



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/7472

Our File Reference Number: Erf 3, Johannesdal

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REZONING AND SUBDIVISION: ERF 3, JOHANNESDAL

1. The above application refers.

2. The Municipal Planning Tribunal on 16 July 2021 resolved as follows :

2.1 That 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 3 Johannesdal, namely:

2.1.1 The **Rezoning** in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 from Residential Zone 1 to Subdivisional area in order to allow for the following uses:

- i. 29 Residential Zone III erven (Town house) (4 407 m²)
- ii. 2 Open Space Zone II erven (Private Open Space) (932 m²)
- iii. 1 Open Space Zone II erven (Private Road) (1 899 m²)

2.1.2 The **Subdivision** in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, 2015 in accordance with the Subdivisional Plan figure 3/02/04, file jd3 drawn by Headland Town Planners, dated June 2021 (See **Annexure D**).

BE REFUSED in terms of Section 60 of the said bylaw.

3. The reasons for the above decision are as follows:
 - 3.1 The scale and nature of the proposed development will impact on and compromise the existing character of the Johannesburg rural node.
 - 3.2 The proposed development may give rise to similar future developments which does not represent the rural context of Johannesburg.
 - 3.3 The proposal does not promote functional integration of the development with the local urban context as envisaged by the SDF.
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.

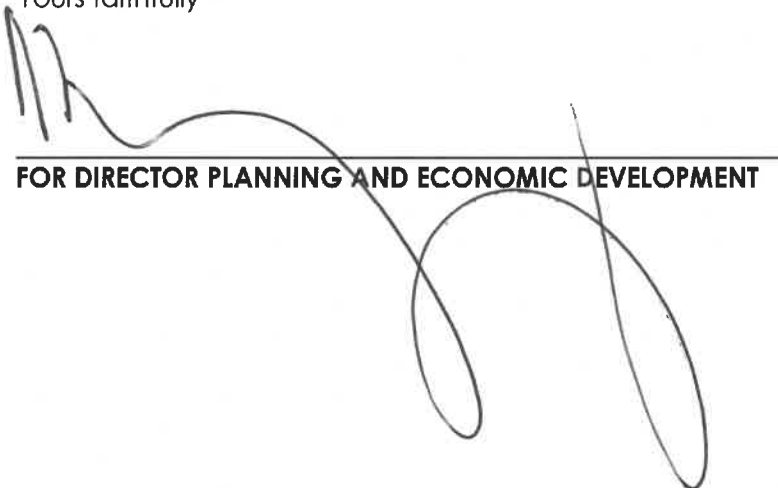
6. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za
7. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal 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 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

11/8/2021
DATE:

COPIES TO:

1) Hanco and Arné Binneman



2) Earl Cyster



3) Gabriel Jacobs



4) The Johannesdal Community (petition) (represented by Mr Earl Cyster)



ANNEXURE D: PROPOSED SUBDIVISIONAL PLAN

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- ⑧ street numbering
- parent property boundary

1. all distances are in metres.
2. all distances and areas are approximate.
3. all dimensions are subject to final field checking.

March 2020 3/02/03
 May 2018 3/02/02
 February 2018 3/02/01

proposed rezoning and subdivision
 of
 erf 3 Johannesburg

proposed subdivision plan

winter square developments (pty) ltd

blms-4873 (mcr20) & bh-565 (s)

3/02/04

edlebrusich municipality

1:500 (A3) June 2021



colour	proposed zoning	proposed land use	unit numbering	number of units	area (±m ²)	percentage
	residential zone S	town house	1 - 29	29	4407	61
		private open spaces	30 - 31	2	952	13
		private road	32	1	1899	26
total				32	7238	100



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