



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16217(TP485/2023)

Our File Reference Number: Erf 121, Johannesburg

Your Reference Number:

Enquiries: Ulrich von Molendorff

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Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR PERMISSION IN TERMS OF THE ZONING SCHEME TO ALLOW AN ADDITIONAL USE (TECHNICAL APPROVAL) ON ERF 121, JOHANNESDAL

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for permission in terms of the zoning scheme to allow an additional use (technical approval) on Erf 121, Johannesburg for a second dwelling unit.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

2.2.1 The approval only applies to the application under consideration, as indicated on Drawing No. 29/2023, drawn by EJS Draughting, dated: 2023-08-02, attached as **Annexure B** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.2.2 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director of Infrastructure Services.

2.2.3 Building plans must be generally in accordance with the site plan and floor layout plan as indicated on Drawing No. 29/2023, drawn by EJS Draughting, dated: 2023-08-02,, and attached as **Annexure B**.

2.2.4 Sufficient on-site parking must be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

2.3 The reasons for the above decision are as follows:

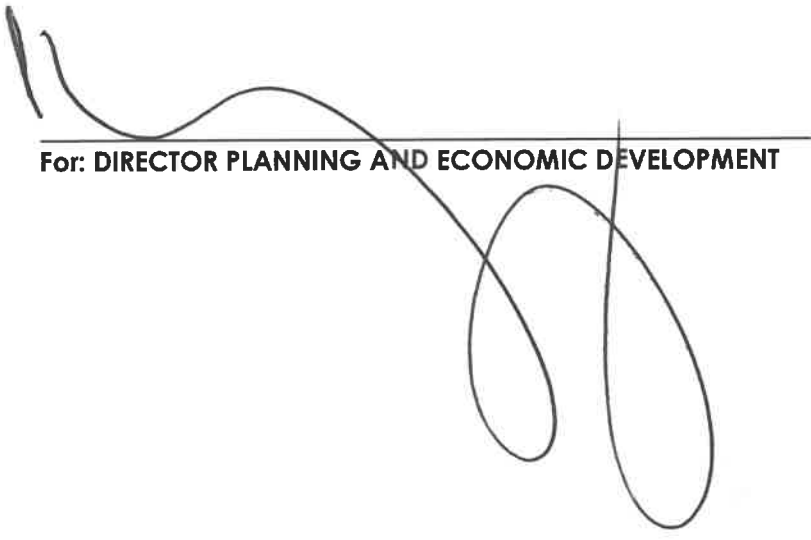
2.3.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

2.3.2 Sufficient on-site parking has been provided as per the Stellenbosch Municipality Zoning Scheme by-law 2023.

2.3.3 The proposal is considered to be a mild form of densification, which does not compromise the existing residential character of the area.

3. You may now act on the above decision subject to compliance with the conditions of approval.

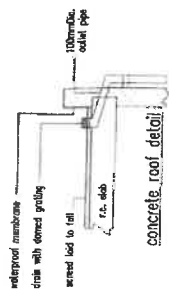
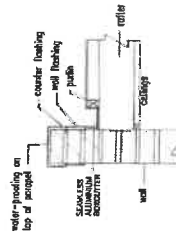
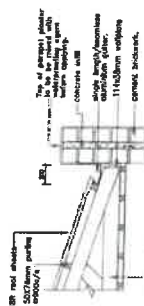
Yours faithfully



For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

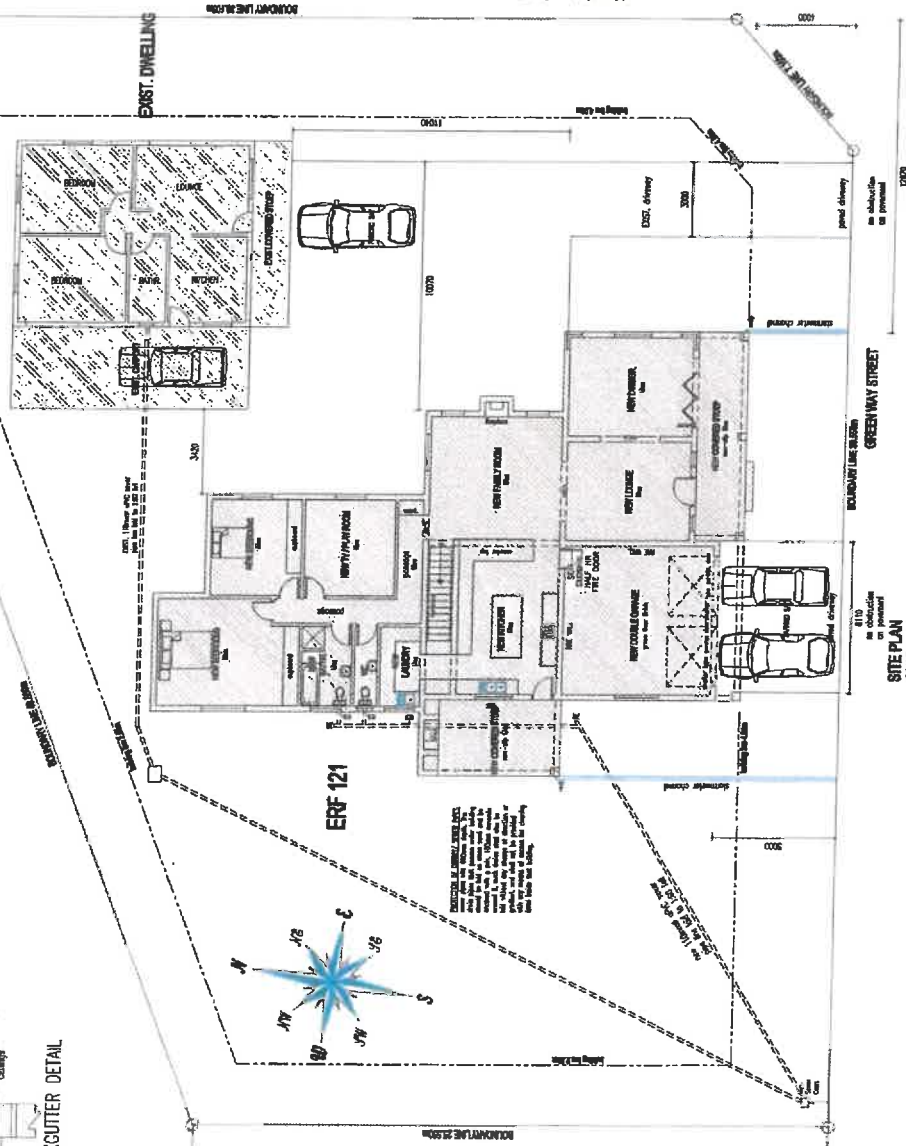
18/9/2024
DATE

ANNEXURE B:
SITE DEVELOPMENT PLAN

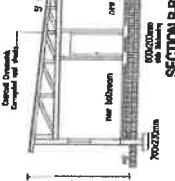


Box Gutter Detail

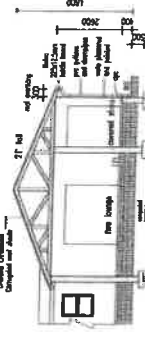
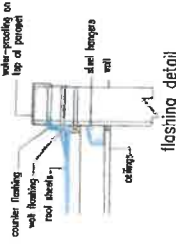
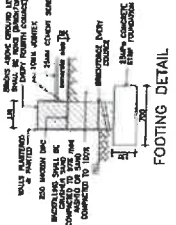
NOTE: Refer to note area of all drawings for details of construction and materials to be used in all construction.



THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011.



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<p>PROPOSED NEW BUILDING AT 101 CHATWOOD WAY AT THE INTERSECTION OF CHATWOOD WAY AND GREENWAY STREET, JOHANNESBURG.</p>	
Drawn by:	DATE:
Checked by:	DATE:
Approved by:	DATE:
Scale:	1:100
<p>FOR COUNCIL APPROVAL</p>	

