



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10435

Our File Reference Number: Erf no 155, Stellenbosch

Your Reference Number: None

Enquiries: Lenacia Kamineth / Nopinki Dafeti

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PER E-MAIL: dupre.lombaard@virdus.com

Dear Mr Lombaard

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015): APPLICATION FOR FOR TEMPORARY DEPARTURE TO ACCOMMODATE 7 ADDITIONAL PERSONS ON THE EXISTING DWELLING HOUSE: ERF 155, STELLENBOSCH

1. This Municipality's decision letter dated 20 July 2021, refers. The appeal process has now been concluded.
2. The Appeal Authority resolved on the 13th of October 2021 that the appeal submitted against the approval of the subject application by the Authorised Official on 25 August 2020, BE DISMISSED and that the subject decision BE CONFIRMED in terms of section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, 2015.
3. The application for a **temporary departure** in terms of Section 15(2)(c) of the Stellenbosch Municipal Land Use Planning By-Law, October 2015, on Erf 155, Stellenbosch in order to allow for student accommodation up to a maximum of 7 additional persons in the existing dwelling house as indicated on the site plan no 155_STB dated 28 October 2018, **BE APPROVED** in terms of the said Bylaw.
4. **The approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:**
 - 4.1 This approval applies only to the applications being applied for and shall not be construed as authority to depart from any legal prescriptions or other requirements;
 - 4.2 The accommodation establishment is limited to the existing dwelling house (7 bedrooms) only;
 - 4.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed land use;

4.4 Sufficient on-site parking be provided as shown on the site plan attached as **ANNEXURE C**;
4.5 A contravention penalty as stipulated in terms of section 88 (1)(g)(v) of the Stellenbosch Municipal Land Use Planning By-Law, dated 20 October 2015, is payable within 30 days from the date of the final notification;

5. Reasons for the decision are as follows:

5.1. The proposed development is compatible with the character of the surrounding area due to the fact that the area is predominant student accommodation.

5.2. The subject property is situated within Stellenbosch University Zone and in proximity to the main campus, the area is dominated by high density developments for accommodation establishments.

5.3. Sufficient on-site parking has been provided on-site as prescribed by Stellenbosch Zoning Scheme Regulation, 1996.

5.4. The appellant did not provide any compelling arguments or new information that warrants an alternative decision on this matter.

6. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 13.10.2021

Copy:

Mr A Hamman

E-mail: ehamman63@gmail.com



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ANNEXURE C

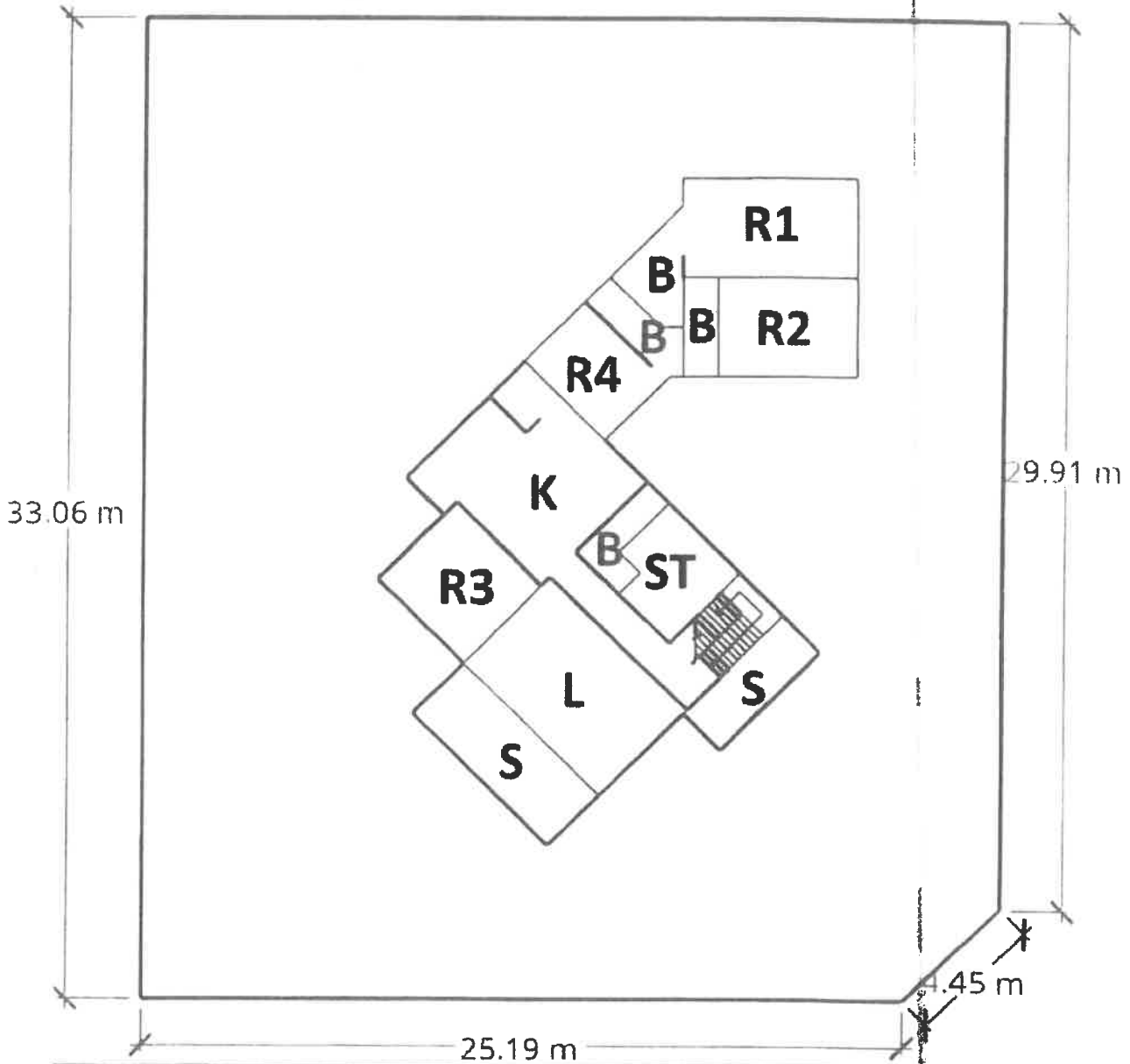
**(TEMPORARY DEPARTURE TO ACCOMMODATE 7 ADDITIONAL PERSONS ON THE
EXISTING DWELLING HOUSE: ERF 155, STELLENBOSCH)**

SITE DEVELOPMENT PLAN

Confidential

ROOM ALLOCATIONS

17 Paul Kruger: Ground Floor



INDEX:

T – Toilet

B – Bathroom

R – Bedroom

ST – Study

K – Kitchen

L – Lounge

S – Stoep

F – Foyer

SC – Scullery

CP – Carport

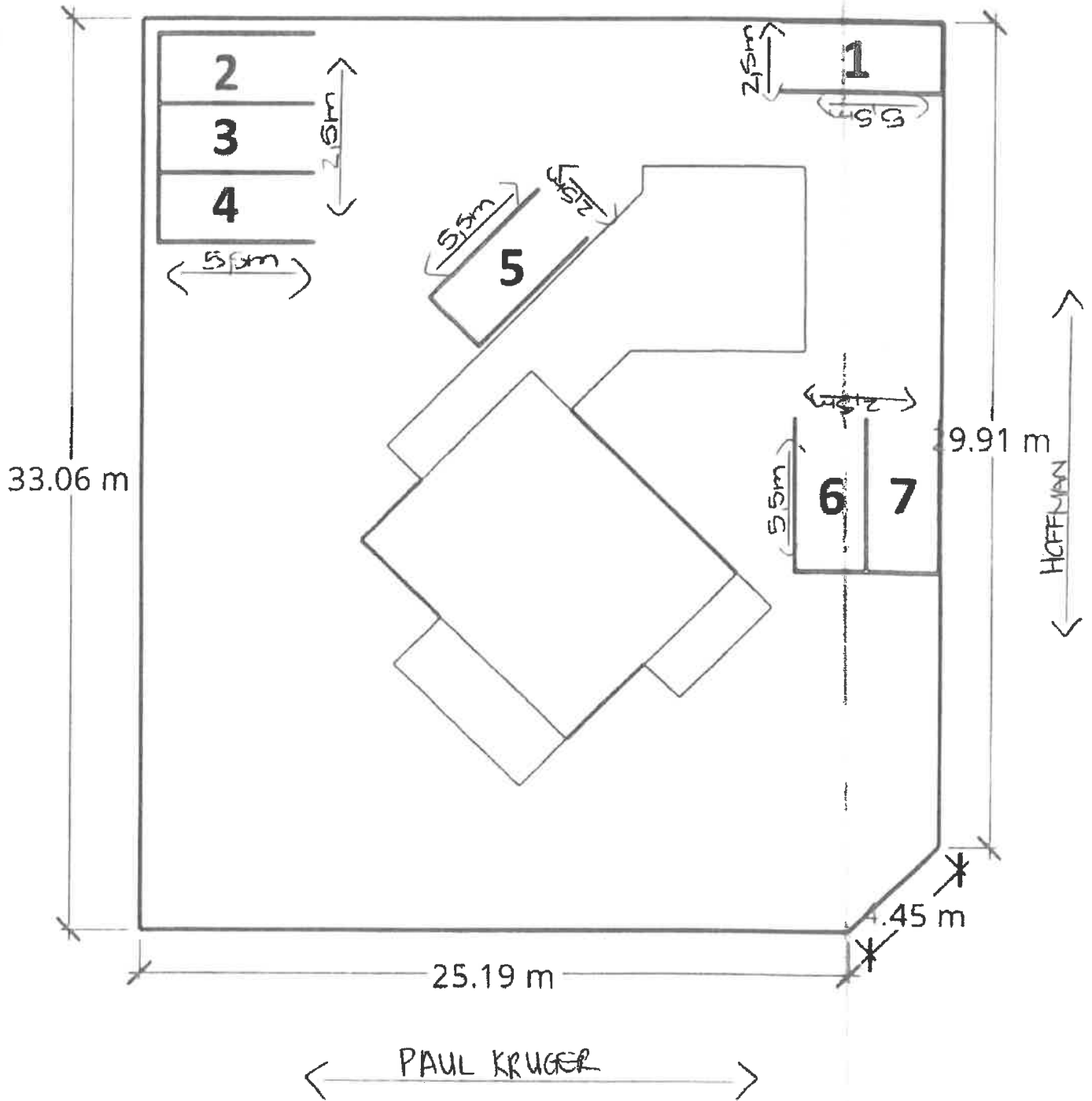
Plan No: 156_STB

DATE : 28 October 2018

PARKING

Size: 5,5m x 2,5m

17 Paul Kruger



Plan No: 155-STB
DATE : 28 OCTOBER 2018