NOTICE OF LAND DEVELOPMENT APPLICATION

Dear

Email:

APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED CONDITION AND ADDITIONAL USE (TECHNICAL APPROVAL): ERF 3108, OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH

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

Application Property Address: 95 Old Helshoogte Road, Idas Valley, Stellenbosch, 7600

Application Property Number: Erf 3108 Stellenbosch

Applicant: Mervin Clifford Williams and Chantal Charmaine Williams, Cell Number; 072 824 3050
Owner: Mervin Clifford Williams and Chantal Charmaine Williams, Cell Number; 072 824 3050

Application Reference: LU/19233 (TP976/2024)

Description of land development proposal:

1) Relaxation of restrictive title deed condition in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-law, 2023 to permit the construction of a second dwelling on Erf 3108, Stellenbosch.

2) Application for additional use (technical approval) in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-law, 2023 to permit the construction of a second dwelling on Erf 3108, Stellenbosch.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

1) Relaxation of restrictive title deed condition in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-law, 2023 to permit the construction of a second dwelling on Erf 3108, Stellenbosch.
2) Application for additional use (technical approval) in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-law, 2023 to permit the construction of a second dwelling on Erf 3108, Stellenbosch.

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: (Mervin Clifford Williams and Chantal Charmaine Williams at chantal@ccwlaw.co.za). 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 **(29 January 2027** – 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 (072 824 3050/ (021) 979 3280) during normal office hours (08h00 to 16h30).

Yours faithfully

MERVIN CLIFFORD WILLIAMS AND CHANTAL CHARMAINE WILLIAMS
Epos: chantal@ccwlaw.co.za

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Beste

Epos:

AANSOEK OM VERSLAPPING VAN DIE BEPERKENDE TITEL VOORWAARDE EN ADDISIONELE GEBRUIK (TEGNIESE GOEDKEURING); ERF 3108, 95 OU HELSHOOGTEWEG, IDAS VALLEI, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 95 Ou Helshoogteweg, Idas Vallei, Stellenbosch

Aansoek eiendom beskrywing: Erf 3108 stellenbosch

Aansoeker: Mervin Clifford Williams en Chantal Charmaine Williams, Sel Nommer: 072 824 3050

Eienaar: Mervin Clifford Williams en Chantal Charmaine Williams, Sel Nommer; 072 824 3050

Aansoek Verwysing: LU/19233 (TP976/2024)

Besonderhede van die grondgebruiksaansoek:

1. **VERSLAPPING VAN BEPERKENDE TITEL VOORWAARDE IN TERME VAN ARTIKEL 15(2)(F) VAN DIE STELLENBOSCH SE VERORDENING OP GRONDGEBRUIKBEPLANNINGS, 2023 TEN EINDE 'N TWEEDE WONING OP ERF 3108 STELLENBOSCH OP TE RIG.**

2. **AANSOEK VIR ADDISIONELE GEBRUIK (TEGNIESE GOEDKEURING) IN TERME VAN ARTIKEL 15(2)(G) VAN DIE STELLENBOSCH SE VERORDENING OP GRONDGEBRUIKBEPLANNINGS, 2023 TEN EINDE DIE ONTWIKKELING VAN 'N TWEEDE WONING OP ERF 3108 STELLENBOSCH TOE TE LAAT.**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte

van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: (Mervin Clifford Williams en Chantal Charmaine Williams te chantal@ccwlaw.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(18 Januarie 2027** – die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (072 824 3050/ (021) 979 3280) gedurende normale kantoor ure (8h00 tot 16h30).

Die uwe

MERVIN CLIFFORD WILLIAMS EN CHANTAL CHARMAINE WILLIAMS
Epos: chantal@ccwlaw.co.za

MOTIVATION FOR APPLICATION SUBMITTED

1. The property owner is applying for the following:
    1.1 application for a second dwelling on the property, i.e the lower ground floor of the property to accommodate a single family or students.

2. Sufficient on-site parking is available on the property. Two (2) parking bays will be provided on-site for the second dwelling. No deviation from the applicable parking requirement will be necessary.

3. The building on the property is already constructed and services are already connected to the property. No building plan approvals or additional services will be required for the land use application under consideration.

4. The second dwelling will have its own kitchen and dinning room/lounge as well as toilet facilities to accommodate a single family or students.

5. A commune was already approved by the Municipality on or about 13 June 2024. Development contributions were already levied on all 8 rooms on the property and sufficient parking are available on site, a copy of the approval is attached hereto for ease of reference.

6. Your favorable consideration of this application will be appreciated.

PART F: DETAILS OF PROPOSAL *(Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)*

Removal/departure/relaxation/suspension of condition 5(b) of the title deed which provides that it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith to enable the owners to apply for a second dwelling on Erf 3108 Stellenbosch ("the Property") to accommodate a single family or students on the Property.

	Y	N
Is the proposal consistent / compliant with municipal **plans, policies and guidelines**, or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?	X	
Is the proposal consistent with the Municipal Spatial Development Framework (**MSDF**)?	X	
Does the proposal require additional infrastructure / civil **engineering services** e.g., electricity; water; sewerage; road network etc.?		X
Does the development proposal include the provision of **residential units**? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.	X	
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the **Inclusionary Zoning Policy**?		X

HOA Constitution – Name & Date of approval, if applicable	N.A
Design Guidelines – Name & Date of approval, if applicable	N.A

Departure / Relaxation / Suspension	Zoning Scheme Development Parameter	Design Guideline Development Parameter	Restrictive Title Condition
			X

		Adjoining erf number		ZS / DG / RTC		Proposal
Building line encroachment	Street		**From**	m	**To**	m
	Street		**From**	m	**To**	m
	Side / Common		**From**	m	**To**	m
	Side / Common		**From**	m	**To**	m
	Aggregate side		**From**	m	**To**	m
	Rear		**From**	m	**To**	m
Exceeding permissible coverage / footprint			**From**	%	**To**	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			**From**		**To**	
Exceeding height restriction			**From**	m	**To**	m
Exceeding maximum storey height			**From**	m	**To**	m
Exceeding maximum boundary wall height	Street		**From**	m	**To**	m
	Side / Rear		**From**	m	**To**	m
Relaxation of on-site parking / loading requirements			**From**	bays	**To**	bays

Application for second dwelling at lower ground floor

ERF 3107

ERF 12738

ERF 12739

ERF 3109

ERF BOUNDARY 25 350mm

NORTH

NO.95 HELSHOOGTE

1:100 SITE- & GROUND FLOOR PLAN

1:100 LOWER GROUND FLOOR PLAN

1:100 TYPICAL SIDE BOUNDARY WALL ELEVATION

1:100 SECTION BB

1:50 SECTION CC

1:100 SECTION AA

1:100 SOUTH ELEVATION

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK MOET VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP

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REVISIONS:		
REV.	DATE	DESCRIPTION
A	2018/07/11	UPDATE DRAWINGS FOR MUNICIPAL AMENDMENTS.

DEVELOPMENT DATA:

SITE AREA	690sqm
NEW ADDITIONS:	
GROUND FLOOR	106sqm
LOWER GROUND FLOOR	48sqm
TOTAL	148sqm
EXISTING DWELLING:	
GROUND FLOOR	184sqm
LOWER GROUND FLOOR	127sqm
TOTAL	321sqm
OVERALL TOTAL	335sqm
COVERAGE PER SQM	227sqm
EXISTING COVERAGE	32%
ADDITIONS COVERAGE	1%
TOTAL COVERAGE	33%

D LAKEY
DRAUGHTING SERVICES
12 YAATBOS CLOSE
THE RIDGE
IDAS VALLEY
STELLENBOSCH
7600
CELL: 0728082334
EMAIL: lakeyderick@gmail.com

SACAP NO.D2280

ERF / PROJECT

ALTERATIONS & ADDITIONS
FOR MRS. CC.WILLIAMS ERF 3108
NO.95 HELSHOOGTE
IDAS VALLEY
STELLENBOSCH

TEKENING / DRAWING

MUNICIPAL DRAWINGS
PLANS, SECTIONS, ELEVATIONS,
WINDOW & DOOR SCHEDULE &
FENESTRATION

BP/18/0371

APPROVED

DRAWN	REV.	TEKENING Nr. DRAWING No.
D. LAKEY	A	2018/06/01
SCALE AS SHOWN	DATE JAN. 2018	CHECKED / ISSUED