTURAL SERVICES. REPRODUCTION THEREOF IS PROHIBITED. COPYRIGHT IS THEREOF UPHELD.

CLIENT SIGNATURE :

CLIENT
HOUSE LAMBERTS

PROJECT
PROPOSED NEW SECOND DWELLING AND ALTERATIONS ON ERF 6955, HINE STREET, CLOETESVILLE STELLENBOSCH

DRAWN BY F. BARENS

CHECKED BY S. BISCOMBE

SCALE AS SHOWN

DATE JANUARY 2023

DRAWING NR. A1