



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: *LU/10315*
Erf Number: *Erf 2514, Kayamandi*
Your Reference Number: *None*
Enquiries: *S Zangqa*
Contact No. : *021 8088667*

REGISTERED MAIL

Nompilo Kuni
Watergang
Kayamandi
7600

Sir/Madam

APPLICATION FOR DEPARTURE: ERF 2514, KAYAMANDI.

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 side building line from **1.5m** to **0m** in order to accommodate the construction of a varandah on Erf 2514, Kayamandi as indicated drawing no. k/19/08/121, Dated August 2019 (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;

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- 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;
 - Council reserves the right to impose further conditions if deemed necessary.
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, 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 registration of this decision letter together with proof of payment of the appeal fee.
6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.



7. 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



TABISO MFEYA

THE AUTHORISED EMPLOYEE

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

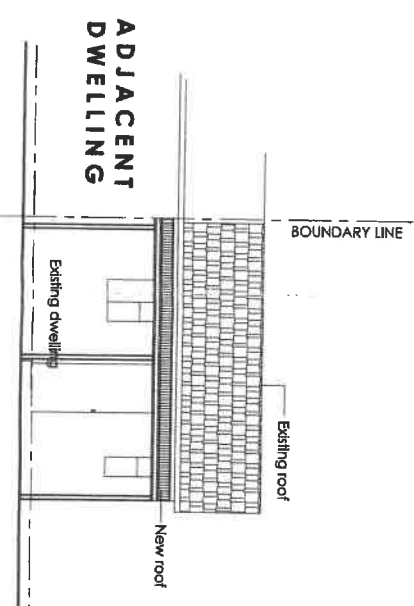
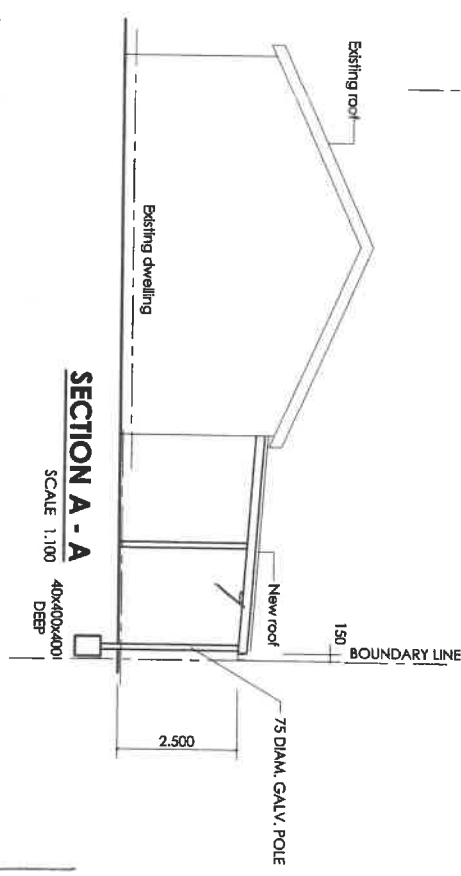
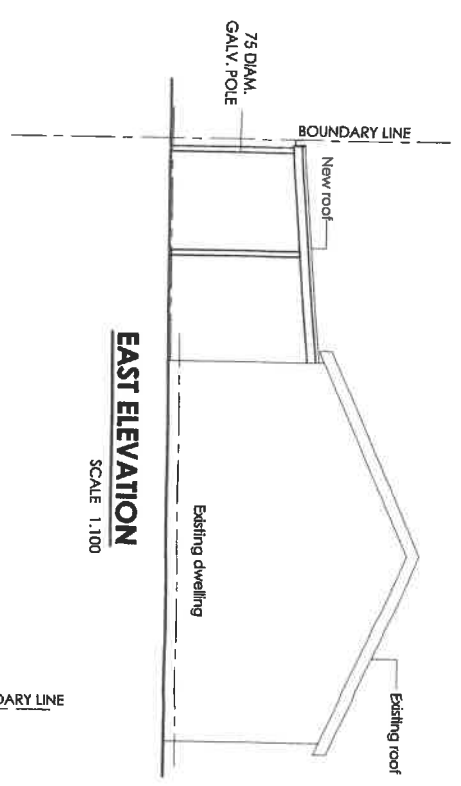
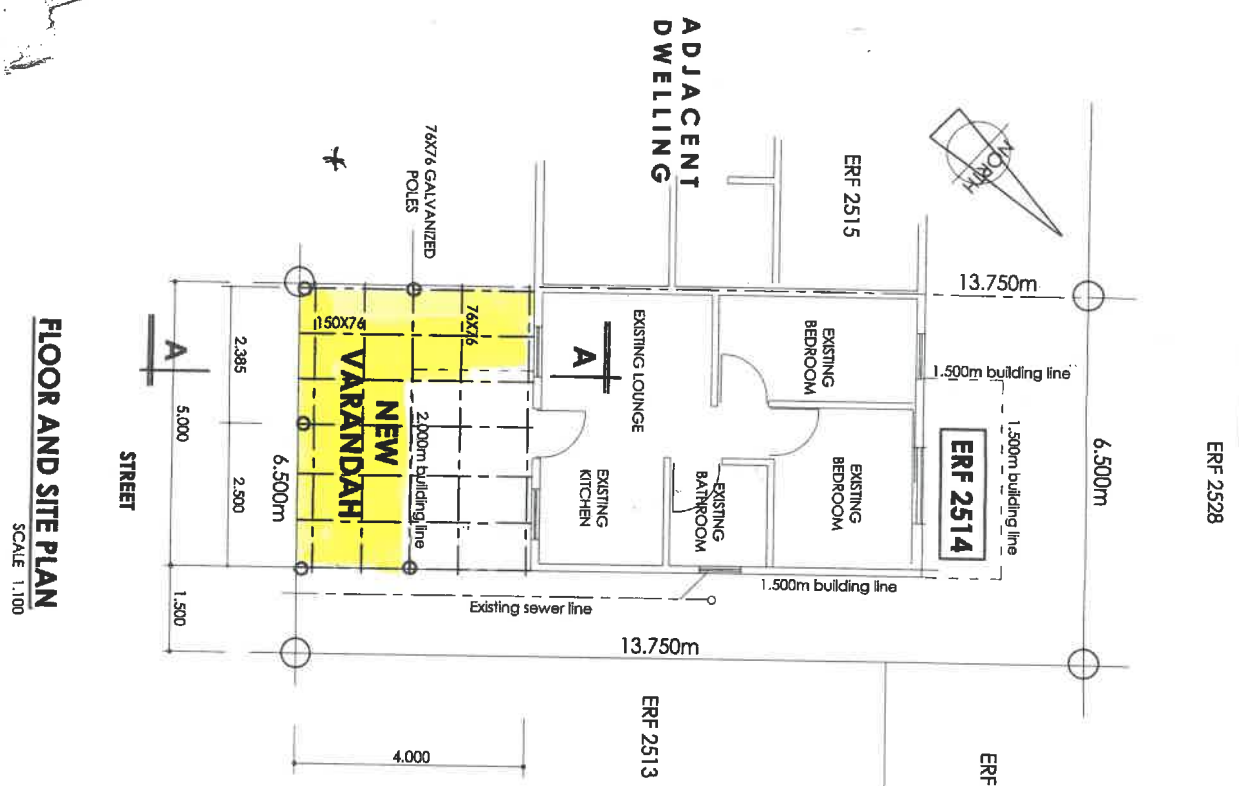
12/02/2020
DATE

APPENDIX 1

Proposed building plan

A handwritten signature in black ink, consisting of a horizontal line followed by a vertical stroke and a cursive flourish.

ROOF - GALVALUM ORTI
 18R roof sheeting on 76x76 purlins at
 950 centres on 15x50 beams at 900
 centres fix with galv. hoop iron built
 600 into wall.



RAINWATER
 Approved p.v.c. gutters and 75mm diameter downpipes. All water to be taken from foundations.

GENERAL
 Check all dimensions before work commences.
 All works to be in accordance to the National Building Regulations.
 All boundary beacons to be exposed before any works commences on site.
 Positions of electrical fittings to be determined on site.
 Aluminium windows and doors by approved manufacturer.

CALCULATIONS		AREA
NET AREA	89.38m ²	
GROUND FLOOR AREA	45.00m ²	
NEW VARANDAH	20.73m ²	
TOTAL FLOOR AREA	65.73m ²	
% COVERAGE	73%	

PLEASE DO NOT SCALE FROM DRAWINGS.
 SCALED DRAWING ARE INVALID. CHECK ALL DIMENSIONS AND LEVEL PRIOR TO BUILDING WORKS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THIS OFFICE IN THE EVENT OF FINDING EXCEEDING A DEPTH OF 500mm, CONSULT A STRUCTURAL ENGINEER TO AVOID FUTURE STRUCTURAL DAMAGES. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF SHAFIEK BISCOMBE ARCHITECTURAL SERVICES. REPRODUCTION THEREOF IS PROHIBITED UNLESS IT IS THEREFOR UPHELD.

REVISIONS	
DATE	DESCRIPTIONS

CONSTRUCTION DRAWINGS
FLOOR PLAN AND ELEVATIONS

CLIENT
HOUSE KUNI

SHAFIEK BISCOMBE ARCHITECTURAL SERVICES
 Pr-Arch (1) SACAP Reg. 115891

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PROJECT	PROPOSED NEW VARANDAH ON ERF 2514, KAYAMANDI, STELLENBOSCH
DRAWN BY	S. BISCOMBE
CHECKED BY	S. BISCOMBE
SCALE	AS SHOWN
DATE	AUGUST 2019