



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11072  
Erf Number: Erf 7910, Stellenbosch  
Your Reference Number: None  
Enquiries: N Dafeti  
Contact No. : 021 808 8640

## REGISTERED MAIL

Mr Henry & Ms Pauline Appolis  
3 Last Street,  
Cloetesville  
**STELLENBOSCH**  
7600

Sir/Madam

## APPLICATION FOR DEPARTURE: ERF 7910, LAST STREET, CLOETESVILLE, STELLENBOSCH

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 common building lines from 1m to 0m (both sides) in order to accommodate the proposed new bedrooms on the ground floor and the first floor on Erf 7910, Stellenbosch, as indicated on Drawing No. 2019/40/01, dated November 2019 and drawn by D Lakey Draughting Services, (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 departure approval shall lapse if not exercised within 5 years from date of final notification;

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T: +27 21 808 8111 • F: +27 21 886 6899

Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)

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.
  - The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.
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 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



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**THE AUTHORISED EMPLOYEE (C ALEXANDER)**

**ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

20/03/2020

**DATE**

# APPENDIX 1

## Proposed building plan

ALL WORKSHOPS OR ACTIVITIES MUST BE CONDUCTED IN A SEPARATE BUILDING OR STRUCTURE FROM THE MAIN BUILDING OR STRUCTURE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL WORKSHOPS OR ACTIVITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL WORKSHOPS OR ACTIVITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL WORKSHOPS OR ACTIVITIES.

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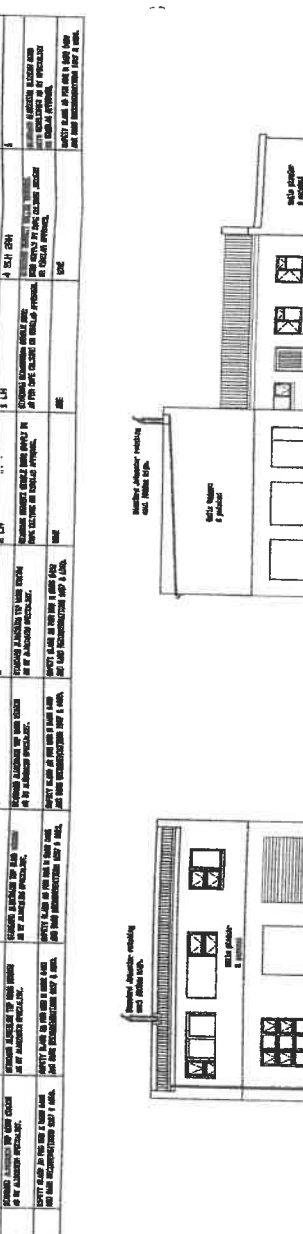
1100 SOUTH ELEVATION  
1100 EAST ELEVATION  
1100 NORTH ELEVATION

1100 WEST ELEVATION

| NO. | DESCRIPTION        | DATE     | BY | REVISION |
|-----|--------------------|----------|----|----------|
| 01  | GENERAL NOTES      | 11/14/19 | DL | 1        |
| 02  | FOUNDATION         | 11/14/19 | DL | 1        |
| 03  | FRAME              | 11/14/19 | DL | 1        |
| 04  | ROOF               | 11/14/19 | DL | 1        |
| 05  | MECHANICAL         | 11/14/19 | DL | 1        |
| 06  | ELECTRICAL         | 11/14/19 | DL | 1        |
| 07  | PLUMBING           | 11/14/19 | DL | 1        |
| 08  | FINISHES           | 11/14/19 | DL | 1        |
| 09  | LANDSCAPE          | 11/14/19 | DL | 1        |
| 10  | GENERAL CONTRACTOR | 11/14/19 | DL | 1        |

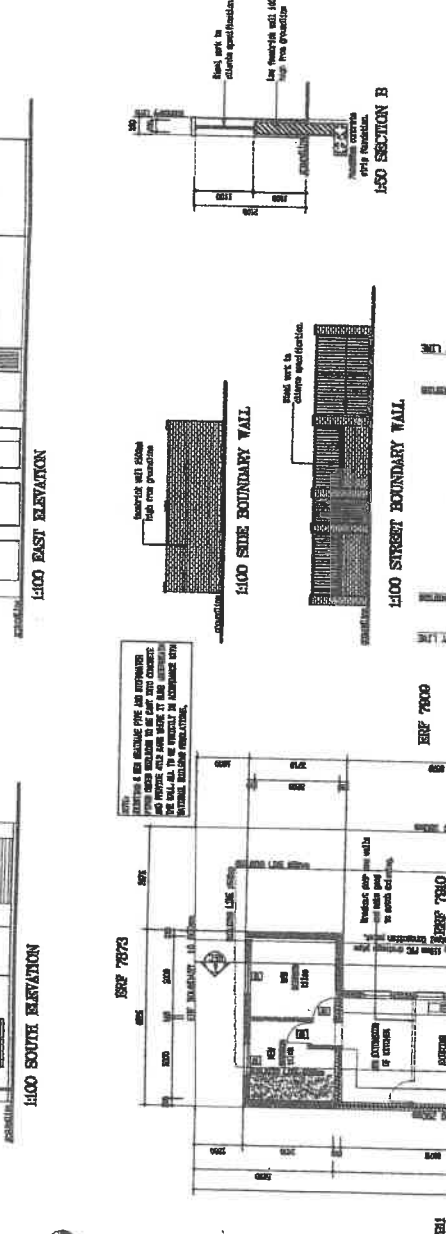
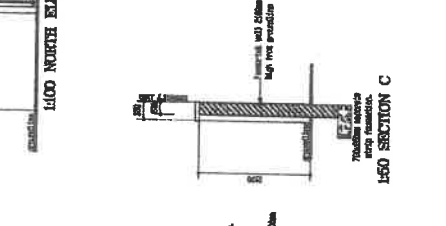
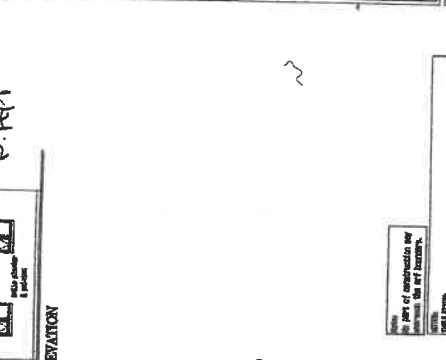
Lead of Hood  
NOI  
Last Street  
No. 5,  
Westbar  
P. Appold

1100 SOUTH ELEVATION  
1100 EAST ELEVATION  
1100 NORTH ELEVATION



DEVELOPMENT DATA:

|                    |        |
|--------------------|--------|
| SITE AREA          | 218acq |
| NEW ADDITIONS:     |        |
| GROUND FLOOR       | 418sq  |
| FIRST FLOOR        | 748sq  |
| TOTAL              | 1166sq |
| EXISTING DWELLING: |        |
| GROUND FLOOR       | 888sq  |
| OVERALL TOTAL      | 2018sq |
| EXISTING COVERAGE  | 1278sq |
| NEW COVERAGE       | 40%    |
| TOTAL COVERAGE     | 18%    |
|                    | 58%    |



**D LAKEY**  
DRAWING SERVICES  
12 HANCOCK BLVD  
THE RIDGE  
TOWNS VILLEY  
STELLENBOSCH  
7800

2012/12/19

SACAP NO. D2280

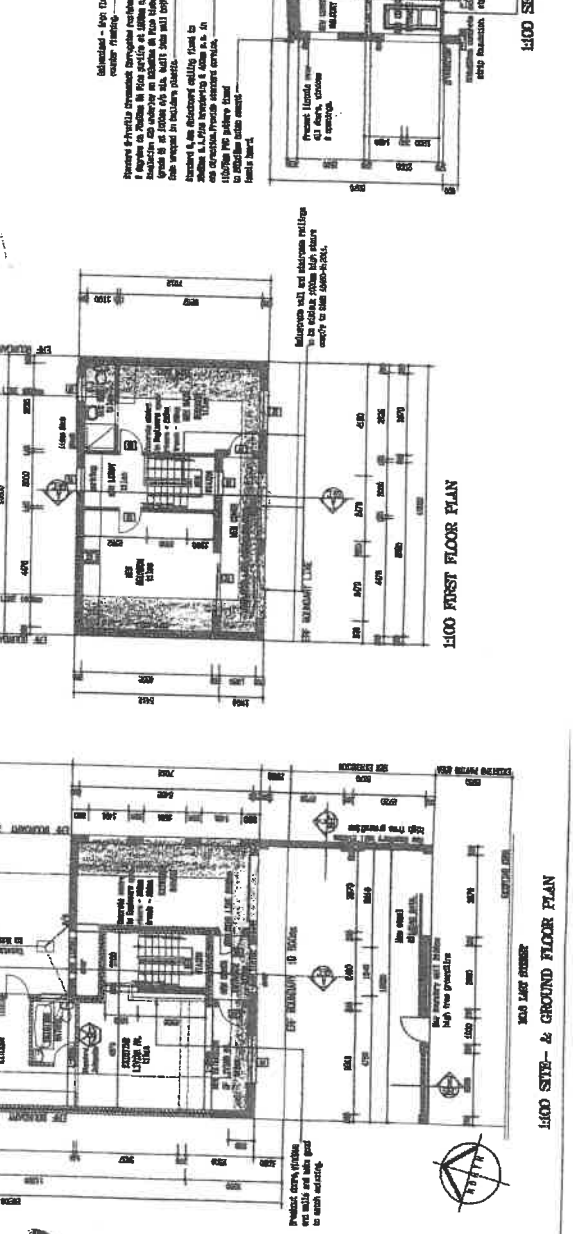
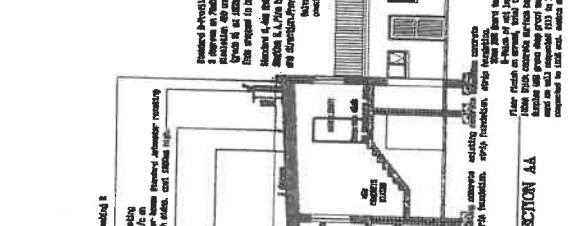
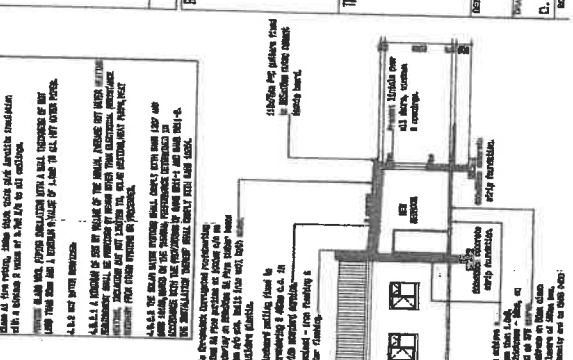
ALTERATIONS & ADDITIONS  
FOR MR & MRS HAROLDS  
1003 LAST STREET  
ON EAST 7800  
CLOVENSVILLE  
STELLENBOSCH

TECHNICAL / DRAWING  
MUNICIPAL DRAWINGS  
PLANNING DIVISION  
SECTIONS WINDOW &  
DOOR SCHEDULES

TEKENING NO.  
DRAWING NO.  
2019/40/01

DATE  
D. LAKEY

SCALE  
DRAWN  
CHECKED



1100 SITE - & GROUND FLOOR PLAN