



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18472

Our File Reference Number: Erf 18799, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: 

Sir / Madam

APPLICATION FOR A DEPARTURE: ERF 18799, STELLENBOSCH

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

2.1 That application for permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of the street building line from 4.0m to 1.0m (Siskin Avenue) to accommodate the pool and roof overhang of the proposed dwelling unit on Erf 18799, Siskin Avenue, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 3.2 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.
 - 3.3 The development and building plans be generally in accordance with the Roof Plan & Plan & Section Aa, drawn by: Solvation Architects, dated: 08/28/2024, Ref No: LA_106, attached as **Annexure A**.

3.4 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

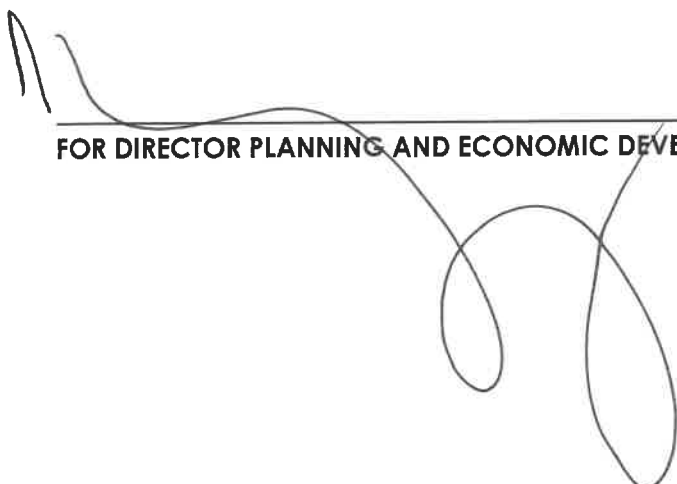
4. The reasons for the above decision are as follows:

4.1 The proposal will have no impact on the streetscape as the proposed structures are still setback from the street due to the location of the Terraforce retaining wall.

5. 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.
6. 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.
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 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.
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



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

2/4/2025
DATE:

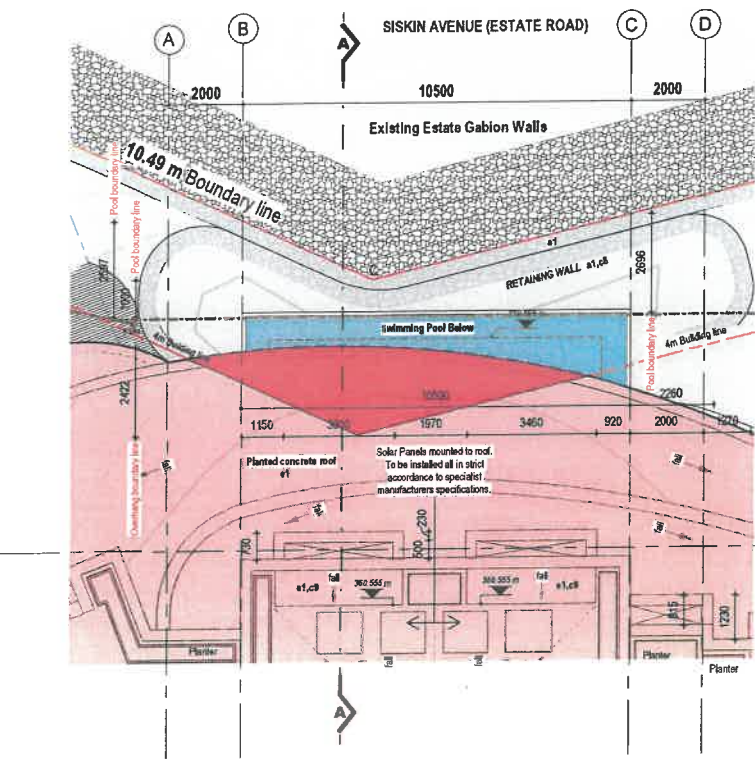
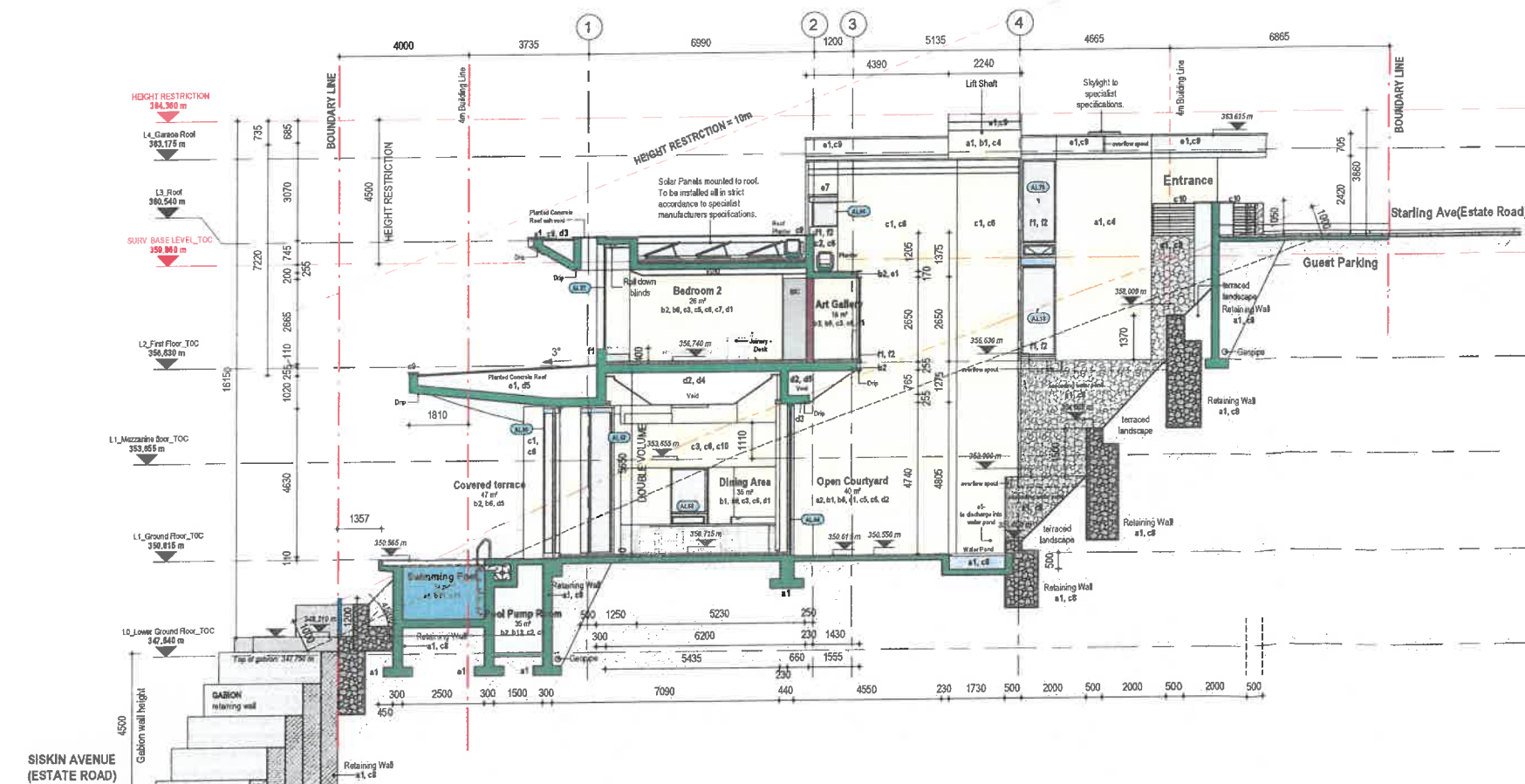


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ANNEXURE A

FOR MUNICIPAL APPROVAL STAMP



Particulars	Permitted	Actual
Er/Nr:	18799	
Street Address:	PTN 71, Botmaskop Estate, Stellenbosch	
Zoning:	Single Residential	
Building Lines:		
On Street:	4000 m	
On Sides & Back:	2500 m	
Er/Nr Area:	1005 m²	
Height Restriction:	4.5 m	
Bulk @	1	0.8
Coverage Area:	502.5 m²	502 m²
Coverage:	50 %	50 %

- GENERAL NOTES:**
- No amendments or alterations are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times.
- JBOC 5.0 applies. The contractor shall keep a representative competent to administer and control the work continuously on the site during the execution of the works.
- The contractor and sub-contractors shall ensure their workmen in terms of the COO Act of 1997 and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.
- Building to be set out by a registered Land Surveyor.
- Final levels of buildings to be confirmed with architect.
- Contractor to make adjustments on LFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.
- Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.
- All existing trees and vegetation to be protected against any damage.
- All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation commences. All materials, finishes and glazing to conform to SANS 6008 & SANS approved, whenever applicable.
- SUPERVISION BY ARCHITECT**
- The architect is not expected to carry out continuous supervision. His inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act whether the same be discovered before or after the final certificate, or any other certificate, is approved.
- ABBREVIATION LEGEND**
- AFPL Above Finished Floor Level
b bath
bc beam over
b/c Built in cupboard
cat combustion stove
cu Distribution Board
dpc damp proof course
dw down
e expansion joint
fd floor drain
fr fridge
f/f finished floor level
g gas hob
hp Heat Pump
GL Ground Level
hwb hand wash basin
mic microwave
ms matt sinking
mv Mechanical Ventilation
bov built-in oven
ox Overhead Extractor
pb preparation bowl
pf rooflight over
rwp rain water pipe
s sink
shr shower
slab over (measured from FFL)
st stone
su Splitter Unit
td tumble dryer
tbc to be confirmed
TOD Top Of Concrete
wc water closet
wm washing machine
- DRAINAGE & PIPING**
- le inspection eye
g gutter
gt garden tap
glt gutter & tap
re rodding eye
se soil stack
wp waste pipe
vp ventilation pipe
mh manhole
rv vent valve
- All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds
- 100mm Ø uPVC soil pipe
50mm Ø uPVC waste pipe
40mm Ø uPVC ventilation pipe
1100 uPVC rwdp to minimum fall of 1:100
15-20mm Ø Class2 Copper Gas piping

general notes:

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ISSUE STATUS

FOR LOCAL AUTHORITY APPROVAL

notes

The design on this drawing remains the property of the Solution Architects, and shall be used for any marketing purposes. Copyright Reserved. All dimensions to be checked on site before any work is put in hand. ANY DISCREPANCY between all drawings should immediately be brought to the attention of the client representative and resolved before work commences. This drawing is to be used in conjunction with the SPECIFICATION OF MATERIALS & LABOUR for this project. This introduction table prevails over any legend or detail table.

company

Stellenbosch

drawing title

ROOF PLAN & PLAN & SECTION AA

scale @ A1: 1:100
date: 09/2024
proj no: J060
drawn: AB
checked: LA_106
K