APPLICATION FOR PERMANENT DEPARTURE: ERF 11501, IDASVALLEY, STELLENBOSCH

1. The application in the above regard, refers.

2. The Authorised Employee, on 23 May 2019, approved in whole, in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for departure in order to relax the side building line on Erf 11501, Stellenbosch.

3. That the above approval granted is subject to the following conditions in terms of Section 66 of the above-mentioned by-law;

   (i) The approval applies only to the relaxation of building line in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
(ii) The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have bearing on the proposed permanent departure;

(iii) Building plans be submitted to this Municipality for approval, no openings on a zero building line, bedroom and bathroom to be ventilated and provide natural light;

(iv) Storm water run-off from roof at 0m building line may not discharge on neighbour's Erf 11502, and must be managed on Erf 11501;

(v) The approval for the departure will lapse if not implemented within 5 years from date of final Notification; and

(vi) The council reserves the right to impose further conditions if deemed necessary.

4. REASONS FOR THE DECISION

(i) The proposal does not involve any change in land use, the intention is to allow additions to the existing dwelling on the property;

(ii) The proposal will not have negative impact on surrounding properties or affect their property rights;

(iii) The proposal is desirable to the fact that the property is located within residential neighbourhood, and it promotes permanent housing;

(iv) Neighbours' consents were obtained and no objection was received from internal departments.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17,
Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (only applicable to applicant appeals). See the approved tariff structure on the municipal website.

7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.


10. Kindly note the above decision 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
Annexure B: Proposed Site Development Plan
GENERAL NOTES:

All relevant data, levels, and dimensions are subject to the conditions as per the site plan and as per the national building regulations. All calculations are based on the information provided by the client and must be verified by the client before commencement of any work.

Concrete foundations and surfacing must comply with part 1 (1985) of the National Building Regulations, and all structures must comply with the relevant guidelines and standards as specified by the Architectural Board of South Africa.

NOTE:

TOP THREE COURSES BELOW WALL PLANT. BRICK WALLS TO FLOOR LEVEL AND GABLE END WALLS ABOVE WINDOW JAMB HEIGHT TO BE 300MM PLUS THREE COURSES BRICKWORK.

SUPPLY FREESTANDING CONCRETE UNITS WITH BRAKET IN EACH COURSE ABOVE ALL INTERNAL AND EXTERNAL OPENINGS TO BE ADDED BY MASONRY CONTRACTOR.

CONDENSER TO ALLOW FOR THE INSTALLATION OF TWO GARDEN TAPS.

ALL DOOR HANDLES AND LIGHT SWITCHES TO BE AT 880 MM ABOVE FINISHED FLOOR LEVEL.

ALL EXTERNAL LIGHT POINTS TO BE AT 1.5 M HIGH ABOVE FINISHED FLOOR LEVEL.

FOUR DIMENSIONS TO BE TAKEN IN PREFERENCE TO DRAWING DIMENSIONS.

SET OUT FROM MUNICIPAL APPROVED PLANS ONLY.

All relevant levels, dimensions, and details to be verified on site. Any discrepancies to be reported to the designer before commencement of work.

This drawing is copyright and remains the property of the designer.

BUILDING INFORMATION:


Revision notes:

All work must comply with the National Building Regulations and Local Authoritites By-laws.

Builder to work according plan and use own discretion where necessary.

All levels and dimensions to be checked before any work commences.

Preference to be given to written dimensions above scaling from plan.

CONSTRUCTION DRAWINGS