



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10599

Our File Reference Number: Erven Re - 2151, 2152, 2153 & 11191, Stellenbosch

Your Reference Number: L926-GS-mb-210832C

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**PER E-MAIL:** [gerhard@udwc.co.za](mailto:gerhard@udwc.co.za)

Sir / Madam

## **APPLICATION FOR DEPARTURES: ON ERVEN RE 2151, 2152, 2153 & 11191, 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 for a permanent departure, in terms of Section 15(2)(b) of the the Stellenbosch Municipal Land Use Planning By-Law (2015), pertaining to the provisions of Section 10.2.3(a)(i) of the Stellenbosch Zoning Scheme (1996), for the proposed development on erven RE 2151, 2152, 2153 and 11191, Stellenbosch, as considered in association with the applications approved on the 23rd of October 2020, for the removal of restrictive conditions, consolidation, rezoning, and departures on even re 2151, 2152, 2153 and 11191, Stellenbosch, to allow the following building line relaxations:
    - a. A **permanent departure**, in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law (2015), pertaining to the provisions of Section 10.2.3(c) of the Stellenbosch Zoning Scheme Regulations (1996), to permit a height of 3 storeys, in lieu of 2 storeys and to permit a height of 9.79m in lieu of 8.0m, for residential units within a Group Housing Zone to accommodate a town housing development;
    - b. A **permanent departure**, in terms of Section 15(2)(b) of the the Stellenbosch Municipal Land Use Planning By-Law (2015), pertaining to the provisions of Section 10.3.3(e)(ii) of the Stellenbosch Zoning Scheme (1996), to permit a density of 103 units per ha, in lieu of 50

units per hectare within a Group Housing Zone to accommodate a town housing development comprised of 42 units;

**BE APPROVED** in terms of Section 60 of the said Bylaw for the following reasons and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

2.2 Conditions of approval as imposed in terms of section 66 of the above-mentioned by-law;

1. The approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
2. All conditions of approval are applicable as considered on the 23<sup>rd</sup> of October 2020 for the Removal of Restrictive Conditions, Consolidation, Rezoning, and Departures;
3. This approval can only be implemented in conjunction with the approval granted on the 23<sup>rd</sup> of October 2020 for the Removal of Restrictive Conditions, Consolidation, Rezoning, and Departures;

2.3 Reasons for approval

1. The proposal adheres to the general recommendations made in the MSDP pertaining to densification within existing developed areas;
2. The land use and scale of the proposed development is not seen to be foreign to the area;
3. The subject property has access to higher order roads such as Merriman and Cluver Streets and is located on the edge of Simonswyk;
4. Schoongezicht Street has a very wide road reserve and thus the proposed development will have minimal visual impact on the adjoining residential area of Simonswyk.

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.

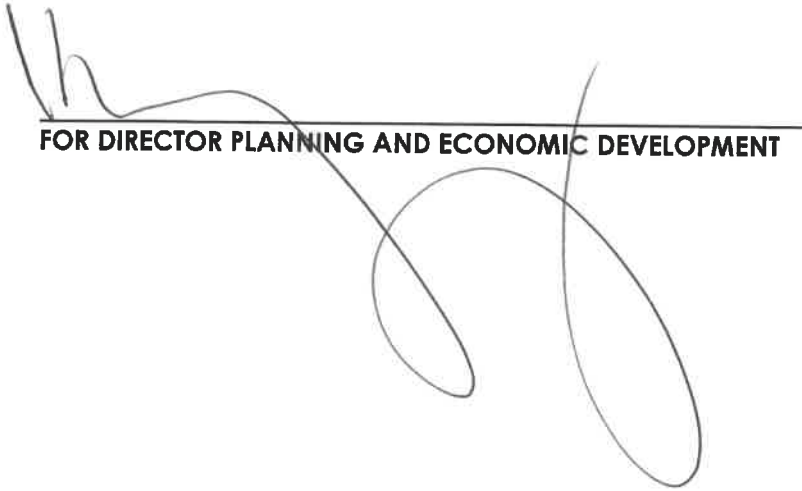
4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81 (1) (b) of the said By-Law. The following prescribed information is accordingly required:

- (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.
- (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.
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [Lenacia.Kamineth@stellenbosch.gov.za](mailto:Lenacia.Kamineth@stellenbosch.gov.za)
  6. 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.
  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

**COPY OF REGISTERED LETTERS: ERVEN 2151, 2152, 2153 AND 11191 SB**

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19. **Dirk Cilliers names Winckler Family Trust**

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20. **Stellenbosch Interest Group (Pat Botha)**

PO Box 2217  
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E-mail: [info@stellenboschinterestgroup.org](mailto:info@stellenboschinterestgroup.org)

21. **Stellenbosch Ratepayers Association (Rehanne Lambrechts - Secretary)**

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