



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16057 (TP699/2024)

Our File Reference Number: Erf 9624, 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 DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2023 ON ERF 9624, DIE BOORD, STELLENBOSCH

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

2.1 The application made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 to relax the street building line from 4m to 2.7m (adjacent to Peekas Street) for the proposed additions to the existing dwelling house which entails the extension of the existing garage and new bedroom, with an ensuite and a balcony above the garage on Erf 9624, Die Boord, Stellenbosch.

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 proposed departure 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.

2.2.2 The development must be undertaken generally in accordance with the site plan as referenced 2024/02/20B, drawn by MasterPlan Projects Architecture, dated Feb 2024 and attached as Annexure B.

2.2.3 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.

2.2.4 The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive then the most restrictive conditions will apply.

2.2.5 Building plans must be generally per the site plan/floor layout plan as referenced in Drawing No. 2024/02/20B, drawn by MasterPlan Projects Architecture, Dated Feb 2024 attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The encroachment of the building line does not undermine the character of the area due to the use and small scale thereof.

2.3.2 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. 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 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:

a. 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

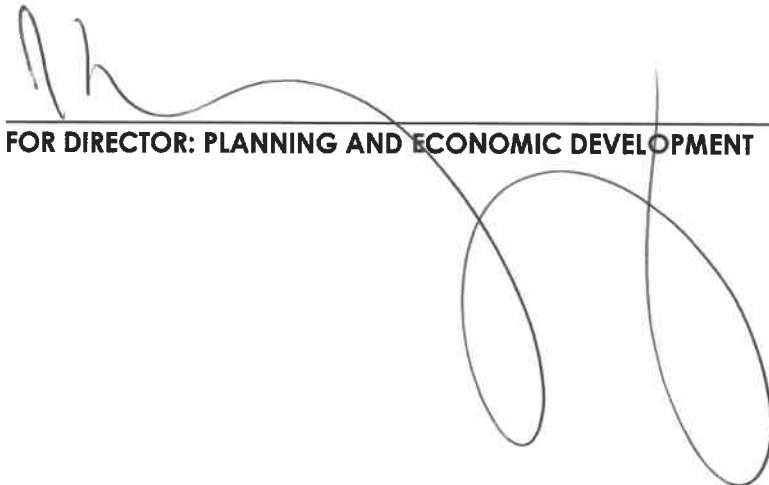
e) Contact details, including a Cell number and E-Mail address

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

- a. 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.
 - b. Whether the appeal is lodged against the whole decision or a part of the decision.
 - c. If the appeal is lodged against a part of the decision, a description of the part.
 - d. If the appeal is lodged against a condition of approval, a description of the condition.
 - e. The factual or legal findings that the appellant relies on.
 - f. The relief sought by the appellant.
 - g. Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
 - h. 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.
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 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
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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



A handwritten date in black ink, written as '7/6/2024', positioned over a horizontal line.

DATE

FHOA representative

	AREA sqm
GRASSLAND	642.09
CROPLAND	17.82
WOODLAND	13.88
WATER	31.46
BUILDINGS	12.85
TOTAL NEW AREA	718.10
TOTAL EXISTING AREA	62.83
TOTAL LANDSCAPE	780.93

CONSTRUCTION NOTES

[illegible]

Foundations

300mm wide to bear on 700 x 230mm continuous concrete strip foundations to foundation bearings to project beyond the boundary

External Load Bearing Walls

Vertical load bearing walls in the 7500mm HPX clay bricks with min. 375 micron crimped C to all walls, window and door surrounds. Weepholes in every 3rd brick course. Down rain above FF, as well as over bricks. Foundation walls to be 7500mm.

Internal Non-Load Bearing Walls

stated non-load bearing walls to be 11.5 mm clay bricks.

Concrete Surface Bed

For British, an 80mm carmine scored an 800mm in-use concrete surface had an impact of 100mm on 800mm and had an impact of 100mm on 800mm.

Forecast Limited

and R.C. Birkle first all springs and pull in 2.30mm into walls on either side of the springs, doors and windows.

PENTAGON		
SCHEDULED FLOOR AREAS		
AREA NAME	SIZE	AREA
W1	6,000' x 1,500'	0.61
W2	6,000' x 2,100'	1.21
W3	6,000' x 1,500'	0.61
W4	6,000' x 1,500'	0.61
W5	6,000' x 1,500'	0.61
W6	6,000' x 1,500'	0.61
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RAINWATER | SANS 10400, PART R

APPROVED ALL WINDING UPPIERS FIRED TO
NUTEC FASCIA AND 7MM DIAMETER
DOWNPIPER. ALL WATER TO BE TAKEN FROM
FOUNDATIONS.

FLOORS (SANS 10400 PART 1)

100MM 6C/RED ON 100MM CONCRETE
SLAB (1:3:6) ON 250 MICRON D.P.C ON WELL
COMPACTED FILL

INTERFERENCE

PRECAST PRESTRESSED CONCRETE LINTELS COVER ALL OPENINGS WITH A MINIMUM BEARING OF 300MM ON BOTH SIDES. ALL PRESTRESSED LINTELS EXCEEDING 3.0M TO BE INSTALLED TO ENGINEERS SPECIFICATIONS.

STORMWATER | SANS 10400 PART R

CAST CONCRETE WATER CHANNELS TO ROAD FORMWATER SYSTEM. PIPES UNDER THE BUILDING TO BE CAST WITH CONCRETE.

DRAINAGE (SANS 10400, PART P)
10MM UPVC DRAINPIPE CONNECTED TO

EXISTING SEWER, MIN FALL OF 1:80, MIN
INVERT LEVEL OF 450MM

INTERFERENCE

PRECAST PRESTRESSED CONCRETE LINTELS COVER ALL OPENINGS WITH A MINIMUM BEARING OF 300MM ON BOTH SIDES. ALL PRESTRESSED LINTELS EXCEEDING 3.0M TO BE INSTALLED TO ENGINEERS SPECIFICATIONS.

With LANS 10400 XA-2011 is determined on the 8-Value of

ECOF ASSEMBLY	R-VALUE

[illegible]

2.28	2.28
0.05	0.05
2.23	2.23
TOTAL PAYABLE	

1000

[illegible]

URING AND INSULATION IN ACCORDANCE WITH NBS PART V AND PART VI;
OF IN ACCORDANCE WITH NBS PART V.

MINI IN ACCORDANCE WITH PART "B"
ENGINEERS SPECIFICATIONS
 POLYIMIDATIONS IN ACCORDANCE WITH PART "B"

FOR THE SURFACE BEAMS AND BACKSLABS AND R.C. BEAMS TO BE WITH

CONRY EXHAUSTS AND FOOTINGS TO BE NEAR PART "B" STAIRCASE TO END SPECIFICATIONS NEAR PART "C" WITH 1,000mm HIGH

THE
CITY OF
NEW YORK

GRAM OF SOLIDS BY VOLUME OF THE ANNUAL AVERAGE WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING BUT NOT LIMITED TO: SOLAR HEATING, HEAT RECOVERY FROM OTHER SYSTEMS OR

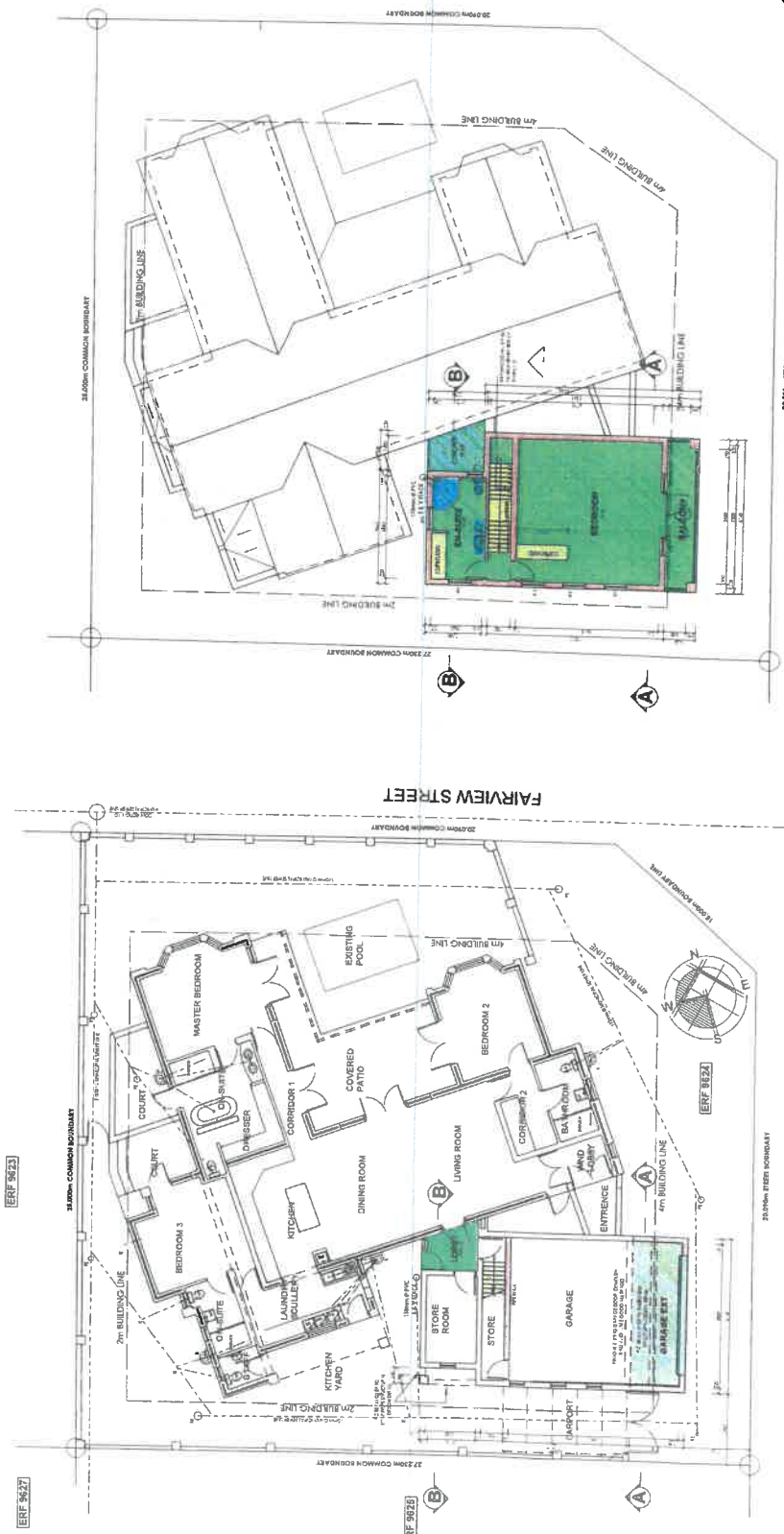
IDENTIFICATION AND SLIM PROTECTION COMPANIES TO REGULATE IN KY OF SAMS

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WALK-THROUGH SHALL BE OBTAINED FROM THE ELECTRICITY SERVICE DEPARTMENT BEFORE ANY EXCAVATION MAY COMMENCE.

MINIMUM OF 2m TO ANY OVERHEAD
LINES AT ALL TIMES

[illegible]

ELT WITHIN 200mm



SITE AND FLOOR PLAN LAYOUT

FIRST FLOOR LAYOUT

