



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14264

Our File Reference Number: Erf 14696 Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 14696 STELLENBOSCH.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 14696 Stellenbosch, for the following; -
 - a) **Consent Use** in terms of Section 15 (2)(o) of the said by-law in order to utilise the existing dwelling unit as a commune.
 - b) **Permanent Departure** in terms of Section 15 (2) (b) of the said by-law for the under provision of one (1) parking bay.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval applies only to the proposed application under consideration as indicated on Site Development Plan referenced as Drawing No: 14696-100, Drawn by Dennis Moss Partnership, dated 20/02/2004 attached as **Annexure A**, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
 - 4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 4.3 The development be implemented substantially in accordance with the Site Development Plan referenced as Drawing No: 14696-100, Drawn by Dennis Moss Partnership, dated 20/02/2004 attached as **Annexure A**.
 - 4.4 No parking bay may encroach the road reserve, and all parking must be accommodated on the subject property.
 - 4.5 A maximum number of **three (3) bedrooms** shall be used for the accommodation of boarders.

- 4.6 The establishment may not cause public nuisance (traffic, parking & noise) to the adjacent and adjoining property owners and may not interfere with their rights.
- 4.7 No directional signage or advertising signs may be erected without prior approval of the Municipality.
5. The reasons for the above decision are as follows:
- 5.1 The proposed commune would not negatively affect the surrounding environment and in principle not found to be undesirable given the limited impact of surrounding property owners.
- 5.2 The use of the driveway as a tandem parking will not obstruct pedestrian movement, therefore sufficient parking is provided.
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, 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.
7. 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.
- (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.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za.
9. Any party (applicant or other) 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.
10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za.
11. An applicant who lodges 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, 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



MANAGER: LAND USE MANAGEMENT

DATE: 05-03-2024



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ANNEXURE A

GENERAL NOTES

FOUNDATION
 ALL FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AFRICAN STANDARD SANS 10400-1:2001. FOUNDATION SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL OR COMPACTED FILL. ALL FOUNDATION SHALL BE CONSTRUCTED TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

FLOOR CONSTRUCTION
 ALL FLOOR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AFRICAN STANDARD SANS 10400-1:2001. FLOOR SHALL BE CONSTRUCTED TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

WALL CONSTRUCTION
 ALL WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AFRICAN STANDARD SANS 10400-1:2001. WALL SHALL BE CONSTRUCTED TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

ROOF CONSTRUCTION
 ALL ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AFRICAN STANDARD SANS 10400-1:2001. ROOF SHALL BE CONSTRUCTED TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

GENERAL
 ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AFRICAN STANDARD SANS 10400-1:2001. ALL WORK SHALL BE CONSTRUCTED TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

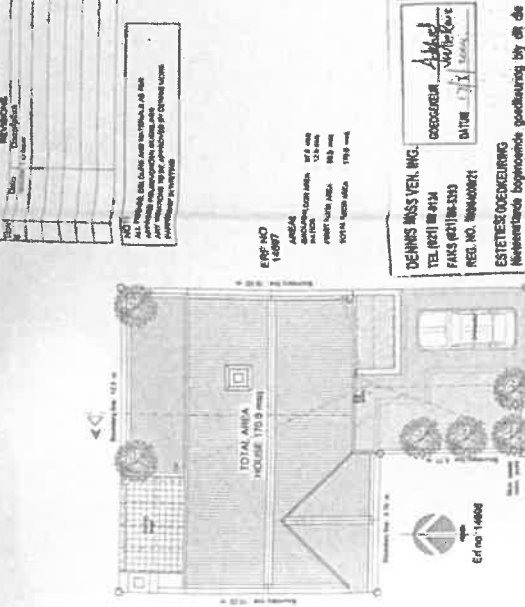
RONLOU PROPERTY DEVELOPMENT
 WELGEVONDEN ESTATE
 PROJECT 98

NEW RESIDENCE ON
 ERF 14696, WELGEVONDEN
 STELLENBOSCH

plans, elevations & sections

Project No.	0-535
Scale	1:100
Date	14/09/19
Drawn by	D
Checked by	NC
Project No.	200227004

FOR COUNCIL SUBMISSION



GROUND FLOOR PLAN

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH AFRICAN STANDARD SANS 10400-1:2001.

2. ALL CONSTRUCTION SHALL BE TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

3. ALL CONSTRUCTION SHALL BE CONSTRUCTED TO THE PERMITTED BOUNDARIES UNLESS OTHERWISE SPECIFIED.

