



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: *LU/9601*  
Property Number: Erf 1063, Jamestown  
Your Reference Number:  
Enquiries: *P April*  
Contact No. : 021808 8683

## REGISTERED MAIL

**Chris Jacobs Architecture CC**  
**Suite 211**  
**Postnet**  
**Stellenbosch**  
**7599**

Sir/Madam

### APPLICATION FOR DEPARTURE: ERF 1063, JAMESTOWN.

1. Your application for departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, to relax the **2m** street building line to **1m** and the common building line from **1,5m** to **1m** for extensions to the dwelling and for the construction of a new carport, on Erf 1063, Jamestown, (See **APPENDIX 1**), refers.
2. The Authorised Employee hereby **approves, in whole** your application for a departure in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that;
  - The approval applies only to the application for departure in question (See **APPENDIX 1**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
  - Building plans must be submitted, all applicable departmental recommendations be obtained and building plans be approved by this Municipality, prior to any building work commencing on site;
  - This approval becomes null and void if approval could not be obtained from Council's internal departments, e.g. Fire Services, Engineering Services, Building Management, etc.
  - This departure approval shall lapse if not exercised within 5 years from date of final notification.
  - The Municipal decision making authority reserves the right to impose further conditions if deemed necessary.

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3. Reasons for the above decision are as follows:
- The adjacent affected property owner(s) granted their written consent and no further advertising was deemed necessary.
  - The proposed land use is in line with the zoning of the property.
  - All other land use parameters will still be complied with.
  - All other departments will still be afforded an opportunity to comment on the final building plan, which may result in the amendment of the approval.
  - The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.
  - The subject application can for the above-mentioned reasons be supported from a land use management perspective, considering that all due administrative processes to make an informed decision has been complied with.
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be in compliance with the procedures for appeals stipulated in section 80 of the said legislation.
5. If you intend to appeal, the appeal form must be completed and 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](http://www.stellenbosch.gov.za/planning_portal), 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 6899, or hand delivered to the Advice centre, within 21 days of notification of this decision together with proof of payment of the appeal fee.
6. You are also informed that should you want to submit building plans within the 21 day appeal period that you must, in writing, waive your right to appeal and submit it together with your building plan application.
7. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully



**THE AUTHORISED EMPLOYEE (Tabiso Mfeya)**  
**DIRECTOR: HUMAN SETTLEMENTS & PROPERTY MANAGEMENT**



**DATE**

# APPENDIX 1

## Proposed building plan



# Erf 1063, Jamestown.

**SCALE**  
1:564,25

- Legend**
- Street
  - Railway
  - Sectional Schemes
  - Erven
  - District Boundary
  - Ocean



Stellenbosch Municipality  
Planning & Economic Development  
Created by: Corporate GIS

Date: 2019-08-15



Author: Stellenbosch Municipality

Stellenbosch Municipality  
Street Address:  
71 Plein Street, Stellenbosch, 7600  
Tel. 021 803 8658

This map is a reproduction of the original map and does not constitute a guarantee of accuracy. The user of this map is advised to verify the accuracy of the information contained herein. The user of this map is advised to verify the accuracy of the information contained herein.



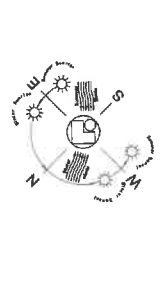
Scale: 1:564,25

1102  
REWIEDO, M  
127.077.759 Sqm



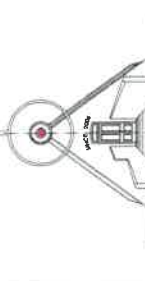
**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE MUNICIPALITY AND THE BUILDING STANDARDS ACT, 1977.  
 2. ALL WORK EXECUTED ON SITE IS TO BE IN ACCORDANCE WITH THE BUILDING STANDARDS ACT, 1977.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS OF MATERIALS AND OTHER MATERIALS MUST BE APPROVED BY THE APPLICABLE MUNICIPALITY AND THE BUILDING STANDARDS ACT, 1977.  
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- SANS 10400 - PART C: Structural Design
- SANS 10400 - PART D: Fire Safety
- SANS 10400 - PART E: Durability
- SANS 10400 - PART F: Foundations
- SANS 10400 - PART G: Roofs
- SANS 10400 - PART H: Windows
- SANS 10400 - PART I: Stairways
- SANS 10400 - PART J: Lighting & Ventilation
- SANS 10400 - PART K: Stormwater Disposal
- SANS 10400 - PART L: Sanitary Disposal
- SANS 10400 - PART M: Rehabilitation
- SANS 10400 - PART N: Site Preparation
- SANS 10400 - PART O: Site Investigation
- SANS 10400 - PART P: Site Investigation
- SANS 10400 - PART Q: Site Investigation
- SANS 10400 - PART R: Site Investigation
- SANS 10400 - PART S: Site Investigation
- SANS 10400 - PART T: Site Investigation
- SANS 10400 - PART U: Site Investigation
- SANS 10400 - PART V: Site Investigation
- SANS 10400 - PART W: Site Investigation
- SANS 10400 - PART X: Site Investigation
- SANS 10400 - PART Y: Site Investigation
- SANS 10400 - PART Z: Site Investigation



**Client:**  
**HOUSE J. LINDERS**

**Chris Jacobs**  
 Architecture CC  
 SACB REGISTERED No. Panch03035



Suite 211 - Postnet 53061 - Stellenbosch-7599  
 cell 083 237 5993  
 Email: chrisjacobs@telkomna.net

**Project:**  
 Proposed House Alterations,  
 Extensions with New Carport,  
 Boundary Walls On Erf 1063  
 11 Simonsberg Street, Jamestown

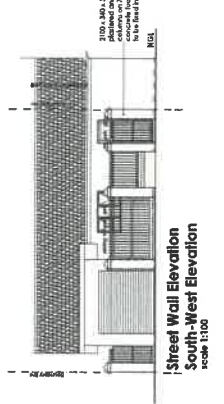
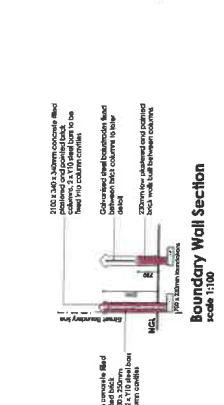
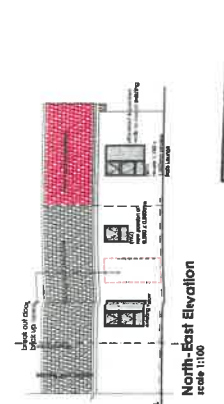
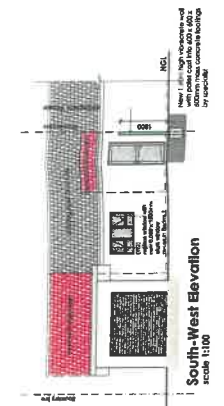
**Drawing:**  
**PLANS , SECTIONS , ELEVATIONS**

Project No: D19.02-178  
 Dwg No: 1 OF 1

Date: Feb 2019  
 Drawn: CJ  
 Checked: HWW

Scale: As Shown

**COUNCIL SUBMISSION**



**STELLENBOSCH MUNICIPALITY**  
 THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 30 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 27/02/2019  
 AUTHORISED EMPLOYEE/MPI

**BUILDING INFORMATION:**  
 BUILDING CLASSIFICATION: M  
 ZONE: M  
 SUB-ZONE: M  
 BUILDING DEVELOPER: J. Linders

**CONSULTANT INFORMATION:**  
 Design: Chris Jacobs Architecture CC  
 Drawn: Chris Jacobs  
 Checked: Chris Jacobs  
 Date: 27/02/2019

**PERMITS AND APPROVALS:**  
 1. This work is subject to the approval of the relevant authorities.  
 2. All work must be done in accordance with the applicable building regulations and standards.  
 3. The contractor must ensure that all work is done in accordance with the approved plans and specifications.

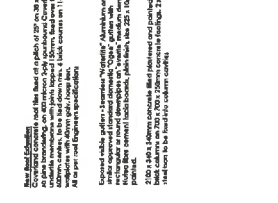
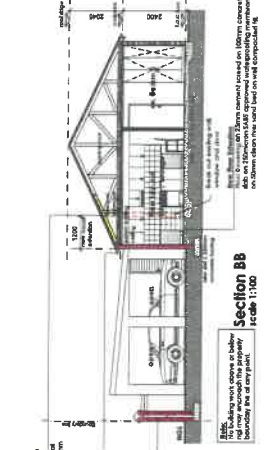
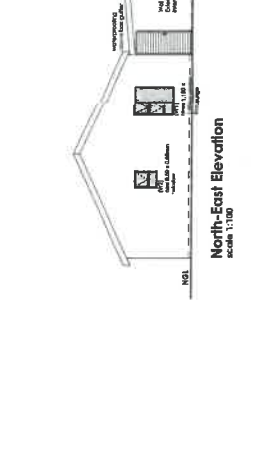
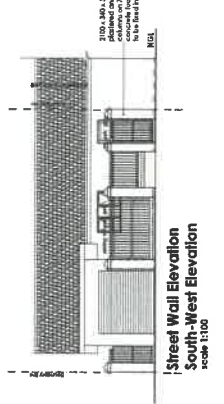
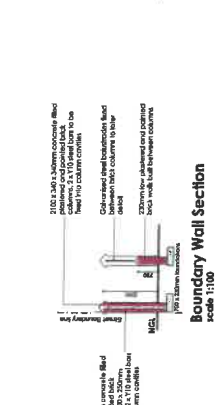
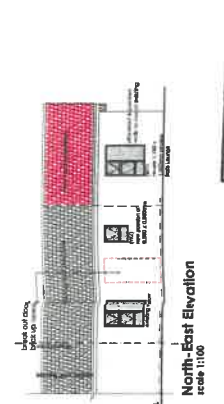
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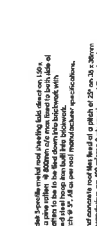
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**Typical Vibrecrete Wall Elevation**  
 South-East Elevation  
 scale 1:100



**Roof Plan**  
 scale 1:100



**Legend:**  
 Existing Brickwork  
 New Brickwork  
 Brick & Dismantling Brick  
 Existing Stone Wall  
 New Stone Wall

**Area Calculations:**  
 GROUND FLOOR: 145.00m²  
 FIRST FLOOR: 145.00m²  
 TOTAL AREA: 290.00m²  
 COVERAGES: 64.52%

**Notes:**  
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