



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/8599
Erf Number: Erf 11886, STELLENBOSCH
Your Reference Number: None
Enquiries: R Fooy
Contact No. : 021 808 8680

REGISTERED MAIL

Dick Crane Architect
P. O. Box 238
Stellenbosch
7599

Sir/Madam

APPLICATION FOR DEPARTURE: ERF 11886, 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:

- for the relaxation of the street building line from 3m to 0m and
- for the relaxation of the side building line from 1.5m to 0m;

to accommodate the proposed carport as indicated on Drawing No. 1812, Drawn by Dick Crane Architects CC, Dated August 2018 (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 and be approved by this Municipality, prior to any building work commencing on site;
- A development contract be entered into between the Directorate Engineering Services and the applicant prior to any building plans being approved by the Municipality should it be required,
- The building plans may not differ substantially from the Site Development Plan attached in **Annexure 1** of this letter of approval;
- This departure approval 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 affected property owner(s) have no objection to the proposal and no further advertising was deemed necessary.
 - The proposed land use is in line with the zoning of the property.
 - The additional area of building being applied for, is a covered area which is to be enclosed and included within the existing GLA of the existing building.
 - 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 proposed departure to under provide onsite parking is supported as alternative parking has been provided within close proximity of the subject property (Across the road) which can also easily be accessed by visitors to the facility.
 - 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 have 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.
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

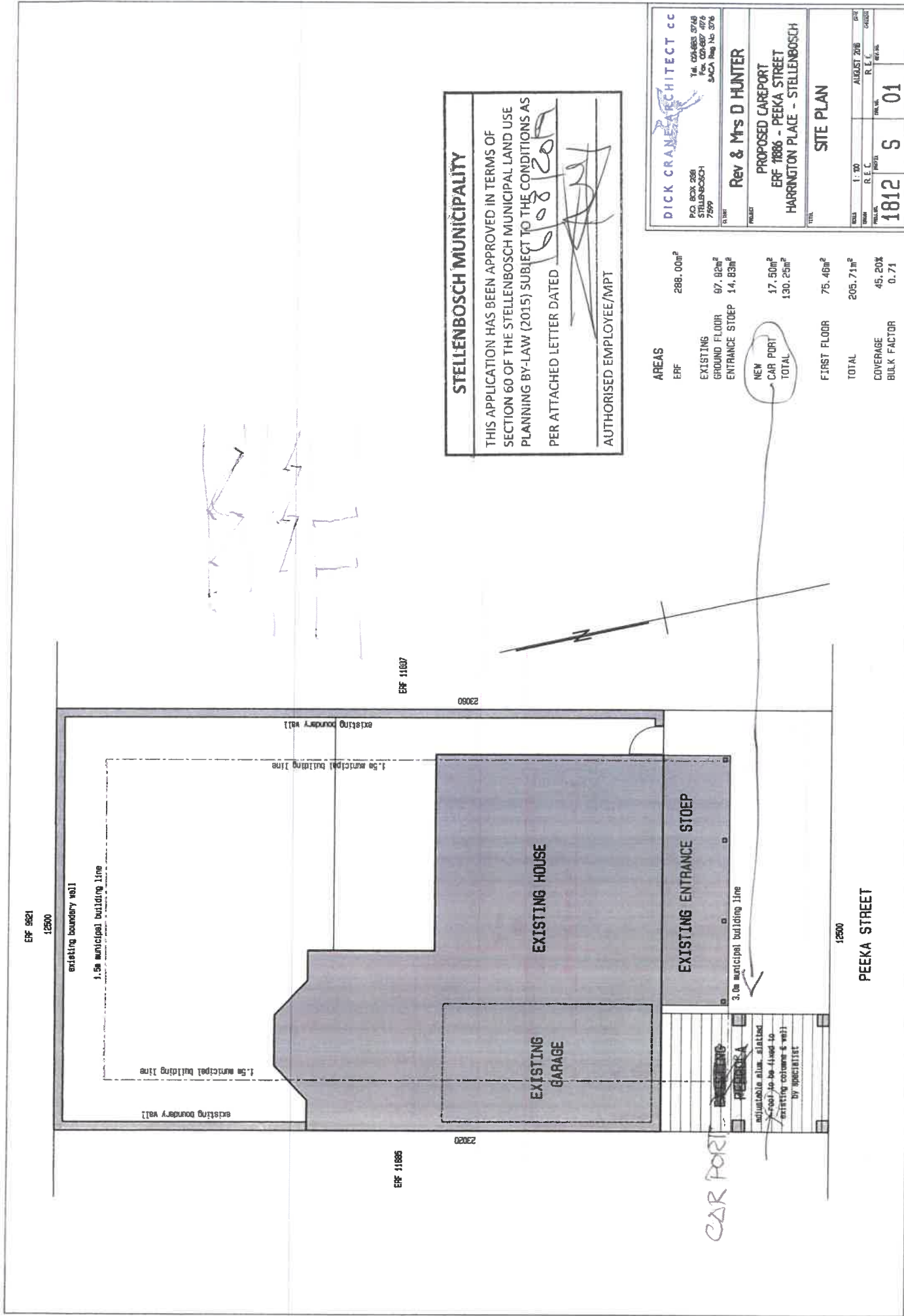
DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

22/08/2019
DATE

APPENDIX 1

Proposed Building Plan / Site Development Plan





STELLENBOSCH MUNICIPALITY

THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 16/08/2018

AUTHORISED EMPLOYEE/AMPT

DICK CRANE ARCHITECT CC
 P.O. BOX 2081
 STELLENBOSCH
 7899

Tel: 021-483 5748
 Fax: 021-487 4716
 SACPA Reg No: 376

Rev & Mrs D HUNTER

PROPOSED CAREPORT
 ERF 11886 - PEEKA STREET
 HARRINGTON PLACE - STELLENBOSCH

1812 S 01

SITE PLAN

DATE: 1:30 AUGUST 2018
 DRAWN: R.E.C.
 CHECKED: R.E.C.
 PROJECT: 1812 S 01
 REVISED: R.E.C.

AREAS

ERF	288.00m ²
EXISTING	
GROUND FLOOR	97.82m ²
ENTRANCE STOEP	14.83m ²
NEW	
CAR PORT	17.50m ²
TOTAL	130.25m ²
FIRST FLOOR	75.46m ²
TOTAL	205.71m ²
COVERAGE	45.20%
BULK FACTOR	0.71

APPENDIX 2

Locality Plan

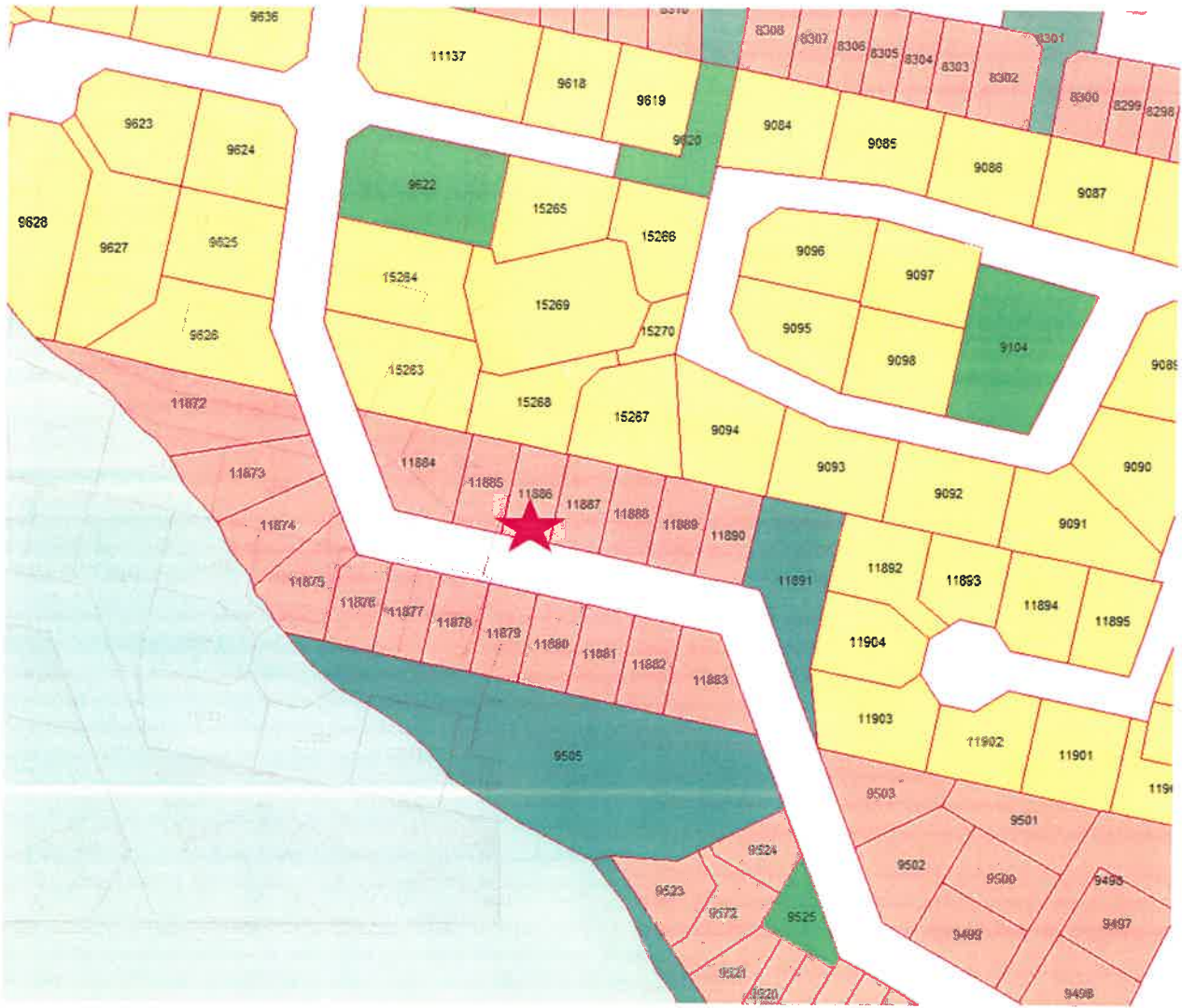


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 **THE SITE**

LOCALITY PLAN

