

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: PROPERTY DESCRIPTION (Erf or Farm number) AND AREA

ERF 20
8 ANGELIER STREET
WEMMERSHOEK
FRANSCHHOEK
7690

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 8 ANGELIER STREET WEMMERSHOEK

Application Property Number: ERF 20

Applicant: FABIAN MANUEL
CELL 074 050 8696
Email: fabian.manuel8@gmail.com

Owner: Mr Samuel Solomons
Cell: 071 010 3537

Application Reference: LU/TP 1596/2026

Description of land development proposal:

Permanent departure of common building line from 2.500m to 0.0m adjacent to Erf 4/1615 and consent use to permit addition of second dwelling on Erf 20 due to the demand of family expansion as stipulated in attached motivational report included in application to Stellenbosch Municipality as per municipal bylaw in term of sect. 15(2)b & Sect. 15(2)o.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the

interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Repeat name of applicant and e-mail address for submissions). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of (03 September 2026 – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (Cell/ 074 050 8696) during normal office hours. (or include such applicable hours)

Yours faithfully

APPLICANT'S NAME
FABIAN MANUEL

Email: fabian.manuel8@gmail.com



LETTER OF MOTIVATION

MUNICIPALITY STELLENBOSCH
OFFICE OF THE DIRECTOR: INFRASTRUCTURE & PLANNING
TOWN PLANNING

FEBRUARY 20, 2026

Attention: Infrastructure & Town Planning

MOTIVATION LETTER: MR & MRS SOLOMONS
8 ANGELIER STREET WEMMERSHOEK FRANSCHHOEK

ERF No. 20: PERMANENT DEPARTURE OF BUILDING LINE TO PERMIT
CONSTRUCTION OF SECOND DWELLING

I hereby wish to apply for the above as per LAND USE MANAGEMENT APPLICATION submitted to Town Planning.

Consideration hereof will meet and satisfy family needs.

To our view the following aspects would be addressed:

A. Description of Proposed Development

The application is for the addition of a second dwelling to existing structure.

B. Need and reason for proposed development.

1. Our household has grown and increased to a total of 12 (nine) members.
2. Due to family expansion and demands for more space and privacy we have a desperate need to extend our living conditions.

C. Character of the Development

1. Construction comprising of new addition to an existing out-building to accommodate our growing family. The use and character of the property will blend in well with similar buildings in the area.
2. The improvement of the property will have no negative effect on the local community with the creation of jobs during construction as well as maintenance work in future now that the unemployment rate is extremely high in the area.
3. The building will not be detrimental to the existing streetscape, in fact it will enhance the development of the property. Similar approvals have previously been granted.
4. The original development will not be effected but enhanced with the new structure.
5. The cost and sustainability of the original structure would be well preserved.
Conventional building methods would be more modern and relatively more cost effective.
6. No buildings in the area are older than 60 years in the surrounding neighborhood hence of no or minimal historical, architectural or conservation worth.

D. Desirability of the project

1. The new addition includes a living area, 3 bedrooms, 1.5 bathroom and kitchen area.
2. The improvement of the property will provide better living conditions to the occupants due to over-crowding.
3. Facilities in the new additions would provide independence and security and privacy to its occupants

E. Proposed Development in terms of other relevant laws

1. Construction of the building will not be influenced by laws such as: Heritage Resources Act, Environmental Management, Air Quality Act, Occupational Health and Safety Act, National Waste and the Water Act Air Quality Act, etc.
2. No air pollution is envisaged since our erf is smoke- and dust- free and in compliance with SANS Regulations.
3. No sewer line, lamp post or street signboards will be affected by the erection of this new extensions.
4. The new building will not put pressure on the existing engineering services. The erf is fully serviced and is connected to the existing external municipal services.
5. The construction will have minimum impact and low key as it will be done within three months of approval.

F. Impact of the Proposed Development on Municipal Engineering Services

1. We do not anticipate problems to the Natural Environment. The possibility of pollution through our service cannot be foreseen. All excess waste will be cartage to the Municipal Dumping Facilities

G. Traffic impact, parking, access and other related considerations

1. The current property can accommodate maximum parking comfortably.
2. On-site parking for the use of owners and visitors is adequate.
3. There is no official carriageway crossing to the property therefore access is adequate.
4. There will be no negative impact on road traffic and access.

H. Whether the imposition of conditions can mitigate an adverse impact of the proposed land use or development of land

1. The impact of the construction of the second building will be minimal.
2. Given the minor nature of the construction the imposition of conditions will not be required to mitigate any potential impacts.
3. However, the Stellenbosch Municipality can impose any conditions they deem desirable or suitable.

The granting of this application to our client:

1. It will contribute to the socio- economic development of Fransch Hoek as a whole.

In terms of the above, we kindly request that you consider our application for the aforementioned reasons and take into consideration the positive impact in terms of socio-economic growth.

Yours faithfully

Applicant: Fabian Manuel

Mentor: Roger C Scholtz
Preofessional Architectural Technololist
PAT20704

