

ONS VERWYSING: J093
JOU VERWYSING: LU/16643 (TP608/2023)
DATUM: 11 Oktober 2024

 wilhelm@pieterhuizen.co.za
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

KENNISGEWING VIR PERMANENTE GEMEENSKAPLIKE BOULYN AFWYKING: ERF 5081 STELLENBOSCH TE LOURENSZ STRAAT 10

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, verwys:

Adres van aansoek eiendom: [Lourensz Straat 10, Brandwacht, Stellenbosch, 7600](#)
Aansoek eiendom beskrywing: [Erf 5081 Stellenbosch](#)
Aansoeker: [Wilhelm Esterhuizen, Pieterhuizen Planning \(Pty\) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843](#)
Eienaar: [Andries Jacobus Ferdinand Greyling
Altalien Greyling
079 668 4189](#)
Aansoek Verwysing: [LU/16643 \(TP608/2023\)](#)

Beskrywing van grondontwikkelingsaansoek:

[Aansoek word gedoen ingevolge Artikel 15\(2\)\(b\) van die Stellenbosch Munisipaliteit Verordening gedoen vir 'n permanente afwyking vanaf 2.5m tot 0.86m vanaf die gemeenskaplike grens \(aangrensend Erf 5080 Stellenbosch\) om voorsiening te maak vir die bestaande glasstapeldeure van 'n goedgekeurde braai-area.](#)

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: [Wilhelm Esterhuizen – wilhelm@pieterhuizen.co.za](mailto:Wilhelm.Esterhuizen@pieterhuizen.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van [11 November 2024](#).

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by [083 262 4843](tel:0832624843) gedurende normale kantoor ure.

Die uwe

Wilhelm Esterhuizen

vir Pieterhuizen Planning

OUR REFERENCE: J093
YOUR REFERENCE: LU/16643 (TP608/2023)
DATE: 11 October 2024

 wilhelm@pieterhuizen.co.za
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

APPLICATION FOR PERMANENT COMMON BOUNDARY BUILDING LINE DEPARTURE: ERF 5081 STELLENBOSCH AT 10 LOURENSZ STREET

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 10 Lourensz Street, Brandwacht, Stellenbosch, 7600
Application Property Number: Erf 5081 Stellenbosch
Applicant: Wilhelm Esterhuizen, Pieterhuizen Planning (Pty) Ltd -
wilhelm@pieterhuizen.co.za - 083 262 4843
Owner: Andries Jacobus Ferdinand Greyling
Altalien Greyling
079 668 4189
Application Reference: LU/16643 (TP608/2023)

Description of land development proposal:

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law for a permanent departure to allow for the regularisation of the existing glass stacking doors to an approved roofed braai area from 2.5m to 0.86m from the common boundary (adjacent Erf 5080 Stellenbosch).

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Wilhelm Esterhuizen – wilhelm@pieterhuizen.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of [11 November 2024](#).

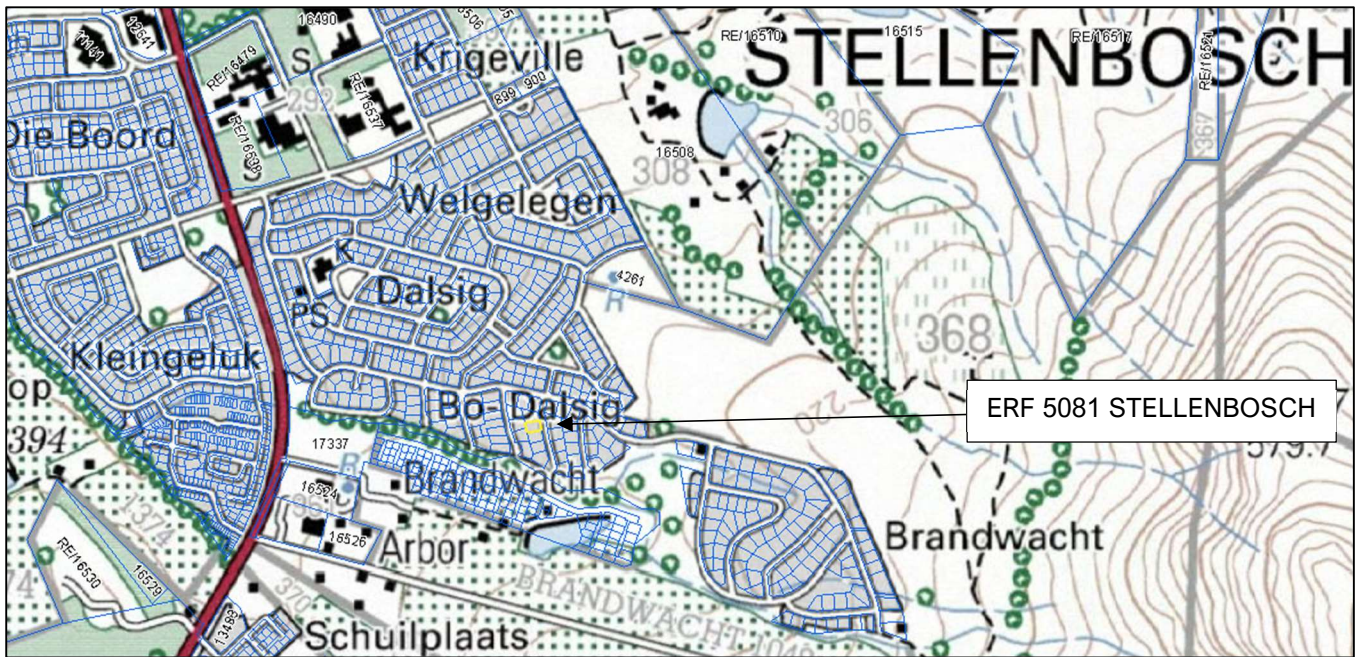
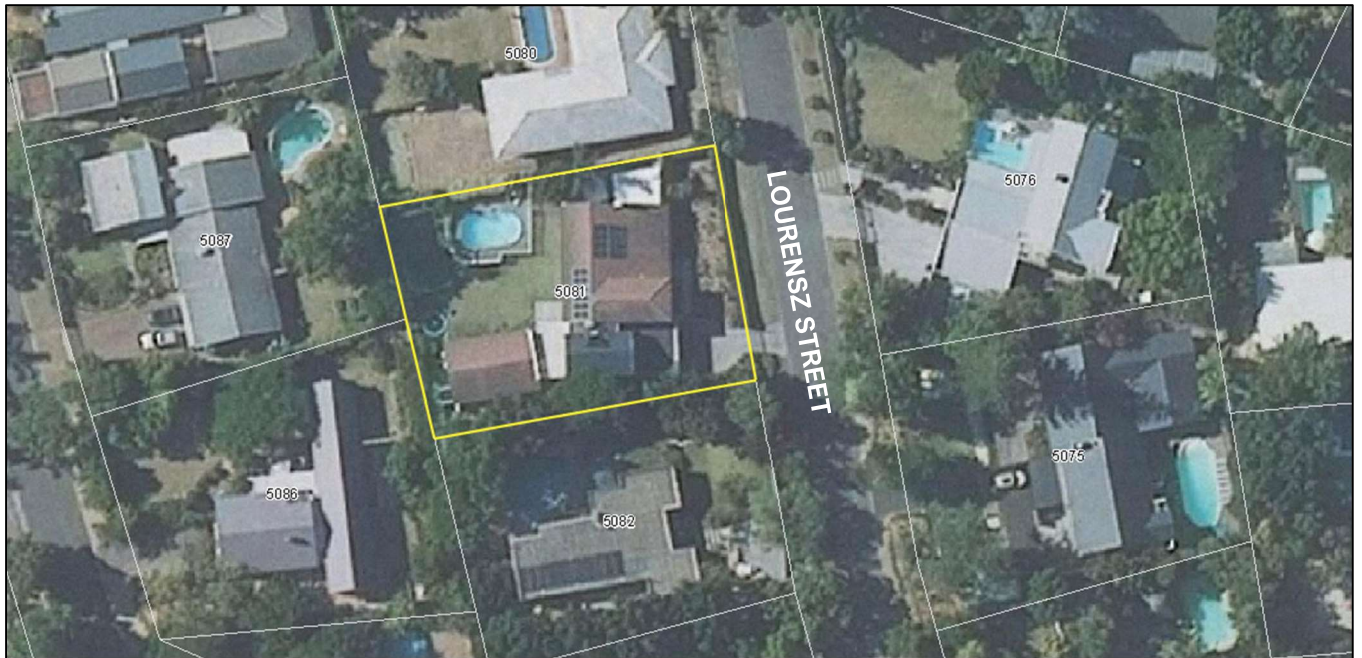
The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at [083 262 4843](#) during normal office hours.

Yours faithfully

Wilhelm Esterhuizen

for Pieterhuizen Planning



ER 0001

ROOF SPECIFICATION
New Polycarbonate Translucent Sheeting on 75x50mm S.A.P timber at min. 750mm o/c spacing on 220x50mm S.A.P timber and Galv. M/Steel rafters or strictly as per Structural Engineers details. All timber and steel to be painted.
75x75mm Galv. M/Steel post as per Structural Engineers details.

Existing Vibracrete Boundary Wall

Sectional Elevation: 01-01

Scale 1:100 @ A3

STELLENBOSCH MUNICIPALITY
SUBMITTED
BUILDING CONTROL

STELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
3/7/2015
DIRECTOR: PLANNING & ENVIRONMENT DATE

REV NO	DATE	DESCRIPTION	BY
0	2015.05.08	FIRST ISSUE	JLS

PLAN NUMBER

BP/IS/408/12015

CLIENT SIGNATURE  2015.05.0

ARCHITECT'S SIGNATURE  2015.05.0

SALT + PEPPER
design

tell: +27 (0)21 418 5391 Second Floor, The Square
fax: +27 (0)21 418 5295 The Cape Quarter
email: info@saltandpepper.co.za 27 Somerset Road
website: www.saltandpepper.co.za Cape Town, 8001

PROJECT

HOUSE VAN WYK:
10 Lorensz Street, Stellenbosch
Erf. 5081

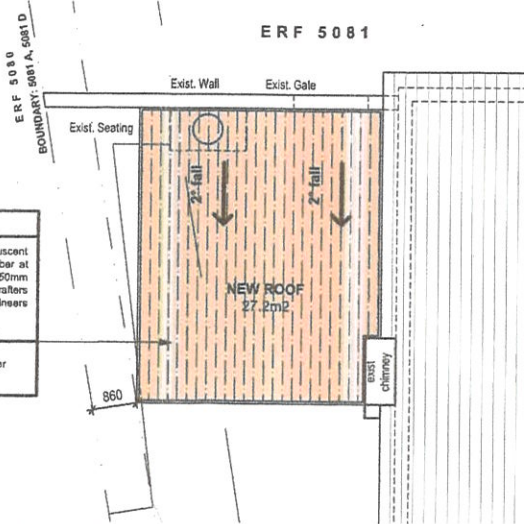
CLIENT

Mr & Mrs Van Wyk

DRAWING

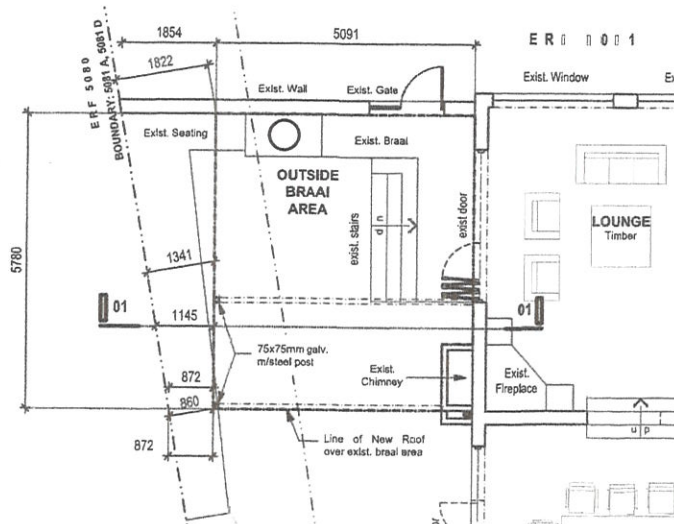
LOCAL AUTHORITY:
Plan and Roof Plan
Sectional Elevation 01-01

PROJECT NUMBER	DRAWING NUMBER	REVISION	PLOT DATE
234	LA.2.201	0	2015.05.08
SKETCH	COUNCIL	INFORMATION ONLY	CONSTRUCTION
SCALE	DWG DATE	DRAWN	CHECKED
1:100 @ A3	2015.05.08	JLS	AM



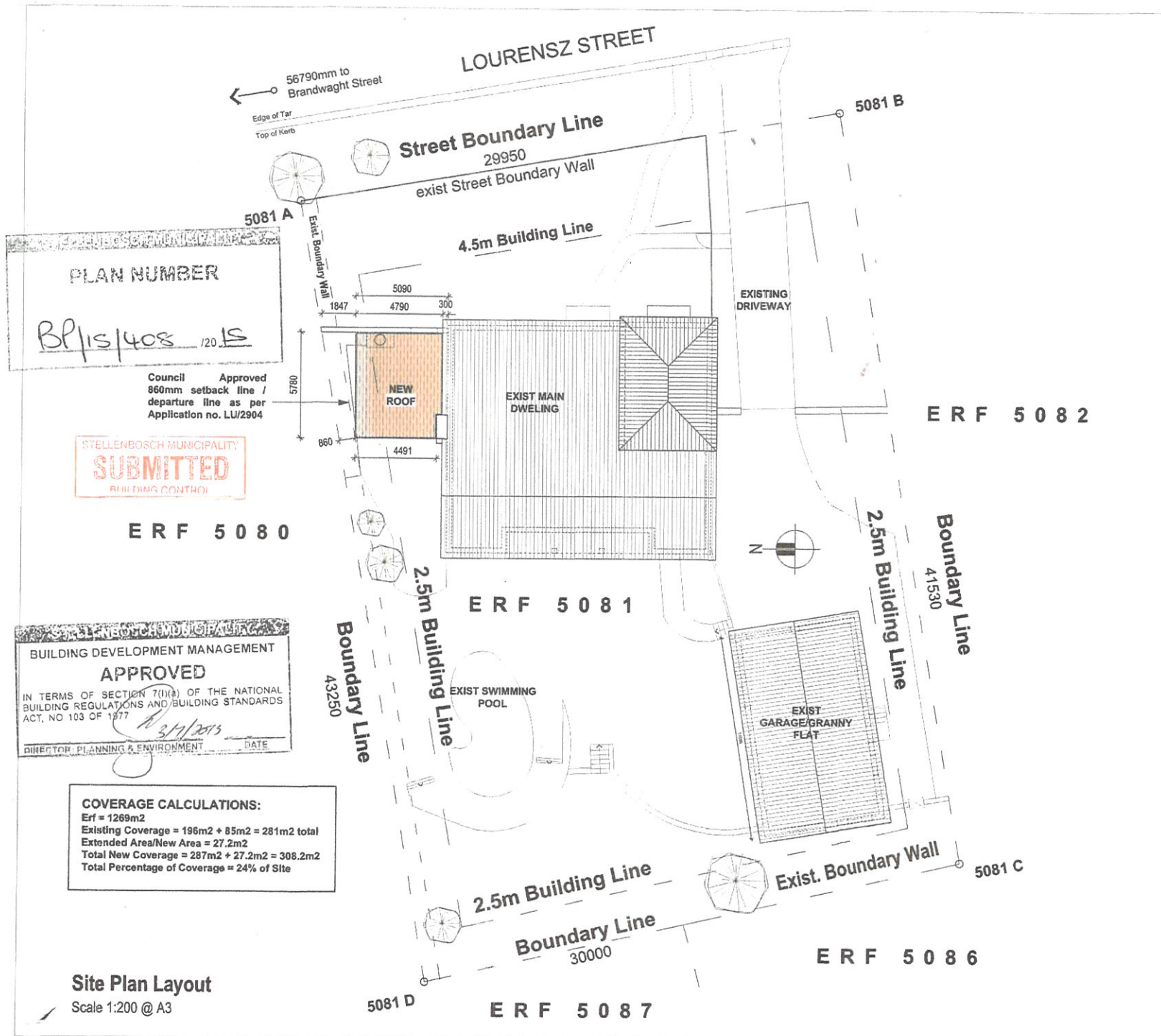
Roof Storey Plan Layout

Scale 1:100 @ A3



Ground Storey Plan Layout

Scale 1:100 @ A3



NOTES

- 1. The client has agreed to pay for the cost of the building permit.
- 2. The client has agreed to pay for the cost of the building permit.
- 3. The client has agreed to pay for the cost of the building permit.
- 4. The client has agreed to pay for the cost of the building permit.
- 5. The client has agreed to pay for the cost of the building permit.
- 6. The client has agreed to pay for the cost of the building permit.
- 7. The client has agreed to pay for the cost of the building permit.
- 8. The client has agreed to pay for the cost of the building permit.
- 9. The client has agreed to pay for the cost of the building permit.
- 10. The client has agreed to pay for the cost of the building permit.

REV NO	DATE	DESCRIPTION	NAME
0	2015 05 08	FIRST ISSUE	JLS



CLIENT SIGNATURE: *[Signature]* 2015.05.08

ARCHITECTS SIGNATURE: *[Signature]* 2015.05.08

SALT + PEPPER
design

tel: +27 (0)21 418 5391
fax: +27 (0)21 418 5295
email: info@saltandpepper.co.za
website: www.saltandpepper.co.za

Second Floor, The Square
The Cape Quarter
27 Somerset Road
Cape Town, 8001

PROJECT: **HOUSE VAN WYK:**
10 Lourens Street, Stellenbosch
Erf. 5081

CLIENT: **Mr & Mrs Van Wyk**

DRAWING: **LOCAL AUTHORITY:**
Site Plan Layout

PROJECT NUMBER	DRAWING NUMBER	REVISION	PLOT DATE
234	LA.2.100	0	2015 05 08
SKETCH	COUNCIL	INFORMATION ONLY	CONSTRUCTION
SCALE	DWG DATE	DRAWN	CHECKED
1:100 @ A3	2015.05.08	JLS	AM

DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DESCRIPTION
-	2022-12-07	SUBMITTED FOR MUNICIPAL APPROVAL

GENERAL NOTES & SPECIFICATION:
All statutory requirements (National Building Regulations and Municipal by-laws) must be adhered to. Contractors are to check and verify all dimensions and levels on the building site before work commences. Figured dimensions and large scale details take preference over scaled dimensions. Refer any and all conflicting information to the architect and other responsible consultants. The design and detail on this drawing is the property of the architect and copyright is reserved.

Site Clearance:
1.Site clearance to include digging up and removing rubbish, debris, vegetation, boulders, shrubs and trees not exceeding 200mm girth.
2.Surplus material from excavations and/or stockpiles on site to be removed to a dumping site to be located by Contractor.
3.Earth filling obtained by Contractor, from the excavations and/or prescribed stockpiles on site compacted to 98% Mod AASHTO density Prescribed Density Issues on Filling Modified AASHTO Density test.
4.Back excavation of vertical sides of excavation in earth for working space including backfilling compaction of surface under floor, etc. Compacting to 98% Mod AASHTO density Prescribed Density Issues on Filling. Soil test to be completed by Structural Engineer.
5.Approved weed killer mixed and applied to meet manufacturers instructions. Under floors, etc. including forming and pouring shallow furrows against foundation walls, etc. filling in furrows and ramming.

Structure:
1.All reinforced concrete columns, foundations, beams and lintels to be in accordance with SANS 10400 Part 1.
2.P.C. lintels to be laid in accordance to manufacturers specification over all openings up to 3000mm (max) in accordance to SANS 10400.
3.UNREINFORCED CONCRETE 50mm 15mm Concrete.
4.REINFORCED CONCRETE 250mm 15mm Concrete.
5.All concrete slabs to comply with SANS 10400.
Minimum requirements: All beams to be min 250mm & All risers to max 200mm.

Concrete footing with minimum compressive strength of 10 MPa at 28 days. All on full accordance to the SANS regulations - SANS 10400 Part 1 and therefore deemed to satisfy.

Movement Joints:
Two layer method dig joints between horizontal concrete and brick surfaces including cement mortar bed. Saw cut joints at all construction joints.

Floors:
11 New First floor to be precast concrete slabs to engineers design.
12 Floor finishes as indicated on plan to be installed in strict accordance to manufacturers specification and to comply with SANS 10400.

Waterproofing:
All waterproofing to wall and slabs to be in accordance to SANS 10400. All brick walls to include a layer of 375micron Bridgit DPC embedded damp proof course.
Below all surface beds one layer of 250micron USB Green waterproof sheeting sealed at laps with pressure sensitive tape.
4mm Dimpled SP Waterproofing at all external concrete floors.
Joint Sealants, etc. Approved two-part polysulfide sealing compound including backing cord, bond breaker and primer, also to be around sanitary fittings.
Please provide 10 year guarantee - as per GP Koning.

Walls & Wall Finishes:
Provide 20mm Hubs-cement boarding horizontally between brickwork and concrete slabs on load bearing walls. Provide 10mm Sagex vertically between brickwork and concrete slabs & surface bed.
All masonry walls to be constructed in stretcher bond with ROK bricks.
A. 200mm External ROK Brick Cavity walls unless otherwise indicated.
B. 110mm Internal ROK brickwork walls where applicable.
ALL WALLS TO BE PLASTERED & PAINTED - External colour to match existing.
- Ensure a minimum of 4 courses of brickwork above lintels are required.
- Provide minimum Brick force every 3 courses.
- Ensure a minimum 2.5 se wires per m2 of brickwork.
- Lower 10 of 375micron damp proof course under cavity walls must be min. 150mm above finished ground level and cavity beneath DPC must be concrete filled.
Allow 60mm cavity to cavity walls as shown on plan with butterfly wall ties in accordance with NBS's & SANS at 900mm horizontal & 450mm vertical centers.
DPC's at slab level and right around all openings with weepholes at floor level at 600mm centers and above windows at 440mm centers.

Windows & Doors:
15 All NEW windows and external doors to be White Aluminium, to match existing.
16 All glazing to comply with the requirements of SANS 0137 - access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above plot of stairs and shopfronts to be safety glass and clearly indicated as such on glass at eye level.
17 All internal doors to be semi-solid timber doors with painted finish.

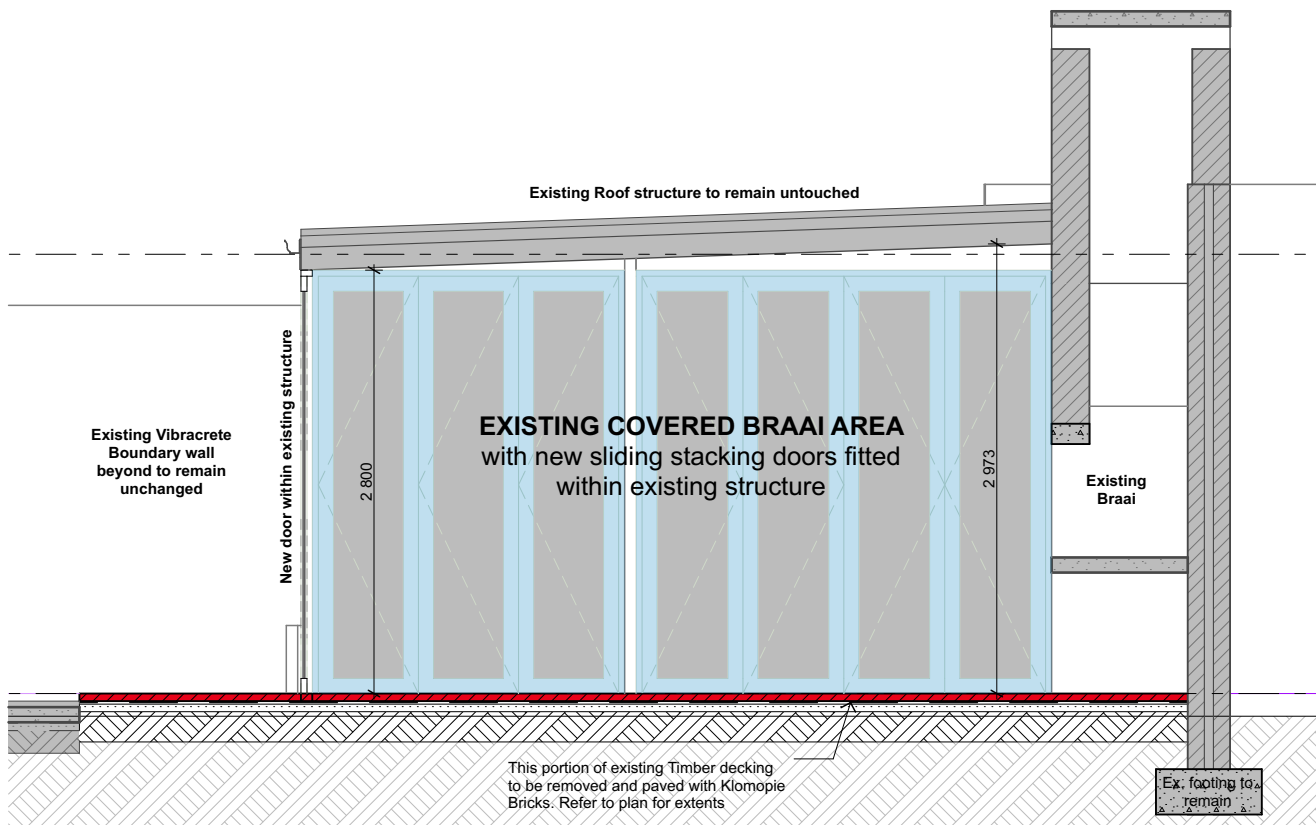
Lintels:
18 All sills to be plastered and painted to match existing.
19 All lintels to be laid in accordance to manufacturers specification over all openings up to 3000mm (to engineers' design and specification).

Light and Ventilation:
1 All light and ventilation to comply with SANS 10400.
2 All areas must be adequately lighted and naturally or mechanically ventilated to external air.

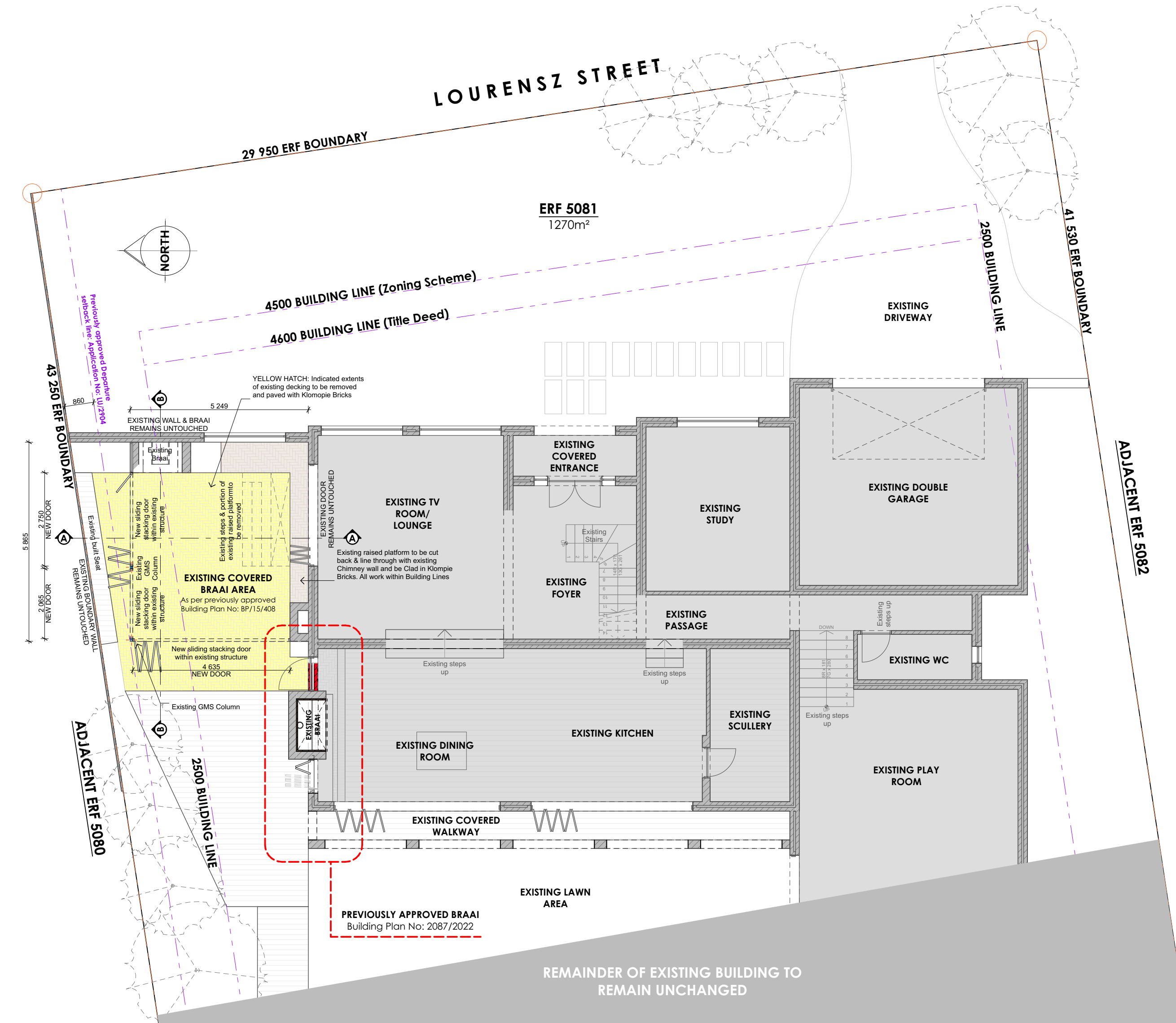
Fenestration Calculations:
External Covered braai area remains an external area - therefore existing XA is unaffected.



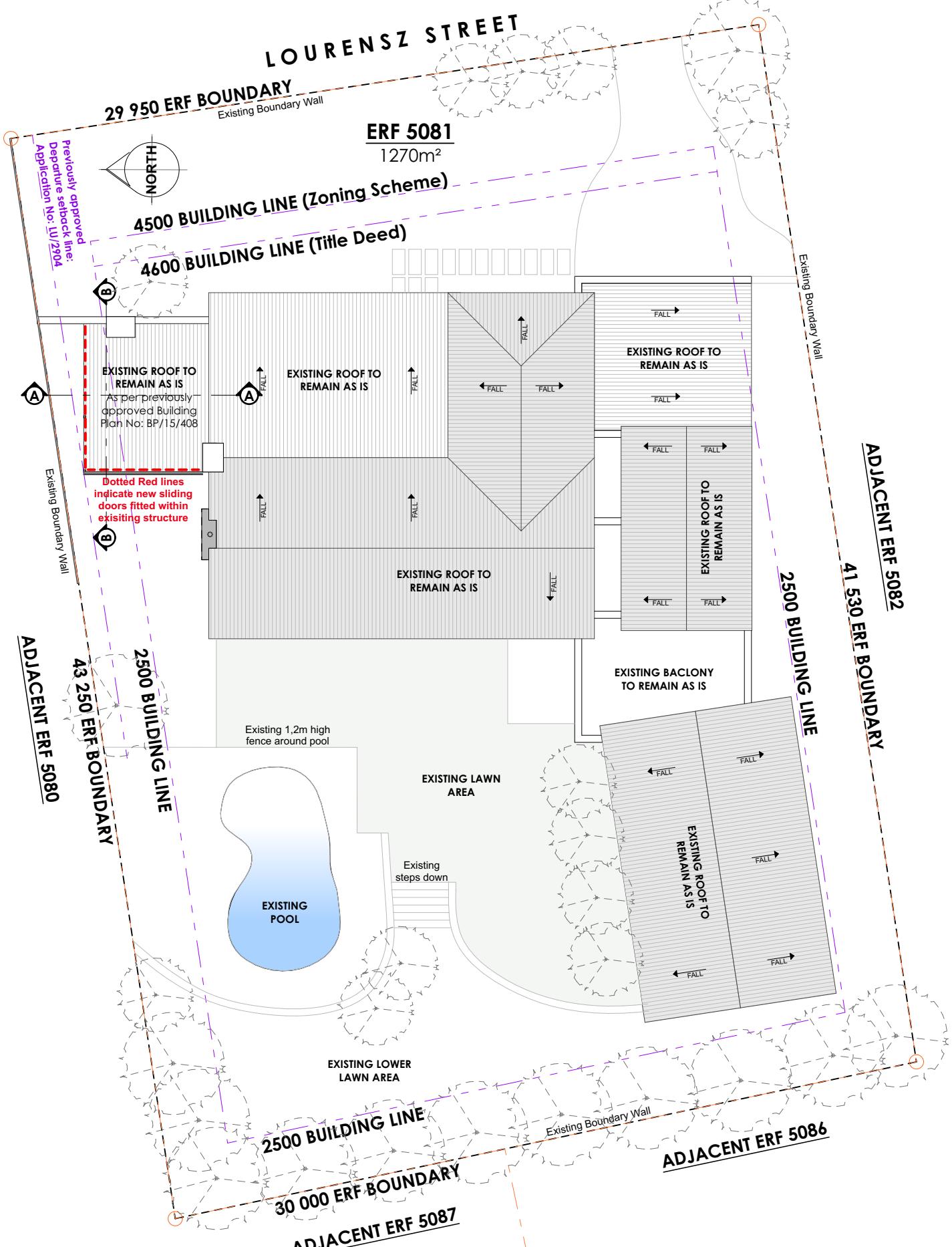
LOCALITY PLAN
N.T.S



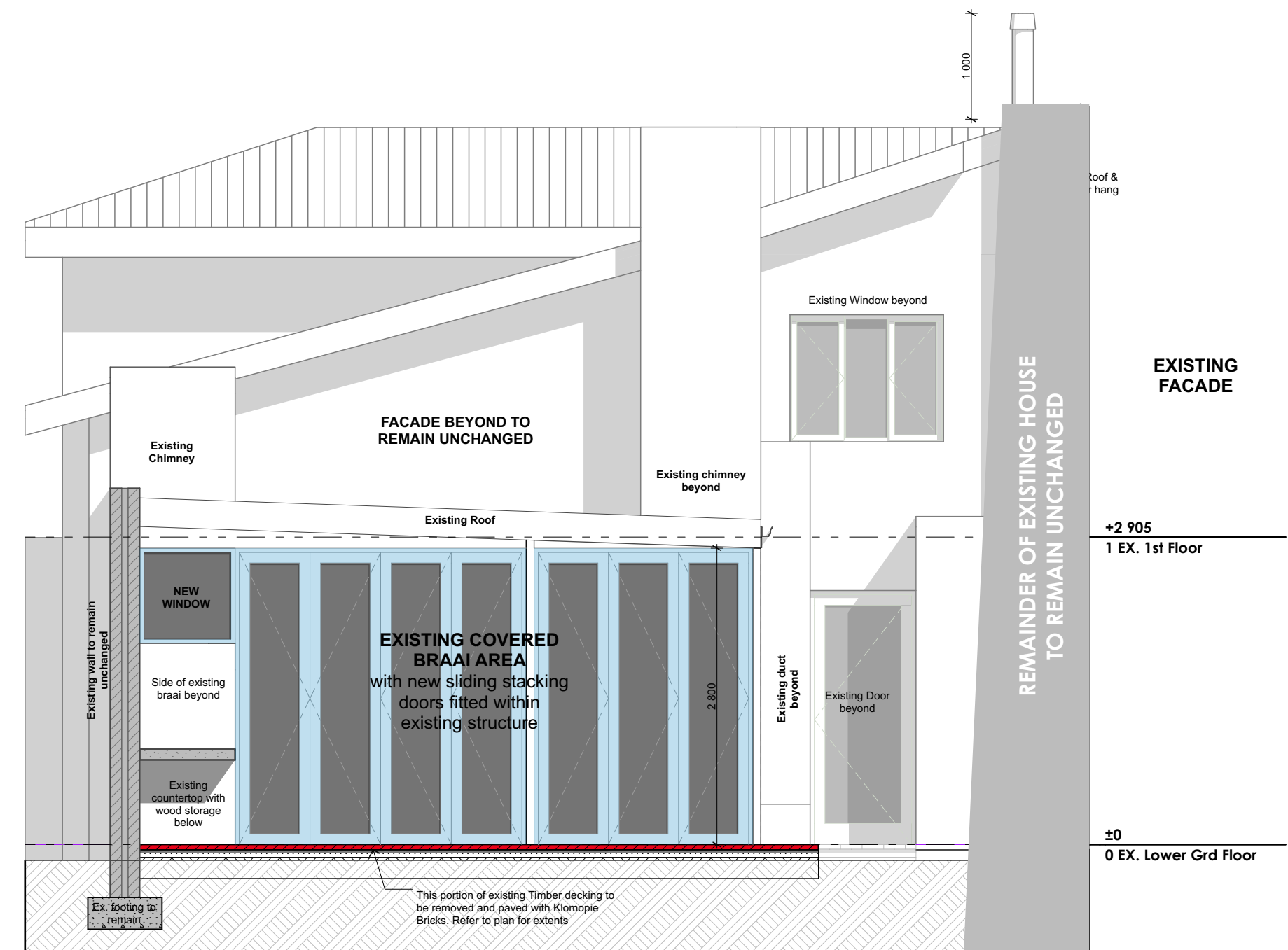
Section B
Scale 1:50



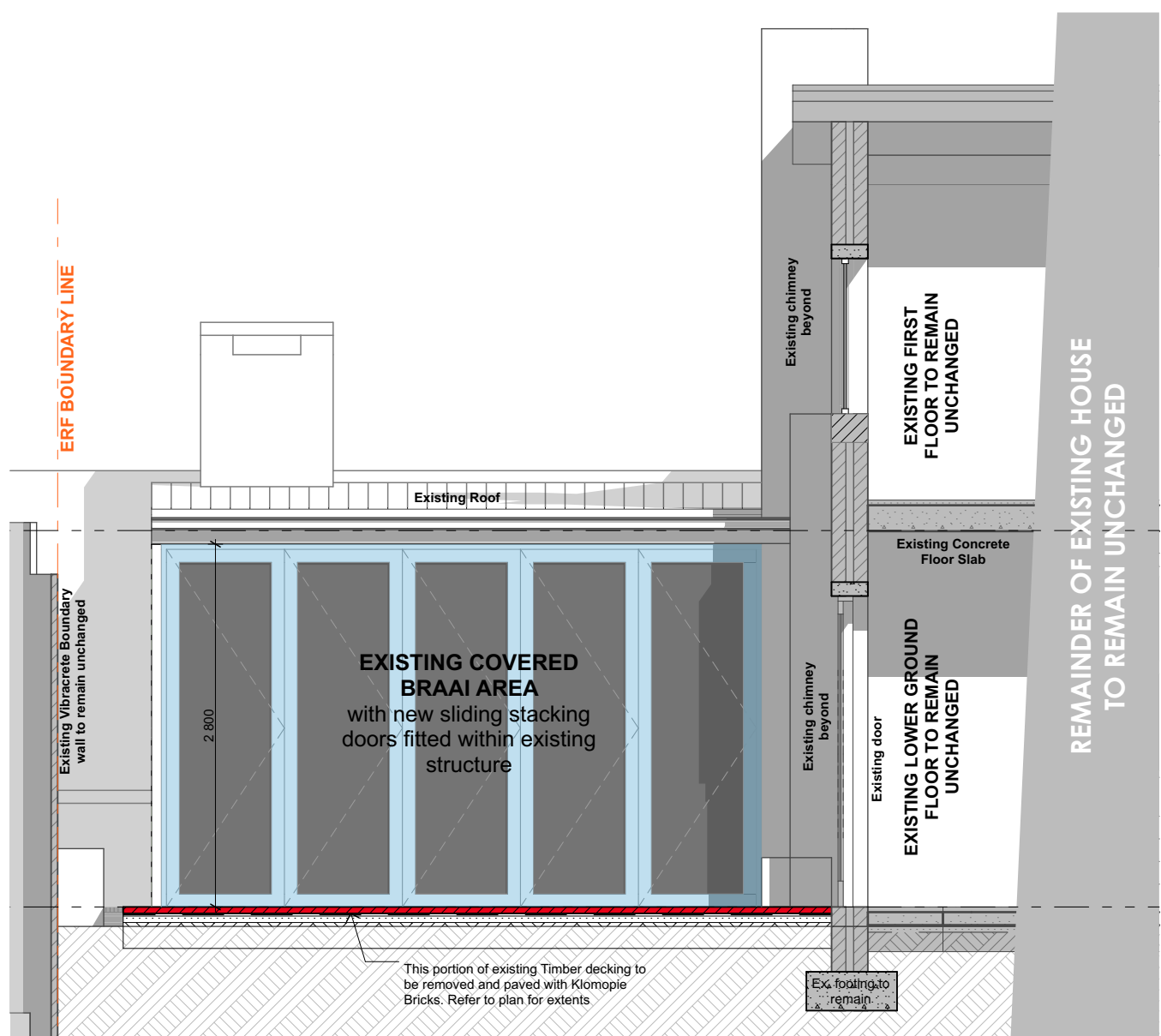
Ground Floor
Scale 1:100



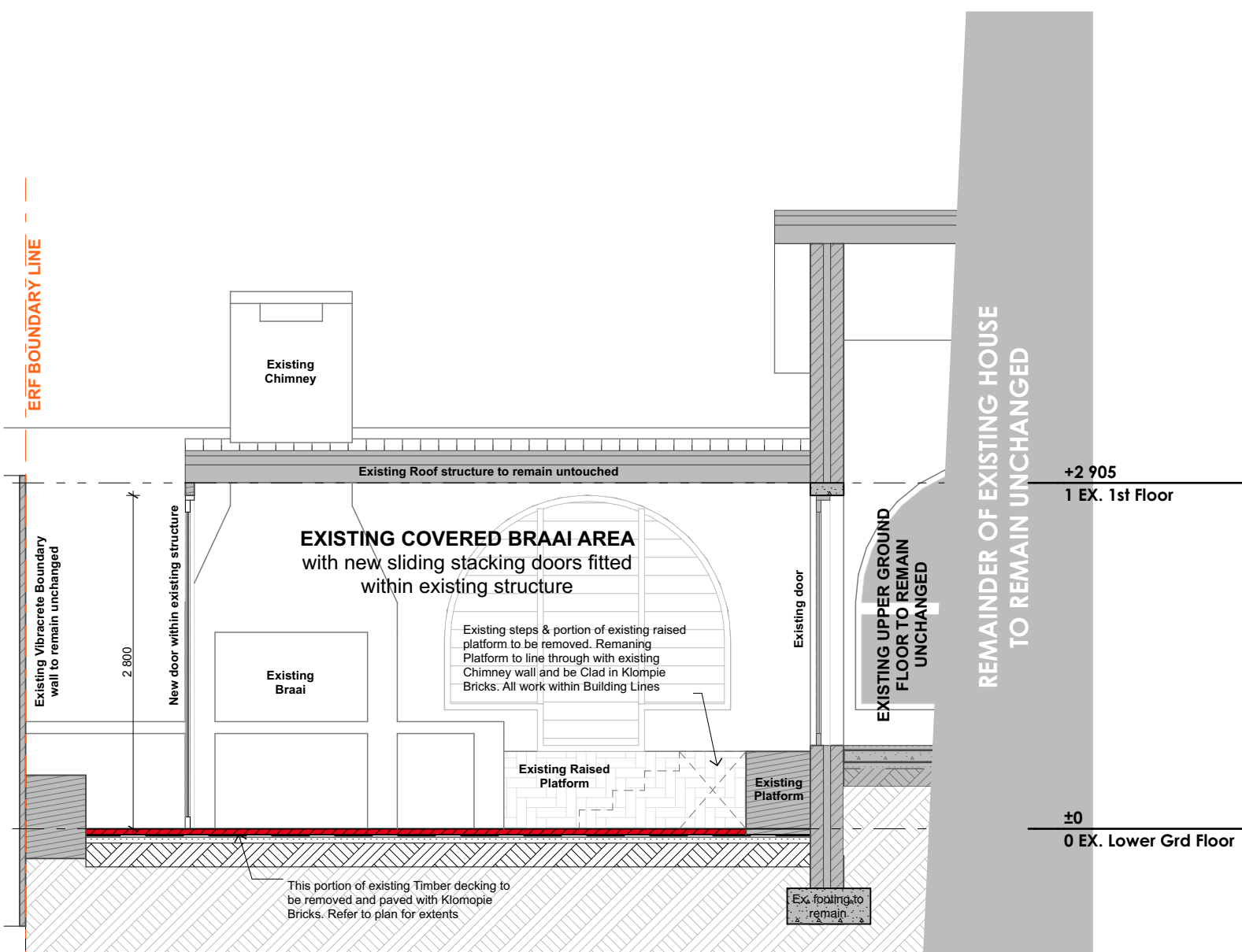
Roof/ Site Plan
Scale 1:200



Sectional North Elevation
Scale 1:50



Sectional West Elevation
Scale 1:50



Section A
Scale 1:50

AREAS:

Site:	1270m²
Existing Ground Floor:	308m²
Existing Covered Braai Area:	32.2m²
Existing Covered Entrance:	5.4m²
Existing Covered Walkway:	15.6m²
EXISTING Coverage:	361.2m² =28.4%

COVERAGE REMAINS UNCHANGED

ARCHITECT'S SIGNATURE:
Alma Mentz | PrArch | 21151 | 079 525 3438

SCALE: AS SHOWN
DATE: 2023/12/07

DRAWING NUMBER: NM-215-M201
DRAWN BY: NM
REVISION: 0

DRAWING: GENERAL LAYOUT DRAWING

PROJECT: HOUSE GREYLING
ERF 5081 - 10 LORENSZ STREET, BRANDWACHT
STELLENBOSCH, 7600

MUNICIPAL SUBMISSION
mentzstudio
architects
152 dorp street | Stellenbosch | south africa

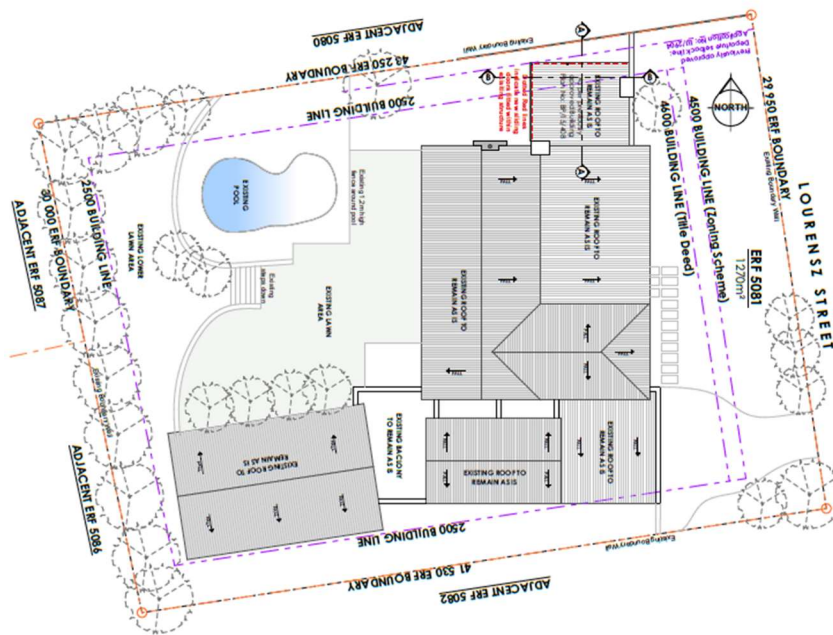
Directors: ALMA MENTZ, Pr. Arch, SACAP 21151
MENTZ STUDIO (Pty) Ltd - Registration no: 2013/173785/07

in conjunction with:

NEILL MATHEWS
PrArchT (PAC 3929927)
+27 74 145 9981
neillmatthews@gmail.com

APPLICATION FOR COMMON BOUNDARY BUILDING LINE DEPARTURE: EXISTING GLASS STACKING DOORS

Erf 5081 Stellenbosch at 10 Lourensz Street



SUBMITTED TO:

Land Use Management
Stellenbosch Municipality

ON:

13 December 2023

BY:

PIETERHUIZEN
P L A N N I N G

PIETERHUIZEN PLANNING (PTY) LTD
2021/472575/07

OUR REFERENCE: J093
YOUR REFERENCE: Case ID to be confirmed.
DATE: 13 December 2023



wilhelm@pieterhuizen.co.za



+27(0) 83 262 4843



<https://pieterhuizen.co.za>

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1. EXECUTIVE SUMMARY

Property Description	Erf 5081 Stellenbosch
Property Address	10 Lourensz Street, Stellenbosch
Property Extent	1 270m ²
Registered Owner	<i>Andries Jacobus Ferdinand Greyling</i> <i>Altalien Greyling</i>
Title Deed Number	T. 53301/2021
S.G. Diagram Number	S.G. No. 815/1972
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law, 2019
Current Zoning	Conventional Residential Zone
Current Land Use	Dwelling House
Proposal	The existing approved roofed braai area has been structurally improved with glass stacking doors. It has been deemed necessary to submit a common boundary building line departure to allow for the addition of glass stacking doors closer than 2.5m from the common boundary with Erf 5080 Stellenbosch.
Applications Required	In terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, for a permanent departure to allow for the regularisation of the existing glass stacking doors to an approved roofed braai area that is closer than 2.5m from the common boundary with Erf 5080 Stellenbosch.

Table 1 Executive Summary

2. INTRODUCTION AND PURPOSE OF APPLICATION

The purpose of this report is to motivate the land use application required to allow for the approval of a permanent common boundary building line departure required to regularise the existing addition of glass stacking doors to the existing approved roofed braai area on the northern portion of Erf 5081 Stellenbosch (hereafter referred to as “the property”).

The following documents are attached to this report:

Annexure A:	Land Use Application Form
Annexure B:	Copy of Deed of Transfer No. T.53301/2021
Annexure C:	Power of Attorney
Annexure D:	S.G. Diagram No. 815/1972
Annexure E:	Locality Map
Annexure F:	Current Approved Plans
Annexure G:	Site Development Plan

3. THE PROPERTY

3.1 Ownership and Authorisation

The property is registered in the name of Division is registered in the name of *Andries Jacobus Ferdinand Greyling* and *Altalien Greyling* (hereafter referred to as “the owners”), measures 1 270m² in extent, and is held by Deed of Transfer No. T.53301/2021– see **Annexure B**, attached, for a copy of the title deed. The owners have duly authorised *Wilhelm Esterhuizen of Pieterhuizen Planning (Pty) Ltd* to submit the required land use application to the Stellenbosch Municipality. The power of attorney is attached to this report as **Annexure C**.

3.2 Title dead Conditions and Surveyor General Documents

As mentioned, the property is held by Deed of Transfer No. T.23301/2021. Perusal of the said deed confirmed that Restrictive Title Deed Condition B.5.(a) relates to building lines applicable to the property and reads as follows: “No buildings or structure or any portion thereof except boundary walls or fences shall be erected nearer than 4.6 metres to the street line which forms a boundary of this erf neither within 3 metres of the rear boundary.” Since the glass stacking doors, applicable to this application, has been added to the existing approved roofed braai area situated along the northern common boundary (and not a street- or rear boundary) it is argued that the proposal in not in contravention of the conditions as contained in the title deed.

The **Surveyor General Diagram** has been obtained from the Surveyor General’s office and is attached as **Annexure E**.

3.3 Locality and Context and Development

With reference to the **Locality Map** and **Aerial Photograph**, Figures 1 and 2 below and attached as **Annexure F**, the property is situated in the residential area of Brandwacht that forms part of the Stellenbosch Town.

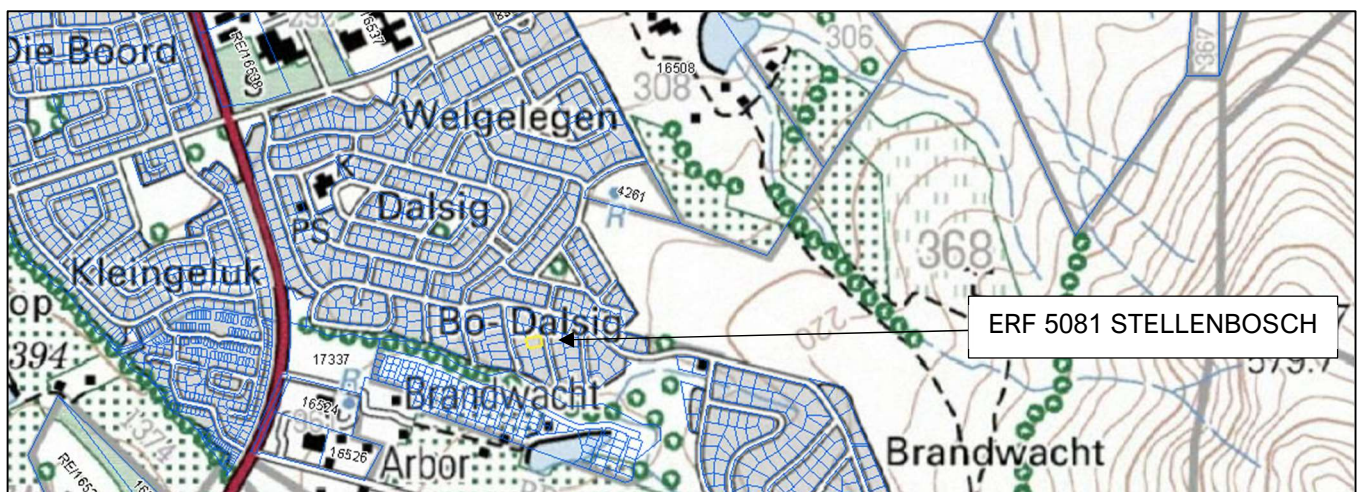


Figure 1 Locality Map



Figure 2 Aerial Photograph

The portion of the building, relevant to this application, is situated on the northern side of the dwelling house and accommodates an existing approved roofed braai area. The roofed braai area was approved by the Stellenbosch Municipality in 2015 as per Plan Number *BP/15/408/2015* – see **Annexure F** attached.

Prior to the renovation of the braai area by the current owners, the area had a wooden deck floor and was open to the elements on the eastern and western side – see Figure 3, below.



Figure 3 Approved Roofed Braai Area prior to Renovations

The owners have, since they purchased the property, renovated the braai area by replacing the ceiling of the braai area and replacing the wooden floor with a brick-like floor. They have also added the relevant glass stacking doors to the northern and western sides of the braai area. These doors can be opened completely if required – see Figure 4 below:



Figure 4 Approved Roofed Braai Area after Renovations

Since the approved roofed braai area is located closer than 2.5m from the common boundary with Erf 5080 Stellenbosch, the Stellenbosch Municipality have deemed it necessary that a common boundary building line departure application be submitted to allow for the new glass stacking doors fitted on the northern side and a portion of the western side of the braai area.

3.4 Zoning

The zoning of properties situated in the Stellenbosch Municipal Area is regulated in terms of the Stellenbosch Zoning Scheme By-Law, 2019 (hereafter referred to as “the zoning scheme”).

Figure 4, below, is an extract of the Stellenbosch Municipality’s **Zoning Map**, indicating the property zoned Conventional Residential Zone.

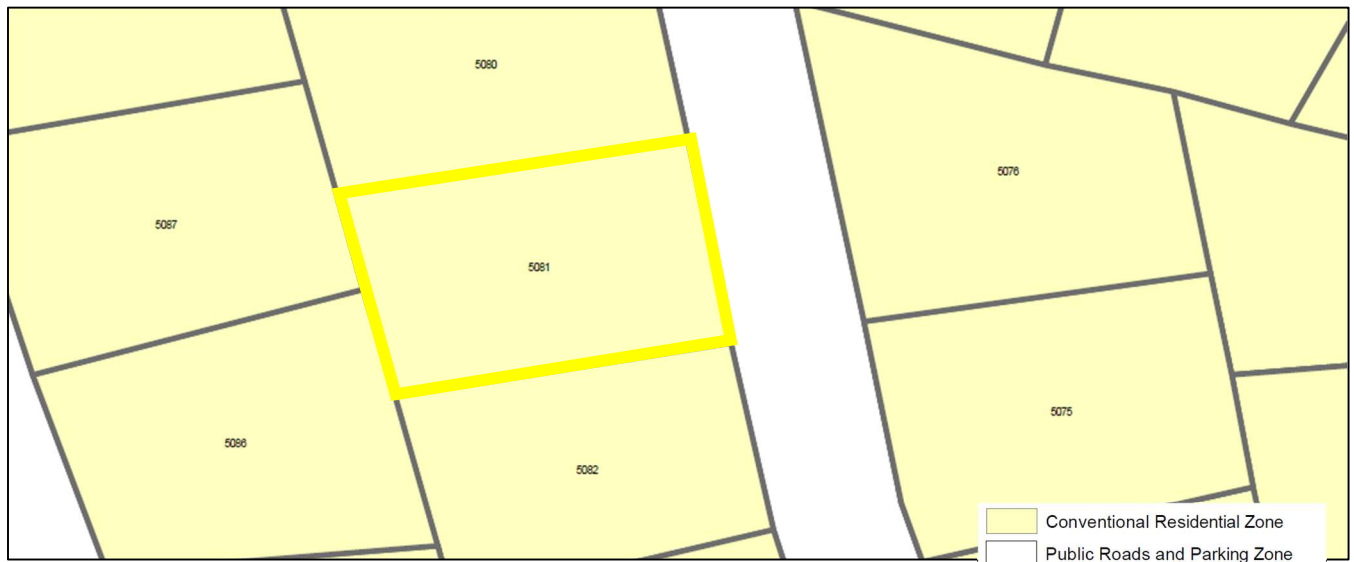


Figure 4 Extract of the Zoning Map

Table 2 below sets out the applicable development rules and parameters applicable to the property and this application.

Conventional Residential Zone (501m ² – 1500m ²)	
Development Parameters	Zoning Scheme Provisions
Street Boundary Building Lines	4m
Common Boundary Building Lines	2.5m
Coverage:	635m ²
Height:	2 Storeys

Table 2 Applicable Development Rules and Provisions of the Zoning Scheme

Since the proposed glass stacking doors are added to portion of the approved roofed braai area that is located closer than 2.5m from the northern common boundary building line, it is deemed by the Stellenbosch Municipality to be a departure from the provisions of the zoning scheme.

Figure 5, to the right, is an extract of the site development plan illustrating the glass stacking doors added to the braai area:

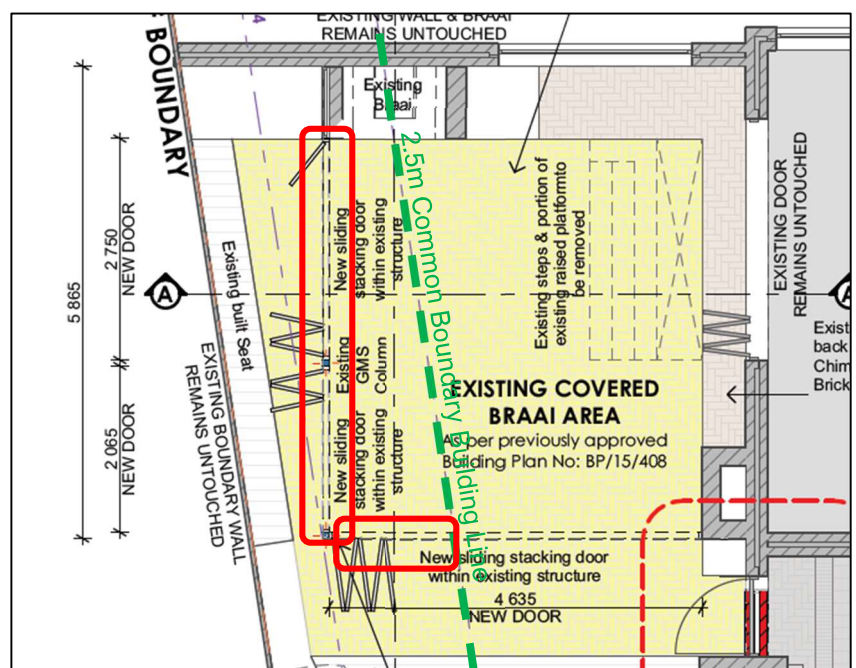


Figure 5 Extract of SDP illustrating Departure Required

4. APPLICATION REQUIRED

In terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, for a **permanent departure** to allow for the regularisation of the existing glass stacking doors to an approved roofed braai area that is closer than 2.5m from the common boundary with Erf 5080 Stellenbosch.

5. ADJUDICATION AND MOTIVATION

5.1 Motivation for the Departure

The current approved roofed braai area was approved in 2015. In terms of the structure, no additions (except the glass stacking doors) has been made thereto. The existing approved structure will remain 0.86m from the northern common boundary, as approved per LU/2904 application.

In terms of assessing the desirability of the proposal, it is argued that the potential noise impact of the existing approved braai area will be mitigated by the addition of the glass stacking doors. When closed, the doors will provide additional sound barriers for the noise emitting from the braai area towards Erf 5080 Stellenbosch.

5.2 Motivation in Terms of Section 65 of the By-Law

Section 65 of the By-Law relates to the adjudication of applications submitted in terms of the By-Law. The applications required, as set out in Section 5 of this report, are assessed in Table 4 below, against the general criteria for the consideration of applications as set out in Section 65(1) of the MPBL:

Assessment of Applications in terms of Section 65(1) of the By-Law	
Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Section 15(2)(b), of the By-law.
b. Procedure followed in processing the application.	To be decided.
c. Desirability of land use	<p>The roofed braai area is existent and approved. The use of the approved structure will remain the same. The addition of glass stacking doors will, most likely, reduce the impact of noise emitting from the braai area to the neighbouring property.</p> <p><u>Socio-economic impact:</u> No material impact.</p> <p><u>Compatibility with the surrounding uses:</u> No change in use.</p> <p><u>Impact on the external engineering services:</u> No Impact.</p> <p><u>Impact on safety, health, and wellbeing of the surrounding community:</u></p>

	<p>No impact.</p> <p><u>Impact on Heritage:</u></p> <p>No impact.</p> <p><u>Impact on Biophysical Environment:</u></p> <p>No impact.</p> <p><u>Traffic impacts, parking, access, and other transport related considerations:</u></p> <p>No impact.</p> <p><u>Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land:</u></p> <p>The imposition of conditions is not recommended since the proposal will result in the mitigation of noise impact on the surrounding properties.</p>
d. Comment in response to public participation.	If required, the application will be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants' response to comments received.	To be confirmed.
f. Investigations in terms of other laws.	Not applicable.
g. Written assessment by planner.	Not applicable.
h. Impact on municipal engineering services.	Already addressed under Section 65(c).
i. The IDP and SDF	Use of the property will remain residential, therefore no impact.
j. IDP and SDF of district Municipality.	Use of the property will remain residential, therefore no impact.
k. IDP and SDF of local Municipality	Use of the property will remain residential, therefore no impact.
l. Applicable structure plans	Aligned.
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A
p. National policies, norms, and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirements and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	Aligned.
s. Applicable provisions of the zoning scheme	Aligned, except for the departure that is deemed required by the Stellenbosch Municipality.
t. Restrictive condition applicable to the land concerned	No restrictive condition applicable.
u. Impact on any heritage resources	No identified impact.

Table 4 Motivation of the Applications

6. CONCLUSION

The application has been made in terms of Section 15(2)(b) of the Stellenbosch Municipality Zoning Scheme

The approval of this application will not have a negative impact on the abutting property. It is argued that the addition of the glass stacking doors will mitigate the impact of noise emitting from the braai area to Erf 5080, situated north of the property.

It is also argued that the proposal is in the best interest of the Stellenbosch Municipality to allow for the approval of the addition of glass stacking doors to the existing roofed braai area. It is therefore recommended that this application should be approved.

PIETERHUIZEN PLANNING (PTY) LTD

13 DECEMBER 2023