



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13992

Our File Reference Number: Erf 1590, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER EMAIL: [REDACTED]

APPLICATION FOR CONSENT USE, TECHNICAL APPROVAL & DEPARTURE ON ERF 1590, 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 Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 1590, Stellenbosch, for the following:
 - 2.1.1 **Consent Use** in terms of Section 15(2)(o) of the said by-law to utilise four (4) bedrooms of the existing dwelling house and portion of the proposed second dwelling unit as guest house.
 - 2.1.2 **Permission/technical approval** in terms of Section 15(2)(g) of the said by-law in order to accommodate a new second dwelling.
 - 2.1.3 **Permanent Departure** in terms of Section 15(2)(b) of the said by-law in order to relax common building line adjacent to Erf 1592, Stellenbosch from 2.5m to 2.26m.

BE APPROVED in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

Conditions of approval

- 2.2.1 The approval applies only to the application under consideration as indicated on Drawing No: 2.01 (Project No 1824), drawn by jjt/DvS (van biljon Barnardo), dated April 2022 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 2.2.2 The development shall be implemented substantially in accordance with the Site Development Plan referenced as Drawing No: 2.01 (Project No 1824), drawn by jjt/DvS (van biljon Barnardo), dated April 2022 and attached as **Annexure C**.
- 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 Building plans must be generally in accordance with the layout plans as referenced Drawing No: 2.01 (Project No 1824), drawn by jjt/DvS (van biljon Barnardo), dated April 2022 and attached as **Annexure C**.
- 2.2.5 A maximum number of **four (4) bedrooms** shall be used for the accommodation of paying guests or lodgers.
- 2.2.6 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the submission of any building plans, or as may be agreed on in writing with the Director Infrastructure Services.
- 2.2.7 The cost of the installation of the access is for the account of the applicant.

3. The reasons for the above decision are as follows:

- 3.1 The proposed use will not negatively impact of the character on the surrounding residential area and the primary use of the property will still remain residential.
- 3.2 There will be limited impact on the existing dwelling house and limited additional traffic will be generated.

4. Matters to be noted:

- 4.1 An application for the erection of advertising signs be submitted for approval to the municipality and that all signage on the property be erected to the satisfaction of the Municipality OR be in line with the signage policy of the Municipality.

4.2 No directional signage may be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

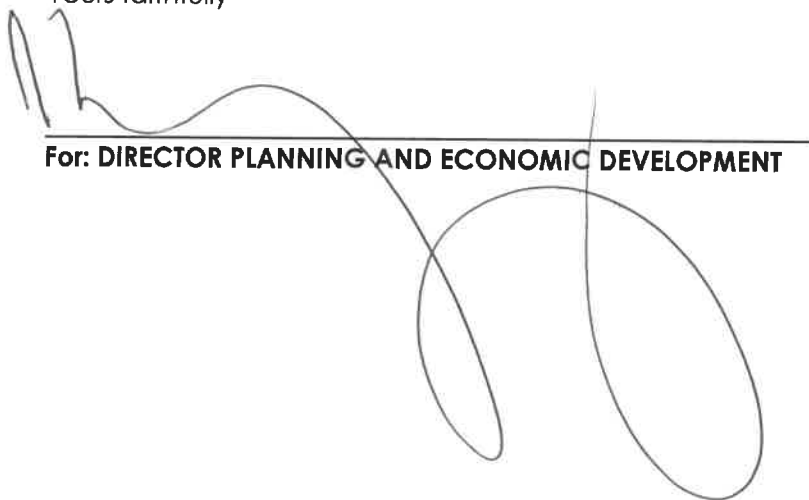
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. 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.
7. 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
8. 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.
9. 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>).
10. 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.

- 11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- 12. 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

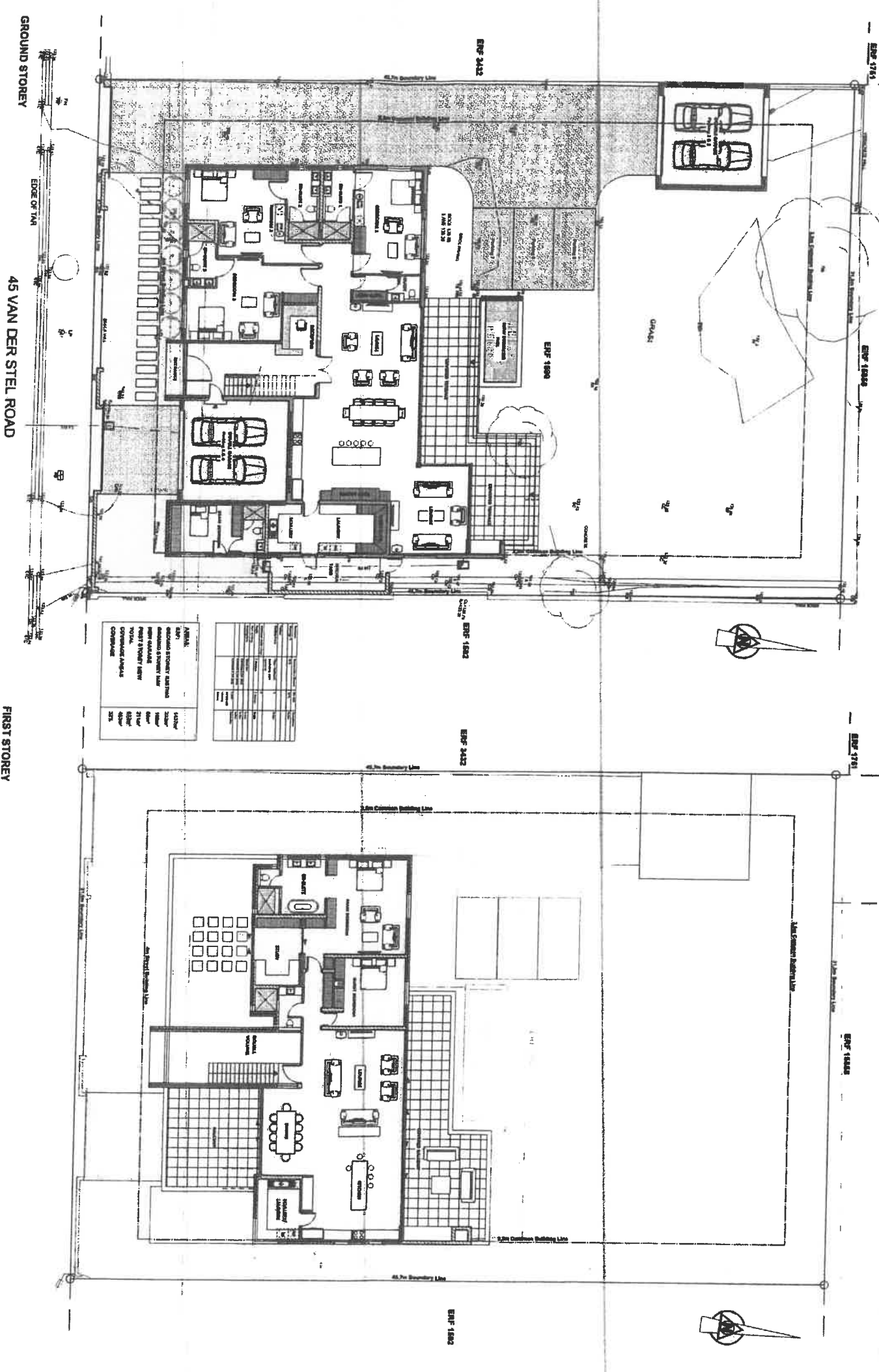


A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

14/2/2023
DATE:

ANNEXURE C: SITE DEVELOPMENT PLAN



GROUND STOREY

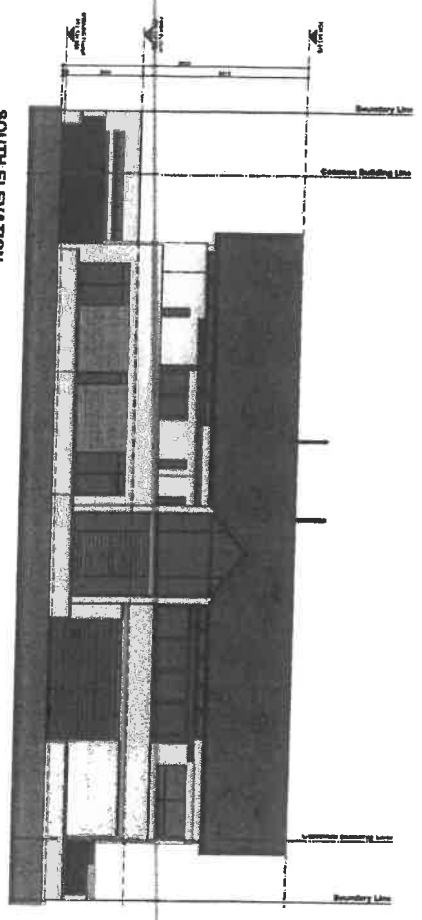
45 VAN DER STEL ROAD

FIRST STOREY

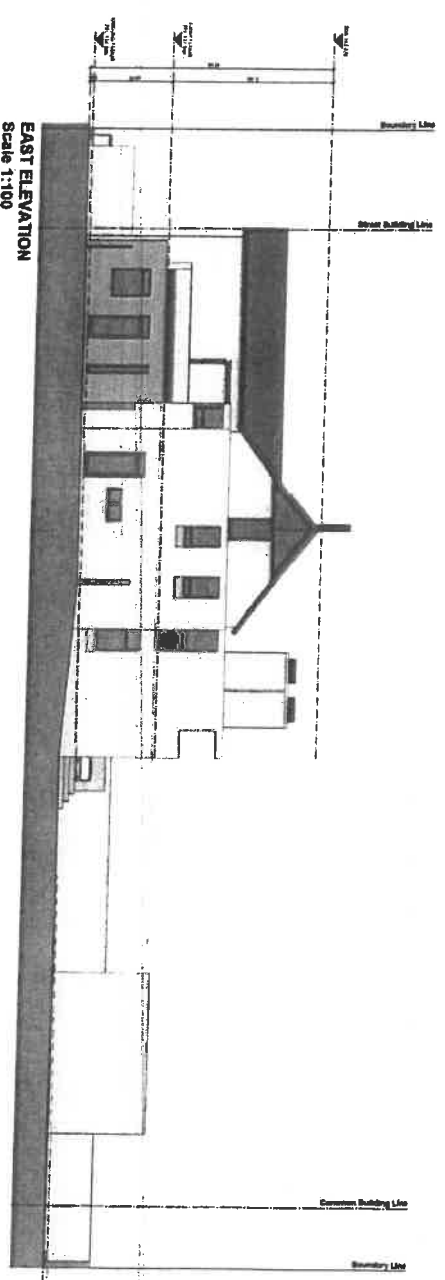
AREA		AREA	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	RECEPTION	1	RECEPTION
2	MEETING ROOM	2	MEETING ROOM
3	MEETING ROOM	3	MEETING ROOM
4	MEETING ROOM	4	MEETING ROOM
5	MEETING ROOM	5	MEETING ROOM
6	MEETING ROOM	6	MEETING ROOM
7	MEETING ROOM	7	MEETING ROOM
8	MEETING ROOM	8	MEETING ROOM
9	MEETING ROOM	9	MEETING ROOM
10	MEETING ROOM	10	MEETING ROOM
11	MEETING ROOM	11	MEETING ROOM
12	MEETING ROOM	12	MEETING ROOM
13	MEETING ROOM	13	MEETING ROOM
14	MEETING ROOM	14	MEETING ROOM
15	MEETING ROOM	15	MEETING ROOM
16	MEETING ROOM	16	MEETING ROOM
17	MEETING ROOM	17	MEETING ROOM
18	MEETING ROOM	18	MEETING ROOM
19	MEETING ROOM	19	MEETING ROOM
20	MEETING ROOM	20	MEETING ROOM
21	MEETING ROOM	21	MEETING ROOM
22	MEETING ROOM	22	MEETING ROOM
23	MEETING ROOM	23	MEETING ROOM
24	MEETING ROOM	24	MEETING ROOM
25	MEETING ROOM	25	MEETING ROOM
26	MEETING ROOM	26	MEETING ROOM
27	MEETING ROOM	27	MEETING ROOM
28	MEETING ROOM	28	MEETING ROOM
29	MEETING ROOM	29	MEETING ROOM
30	MEETING ROOM	30	MEETING ROOM
31	MEETING ROOM	31	MEETING ROOM
32	MEETING ROOM	32	MEETING ROOM
33	MEETING ROOM	33	MEETING ROOM
34	MEETING ROOM	34	MEETING ROOM
35	MEETING ROOM	35	MEETING ROOM
36	MEETING ROOM	36	MEETING ROOM
37	MEETING ROOM	37	MEETING ROOM
38	MEETING ROOM	38	MEETING ROOM
39	MEETING ROOM	39	MEETING ROOM
40	MEETING ROOM	40	MEETING ROOM
41	MEETING ROOM	41	MEETING ROOM
42	MEETING ROOM	42	MEETING ROOM
43	MEETING ROOM	43	MEETING ROOM
44	MEETING ROOM	44	MEETING ROOM
45	MEETING ROOM	45	MEETING ROOM
46	MEETING ROOM	46	MEETING ROOM
47	MEETING ROOM	47	MEETING ROOM
48	MEETING ROOM	48	MEETING ROOM
49	MEETING ROOM	49	MEETING ROOM
50	MEETING ROOM	50	MEETING ROOM
51	MEETING ROOM	51	MEETING ROOM
52	MEETING ROOM	52	MEETING ROOM
53	MEETING ROOM	53	MEETING ROOM
54	MEETING ROOM	54	MEETING ROOM
55	MEETING ROOM	55	MEETING ROOM
56	MEETING ROOM	56	MEETING ROOM
57	MEETING ROOM	57	MEETING ROOM
58	MEETING ROOM	58	MEETING ROOM
59	MEETING ROOM	59	MEETING ROOM
60	MEETING ROOM	60	MEETING ROOM
61	MEETING ROOM	61	MEETING ROOM
62	MEETING ROOM	62	MEETING ROOM
63	MEETING ROOM	63	MEETING ROOM
64	MEETING ROOM	64	MEETING ROOM
65	MEETING ROOM	65	MEETING ROOM
66	MEETING ROOM	66	MEETING ROOM
67	MEETING ROOM	67	MEETING ROOM
68	MEETING ROOM	68	MEETING ROOM
69	MEETING ROOM	69	MEETING ROOM
70	MEETING ROOM	70	MEETING ROOM
71	MEETING ROOM	71	MEETING ROOM
72	MEETING ROOM	72	MEETING ROOM
73	MEETING ROOM	73	MEETING ROOM
74	MEETING ROOM	74	MEETING ROOM
75	MEETING ROOM	75	MEETING ROOM
76	MEETING ROOM	76	MEETING ROOM
77	MEETING ROOM	77	MEETING ROOM
78	MEETING ROOM	78	MEETING ROOM
79	MEETING ROOM	79	MEETING ROOM
80	MEETING ROOM	80	MEETING ROOM
81	MEETING ROOM	81	MEETING ROOM
82	MEETING ROOM	82	MEETING ROOM
83	MEETING ROOM	83	MEETING ROOM
84	MEETING ROOM	84	MEETING ROOM
85	MEETING ROOM	85	MEETING ROOM
86	MEETING ROOM	86	MEETING ROOM
87	MEETING ROOM	87	MEETING ROOM
88	MEETING ROOM	88	MEETING ROOM
89	MEETING ROOM	89	MEETING ROOM
90	MEETING ROOM	90	MEETING ROOM
91	MEETING ROOM	91	MEETING ROOM
92	MEETING ROOM	92	MEETING ROOM
93	MEETING ROOM	93	MEETING ROOM
94	MEETING ROOM	94	MEETING ROOM
95	MEETING ROOM	95	MEETING ROOM
96	MEETING ROOM	96	MEETING ROOM
97	MEETING ROOM	97	MEETING ROOM
98	MEETING ROOM	98	MEETING ROOM
99	MEETING ROOM	99	MEETING ROOM
100	MEETING ROOM	100	MEETING ROOM

1824
 APRIL 2022
 1-100
 2.01
 12
 11/DVG
 SKETCHPLAN
 van biljon barratoo

SOUTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



Alle tekeningen en tekeningdelen zijn tekeningen van de architect en zijn auteursrechtelijk beschermd. Het is niet toegestaan deze te kopiëren, verspreiden of openbaar te maken. Het is niet toegestaan deze te kopiëren, verspreiden of openbaar te maken. Het is niet toegestaan deze te kopiëren, verspreiden of openbaar te maken. Het is niet toegestaan deze te kopiëren, verspreiden of openbaar te maken.

NO	1	1824	1:100
NO	2	3.01	1:100

EF-1824,
48 VAN DER STEL ROAD,
STELLENBOSCH

ELEVATIONS

ARCULO BARNARDO
SACAP #11 8243

1824
Scale
1:100

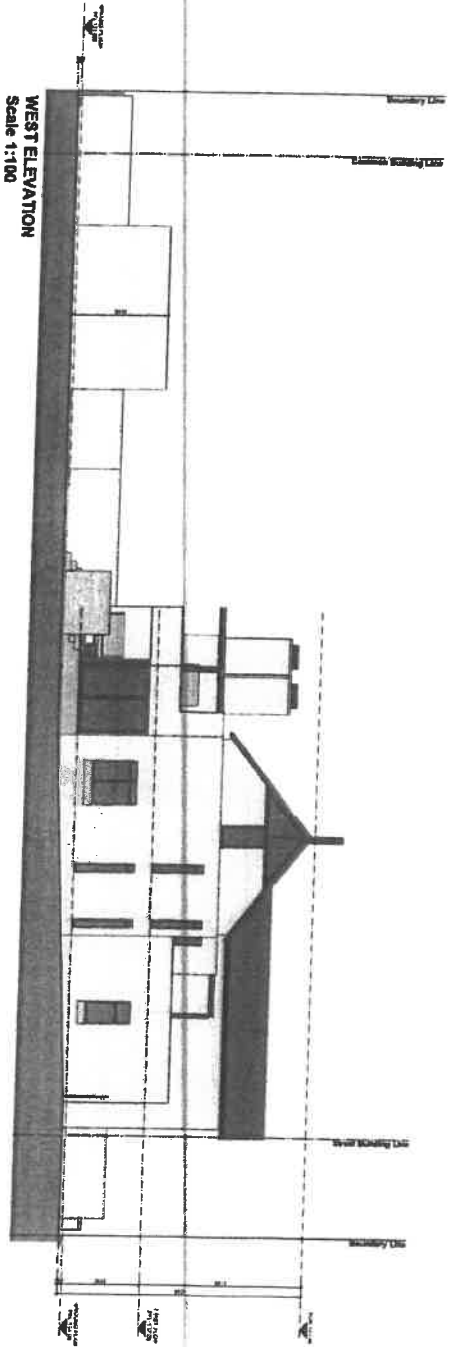
3.01
Scale
1:100

1/2
Scale
1:100

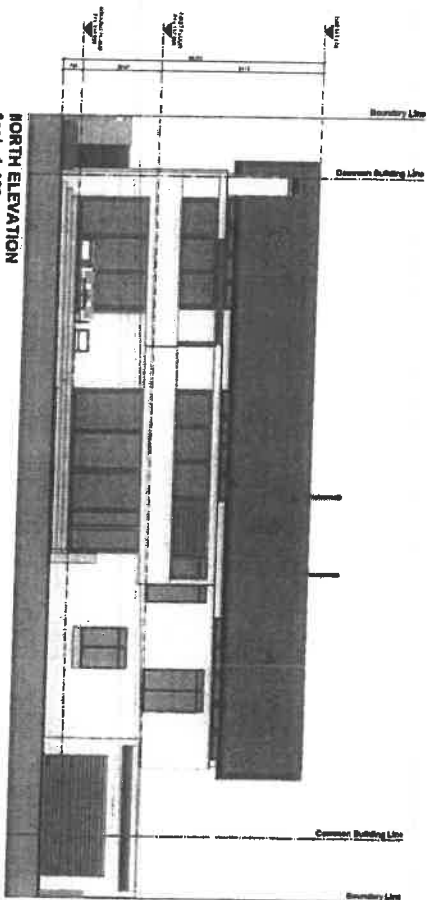
SKETCHPLAN

van biljon
barnardo
guides + architects

WEST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100



These drawings are the property of the architect and shall remain his or her property. They shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings. The client shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for any construction or other work not shown in these drawings. The architect shall not be responsible for any damage to or loss of property. The architect shall not be responsible for any delay in the project. The architect shall not be responsible for any cost overruns. The architect shall not be responsible for any other matters not specifically mentioned in these drawings.

NO.	DATE	DESCRIPTION

ERF 1824
48 VAN DER STEL ROAD,
STELLENBOSCH

ELEVATIONS

ARNOLD BARRARDO
SACAP NO. 8323

1824

3.02

12

SKETCHPLAN

van biljon
barrardo