



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Reference Number: Erf 624, Franschhoek

Application Number: LU/9906

Your Reference Number:

Enquiries: A Gwintsa / N Katts

Contact No. 021 808 8681 / 8318

Email: Akhona.Gwintsa@stellenbosch.gov.za / Nicole.Katts@stellenbosch.gov.za

REGISTERED MAIL

Chris Jacobs Architecture

Suite 211, Postnet X5061

STELLENBOSCH

7599

Sir/Madam

APPLICATION FOR DEPARTURE: ERF 624, SANTA ROSA STREET, LE ROUX, FRNASCHHOEK

1. The above application refers.
2. The Authorised Employee, on 20 March 2020, **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 the following :
 - (i) a departure to allow for the construction of a second dwelling unit;
 - (ii) a departure to relax the rear building line from 3m to 1.2m and to exceed the permissible coverage of 30% to 43% for the proposed additional dwelling unit. (See **Annexure B**).
3. The above approvals granted are subject to the following conditions in terms of Section 66 of the above-mentioned by-law;
 - (i) The approval applies only to the application in question as shown on drawing no. D19.02-176, Drawn by Chris Jacobs Architecture CC, Dated Feb 2019 (See **Annexure B**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

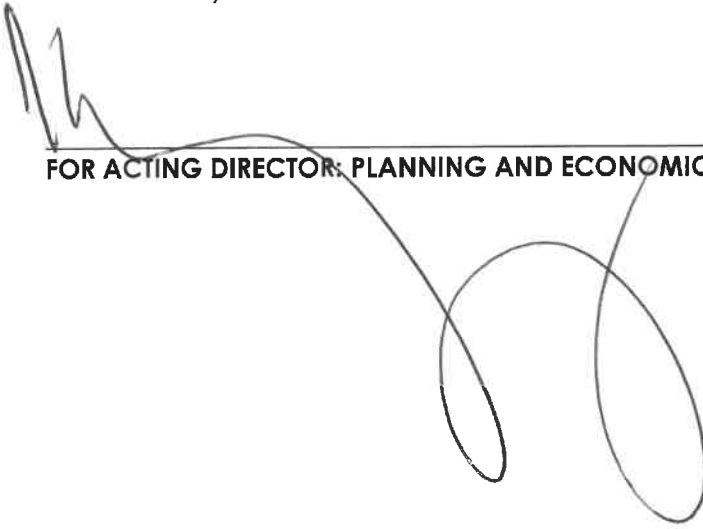
- (ii) Building plans must be submitted for approval by the municipality, prior to any building work commencing on site;
- (iii) Approval will lapse if not implemented within 5 years from the date of final notification of the application.

3. REASONS FOR DECISION

- (i) The proposal will not adversely impact on the existing residential character of the area;
 - (ii) Sufficient on-site parking is provided;
 - (iii) The proposal is seen as a mild form of densification.
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 5. 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: <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>
 6. 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.
 7. 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.

8. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
9. 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 ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/3/2020
DATE



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Annexure B: Proposed Site Development Plan

GENERAL NOTES:
 THE DESIGN ON THESE DRAWINGS IS THE PROPERTY OF CHRIS JACOBS ARCHITECTURE.
 THE CONTRACTOR AND SUB-CONTRACTORS MUST VERIFY ALL DIMENSIONS
 AND LEVELS BEFORE COMMENCING WORK.
 ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS
 AND THE BUILDING STANDARDS ACT (THE ACT)
 ALL WORK EXECUTED ON SITE IS TO BE IN ACCORDANCE WITH THE ACT OF 1977
 AND THE BUILDING STANDARDS ACT (THE ACT)
 SANS 10400 - PART B: Structural Design
 SANS 10400 - PART C: Dimensional
 SANS 10400 - PART D: Electrical
 SANS 10400 - PART E: Drainage/Water
 SANS 10400 - PART F: Site Operations
 SANS 10400 - PART G: Foundations
 SANS 10400 - PART H: Connections
 SANS 10400 - PART I: Roofs
 SANS 10400 - PART L: Noise
 SANS 10400 - PART M: Ventilation
 SANS 10400 - PART N: Lighting
 SANS 10400 - PART O: Water
 SANS 10400 - PART P: Fire Protection
 SANS 10400 - PART Q: Termite
 SANS 10400 - PART R: Fire Protection
 SANS 10400 - PART S: Fire Protection
 SANS 10400 - PART T: Fire Protection
 SANS 10400 - PART U: Fire Protection
 SANS 10400 - PART V: Fire Protection
 SANS 10400 - PART W: Fire Protection
 SANS 10400 - PART X: Fire Protection
 SANS 10400 - PART Y: Fire Protection
 SANS 10400 - PART Z: Fire Protection

Client:
**HOUSE W. FORTUIN
 FRANSCHHOEK**

**Chris Jacobs
 Architecture CC**
 SACS REGISTERED NO. P/2010/0336
 Building Project Management

Suite 211 - Poena 7000 c. 3 Stellenbosch-7399
 Email: chrisjacobs@telkom.net

Project:
 Proposed New Second Dwelling
 On Erf 624, 21 Santa Rosa Street,
 Groendal, Franschhoek

Drawing:
PLANS, SECTIONS, ELEVATIONS
 Project No: D19.02-176
 Date: Feb 2019
 Scale: As Shown

1 OF 1
 Checked: HWW
 Signed: As Shown

COUNCIL SUBMISSION

DOOR SCHEDULE - WOOD & ALUMINIUM

NO.	DESCRIPTION	FINISHES	MARKING
01	1200mm x 2000mm	1. 1200mm x 2000mm	
02	1200mm x 2000mm	1. 1200mm x 2000mm	
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