



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17379(TP701/2024)

Our File Reference Number: Erf 7990, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: sebevu@beautech.co.za

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 7990, 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 in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a departure to relax the following on Erf 7990, Stellenbosch,

- a) the street building line from 4m to 2,65m in order to accommodate the proposed additions (sunroom) to the existing second dwelling unit,
- b) the common building line adjacent to Erf 7993, Stellenbosch (POS) from 2,5m to 1,18m in order to accommodate the proposed addition (en-suite) to the existing main bedroom,

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 the said Bylaw:

- 2.2.1 The development must be undertaken in accordance with building plan referenced as Drawing No. STL 7990 001 - 005 Rev 2, dated 19 November 2024 & 23 July 2024 and drawn by Beau Tech and attached as **Annexure A**.
- 2.2.2 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2.3 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.
- 2.2.4 Building plans must be generally in accordance with the building plan as referenced drawing no. STL 7990 001 - 005 Rev 2, dated 19 November 2024 & 23 July 2024 and drawn by Beau Tech and attached and attached as **Annexure A**.

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

- 3.1 The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.

3.2 The proposed structure over the street building line will have minimal impact on the streetscape as it will be partially screened off by the existing tree/greenery that exist on the street boundary.

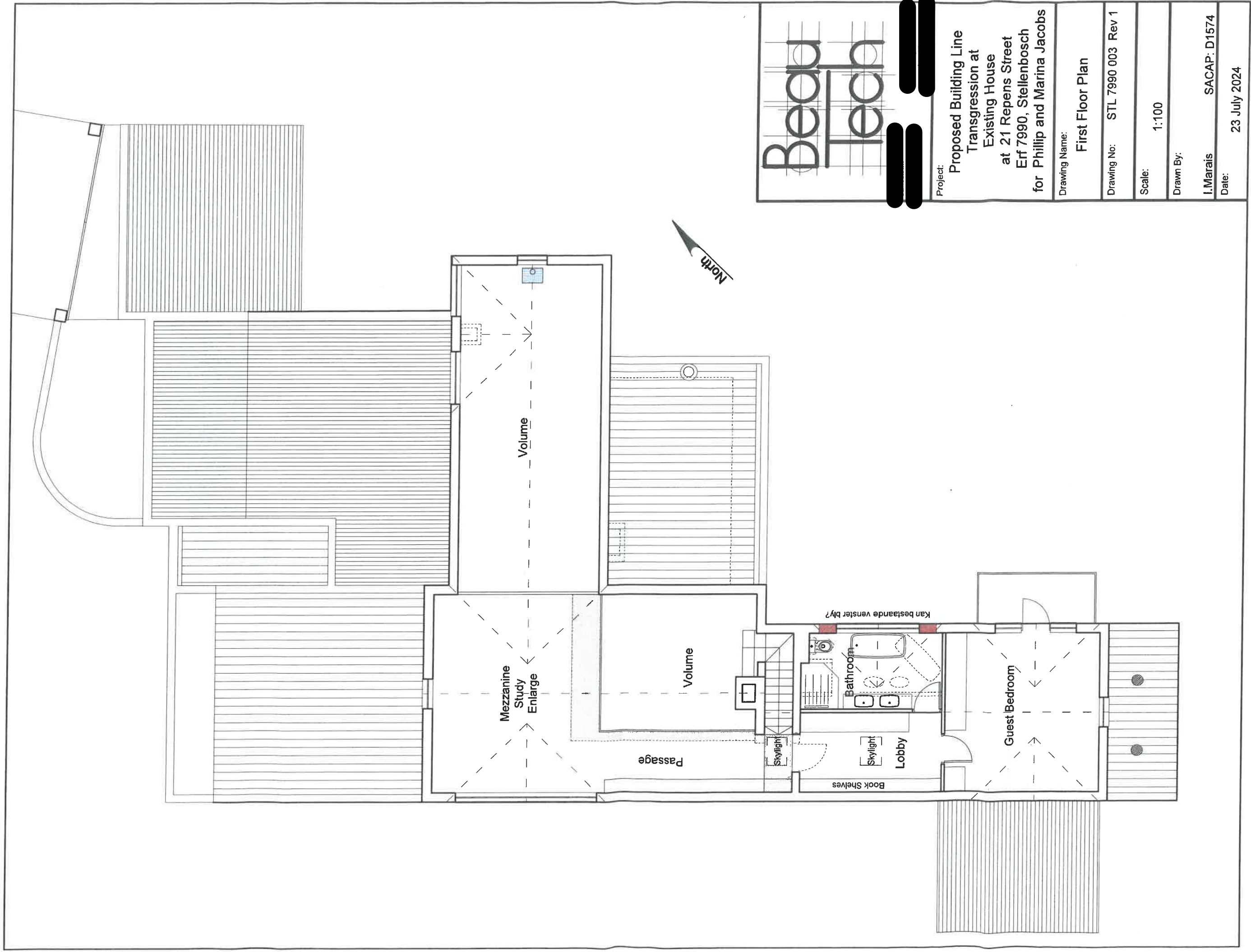
4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for 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

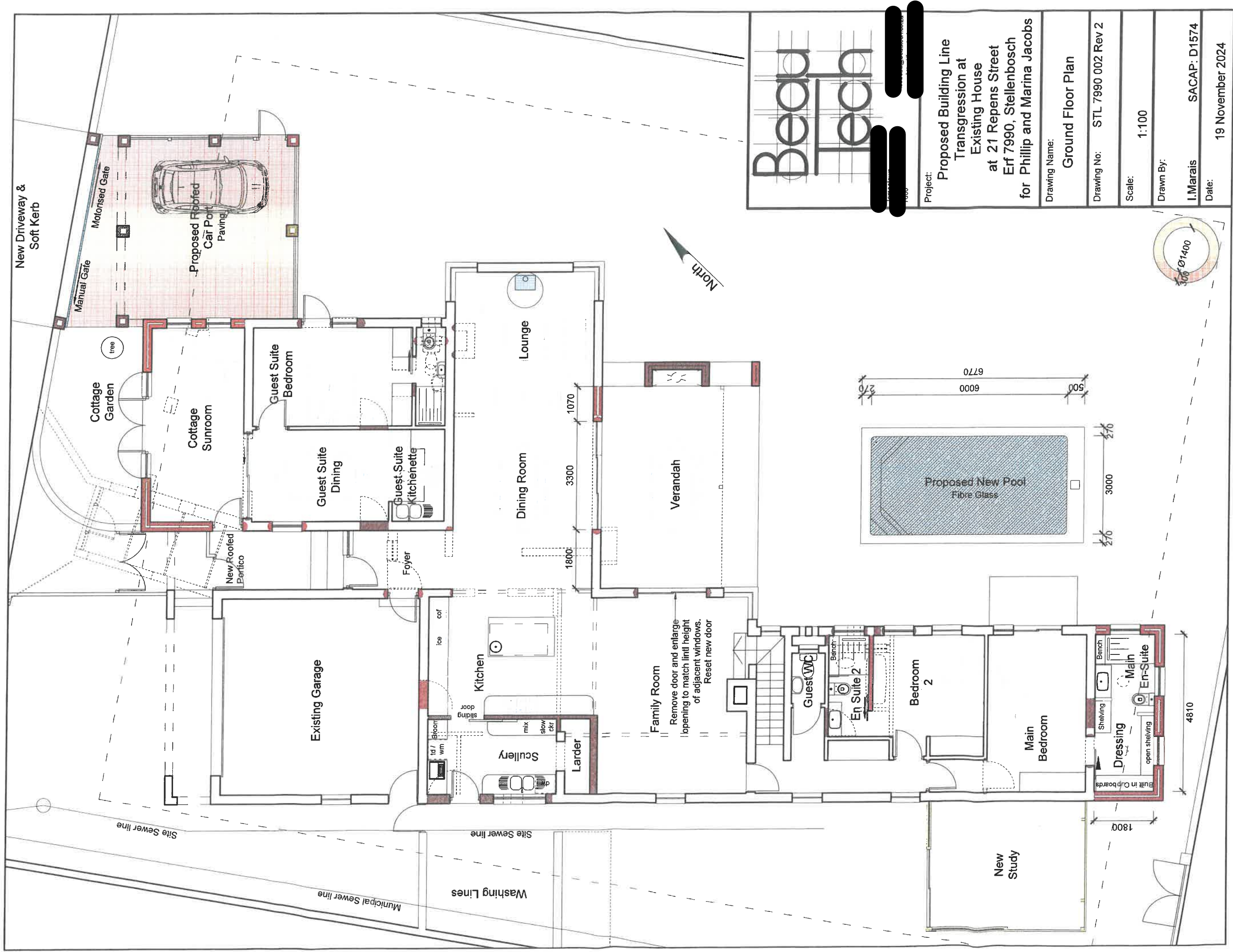
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DATE

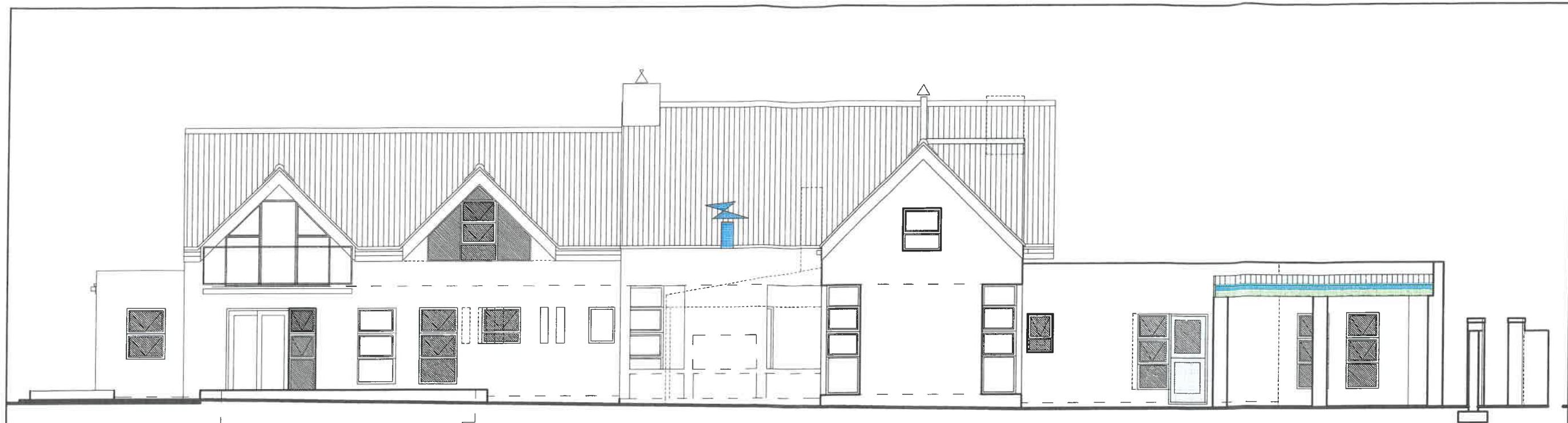
Annexure A:
Building Plans



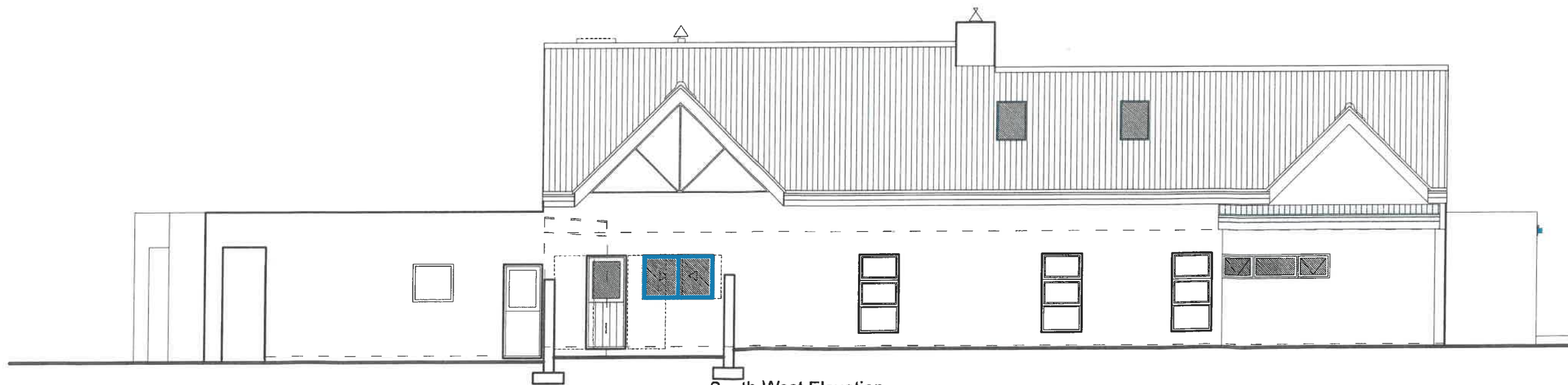
Beu
Tech

Project:	Proposed Building Line Transgression at Existing House at 21 Repens Street Erf 7990, Stellenbosch for Phillip and Marina Jacobs		
Drawing Name:	First Floor Plan		
Drawing No:	STL 7990 003 Rev 1		
Scale:	1:100		
Drawn By:			
I.Marais	SACAP: D1574		
Date:	23 July 2024		





North East Elevation



South West Elevation

Drawing No: STL 7990 004 Rev 1

Scale: 1:100

Drawn By:

I.Marais SACAP: D1574

Date: 23 July 2024

Beau
Tech

Jamestown

Project:
Proposed Building Line
Transgression at
Existing House
at 21 Repens Street
Erf 7990, Stellenbosch
for Phillip and Marina Jacobs

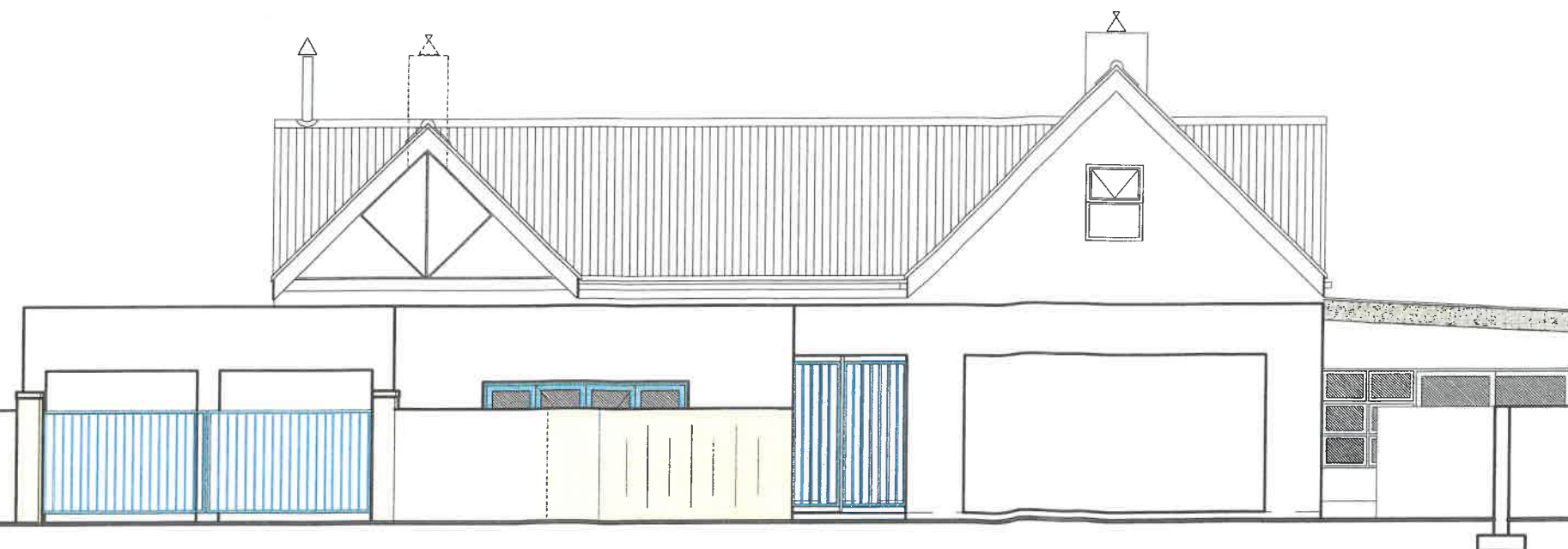
Drawing Name:
North East &
South West Elevations



South East Elevation



North West Elevation



North West Street Elevation

Beau
Tech

Project:
Proposed Building Line
Transgression at
Existing House
at 21 Repens Street
Erf 7990, Stellenbosch
for Phillip and Marina Jacobs

Drawing Name:
North West &
South East Elevations

Drawing No: STL 7990 005 Rev 2

Scale:
1:100

Drawn By:

I. Marais SACAP: D1574

Date:
19 November 2024