



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16901 (TP671/2024)

Our File Reference Number: Erf 8049, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: riaan@m3.co.za

Sir

APPLICATION FOR CONSENT USE & DEPARTURE ON ERF 8049, 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 Municipality By-law on Municipal Land Use Planning, 2023 on Erf 8049, Stellenbosch, for:
 - 2.2 A Consent Use in terms of Section 15(2)(o) of the said By-law for the conversion of the existing garage into a second dwelling unit.
 - 2.3 Application in terms of Section 15(2)(b) of the said By-law for permanent departure to relax the following building lines:
 - 2.3.1 Street building line from 4m to 0m for the construction of a store room and accommodate the conversion of an existing carport into a garage,
 - 2.3.2 common building line (adjacent to Erf 8048) from 2,5m to 0m in order to accommodate the proposed bedroom.

BE APPROVED in terms of Section 60 of the said By-law 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 By-law:
- 2.5 The approval only applies to the proposed land use hereby permitted 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.
- 2.6 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.
- 2.7 The dwelling unit hereby permitted must be appropriately designed to resemble that of a conventional dwelling house and second dwelling befitting the character of the surrounding area

2.8 Building plans must be generally in accordance with the site plan / floor layout plan as referenced 8049/2023 dated 23 October 2023, drawn by Diverse Design development planning & architecture (attached as **Annexure A**).

3. The **reasons** for the above decisions are as follow:

3.1. The proposal is in line with the principles of the MSDF as it promotes sensible densification.

3.2. The proposed additions are in line with the current land use of this property and will thus have no impact on the character of the 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.

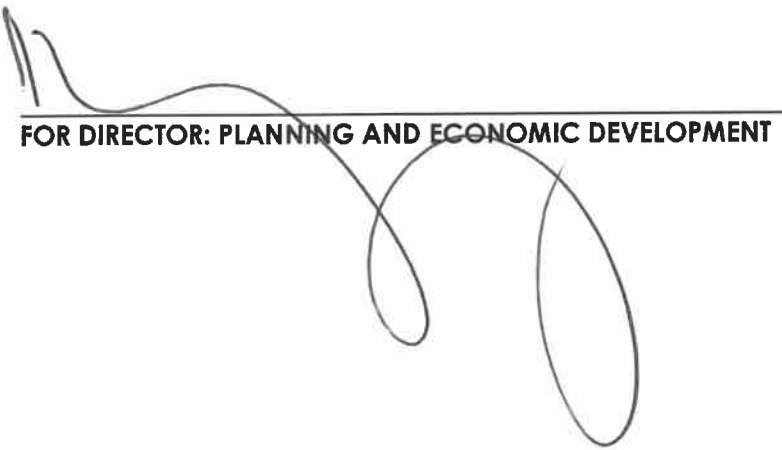
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(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

13/11/2024

DATE

Annexure A:
Building Plan

All measurements to be checked before any
buildwork is commenced
Drawings not to be scaled

SPECIFICATIONS

WINDOWS: to be wooden

All glazing to comply with requirements of SANS 10137
& SANS 10400 N - Access doors & side lights,
windows lower than 500 mm floor, windows lower than
1800 mm above pitch line of stairs and shop fronts or
glazing in excess of 1 m² to be safety glass (type of
glass and glass thickness to adhere to tables 1 to 6 of
SANS 10400 part N) and clearly indicated as such on
plans at eye level.

Windows within 1.8 m from bath or shower
cubicle to be safety glazing

STAIRS : Risers - 200 mm max.
Treads - 250 mm max.

FLOOR : 25 mm screed on 100 mm concrete slab
on compacted filling. Provided DPM underlay to
slab (min. 250 micron)

Finished floor level of dwelling to be a min. of
230 mm above the back of footway level (B.O.F.)
at the sewer connection.

The garage floor level to be a min. of 150 mm
above the B.O.F. at the driveway entrance.

No foundations to encroach any boundaries

LINTELS: All precast and stresso lintels exceeding
900 mm to be laid in accordance with manufacturer
specs. with 4 layers of brickwork on top.

WALLS: to be plastered & painted

EXTERNAL: 200 mm brick wall with a 50 mm
cavity with 4 wall ties per m² evenly
spaced.

INTERNAL: 110 mm brick

exist. Dwelling: 339.7 m²
exist. covered Patio: 47.6 m²

new Additions: 28.3 m²
new Carport: 45.2 m²

2nd dwelling conversion: 59.6 m²

Coverage: 460.8 m² (47%)

New additions to
exist. dwelling of
Mr MR Roos
on erf 8049
Cynoroisdes Street
Paradyskloof

project

owner:

date: 23/10/2023

plan no: 8049/2023

scale: 1:100 floor plan, sections, elevations
1:200 siteplan

diverse
design

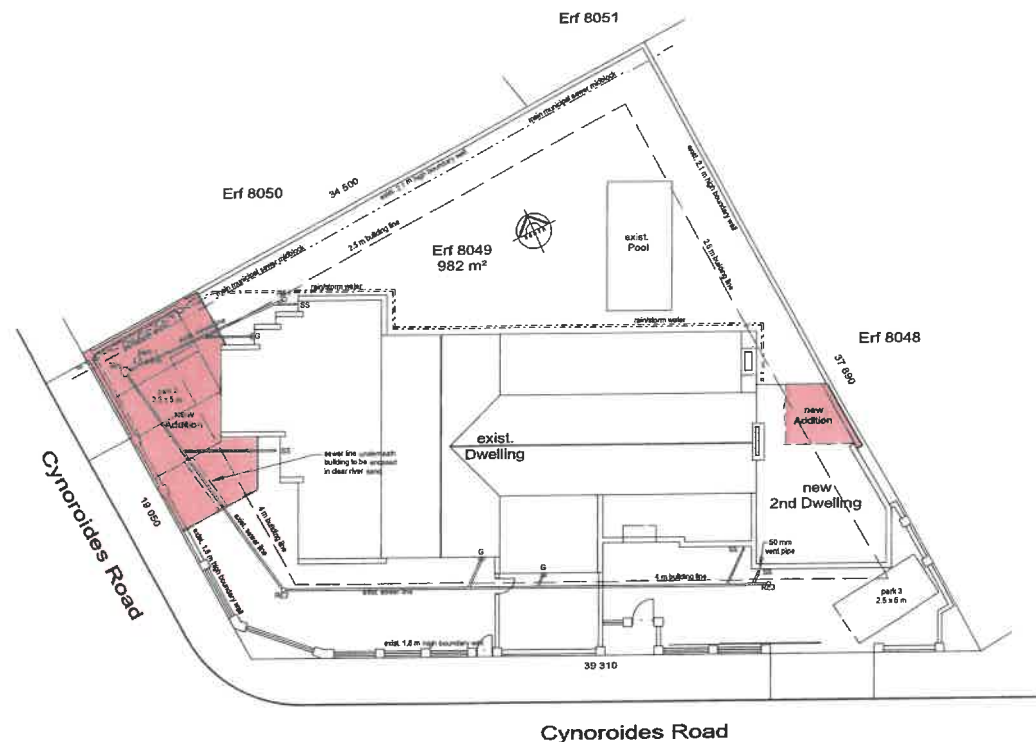
development planning & architecture

Riaan Miller

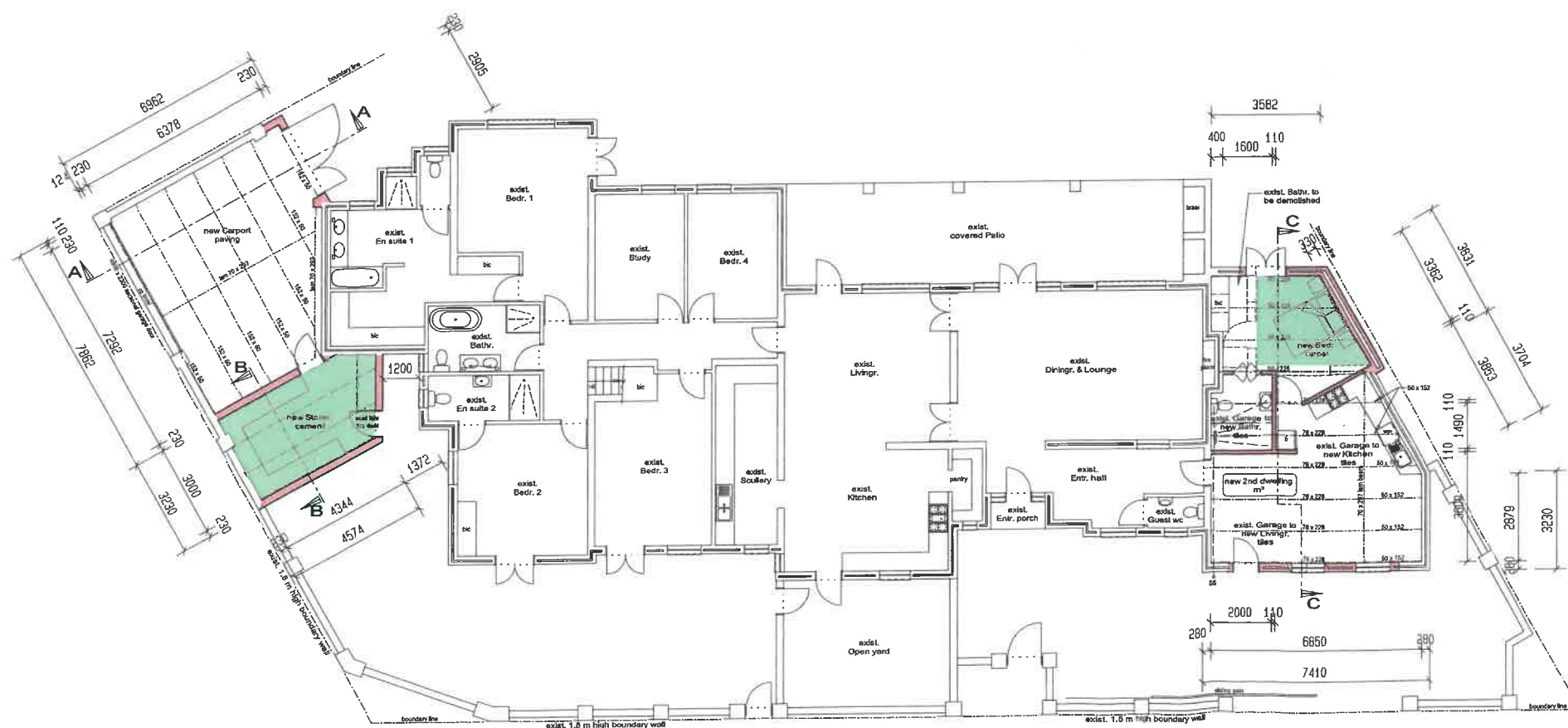
24 Siding Street, Box 7600
0182 415 5696
www.diversedesign.co.za

EM
SACAP reg no. T0136

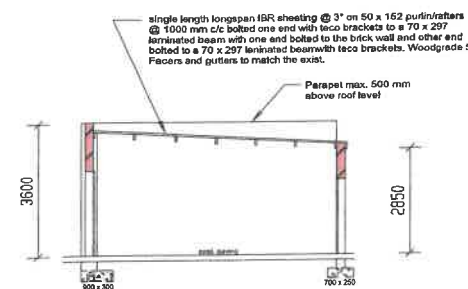
council approval



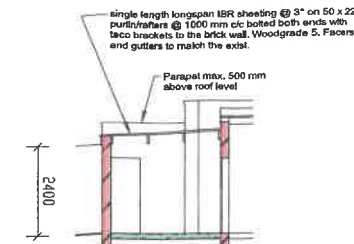
SITE PLAN



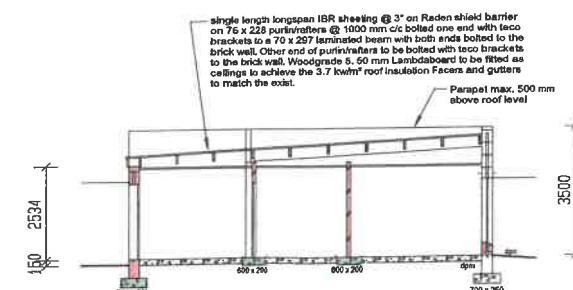
FLOOR PLAN



SECTION A-A



SECTION B-B



SECTION C-C

Drawings not to be scaled

WINDOWS: to be wooden

Windows within 1.8 m from bath or shower cubicle to be safety glazing

FLOOR : 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlay to slab (min. 250 micron)

The garage floor level to be a min. of 150 mm above the B.O.F. at the driveway entrance.

No foundations to encroach any boundaries

WALLS: to be plastered & painted

EXTERNAL: 280 mm brick wall with a 50 mm cavity with 4 wall ties per m² evenly spaced.

INTERNAL: 110 mm brick

Coverage: 460.8 m² (47%)

owner:

date: 23/10/2023	plan no: 8049/2023
------------------	--------------------

scale	1:100	floor plan, sections, elevations
	1:200	siteplan

diverse
design

development planning & architecture

Riaan Miller

24 Spring Street Bo Dakig 7600
cell: 082 415 9696
email: naun@m3.co.za

[Signature]
SACAP reg no. T0136

council approval

