



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16272(TP326/2023)

Our File Reference Number: Erf 14716, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL:

Sir /Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 14716, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 on Erf 14716, Stellenbosch for:
 - i. For a consent use in terms of Section 15(2)(o) in order to use an existing dwelling house as a three (3) bedroom commune,
 - ii. A departure in terms of Section 15(2)(b) for the under provision in order to provide two (2) on-site parking bay in lieu of three (3) parking bays,

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 the said Bylaw:

- a. The approval only applies to the proposed applications under consideration 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.
- b. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

- c. The establishment may not cause public nuisance (traffic & noise) to the adjacent and adjoining property owners.
- d. The number of bedrooms available to boarders be restricted to 3 bedrooms and the number of boarders may not exceed 3 individuals.
- e. Parking should be provided in accordance with site plan no 2/1990, Revision 0 dated 27 February 2023 and drawn by C. Cloete.

2.3. The reasons for the above decision are as follows:

- 2.3.1. The number of boarders (3) is the same, or even less than the number of members that usually form part of a single family. The potential negative impacts that the combined activities of 3 boarders may have on surrounding property owners are comparable to that of the combined activities of a single family.
- 2.3.2. Sufficient off-street parking is provided as approved by Directorate: Infrastructure Services, and engineering services are unaffected due to the limited number of boarders that occupy the dwelling house.
- 2.3.3. The proposal is supported by the Welgevonden HOA

2.4. Matters to be noted:

2.4.1. Should, after following due process –

- i. The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and
- ii. The operational use of the commune be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or
- iii. The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT


DATE

SITE DEVELOPMENT PLAN OF ERF 14716, STELLENBOSCH

Sonnedou Road (Erf 14711)

Street Boundary Line 11.8m

160

159

Paved driveway
& Guest parking

storm water to flow
away from building

2.7111

Existing 2.0m Building Line

Erf 14716

191m²

5.8569

grass area

3.1458

160

Erf 14715

Boundary Line 16.5m

161

Paved area

Dwelling Area
± 93.00m²

Boundary Line 16.5m

Erf 14717

161

Paved area

2.6948

2.0000

Existing 1.0m Building Line

161

Boundary Line 11.8m

Erf 14737

Erf 14738

Erf 14739

Site Area = 191m²

House Area = 65m²

Coverage = 34%



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MAP 6
SCALE 1 : 125

Drawing Compiled by : C. Cloete

Drawings Nr. : 2/1990

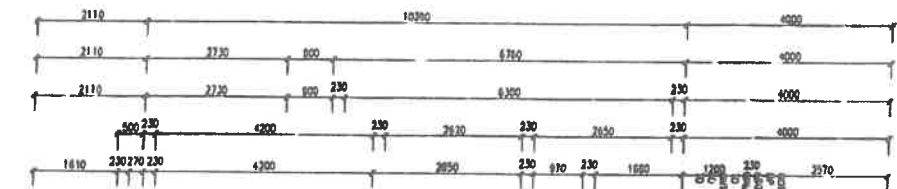
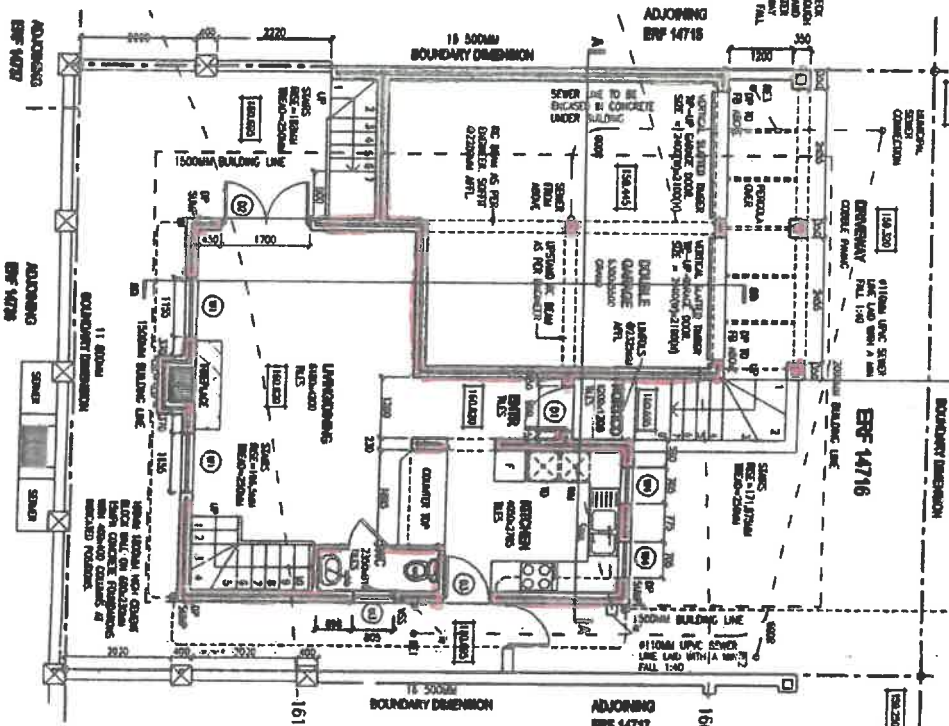
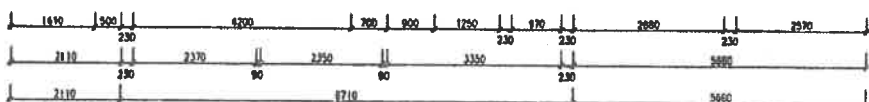
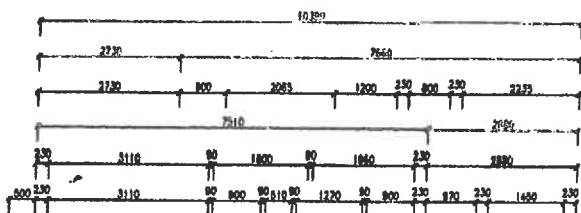
Date : 2023/02/27

Revision : 0

\\SERVER1\\Maxim2-PROJECTS\\2-1990 - Erf 14716, Stellenbosch\\Maps\\CAD

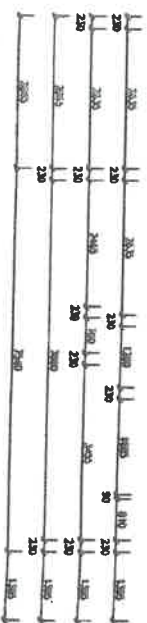
SONNELOU STREET

159



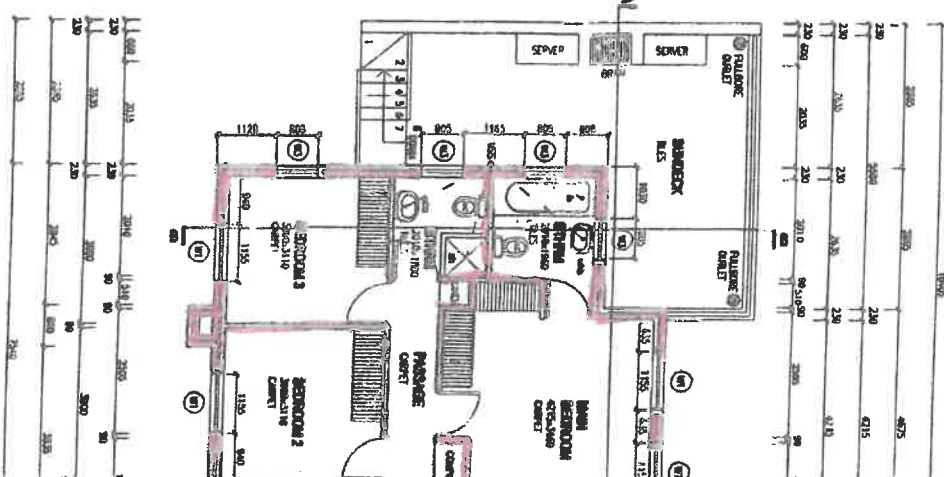
GROUND FLOOR LAYOUT

(SCALE 1:100)



FIRST FLOOR LAYOUT

(SCALE 1:100)



[illegible][illegible][illegible][illegible]

SPECIALTIES:

FULLERANALOGS:

ALL EXTERNAL AND INTERNAL LOAD-BEARING WALLS TO BE
FOUNDED ON ISAPA CONCRETE STRIP FOUNDATIONS FOUNDED IN
SOLID NATURAL GROUND. SOIL CONDITIONS AND FOUNDATION SIZES
TO BE VERIFIED BY THE ENGINEER.

GOVERNMENT OF CANADA - 6002-3000

EXIBIT: ZSUDA CONTINUED FROM PREVIOUS PAGE

ALL EXTERNAL AND INTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED AS PER SCHEDULE.

SCREENED TO SIZE

SURFACE BED REINFORCED WITH RE-100 MESH ON 375mm DPA ON 50MM SAND BLINDING ON WELL COMPACTED FILL TAKEN UP IN MAXIMUM 150MM LAYERS AND WATERED WELL.

AS PER SECTIONS

WINDOWS AND DOORS:
AS PER WINDOW AND DOOR SCHEDULE

1. PROJECTED DANCE

2. REMINDER TO VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

3. All MSCB

4. ALL SHIRT WORK TO COMPLY WITH THE MGR'S AND LOCAL

RECEIVED AT ALL POSTS

WEEKS.
CAN BE REPAIRED AND TO BE

FILLED WITH RESOLUTIONS AS PER NEAR

OR LESS THAN 300mm ABOVE FINISHED FLOOR LEVEL.

8. WINDOW AREAS 10 ft

9. MATERIAL FOUR BRICKLAYS WITH BRICKLAYER EVENT

10. ALL BRACING TO GABLE WALLS TO ENGINEER SPECIFICATIONS.

IN ALL RESPECTS WITH THE SABS 0400.

TO CANY WALLS.

STATISTICS	
GROUND FLOOR LIVING	50.6 SQM
PERIOD	1.41 SQM
DOUBLE GARAGE	37.99 SQM
SUMMEX	26.45 SQM
FIRST FLOOR LIVING	59.45 SQM
TOTAL U/C AREAS	146.88 SQM
BTW SIZE	185 SQM
EQUIPMENT AREA	90.23 SQM
COVERGE	46.27 %