



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9858

Our File Reference Number: Erf 9450, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

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Sir / Madam

APPLICATION FOR A SPECIAL DEVELOPMENT FOR A SECOND DWELLING UNIT AND DEPARTURE FOR BUILDING LINE RELAXATION: ERF 9450, SKUILPLAAS STREET, PARADYSKLOOF, 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 in terms of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 9450, Stellenbosch as indicated on the site plan no. fe/19/01/9450/003, dated January 2019 and drawn by Shafiek Biscombe Architectural Services.
 - 2.1.1 Special Development in terms of Section 15(2)(o) of the said By-Law in order to construct a second dwelling unit; and
 - 2.1.2 Departure in terms of Section 15(2)(b) of the said By-Law for the relaxation of:
 - 2.1.2.1 the street building line from 3m to 0,97m and 0,23m in order to accommodate the proposed kitchen and proposed extension to the existing garage;
 - 2.1.2.2 the common building line (adjacent to Erf 9449) from 1,5m to 0m to accommodate the proposed laundry and the en-suite as well as the proposed addition to the existing garage.

BE APPROVED in terms of Section 60 of the said By-Law.

2.2 Conditions of approval in terms of Section 66 of the said By-Law:

- (i) That this approval applies only to the Departure in question as per floor layout plan fe/19/01/9450/003, dated January 2019 and drawn by Shafiek Biscombe Architectural Services and shall not be construed as authority to depart from any legal prescriptions or requirements;
- (ii) Building plans be submitted for approval.

2.3 Reasons for the above Decision

- (a) The proposal promotes densification and allows optimum use of a property and existing services.
- (b) Sufficient on-site parking has been provided in accordance with the Stellenbosch Zoning Scheme Regulations, July 1996.
- (c) The proposal will not change the character of the area considering that it is in line with the current land uses of the surrounding properties.

3. 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.

4. 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.

7. 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>).
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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

21/1/2021

DATE:



