



Application Number: LU/8593

Our File Reference Number: Farm 1362/2, Stellenbosch Division

Your Reference Number: DWE3

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: williesteyn1960@gmail.com

Sir / Madam

APPLICATION FOR CONSENT USE: FARM 1362/2, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for consent use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 on Farm 1362/2, Stellenbosch Division in order to utilise five existing bedrooms, in the main dwelling for the purposes of a guest house **BE APPROVED** in terms of Section 60 of the said By-Law.

2.2 Reasons for the above Decision

The application is supported for the following reasons:

- (a) The use is compatible with the surrounding land uses.
- (b) The facility will enhance the tourism potential of the region.
- (c) The proposed use does not lack desirability and will have minimal impact on the surrounding properties.
- (d) The proposal will have no visual impact on the surrounding area, as no new buildings will be constructed.
- (e) The proposal complies with the principles of the Stellenbosch Spatial Development Framework.

2.3 That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:

- (a) The approval applies only to the consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- (b) The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use;
- (c) That the building plans must be approved by this municipality, prior to any building work commencing on site;

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.
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



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

23/6/20

DATE:

ANNEXURE B:

Site Development Plan

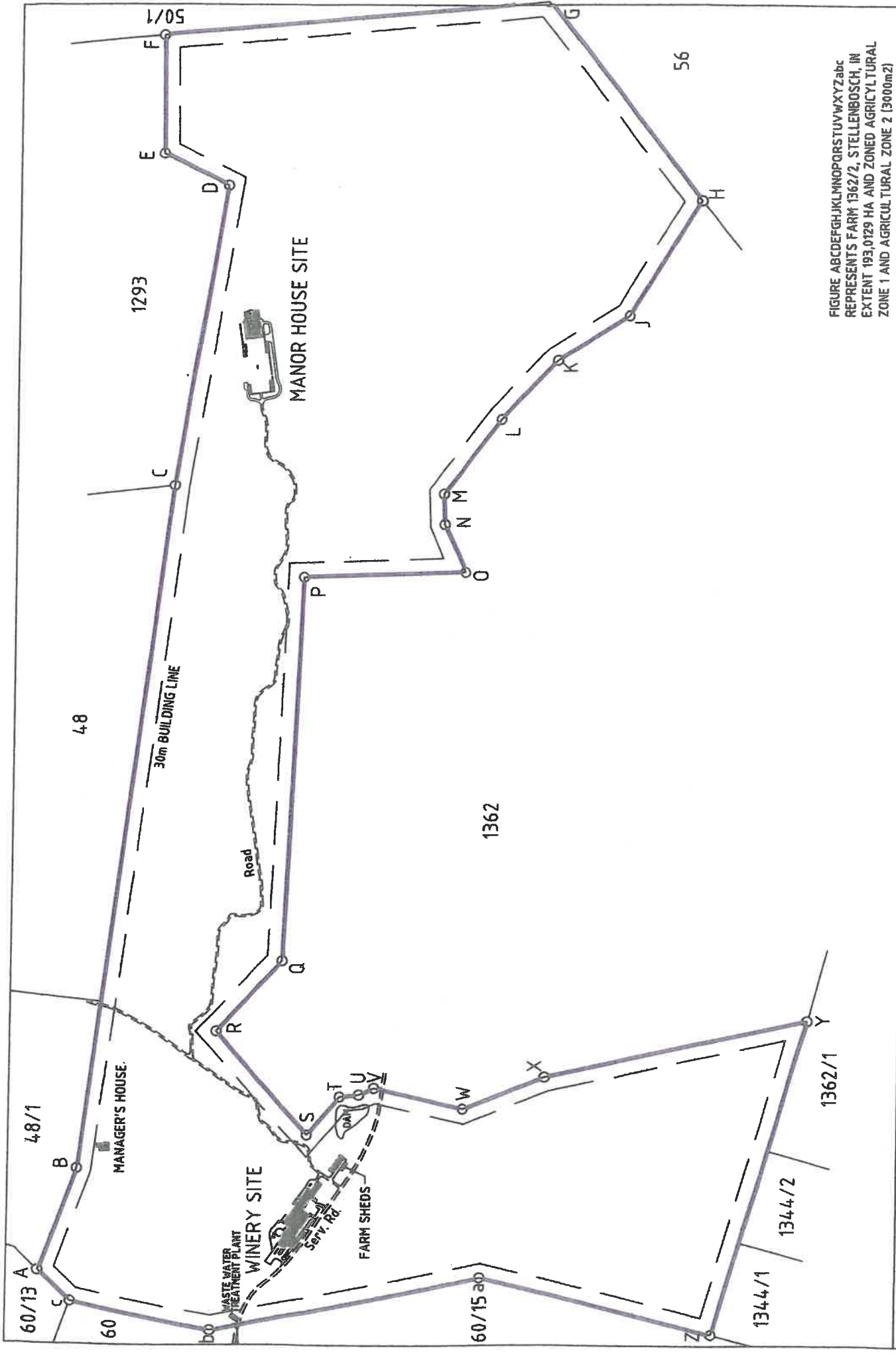


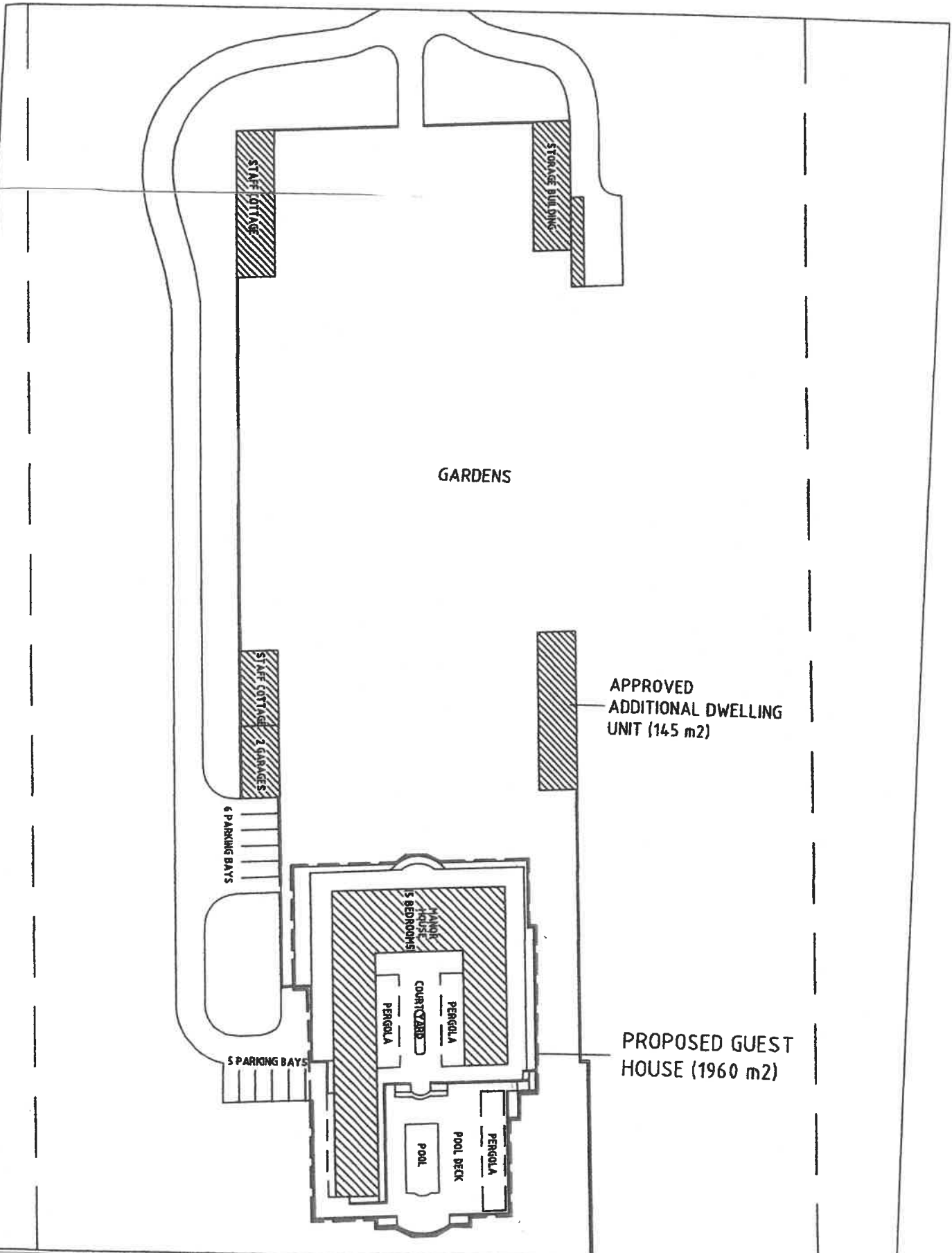
FIGURE ABCDEFGHJKLMNQRSTUWXYZabc
 REPRESENTS FARM 1362/2, STELLENBOSCH, IN
 EXTENT 193,0129 HA AND ZONED AGRICULTURAL
 ZONE 1 AND AGRICULTURAL ZONE 2 (3000m²)

Verw./Ref. QR2	Basis/Base Info	
	Datum/Date 4/9/2018	Skaal/Scale 1:10000

FARM 1362/2, STELLENBOSCH FARM LAYOUT MAP

WILLIE STEYN
 Tech. Pn (82/8074/1988)
LAND USE PLANNER
 021 863 2398
 williesteyn1980@gmail.com





WILLIE STEYN
 Tsh. Ph (82)8074/1998
LAND USE PLANNER
 021 863 2396
 williesteyn1960@gmail.com

FARM 1362/2 STELLENBOSCH
SITE PLAN: GUEST HOUSE

Ref. QR3
 Date 22/10/2018

Base Info
 Scale 1: 2 000



NOTE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT THE PROJECT.

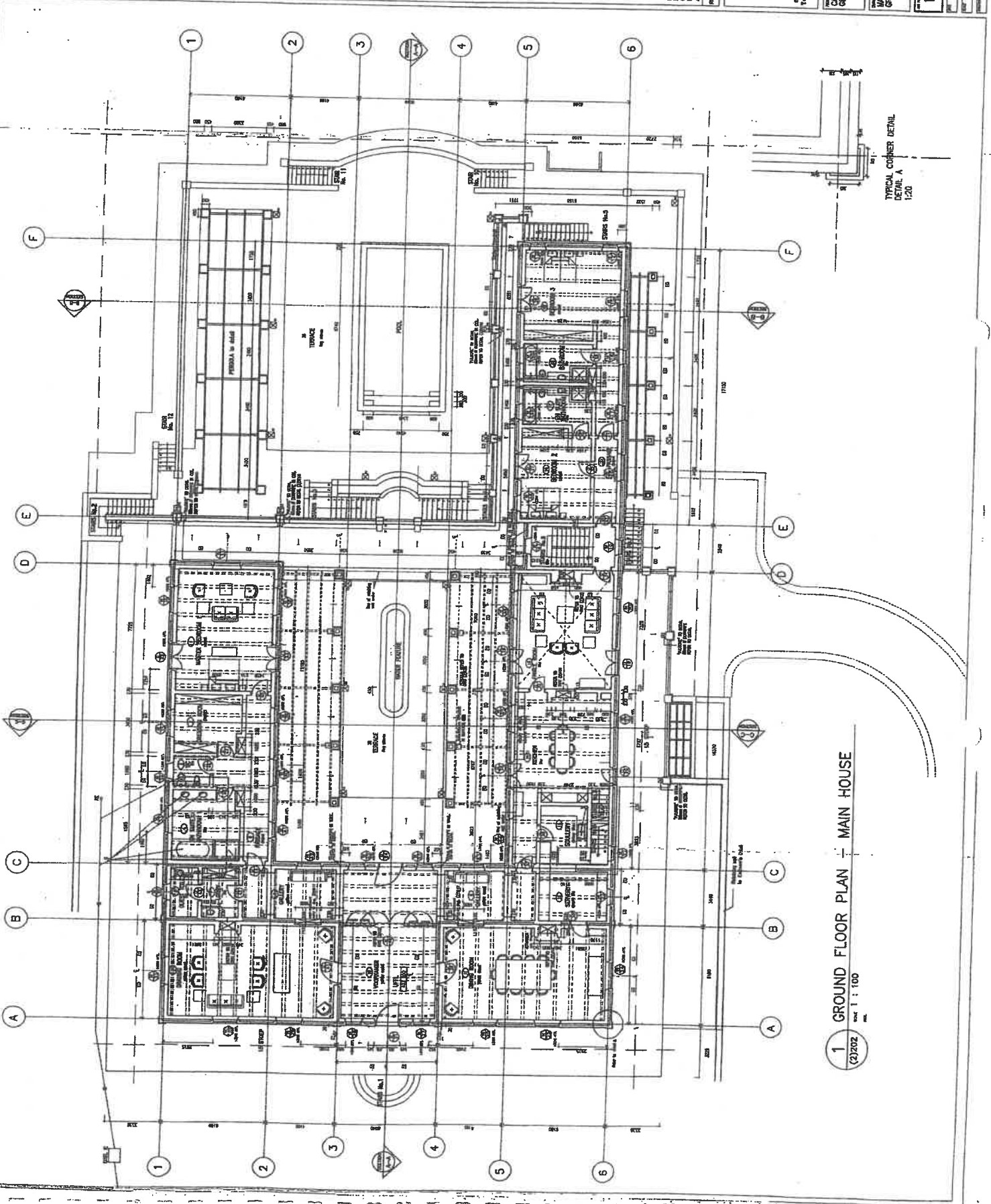
NO.	DATE	DESCRIPTION
14	11/14/09	AMENDMENT TO BRACKETWORK BETWEEN
13	12/14/09	WALL CORNER DETAIL A
12	11/14/09	WALL CORNER DETAIL A
11	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
10	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
9	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
8	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
7	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
6	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
5	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
4	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
3	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
2	11/14/09	REVISIONS TO BRACKETWORK BETWEEN
1	11/14/09	REVISIONS TO BRACKETWORK BETWEEN

**MUNNIK
 VISSER**
 ARCHITECTS

445 Shortmead Street, Cape Town, 8001
 Tel: (+27) 21 462 4620 - Fax: (+27) 21 462 4628
 Email: info@munnikvisser.com

PROJECT: CALDERMAN WINE ESTATE
 CLIENT: GLENHART STELLERSCHAP

DATE: 07/02/09
 DRAWING NO: K69 (2)202
 SHEET NO: 14



1 GROUND FLOOR PLAN - MAIN HOUSE
 scale 1 : 100

TYPICAL CORNER DETAIL
 DETAIL A
 1:20