



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9366
Erf Number: Erf 451, Le Roux Franschhoek
Your Reference Number:
Enquiries: A Gwintsa
Contact No. : 021808-8681

REGISTERED MAIL

Ruth Morgan
25 Park Street
Le Roux
Franschhoek
7690


Sir/Madam

APPLICATION FOR DEPARTURE: ERF: 451, 25 PARK STREET – LE ROUX, FRANCHHOEK

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 **4.6m to 2m and to 0m** respectively for the proposed lounge and carport as well as the lateral building line from **1.2m to 0m** for the proposed carport and to exceed the permissible coverage of **30% to 39%**, for the proposed additions on the property, as indicated on Drawing Number 451 Le Roux FH, Drawn by Masterplan Projects Architecture, Dated 27-11-2018(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, 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
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. You are also informed that should you want to submit building plans within the 21 day appeal period that you must, in writing, waive your right to appeal and submit it together with your building plan application.
7. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully



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

11/07/2019

DATE

APPENDIX 1

Proposed building plan



