



STELLENBOSCH

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Application Number: LU/6095
Our File Reference Number: Erf 130, La Motte
Your Reference Number:
Enquiries: A Gwintsa / N Petersen
Contact No: 021 808 8681 / 8318
Email address: Akhona.gwintsa@stellenbosch.gov.za
Date: 10 April 2018

REGISTERED MAIL

Maria Daniels
30 Olien Hout Laan
La Motte
7691

Sir / Madam

APPLICATION FOR A CONSENT USE AND DEPARTURE: ERF 130, LA MOTTE

1. This Municipality's letter dated 26 April 2017, refers.
2. The Authorised Employee, on 27 March 2018, **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, your application for :
 - (i) Consent use in order to allow for the construction of an additional dwelling unit of Erf 130, La Motte as indicated on Drawing No. 33/2017, Drawn by Elton Swartz, Dated 2017-03-28 (See **APPENDIX 2**).
 - (ii) Departure to relax the street building line from 4m to 2.9m for the proposed additional dwelling unit on Erf 130, La Motte as indicated on Drawing No. 33/2017, Drawn by Elton Swartz, Dated 2017-03-28 (See **APPENDIX 2**).

subject to the following conditions in terms of Section 66 of the Stellenbosch Municipality Land Use Planning By-Law dated 20 October 2015:

- (a) That the approval applies only to the application under consideration and shall not be constructed as authority to depart from any other legal prescriptions or requirements from council;
 - (b) That building plans must be approved by this Municipality, prior to any building work commencing on the site;
 - (c) That council reserves the right to impose further conditions if deemed necessary.
3. Reasons for the above decision are as follows:
- (a) The proposal will not adversely impact on the surrounding environment, uses property values or the character of the area;
 - (b) Sufficient on-site parking will be provided;
 - (c) There were no objections received against the application
 - (d) The proposed development will not have a negative impact on the street scape
 - (e) The proposed unit will not have a negative impact on the existing infrastructure
 - (f) The proposal is in line with council policy on 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 6899, 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.
6. You 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 until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



B.J.G de la Bat

ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT