



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10330

Our File Reference Number: Erf 16572, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [exactplan@gmail.com](mailto:exactplan@gmail.com)

Sir / Madam

## **APPLICATION FOR A DEPARTURE ON ERF 16572, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - a) That the application for a departure to relax the street building line from 2m to 1.66m and 0m respectively, in order to accommodate extensions on Erf 16572, Stellenbosch in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2015; **BE APPROVED**

**That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:**

- (a) That approval shall lapse if not acted upon within a period of five years from the date of approval;
- (b) That approval shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any other council requirements or legal provisions;
- (c) 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.

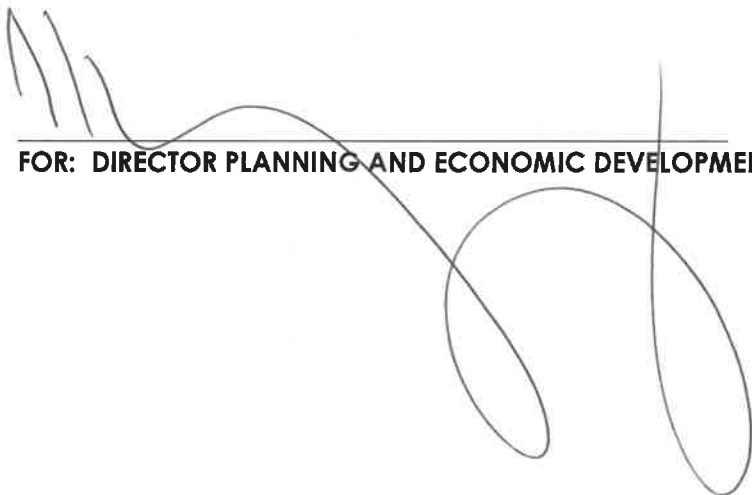
**Reasons for the Recommendation and proposed approval:**

- (a) The proposed land use is in line with the zoning of the property;
  - (b) All other land use parameters will still be complied with;
  - (c) The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
- (a) The personal particulars of the Appellant, including:
    - (I) First names and surname;
    - (II) ID number;
    - (III) Company of Legal person's name (if applicable)
    - (IV) Physical Address;
    - (V) Contact details, including a Cell number and E-Mail address;
  - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
  - (c) The grounds of the appeal which may include the following grounds:
    - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
    - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

- (d) whether the appeal is lodged against the whole decision or a part of the decision;
  - (e) if the appeal is lodged against a part of the decision, a description of the part;
  - (f) if the appeal is lodged against a condition of approval, a description of the condition;
  - (g) the factual or legal findings that the appellant relies on;
  - (h) the relief sought by the appellant; and
  - (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
  - (j) That the appeal includes the following declaration by the Appellant:
    - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
    - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: Lenacia.Kamineth@stellenbosch.gov.za.
6. An applicant who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, 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

16/6/20  
DATE:

**SPECIFICATIONS:**

1. **GENERAL:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

2. **CONSTRUCTION:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

3. **FINISHES:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

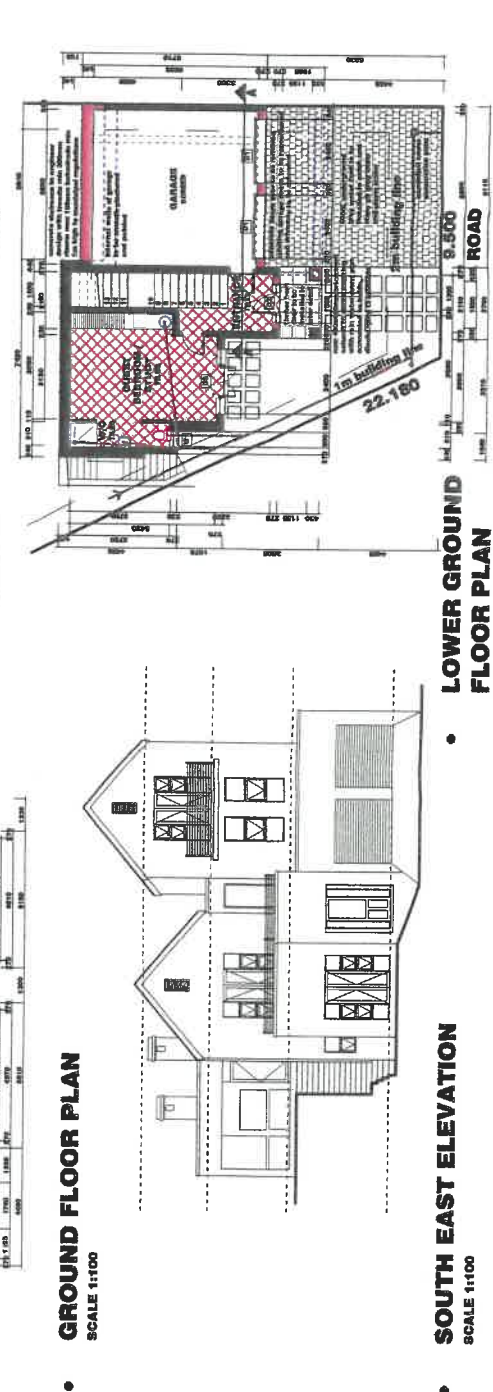
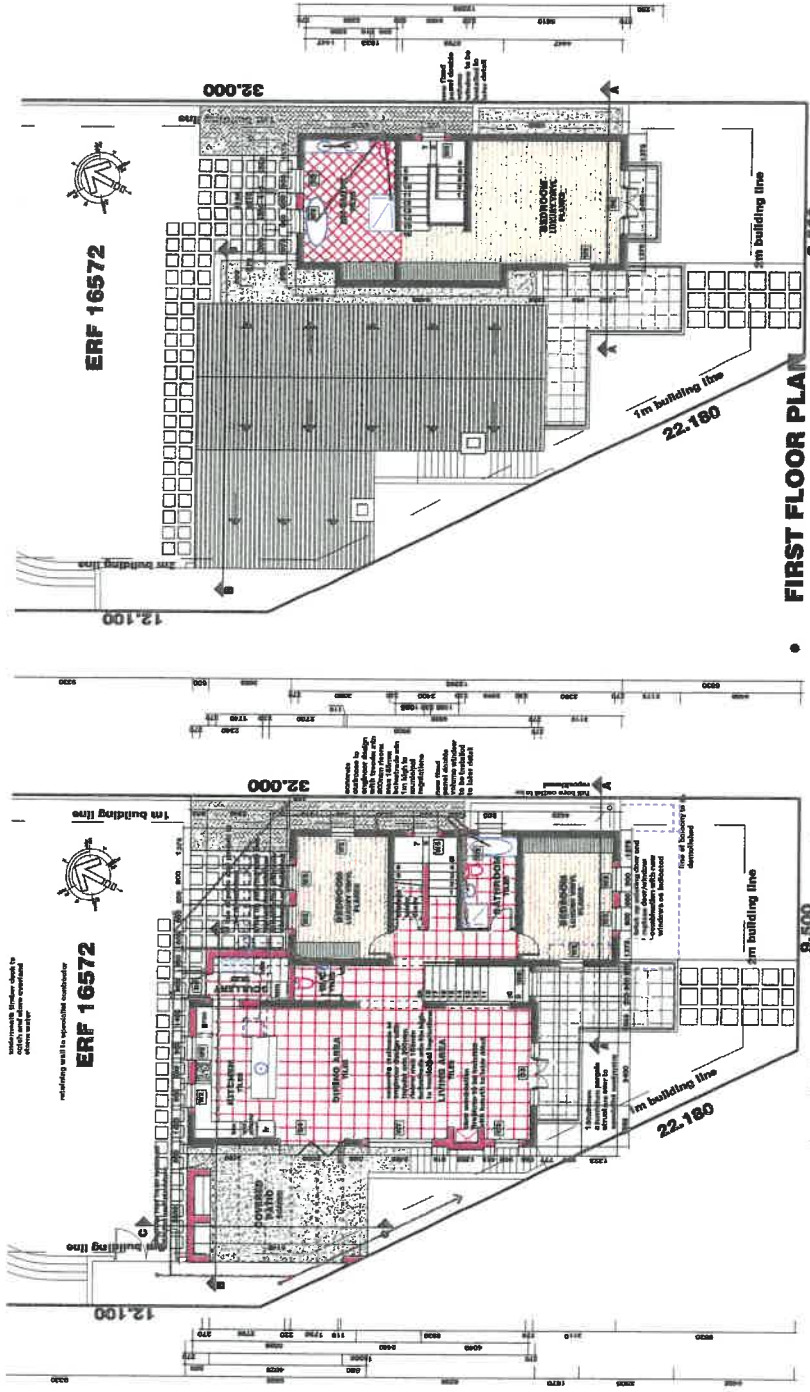
4. **UTILITIES:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

5. **ENVIRONMENTAL:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

6. **SAFETY:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

7. **QUALITY CONTROL:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

8. **COMPLETION:** The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.



**PARAMETERS:**  
 PROPOSED: [ ]  
 EXISTING: [ ]  
 TOTAL: [ ]

**TOTAL AREA:**  
 TOTAL FOOTPRINT: [ ]  
 SITE AREA: [ ]  
 COVERAGE ALLOWED: [ ]  
 COVERAGE ACTUAL: [ ]

**PLEASE NOTE:**  
 THESE ARE PRELIMINARY DIMENSIONS ONLY AND MAY NOT BE TO SCALE. DIMENSIONS SHOULD BE CHECKED TO THE ORIGINAL DRAWINGS AND THE CONTRACTOR IS TO CHECK ALL DIMENSIONS PRIOR TO THE SETTING OUT OF ANY BUILDING WORK.

**PLOT 47,**  
**WELTEVREDEN H**

**CLIENT:** ERF 16572  
 STELLENBOCH

**PROPERTY:** WELTEVREDEN HILLS EST  
 STELLENBOCH

**ADDRESS:** COUNCIL SURBER

**DRAWING:**

**REVISIONS:**  
 A as built changes 1300 date  
 B change done date  
 C change done date  
 D change done date

**DRAWING NUMBER:**  
 0746-16572-01-100013

**SCALE:** as shown

**PAGE:** 1 of 2

**E-PLAN**

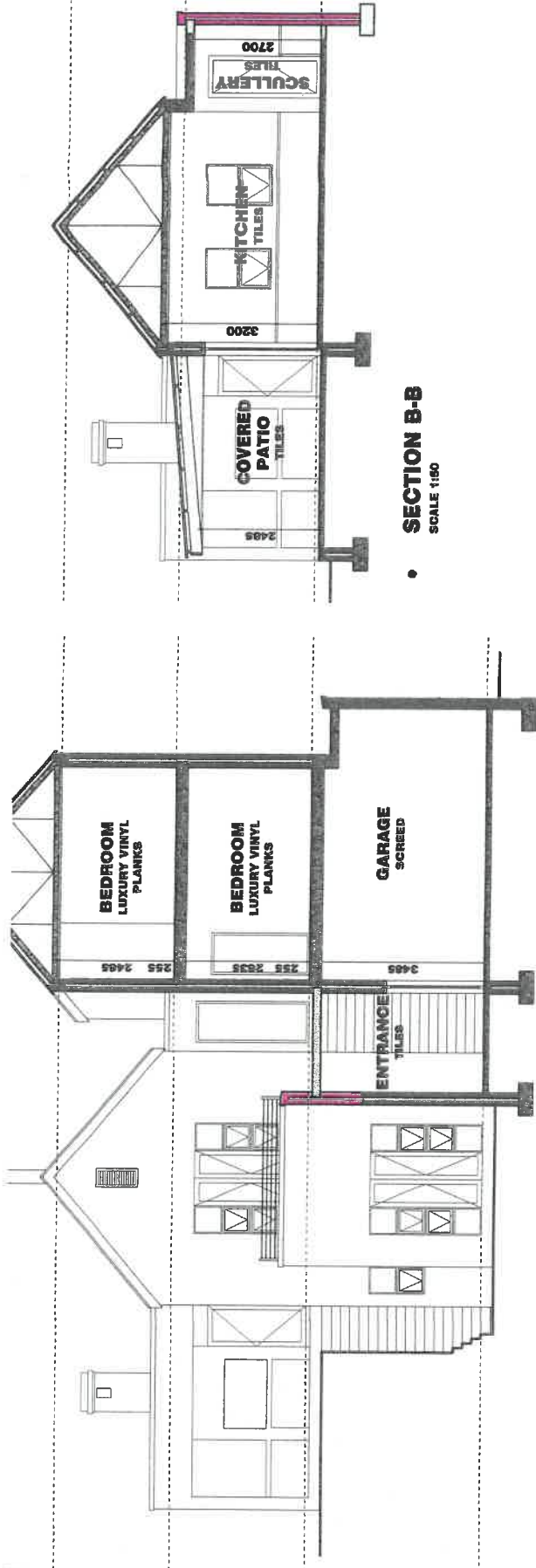
**MICHELLE DE BRUYN**  
 SACAP REG NO: PAD 24746814

**102 DE HULK WAY**  
 PENHILL ESTATE

**TEL: 072 2748 123**  
**EMAIL: EXACTPLAN@GMAIL.COM**

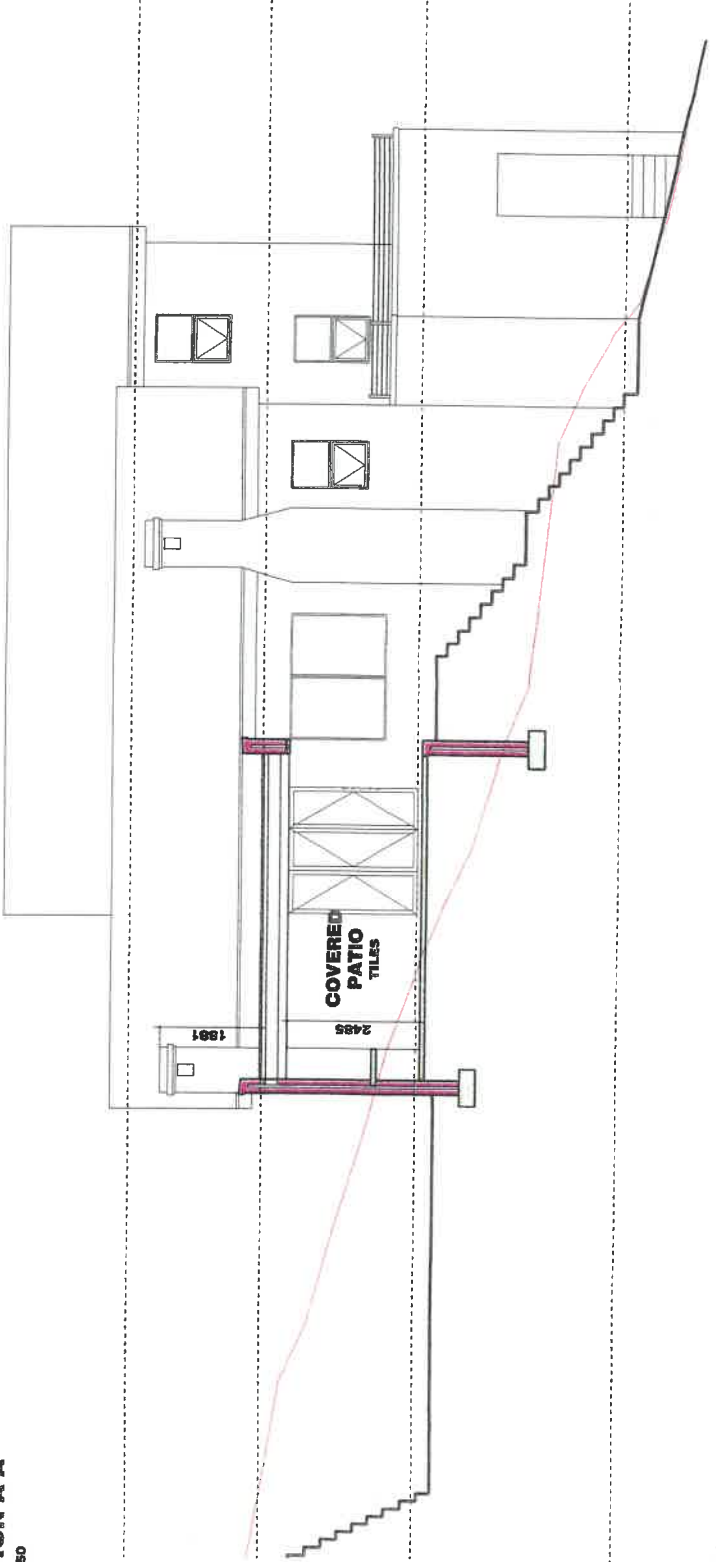
COPYRIGHT SURBERT OVER THE DRAWING AND REMAINS THE PROPERTY OF THE DESIGNER





• SECTION A-A  
SCALE 1:50

• SECTION B-B  
SCALE 1:50



• SECTION C-C  
SCALE 1:50

**PROPOSED:**  
New ground floor  
New first floor  
New roof  
**TOTAL**

COVERED PATIO  
TOTAL AREA  
TOTAL FOOTPRINT  
SITE AREA  
COVERED ALLOWED  
COVERED ACTUAL

**PLEASE NOTE:**  
THESE ARE PRELIMINARY DIMENSIONS ONLY AND MAY NOT BE IN  
FINAL AGREEMENT WITH THE LOCAL AUTHORITY. ALL DIMENSIONS  
AND SPECIFICATIONS SHOULD BE SUBJECT TO THE INQUIRY  
AND APPROVAL OF THE LOCAL AUTHORITY. THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
PERMITS PRIOR TO THE START OF ANY WORKING WORK.

**PLOT 47,  
WELTEVREDEN H**

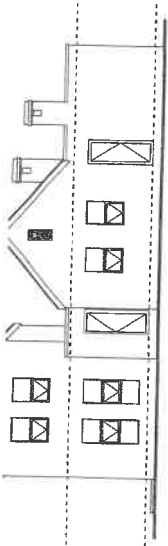
**CLIENT:**  
**PROPERTY:** ERP 16572  
STELLINGBOCH  
**ADDRESS:** WELTEVREDEN HILLS ST  
STELLINGBOCH  
**DRAWING:** COUNCIL SUBMITS

**REVISIONS:**  
A no level change  
B change door  
C change slope  
D change floor  
DATE

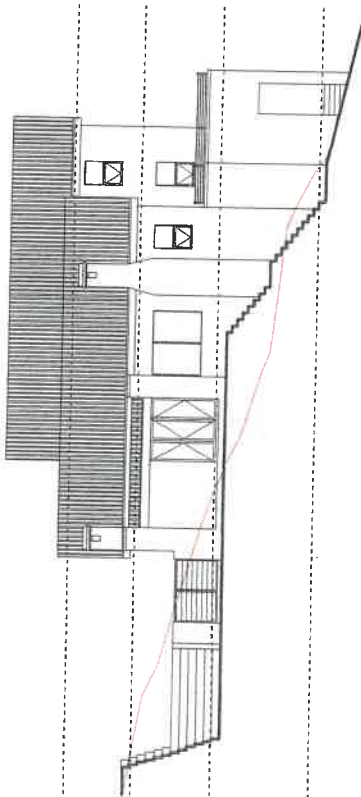
**DRAWING NUMBER:**  
0740-WELTEVREDEN (6872-201)RWS13

**SCALE:** see above  
**PAGE:** 2 of 3  
**D:** 20'

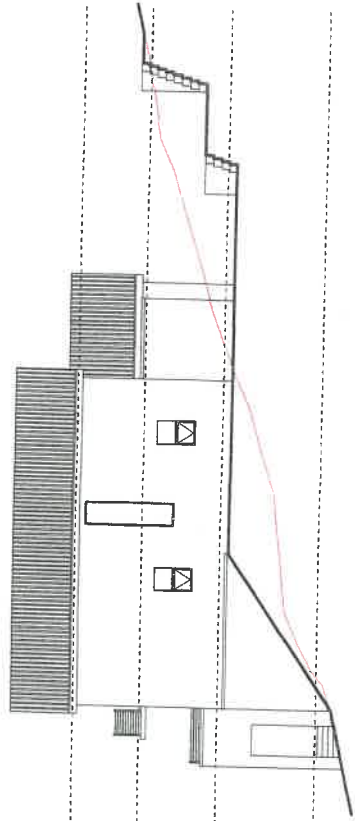
**EXACT PLAN**  
**MICHELLE DE BRUYN**  
SACAP REG NO: PAD 24744614  
102 DE HULK WAY  
PENHILL ESTATE  
TEL: 072 2749 123  
EMAIL: EXACTPLAN@GMAIL.COM  
COPYRIGHT SUBSIST IN THE DRAWING AND REMAINS THE PROPERTY OF THE DRAWERS



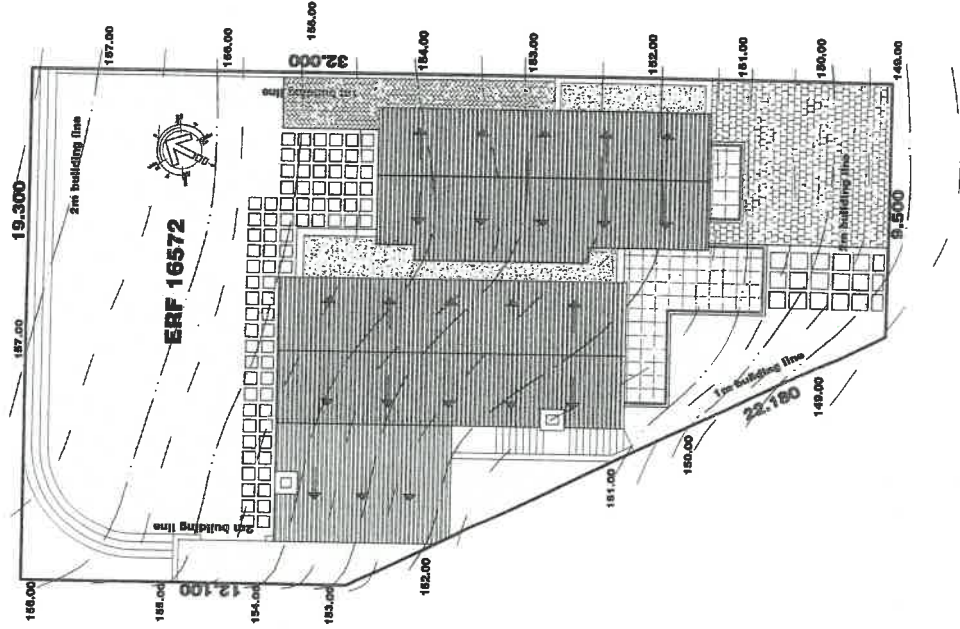
**NORTH WEST ELEVATION**  
SCALE 1:100



**SOUTH WEST ELEVATION**  
SCALE 1:100



**NORTH EAST ELEVATION**  
SCALE 1:100



**SITE AND ROOF PLAN**  
SCALE 1:100

**WAIVER BY CLIENT**  
The Client hereby warrants that the information provided in this drawing is true and correct to the best of their knowledge and belief. The Client understands that the information provided in this drawing is for informational purposes only and does not constitute a contract. The Client agrees to hold the architect harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of the architect.

**PROPOSAL**  
General Notes:  
1. The drawings are prepared in accordance with the information provided by the client.  
2. The drawings are for informational purposes only and do not constitute a contract.  
3. The client agrees to hold the architect harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of the architect.

**CLIENT:**  
ERF 16572  
STELLERENBOCH  
WELTEVREDEN HILLS EST  
STELLERENBOCH  
COUNCIL BUSINESS

**REVISIONS:**  
A as built changes 13/08  
B change done date  
C change done date  
D change done date

**DRAWING NUMBER:**  
0740-16572-015 1672-0110013

**SCALE:**  
as shown

**PAGE:**  
3 of 3

**PROJECT:**  
MICHELLE DE BRUYN  
SACAP REG NOT PAD 24744614  
102 DE HULK WAY  
PENHILL ESTATE

**CONTACT:**  
TEL: 072 3748 123  
EMAIL: EXACTPLAN@GMAIL.COM  
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