



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16298 (TP517/2023)

Our File Reference Number: Erf 15702, 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 DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: ERF NO. 15702, MOSTERTSDRIFT - STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a departure to relax the common building line from 3m to 0m (adjacent to Erf 15846) for the proposed strong room located behind the garage on Erf 15702, Mostertsdrift - Stellenbosch.

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

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

- 2.2.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2.2 The development and final building plans must be undertaken generally in accordance with the building plan as referenced in drawing No. 1.01, drawn by VKDB Architecture Interior Design, dated 2023/09/14 attached as **Annexure B**.

- 2.2.3 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.
- 2.2.4 All unauthorised buildings and structures be removed/demolished before occupation certificates are issued for any approved building plans.
- 2.2.5 Building plans must be generally in accordance with the site plan/floor layout plan as referenced on drawing No. 1.01, drawn by VKDB Architecture Interior Design, dated 2023/09/14 attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment, and the primary use of the property will remain residential.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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:

4.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

5. Reference to this correspondence and the relevant property details on which the appeal is submitted.

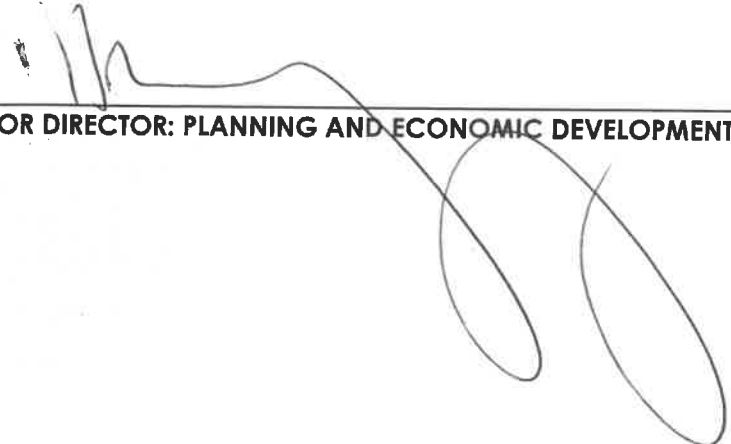
5.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) 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.

- 5.2 Whether the appeal is lodged against the whole decision or a part of the decision.
- 5.3 If the appeal is lodged against a part of the decision, a description of the part.
- 5.4 If the appeal is lodged against a condition of approval, a description of the condition.
- 5.5 The factual or legal findings that the appellant relies on.
- 5.6 The relief sought by the appellant.
- 5.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 5.8 That the appeal includes the following declaration by the Appellant:
 - a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - b) 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.
6. 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
7. 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.
8. 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
9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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



A handwritten signature in black ink, consisting of a series of loops and a horizontal line, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/2/2024
DATE

REVISIONS / WYSIWIGS

No.	Description

NOTES



 14 September 2024
 11 September 2024
 14 September 2024

ERF 15702
 Project description, boundary walls and landscaping

Site Plan, Floor Plans, Sections and Landscaping
 Project No. 15702
 Date: 11/09/2024
 Scale: 1:50
 Author: [Redacted]
 Checker: [Redacted]
 Approver: [Redacted]

GENERAL NOTES AND SPECIFICATIONS:
 1. All work shall be in accordance with the latest editions of the relevant standards and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
 3. The contractor shall ensure that all work is completed within the specified time frame and budget.
 4. The contractor shall maintain a clean and safe work site at all times.
 5. The contractor shall provide regular progress reports to the client.
 6. The contractor shall ensure that all materials and workmanship are of the highest quality.
 7. The contractor shall be responsible for the disposal of all waste materials.
 8. The contractor shall ensure that all safety protocols are followed at all times.
 9. The contractor shall ensure that all work is completed to the satisfaction of the client.
 10. The contractor shall provide a warranty for all work completed.

