



Application Number: LU/18683
Our File Reference Number: Erf 10668, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

**APPLICATION FOR THE DELETION OF CONDITION OF APPROVAL IN TERMS OF SECTION 15(2) OF THE
STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2023: ERF 10668, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker hereby decides as follows:
 - 2.1 That the application in terms of Section 15(2)(h) Stellenbosch Municipal Land Use Planning Bylaw 2023 for a deletion of a condition of approval, condition no 3.(iii) of the approval letter dated 28 February 2020 for a Special Development in order to construct an additional dwelling unit on Erf 10668, Stellenbosch,

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 said By law:**
 - 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 Previous conditions relating to the Rezoning as stipulated in the letter dated 28 February 2020 (**Annexure C**) must be complied with.
 - 3.4 Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. as indicated on building plan no. RP001-003; dated 2018/08/11 attached as **Annexure A**.

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

4.1 The proposal is in line with the zoning rights of the property as well as the provisions of the Zoning Scheme By-Law, 2024.

4.2 The circumstances prevailing at the time of approval have not materially changed and the proposal is in line with land uses found in the area.

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.

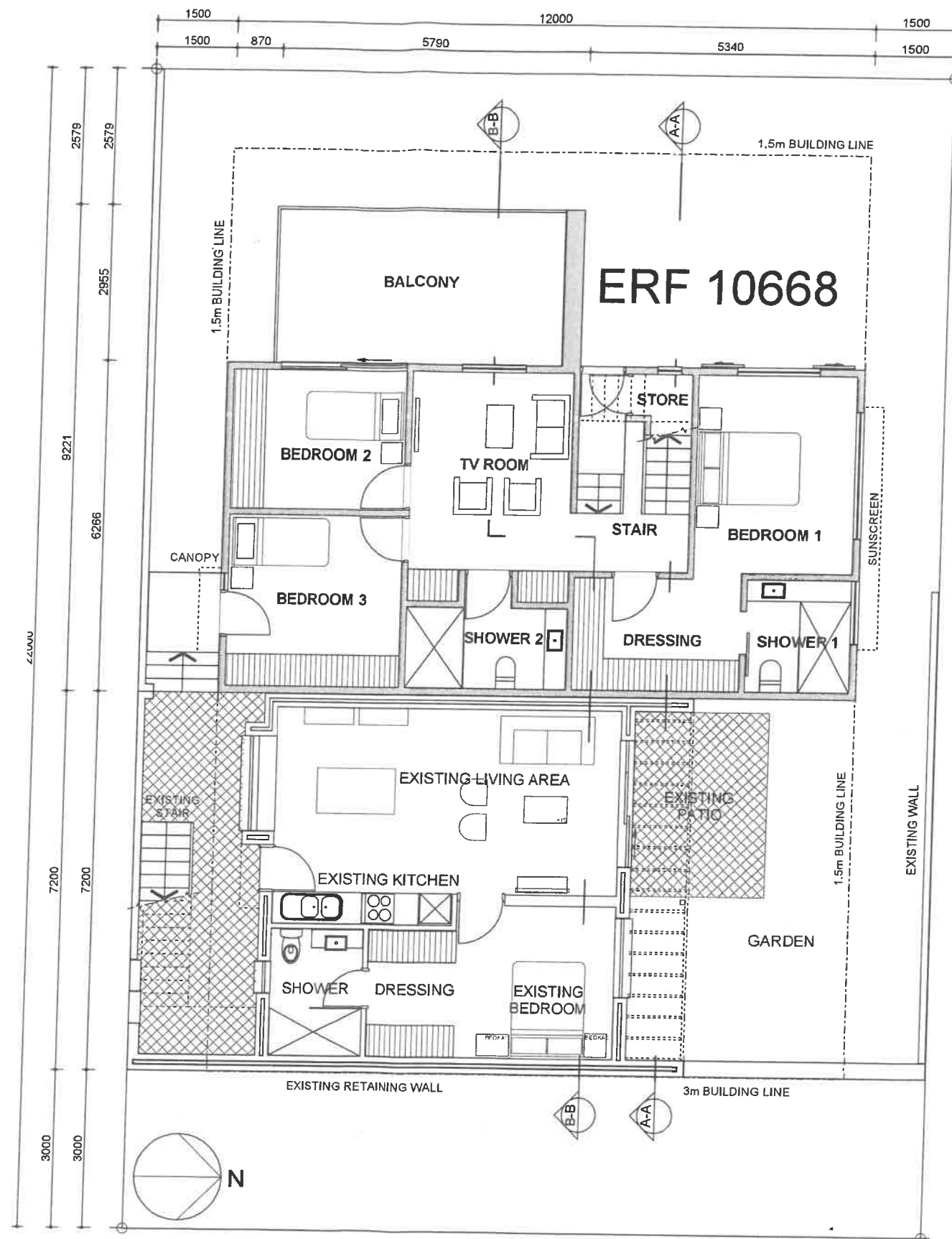
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

 09-05-2025

MANAGER: LAND USE MANAGEMENT

Annexure A:
Building Plans



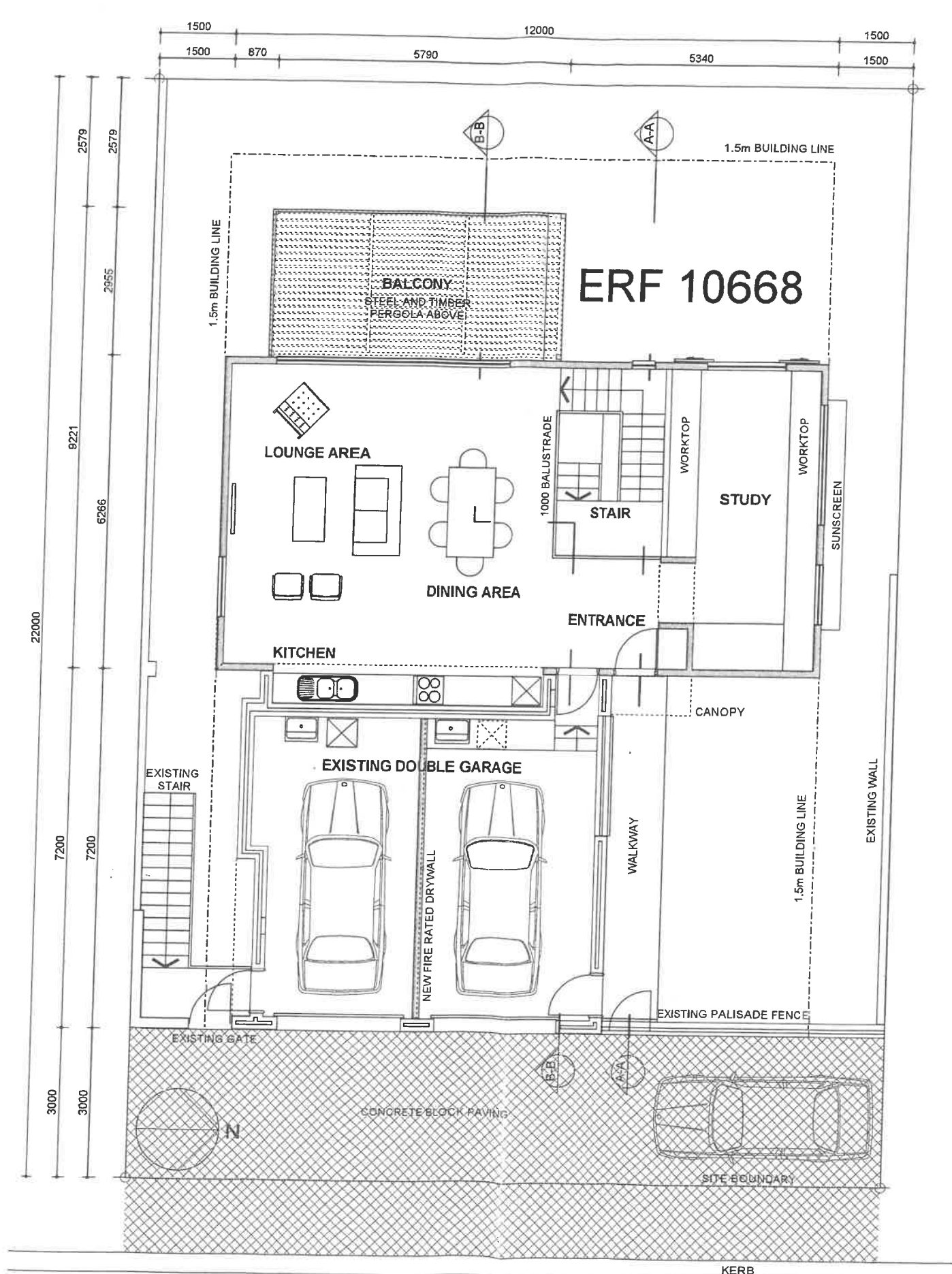
plan level 0 scale 1:100 @ A3

drawn	checked	date	scale
JB		2018-08-11	1:100

floor plans



WWW.ADHDL.CO.ZA
021 885-5454
021 715-6811
20 COTTON PLACE
12 TROMPSBURG ROAD
TECHNO PARK
TOLLENTON
7600



plan level 1 scale 1:100 @ A3

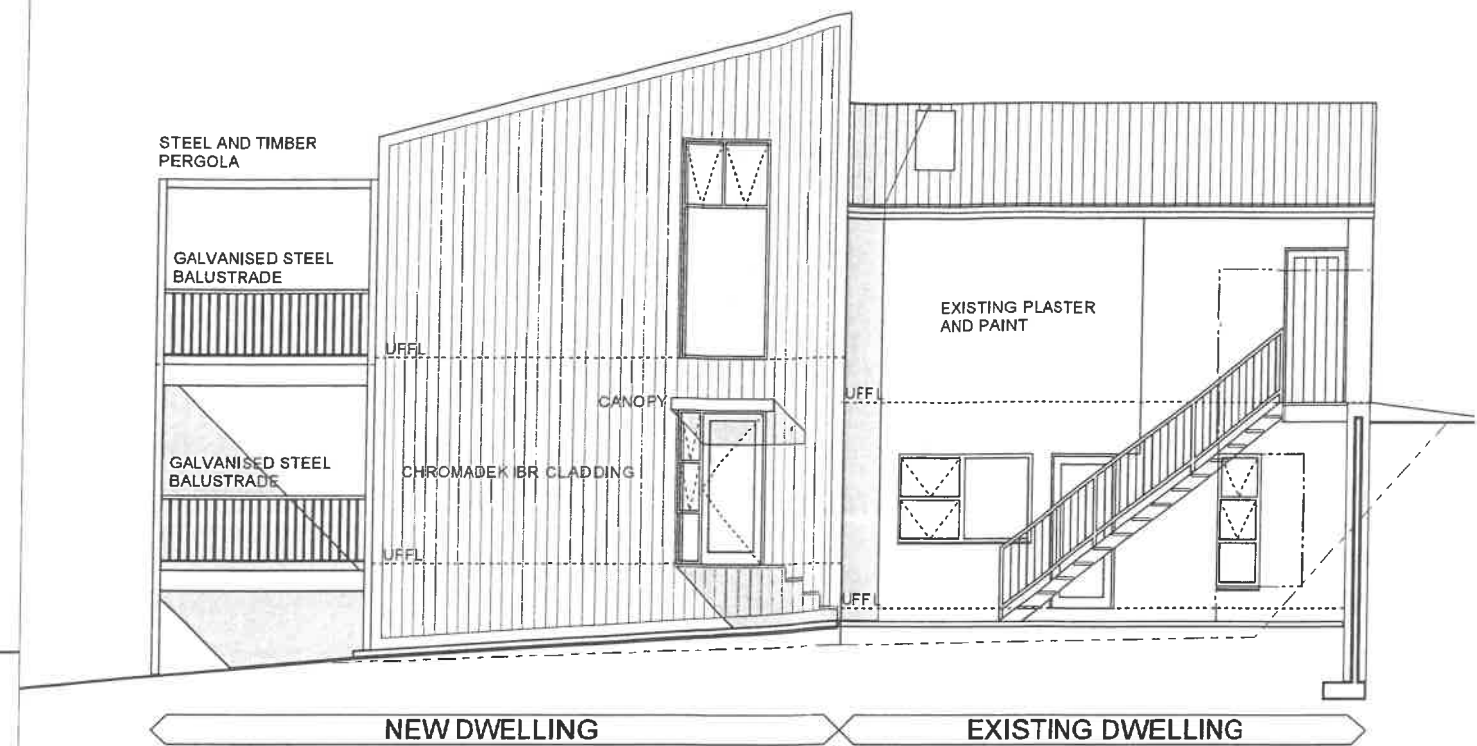
ROOPEPER CLOSE

proposed second dwelling • erf 10668 • the ridge

1:100



north elevation scale 1:100 @ A3



south elevation scale 1:100 @ A3

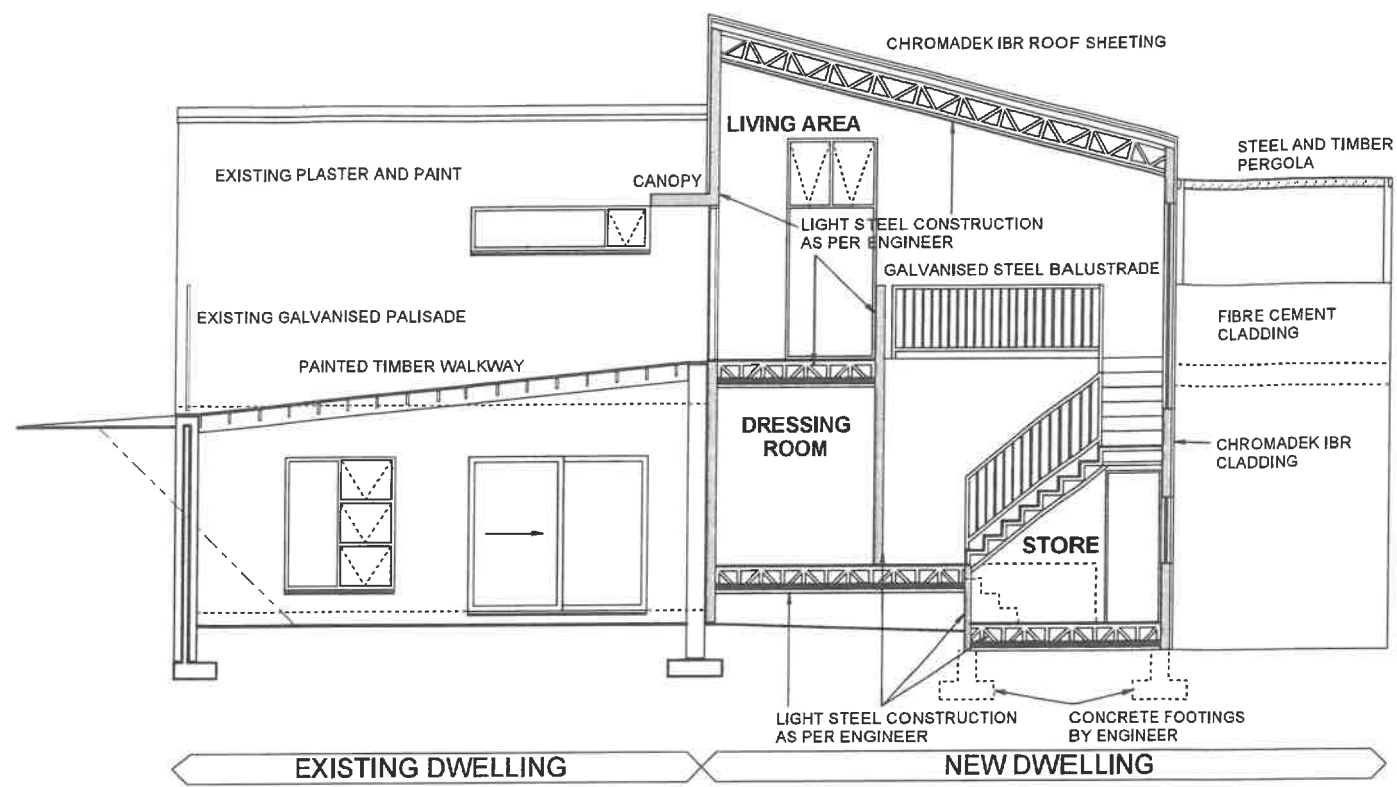


west elevation scale 1:100 @ A3

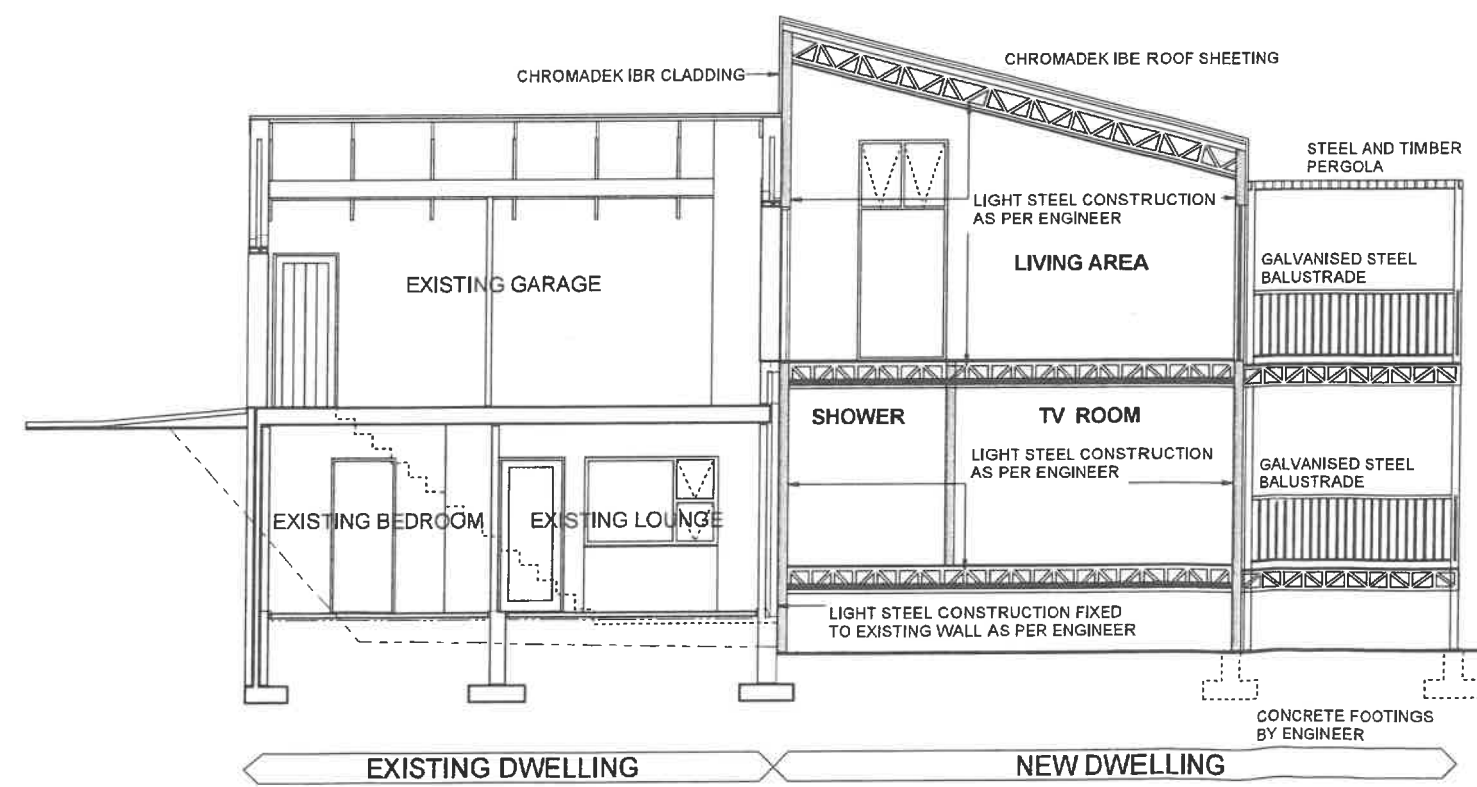


east elevation scale 1:100 @ A3

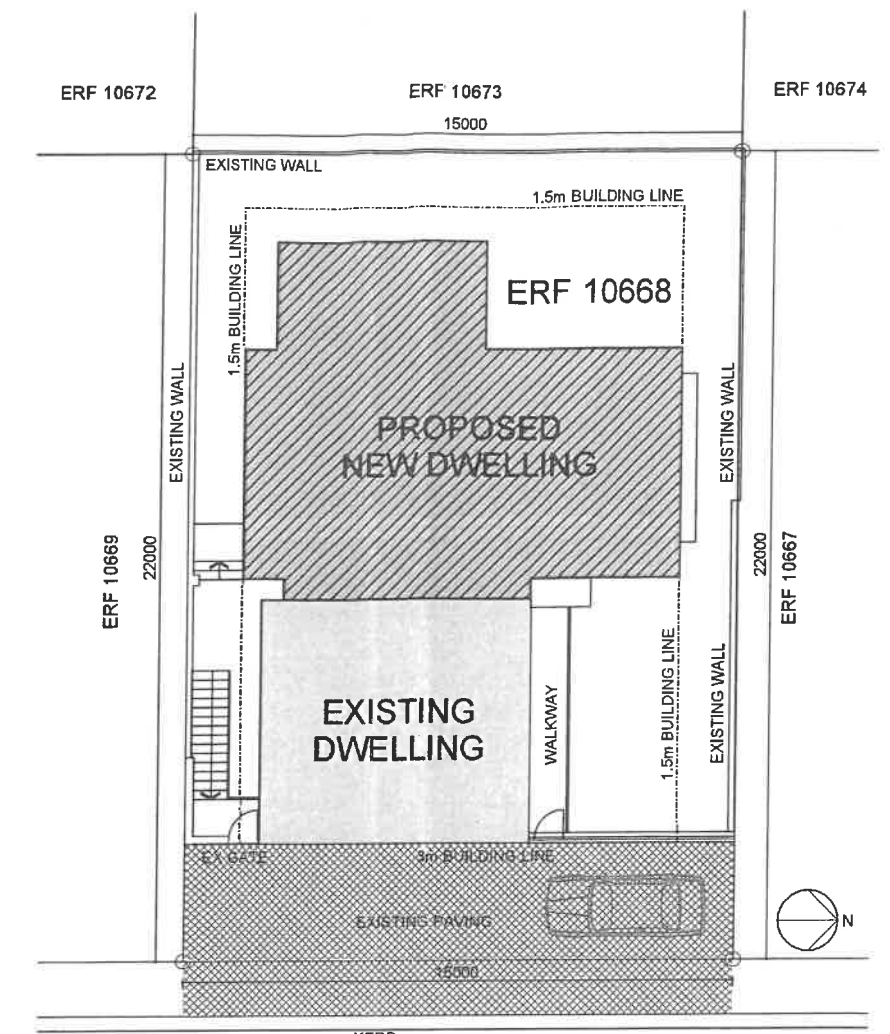
ck seif



section a-a scale 1:100 @ A3



section b-b scale 1:100 @ A3



ROOPEPER CLOSE

site plan scale 1:200 @ A3

Annexure B:
Letter of approval



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

22

Our Reference Number: Erf 10668, Stellenbosch

Application Number: LU/9364

Your Reference Number:

Enquiries: N Dafeti / B Mdoda

Contact No. 021 808 8640 / 8690

Email: Nopinki.Dafeti@stellenbosch.gov.za / Bulelwa.Mdoda@stellenbosch.gov.za

REGISTERED MAIL

Jan Jonathan Booysen

PO Box 1394

STELLENBOSCH

7600

FILE NR:	OUTGOING POST
Erf- 10668 SB	LU/9364
SCAN NR:	
COLLABORATOR NR:	680746

Sir/Madam

APPLICATION FOR A SPECIAL DEVELOPMENT AND A DEPARTURE: ERF 10668, THE RIDGE, STELLENBOSCH

1. The above application refers.
2. The Authorised Employee, on 21 February 2020, **approved, in whole**, in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for the following:
 - (i) **Special Development** in order to construct an additional dwelling unit on Erf 10668, Stellenbosch; and
 - (ii) **Departure** in order to exceed the permissible height restriction for an additional dwelling unit from one storey to two storeys on Erf 10668, Stellenbosch.

P 24-03-20

3. That the above approvals granted are subject to the following conditions in terms of Section 66 of the above-mentioned by-law;

- (i) The approval applies only to the special development and departure in question as shown on Drawing No. RP-001-003 dated 11 August 2018 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- (ii) Building plans must be submitted for consideration and approval;
- (iii) The approval for special development & departure will lapse if not implemented within 5 years from date of final Notification.
- (iv) All electrical wiring to new addition should be carried out in accordance with SANS 0142 Municipal by-laws and SANS 10400XA Energy efficiency.
- (v) Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.

4. REASONS FOR DECISION

The application is supported from a land use management perspective for the following reasons:

- (i) The proposed additional dwelling will not have any visual impact on the streetscape due to its location.
- (ii) Sufficient on-site parking has been provided in accordance with the Stellenbosch Zoning Scheme Regulations, July 1996.
- (iii) The proposal will not change the character of the area considering that it is in line with the current land uses of the surrounding properties.

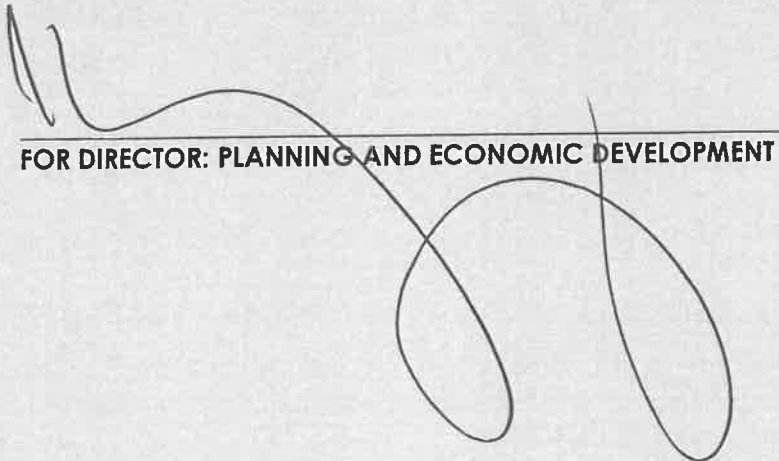
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

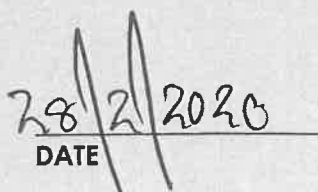
6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the

Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website: <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
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 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


28/2/2020
DATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

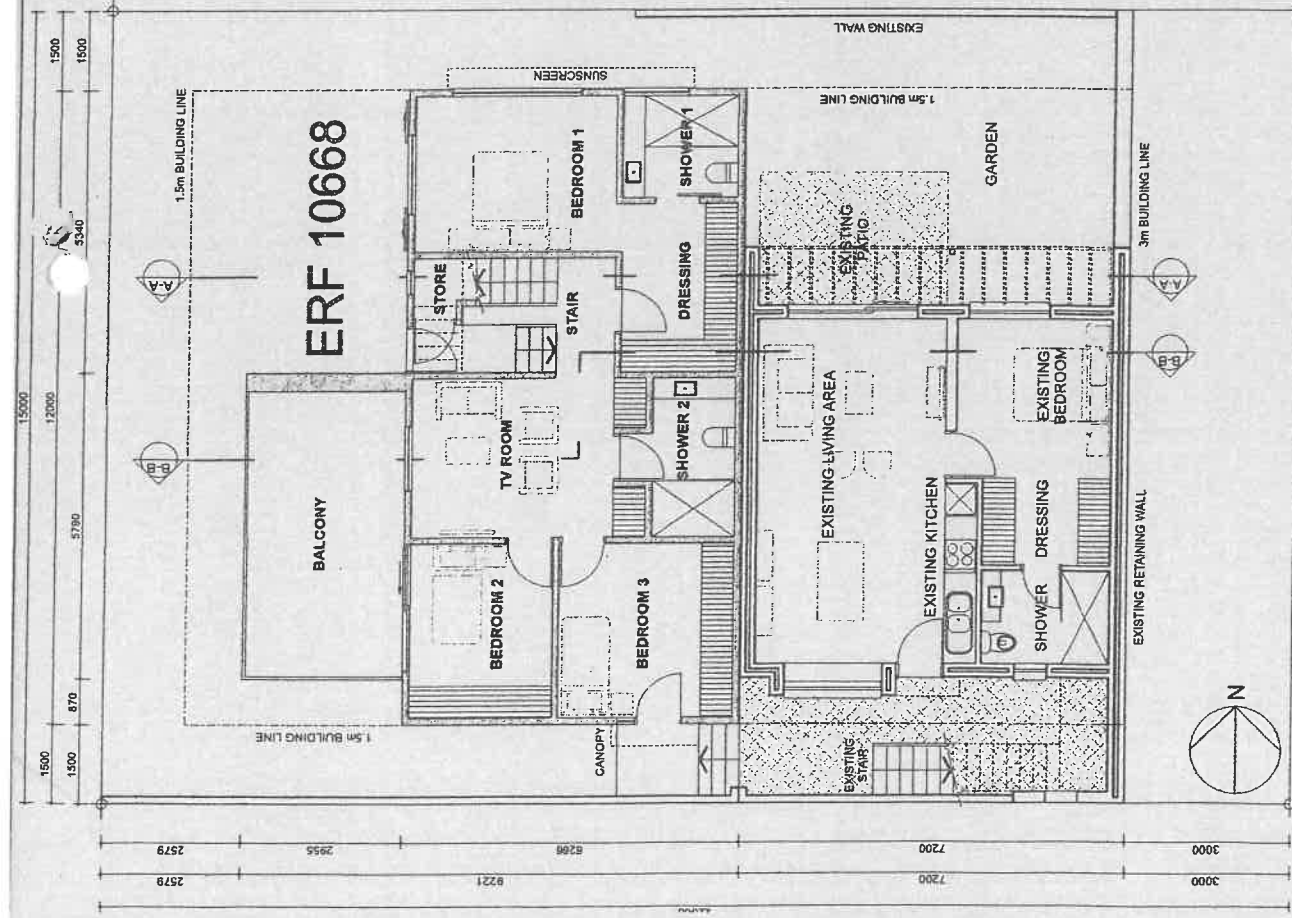
APPENDIX 2

(APPLICATION FOR A SPECIAL DEVELOPMENT AND A DEPARTURE IN TERMS OF THE
STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW PROMULGATED OCTOBER,
2015 ON ERF 10668, THE RIDGE, STELLENBOSCH)

SITE DEVELOPMENT PLAN

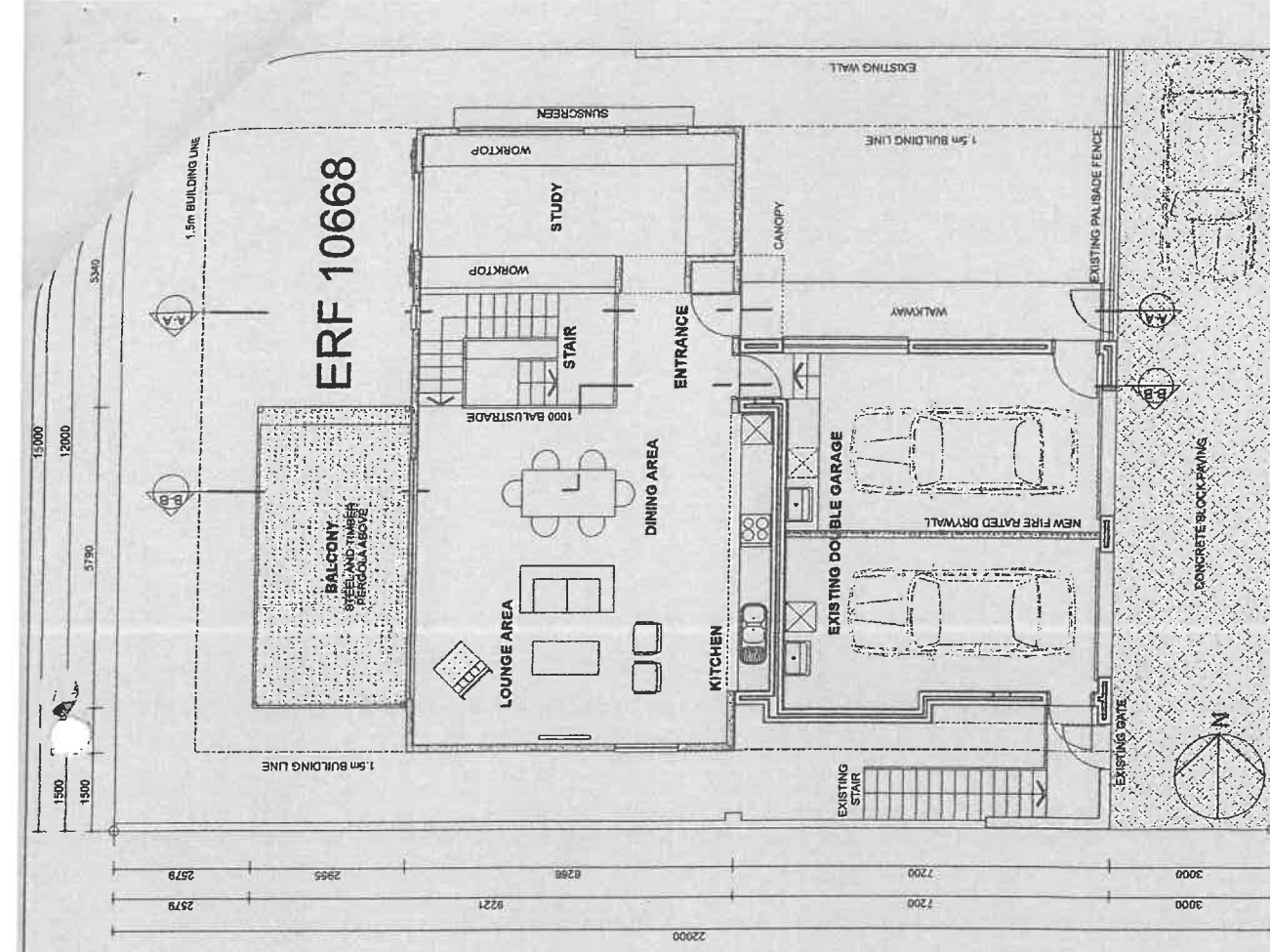
Confidential

T. m



plan level 0 scale 1:100 @ A3

18_010	RP-001	0	-
floor plans			



plan level 1 scale 1:100 @ A3

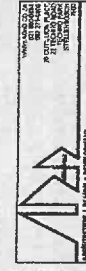
proposed second dwelling • erf 10668 • the ridge



South elevation scale 1:100 @ A3

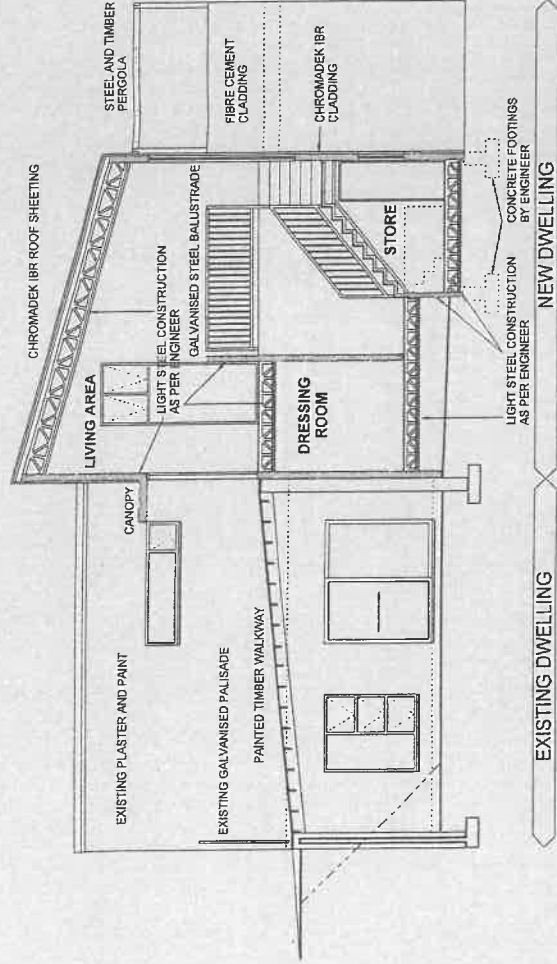


east elevation scale 1:100 @ A3

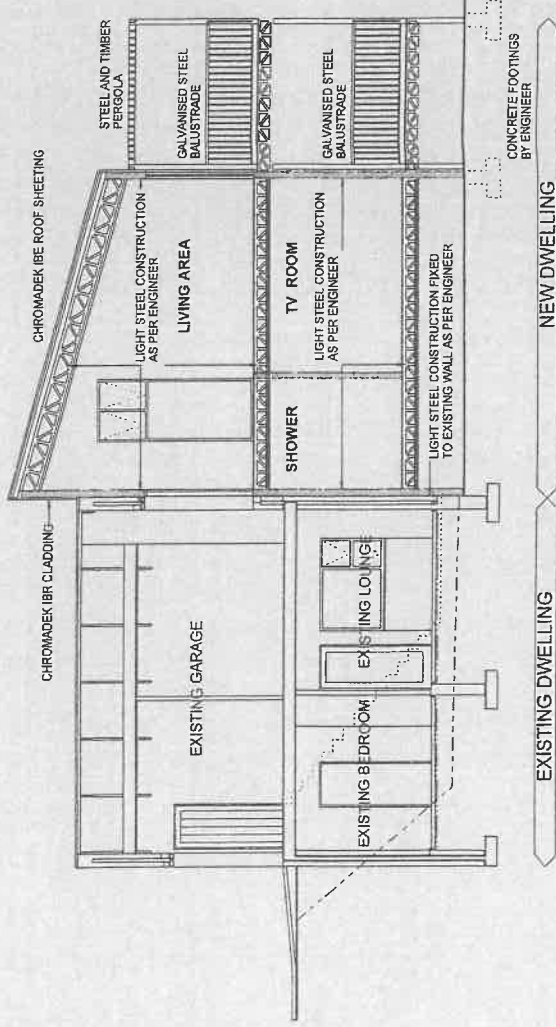


18-010	RP-002	0	-
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proposed second dwelling • erf 10668 • the ridge

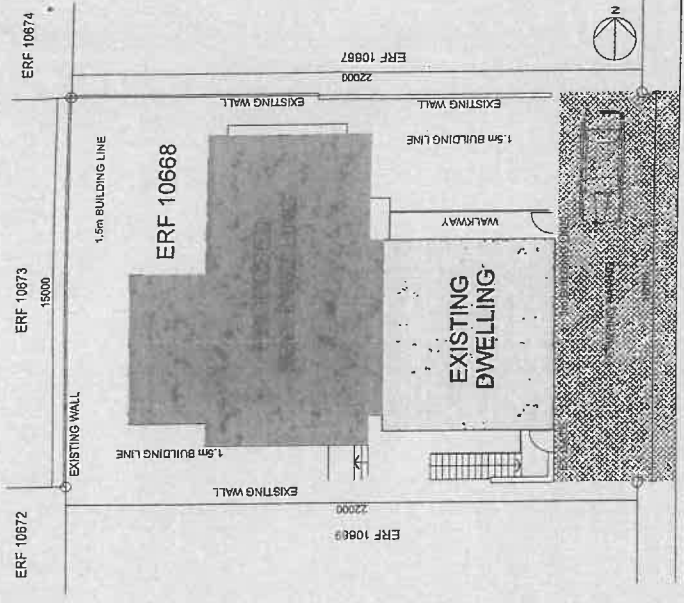


section a-a scale 1:100 @ A3



section b-b scale 1:100 @ A3

18_010	RP-003	0	-
sections & site plan			



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site plan scale 1:200 @ A3

COVERAGE CALCULATION:

SITE AREA: 330m²

EXISTING DWELLING: 51.5m²

PROPOSED DWELLING: 95.8m²

TOTAL: 147.3m²

COVERAGE = 44.6%

proposed second dwelling • erf 10668 • the r