

NOTICE OF LAND DEVELOPMENT APPLICATION

CONVERT EXISTING STOOR ROOM & GARAGE INTO A SECOND DWELLING ON ERF 6955, STELLENBOSCH

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

Application Property Address: 47 Hine Road Cloetesville Stellenbosch 7600

Application Property Number: Erf 6955

Applicant: Jade Travis Lamberts

Owner: Jade Travis & Cindy-Lee Lamberts

Application Reference: LU/17045 (TP260/2023)

Description of land development proposal:

1. Application for permanent departure in terms of section 15(2)(b) of the Stellenbosch Municipal Planning By-Law, 2023 to permit a braai and covered stoep to be 1.925m in lieu of 2.5m and second dwelling to be 2m in lieu of 2.5m from the common building line on Erf 6955, Stellenbosch.
2. Application for additional use (technical approval) in terms of section 15(2)(g) of the Stellenbosch Municipal Planning By-Law, 2023 to permit a second dwelling unit in terms of section 13 of the Stellenbosch Zoning By-law on Erf 6955, 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: Jade Travis Lamberts Email lamberts28it@gmail.com. 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 **(22 August 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 (Cell 065 930 1641/ Office number 021 887 1134) during normal office hours.

Yours faithfully

Jade Travis Lamberts

OMSKRYF BESTAANDE STOORKAMER EN MOTORHUIS IN 'N TWEDE WONING OP ERF 6955, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: **47 Hine Straat Cloetesville Stellenbosch 7600**

Aansoek eiendom beskrywing: **Erf 6955**

Aansoeker: **Jade travis Lamberts**

Eienaar: **Jade Travis & Cindy-Lee Lamberts**

Aansoek Verwysing: LU/17045 (TP260/2023)

Besonderhede van die grondgebruiksaansoek:

1. Aansoek om permanente vertrek ingevolge artikel 15(2)(b) van die Stellenbosch-munisipale beplanningsverordening, 2023 om toe te laat dat 'n braai en onderdakstoep 1,95m in plaas van 2,5 m is en tweede woning 2m in plaas van 2,5m vanaf die gemeenskaplike boulyn is, op erf 6955, Stellenbosch.
2. Aansoek om bykomende gebruik (tegniese goedkeuring) ingevolge artikel 15(2)(g) van die Stellenbosch Munisipale Beplanningsverordening, 2023 om 'n tweede wooneenheid toe te laat ingevolge artikel 13 van die Stellenbosch-soneringsverordening op erf 6955, Stellenbosch

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 tydskedule van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/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 die 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: **Jade Lamberts epos: lamberts28jt@gmail.com**. Deur 'n beswaar, kommentaar of verhoë 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 **(22 Augustus 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 **(Sel 065 930 1641/ Kantoor Nommer 021 887 1134)** gedurende normale kantoor ure.

Die uwe

Jade Lamberts

ERF 6955, 47 HINE STREET, CLOETESVILLE, STELLENBOSCH

LOCALITY PLAN



SHAFIEK BISCOMBE ARCHITECTURAL SERVICES

Office Address: 8 Ortell Street, Cloetesville, Stellenbosch, 7600, Cape Town,
South Africa
SACAP Reg. No. T1539 (Pr.Arch.T)

Stellenbosch Municipality
Town Planning Department
Land Use Management

27 January 2023
Attention: Town Planning Department

**MOTIVATION LETTER FOR A PERMANENT DEPARTURE TO ENCROACH THE
2.500m SIDE BUILDING LINE AS WELL AS THE 2.000m SIDE BUILDING
LINE TO CONSTRUCT A SECOND DWELLING ON ERF 6955, 47 HINE
STREET, CLOETESVILLE, STELLENBOSCH.**

We hereby wish to apply for a permanent departure according to Zoning Scheme
Regulation, Section 42(2)(b).

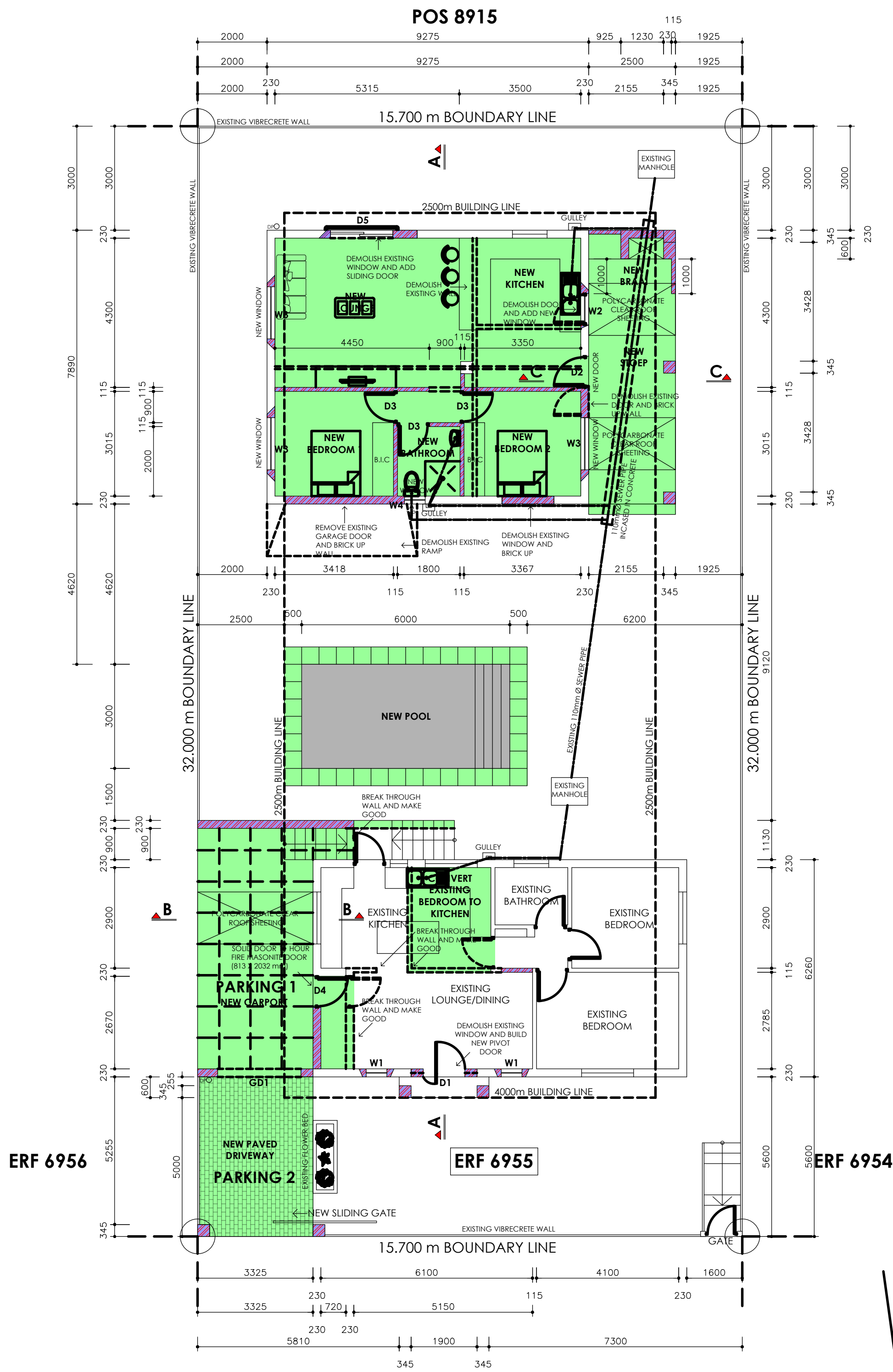
Our client wants to build a **second dwelling** as shown on the building plan,
drawing nr. gt/23/01/001

I trust that you will see our application as favourable.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully.

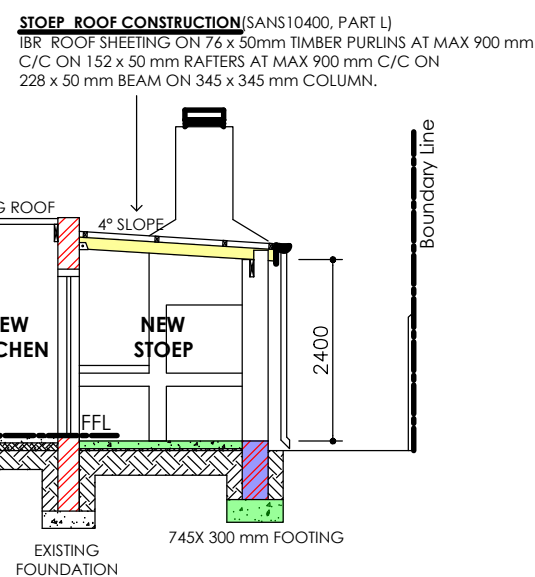
Mr. Shafiek Biscombe
083 638 638 8
Consultant/Agent



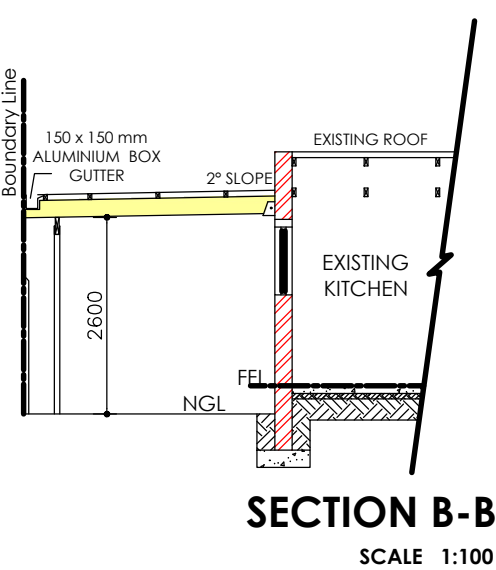
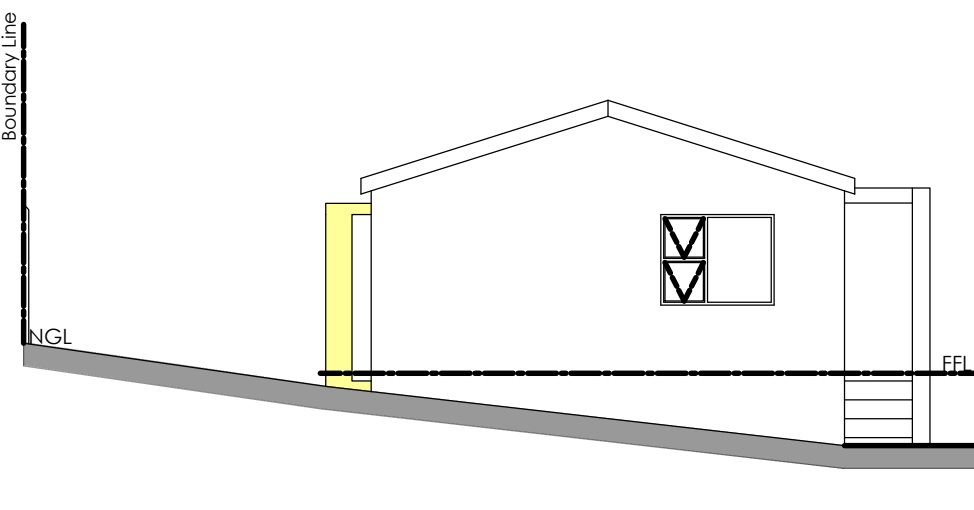
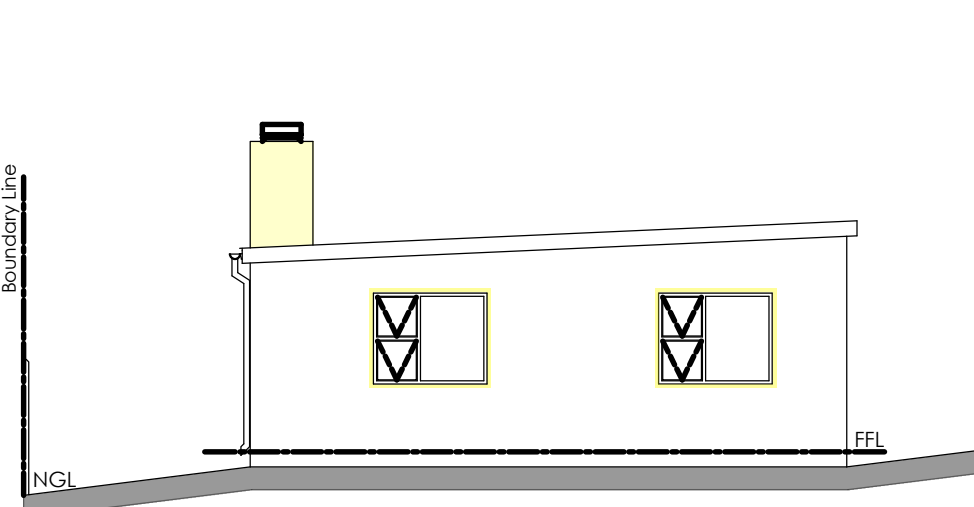
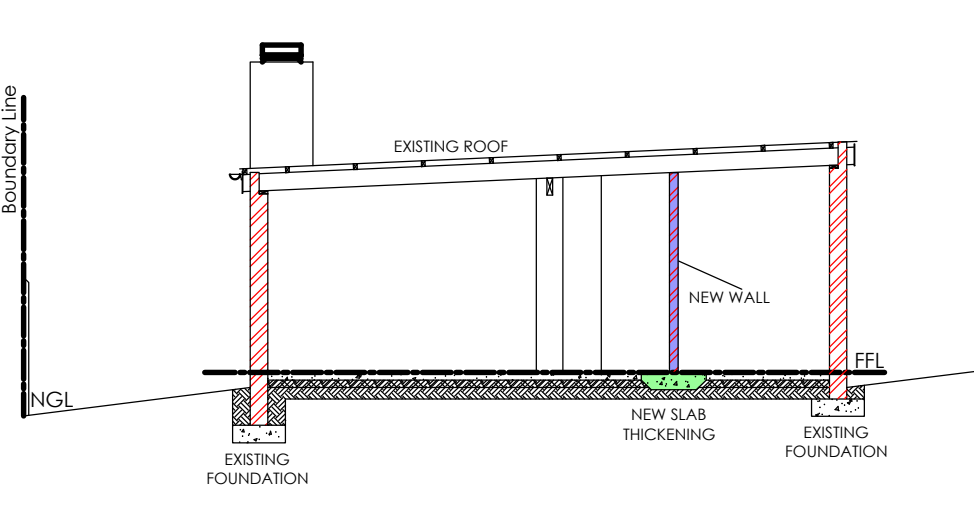
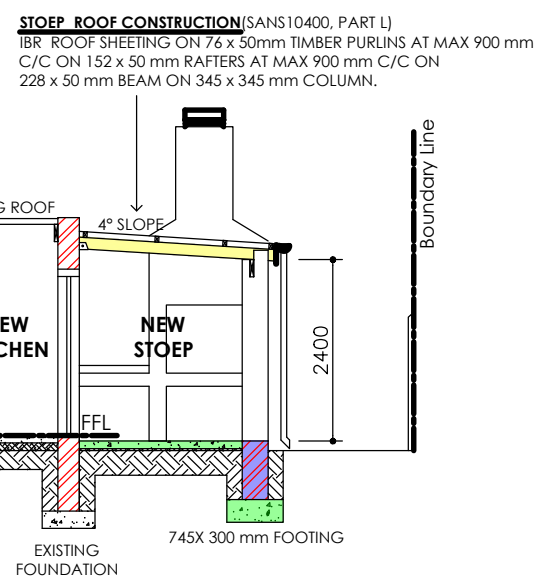
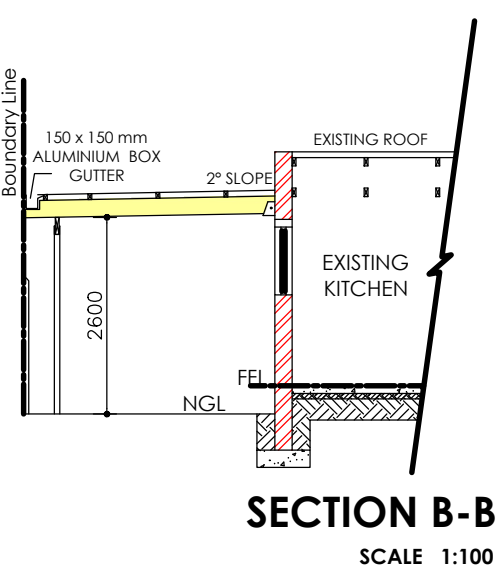
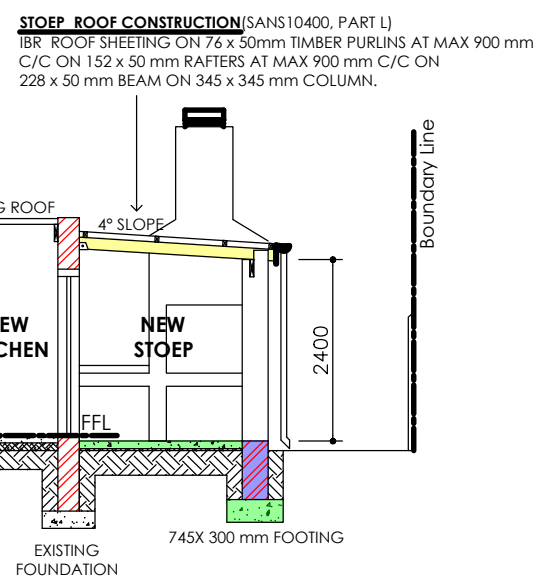
SCHEDULES

ALUMINIUM WINDOW SCHEDULE	ALUMINIUM WINDOW SCHEDULE	ALUMINIUM WINDOW SCHEDULE	ALUMINIUM WINDOW SCHEDULE
All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture
WINDOW NUMBER W1	WINDOW NUMBER W2	WINDOW NUMBER W3	WINDOW NUMBER W4
TYPE TOP HUNG WINDOW	TYPE TOP HUNG WINDOW	TYPE TOP HUNG WINDOW	TYPE TOP HUNG WINDOW
TOTAL 2	TOTAL 1	TOTAL 3	TOTAL 1
FINISH TO BE WHITE POWDER COATED	FINISH TO BE WHITE POWDER COATED	FINISH TO BE WHITE POWDER COATED	FINISH TO BE WHITE POWDER COATED
GLAZING LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART N OF SECTION 3) AND SAS 1263.	GLAZING LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART N OF SECTION 3) AND SAS 1263.	GLAZING LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART N OF SECTION 3) AND SAS 1263.	GLAZING LAMINATED SAFETY GLASS ALL IN ACCORDANCE WITH SANS 10140, SANS 10137, SANS 10400 (PART N OF SECTION 3) AND SAS 1263.
IRONMONGERY AS PER THE MANUFACTURER	IRONMONGERY AS PER THE MANUFACTURER	IRONMONGERY AS PER THE MANUFACTURER	IRONMONGERY AS PER THE MANUFACTURER

ALUMINIUM / TIMBER DOOR / FRAMES SCHEDULE	ALUMINIUM / TIMBER DOOR / FRAMES SCHEDULE	ALUMINIUM / TIMBER DOOR / FRAMES SCHEDULE	ALUMINIUM / TIMBER DOOR / FRAMES SCHEDULE	ALUMINIUM / TIMBER DOOR / FRAMES SCHEDULE	ALUMINIUM / TIMBER DOOR / FRAMES SCHEDULE
All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture	All sizes of openings of doors and windows to be measured on site BEFORE manufacture
DOOR NUMBER D1	DOOR NUMBER D2	DOOR NUMBER D3	DOOR NUMBER D4	DOOR NUMBER D5	DOOR NUMBER D6
TYPE DOOR OPENING INWARD	TYPE EXTERNAL DOOR	TYPE INTERNAL DOOR	TYPE CORONA GARAGE DOOR TO FIT OPENING AS FINISH BY SUPPLIER.	TYPE SOLID DOOR 1 HOUR FIRE MASONITE DOOR (813 x 2032 mm)	TYPE SLIDING DOOR
TOTAL 1	TOTAL 1	TOTAL 1	TOTAL 1	TOTAL 1	TOTAL 1
FINISH TO BE WHITE POWDER COATED	FINISH 44mm THICK FLB HARDWOOD DOOR NO GLAZING	FINISH 44mm THICK FLB HARDWOOD DOOR NO GLAZING	FINISH REMOTE - CONTROLLED DEVICE WITH EMERGENCY OVERRIDE COMPLETE WITH OWN LIGHT.	FINISH SOLID MASONITE DOOR	FINISH TO BE WHITE POWDER COATED
IRONMONGERY AS PER THE MANUFACTURER	IRONMONGERY TO CLIENTS CHOICE	IRONMONGERY TO CLIENTS CHOICE	IRONMONGERY AS PER THE MANUFACTURER	IRONMONGERY AS PER THE MANUFACTURER	IRONMONGERY TO CLIENTS CHOICE



SECTION C-C
SCALE 1:100



COVERAGE CALCULATIONS	AREA
SITE AREA	502 m²
EXISTING DWELLING	75 m²
EXISTING 2ND DWELLING	73 m²
NEW CARPORT	25.9 m²
ADDITIONS	76.86 m²
TOTAL FLOOR AREA	250.76 m²
% COVERAGE	49.95 %

PLEASE DO NOT SCALE FROM DRAWINGS. SCALED DRAWING ARE INVALID. CHECK ALL DIMENSIONS AND LEVEL PRIOR TO BUILDING WORKS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THIS OFFICE. IN THE EVENT OF FILLING EXCEEDING A DEPTH OF 500mm, CONSULT A STRUCTURAL ENGINEER TO AVOID FUTURE STRUCTURAL DAMAGES. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF SHAFIEK BISCOMBE ARCHITECTURAL SERVICES. REPRODUCTION THEREOF IS PROHIBITED. COPYRIGHT IS THEREFOR UPHELD.

CLIENT SIGNATURE :

CLIENT
HOUSE LAMBERTS

SHAFIEK BISCOMBE
ARCHITECTURAL
SERVICES

P.ArchT. (Reg. Nr. T1539)

POSTAL ADDRESS	OFFICES ADDRESS
P.O. Box 3503 Maitland STELLENBOSCH 7402 CELL: 083 438 438 8 FAX: +27 (0)86 528 740 3 EMAIL: sbiproperities@rmweb.co.za	8 ORTELL STREET CLOETESVILLE STELLENBOSCH 7600

PROJECT
PROPOSED NEW SECOND DWELLING AND ALTERATIONS ON ERF 6955, HINE STREET, CLOETESVILLE STELLENBOSCH

DRAWN BY F. BARENDSE

CHECKED BY S. BISCOMBE

SCALE AS SHOWN

DATE JANUARY 2023

DRAWING NR. A1