



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9042
Erf Number: Erf 5129, Stellenbosch
Your Reference Number: None
Enquiries: P Molele
Contact No. : 021 808 8951

REGISTERED MAIL

PJ De Roubaix
8 Brandwacht Street
Brandwacht
Stellenbosch
7600

Sir/Madam

APPLICATION FOR DEPARTURE: ERF 5129, 8 BRANDWACHT STREET, STELLENBOSCH.

1. Your application for departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, to relax both street building lines (Brandwacht street) from **4.6m** to **1.0m** and (Ditmars Street) from **4.6** to **1.1m** to accommodate the proposed new swimming pool on Erf 5129, Stellenbosch, as indicated on Drawing No. MU00, dated 2018-10-30, (see APPENDIX 1), refers.
2. The Authorised Employee hereby **approves, in whole** your application for a departure in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that;
 - The approval applies only to the application for departure in question (see **APPENDIX 1**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
 - Building plans be submitted, all applicable departmental recommendations be obtained and building plans be approved by this Municipality, prior to any building work commencing on site;

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- This approval becomes null and void if approval could not be obtained from Council's internal departments, e.g. Fire Services, Engineering Services, Building Management, Heritage & Environment, etc;
 - This departure shall lapse if not exercised within 5 years from date of final notification;
 - Council reserves the right to impose further conditions if deemed necessary.
3. Reasons for the above decision are as follows:
- The adjacent affected property owner(s) granted their written consent and no further advertising was deemed necessary;
 - The proposed land use is in line with the zoning of the property;
 - All other land use parameters will still be complied with;
 - All other departments will still be afforded an opportunity to comment on the final building plan, which may result in the amendment of the approval;
 - The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment;
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015 and that all appeal submissions and processing must be in compliance with the procedures for appeals stipulated in section 80 of the said legislation.
5. If you intend to appeal, the appeal form must be completed and 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, 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 6899, or hand delivered to the Advice centre, within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.
6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.



7. 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



TABISO MFEYA

THE AUTHORISED EMPLOYEE

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

18/04/2019

DATE

APPENDIX 1

Proposed Building Plan



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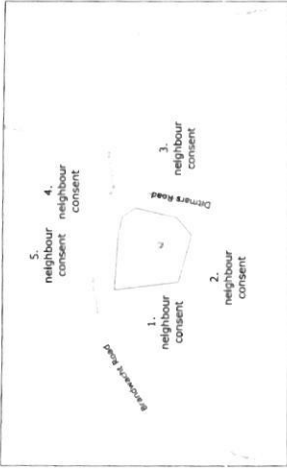
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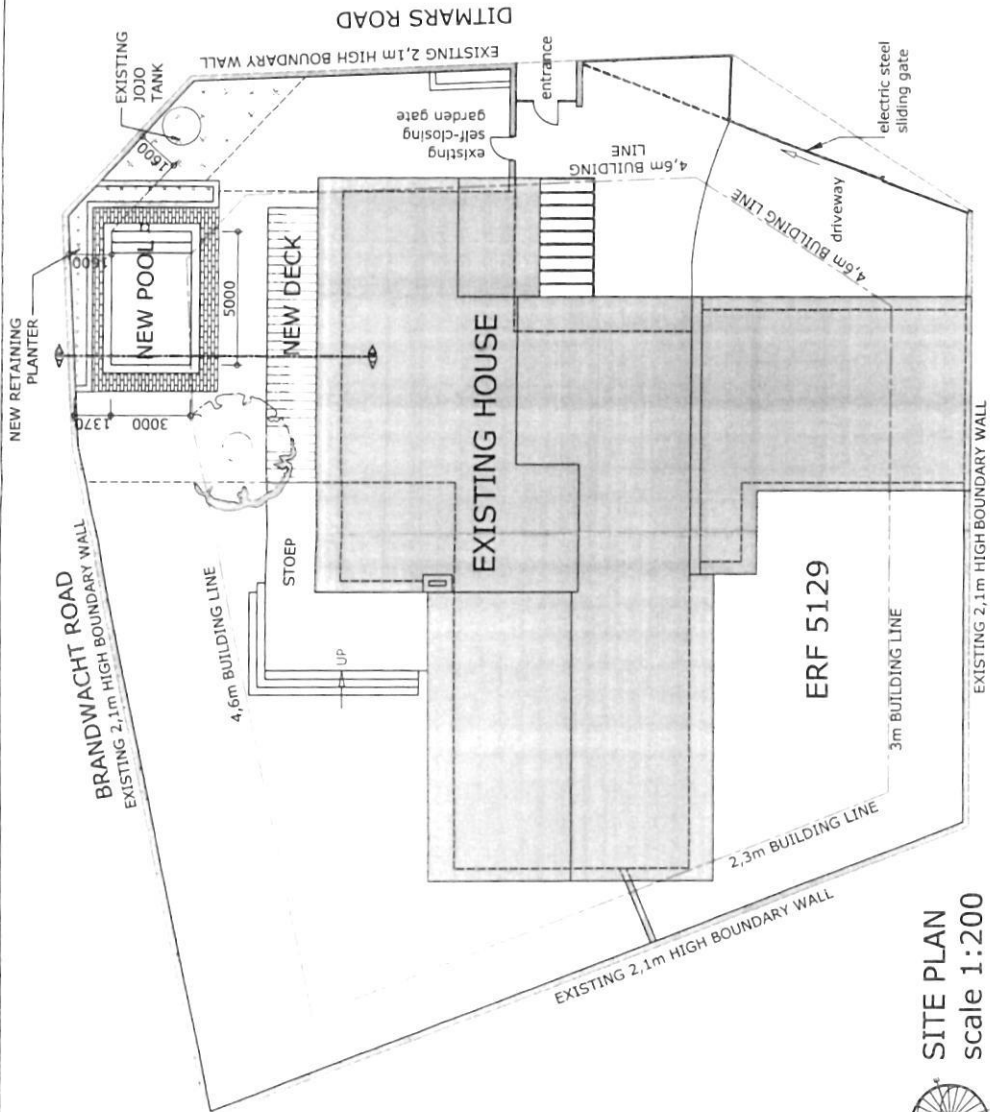
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NEIGHBOUR'S CONSENT:

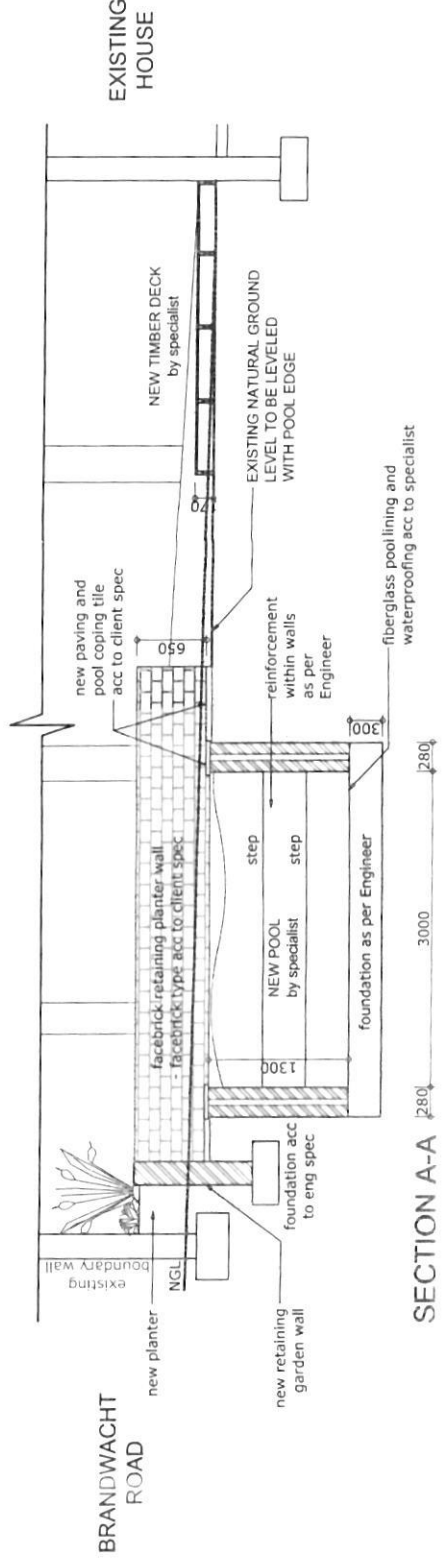
- 1 NAME & SURNAME: BARBARA KLOOS
ID NUMBER: 5711250108088
ERF NUMBER: 5728
SIGNATURE OF APPROVAL:
- 2 NAME & SURNAME: Attached
ID NUMBER:
ERF NUMBER:
SIGNATURE OF APPROVAL:
- 3 NAME & SURNAME: E.F. BAKER
ID NUMBER: 5609090003080
ERF NUMBER: 5115
SIGNATURE OF APPROVAL:
- 4 NAME & SURNAME: Heine Andrus
ID NUMBER: 780124515010
ERF NUMBER: 4936
SIGNATURE OF APPROVAL:
- 5 NAME & SURNAME: H.P. E. ADP.R.
ID NUMBER: 7204455157085
ERF NUMBER: 6093
SIGNATURE OF APPROVAL:



LOCATION PLAN
no scale



SITE PLAN
scale 1:200



SECTION A-A
scale 1:50

tim ziehl
ARCHITECTS

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Black Horse Centre
Cnr. Dorp- & Market Streets
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S.A.C.A.P. no: 5394 (Tim Ziehl)

PROJECT:	HOUSE DE ROUBAIX	NEW POOL AT EXISTING HOUSE FOR MR. & MRS. DE ROUBAIX ON ERF 5129
TRAINING:	NEW POOL	BUILDING LINE ENCROACHMENT
DATE:	2018-10-30	DATE CHECKED: 1007
SCALE:	AS SHOWN	DRAWING NO. MU00