



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Reference Number: Farm 27/5, Stellenbosch

Application Number: LU/6959

Your Reference Number: 3488-P

Enquiries: S Zangqa / B Mdoda

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Contact No. 021808 8667 / 8690

Date: 4 December 2018

REGISTERED MAIL

TV3 Architects and Planners
1st Floor, La Gratitude Office Building
97 Dorp Street
Stellenbosch
7600

Sir

APPLICATION FOR TEMPORARY DEPARTURE: PORTION 5 OF FARM NO. 27, STELLENBOSCH DIVISION

1. The application in the above regard, refers.
2. The Authorised Employee, on 19 November 2018, **refused 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 a temporary departure for two demonstration block houses on $\pm 240\text{m}^2$ of Farm 27/5, Stellenbosch Division.

3. REASONS FOR THE DECISION

- (i) The subject property is located outside of the urban edge and is not related to any agricultural activities;
- (ii) The proposal is primarily a business activity that should be accommodated within the urban edge;
- (iii) The proposal will create an undesired trend in the area;

- (iv) The proposal will have a negative impact on the surrounding environment, neighbouring properties and nearby land uses.
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 5. 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 from 16 January 2019 (due to Council's recess)** together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.
 6. 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.
 7. 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.
 8. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
 9. 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 ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT