



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17080 (TP718/2024)

Our File Reference Number: Erf 13727, Stellenbosch

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 IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING 2023 ON ERF 13727 STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for a permanent departure for the following on Erf 13727 Stellenbosch;
 - a) To relax the 2.5m common building lines to 1m in order to accommodate the proposed additions.

BE APPROVED in terms of Section 60 of the said By-law.

- 2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said By-law:
 - 2.2.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Stellenbosch Municipality or other legislation or by-laws or regulations that may be applicable.

2.2.2 The development must be undertaken in accordance with the Drawings referenced as Project number 123, drawing no. 101 & 201, drawn by BR (Lareman Architects), dated 25-06-2024, attached as **Annexure B**.

2.2.3 Building plans must be in accordance with the Drawings referenced as Project number 123, drawing no. 101 & 201, drawn by BR (Lareman Architects), dated 25-06-2024, attached as **Annexure B**.

2.2.4 The bedroom is regarded as an outbuilding, which is ancillary to the main dwelling and may not be used as a self-catering unit.

2.3 The reasons for the above decision are as follow:

2.3.1 The encroachment of the building lines to accommodate the new additions will not undermine the residential character of the area.

3. 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.

4. Appeals must be submitted 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. The following prescribed information is accordingly required:

4.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

5. Reference to this correspondence and the relevant property details on which the appeal is submitted.

5.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

5.2 Whether the appeal is lodged against the whole decision or a part of the decision.

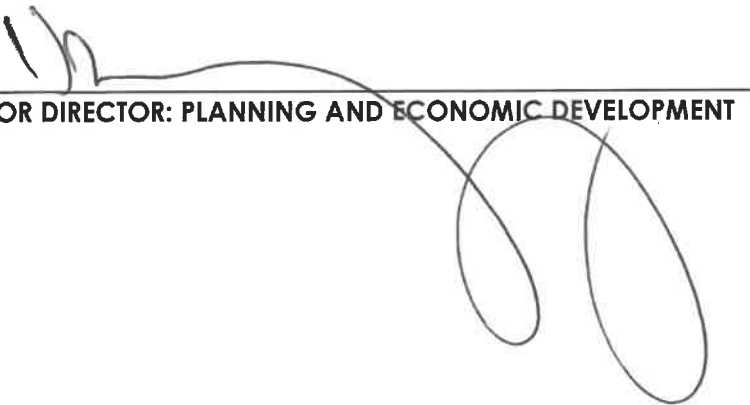
- 5.3 If the appeal is lodged against a part of the decision, a description of the part.
- 5.4 If the appeal is lodged against a condition of approval, a description of the condition.
- 5.5 The factual or legal findings that the appellant relies on.
- 5.6 The relief sought by the appellant.
- 5.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 5.8 That the appeal includes the following declaration by the Appellant:

- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

- 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 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
- 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



A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/6/2024
DATE

ANNEXURE B: SITE PLAN

NOTE: THE DRAWING IS THE PROPERTY OF THE ARCHITECTS. DO NOT SCALE AND BE CAREFUL OF DATE WHEN PRINTING OUT OR MANIPULATING ANY DOCUMENTS AS THEY ARE REQUIRED TO BE ACCURATELY PRINTED.

Site Constraints

Building Lines
Building line are as per the
Stellenbosch town planning scheme
From street boundary - 4.00m
From common boundary - 2.50m
From rear boundary - 2.00m

Height restriction
Height restriction - 2 storeys

Area Schedule

Site Area
= 974.00m²

Ground Storey
= 211.4m²

First Storey
= 142.3m²

TOTAL EXIST.
= 353.7m²

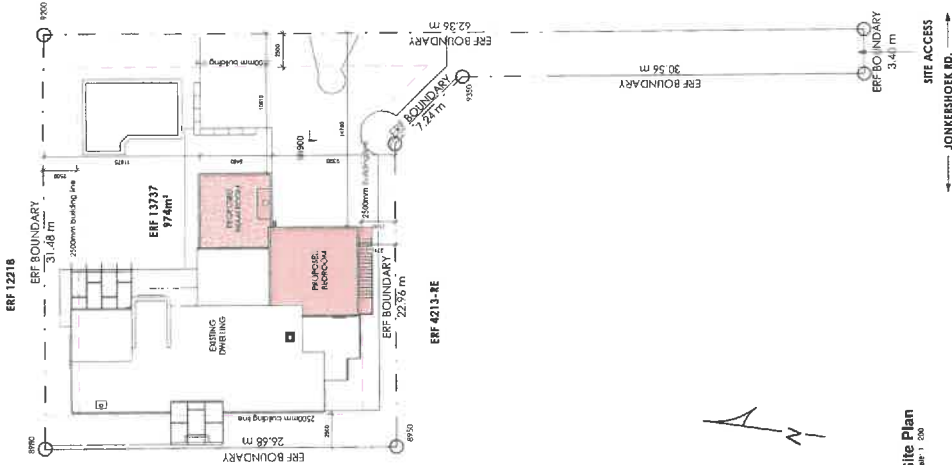
New Retail Room
= 51.6m²

New Bedroom
= 1.6m²

TOTAL NEW
= 53.2m²

Floorplate
= 315.7m²

Coverage
= 24.2%



Site Plan
SCALE: 1:200

Roof Plan

SCALE: 1:100

WALLS:
All walls in section with SANS 10400-2:2012 regulations.
External walls shall be constructed with 200mm concrete blocks, 100mm insulation, and 20mm plaster. Internal walls shall be constructed with 100mm concrete blocks, 50mm insulation, and 10mm plaster. All walls shall be finished with a smooth plaster and a white paint finish.

FLOORS:
All floors in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All floors shall be finished with a smooth plaster and a white paint finish.

CEILING:
All ceilings in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All ceilings shall be finished with a smooth plaster and a white paint finish.

ROOF:
All roofs in section with SANS 10400-2:2012 regulations.
Roof shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All roofs shall be finished with a smooth plaster and a white paint finish.

WALLS:
All walls in section with SANS 10400-2:2012 regulations.
External walls shall be constructed with 200mm concrete blocks, 100mm insulation, and 20mm plaster. Internal walls shall be constructed with 100mm concrete blocks, 50mm insulation, and 10mm plaster. All walls shall be finished with a smooth plaster and a white paint finish.

FLOORS:
All floors in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All floors shall be finished with a smooth plaster and a white paint finish.

CEILING:
All ceilings in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All ceilings shall be finished with a smooth plaster and a white paint finish.

ROOF:
All roofs in section with SANS 10400-2:2012 regulations.
Roof shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All roofs shall be finished with a smooth plaster and a white paint finish.

WALLS:
All walls in section with SANS 10400-2:2012 regulations.
External walls shall be constructed with 200mm concrete blocks, 100mm insulation, and 20mm plaster. Internal walls shall be constructed with 100mm concrete blocks, 50mm insulation, and 10mm plaster. All walls shall be finished with a smooth plaster and a white paint finish.

FLOORS:
All floors in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All floors shall be finished with a smooth plaster and a white paint finish.

CEILING:
All ceilings in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All ceilings shall be finished with a smooth plaster and a white paint finish.

ROOF:
All roofs in section with SANS 10400-2:2012 regulations.
Roof shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All roofs shall be finished with a smooth plaster and a white paint finish.

WALLS:
All walls in section with SANS 10400-2:2012 regulations.
External walls shall be constructed with 200mm concrete blocks, 100mm insulation, and 20mm plaster. Internal walls shall be constructed with 100mm concrete blocks, 50mm insulation, and 10mm plaster. All walls shall be finished with a smooth plaster and a white paint finish.

FLOORS:
All floors in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All floors shall be finished with a smooth plaster and a white paint finish.

CEILING:
All ceilings in section with SANS 10400-2:2012 regulations.
Ground floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. First floor shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All ceilings shall be finished with a smooth plaster and a white paint finish.

ROOF:
All roofs in section with SANS 10400-2:2012 regulations.
Roof shall be constructed with 100mm concrete, 50mm insulation, and 20mm plaster. All roofs shall be finished with a smooth plaster and a white paint finish.