



Application Number: LU/12011

Our File Reference Number: Erf 679 & 680, Pniel

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 SUBDIVISION, CONSOLIDATION, DEPARTURE AND AMENDMENT OF GENERAL PLAN AND DEPARTURE ON ERF 679 & 680, PNIEL

1. The above application refers.
2. The duly authorised decision maker has decided on the above application 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, namely:
 - 2.2 **Subdivision** of Erf 679, Pniel into two portions namely the Remainder ($\pm 435\text{m}^2$ in extent) and Portion A ($\pm 109\text{m}^2$ in extent) as indicated on Drawing Nr. ENCROACHMENT PLAN no image _R3, Dated 06 August 2020 and Drawn by Friedlaender, Burger & Volkman in terms of Section 15(2)(d) of the said Bylaw;
 - 2.3 **Consolidation** of Portion A with Erf 680, Pniel to create a land unit of $\pm 482\text{m}^2$ in terms of Section 15(2)(e) of the said Bylaw;
 - 2.4 **Departure** to relax the common building line between the two subject properties from **1,0m** to **0m** and **0,8m** respectively to accommodate the existing buildings in terms of section 15(2)(b) of the said bylaw; and
 - 2.5 **Departure** to exceed the permissible coverage on Erf 679, Pniel from **60%** to **68%** to accommodate the existing building in terms of section 15(2)(b) of the said bylaw.

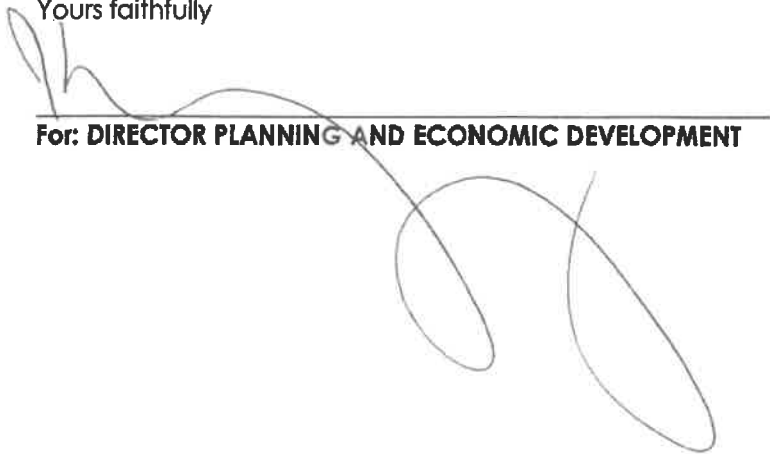
- (a) The personal particulars of the Appellant, including:
 - (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;
- (b) Reference to this correspondence and 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

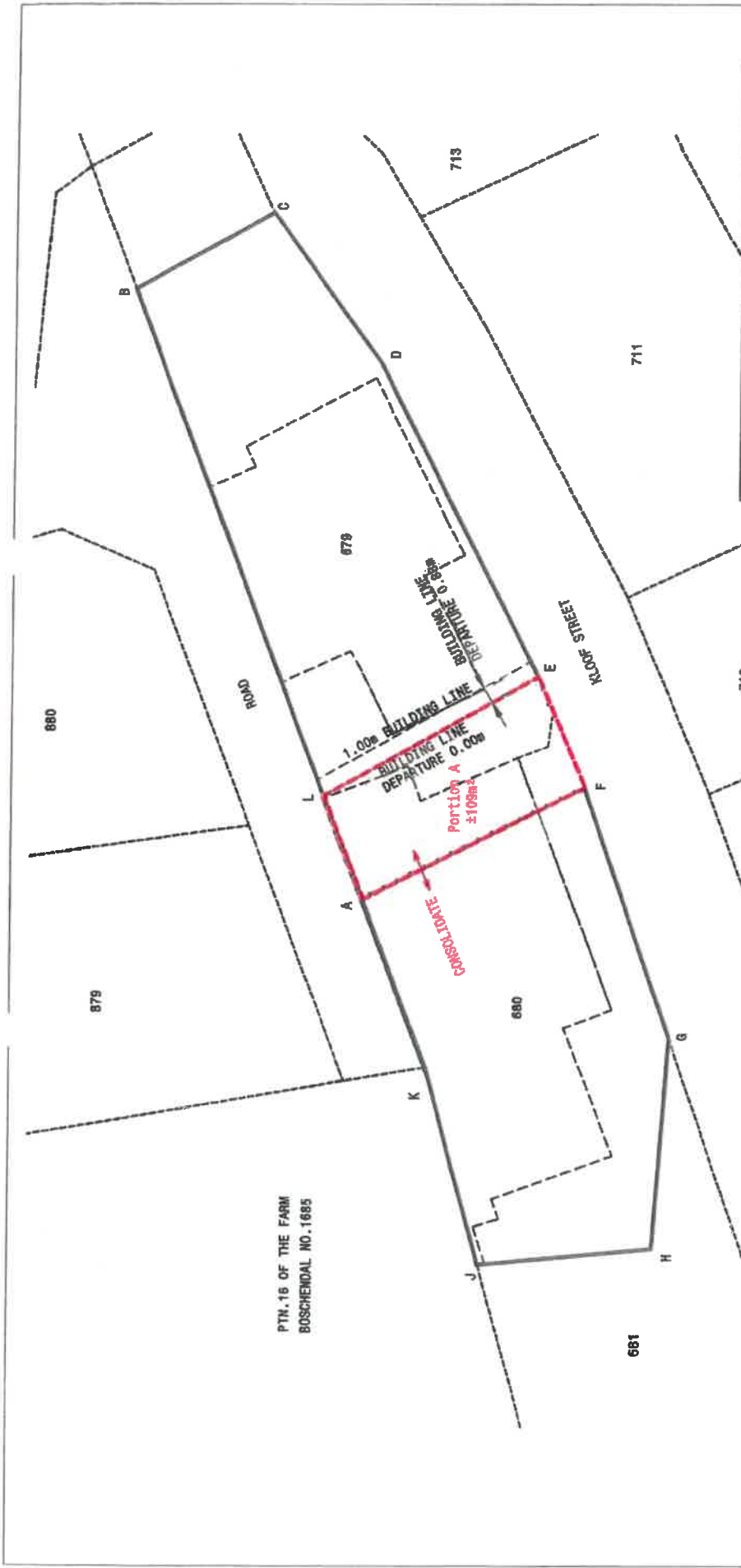


A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

16/11/2021

DATE:



PTN. 16 OF THE FARM
BOSCHENDAL NO. 1685

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED

16/11/2021

AUTHORISED EMPLOYEE/MPT

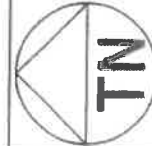
Erf	Area m ²	Zoning	Use	Permitted coverage	Actual coverage m ²	Departure required m ²	Permitted building lines setback m	Permitted building lines (common m)	Departure required
679	544	CR	Residential						
680	573	CR	Residential						
Portion A	109	CR	Residential						
Consolidation	482	CR	Residential	175m ² or 60%: 261m ²	214	no	3.00	1.00	yes
Remainder 679	435	CR	Residential	175m ² or 60%: 261m ²	297	yes	3.00	1.00	yes

- The figure ABCDEF represents erf 679, Pniel.
- The figure FGKJKA represents erf 680, Pniel.
- The figure ALEF represents proposed Portion A of erf 679, to be consolidated with erf 680.

represents existing buildings

CAUTION

- Any areas and dimensions are provisional and will be finalized at time of subdivision survey.
- All levels are to be confirmed prior to construction.



Scale 1:250

Date: 06/08/2020

Contours: N/A

System: WG 19

PROPOSED SUBDIVISION AND CONSOLIDATION
ERVEN 679 AND ERV 680, PNIEL
ADMINISTRATIVE DISTRICT PAARL

Ref: PNO79 Dwg: ENCRCH-MNT PLN no 3mage_RS



ANNEXURE E

Director: Engineering Services Report

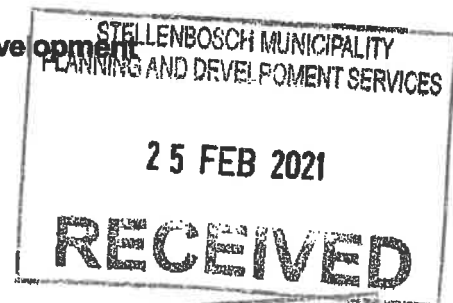


STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag S Newman
From ▫ Van: Abdullah Daniels (Development)
Date ▫ Datum: 24/02/2021
Our Ref ▫ Ons Verw: Civil Lu 2111
Re ▫ Insake: Erf 679 Pniel: Subdivision



FILE NR:	
SCAN NR:	E 679 PV
COLLABORATOR NR:	702688

The application is for the following items:

- i. Subdivision of 109m, from erf 679 and the simultaneous consolidation with erf 680 to rectify o building encroachment and related permanent departures and amendment of on approved general plan.

The above application is recommended for approval, Subject to the following:

1. Water Connections

- 1.1 Each erf must have its own water connection and water meter installed.
- 1.2 The cost of the installation is for the account of the owner.

2. Sewer Connections

- 2.1 Each erf must have its own sewer connection.
- 2.2 The cost of the installation of the sewer connection is for the account of the owner.
- 2.3 A quotation for the sewer connection inspection can be provided by the Water Services Department.

- 2.4 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 2.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that each erf has a sewer connection that has been installed to their satisfaction.

3. General

- 3.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

4. Clearance Certificates

- 4.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above mentioned conditions.

5. Electrical

- 6.1 Refer to annexure A for electrical comments



Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2111 (AD) Erf 679 Priel (LU-12011)\2111 (AD) Erf 679, Priel, Subdivision signed.doc