



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: *LU/11134*

Erf Number: Erf 681, Pniel

Your Reference Number:

Enquiries: *A Gwintsa*

Contact No. : *021808-8681*

REGISTERED MAIL

Emile Jacques Myburgh

P.O Box 87

Pniel

7681

Sir/Madam

APPLICATION FOR DEPARTURE: ERF: 681, KLOOF STREET, PNIEL

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 street building line from **4m to 2.5m** and to **0m** respectively for the proposed double garage and the porch of the proposed dwelling house, as indicated on Drawing Number100, Drawn by RDC Designs cc Architectural Technologies, Dated 02/12/2019 (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.
 - This departure approval shall lapse if not exercised within 5 years from date of final notification;
 - The Municipal decision making authority reserves the right to impose further conditions if deemed necessary

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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 notification of this decision 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



THE AUTHORISED EMPLOYEE (TABISO MFEYA)
DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

12/02/2020

DATE

APPENDIX 1

Proposed building plan



