



Application Number: LU/7672

Our File Reference Number: Erf 12938, Stellenbosch

Your Reference Number: None

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Sir / Madam

**APPLICATION FOR A SPECIAL DEVELOPMENT: ERF 12938, MAZOT STREET, PARADYSKLOOF, STELLENBOSCH**

1. The above applications refer.
2. The duly authorised decision maker has decided on the above applications as follows:

2.1 That the application for Special Development in terms of Section 15(2)(g) of the Stellenbosch Municipality Planning By-law, (2015) on Erf 12938, Mazot Street, Paradyskloof, Stellenbosch to permit the use of three bedrooms within the existing dwelling to accommodate additional persons **BE REFUSED** in terms of Section 60 of the said By-law.

**2.2 Reasons for the above Decision**

- (a) The proposed use is in conflict with the constitution of the La Pastorale Home Owners Association of which the subject property forms part of and as a result the proposal is not supported by the Home Owners Association.
- (b) The applicant cannot provide adequate onsite parking for the additional use and as a result the proposed land use of the property to accommodate additional persons is having a negative impact on the residents within Mazot Street as noted by the complaints and objections received;

(c) The proposed use is already having a negative impact on the residential character of the area as the applicant cannot provide adequate onsite parking for the guests making use of the accommodation, thus resulting in guests of the establishment parking in Mazot Street which is a narrow cul de sac and as a result obstructing property owners from entering and exiting their properties.

3. 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.

4. 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.


5. 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](mailto:Lenacia.Kamineth@ Stellenbosch.gov.za).
6. 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.
7. 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>).
8. 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.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. 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



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**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

18/6/20

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**DATE:**

**CC:**

(a) J and W Dobie – [dobies@adept.co.za](mailto:dobies@adept.co.za)

(b) Mrs C du Toit – [camelia8800302@gmail.com](mailto:camelia8800302@gmail.com)

(c) Prof. AB and Dr AD van der Merwe – [advdm@sun.ac.za](mailto:advdm@sun.ac.za)

(d) La Patorale Homeowners – [brinkvdm@gmail.com](mailto:brinkvdm@gmail.com) / [acverwy@gmail.com](mailto:acverwy@gmail.com)

(e) Paddocks: Zerlinda van der Merwe – [consulting@paddocks.co.za](mailto:consulting@paddocks.co.za)