STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17451 (TP835/2024)
Our File Reference Number: Erf 1367, Klapmuts
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 1367, ROZENMEER ESTATE, KLAPMUTS

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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 on Erf 1367, Klapmuts for:

2.1.1 A Permanent Departure in terms of Section 15(2)(b) of the said bylaw in order to permit:

a) The relaxation of the development rules of the Rezonmeer Design Guidelines to permit the garage to be 2.7m in lieu of 4m from the street building line (Rozenmeer Street)

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

2.2.1 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.

2.2.2 The development and building plans be generally in accordance with the site plans as referenced on drawing No KLM 1367 001 (Plan & Site Plan), drawing No KLM 1367 002

(Elevations) & drawing No. KLM 1367 003 (Section A-A) all dated 04/06/2024 and drawn by Isebeau Marais, attached as **Annexure A.**

2.2.3 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.

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.

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

3.1. The encroachment of the building line does not undermine the character of the area

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

4. 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.

5. 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.

6. **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**

7. 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.

8. 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.

9. 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.

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

11. 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

16/9/2024
DATE

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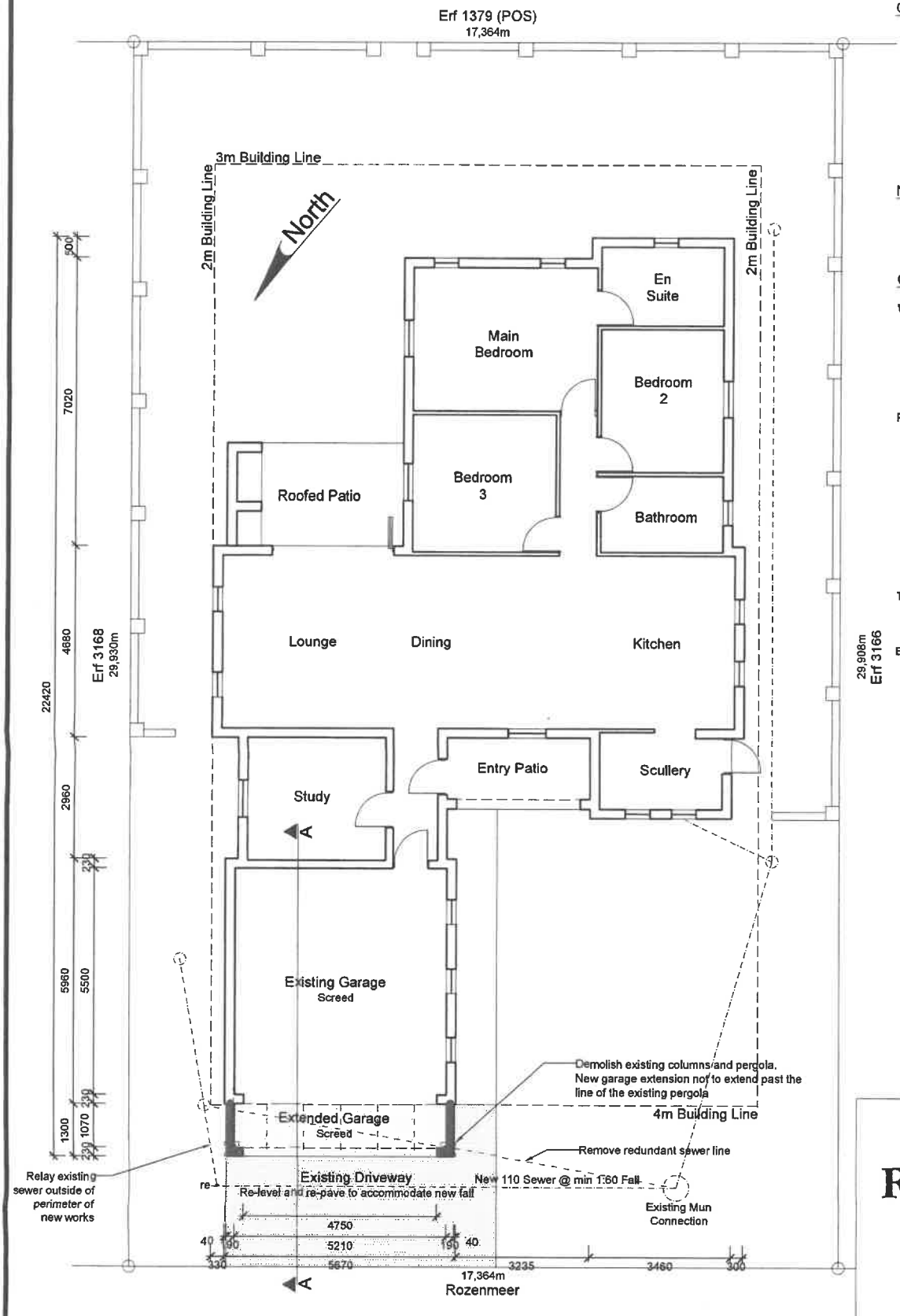
ANNEXURE A

SITE PLAN



General Notes:

- All relevant levels, dimensions and details to be verified on site.
- All SANS 10 400 applicable codes of practice to be used.
- All materials and work undertaken must comply with all national and HOA regulations.
- The site to be kept tidy during construction and all rubble to be removed regularly and at the end of construction by the builder.
- All materials and uncertainties for work to be done to be checked with owner and/or architect.

Notes to owner:

- The attention of the owner is drawn to the fact that changes to the plan and/or spec. after official approval are likely to invalidate that approval.

Construction notes:

Walls:

- Clay Maxi brick wall construction, to be plaster and painted externally.
- Galvanised brick force every 3rd layer of brickwork.
- Matching bricks to be laid in running bond pattern with joints not exceeding 12mm.

Plumbing and Drainage:

- All drainage and plumbing to be in strict accordance to regulation of local authority and to approved plans.
- Foul sewers min. Invert level 450mm below natural ground level .
- Any foundations within 1200mm of a drainline to be below such drainline.
- All soil pipes to be 110mm diameter pvc with min. 1:60 fall.
- Where pipes run under building or driveways to be encased in min. 100mm sand.

Timber to be treated:

- All internal and external timber to be treated as per NBR requirements and SABS standards.

Electrical work:

- All electrical work to be done by a registered electrician
- All wiring to run in conduit chased into walls, floors and/or slabs. Builder to obtain electrical wiring certificate issued on completion of work.

ROZENMEER
RESIDENTIAL ESTATE
APPROVED

Notes:
All new brickwork plastered and painted to match existing.

Areas:

Existing ground floor, including Garage	174 m²
Existing Covered Patios	20 m²
Proposed Addition	7 m²
	======
	201 m²
ERF:	519 m²
Cover:	39%

Bead Tech
[redacted]
Stellenbosch
7600

Project:
Proposed Garage Extension at Existing House on Erf 1367, 37 Rozenmeer Estate, Klapmuts for Mr JC Smith

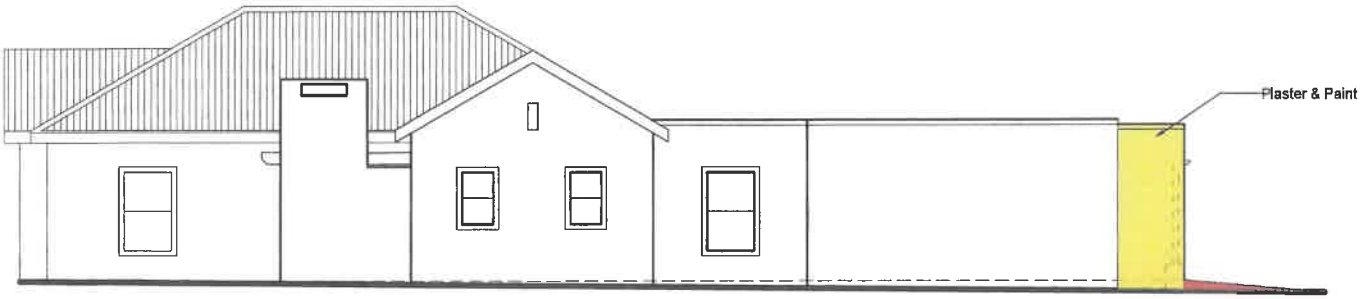
Drawing Name:
Plan & Site Plan

Drawing No:
KLM 1367 001

Scale:
1 : 100

Date:
4 June 2024

Drawn By:
Isebeau Marais SACAP D1574



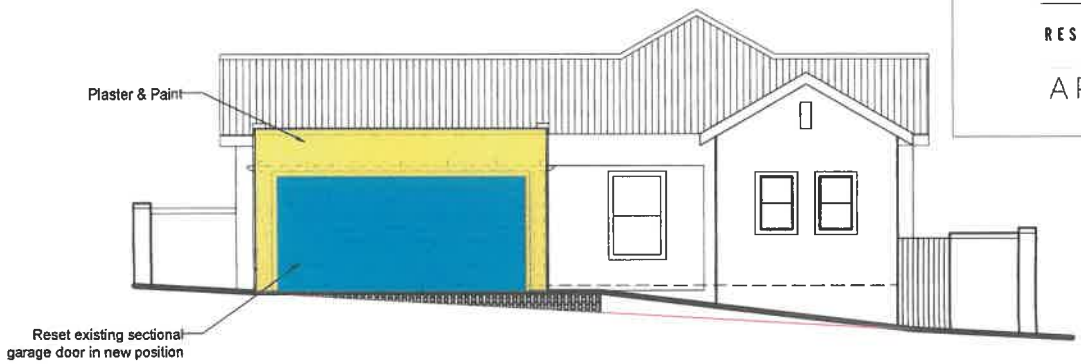
East Elevation

West Elevation

ROZENMEER

RESIDENTIAL ESTATE

APPROVED



North Elevation

Beau Tech

[redacted]

Project:

Proposed Garage Extension at Existing House on Erf 1367, 37 Rozenmeer Estate, Klapmuts for Mr JC Smith

Drawing Name: Elevations

Drawing No: KLM 1367 002

Scale: 1 : 100

Date: 4 June 2024

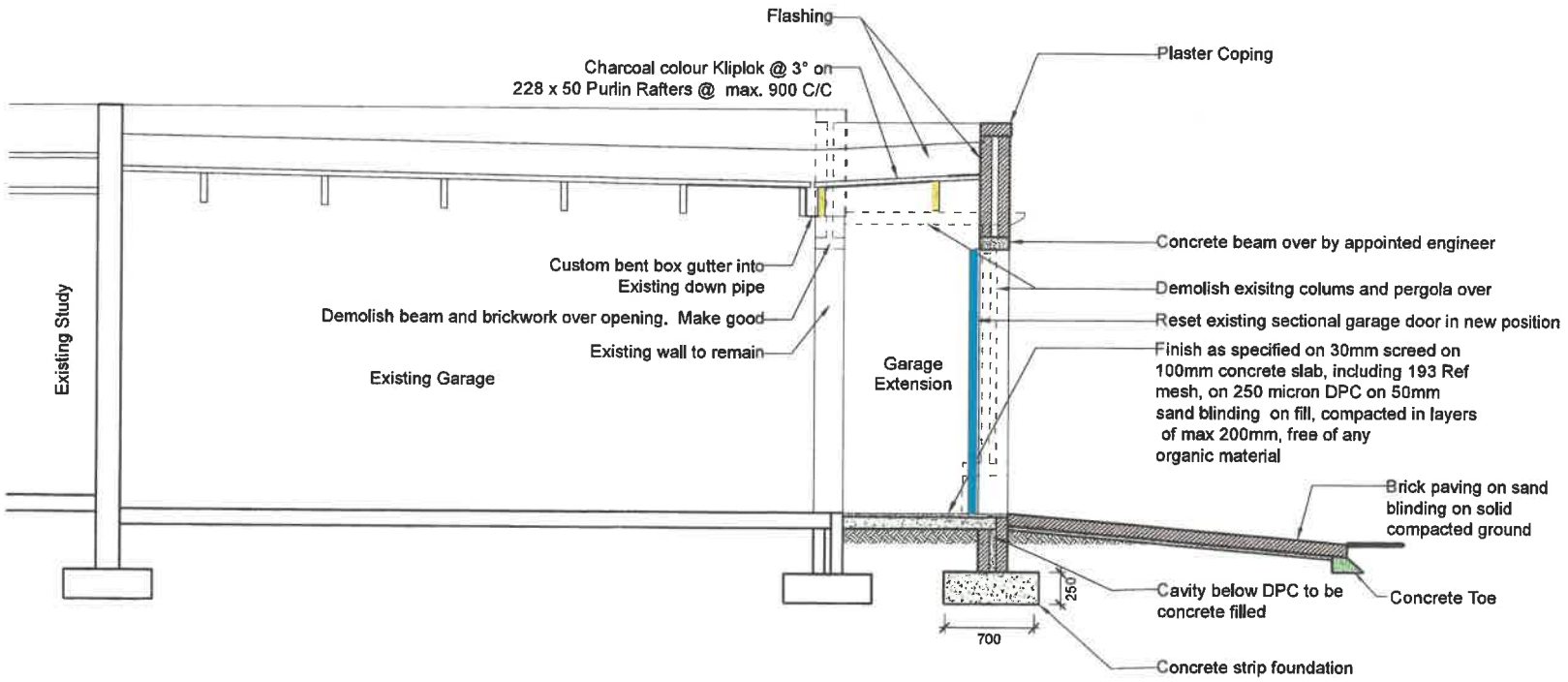
Drawn By:

Isebeau Marais SACAP D1574

ROZENMEER

RESIDENTIAL ESTATE

APPROVED



Bead Tech

[redacted]

Project:

Proposed Garage Extension
at Existing House on
Erf 1367,
37 Rozenmeer Estate,
Klapmuts for
Mr JC Smith

Drawing Name:
Section A-A

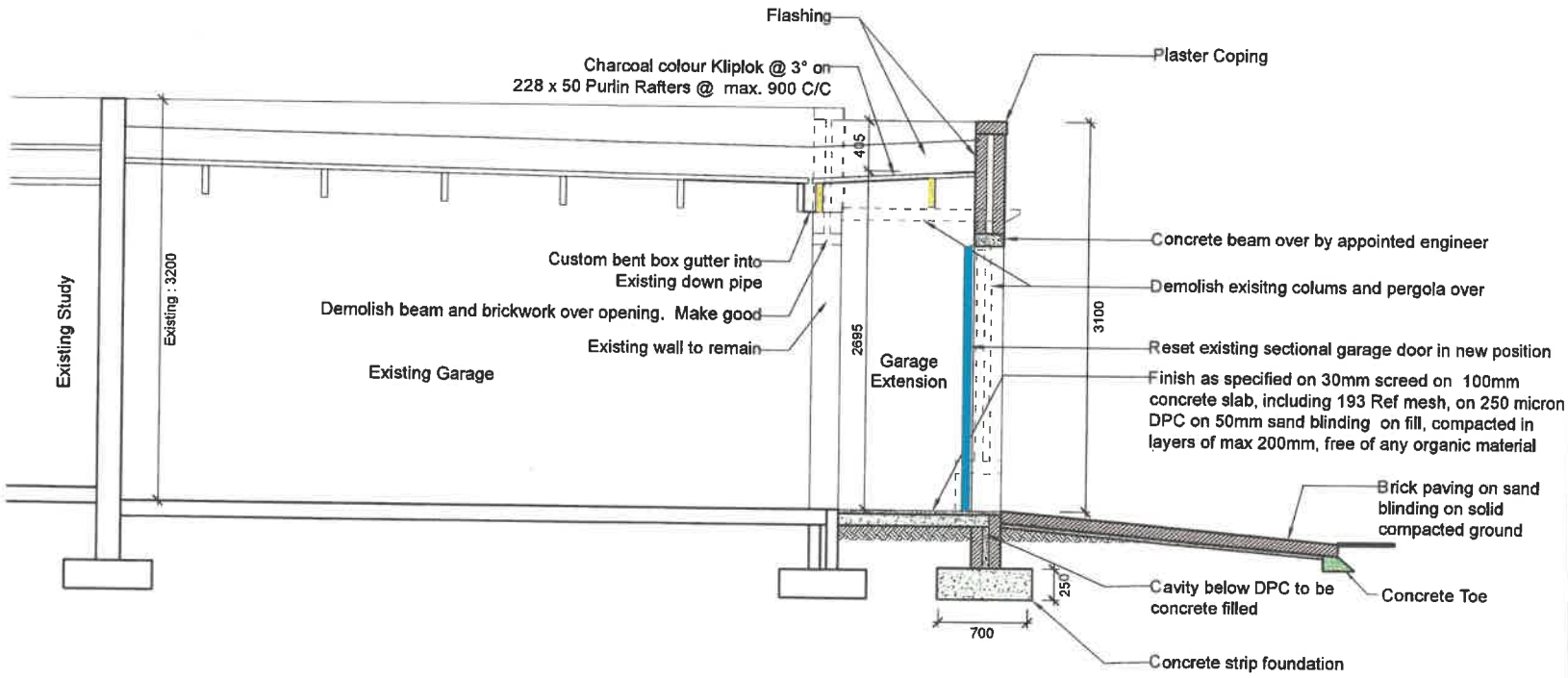
Drawing No:
KLM 1367 003

Scale:
1 : 40

Date:
4 June 2024

Drawn By:

Isebeau Marais SACAP D1574



Bead Tech

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Project:

Proposed Garage Extension
at Existing House on
Erf 1367,
37 Rozenmeer Estate,
Klapmuts for
Mr JC Smith

Drawing Name:
Section A-A

Drawing No:
KLM 1367 003 Rev. 1

Scale:
1 : 40

Date:
14 August 2024

Drawn By:
Isebeau Marais

SACAP D1574