APPLICATION FOR DEPARTURE: ERF 2860, IDAS VALLEY, 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 the common building lines (both sides and the back) from 1.5m to 1.2m (adjacent to Erf 2859) and 0m and to exceed the permissible coverage from 50% to 54% in order to accommodate the proposed dwelling and associated outbuilding on Erf 2860, Stellenbosch, as indicated on Drawing No. 2860_S1b1, dated May 2019, (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 must be submitted, all applicable departmental recommendations be obtained and building plans be approved by this Municipality, prior to any building work commencing on site:
   
   • 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, etc.
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.
- The subject application can for the above-mentioned reasons be supported from a land use management perspective, considering that all due administrative processes to make an informed decision has been complied with.

4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) 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.

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

[Signature]

THE AUTHORISED EMPLOYEE (T MFEYA)

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

11/05/2019

DATE
APPENDIX 1

Proposed building plan