



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16822 (TP601/2023)

Our File Reference Number: Erf 9541, Stellenbosch

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 FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 9541, 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 Municipal Land Use Planning Bylaw on Erf 9541, Paul Kruger Street, Stellenbosch for:
 - 2.1.1 a Consent Use in terms of Section 15(2)(o) of the bylaw to use the existing dwelling with outbuilding for a 5-bedroom commune.
 - 2.1.2 a Departure in terms of Section 15(2)(b) of the bylaw to provide 4 onsite parking bays in lieu of the required 5 onsite parking bays.

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

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 3.1 The approval only applies to the proposed application 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.
 - 3.2 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.

3.3 The development be undertaken generally in accordance with the Site Development Plan, attached as **Annexure B**, Drawing No: Rev 01, Dated: 23 August 2024 and Drawn by Emma MacArthur.

3.4 The onsite parking bays are to be paved and clearly mark.

3.5 The vehicle access gate must have a minimum width of 4.0m to allow proper access to parking bays 1 and 2 on the property.

3.6 Building plans be submitted and approved for the changes to be made to the vehicle access gate and boundary wall prior to any construction work being undertaken.

3.7 The approval may only be acted on once all the conditions of approval have been complied with.

4. The **reasons** for the above decision are as follows:

4.1 The proposed will not set a precedent in the area and is not out of character with its surroundings.

4.2 The inclusion of bicycle parking bays on the property will mitigate the under provision of parking and promote the use of non-motorized transport by residents of the commune.

5. 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.

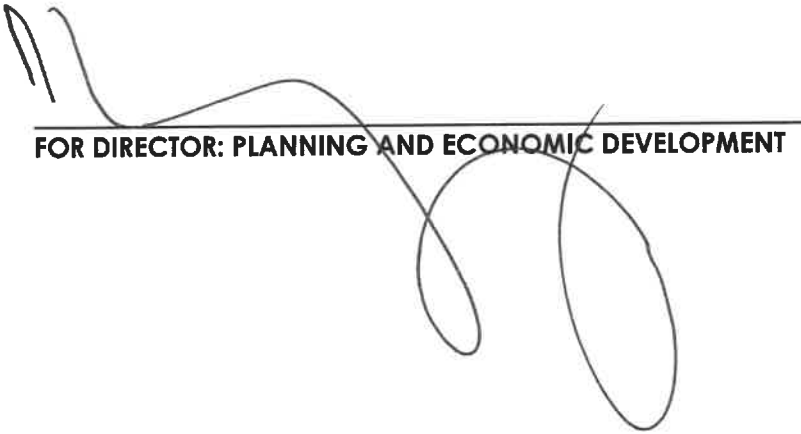
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **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**

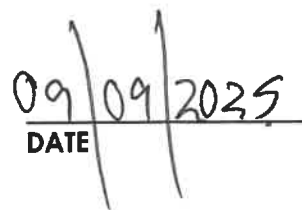
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. 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.
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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.

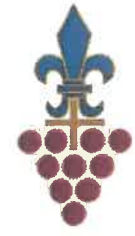
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE



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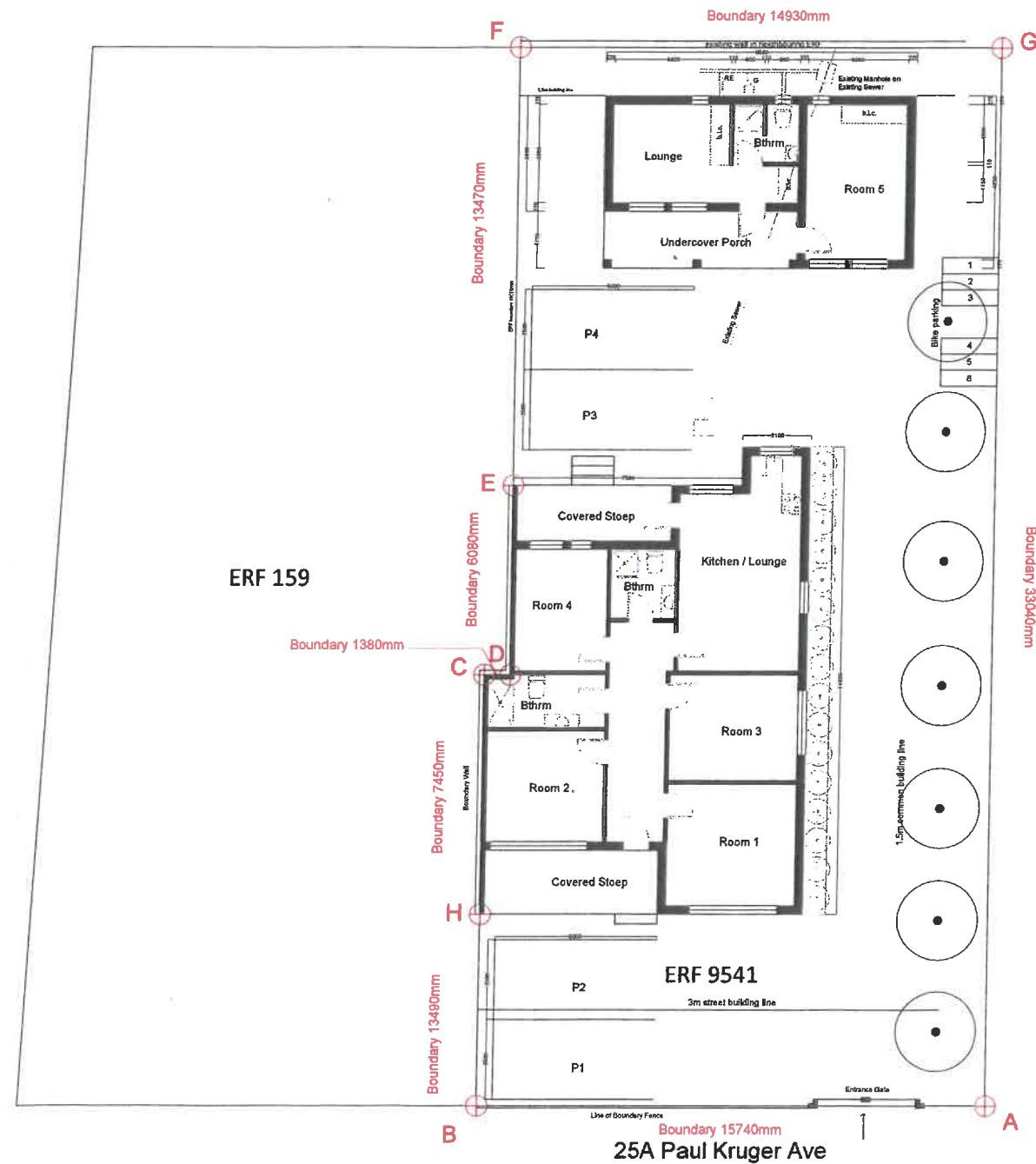
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ANNEXURE B

Site Development Plan

GENERAL NOTES
All work is to be done in accordance with the National building Regulations.
Quality of all materials and workmanship to comply with the relevant S.A.N.S. specifications and/or specified international codes where applicable in the Architectural specifications, the recommendations and requirements of such documents to be considered a minimum standard for the works.
The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act.
This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from YES AND STUDIO and all other consultants related to the project.
This drawing is not to be scaled, Figured dimensions to be used.
All dimensions are in millimeters and Levels are in meters, unless otherwise stated.
All dimensions and levels must be checked on site by the contractor. Any discrepancies between consultant's documentation are to be verified before putting any work in hand.
All work to be executed by competent persons qualified for the specific trade.

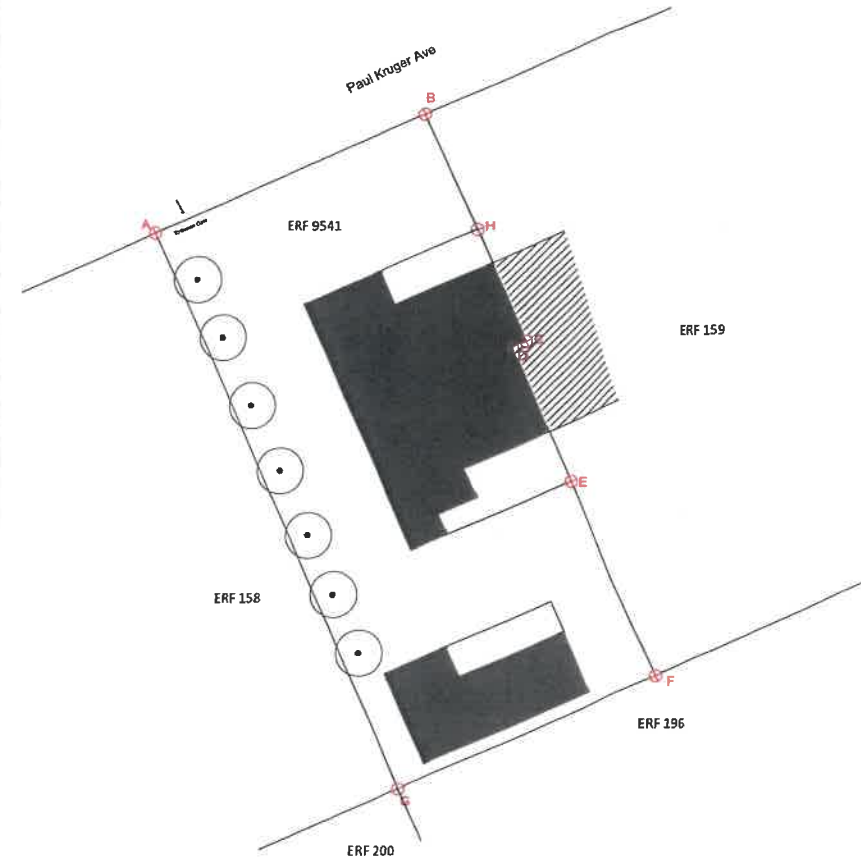
ALL ARCHITECTURAL DRAWINGS AND SKETCHES REMAIN THE PROPERTY OF THE AUTHOR/DESIGNER/ARCHITECT AS MENTIONED BELOW.
NO DRAWING MAY BE COPIED OR REPRODUCED IN ANY MANNER UNLESS AUTHORIZED BY COMPANY OR PROJECT TEAM MEMBER



TOTAL AREA (COTTAGE):
40.8 m2

ERF 158

TOTAL AREA (MAIN HOUSE):
112.2 m2



FLOOR PLAN
SCALE 1:100

LOCATION PLAN
SCALE 1:200



project name : **POMEGRANATE
HOUSE**

Address:
25A PAUL KRUGER AVENUE
STELLENBOSCH

**SDP FOR REZONING
APPLICATION Rev 01**
Drawing Name

Emma MacArthur
Drawn by

Hedwig Crooijmans-Lemmer
Checked by

As Indicated
Scale

23 AUG 2024
Date

Paper Size:
A1