



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15300 (TP246/2022)

Our File Reference Number: Erf 17, La Motte

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION IN TERMS OF SECTION 15(2)(G) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023 FOR A PERMISSION IN TERMS OF THE ZONING SCHEME TO ALLOW AN ADDITIONAL USE (TECHNICAL APPROVAL) ON ERF 17 LA MOTTE

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 for permission in terms of the zoning scheme to allow an additional use (technical approval) for the construction of a second dwelling unit on Erf 17 La Motte.

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 in Drawing No. 04/2023, Drawn by EJS Draughting, Dated 2023-09-27 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 Building plans must be generally in accordance with the site plan and floor layout plan as indicated in Drawing Drawing No. 04/2023, Drawn by EJS Draughting, Dated 2023-09-27 **Annexure B**.

2.2.3 Sufficient on-site parking must be provided per the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

2.2.4 The conditions of the Directorate: Infrastructure Services as specified in their memo dated, 14 December 2023, and attached as **Annexure C**, be compiled with.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposed use will not negatively impact the character of the surrounding residential area and the primary use of the property will remain residential.

2.3.2 The proposal will result in a sensible increase in density which will have minimal impact on the amenities of the adjoining property owners.

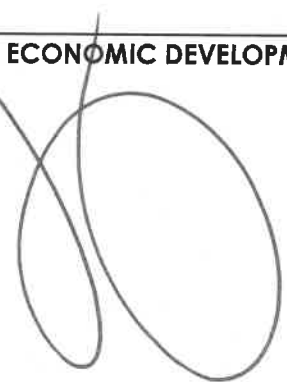
2.3.3 Sufficient on-site parking will be provided.

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




11/3/2024
DATE

ANNEXURE D:
COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Salome Newman
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Kurt Titus
Date ▫ Datum:	14 December 2023
Our Ref ▫ Ons Verw:	Civil LU 2599
Town Planning Ref:	LU/15300
Re ▫ Insake:	Erf 17, La Motte: Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 for permission in terms of the zoning scheme to allow an additional use (technical approval) for the construction of a second dwelling unit on Erf 17, La Motte.

The application is **recommended for approval**, subject to the following conditions:

1. Water and Sewer Services.

- 1.1 No additional water or sewer erf connections will be allowed for the proposed second dwelling. Provision of these services to the proposed second dwelling must be obtained by connecting to the existing internal services.
- 1.2 The layout plan for the proposed second dwelling indicates that an additional sewer connection on the current municipal midblock sewer line running through the said erf is proposed, this is however **not permitted** as stated above.

- 1.3 The developer must ensure that no construction work is done on top of the existing municipal sewer line through the erf. Development to the property should not prevent the municipality to access the midblock sewer line for possible repairs or maintenance **(Please consult our Water Services Department before submitting building plans for approval).**
- 1.4 When a submission is made at the building plan approval stage, the developer must ensure that the precise location for both water and sewer municipal erf connections is indicated on the site layout plan submitted.

2. Parking

- 2.1 At building plan approval stage please indicate the allocated parking space for the development as per the municipal zoning scheme.

K Titus

Kurt Titus
Principal Technician: Development (Infrastructure Services)

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