



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10505

Our File Reference Number: Erf 2279, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za)

Sir / Madam

## **APPLICATION FOR A DEPARTURE, TECHNICAL APPROVAL AND AMENDMENT OF SITE DEVELOPMENT PLAN (SDP): ERF 2279, 17 CLUVER STREET, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above applications as follows:
  - 2.1 The following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 2279, Stellenbosch;
    - 2.1.1 Departure in terms of Section 15(2)(b) of the said By-Law for the relaxation of the following:
      - (a) Common building line (adjacent to Erf 15730 and 2280) from 4,6m to 1,23m in order to accommodate the proposed swimming pool;
      - (b) Street building line (Cluver Street) from 7,6m to 0m to accommodate the proposed carports.
      - (c) Common building line (adjacent to Erf 2278) from 4,6m to 0m to accommodate the proposed carports.
      - (d) To exceed the permissible coverage from 33,5% to 55,9% to accommodate the proposed carports.
    - 2.1.2 Permission in terms of Section 15(2)(g) of the said By-Law, 2019 for amendment of the approved site development plan (SDP) on Erf 2279, Stellenbosch to accommodate the proposed carports and swimming pool.

**BE APPROVED** in terms of Section 60 of the said By-Law and **BE SUBJECT** to the following conditions in terms of Section 66 of the said By-Law:

- (a) That the approval applies only to the Departure and Technical Approval in question, as indicated on **ANNEXURE B** and shall not be construed as authority to depart from any other legal prescriptions or requirements.
- (b) Building plans be submitted.

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

- a) The proposal will have no impact on the existing residential character of the area as it is in line with the existing use of property;
- b) The proposed coverage is for non-habitable structures and will not result in overdevelopment of the property;
- c) The Stellenbosch Municipality Zoning Scheme By-Law, 2019, which is currently in force, makes provisions for swimming pools over the common building lines;
- d) The existing building on Erf 15370, Stellenbosch is setback from the common boundary where the swimming pool is proposed, therefore the impact of the swimming pool will be minimal.

4. 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.

5. 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.

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](mailto:landuse.appeals@stellenbosch.gov.za).

7. An applicant 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 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>).
9. 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.
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 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



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

8/6/2021,  
DATE:

**CC: OBJECTORS**

**JM du Toit Boerdery**  
**Delhi Boerdery**  
14 Verreweide Street  
Universiteitsoord  
Stellenbosch  
7600

**Cornie du Toit**  
13 Goedehoop Street  
Jeffreysbaai  
6330

**E-mail: [heinf@telkomsa.net](mailto:heinf@telkomsa.net)**



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

# ANNEXURE B

**(DEPARTURE FOR BUILDING LINE RELAXATION AND PERMISSION REQUIRED IN TERMS OF  
THE ZONING SCHEME (TECHNICAL APPROVAL) FOR AMENDMENT OF THE APPROVED  
SITE DEVELOPMENT PLAN (SDP) : ERF 2279, STELLENBOSCH)**

**SITE & FLOOR PLAN**

