



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17070 (TP688/2024)

Our File Reference Number: Erf 17645, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2023 ON ERF 17645, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.

2.1. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a departure to relax the street building line from 2m to 1m for the proposed swimming pool on Erf 17645, Welgegund Domaine Prive Estate, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

2.2.1. The approval only applies to the proposed departures under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.2.2. The development and final building plans must be undertaken generally in accordance with the building plan as referenced, Drawing1 No: LAD_001, LAD_003 dated 27/11/2023, drawn by Justin Braithwaite Architects and attached as **Annexure B**.

2.2.3.The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive then the most restrictive conditions will apply.

2.2.4.The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.3. The reasons for the above decision are as follows:

2.3.1.The encroachment of the building lines does not undermine the character of the area due to the use (swimming pool) and the small scale thereof.

2.3.2.The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

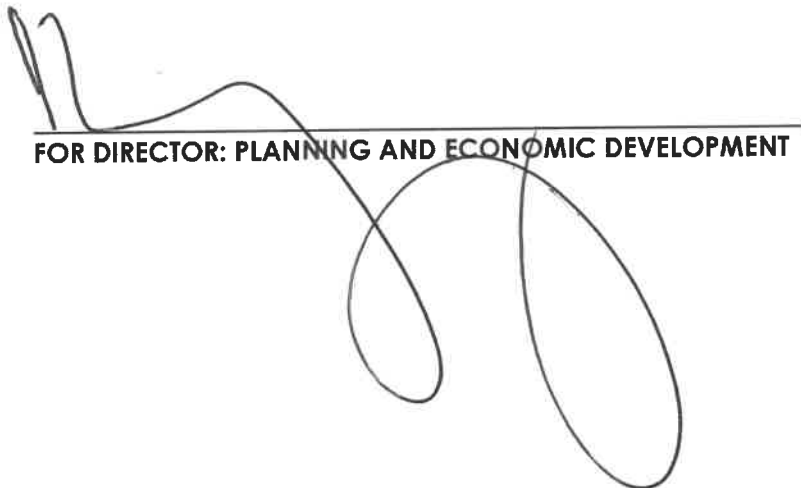
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, 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.

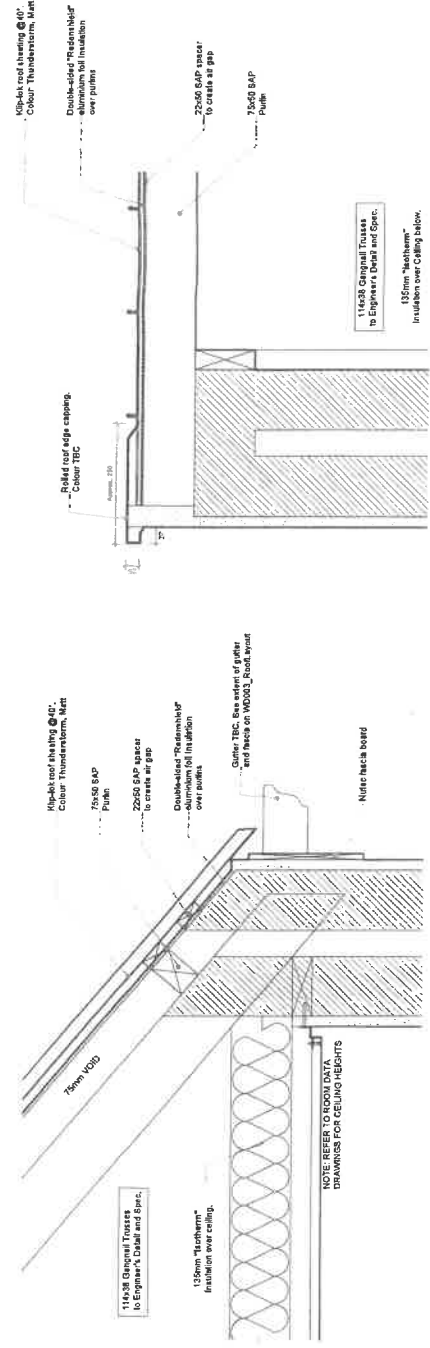
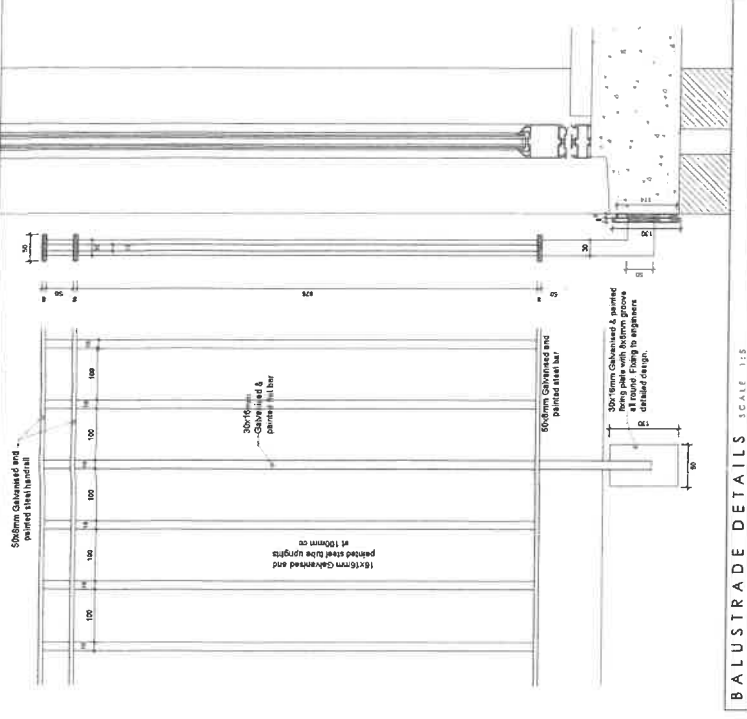
Yours faithfully



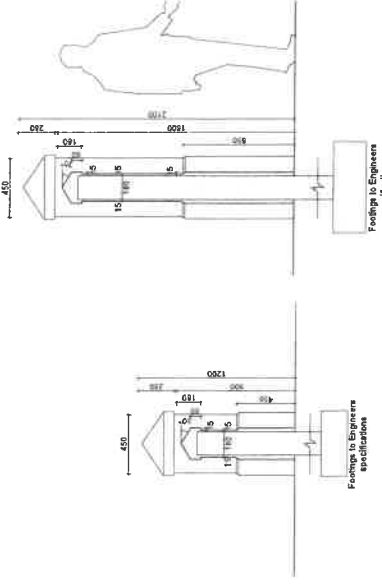
A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over the printed text 'FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT'.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

19/7/2024
DATE



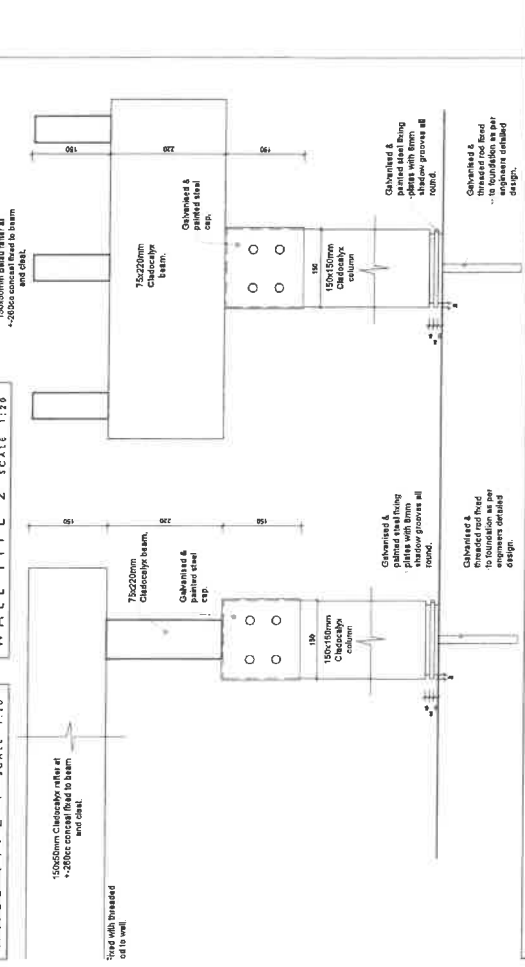
BALUSTRADE DETAILS SCALE 1:15



WALL TYPE 1 SCALE 1:20



WALL TYPE 2 SCALE 1:20



PERGOLA DETAILS SCALE 1:15

HOUSE MYNHARDT

JUSTIN BRAITHWAITE ARCHITECTS

2205

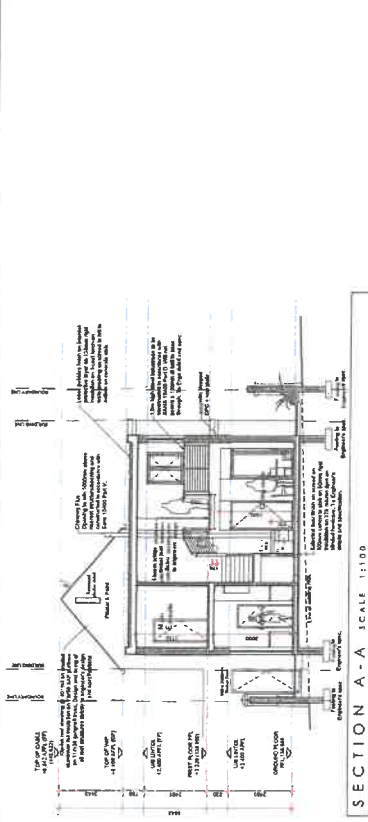
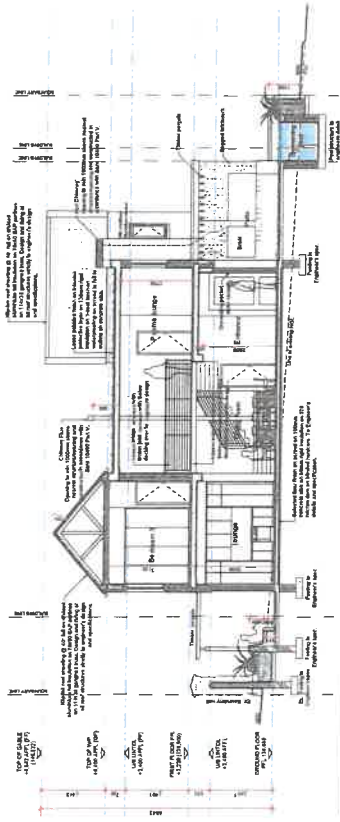
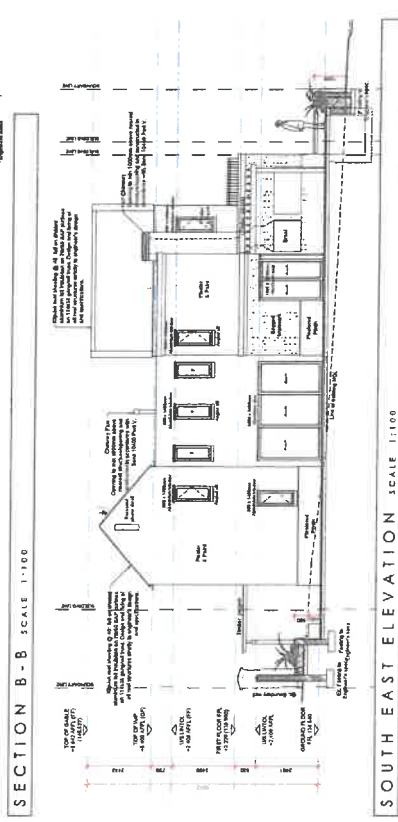
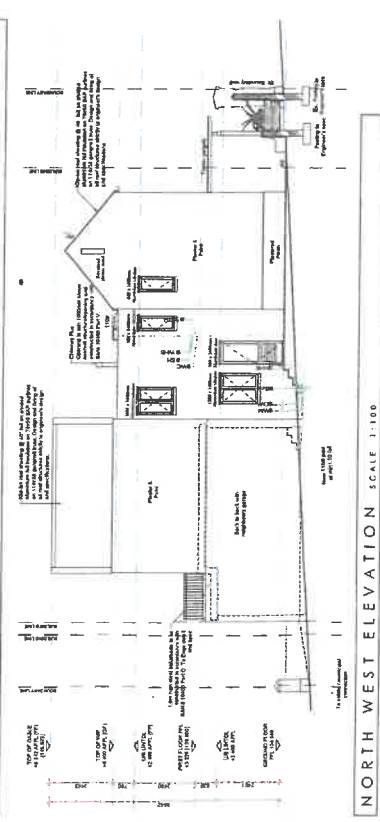
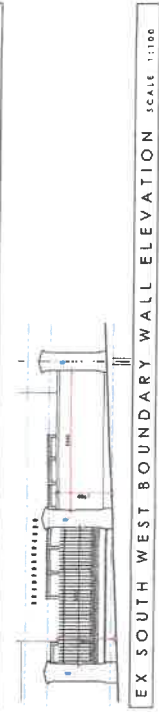
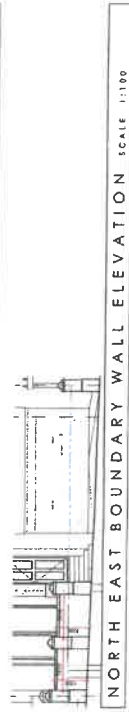
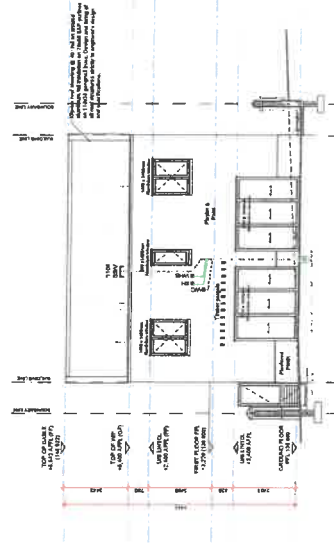
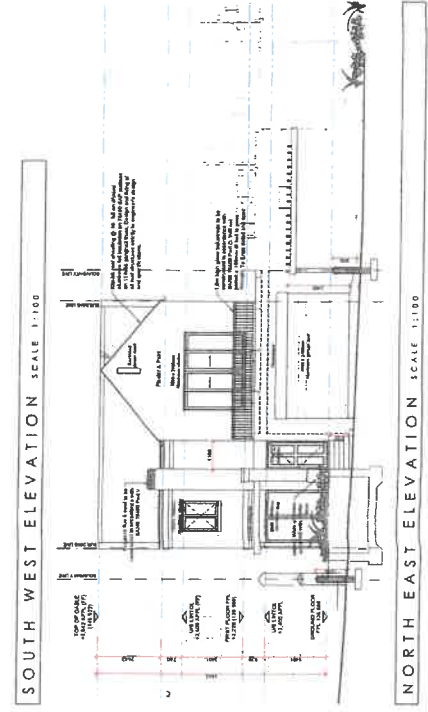
LAD_003

1

ARCHITECT

CLIENT

APPROVED 27/11/2023



M. A. H. S. A. P.
WILSHACH

APPROVED 27/11/2023

NOTE
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

1. All dimensions are given in millimeters unless otherwise stated.
2. All materials and finishes are to be of a standard acceptable to the Architect.
3. All work is to be carried out in accordance with the latest edition of the Building Regulations.
4. All work is to be carried out in accordance with the latest edition of the Building Regulations.
5. All work is to be carried out in accordance with the latest edition of the Building Regulations.
6. All work is to be carried out in accordance with the latest edition of the Building Regulations.
7. All work is to be carried out in accordance with the latest edition of the Building Regulations.
8. All work is to be carried out in accordance with the latest edition of the Building Regulations.
9. All work is to be carried out in accordance with the latest edition of the Building Regulations.
10. All work is to be carried out in accordance with the latest edition of the Building Regulations.

HOUSE MYNNHARDT

JUSTIN BRAITHWAITE ARCHITECTS

20205 1

LAD_002

LOCAL AUTHORITY