



**STELLENBOSCH**

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16719(TP337/2023)

Our File Reference Number: Erf 525, Kylemore

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir / Madam

**APPLICATION FOR A DEPARTURE ON ERF 525, KYLEMORE**

1. The above application refers.

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

2.1 That the application for the relaxation of the building lines and coverage on Erf 525, Kylemore in terms of section 15(2)(b) of the Stellenbosch Zoning Scheme Bylaw, 2023, to permit additions to the existing dwelling house, by allowing the pool to be 0m in lieu of 2m from the street building line, living room to be 1.5m in lieu of 3m from common building line and to increase the coverage to 51.96% in lieu of 50%

**BE APPROVED** in terms of Section 60 of the said By-Law and subject to conditions of approval.

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 proposed departures under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-Laws or Regulations that may be applicable.
- 2.2.2 The development must be undertaken generally in accordance with the Building Plan as referenced on drawing No. 22-124, drawn by Red Atlantic Architecture, dated 27/05/2024 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 Building plans must be generally in accordance with the Building Plan referenced drawing No. 22-124, drawn by Red Atlantic Architecture, dated 27/05/2024, see **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The departure from the Capolavoro Mountain Estate development rules will not adversely affect any of the surrounding properties or the character of the Estate.

2.3.2 The proposal is supported by the Capolavoro Estates HOA and the affected surrounding landowners.

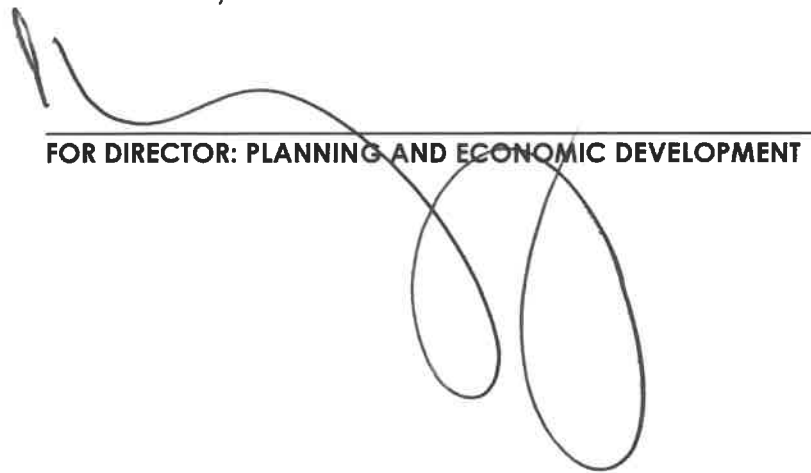
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
4. Appeals must be submitted 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.
5. **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](mailto:landuse.appeals@ Stellenbosch.gov.za)**
6. 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.
7. 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](mailto:landuse.appeals@ Stellenbosch.gov.za) or 021- 808 8684.
8. 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.

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

10. 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

30/9/2021  
\_\_\_\_\_  
DATE

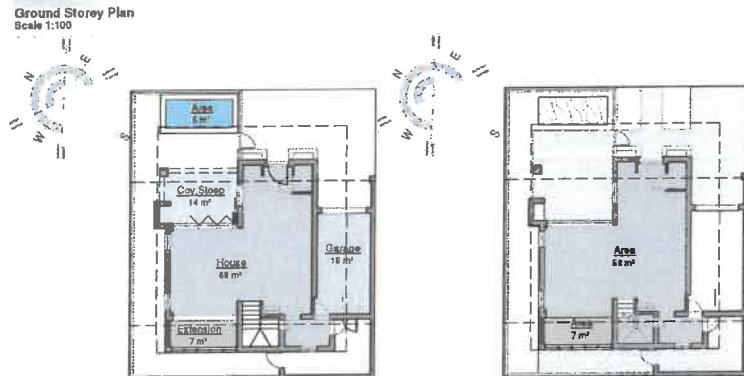
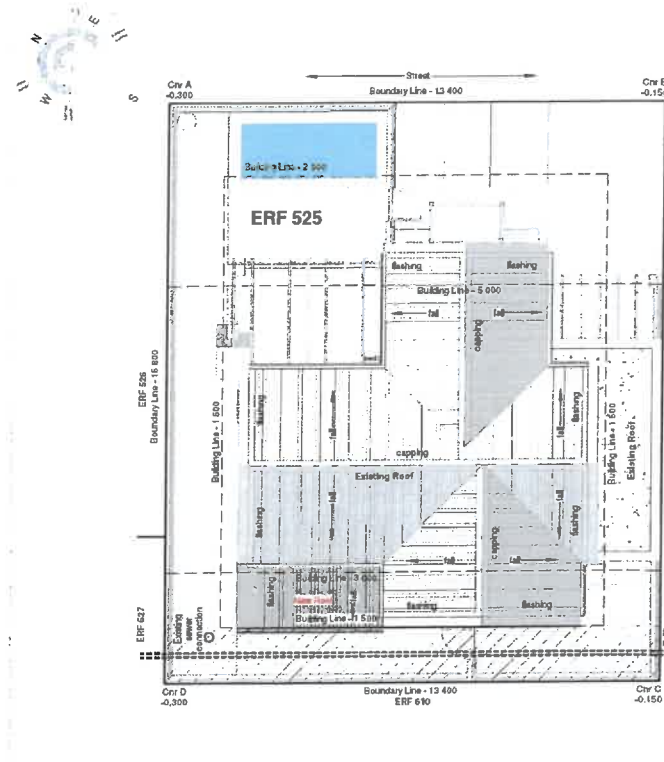
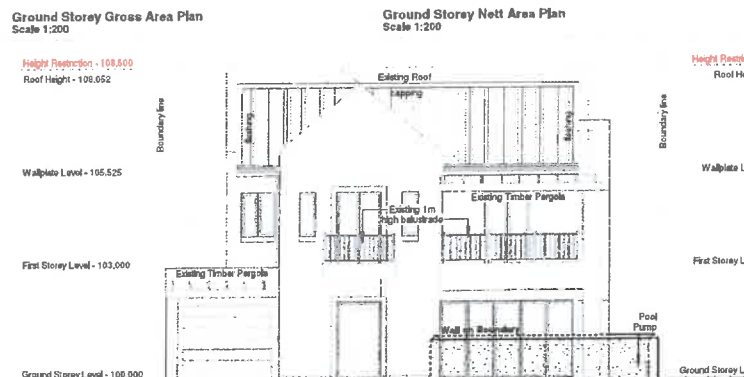
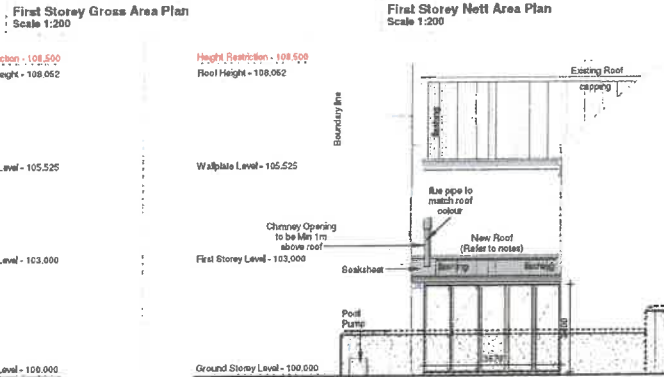
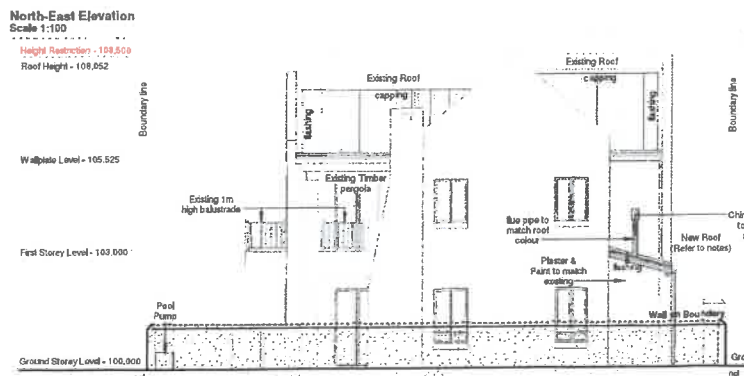
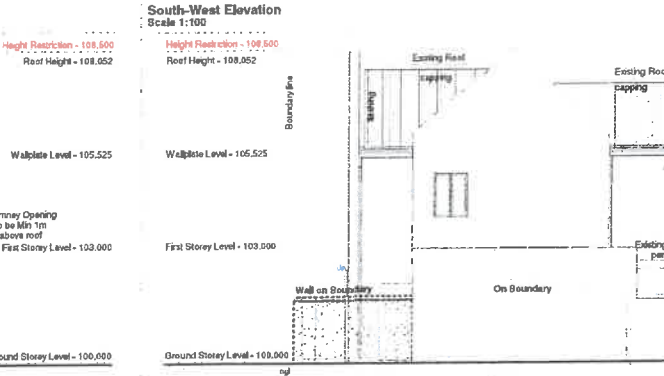
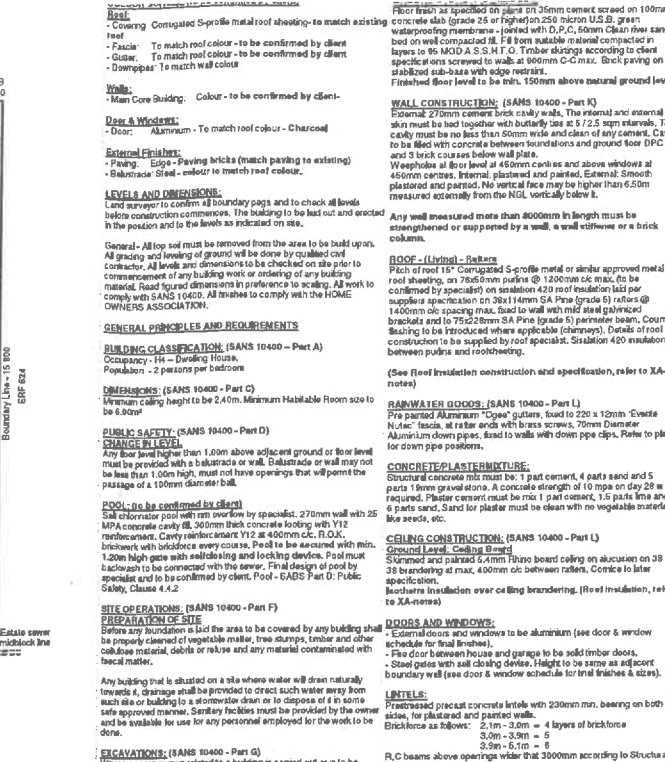
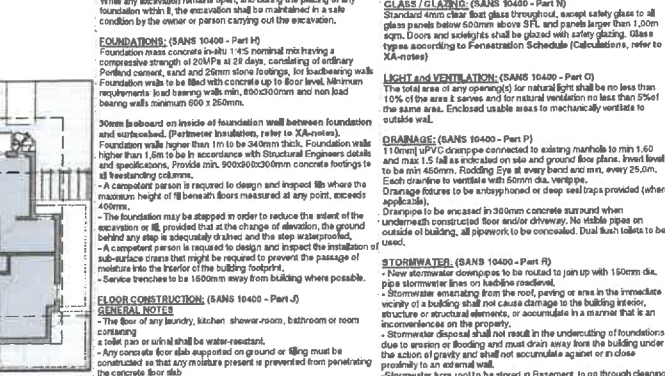
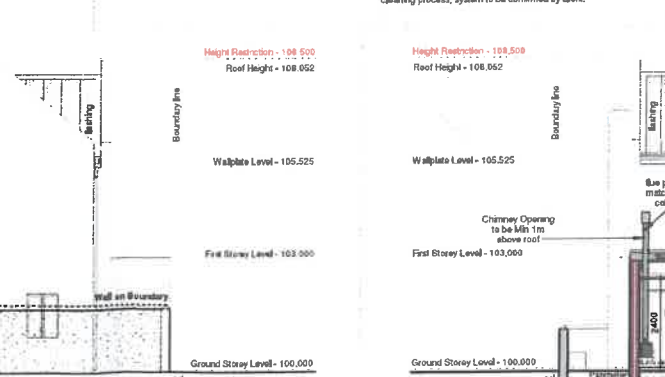
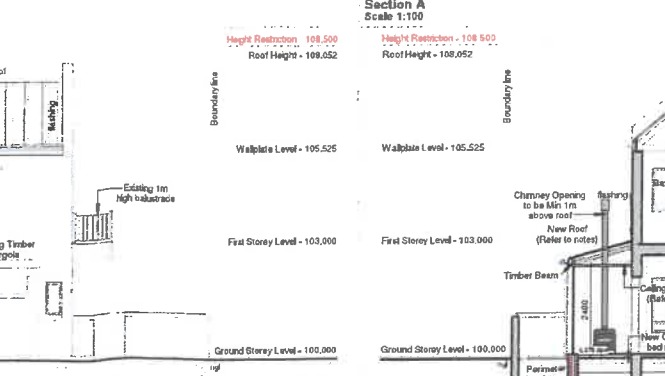
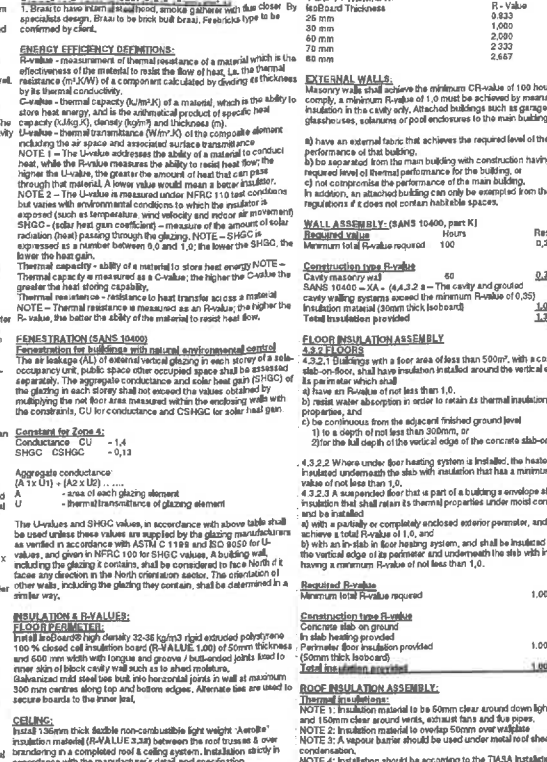
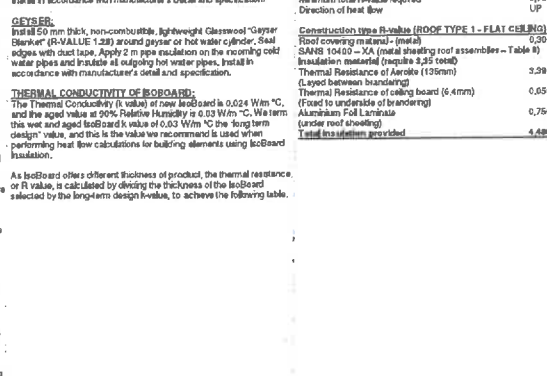
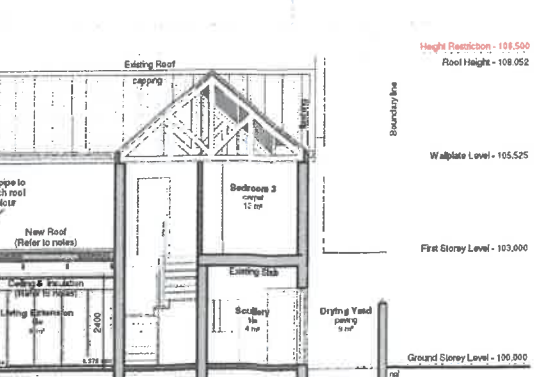
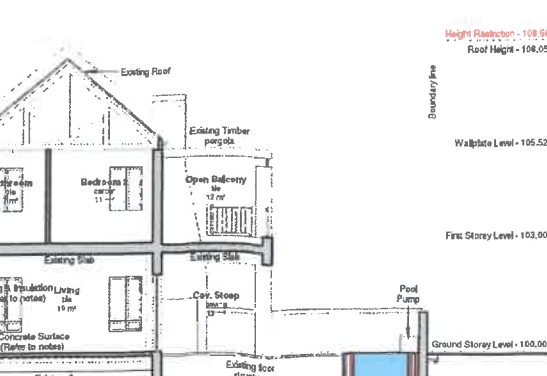


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## **ANNEXURE B**

SITE DEVELOPMENT PLAN



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**DISCLAIMER**

All drawings and dimensions must be correlated by the owner and contractor and the materials are ordered or building work commences, any differences must be brought to the attention of the Architect in writing immediately. Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final material and to this satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.

The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

|                             |                   |
|-----------------------------|-------------------|
| <b>Development Data:</b>    |                   |
| Site Area                   | 211.70 sqm        |
| <b>Existing Ground:</b>     | <b>102.00 sqm</b> |
| - House                     | 68.00 sqm         |
| - Garage                    | 18.00 sqm         |
| - Covered Stoop             | 14.00 sqm         |
| - Covered Entrance          | 2.00 sqm          |
| <b>Existing First:</b>      | <b>71.00 sqm</b>  |
| - House                     | 71.00 sqm         |
| <b>Proposed Ground:</b>     | <b>8.00 sqm</b>   |
| - Living Extension          | 8.00 sqm          |
| <b>Existing Open Areas:</b> | <b>15.00 sqm</b>  |
| - Balcony 1                 | 13.00 sqm         |
| - Balcony 2                 | 2.00 sqm          |
| <b>Proposed Open Areas:</b> | <b>6.00 sqm</b>   |
| - Pool                      | 6.00 sqm          |
| <b>Total</b>                | <b>110.00 sqm</b> |
| Coverage 51.96%             |                   |

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Municipal Approval Stamps

|                                                                                                                                                                                           |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Owner Signature _____                                                                                                                                                                     |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
|                                                                                                                                                                                           |                                                                                                    | Date _____                                                                                                                                                                 |                                                                                                        |
| Architect Signature _____                                                                                                                                                                 |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
|                                                                                                                                                                                           |                                                                                                    | Date _____                                                                                                                                                                 |                                                                                                        |
| <h2 style="margin: 0;">H4 - Dwelling House</h2>                                                                                                                                           |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
|                                                                                                      |                                                                                                    | Renier van Jaarsveld (Pr.Sen.Arch.T)<br>Designer<br><div style="background-color: black; width: 150px; height: 30px; margin: 5px 0;"></div> www.redatlantic.co.za<br>f 011 |                                                                                                        |
| <h2 style="margin: 0;">HOUSE ROELOFSE</h2>                                                                                                                                                |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
| <b>Property description</b><br><p style="text-align: center; margin-top: 20px;">             Erf 525, 32 Mountain View Street,<br/>             Capolavoro Mountain Estate           </p> |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
| <b>Project description</b><br><p style="text-align: center; margin-top: 20px;">             Additions &amp; Alterations - Living Extension &amp; New<br/>             Pool           </p> |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
| <b>Sheet description</b><br><p style="text-align: center; margin-top: 20px;"> <b>Site and Roof Plan, Floor Plan, Area Plans, Notes,<br/>             Sections &amp; Elevations</b> </p>   |                                                                                                    |                                                                                                                                                                            |                                                                                                        |
| <b>Project number:</b><br><div style="background-color: #ccc; padding: 2px; font-weight: bold;">22-124</div>                                                                              | <b>Sheet nr</b><br><div style="background-color: #ccc; padding: 2px; font-weight: bold;">001</div> | <b>Rev</b><br><div style="background-color: #ccc; padding: 2px; font-weight: bold;">1</div>                                                                                | <b>Project status</b><br><div style="background-color: #ccc; padding: 2px; font-weight: bold;">1</div> |
| <b>Project Date</b><br>2022-06-22                                                                                                                                                         | <b>Designed by</b><br>RVJ                                                                          | <b>Scale</b><br>as indicated                                                                                                                                               |                                                                                                        |
| <b>Issue Date</b><br>2024/05/27 15:00:23                                                                                                                                                  | <b>Drawn by</b><br>RVJ:MB                                                                          | <b>Page Size</b><br>A1                                                                                                                                                     |                                                                                                        |

