



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15718 (TP382/2023)

Our File Reference Number: Erf 16656, 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 THE AMENDMENT OF THE SITE DEVELOPMENT PLAN ON ERF 16656, STELLENBOSCH

1. The above application refers.
 2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for the amendment of a condition of approval, to amend the approved Site Development Plan in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-Law 2023, on Erf 16656, Stellenbosch.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 3.1 The approval only applies to the proposed applications under consideration, as indicated on the Site Development Plan, Ref No SDP-16656-pg 1 to 5, Dated February 2023, Drawn by Tusk Architecture, attached as **Annexure B** 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.
 - 3.2 The development be limited to 11 Residential units as indicated on the Site Development Plan, Ref No SDP-16656-pg 1 to 5, Dated February 2023, Drawn by Tusk Architecture, attached as **Annexure B**.

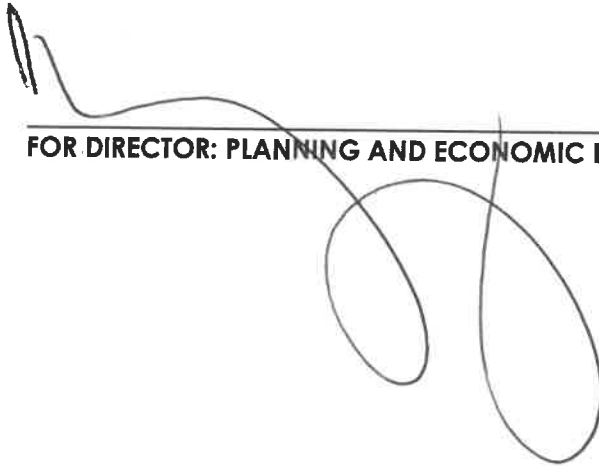
- 3.3 The development must be undertaken generally in accordance with the Site Development Plan, Ref No SDP-16656-pg 1 to 5, Dated February 2023, Drawn by Tusk Architecture, attached as **Annexure B**.
- 3.4 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.5 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 3.6 Building plans must be generally in accordance with the Site Development Plan, Ref No SDP-16656-pg 1 to 5, Dated February 2023, Drawn by Tusk Architecture, attached as **Annexure B** Landscaping plan to be submitted with the building plans for approval by the Manager Community Services Department.
- 3.7 The approved landscaping plan be implemented at the cost of the developer and to the satisfaction of the Municipality prior to the first residential unit being transferred.
- 3.8 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.9 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first.
- 3.10 The on-site parking bays be clearly demarcated on site in accordance with the approved Site Development Plan, Ref No SDP-16656-pg 1 to 5, Dated February 2023, Drawn by Tusk Architecture, attached as **Annexure B**.
- 3.11 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw.

4. The reasons for the above decision are as follows:
 - 4.1 The proposal will not result in any additional land uses rights being granted that were not granted in 2011.
 - 4.2 The proposal has a lower density than what was approved in 2011 as only 11 residential units will be constructed in lieu of the 25 units approved.
5. 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.
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:
 - 6.1 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
7. Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - 7.1 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.
 - 7.2 Whether the appeal is lodged against the whole decision or a part of the decision.
 - 7.3 If the appeal is lodged against a part of the decision, a description of the part.
 - 7.4 If the appeal is lodged against a condition of approval, a description of the condition.

- 7.5 The factual or legal findings that the appellant relies on.
- 7.6 The relief sought by the appellant.
- 7.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 7.8 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.
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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/2/2024
DATE

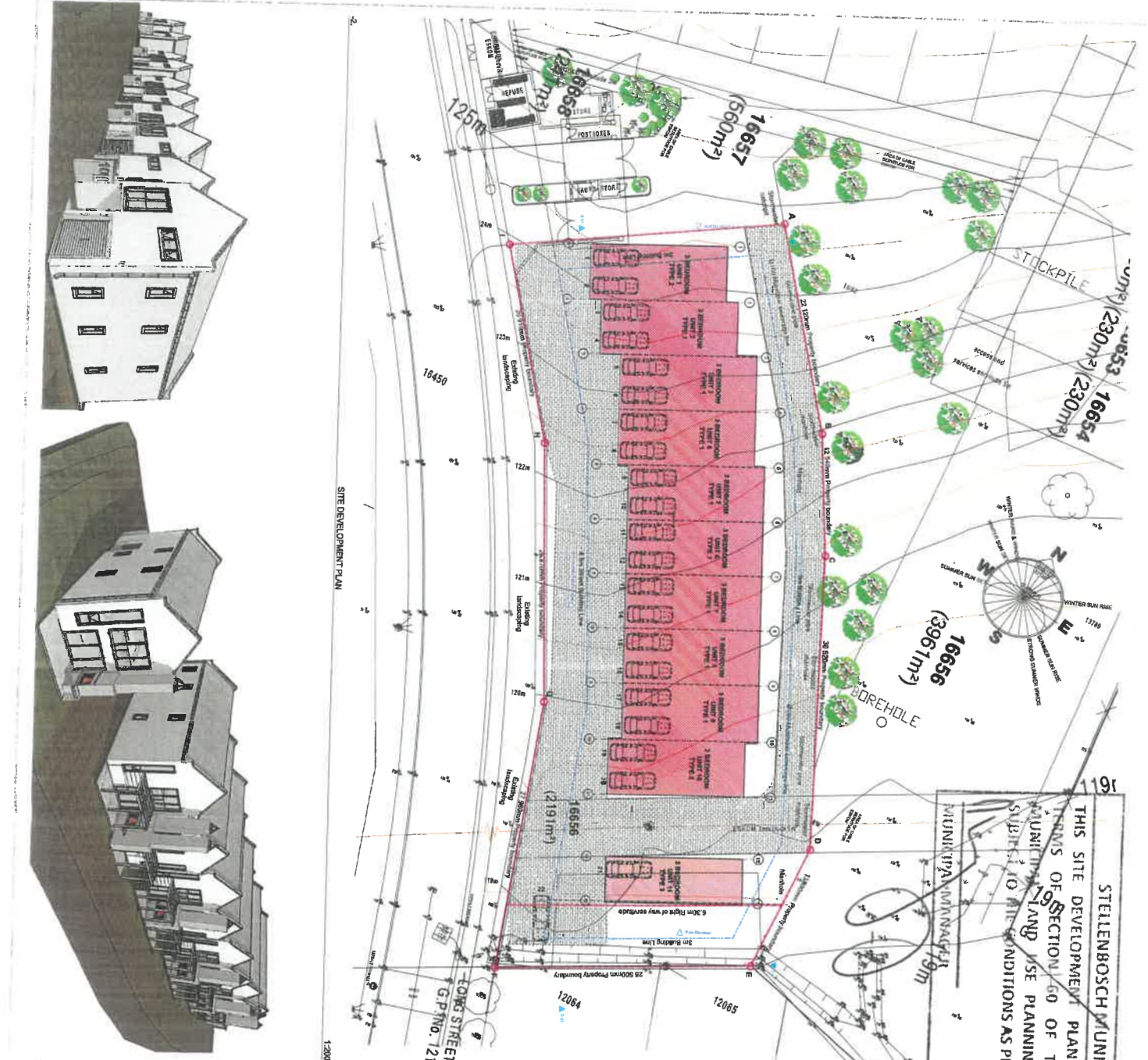


STELLENBOSCH

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ANNEXURE B

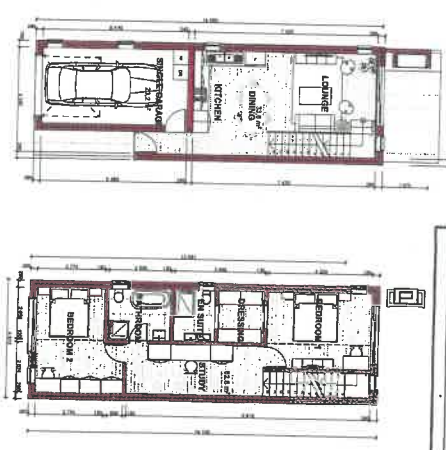


STELLENBOSCH MUNICIPALITY
 THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW (2011) SUBJECT TO THE CONDITIONS AS PER APPENDIX 2025
 15/2/2021
 DAE

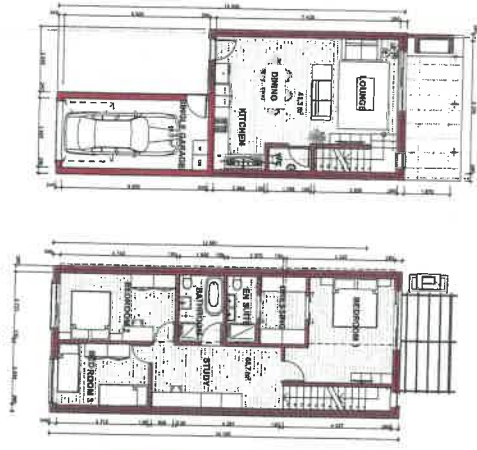
OWN PLANNING SCHEDULE	
SPR	16656
TITLE ADDRESS	17111 GONG STREET
ZONING	MULTI-UNIT RESIDENTIAL ZONE
PER SITE	2191 m ²
SCORECARD	50 %
EXISTING AREA	0 m ²
NEW	800,3 m ²
TOTAL	800,3 m ²
EXISTING COVERAGE	0,00 %
NEW COVERAGE	32,70 %
PARKING	
PROVIDED	15 PER UNIT
REQUIRED	15 PER UNIT
EXCESS PROVIDED	2 PER UNIT
REQUIRED	2 PER UNIT
EXCESS PROVIDED	2 PER UNIT

General Note A1

The drawings are to be read and interpreted in accordance with the following notes:
 1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the centerline of the building unless otherwise stated.
 3. All dimensions are to the centerline of the road unless otherwise stated.
 4. All dimensions are to the centerline of the site unless otherwise stated.
 5. All dimensions are to the centerline of the building unless otherwise stated.
 6. All dimensions are to the centerline of the road unless otherwise stated.
 7. All dimensions are to the centerline of the site unless otherwise stated.
 8. All dimensions are to the centerline of the building unless otherwise stated.
 9. All dimensions are to the centerline of the road unless otherwise stated.
 10. All dimensions are to the centerline of the site unless otherwise stated.



GROUND FLOOR PLAN 1:100
 2 BEDROOM UNIT



GROUND FLOOR PLAN 1:100
 3 BEDROOM UNITS

ARCTITECTURE
 GEWONEN WILDTHUNT DEVELOPMENT
 17111 GONG STREET
 STELLENBOSCH

CONTRACTOR
 17111 GONG STREET
 STELLENBOSCH

DATE
 15/2/2021

SCALE
 1:100

PROJECT NO.
 SDP-16656-99 1 of 5

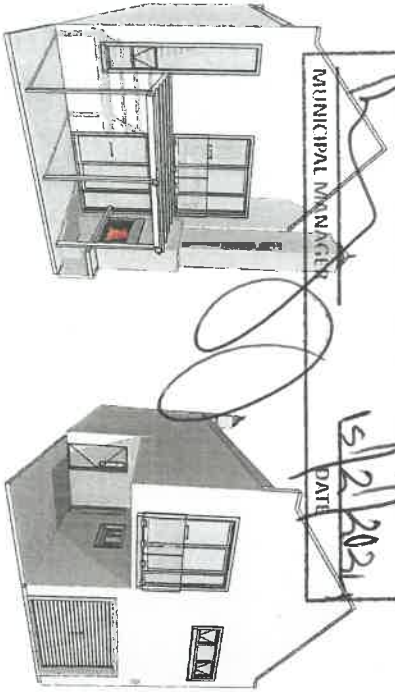
CLIENT
 G-DEV A-02

STELLENBOSCH MUNICIPALITY

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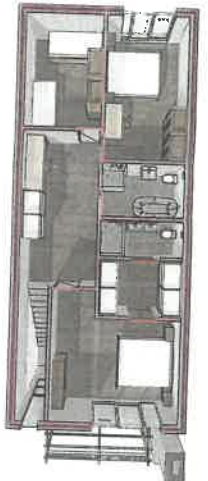
MUNICIPAL MANAGER

DATE 15/11/2023



NORTH PERSPECTIVE

SOUTH PERSPECTIVE



FIRST FLOOR



GROUND FLOOR



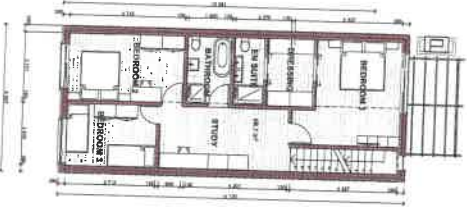
Generic Perspective (6)



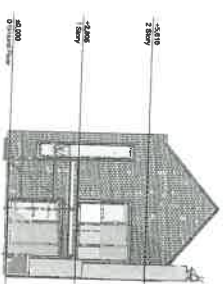
Generic Perspective (3)



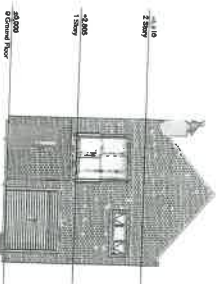
GROUND FLOOR PLAN 1:100



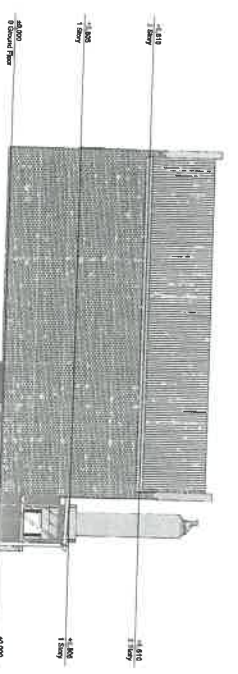
FIRST FLOOR PLAN 1:100



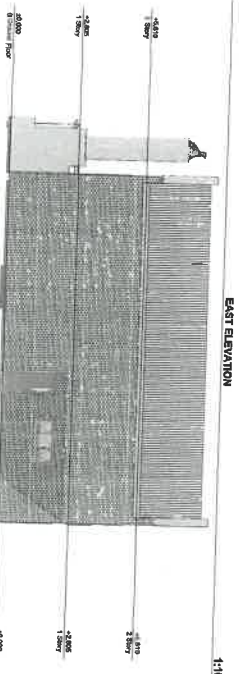
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

General Notes A1

The drawings shall be read in conjunction with the following notes:
 1. All buildings and structures shall comply with the applicable building regulations and standards.
 2. The drawings shall be read in conjunction with the applicable building regulations and standards.
 3. The drawings shall be read in conjunction with the applicable building regulations and standards.
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 8. The drawings shall be read in conjunction with the applicable building regulations and standards.
 9. The drawings shall be read in conjunction with the applicable building regulations and standards.
 10. The drawings shall be read in conjunction with the applicable building regulations and standards.

RECOMMENDED BY: [Redacted]

REGISTERED ARCHITECT

3 BEDROOM & SINGLE GARAGE - TYPE 1

NO.	DATE	REVISION	BY
1	1:00	ISSUED FOR PERMIT	JL
2	1:00	REVISED	JL

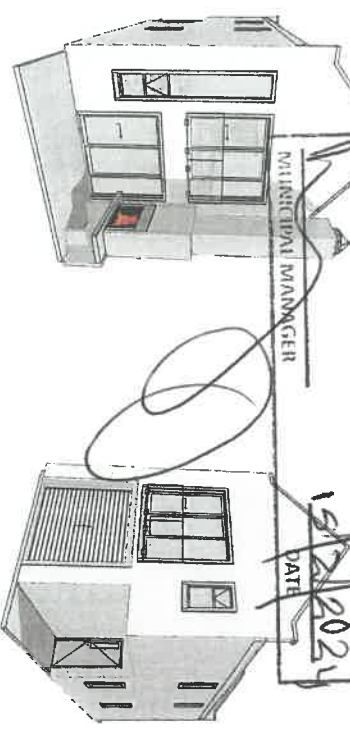
DATE: 15/11/2023

STELLENBOSCH MUNICIPALITY

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MUNICIPAL MANAGER

15/12/2021
DATE



NORTH PERSPECTIVE

SOUTH PERSPECTIVE



FIRST FLOOR



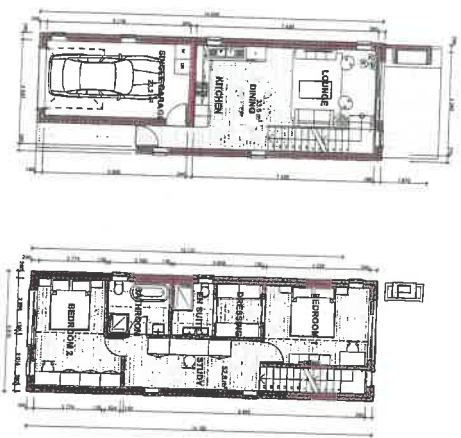
GROUND FLOOR



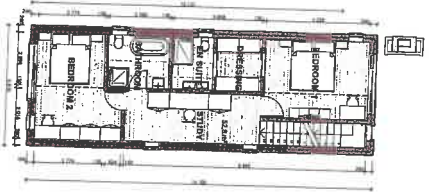
Generic Perspective (6)



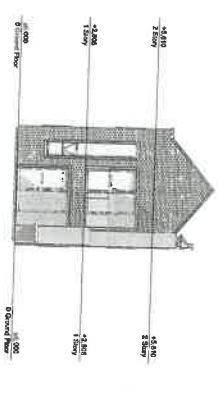
Generic Perspective (3)



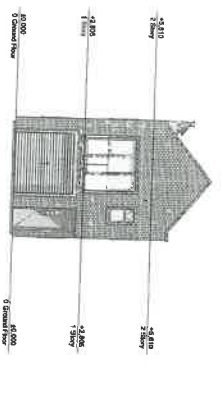
GROUND FLOOR PLAN 1:100



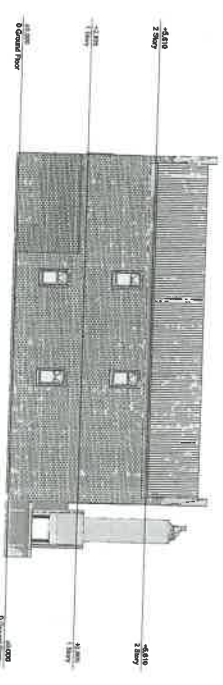
FIRST FLOOR PLAN 1:100



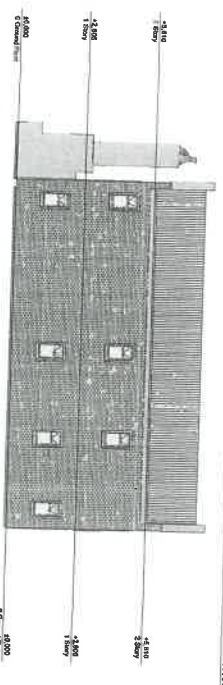
NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100

General Note A1

The drawings are to be used for the construction of the proposed development in accordance with the approved site plan and the approved building plans. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

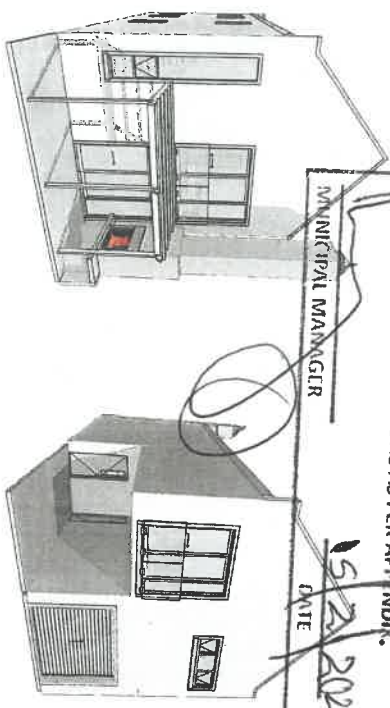
		GEWINDEN MULT-HUIT DEVELOPMENT 2 BEDROOM & SINGLE GARAGE - TYPE 3
PROJECT NO: 1410 DATE: 15/12/2021	DRAWN BY: J.M. CHECKED BY: J.M.	SCALE: 1:100 SHEET NO: A.01

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPL NO. 1023

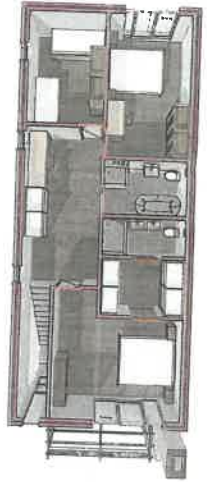
MUNICIPAL MANAGER

5/27/2024
DATE



NORTH PERSPECTIVE

SOUTH PERSPECTIVE



FIRST FLOOR



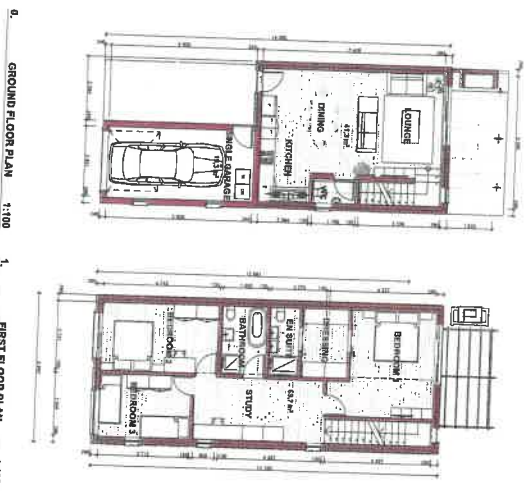
GROUND FLOOR



Generic Perspective (6)

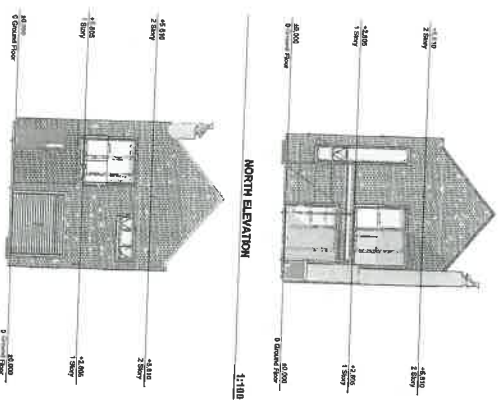


Generic Perspective (3)



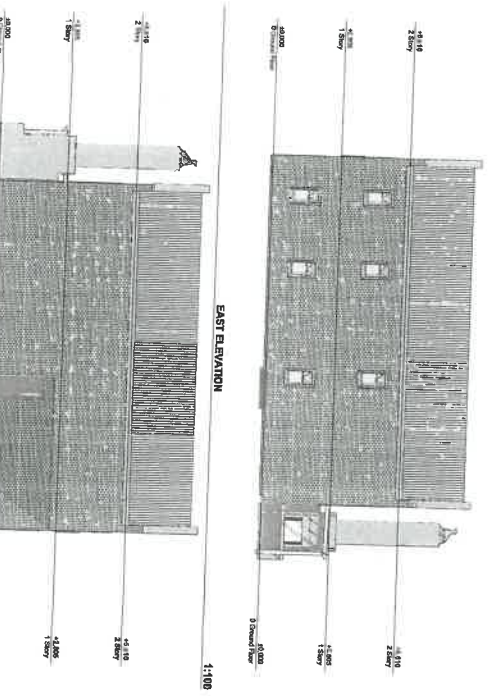
GROUND FLOOR PLAN 1:100

FIRST FLOOR PLAN 1:100



NORTH ELEVATION 1:100

SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

WEST ELEVATION 1:100

General Notes A1

The drawings to be used in the construction of the proposed development shall be those of the latest revision of the drawings. The drawings shall be used in accordance with the conditions of approval and the provisions of the applicable laws, regulations, by-laws, and other instruments of the Municipality. The drawings shall be used in accordance with the conditions of approval and the provisions of the applicable laws, regulations, by-laws, and other instruments of the Municipality. The drawings shall be used in accordance with the conditions of approval and the provisions of the applicable laws, regulations, by-laws, and other instruments of the Municipality.

GEVONDEN MULTIHUUR
DEVELOPMENT

3 BEDROOM & SINGLE GARAGE - TYPE 2

ARCHITECTURE

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