



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16732(TP631/2024)

Our File Reference Number: Erf 16090, 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 PERMANENT DEPARTURE ON ERF 16090, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the following application(s) in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a departure to relax the street building line from 3m to 1m in order to accommodate the proposed braai area on Erf 16090, 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:

- i. The development must be undertaken in accordance with the referenced Site/Ground Plan with Drawing No. STL 16090 01- 04, dated November 2024 and drawn by GK Architects and attached as **Annexure A**.
- ii. The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- iii. 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.
- iv. Building plans must be generally in accordance with the site plan/floor layout plan as referenced drawing no. STL 16090 01- 04, dated November 2024 and drawn by GK Architects and attached as **Annexure A**.

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

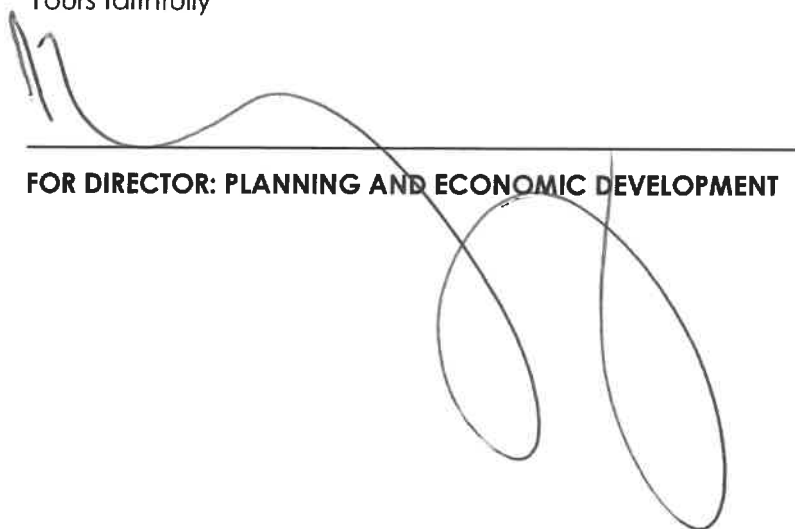
2.3.1. The proposed development is an extension of the existing land use of the property and will thus have not impact negatively on the character of the area.

2.3.2. The proposal is supported by the Brandwacht Aan Rivier HOA.

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



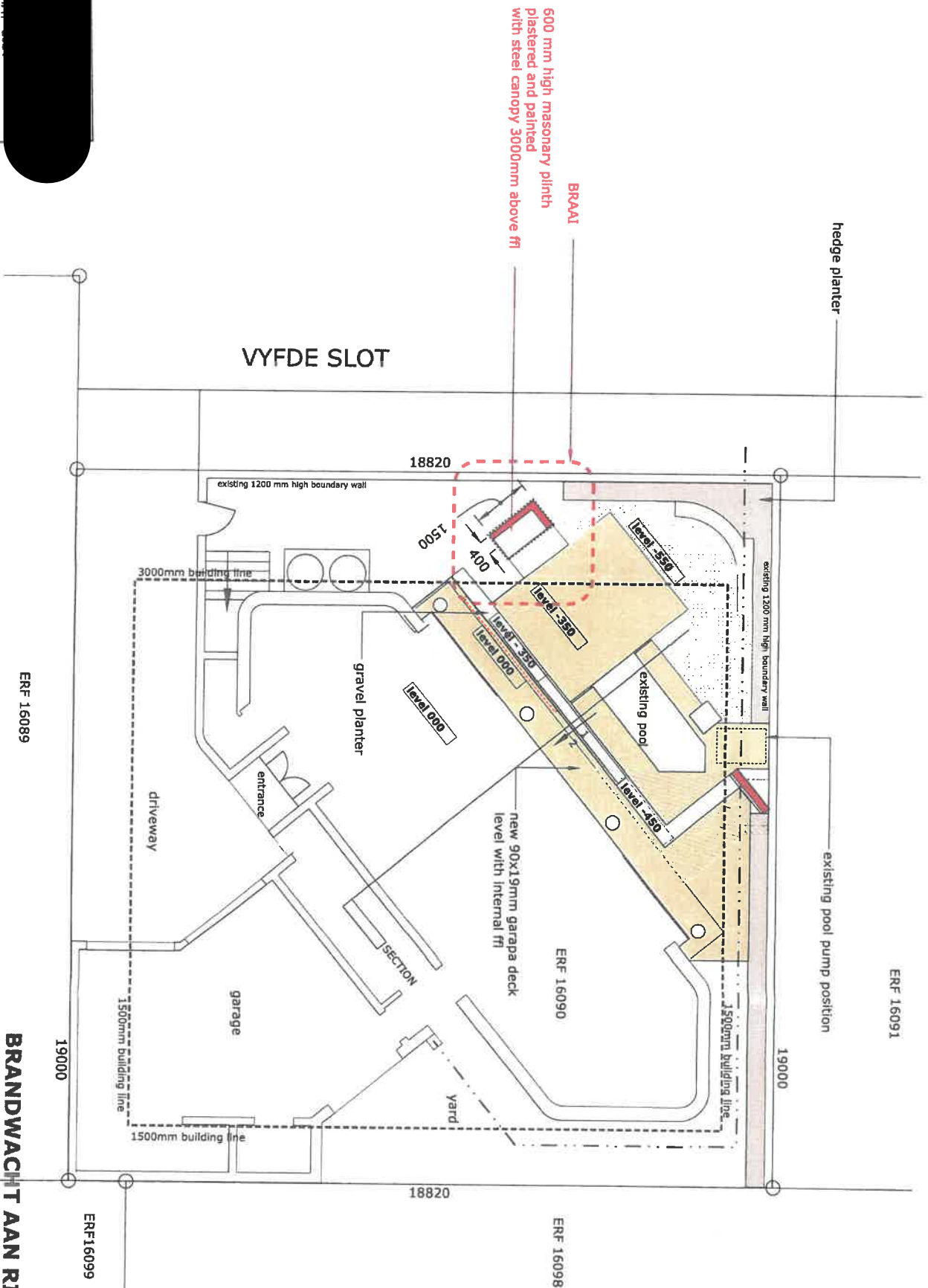
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FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/4/2024
DATE

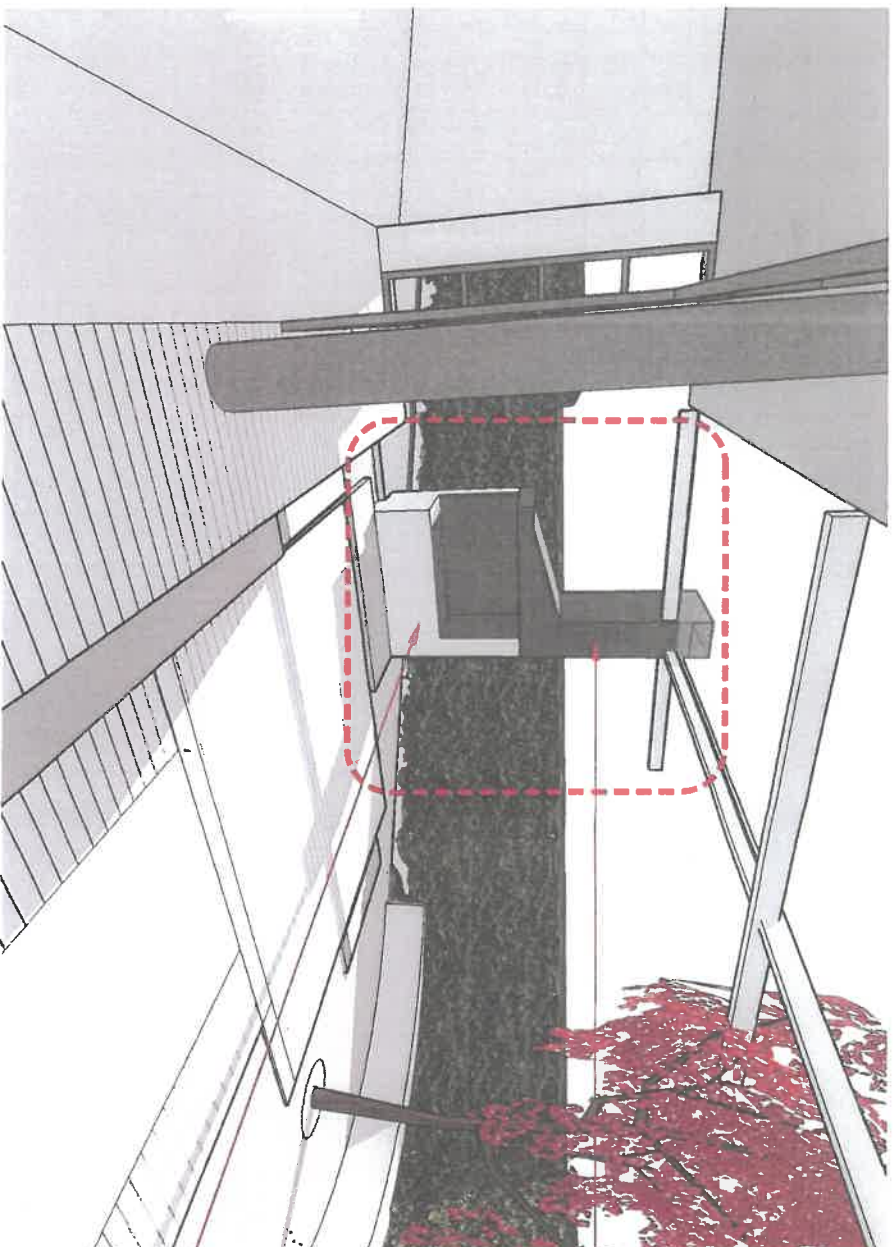
SIGN
SUPPORTED
[Redacted Signature]

Plan No. 516090 01
Date: November 2024



PLAN 1.100

BRANDWACHT AAN RIVIER
ERF 16090
9 VYFDE SLOT
House Arndt
Proposed braai



pergola column integrated
in braai chimney

brick structure 1500 mm high

deck view

Plan No.: STL 16090 02
Date: November 2024

07 MAY 2024

SUPPORTED

SIGN

Arndt

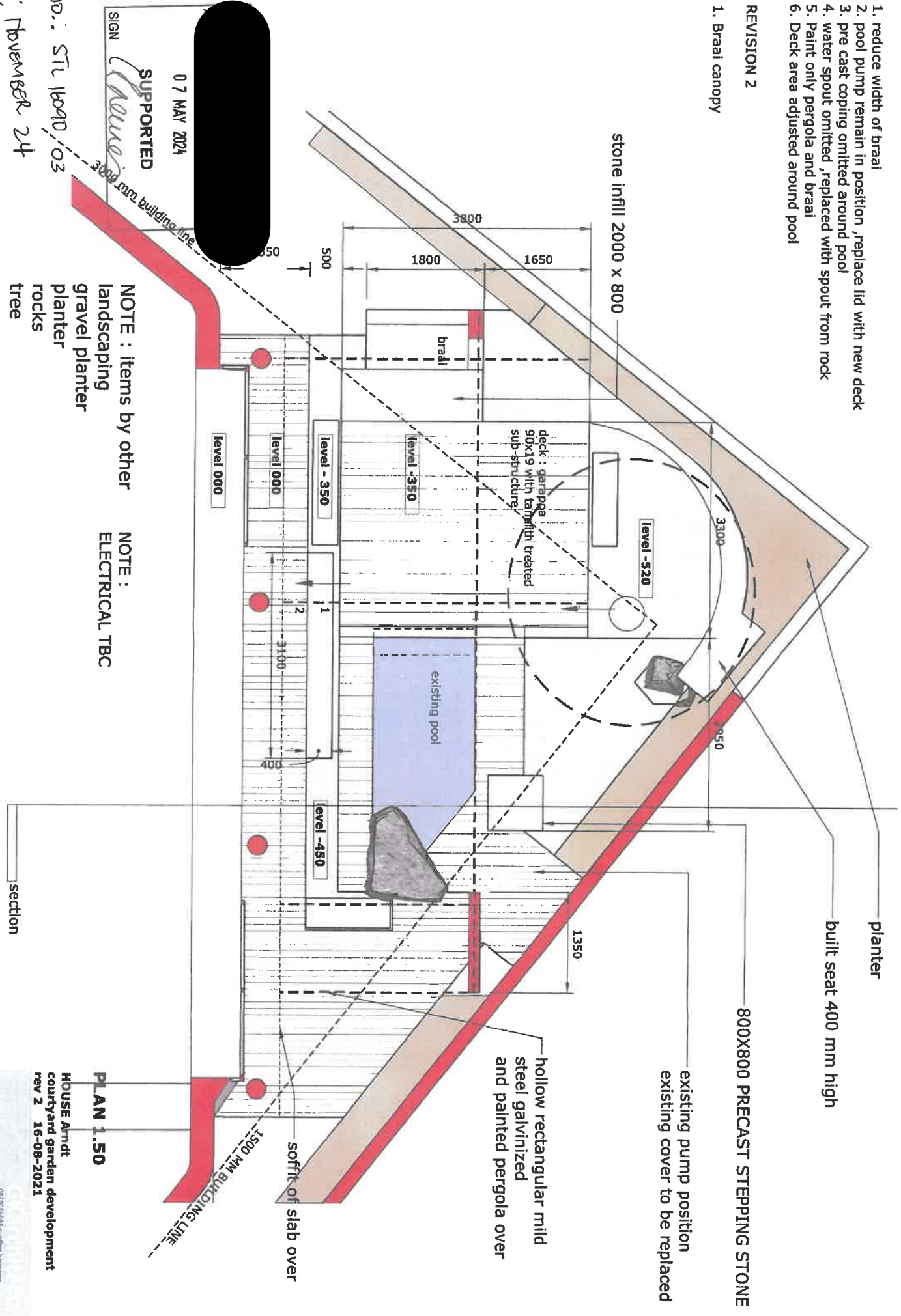
**BRANDWACHT AAN RIVIER
ERF 16090
9 VYFDE SLOT
House Arndt
GARDEN DEVELOPEMENT**

REVISION 1

1. reduce width of braai
2. pool pump remain in position ,replace lid with new deck
3. pre cast coping omitted around pool
4. water spout omitted ,replaced with spout from rock
5. Paint only pergola and braai
6. Deck area adjusted around pool

REVISION 2

1. Braai canopy



07 MAY 2024
SUPPORTED
SIGN

Plan NO.: STL 16090/03
DATE: November 24

NOTE : Items by other
landscaping
gravel planter
planter
rocks
tree

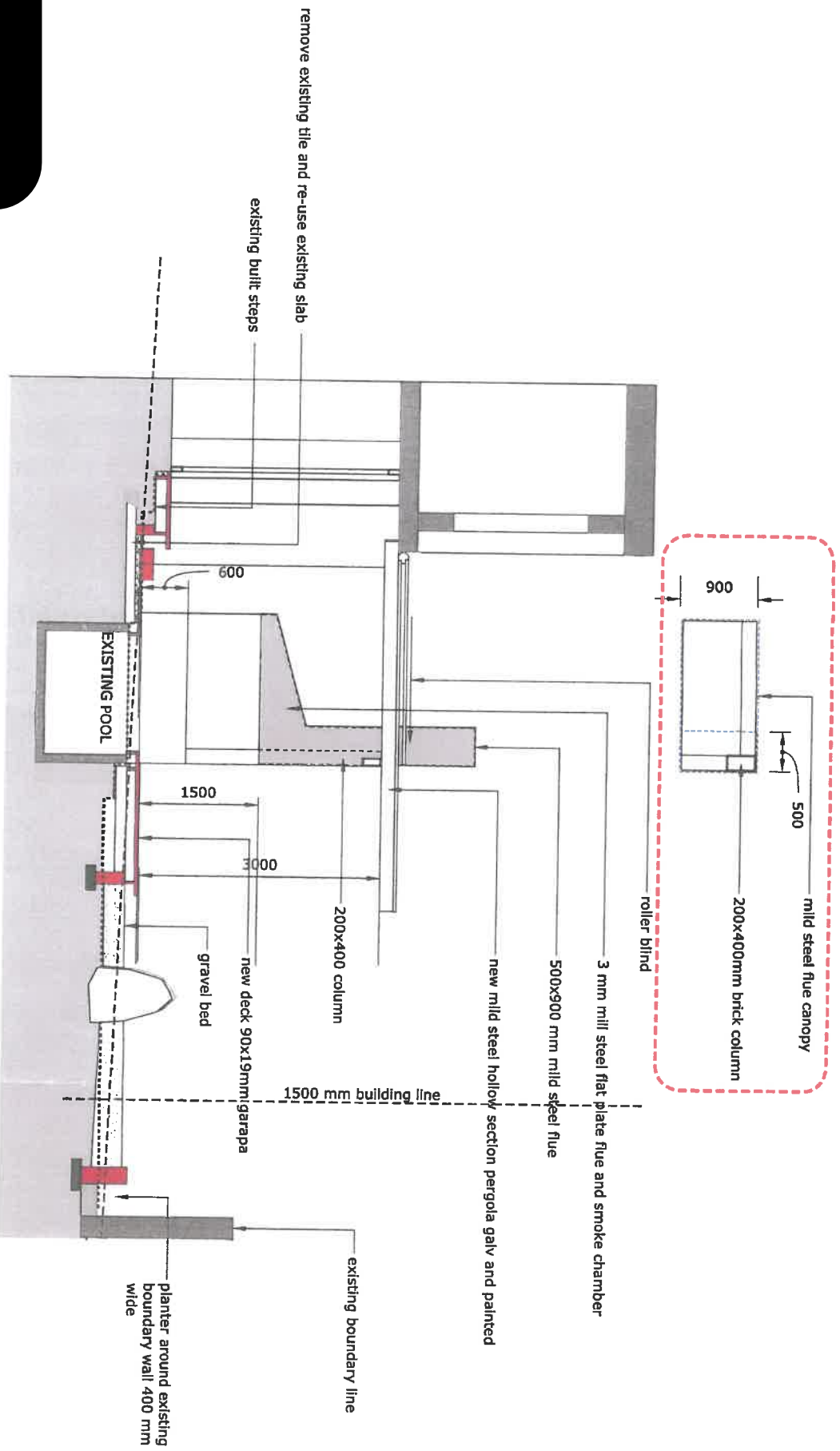
NOTE :
ELECTRICAL TBC

section

PLAN 1.50

HOUSE AND
courtyard garden development
rev 2 16-08-2021

BRAAI STRUCTURE
PLAN 1.50



SECTION 1.50

07 MAY 2024
SUPPORTED
SIGN

PLAN No.: SL 16090 of
DATE: November 2024

BRANDWACHT AAN RIVIER
ERF 16090
9 VFDE SLOT
House Arndt
GARDEN DEVELOPEMENT

GK architects
10236965066 gundher toppeier
GARDEN DEVELOPEMENT