



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11688

Our File Reference Number: Erf 281, Franschhoek

Your Reference Number: 3673-P

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: wagenwer@tv3.co.za

Sir

APPLICATION FOR TECHNICAL APPROVAL: ERF 281, FRANSCHHOEK

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the following:
 - (a) **Permission/Technical Approval** in terms of Section 15(2)(g) of the Land Use Planning By-law for a second dwelling unit in terms of Section 13 of the Stellenbosch Zoning By-law as indicated on Site Plan No. 3, drawn by WH (TV3 Architects and Town Planners), dated 16/03/2020 (See **Annexure E**) on Erf 281, Franschhoek.

BE APPROVED subject to the following conditions in terms of Section 66 of the said Bylaw:

- 2.2 The approval applies only to the application in question as indicated on Site Plan No. 3, drawn by WH (TV3 Architects and Town Planners), dated 16/03/2020 (See **Annexure E**) on Erf 281, Franschhoek attached and shall not be construed as authority to depart from any other legal prescriptions or requirements;
- 2.3 The following conditions imposed by the Director: Engineering Services as contained in their memo dated 12 October 2020, attached as **ANNEXURE F**, be complied with;

Development Charges (DCs)

- i. The following DC's are payable: See Development Charge Calculation attached
- ii. The DC's were calculated by using the 2020/2021 tariff structure. If DC's are paid after 30 June 2021 it will have to be recalculated by using the tariff structure applicable at date of payment.
- iii. The appropriate DC's are payable before building plan approval.

2.4 Building plans must be submitted, and be approved by this Municipality, prior to any building work commencing on site;

2.5 Only the minor part of the existing house should be utilised for guest house purposes as per conditions of approval granted on the 24 June 2003;

2.6 The approval will lapse if not implemented within 5 years from date of final notification of approval of the application.

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

3.1 The proposed application would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will still remain residential.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

5. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

- (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - (c) The grounds of the appeal which may include the following grounds:
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
 - (d) whether the appeal is lodged against the whole decision or a part of the decision;
 - (e) if the appeal is lodged against a part of the decision, a description of the part;
 - (f) if the appeal is lodged against a condition of approval, a description of the condition;
 - (g) the factual or legal findings that the appellant relies on;
 - (h) the relief sought by the appellant; and
 - (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
6. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: Lenacia.Kamineth@stellenbosch.gov.za
7. An applicant 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.

8. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
9. An applicant who lodge 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. Kindly note the above decision is suspended, and in the case of any approval, 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



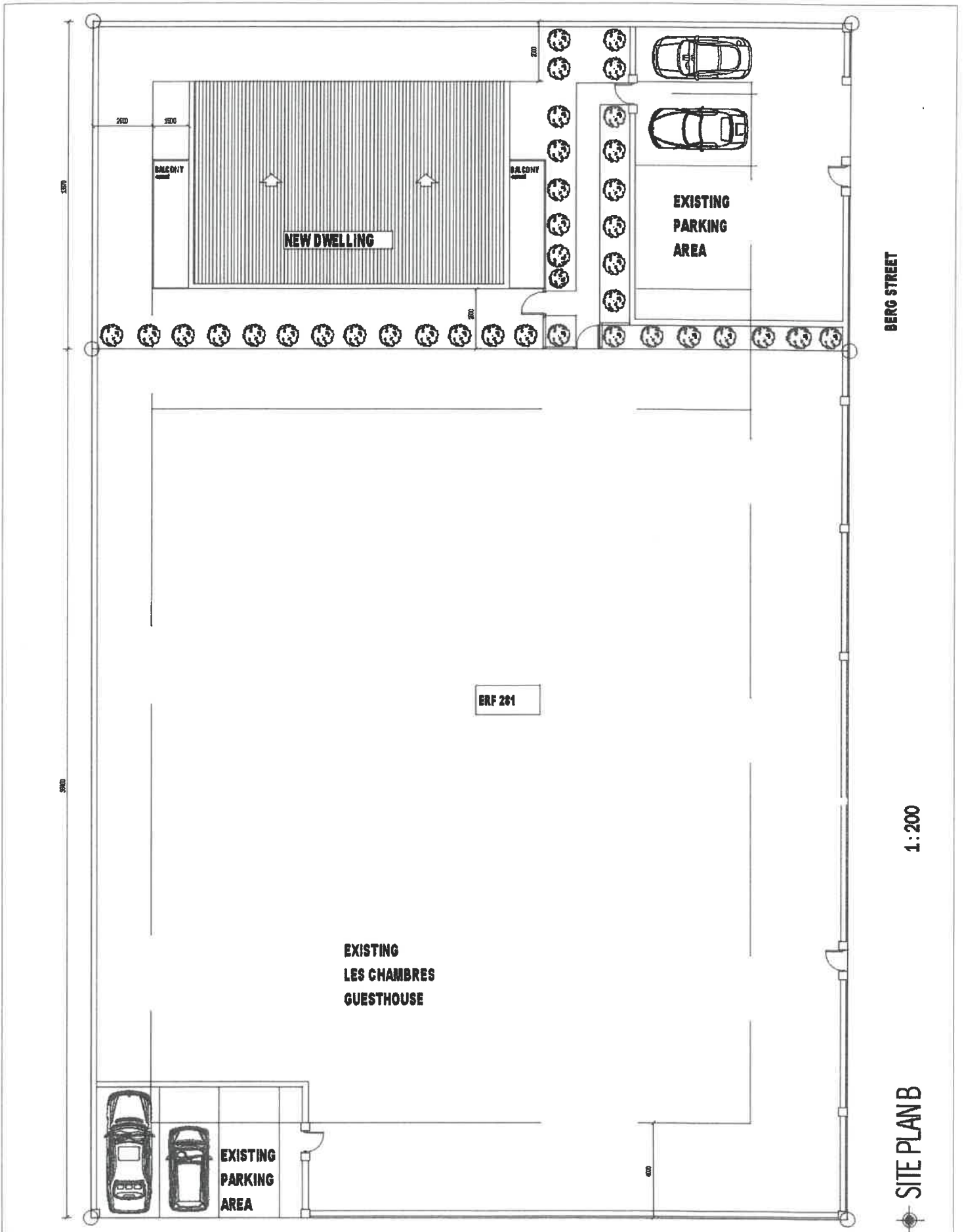
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE:

ANNEXURE E: SITE DEVELOPMENT PLAN





BERG STREET

1:200

SITE PLAN B

tv3
 ARCHITECTS AND TOWN PLANNERS

First Floor • La Gratitude Office Building
 97 Dorp Street • Stellenbosch 7600
 tel (021) 861 3800
 fax (021) 882 8025
 e-mail: stel@tv3.co.za
 web: www.tv3.co.za

Erf 281, Franschhoek

Drawing:		Plan no.:	
Site Plan for Second Dwelling		3	
Date:	Scale:		
16/03/2020	1:2000 (A4)		
Project no.:	Drawn:	Checked:	
3673-P	WH	CH	



STELLENBOSCH MUNICIPALITY

STELLENBOSCH-PNIEL-FRANSCHHOEK

STELLENBOSCH M
PLANNING AND DEVELOPMENT

MEMORANDUM

12 OCT 2020

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

RECEIVED

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Salome Newman / Nolusindiso Momoti / Nicole Katts
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 12 October 2020
Our Ref ▫ Ons Verw: Civil LU 2077
Your Ref: LU/11688
Re ▫ Insake: Erf 281, FH: Second dwelling

FILE NR:	OUTGOING POST
CU 281 FH	
SCAN NR:	
COLLABORATOR NR:	695270

The application is recommended for approval, subject to the following:

1. **Civil Engineering Services**
 - 1.1 No objection, no municipal services are affected.
 - 1.2 Development Charges are pay
2. **Development Charges (DCs)**
 - 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
 - 2.2 The DC's were calculated by using the 2020/2021 tariff structure. If DC's are paid after 30 June 2021 it will have to be recalculated by using the tariff structure applicable at date of payment.
 - 2.3 The appropriate DC's are payable before building plan approval.

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	2077 Civil LU (LU-11688)
Date	Monday, 12/Oct/2020
Financial Year	2020/21
Erf Location	[REDACTED]
Erf No	281
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Information provided by TV3 - Wagener Hanekom - Thu 2020/10/08 15:26 - 4 bedrooms in existing house + 2 new bedrooms in new 2nd dwelling = 6 total bedrooms.

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	0.180	0.180	0.004	0.015	1.25	1.3	
Total Development Charges before Deductions	R 4 423.41	R 2 439.92	R 279.83	R 838.56	R 8 130.70	R 3 259.87	R 19 372.09
Total Deductions							
Total Payable (excluding VAT)	R 4 423.41	R 2 439.92	R 279.83	R 838.56	R 8 130.70	R 3 259.87	R 19 372.09
VAT	R 663.51	R 365.99	R 41.97	R 125.78	R 1 219.60	R 488.95	R 2 905.81
Total Payable (including VAT)	R 5 086.92	R 2 805.91	R 321.81	R 964.34	R 9 350.30	R 3 748.82	R 22 277.90

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	
Date	12 Oct 2020
Amount Paid:	
Date Payment Received	
Receipt Number	

