



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17232(TP622/2024)

Our File Reference Number: Erf 9548, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL sbiproperties@mweb.co.za

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE & CONSENT USE ON ERF 9548, 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 on Erf 9548, Idas Valley – Stellenbosch for:
 - 2.2 A consent Use in terms of Section 15(2)(o) of the said bylaw to exceed the threshold of additional use to allow for the construction of the proposed second dwelling unit.
 - 2.3 Permanent departures in terms of Section 15(2)(b) of the said bylaw to increase the permissible coverage from 70% to 78.8% 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.
- 2.4 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 2.4.1 The approval only applies to the proposed application 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.
 - 2.4.2 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.
 - 2.4.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

2.4.4 Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. ca/23/10/0023/rev 6, Drawn by, S.Biscombe, dated: October 2023 and attached as (Annexure B).

2.4.5 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

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

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.

3.2 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.

4. Matters to be noted:

None

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:

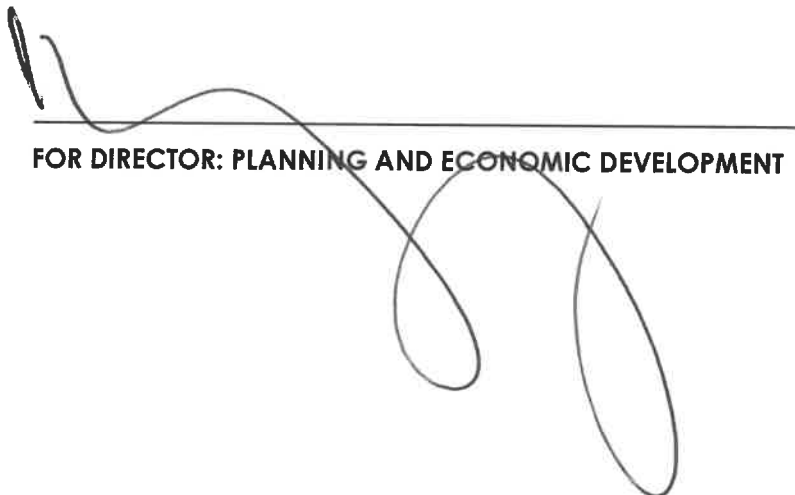
(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(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

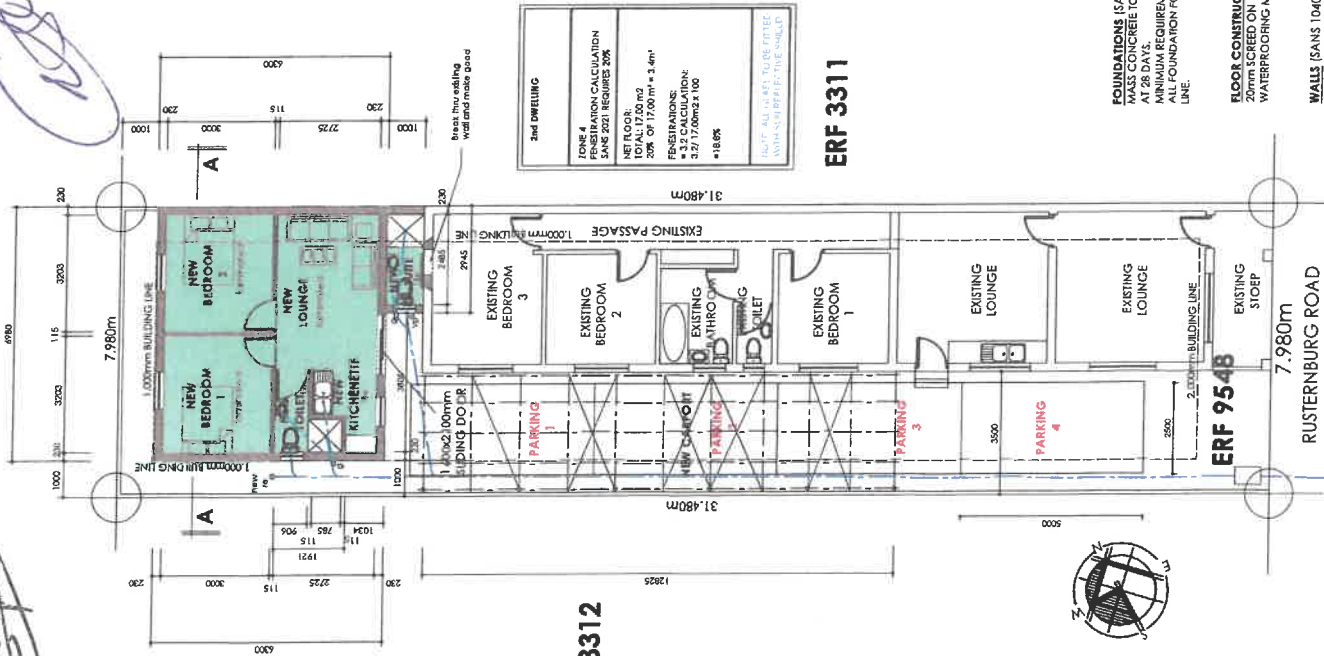


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21/12/2024
DATE

ERF 3335

ERF 3332



SITE AND FLOOR LAYOUT SCALE 1:100

TO MUNICIPAL SEWER CONNECTION

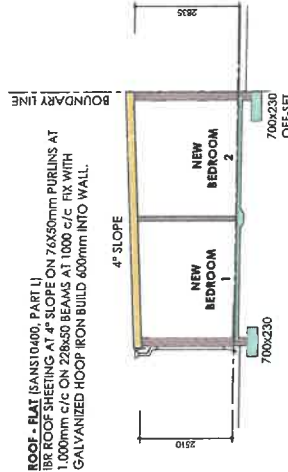
RUSTENBURG ROAD

ERF 9548

7,980m



SECTION A-A SCALE 1:100



ROOF - FLAT (SANS 10400, PART 1)
18R ROOF SHEETING AT 4° SLOPE ON 76X50mm PURLINS AT 1,000mm c/c ON 228x50 BEAMS AT 1000 c/c R/W WITH GALVANIZED HOOP IRON BUILD 600mm INTO WALL.

ERF 3311

FOUNDATIONS (SANS 10400 PART H)
MASS CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 25mpa AT 28 DAYS.
MINIMUM REQUIREMENTS LOAD BEARING WALLS OF 230 X 700mm. ALL FOUNDATION FOOTINGS NOT TO PROJECT BEYOND BOUNDARY LINE.

FLOOR CONSTRUCTION (SANS 10400, PART J)
20mm SCREED ON 100mm CONCRETE S/LB ON 250 MICRON DPC WATERPROOFING MEMBRANE ON WELL COMPACTED FILLING.

WALLS (SANS 10400, PART K)
EXTERNAL WALLS 230mm SABS APPROVED.
INTERNAL WALLS 115mm SABS APPROVED. WALLS TO BE PLASTERED AND PAINTED. BRICK FORCE EVERY 3rd COURSE.

CEILING (SANS 10400, PART I)
30mm ISO BOARD ISO PINE CEILINGS FK TO 38 x 38 BRANDING AT 400mm c/c WITH POLYSTYRENE CORNICE.

ROOF ASSEMBLY TILES	R - VALUE
18R roof sheeting	0.30
Skatolite 41mm x 1/2" (W)	0.83
135mm Thick Isoform ceiling insulation	3.38
Gypsum ceiling 6.4mm	0.05
TOTAL R-VALUES	4.56

HOT WATER SERVICES	
TYPE OF ACCOMMODATION	RESIDENTIAL (HOUSEHOLD)
ASSUMED HOT WATER CONSUMPTION (L) PER DAY	150
ASSUMED DAILY HOT WATER CONSUMPTION (L) PER DAY	150
ASSUMED ANNUAL HOT WATER CONSUMPTION (L) PER DAY	150
50% OF ASSUMED HOT WATER CONSUMPTION (L) PER DAY	75
DAILY HOT WATER CONSUMPTION (L) PER DAY	75
RESISTANCE HEATING	NO
ELECTRICAL RESISTANCE HEATING	NO

SHEET 1 OF 1

COVERAGE CALCULATIONS		AREA
SITE AREA	248.00m ²	
EXISTING DWELLING	106.63m ²	
NEW CARPORT	44.88m ²	
NEW 2ND DWELLING	43.97m ²	
TOTAL FOOTPRINT	195.48m ²	
COVERAGE %	78.82%	
NOTES AND SPECIFICATIONS		
PLEASE DO NOT SCALE FROM DRAWINGS.		
ALL DIMENSIONS ARE IN METERS. DIMENSIONS AND LEVELS PRELIMINARY TO BE CONFIRMED BY THE CLIENT PRIOR TO COMMENCING 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 SHAFER BECOMBE ARCHITECTURAL SERVICES.		
REPRODUCTION THEREOF IS PROHIBITED.		
COPYRIGHT IS THEREFOR UPHOLD.		
AMENDMENTS		
PARKING BAYS	REV 6	
OWNERS SIGNATURE		
ARCHITECT SIGNATURE		
FOR COUNCIL APPROVAL		
CUBEN	HOUSE ADAMS	
SHAFER BECOMBE ARCHITECTURAL SERVICES		
SHEEP PTG. 01.11.20 (P. Ashwin)		
PROPOSED NEW SECOND DWELLING AND CARPORT ON ERF 9548, RUSTENBURG ROAD STREET, IDASVALLEY, STELLENBOSCH		
DRAWN BY	S. BECOMBE	
CHECKED BY	M. BRY	
SCALE	AS SHOWN	
DATE	OCTOBER 2023	
DRAWING NO.	2023/11/01/002	
	REV 6	A2