

Ateljee Will Hammers
98 Bloekom Avenue Idas Valley Stellenbosch 7600

Application Number: LU/12313
Our File Reference Number: Erf 6782, Stellenbosch
Your Reference Number: erf 6782
Enquiries: Will Hammers
Contact No: 0848022222
Email address: whatdesign@telkomsa.net
Date: 08 June 2021

REGISTERED MAIL

To Whom It May Concern

APPLICATION FOR CONSENT USE ON ERF 6782, CLOETESVILLE, STELLENBOSCH

Applicant: Will Hammers (whatdesign@telkomsa.net)
Owner: Abdullahi Mohamed Ali (whatdesign@telkomsa.net)
Application number: LU/12313
Reference number: Erf 6782, Stellenbosch
Property Description: residential erf 6782 in Cloetesville
Physical Address: Langstraat 53 Cloetesville
Detailed description of proposal: The matter for consideration is an application (in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law) for a consent use to allow for the use of part of an existing dwelling as a house shop.

Notice is hereby given in terms of the Stellenbosch Municipal Land Use Planning By-law that the above-mentioned application has been received and is available for inspection during weekdays between 08:30 and 13:30 at the Planning Advice Centre at Stellenbosch Municipality, Plein Street, Stellenbosch. Any written comments/objections, with full reasons, therefore, may be addressed in terms of section 50 of the said legislation to the applicant in one of the following manners:

APPLICANT
Registered mail or normal mail
WA Hammers 98 Bloekom Avenue, Stellenbosch,7600
Or hand delivered to
S. Zangqa: Planning & Economic Development, Town Hall, Plein street, Stellenbosch Or Langstraat 53 Cloetesville, Stellenbosch
Or e-mailed to
whatdesign@telkomsa.net

All comments, quoting the application number, reference number, your name, address or contact details, your interest in the application and reasons for comments should be

received by the above party on or before 30 days from the date of publication of this notice. Telephonic enquiries can be made to the applicant, **Will Hammers** at **0858022222**. Any comment/objection received after closing date will be considered invalid. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

Yours faithfully

A handwritten signature in black ink, appearing to be 'W. Hammers', written in a cursive style.

Will Hammers





ERF 6782, 53 LANGSTRAAT, CLOETESVILLE

APPLICATION FOR A CONSENT USE FOR A HOUSE SHOP IN AN EXISTING DWELLING.

DECEMBER 9, 2020

CONTENTS

1. PROPERTY DETAILS.....	1
2. PROPOSED APPLICATION:.....	2
3. MOTIVATION	2

Abdullahi Mohamed Ali
Erf 6782, 53 Langstraat, Cloetseville

The Director

9 December 2020

Planning & Economic Development

Stellenbosch Municipality

Eikestad Mall, Andringa Street

Reference: LU/12313

MOTIVATION FOR THE PROPOSED USE.

1. PROPERTY DETAILS

PROPERTY DESCRIPTION	Erf 6782
ADDRESS	53 Langstraat
EXTENT	317m ²
ZONING	Conventional residential
LAND USE	Residential
APPLICANT	A.M. Ali

2. PROPOSED APPLICATION:

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) and STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW (2019)

- Application in terms of Section 15(2)(o) for a consent use contemplated in the zoning scheme to use a part of an existing dwelling as a house shop.

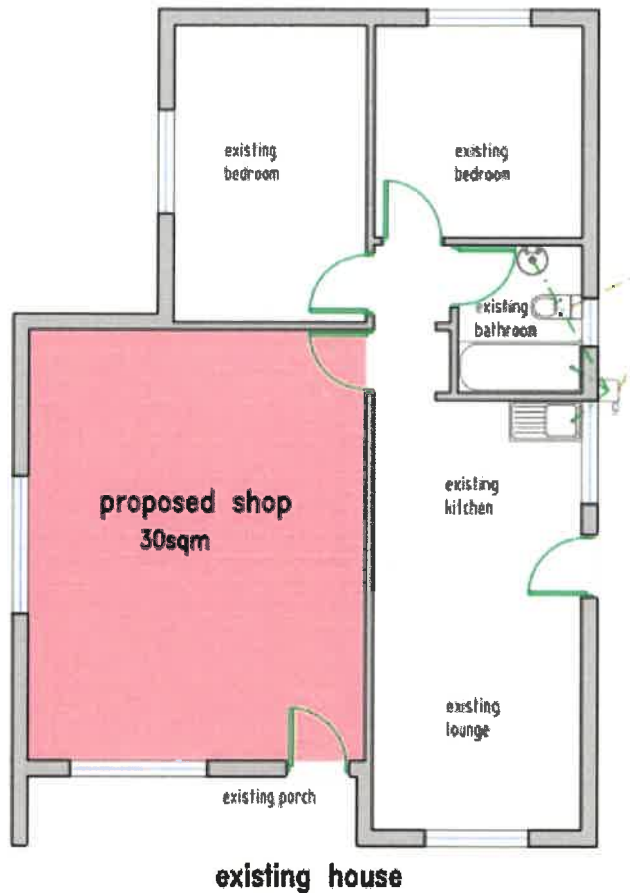
3. MOTIVATION



Image 1: North east view

A consent use to use part of an existing dwelling as a house shop

The scheme provides for controlled opportunities for income generation through activities which are compatible with residential uses. The owner is responding to a growing need from the community for an accessible house shop that is safe and cost effective. The owner has a shop in the town centre that is very popular and many of the clientele have inquired about a house shop closer to their place of residence. The closest house shop is approximately 400m to the south and the closest café similar walking distance towards the north along Langstraat.

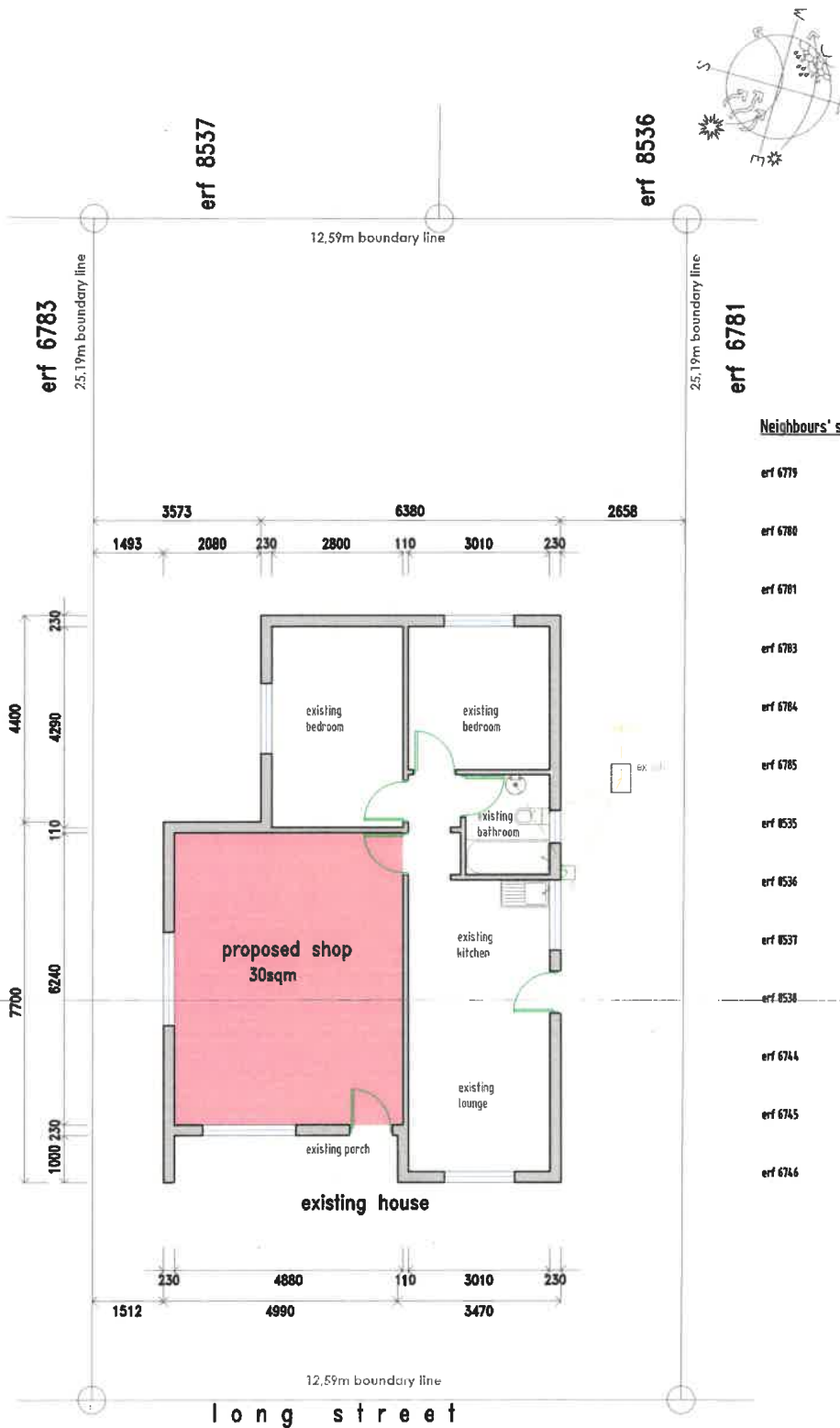


The existing dwelling will be partitioned off as shown on the sketch above with a maximum 30m² portion allocated to a house shop and storage area. The area will have a separate access point from the rest of the house.

In terms of parking, there is off street parking provided in addition to street parking bays off Langstraat a few houses further along. Most clients will be pedestrians hence the numerous requests, especially from the elderly and infirm, for a convenience store within walking distance from their homes.

Existing services for electrical and water supply, refuse and sewerage disposal and recycling will be used and only an increase in electricity use is expected.

Desirability is considered through controlled opportunities for home employment and income generation for the unemployed family members. The character of the surrounding buildings will not be adversely affected bar a small sign indicating trade as is found on house shops elsewhere. As the owner is well established in town the required signage can even be reduced. This economic opportunity will benefit the owners' wife who is currently unemployed and help secure the long-term future of the young growing family.



Neighbours' signature

- erf 6719
- erf 6780
- erf 6781
- erf 6783
- erf 6784
- erf 6785
- erf 8535
- erf 8536
- erf 8537
- erf 8538
- erf 6744
- erf 6745
- erf 6746

New House shop on erf
6782, 53 Long street
Cloetesville for Mr. AM Ali

wahammers
ARCHITECTS
call : 0845022222
whamdesign@telkomnet.net

for council approval

date: 17.02.2017
scale: 1:100

drawing number:
6782/01

revision
-



TAX INVOICE

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2021-01-19	DOCUMENT NO.:	700662
ERF/FARM NO:	6782	CREATED BY:	Nicole Katts
LOCALITY:	53 Langstraat , STELLENBOSCH	APPLICATION NO.:	LU/12313
OWNER'S NAME:	A M Ali	APPLICANT VAT NO.:	0
ADDRESS:	53 Langstraat Cloetesville Stellenbosch	VAT NO.:	4700102181
		APPLICANT:	Abdullahi Ali
		TEL NO.:	0

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE / PERMISSION - Temporary Departure / Permission ito Zoning Scheme (Special Development) / Permission ito	R 2,500.00	1	20180711011476	R 2,500.00
TOTAL AMOUNT PAYABLE				R 2,500.00
VAT included @ 15%				R 326.09

FILE NR:
ERF 6782 SB

SCAN NR:

COLLABORATOR NR:

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

26 JAN 2020

RECEIVED

All Tariffs include 15% VAT
FROM 1 JULY 2020 TO 30 JUNE 2021

CALCULATED BY:
NAME: Nicole Katts
SIGNATURE:

VERIFIED BY:
NAME:
SIGNATURE:
DATE:

DATE: 19.01.21.

PAYMENT MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITY
Applicant to return this form to the Advice Centre for
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

BANKING DETAILS FOR EFT PAYMENT:
ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REF: LU/_____ and ERF/FARM_____
Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.



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STELLENBOSCH MUNICIPALITY

RYNEVELD

25-01-2021 10:39:38
V:0200 R:20191214

CUSTOMER COPY

(** APPROVED **)

UTI: 742895-0026-0549-0485-f9ad0c11cd3f
RRN: 90-TN01000485
VISA DEBIT CHQ
A:050402
4451470017508855

Purchase R2500.00

Thank You

STELLENBOSCH

PNIEL • FRANSCHHOEK

UMASIPALA • MUNICIPALITY

Trans:00000374804 Date:25/01/2021 Time:10:52
2173.91 326.09 2500.00

2 ALI
2173.91 326.09 2500.00
2500.00

AMPTELIKE KWITANSIE

RECEIPTS VALID • ONTVANGSKOPPE

raat	VAT NO.:	4700
le	APPLICANT:	Abd
sch	TEL NO.:	0

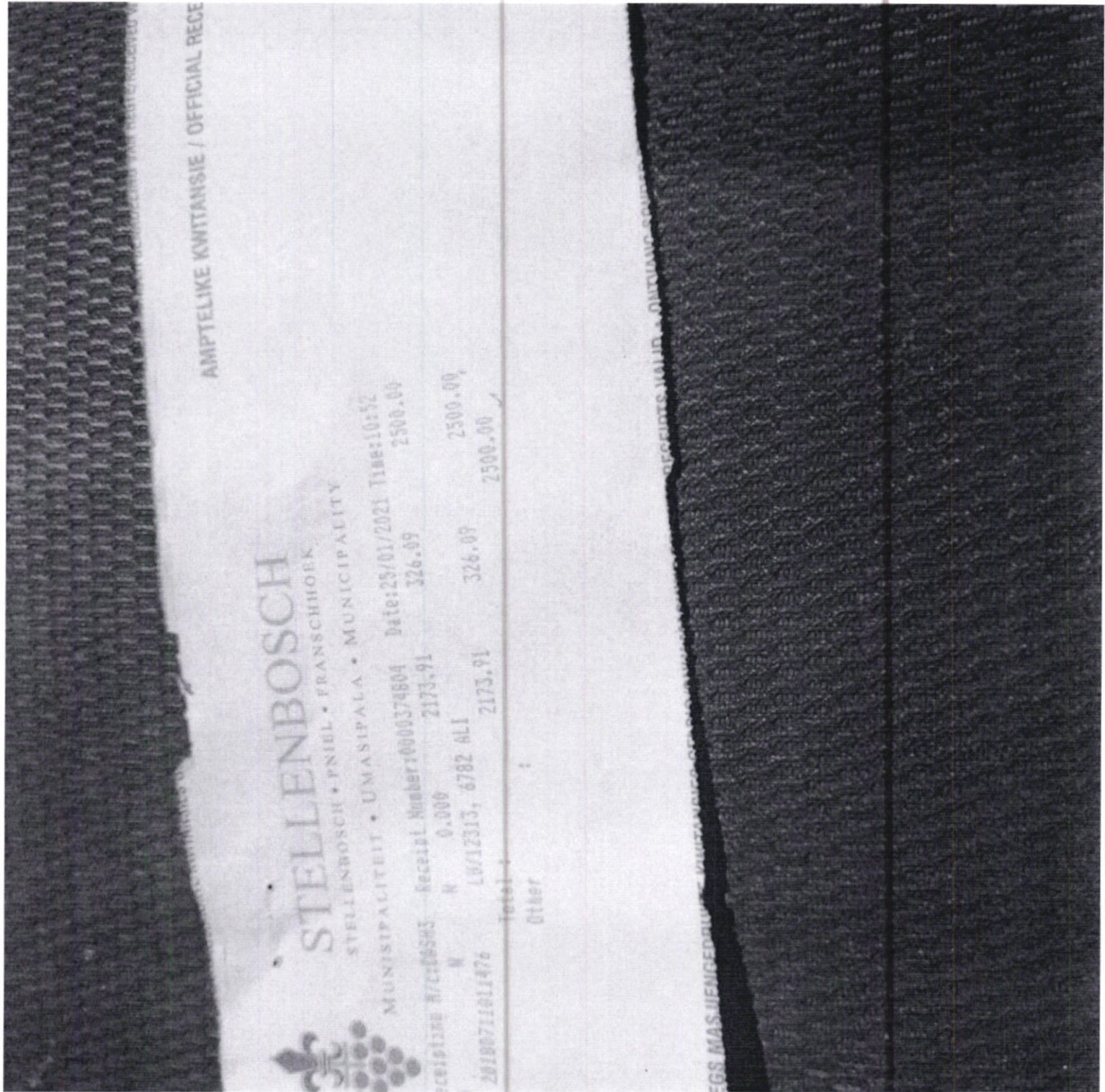
FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS
TEMPORARY DEPARTURE / PERMISSION - Temporary Departure / Permission into Zoning Scheme (Special Development) / Permission into	R 2,500.00	1



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Nicole Katts

From: Nicole Katts
Sent: Wednesday, 20 January 2021 08:41
To: 'whatdesign@telkomsa.net'
Subject: INVOICE - ERF 6782 STELLENBOSCH
Attachments: INV - ERF 6782 SB.pdf

Dear Abdullahi

I trust that you are well.

Please find attached invoice for the abovementioned application. Once payment is made, forward the proof of payment to me.

Thanking you in advance.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Land Use Management

Planning & Economic Development

T: +27 21 808 8318

43 Andringa Str, Eikestad Mall, 3rd
Floor

www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

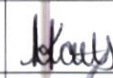



PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015			Date of Submission of Application	11/01/2021	
Erf / Erven/ Farm no	6782	Portion(s) if farm	Allotment Area	Stellenbosch	
Owner / Applicant	Abdullahi Ali		Contact number	072 429 7252	
Email address	whatdesign@telkomsa.net				
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION			ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
			YES	NO	
1. Completed application form that is signed			✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent					
3. Bondholders' consent					
4. Proof that applicant is authorized to act on behalf of an entity					
5. Proof of ownership or rights held in land					
6. Motivation based on criteria in s65			✓		✓
7. SG diagram or General Plan					
8. Locality plan			✓		✓
9. Site development plan or plan showing the land development			✓		✓
10. Subdivision plan					
11. Permission for required servitude					
12. Title Deed			✓		✓
13. Conveyancer's certificate					
14. Feedback on Pre-application scrutiny			✓		✓
15. Minutes of Pre-consultation Meeting					
16. Consolidation plan					
17. Street name and numbering plan					

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION		ADMIN TO VERIFY	PLANNER TO VERIFY
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:.....			
VERIFIED & SIGNED BY ADMIN	NAME: Nicole Katts		11.01.21.
VERIFIED & SIGNED BY PLANNER	NAME: Siyanda Zangqa		19/01/21

Outstanding information (to be completed by Planner):

NOTES:

1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.
2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].
3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].
4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].

Nicole Katts

From: Will Hammers <willhammers6@gmail.com>
Sent: Monday, 11 January 2021 16:31
To: Nicole Katts
Subject: Fwd: [EX] Mo ALi: New House Shop
Attachments: SM Pre-Application Scrutiny Ali.pdf

Hi Nicole

See planner feedback and form submitted.

Regards.

Will

Will Hammers PrSArchT
wahammers@telkomsa.net
0.8.4.8.0
2.2.2.2.2

----- Forwarded message -----

From: **Siyanda Zangqa** <Siyanda.Zangqa@ Stellenbosch.gov.za>
Date: Tue, Dec 8, 2020 at 9:39 AM
Subject: RE: [EX] Mo ALi: New House Shop
To: willhammers6@gmail.com <willhammers6@gmail.com>

Dear Will,

I hope this email finds you well.

Your pre-scrutiny application was discussed at our town planning technical meeting and everything is in order.

The only additional information we require is an indication of the size of the area to be used for the house shop to be shown on the plan.

Either than that you can continue to formally submit your application on landuse.applications@ Stellenbosch.gov.za

I have attached to this email a copy of the land use application form which you will need to fill in and attach with it a copy of the tittle deed, power of attorney is necessary, motivation and site plans.

I hope you will find this in order.

Siyanda Zangqa (Pr.Pln)

Town Planner

Land Use Management: Planning & Economic Development

Email: Siyanda.Zangqa@ Stellenbosch.gov.za T: +27 21 808 8667 • F: +27 21 886 6899

Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599

www.stellenbosch.gov.za



LAND USE PRE-APPLICATION SCRUTINY FORM

KINDLY NOTE:

1. This Pre-Application Scrutiny form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015. (SLUPB)
2. Relevant documents can be accessed at:
(<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal/legislation/3116-stellenbosch-municipality-land-use-planning-by-law-2015/file>)
3. The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.
4. A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of this Pre-Application Scrutiny.

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

Applicant Name	Will Hammers
E-Mail	Willhammers6@gmail.com
Tel/ Cell	0848022222
Registered Owner:	Abdullahi Mohamed Ali
Property Description	Residential erf 6782
Physical Address:	Langstraat 53 Cloetesville
Suburb & Town	Cloetesville
Current Zoning	Conventional Residential
Current land use	Residential

Are there existing buildings on the subject property(ies)?	Yes	No
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Yes	No
If yes, is this application to legalize the building/ land use?	Yes	No
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	Yes	No
Is the property located in a heritage area or contains any heritage significant buildings?	Yes	No
Does the property fall inside the urban edge?	Yes	No

PART B: APPLICATION

1. WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>	Removal/Suspension Amendment of restrictive conditions	<input checked="" type="checkbox"/>	Consent use
<input type="checkbox"/>	Permanent Departure	<input type="checkbox"/>	Consolidation	<input type="checkbox"/>	Closure of public place	<input type="checkbox"/>	Rectification/ disestablishment of HOA
<input type="checkbox"/>	Temporary Departure	<input type="checkbox"/>	Amendment of condition(s) of approval	<input type="checkbox"/>	Extension of validity period of approval	<input type="checkbox"/>	Amendment/cancel ation of approved subdivision plan
<input type="checkbox"/>	Determination of a zoning	<input type="checkbox"/>	Occasional use	<input type="checkbox"/>	Permission in terms of zoning scheme	<input type="checkbox"/>	Permission in terms of condition of approval
<input type="checkbox"/> OTHER		<input type="checkbox"/> Technical Approval		<input type="checkbox"/> Exemption		<input type="checkbox"/> Additional use	

Details of the Proposal: (Brief description of proposal (not a full motivation))

The application is for a new house shop inside an existing dwelling, a permission required in terms of section 15(2)(o) of Stellenbosch Municipality Land Use Planning By-law (PG 7512 of 20 October 2015 for a consent use contemplated in the zoning scheme.

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

RELEVANT PLANNING CONSIDERATIONS		
(a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such?	Yes	No
<p>Details with reference to applicable plans/ policies/ guidelines:</p> <p>The Stellenbosch Municipality Zoning Scheme Bylaw of 2019 makes provision for consent use applications for a house shop.</p>		
(b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other?	YES	NO
Existing building infrastructure will supply all required services.		
(c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units?	YES	NO
House shop		
(d) In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments?	YES	NO
House shop		

PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION SCRUTINY

The following minimum documentation **must** be attached to this pre-application scrutiny form:

1. Locality plan

- 2. **Layout Plan of proposal** (e.g. copy of existing building plan, indicating proposal on site plan, etc.)
- 3. **Full copy of the title deed or Conveyance Certificate**

Please Note:

- The Municipality may request any other information deemed necessary for the purpose of this pre-application scrutiny.
- If an incomplete pre-application scrutiny form or the required minimum supporting documents are not submitted the pre-application scrutiny form will not be accepted by the Municipality.

DECLARATION: I hereby confirm that the information contained in this pre-application scrutiny form and accompanying documentation is complete and accurate.

Applicant's signature: _____  _____ Date: 2020.11.01 _____

FOR OFFICE USE:

Received by: _____ Date: _____	Municipal Stamp
---------------------------------------	-----------------

DETERMINATION BY AUTHORISED OFFICIAL

Additional Information	Pre-Application Consultation	Application Ready	
Sign:		Date:	

APPLICANT INFORMED BY RESPONSIBLE OFFICIAL

Sign:	Date:
-------	-------

Nicole Katts

From: Landuse Applications
Sent: Monday, 11 January 2021 08:44
To: 'Will Hammers'; Landuse Applications
Subject: RE: [EX] erf 6782 no53 Langstraat Cloetesville- new house shop

Will,

Please also forward me the pre-application form and necessary feedback received from the specific planner.

Thanking you in advance.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Land Use Management

Planning & Economic Development

T: +27 21 808 8318

43 Andringa Str, Eikestad Mall, 3rd
Floor

www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Will Hammers [mailto:willhammers6@gmail.com]
Sent: Tuesday, 22 December 2020 19:12
To: Landuse Applications
Subject: [EX] erf 6782 no53 Langstraat Cloetesville- new house shop

Good Dears

Please see attached for submission.\

Regards.

Will

Will Hammers PrSArchT
wahammers@telkomsa.net
0.8.4.8.0
2.2.2.2.2



STELLENBOSCH

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LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Abdullahi				
Surname	Ali				
Company name (if applicable)					
Postal Address	53 LANGSTRAAT, CLOETESVILLE, Stellenbosch				
			Postal Code	7600	
Email	whatdesign@telkomsa.net				
Tel		Fax		Cell	+27 72 429 7252

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)					
Physical address					
			Postal code		
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven Farm No.	6782	Portion(s) if Farm		Allotment area	Cloetesville	
Physical Address	130 LANGSTRAAT					
	CLOETESVILLE					
Current Zoning	conventional residential	Extent	317	m ² / ha	Are there buildings?	existing <input checked="" type="radio"/> no

Applicable Zoning Scheme	Stellenbosch Municipal Zoning Scheme By-Law 2019											
Current Land Use	Residential											
Title Deed number and date	T	7265/2016										
Attached Conveyance's Certificate	Y	N	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate									
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):									
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s): ABSA									
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management									
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use ² ?				Y	N				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?				Y	N				
PART D: PRE-APPLICATION CONSULTATION												
Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.									
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE												
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)												
Tick	Type of application: <i>Cost are obtainable from the Council Approved tariffs³</i>											
	15(2)(a) Rezoning of Land											
	15(2)(b) a permanent departure from the development parameters of the zoning scheme											
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;											
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;											
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;											

¹ All applications triggered by section 38(1)(a)-(e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice have been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

³ <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;		
	15(2)(g) a permission required in terms of the zoning scheme;		
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;		
	15(2)(i) an extension of the validity period of an approval		
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;		
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;		
	15(2)(l) a permission required in terms of a condition of approval;		
	15(2)(m) a determination of a zoning;		
	15(2)(n) a closure of a public place or part thereof;		
/	15(2)(o) a consent use contemplated in the zoning scheme;		
	15(2)(p) an occasional use of land;		
	15(2)(q) to disestablish a home owner's association		
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;		
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.		
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity		
	15(2)(l) Amendment of Site Development Plan		
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines		
OTHER APPLICATIONS			
	Deviation from Council Policies/By-laws;	R	
	Other (specify) : _____	R	
TOTAL A:		R	
PRESCRIBED NOTICE AND FEES** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:		R	
TOTAL APPLICATION FEES* (TOTAL A + B)		R	
* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.			
** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.			
BANKING DETAILS			
Name:	Stellenbosch Municipality		
Bank:	NEDBANK		
Branch no.:	198765		
Account no.:	1152271679		
SWIFT	NEDSZAJJ		
Payment reference: (Erf/Farm number)		

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	Mr. A.M Ali
Postal Address	53 LANGSTRAAT CLOETESVILLE
Vat Number (where applicable)	

PART F: DETAILS OF PROPOSAL							
Building line encroachment	Street		From	m	To	m	
	Street		From	m	To	m	
	Side		From	m	To	m	
	Side		From	m	To	m	
	Aggregate side		From	m	To	m	
	Rear		From	m	To	m	
Exceeding permissible site coverage		From	%	To	%		
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To			
Exceeding height restriction		From	m	To	m		
Exceeding maximum storey height		From	m	To	m		
Consent/Conditional Use/Special Development							
To permit <u>a house shop</u>							
in terms of Section <u>section 15(2)(o)</u> of the <u>Stellenbosch Municipality</u>Zoning Scheme Regulations							
Other (please specify)	<hr/> <hr/> <hr/>						

Brief description of proposed development / intent of application:

The application is for a new house shop inside an existing dwelling. a permission required in terms of section 15(2)(o) of Stellenbosch Municipality Land Use Planning By-law (PG 7512 of 20 October 2015 for a consent use contemplated in the zoning scheme..

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required					
#	N	Power of attorney / Owner's consent if applicant is not owner	#	N	Bondholder's consent (if applicable)
#	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	#	N	Proof of any other relevant right held in the land concerned
Y	#	Written motivation pertaining to the need and desirability of the proposal	Y	#	S.G. diagram / General plan extract (A4 or A3 only)
Y	#	Locality plan (A4 or A3 only) to scale	Y	#	Site development plan or conceptual layout plan (A4 or A3 only) to scale
#	N	Proposed subdivision plan (A4 or A3 only) to scale	#	N	Proof of agreement or permission for required servitude
#	N	Proof of payment of application fees	Y	#	Proof of registered ownership (Full copy of the title deed)
#	N	Conveyancer's certificate	#	N	Minutes of pre-application consultation meeting (if applicable)
#	N/A	Consolidation plan (A4 or A3 only) to scale	#	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
#	N/A	Street name and numbering plan (A4 or A3 only) to scale	#	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
#	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	#	N/A	Home Owners' Association consent
Y	#	Abutting owner's consent	#	N/A	Services Report or indication of all municipal services / registered servitudes
#	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	#	N/A	Proof of failure of Home owner's association
#	N/A	Copy of original approval and conditions of approval	#	N	Any additional documents or information required as listed in the pre-application consultation form / minutes
#	N/A	Proof of lawful use right	#	N	Other (specify)
Y	#	Required number of documentation copies	#	N	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

=====		If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
==	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	== N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
==	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	== N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
=	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	== N/A National Water Act, 1998 (Act 36 of 1998)
===	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	== N/A Other (specify)
≠	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.	

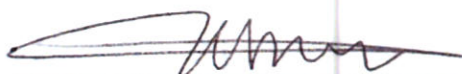
SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or

- approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
 12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
 13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
 14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading

Applicant's signature:



Date:

2020.11.30

Full name:

Abdullahi Mohmed Ali

Professional capacity:

Owner

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

ANNEXURES

The following Annexures are attached for your information, only if applicable:

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow



ERF 6782, 53 LANGSTRAAT, CLOETESVILLE

APPLICATION FOR A CONSENT USE FOR A HOUSE SHOP IN AN EXISTING DWELLING.

DECEMBER 9, 2020

CONTENTS

1. PROPERTY DETAILS.....	1
2. PROPOSED APPLICATION:.....	2
3. MOTIVATION	2

Abdullahi Mohamed Ali
Erf 6782, 53 Langstraat, Cloetseville

The Director
Planning & Economic Development
Stellenbosch Municipality
Eikestad Mall, Andringa Street
Reference: LU/_____

9 December 2020

MOTIVATION FOR THE PROPOSED USE.

1. PROPERTY DETAILS

PROPERTY DESCRIPTION	Erf 6782
ADDRESS	53 Langstraat
EXTENT	317m ²
ZONING	Conventional residential
LAND USE	Residential
APPLICANT	A.M. Ali

2. PROPOSED APPLICATION:

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) and STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW (2019)

- Application in terms of Section 15(2)(o) for a consent use contemplated in the zoning scheme to use a part of an existing dwelling as a house shop.

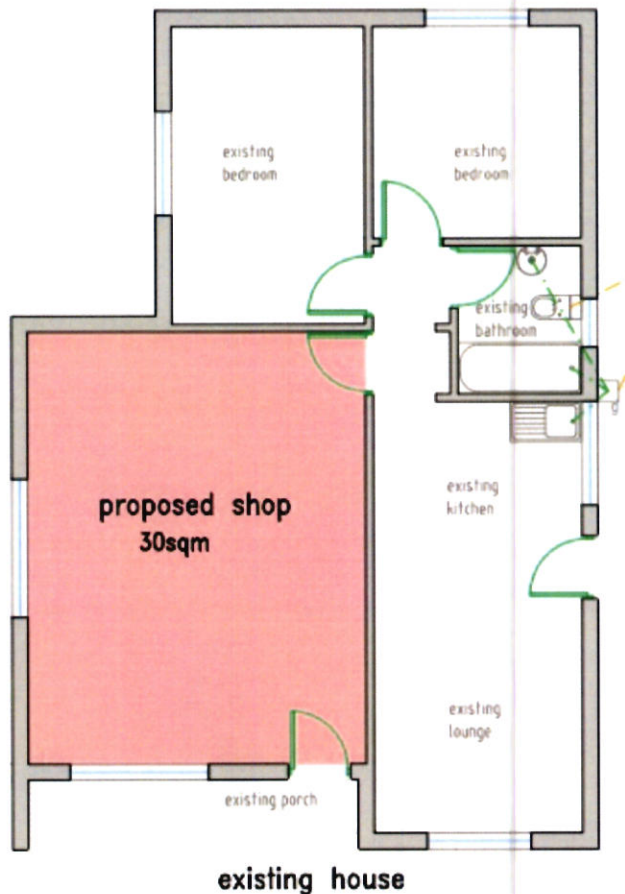
3. MOTIVATION



Image 1: North east view

A consent use to use part of an existing dwelling as a house shop

The scheme provides for controlled opportunities for income generation through activities which are compatible with residential uses. The owner is responding to a growing need from the community for an accessible house shop that is safe and cost effective. The owner has a shop in the town centre that is very popular and many of the clientele have inquired about a house shop closer to their place of residence. The closest house shop is approximately 400m to the south and the closest café similar walking distance towards the north along Langstraat.

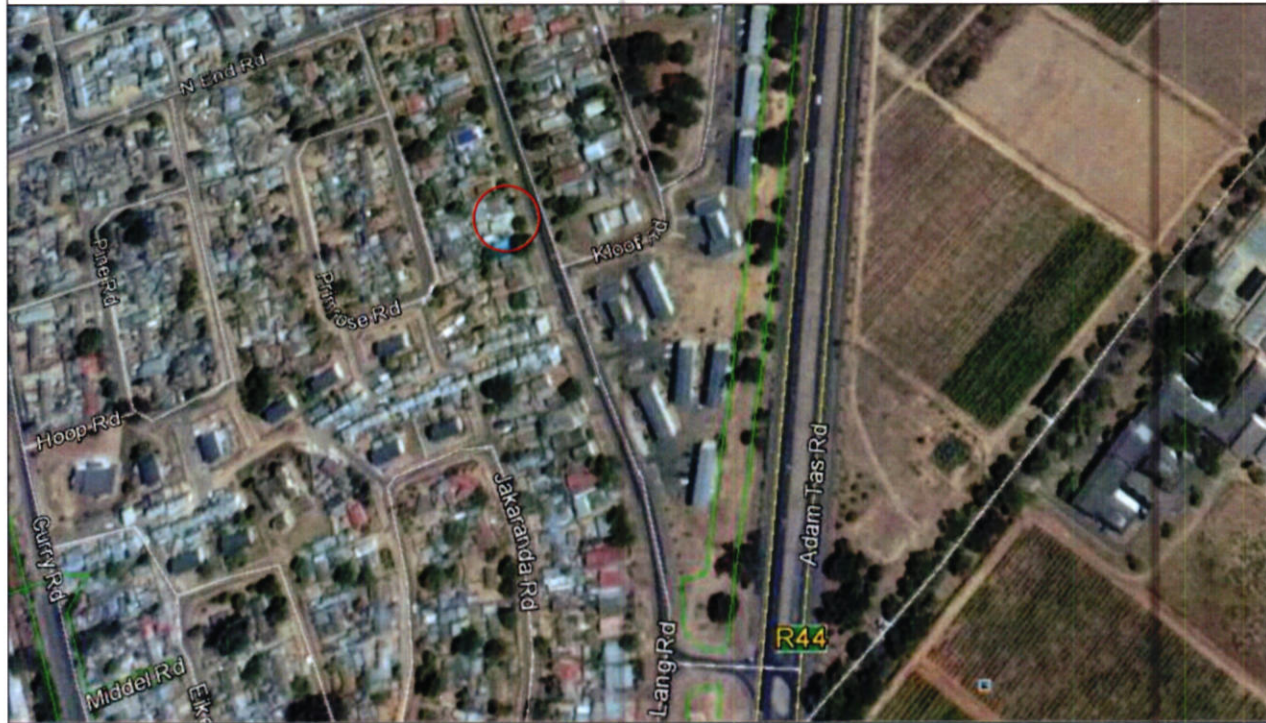


The existing dwelling will be partitioned off as shown on the sketch above with a maximum 30m² portion allocated to a house shop and storage area. The area will have a separate access point from the rest of the house.

In terms of parking, there is off street parking provided in addition to street parking bays off Langstraat a few houses further along. Most clients will be pedestrians hence the numerous requests, especially from the elderly and infirm, for a convenience store within walking distance from their homes.

Existing services for electrical and water supply, refuse and sewerage disposal and recycling will be used and only an increase in electricity use is expected.

Desirability is considered through controlled opportunities for home employment and income generation for the unemployed family members. The character of the surrounding buildings will not be adversely affected bar a small sign indicating trade as is found on house shops elsewhere. As the owner is well established in town the required signage can even be reduced. This economic opportunity will benefit the owners' wife who is currently unemployed and help secure the long-term future of the young growing family.



New House shop on erf 6782, 53 Long Street Cloetresville for Mr. AM Ali	wa hammers cell : 0848022222 whatsapp@heltkomsa.net	for council approval	
		date: 17.02.2017 scale: 1:100	drawing number: 6782/82

ROWAN & PULLEN

Established/Gestig 1926

ATTORNEYS, CONVEYANCERS,
NOTARIES & ADMINISTRATORS OF ESTATES

PROKUREURS, AKTEBESORGERES,
NOTARISSE & BOEDELBEREDDERAARS

1 HOFMEYER STREET
STRAND, 7140

1 HOFMEYERSTRAAT
STRAND, 7140

POSTAL ADDRESS
PO BOX 85
STRAND, 7139
SOUTH AFRICA

POSADRES
POSBUS 85
STRAND, 7139
SUID-AFRIKA

TEL: (027 21) 854 7213/4 FAX ((027 21) 854 3913
DOCEX NO 3
Masters Office Cape Town Box 152
E-MAIL/E-POS: rowanpullen@rpalaw.co.za

Our ref/Ons verw: Henriette Vieira
Your ref/U verw:

18.5.2016

Mr AM Ali

BY HAND

Dear sir

TRANSFER – T RAILOUN – YOURSELF – ERF 6782 STELLENBOSCH

We refer to the above and annex hereto Deed of Transfer T.7265/2016 for safekeeping

Sincerely

ROWAN & PULLEN

Directors/Direkteurs
Emile Le Roux B. Com. LL.B- -Paul Muller de Kock B.Proc.LL.B
Consultant/Konsultant
Michael Davis van Niekerk B.A., B Proc
Office Manager/Kantoor Bestuurder
Henriette Vieira

ROWAN & PULLEN Inc – Reg No 1998/019093/21
in association with Hendrigde Gerald Simmons, Paarl
in association with Brits & Mathee, Somerset West
BEE COMPLIANT = LEVEL 4 CONTRIBUTOR

90

Rowan & Pullen Attorneys
1 Hofmeyer Street
Strand

Prepared by me

7140

Fee endorsement

	Amount	Office fee
Purchase price/Value	R. 450 000.00	R. 520.00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t. o	
	Cat.	section. Act.

CONVEYANCER
PAUL MULLER DE KOCK

T 000007265 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

PAUL MULLER DE KOCK

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at STRAND on 2nd FEBRUARY 2016 granted to him by

TOYER RAILOUN in terms of a General Power of Attorney executed at Strand on 29 April 2015 by

TASNEEM RAILOUN
Identity Number 890531 0138 088
Unmarried

DATA / VERIFY
29 FEB 2016
VAN WYK JENNY

DATA/CAPTURED
23 FEB 2016
ZAWULA THULANI

And the appearer declared that his said principal had, on 12 March 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ABDULLAHI MOHAMED ALI
Identity Number 810101 8694 180
Married according to Islamic rites

his Heirs, Executors, Administrators or Assigns,

ERF 6782 STELLENBOSCH
MUNICIPALITY OF STELLENBOSCH
DIVISION OF STELLENBOSCH
WESTERN CAPE PROVINCE

IN EXTENT 317 (THREE HUNDRED AND SEVENTEEN) Square metres

FIRST TRANSFERRED by Deed of Transfer T.19138/1982 with General Plan TP 7873 relating thereto and held by Deed of Transfer T. ⁽²⁾000007264 / 2016

- A. SUBJECT to such conditions as are referred to in Certificate of Consolidated Title T.20221/1951.
- B. SUBJECT to the conditions contained in Certificate of Consolidated Title issued on 19 November 1926 T.11746 and transferred without any water rights, which conditions as set out in condition 1(D) therein, reading as follows:
- (1) The terms and conditions of the Order of the Water Court District No 1 dated 4th April 1922, annexed to the Deed of Transfer Nos 9199 and 9201 dated 29th December 1900, and endorsed thereon on 2nd May 1922, relative to a division of certain water rights.
 - (2) The terms and conditions of certain Notarial Deed of Servitude dated 23rd March 1926, annexed to the said two Deeds of Transfer Nos 9199 and 9201 dated 29th December 1900, and endorsed thereon on the 16th August 1926, relative to certain water rights.
- C. SUBJECT FURTHER to the following conditions as contained in Deed of Transfer T.19138/1982 and imposed by the Administrator when approving the establishment of Cloetesville Township, in terms of the provisions of Ordinance 33 of 1934, namely:



1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing Nr 383 van 13 Junie 1958.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op heirdie erf van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is, voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit nie bepalings van Atrikel 146 van Ordonnansie Nr 15 van 1952, soos gewysig, vervang nie.
3. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskavels of -drade, hoof- en ander waterpype en rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie hierdie onderverdeling, oor hierdie erf gevoer word, indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
4. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- 5(a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
- (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 4,72 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid:
 - (i) 'n buitegebou wat nie hoër as 3,05 meter is nie, gemeet vanaf die vloer tot by die muurplaat, binne die hierbo voorgeskrewe agterruimte en binne die hierbo voorgeskrewe syruimte vir 'n afstand van 11,02 meter gemeet vanaf die agtergrens opgerig mag word.



- (ii) 'n buitegebou ingevolge subparagraaf (1) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word, indien geen vensters of deur in enige muur, wat op sodanige grens front, aangebring word nie.
- (c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.
- (d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike is."



WHEREFORE the said Appearer, renouncing all right and title which the said

TASNEEM RAILOUN, Unmarried

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

ABDULLAHI MOHAMED ALI, Married according to Islamic rites

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R450 000,00 (FOUR HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

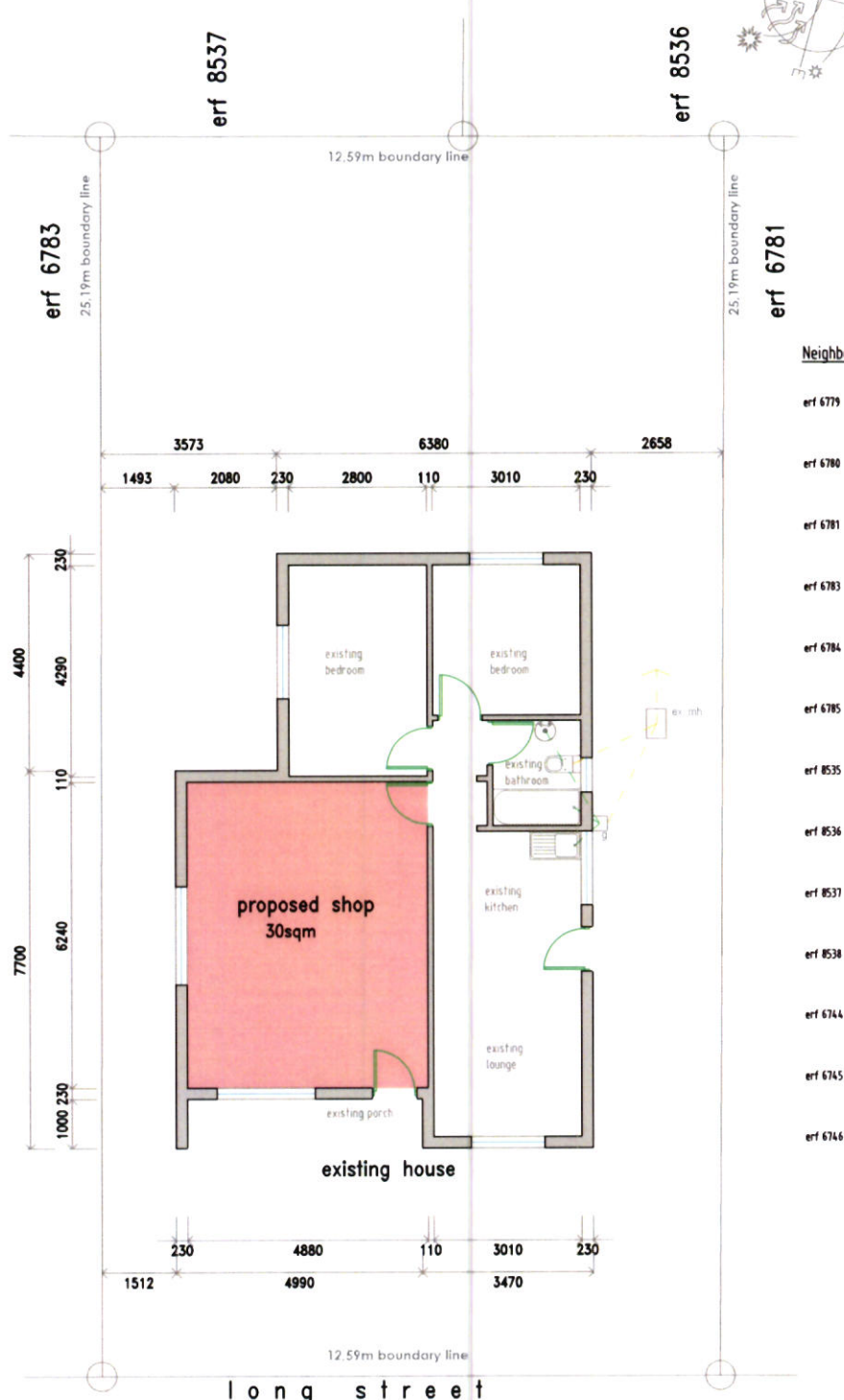
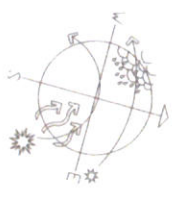
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 15 - 02 - 2016.



q.q.

In my presence


REGISTRAR OF DEEDS



Neighbours' signature

- erf 6779
- erf 6780
- erf 6781
- erf 6783
- erf 6784
- erf 6785
- erf 8535
- erf 8536
- erf 8537
- erf 8538
- erf 6744
- erf 6745
- erf 6746

revision -	drawing number: 6782/01	date: 17.02.2017 scale: 1:100	for council approval	<p>wa hammers cell : 08-48022222 whatsapp: @wa_hammers whatdesign@telkomsa.net</p>	New House shop on erf 6782, 53 Long street Cloefesville for Mr. AM Ali
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