

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

To whom it may concern

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

Application Property Address: 5 Fynbos Street, Welgevonden

Application Property Number: Erf 14755

Applicant: Rhoda Henning, rhodahenning@gmail.com

Owner: Rhoda Henning, rhodahenning@gmail.com

Application Reference: LU/ 15807 (TP219/2022)

Application Type: Application for consent use on Erf 14755, Stellenbosch

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

Application for consent use in terms of section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 to permit the use of an existing three bedroom dwelling house as commune on Erf 14755, Stellenbosch.

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: Rhoda Henning; rhodahenning@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 16 October 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 0825338533 during normal office hours.

Yours faithfully

RHODA HENNING

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

Aan wie dit mag aangaan

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

Adres van aansoek eiendom: Fynbos 5, Welgevonden

Aansoek eiendom beskrywing: Erf 14755

Aansoeker: Rhoda Henning, rhodahenning@gmail.com

Eienaar: Rhoda Henning, rhodahenning@gmail.com

Aansoek Verwysing: LU/ 15807 (TP219/2022)

Tipe Aansoek: Aansoek om toestemmingsgebruik op Erf 14755, Stellenbosch

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek vir toestemming vir gebruik ingevolge artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2015 om die gebruik van 'n bestaande drie slaapkamer woning as 'n kommune op Erf 14755, Stellenbosch toe te laat.

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: Rhoda Henning, rhodahenning@gmail.com. Deur 'n beswaar, kommentaar of verhoë 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 16 Oktober 2023.

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 0825338533 gedurende normale kantoor ure.

Die uwe

RHODA HENNING



WELGEVONDEN

ESTATE

13 June 2023

Ms Rhoda Henning
5 Fynbos Street
Erf 14755
Welgevonden Estate
Stellenbosch, 7600

Dear Ms Henning

STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019: APPLICATION FOR CONSENT USE FOR A COMMUNE

The Welgevonden HOA received your application for consent use for occupation of more than two unrelated and independent persons.

This letter serves to confirm that, following an inspection of the premises, the HOA grants their permission for your application to the Stellenbosch Municipality for consent use in terms of the By-Law.

Please submit your application to Stellenbosch Municipality for their technical approval:

Department: Landuse and Development

Email address: Bulelwa Mdoda Bulelwa.Mdoda@stellenbosch.gov.za

Once approval from Stellenbosch Municipality has been granted, please supply us with the relevant documentation confirming the technical approval.

Please submit to admin@welgevonden.co.za

Yours faithfully

Estate Manager
Gawie Marx

Salome Newman

From: Minnaar Pieters <minnaarpieters@gmail.com>
Sent: Tuesday, 12 September 2023 15:44
To: Salome Newman
Subject: [EX] Fynbos 5, Erf 14755 Municipal Website Notice
Attachments: Locality Plan.png; Municipal Notice.pdf

Hi Salome

Please find attached application notice for the municipal website as requested. **Can you please let me know whether all is in order before I send out the letters?**

- 1) Final Advertisement
- 2) Locality Plan
- 3) Executive Summary Below
- 4) The intended date for the commencement is Friday 15 September 2023.

Executive Summary:

Application for consent use in terms of section 15[2](o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 to permit the use of a n existing three bedroom dwelling house as commune on Erf 14755, Stellenbosch.

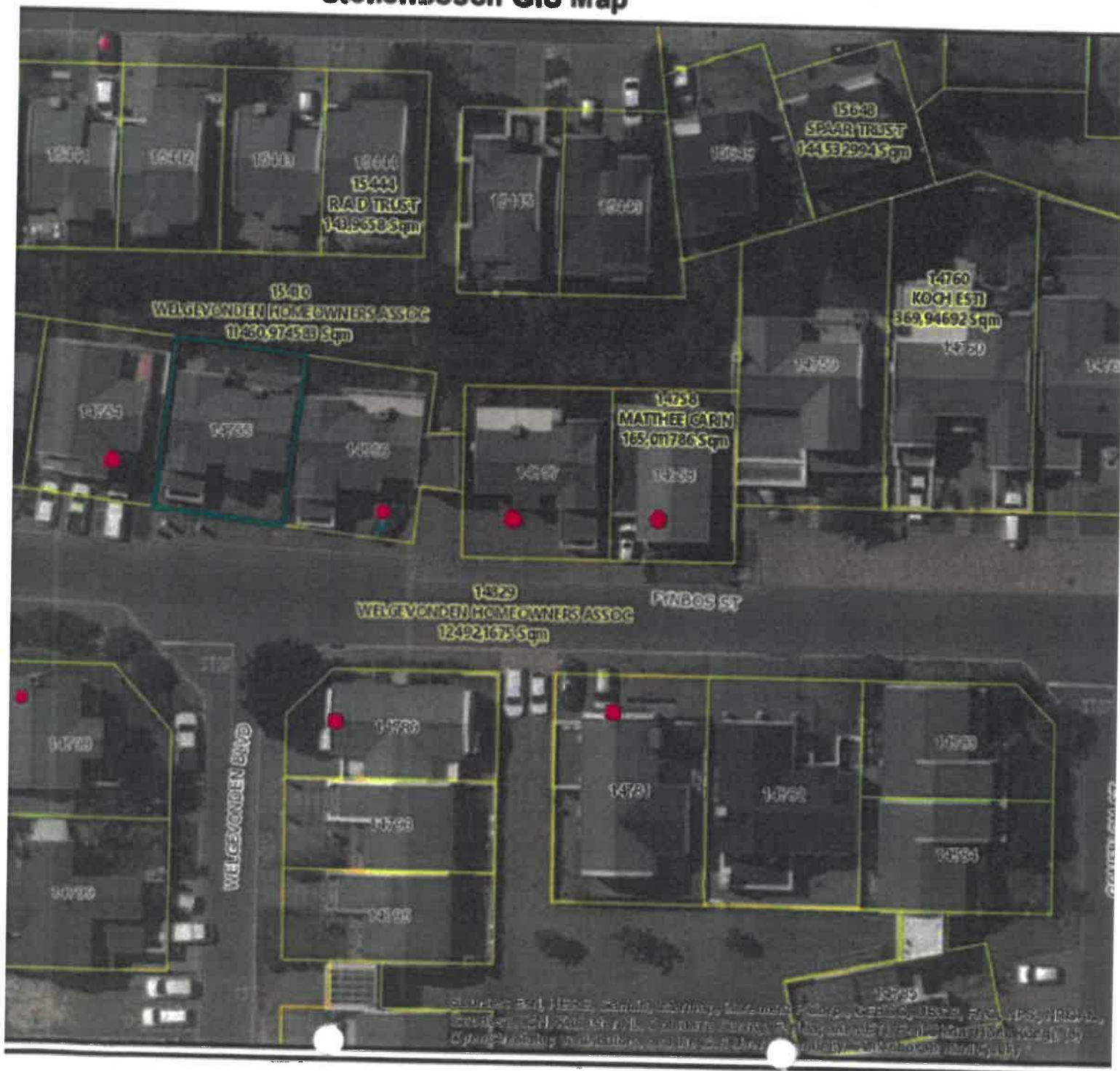
The purpose of this application is to seek consent for the property to be used by three non-related individuals.. This arrangement is in full compliance with the regulations set by Stellenbosch Municipality, and the intention is to ensure that this change does not disrupt the harmony of our neighbourhood. This has also been approved and assessed by Welgevonden Homeowners Association.

Thank you

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Minnaar Pieters

Stellenbosch GIS Map



COVERAGE: 43%

PLOT AREA: 172.5m²
COVERED AREA: 75m²

ert 14755

3300

650

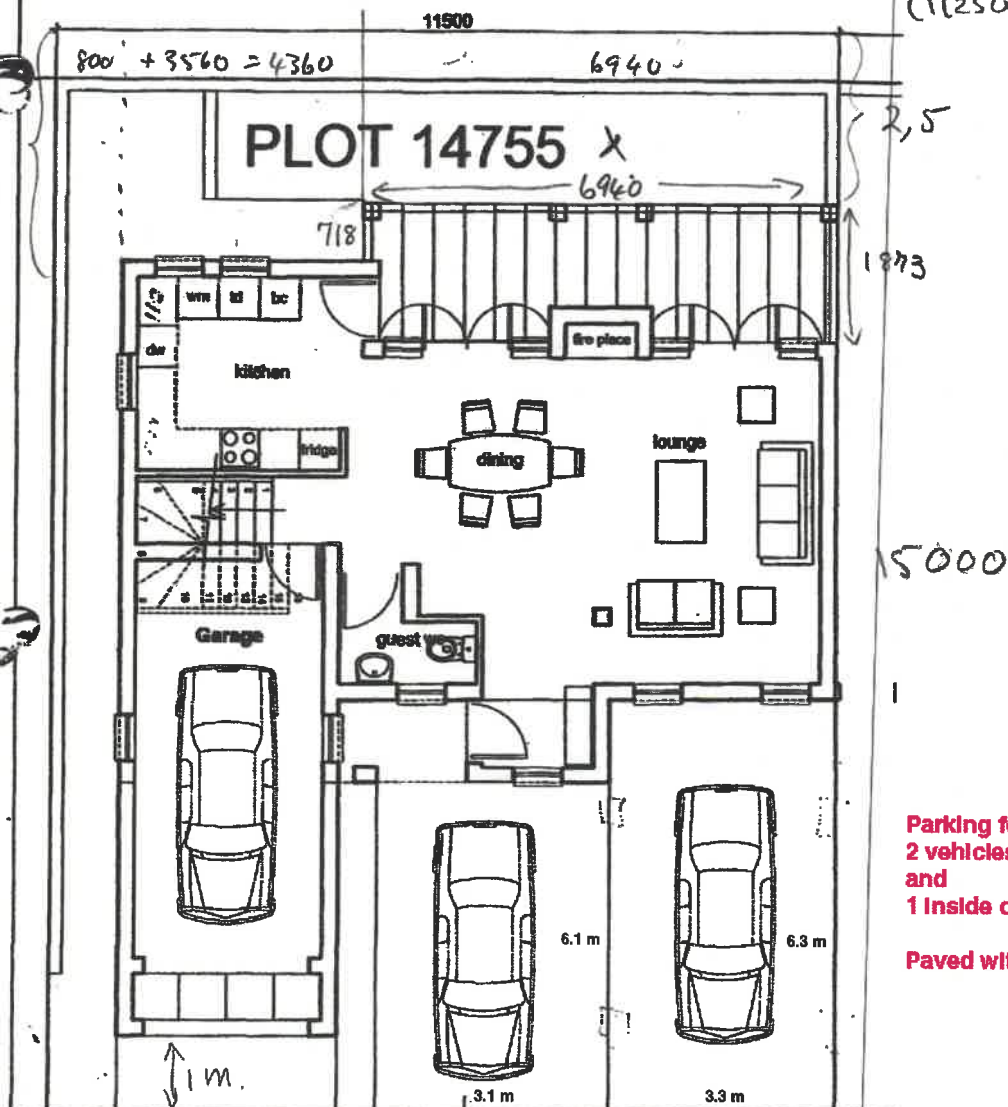
2650

AREA:

GROUND FLOOR: VERANDAH 13m²
STOEP 2m²
GARAGE 21m²
HOUSE 55m²

FIRST FLOOR: HOUSE 59m²

TOTAL (HOUSE & GARAGE) 135m²



Parking for
2 vehicles in front of home,
and
1 inside of garage.

Paved with stones.

GROUND FLOOR



Vir
Steu₂ (Sevant)
K₁ppp

1700 45004

1506

$$\begin{aligned} &+ 11500 \\ &+ 3300 - 500 \\ &+ 2650 - 500 \\ &+ 40000 \end{aligned}$$

178,9 - 1000

$$1650 \text{ m} \times 17'' = 28,000''^2$$

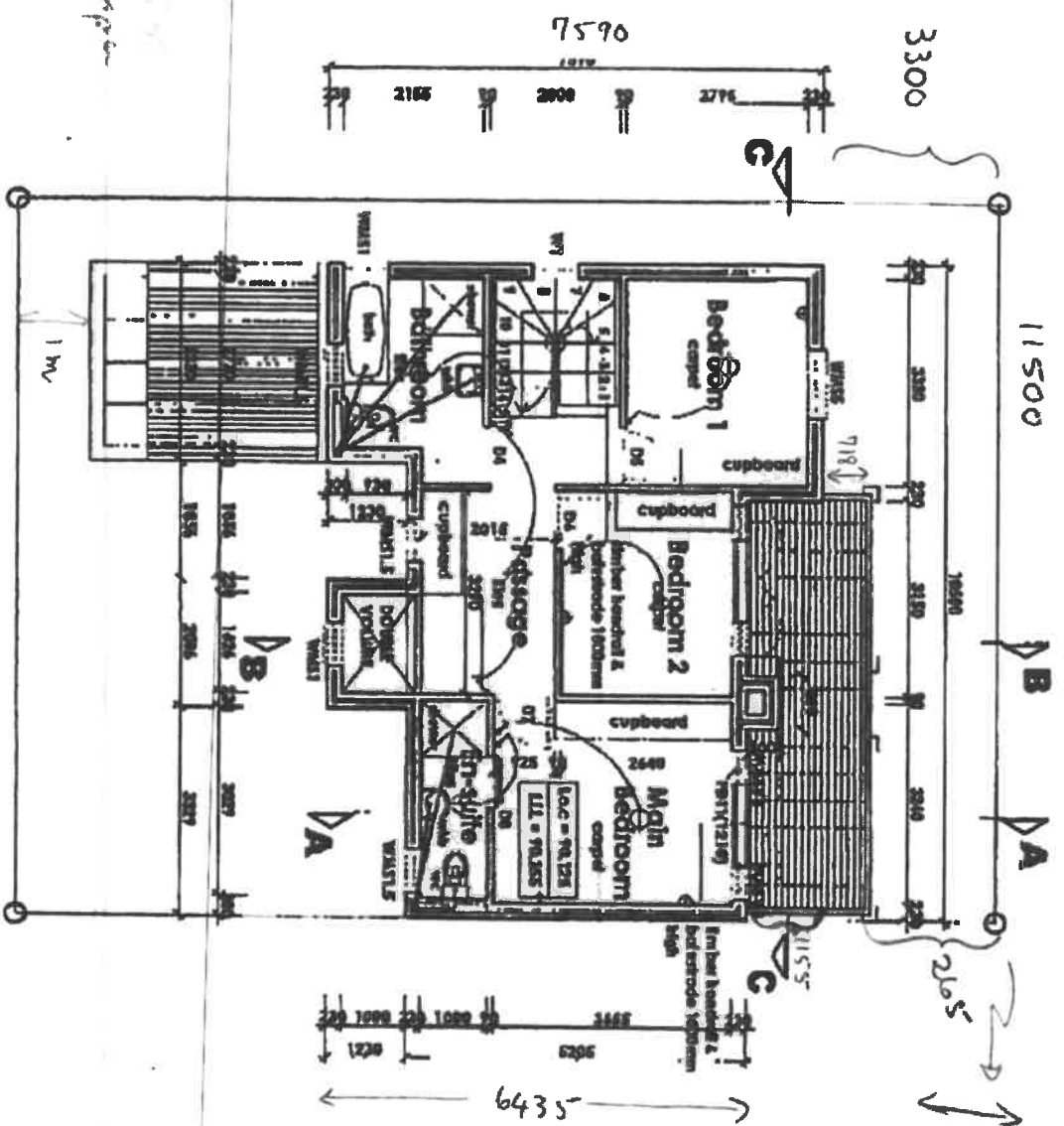
Stor 30 rns bebygg

$$1,4 \div 30 = 57$$

= 935 stem

R2805

09/12 2004 THU 11:14 FAX



First Floor Plan
Scale 1:100

005/008