

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

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

Application Property Address: 9 Buitekring Street, Dalsig, Stellenbosch

Application Property Number: Erf 4374, Stellenbosch

Applicant: Deidre Samson
Cell: 082 551 4011
Email: deidre@future-fit.co.za

Owner: Deidre Samson
Cell: 082 551 4011
Email: deidre@future-fit.co.za

Application Reference: LU/13337

Application Type: Application is made in terms of Section 15 (2) (f) of the Land Use Planning By-law for the Removal of Restrictive Title Deed Conditions contained in Title Deed No. T035620/2017: Clause D.(6)(b), on Erf 4374, Stellenbosch

Application is also made in terms of Section 15 (2) (b) of the Land Use Planning By-law for a Permanent Departure to relax the street building line from 4.0m to 2.5m in order to facilitate the proposed additions on erf 4373, Stellenbosch

Detailed description of land use or development proposal, including its intent and purpose:

The above-mentioned application(s) are made in order to allow for the construction of a scullery on the Street boundary of the property. The proposed scullery will be situated 2.5m from the street boundary. The title deed restriction at Clause D.(6)(b) in Title Deed No. T035620/2017 will be removed. A permanent departure from the development parameters are likewise applied for to relax the existing Street boundary line from 4.0m to 2.5m.

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-notice/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 Deidre Samson at deidre@future-fit.co.za. 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 **22 August 2022**.

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 082 551 4011 or at Email: deidre@future-fit.co.za during normal office hours.

Yours faithfully

Deidre Samson

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏTRESSEERDE EN
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: 9 Buitekring Straat, Dalsig, Stellenbosch

Aansoek eiendom beskrywing: Erf 4374, Stellenbosch

Aansoeker: Deidre Samson
Cell: 082 551 4011
Epos: deidre@future-fit.co.za

Eienaar: Deidre Samson
Cell: 082 551 4011
Epos: deidre@future-fit.co.za

Aansoek Verwysing: LU/13337

Tipe Aansoek: Aansoek word gedoen ingevolge Artikel 15 (2) (f) van die Stellenbosch Munisipale verordening op grondgebruikbeplanning, gedateer 20 Oktober 2015 vir 'n opheffing van beperkende Titelaktevoorwaardes vervat in Titelakte No. T035620/2017: Klousule D.(6)(b), op Erf 4374, Stellenbosch

Aansoek word ook gedoen ingevolge Artikel 15 (2) (b) van die Stellenbosch Munisipale verordening op grondgebruikbeplanning, gedateer 20 Oktober 2015 vir 'n Permanente afwyking om die straatboultn van 4.0m tot 2.5m te verslap ten einde die voorgestelde toevoegings op Erf 4373, Stellenbosch te fasiliteer.

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Die bogenoemde aansoek(e) word gedoen ten einde voorsiening te maak vir die bou van 'n opwaskamer op die straatgrens van die eiendom. Die voorgestelde opwaskamer sal 2.5m vanaf die straatgrens gebou word. Die titelaktebeperking by Klousule D.(6)(b) in Titelakte No. T035620/2017 sal verwyder word. 'n Permanente afwyking van die ontwikkelingsparameters word eweneens aansoek gedoen om die bestaande Straatgrenslyn van 4.0m na 2.5m te verslap.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Deidre Samson by deidre@future-fit.co.za. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **22 Augustus 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 551 4011 gedurende normale kantoor ure.

Die uwe

Deidre Samson

EXECUTIVE SUMMARY

APPLICATION FOR THE REMOVAL OF A RESTRICTIVE TITLE DEED CONDITION AND PERMANENT DEPARTURES: ERF 4374, DALSIG, STELLENBOSCH

1 INTRODUCTION & APPLICATION DETAIL

The owner/s of the above-mentioned property prepared and submitted an application in terms of the Stellenbosch Municipality Land Use Planning By-Law 2015, to allow for the following items to be approved.

- 1.1 Application is made in terms of Section 15 (2) (f) of the Land Use Planning By-law for the Removal of Restrictive Title Deed Conditions contained in Title Deed No. T035620/2017: Clause D.(6)(b), on Erf 4374, Stellenbosch.
- 1.2 Application is also made in terms of Section 15 (2) (b) of the Land Use Planning By-law for a Permanent Departure to relax the street building line from 4.0m to 2.5m in order to facilitate the proposed additions on erf 4373, Stellenbosch.

2 PROJECT PROPOSAL

The proposal offers for a minor addition on the southern elevation (Street Elevation) to the existing building on the property. The addition includes a new scullery, the scullery will be approximately 6.5 m². Above the scullery, a balcony is proposed.

Please find attached a copy of the submitted building plan.

Only a portion of the scullery is proposed over the building lines as prescribed by the zoning scheme and the respective title deed. Clause D.(6)(b) of the respective title deed prescribes the following parameters for buildings in this scheme;

"No building or structure or any portion thereof, except boundary walls and fences, may be built closer than 6.30 meters from the street boundary which forms the boundary of this erf, and also not within 3.15 meters from any other boundary.

Furthermore, The Stellenbosch Zoning Scheme By-Law, 2019, prescribes the following parameters for the respective property;

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
501 m ² -1500 m ²	4m	2.5m	The greater of 300 m ² or 50%	2 storeys

Therefore, the proposal will not be permitted unless the application items applied for above are approved, hence the purpose of this application.

I trust you find the above and attached in order.

Kind Regards
DEIDRE SAMSON

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TO STELLENBOSCH TOWN

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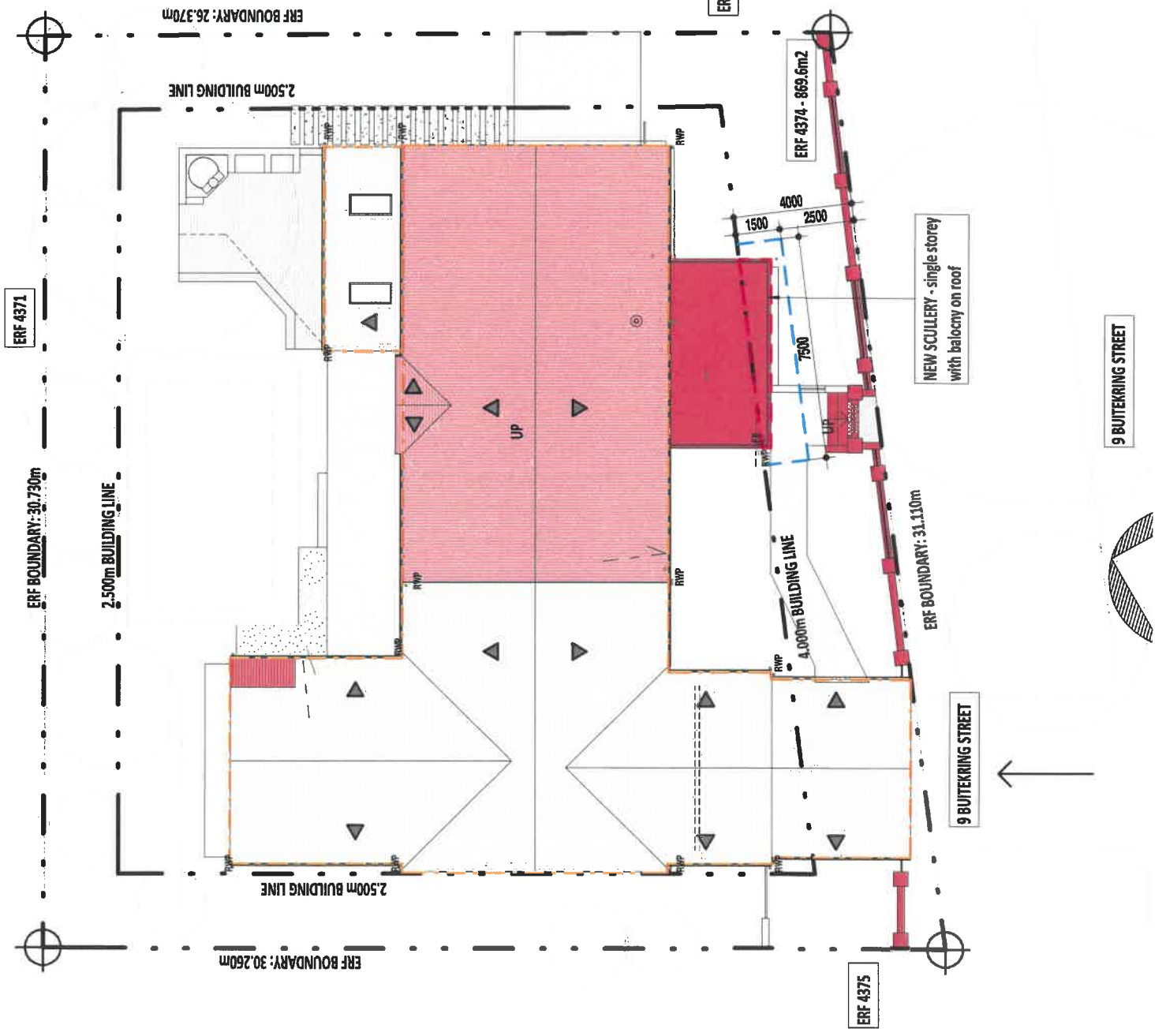
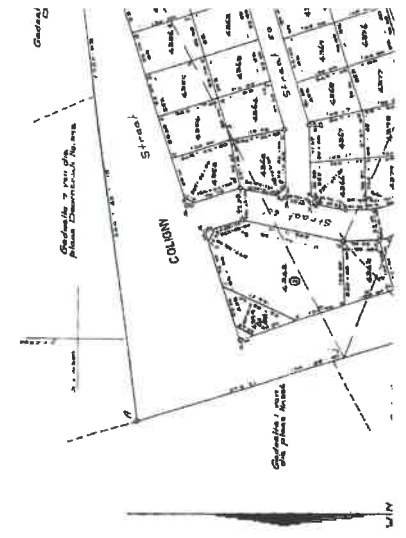
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Aanvullende Erf Erwe
en die Straaf, geleë
van die
Stam Kaarf Nr

**BUILDING LINE RELAXATION:
ERF. 4374, DALSIG, STELLENBOSCH**

BUILDING LINE STREET	EXISTING
COMMON SIDES	4,000m
COMMON REAR	2,500m
	2,500m

- SINGLE STOREY NEW BUILD STRUCTURES
- DOUBLE STOREY NEW BUILD STRUCTURE ON PART EXISTING GROUND FLOOR STRUCTURE
- EXISTING BUILDING FOOTPRINT
- EXISTING BUILDING LINE - 4m
- NEW PROPOSED BUILDING LINE



9 BUTEKRING STREET

9 BUTEKRING STREET

ERF BOUNDARY: 31.110m

ERF 4374 - 869.6m²

ERF 4372

ERF 4375

ERF BOUNDARY: 26.370m

2,500m BUILDING LINE

2,500m BUILDING LINE

ERF BOUNDARY: 30.730m

ERF BOUNDARY: 30.250m

2,500m BUILDING LINE

4,000m BUILDING LINE

NEW SCULLERY - single storey with balcony on roof

UP

UP

UP

UP

UP

1500

4000

2500

7500

