

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

To Whom these concerns.

10th of November 2023

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 12 Everlasting Street, Welgevonden, Stellenbosch, 7600

Application Property Number: 15278

Applicant: LK Smith
8WrenStreet, Vanderbijlpark, 1911
E-mail : lambertkarel@gmail.co.za
Cell : 083 450 9269/ 073 372 7764

Owner: LK Smith
8WrenStreet, Vanderbijlpark, 1911
E-mail : lambertkarel@gmail.co.za
Cell : 083 450 9269/ 073 372 7764

Application Reference: LU/ 14540

Application Type: Application for consent use and departure on erf 15278, Stellenbosch
Detailed description of land use or development proposal, including its intent and purpose:

- Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, proclaimed by number 354/2015, dated 20 October 2015, for the consent use in order to use an existing dwelling house as a three (3) bedroom commune on Erf 15278.
- Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, proclaimed by number 354/2015, dated 20 October 2015, for the departure for under provision of 2 parking bays on Erf 15278.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;

- Where relevant demonstrate the undesirable effect that the application will have if approved;
- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Lambert Smith, e-mail lambertkarel@gmail.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 11th of December 2023.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 083 450 9269/ 073 372 7764 during normal office hours.

Yours faithfully

Lambert Smith

Annexure details

1. Motivation report and consent e-mail from WHOA

Motivation report

2022/07/19

Dear Sir/ Madam

I, Lambert Karel Smith, have been the owner of property, 12 Everlasting, Welgevonden since 2006.

I do not live on the property but has always been occupied by tenants of good standing.

The property has four bedrooms, but due to parking restrictions, I only allowed three tenants.

After inspection by Welgevonden management, they also gave provisional permission to allow only three unrelated tenants.

Please find my application to permit the use of the existing dwelling as a commune on Erf 15278, Stellenbosch Welgevonden.

Regards.

Lambert Smith

Below find the letter from WHOA of consent for the commune and parking.

From: Anneke Du Toit <admin@welgevonden.co.za>
Sent: Tuesday, 06 September 2022 16:00
To: Smith, Lambert LK <Lambert.Smith@arcelormittal.com>
Cc: Gawie Marx <manager@welgevonden.co.za>; Petrus Brandt <SecurityManager@welgevonden.co.za>
Subject: RE: Everlasting 12 15278 WHOA Follow up on Municipal approval for consent use

External email warning: This email originated outside the company. Please do not click links or open attachments unless you were expecting this communication.

Beste Mnr Smith

Dankie vir u epos.

1. Sien asseblief aangeheg die skrywe van die WHEV vir bevestiging van 'n kommune
2. Die WHEV gee hiermee toestemming dat 'n gedeelte spasie op die sygaardjie gebruik kan word vir parkering.

Vriendelike groete



Anneke Du Toit
Office Manager
Welgevonden Estate | Cnr Hendrikse St & Welgevonden Blvd
Stellenbosch 7600
Tel: 021 889 5450
E-mail: admin@welgevonden.co.za | www.welgevonden.co.za

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3. Parking lay-out

Parking layout: Stand 15278, 12 Everlasting, Welgevonden, Stellenbosch

Layout makes provision for:

1. Existing vehicle parking 1.
2. New proposed vehicle parking 2
3. New At least 1x bicycle parking/stands.

