



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17938 (TP921/2024)

Our File Reference Number: Erf 12240, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 12240, STELLENBOSCH

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 a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to increase the permitted coverage from 50% to 54.70% on Erf 12240, Stellenbosch

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

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

- 2.2.1 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.
- 2.2.2 The development and building plans be generally in accordance with the site plan as referenced on Drawing No. 01505-miemie-stb12240-20240626, dated 2024/08/12 and drawn by Michelle De Bruyn attached as **Annexure A**.

2.2.3 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.

2.2.4 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. The **reasons** for the above decision are as follows:

3.1 The increase of the coverage by 4.70% will not undermine or be detrimental to the character of the surrounding residential 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:

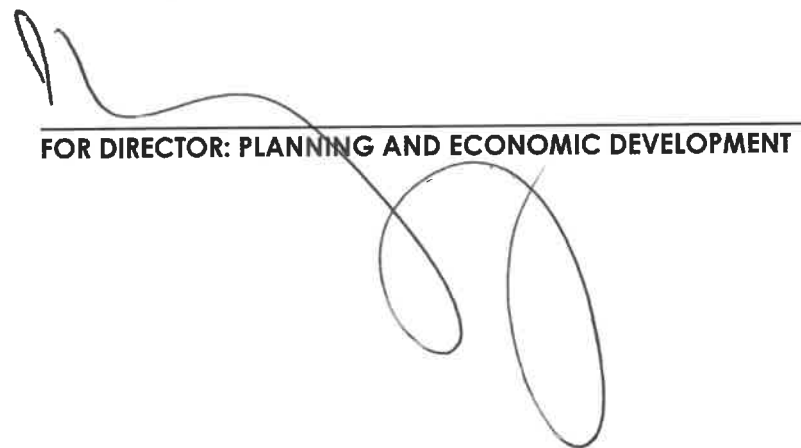
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

- (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

5/3/2025

DATE

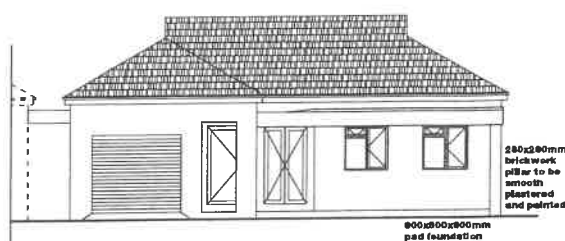
LOCAL AUTHORITY APPROVAL:

These plans were approved by the ECom of Stillmeadow HCA on 15 August 2024 on two conditions. One is that the owner needs her commitment to a fine patio structure that takes 54" as its model. (appearance and dimensions) with the exception that the patio at 55 will have only one pillar and that allowance will be made for the different breadth of the two houses. Two that the gutters of the two new roofs must take into the two new roofs directly into the water coming off the roofs directly into a drain. No water must run over the adjoining property (Note the conditional no objection from Bruce and Carol Nilsen (54))

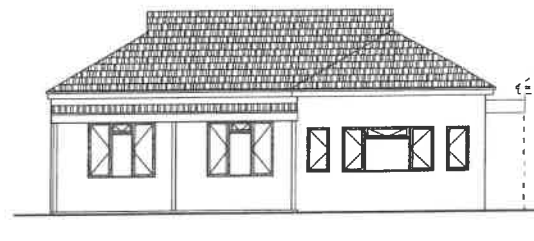
(Chairman of Stillmeadow HCA)

Neighbours provided written no objection statements. One was conditional (see above)

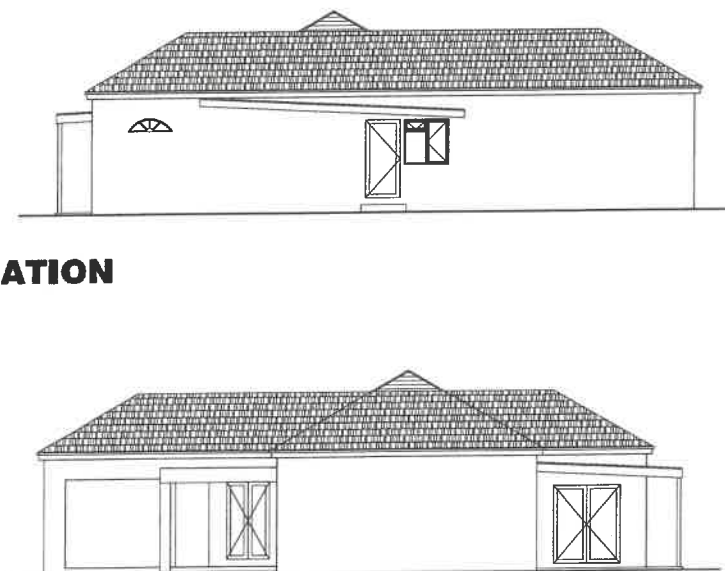
- * Note the trim on fascia and pillar.



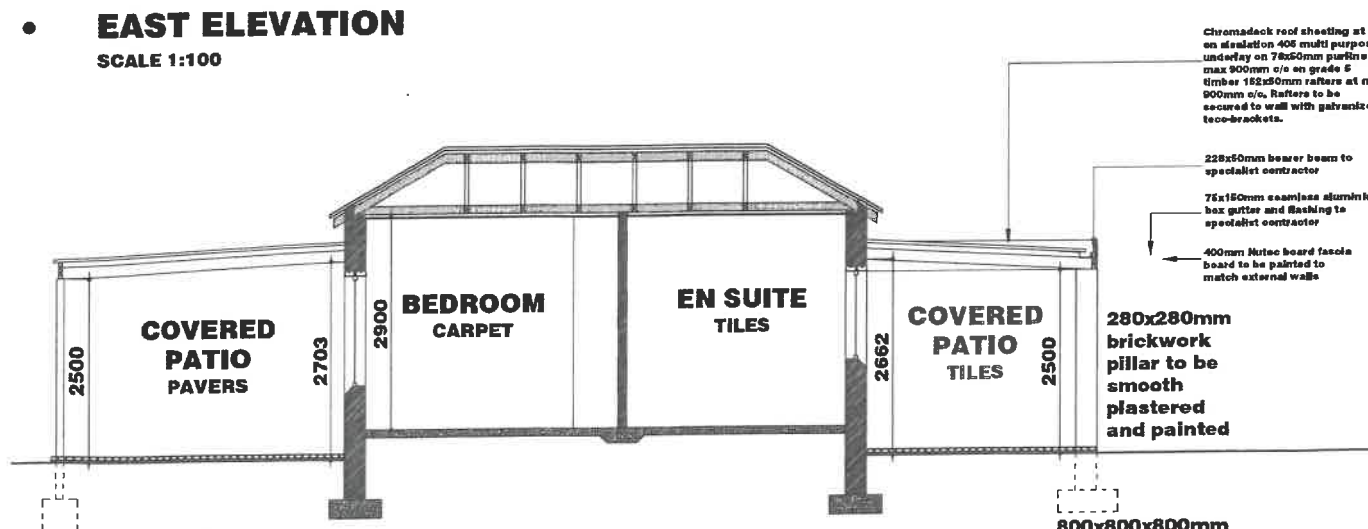
• **SOUTH ELEVATION**
SCALE 1:100



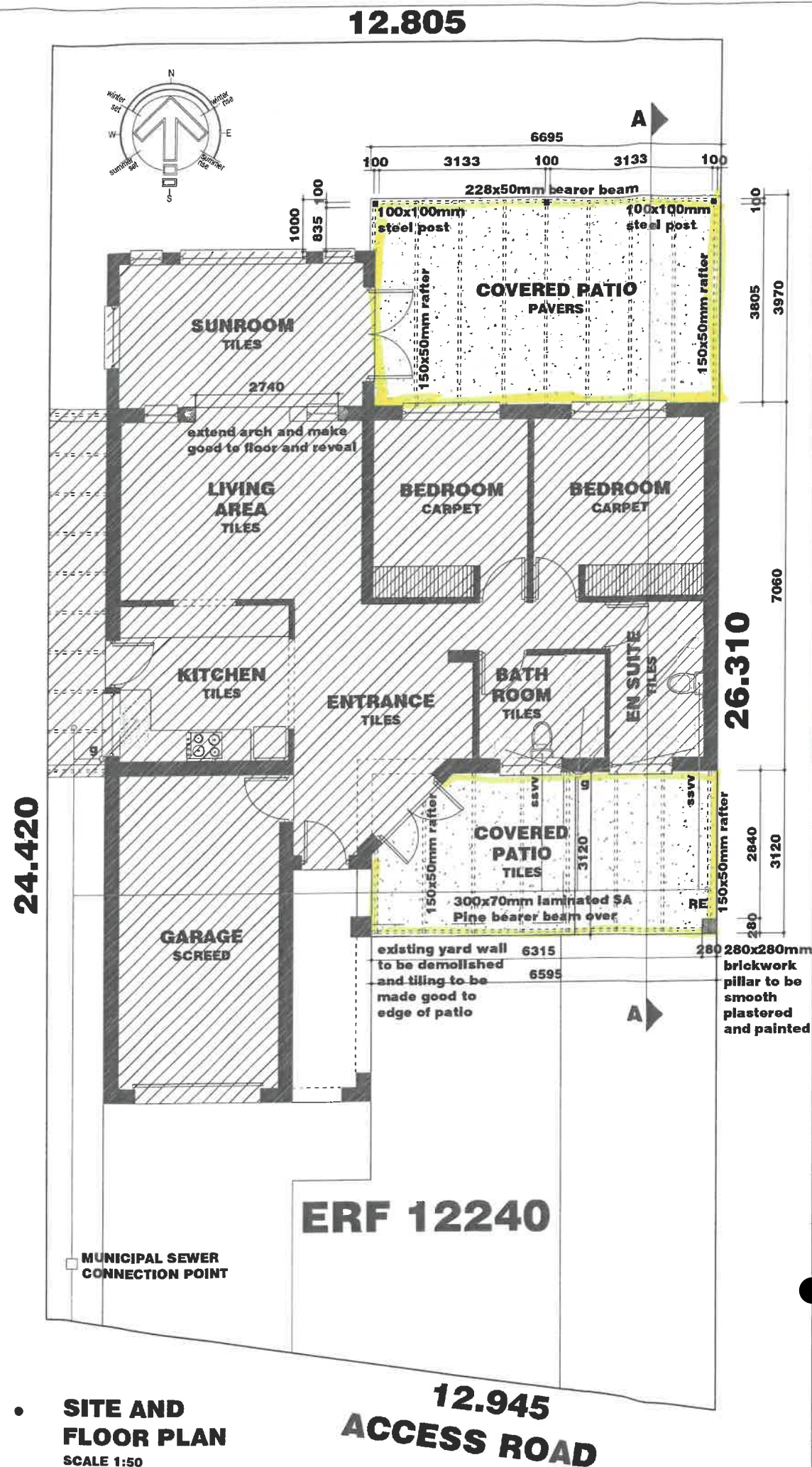
• **NORTH ELEVATION**
SCALE 1:100



• **WEST ELEVATION**
SCALE 1:100



• **SECTION A-A**
SCALE 1:50



- **SITE AND FLOOR PLAN**
SCALE 1:50

SPECIFICATIONS:

SUBSTRUCTURE
Foundations: not applicable
Foundation Walls: not applicable
Column Foundations: Foundations to steel posts to be min 800x800x800mm.

SUPER STRUCTURE:
Floor Construction:
Solid Floors: not applicable
Reinforced Floors: not applicable
External envelope
Walls: not applicable
Windows and doors: not applicable
Roof:
Pitched Roof: not applicable
Flat Roof: Chromadeck roof sheeting to h.o.a. approval colour / clean treated metal sheets at 3' on 76x50mm purlins at max 900mm o/c on 152x50mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Tace brackets. All timbers to be DPC wrapped where built into brickwork.
Roofing Goods: Seamless aluminum O-Gee gutters fixed to 225x25mm Nuts: fascia boards to discharge into seamless aluminum down pipes in accordance with manufacturers specifications.
Roof Assemblies: not applicable
Internal Dividers:
Walls: not applicable
Doors: not applicable
Substructure: not applicable

FINISHES:
External
Walls: All walls to be smooth plastered and painted to ewner specification to IQCA approval - Kindal by Laminin Paints)
Patios / Carports: cement paving on 25mm sand bedding on well compacted fill. All overhead storm water to be taken away from building and towards roadsides.
Internal:
Walls: not applicable
Floors: not applicable
Ceilings: not applicable
Joinery: not applicable

SERVICES:
Electrical: All electrical installations to comply with local authority requirements and SANS 10400. Distribution, reticulation and Lighting as per electrical layout provided.
Plumbing: not applicable
Ventilation and Lighting: All areas to comply with municipal regulations and SANS 10400 L.L.e. min 5% of floor area ventilation and min 10% of floor area lighting
Drains: All soil drains to be closed system 110mm PVC pipes with min fall of 1:80. All vent pipes to be 60mm PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All drains to be installed min 800mm inside radius. All drains before building to be exposed in 150mm clean and air round.

PARAMETERS:	
EXISTING:	
ground floor:	124.45m ²
covered yard:	7.78m ²
TOTAL:	132.20m²
PROPOSED:	
front covered patio and carport:	19.30m ²
back covered patio:	28.30m ²
TOTAL:	45.60m²
TOTAL AREA:	177.80m²
TOTAL FOOTPRINT:	177.80m²
SITE AREA:	325.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	54.70%

PLEASE NOTE:
THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS
CONSTRUCTION DRAWINGS.
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSON'S
ATTENTION PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVEL
PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

UNIT 55

STELLENOORD

<u>CLIENT:</u>	MS DU PLESSIS
<u>PROPERTY:</u>	ERF 12240 STELLENBOSCH
<u>ADDRESS:</u>	UNIT 55 STELLENOORD STELLENBOSCH
<u>DRAWING:</u>	COUNCIL SUBMISSION

REVISIONS:

•	A	change done	date	person
•	B	change done	date	person
•	C	change done	date	person
•	D	change done	date	person

DRAWING NUMBER:

01505-mienie-stb12240-20240626

SCALE: as shown	PAGE: 1 of 1	DATE: 2024-08-12
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MICHELLE DE BRUYN
SACAP REG NO: PAT 24744614

**102 DE HULK WAY
PENHILL ESTATE**

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EMAIL: EXACTPLAN@GMAIL.COM

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