



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13908

Our File Reference Number: Erf 704, 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 TECHNICAL APPROVAL AND DEPARTURE ON ERF 704, PNIEL

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
 - 2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 for permission in terms of the zoning scheme to allow an additional use (technical approval) for the construction of a second dwelling unit on Erf 704, Pniel.
3. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 for a departure to relax the common building lines from 2.5m to 1.5m (Adjacent to Erf 705) and from 2.5m to 1,375m (Adjacent to Erf 702) to accommodate the proposed second dwelling unit on Erf 704, Pniel.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 4.1 The approval only applies to the application under consideration, as indicated on Drawing No. 100, Drawn by RDC Design cc Architectural Technologist, dated 04/08/2021, 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.

4.2 Building plans must be generally in accordance with the site plan and floor layout plan as indicated on Drawing No. 100, Drawn by: RDC Design cc Architectural Technologist Dated 04/08/2021 and attached as **Annexure B**.

4.3 Sufficient on-site parking must be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

4.4 The conditions of the Directorate: Infrastructure Services as specified in their memo dated, 22 June 2022, and attached as **Annexure C**, be compiled with.

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

5.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

5.2 The proposal will result in a sensible increase in density which will have minimal impact on the amenities of the adjoining property owners.

6. 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.

7. 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:

7.1. The personal particulars of the Appellant, including:

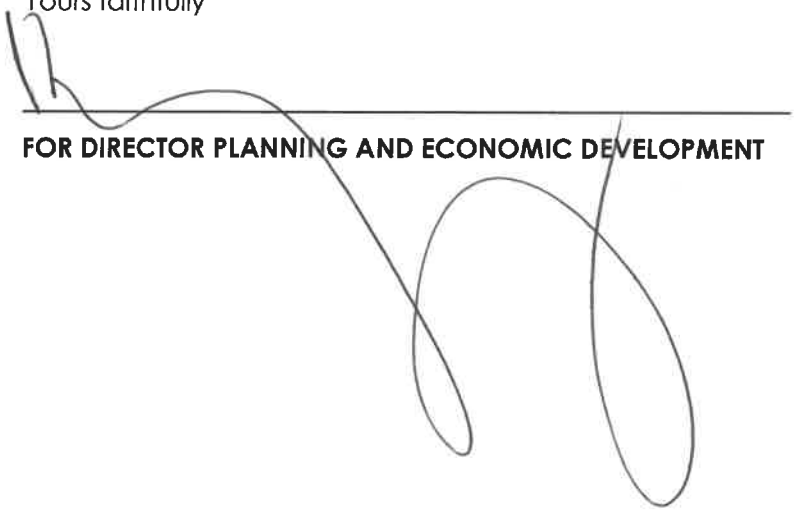
- i. First names and surname
- ii. ID number
- iii. Company of Legal person's name (if applicable)
- iv. Physical Address
- v. Contact details, including a Cell number and E-Mail address

7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

- 7.3 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.
- 7.4 Whether the appeal is lodged against the whole decision or a part of the decision.
- 7.5 If the appeal is lodged against a part of the decision, a description of the part.
- 7.6 If the appeal is lodged against a condition of approval, a description of the condition.
- 7.7 The factual or legal findings that the appellant relies on.
- 7.8 The relief sought by the appellant.
- 7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 7.10 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.
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



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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

14/2/2023
DATE:

ANNEXURE B: SITE DEVELOPMENT PLAN

ANNEXURE C: COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nolusindiso Momoti
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 22 June 2022
Our Ref ▫ Ons Verw: Civil LU 2327
Your Ref: LU/13908
Re ▫ Insake: Erf 704, Pniel: Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-law for permission required in terms of the zoning scheme for a technical approval to construct a second dwelling unit on the property. Applicant is mad in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law to relax the common building line(adjacent to Erf 705) from 2,5m to 1,140m and the common building line (adjacent to Erf 702) from 2,5m to 1,375m in order to accommodate the proposed second dwelling unit on the property.

The application is recommended for approval, subject to the following:

- 1. Civil Engineering Services**
 - 1.1 Building line relaxation is supported – no municipal services affected.
 - 1.2 3 parking bays are required in total. Only 2 are indicated on the SDP, but there seems to be sufficient space on the erf to accommodate a 3rd parking bay. The 3rd bay must be indicated on the building plan. If all parking bays cannot be

accommodated on the site, according to municipal standards or without adequate access, then the building plan will not be approved.

2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 2.2 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2023 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 2.3 The appropriate DC's are payable before building plan approval (consent use/sectional title).

3. Electrical Engineering

- 3.1 Refer to **Annexure: Electrical**




**Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2327 (J) Erf 704 Priefel, Stellenbosch (LU-13908)
Date:	14 July 2022
Financial Year:	2022-2023
Erf Location:	Dwarsrivier
Erf Region:	Urban
Erf No.:	704
DC Parameters Reference:	Floor Plans JL 1020 Dwg No 100 Rev 0 dated 04/08/2021

SUMMARY OF DC CALCULATION							
Service:	Water kl/day	Sewer kl/day	Stormwater ha°C	Solid Waste t/week	Roads & Transport trips/day	Community persons	Totals
Total Increased Services Usage	0.45	0.4	0.018	0.04	2.5	4	
Total Service Usage Reduction	0	0	0	0	0	0	
Total Development Charges before Deductions:	R 13 727.61	R 9 019.95	R 1 561.99	R 3 504.16	R 16 267.50	R 13 820.00	R 57 901.22
Total Deductions:	R -	R -	R -	R -	R -	R -	R -
Total Payable (excluding VAT):	R 13 727.61	R 9 019.95	R 1 561.99	R 3 504.16	R 16 267.50	R 13 820.00	R 57 901.22
VAT:	R 2 059.14	R 1 352.99	R 234.30	R 525.62	R 2 440.13	R 2 073.00	R 8 686.18
Total Payable (including VAT):	R 15 786.76	R 10 372.95	R 1 796.29	R 4 029.78	R 18 707.63	R 15 893.00	R 66 996.40

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	
Notes:	

