



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16694 (TP539/2024)

Our File Reference Number: Erf 3522, 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 ADMINISTRATOR'S CONSENT AND DEPARTURES: ERF 3522, MEERLUST STREET, STELLENBOSCH

1. The above application refers.

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

2.1 The Administrator's consent in terms of restrictive title deed condition D.6(d) of the Title Deed No. T61025/2002, to regularise the garage and a bedroom ensuite respectively, by allowing the relaxation of the restrictive common boundary building lines from 3.05m to 1.34m and 1.17m. As well as the street building line from 6.3m to 0m for the garage on Erf 3522, Mostersdrift - Stellenbosch.

BE GRANTED.

2.2 That the following application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 3522, Mostersdrifts - Stellenbosch for the:

2.2.1 Departure to relax the street building line from 4m to 0m to accommodate the already constructed structure (garage).

2.2.2 Departure to relax the common building line from 2.5m to 1.17m (adjacent to Erf 3523) to accommodate the already constructed en-suite.

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 Bylaw:

3.1 The approval only applies to the proposed departures under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 The development and building plans generally be in accordance with the site plan/floor layout plans as referenced in Drawing No. WD_101A, Drawn by Niemann Architects and Associates, Dated: 21.09.2023, and attached as **Annexure A**.

3.3 The payment of a contravention penalty of R5000 per the approved Council Tariffs within 30 days. This approval is being issued for the retrospective approval of the unauthorised permanent departure from a prescribed development parameter that resulted from the unauthorised commencement of the structural changes or additions to existing structures or buildings.

3.4 The approval only comes into effect once all relevant (or qualified) conditions of approval has been complied with.

3.5 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.

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

4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

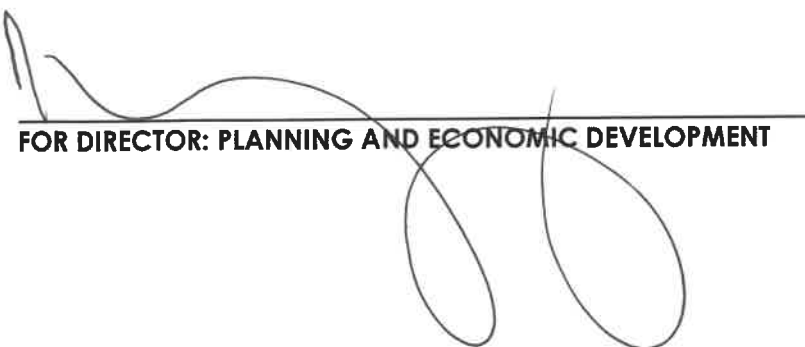
4.2 The additions are in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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.

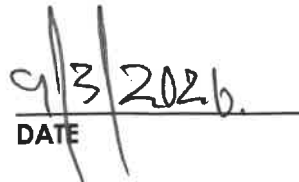
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

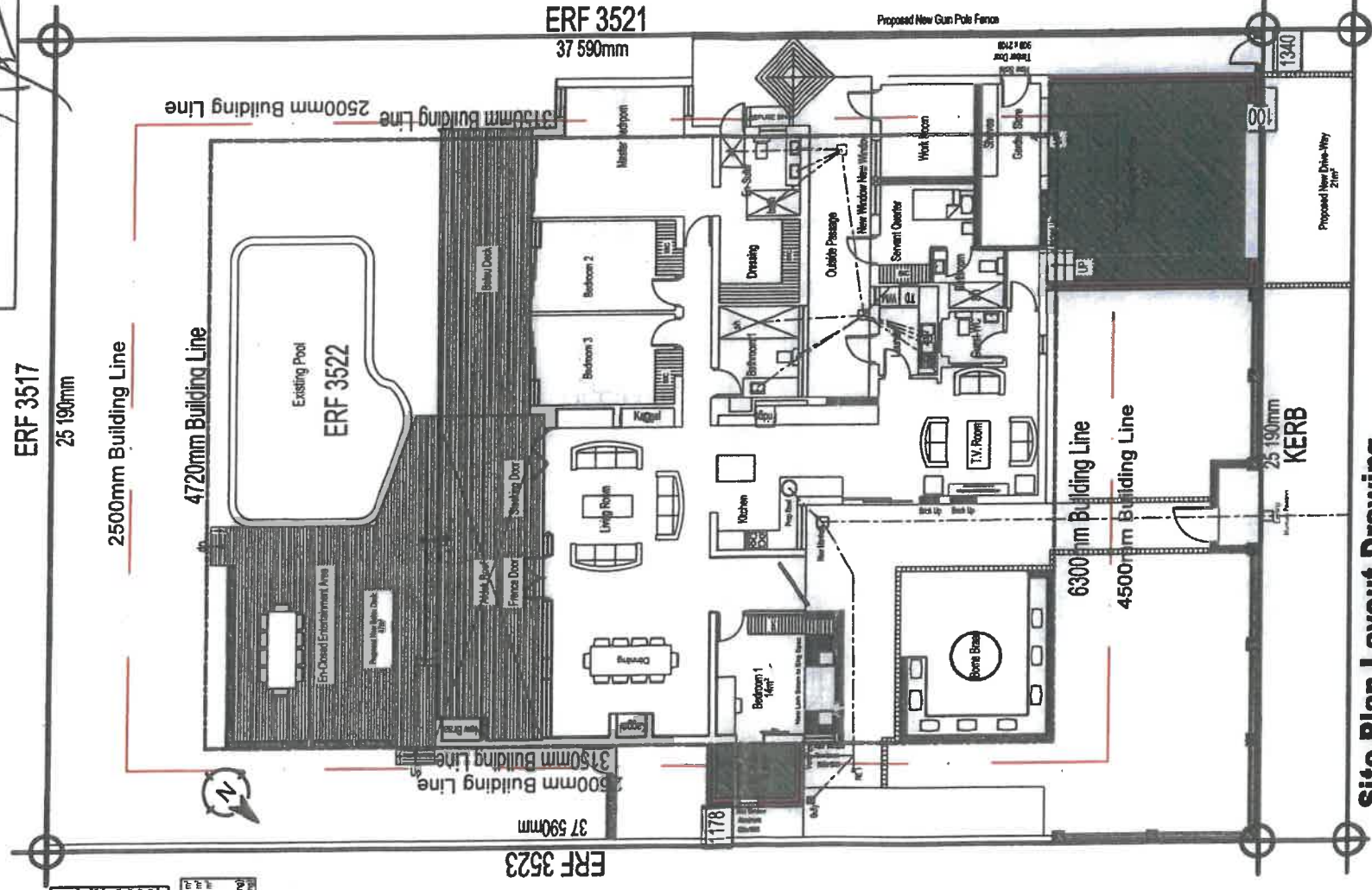


DATE



[Signature]

AREA SCHEDULE		194' x 100'	
SINGLE RESIDENTIAL 4		41' x 10' = 410 sq. ft.	
SITE AREA		23.75 Acres	
Property #	087		
HOSE	248.89' x 42'		
CONCRETE	62'		
Building	63'		
Proposed New(E=Sub)	43'		
Proposed New(Drains)	43'		
TOTAL	310.5'		
CONCRETE PAVING	310.5'		
PAVED AREAS			
OPEN RECK			
SOMA BRAIN			
MAINT. BOUNDARY WALL LENGTH			
SITE BOUNDARY WALL LENGTH			



Site Plan Layout Drawing
1.200

DRAWING TITLE:

Site Layout Plan

PROJECT TITLE:		PROJECT NUMBER:		DRAWING NUMBER:	
NAA_06_23		NAA_06_23		WD_101A	
SCALE:		AS SHOWN		DATE:	
REV:		SHEET:		DRAWN BY:	
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				CHECKED BY:	
				21.09.2023	
				JN	