STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP 576/2023
Our File Reference Number: Erf 14812, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

**PER E-M** [redacted]

Sir / Madam

**APPLICATION FOR A DEPARTURE: ERF 14812, 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 14812, Stellenbosch for:

(a) A Permanent Departure in terms of Section 15(2)(b) of the said bylaw to relax the common building line adjacent to Erf 14813, Stellenbosch from 1,5m to 0m in order to accommodate the proposed braai area on Erf 14812, Stellenbosch.

**BE APPROVED** in terms of Section 60 of the said Bylaw.

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

3.1 The approval only applies to the departure application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 The development and building plans be generally in accordance with the Site Plan as referenced on Drawing No. MAR-HS, dated June 2022 and drawn by Louis van Tonder Draughting Services attached as **Annexure A.**

3.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.4 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.

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

4.1 The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

5. 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.

6. 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.

7. **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**

8. 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.

9. 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.

10. 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.

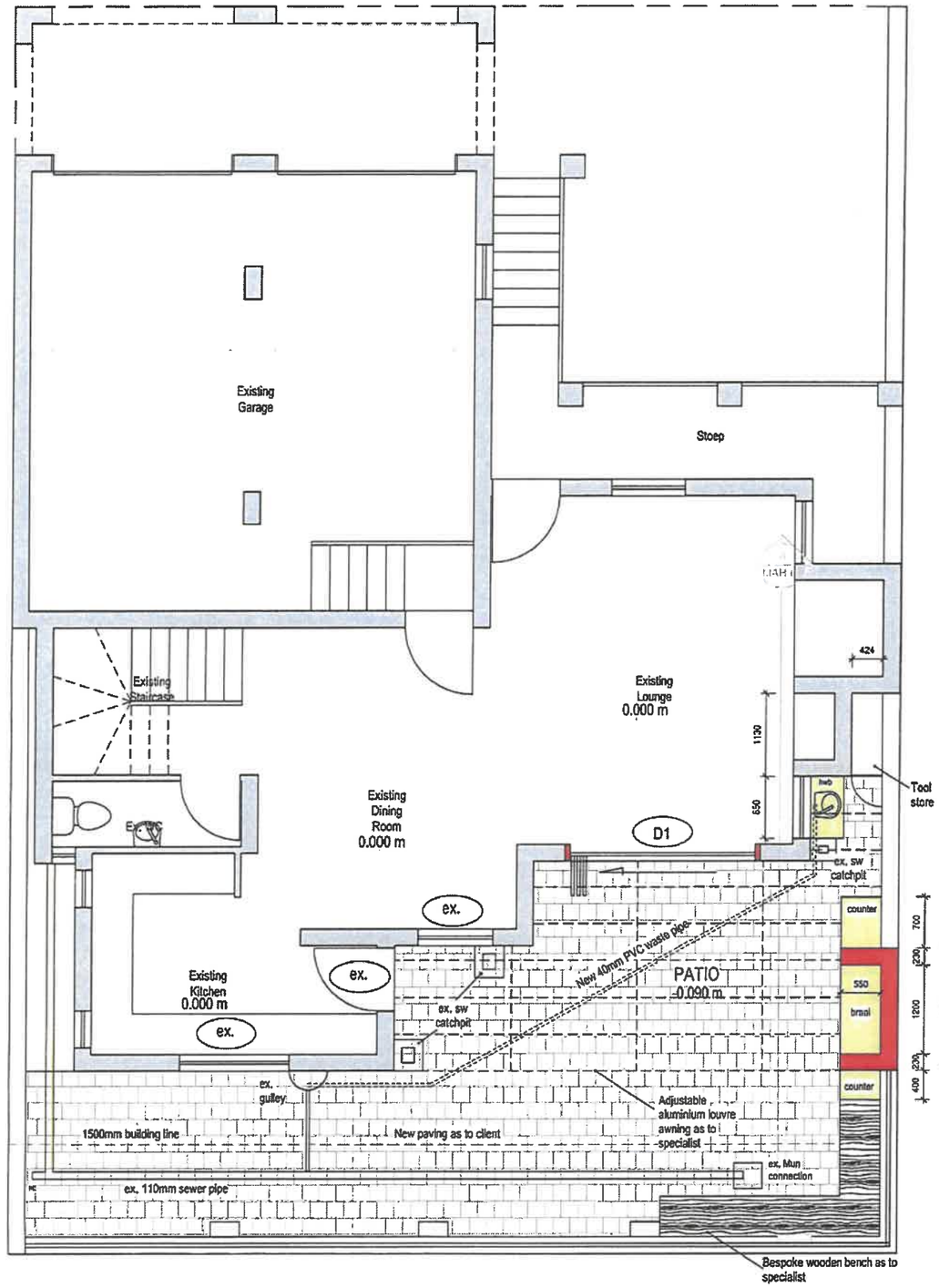
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. 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

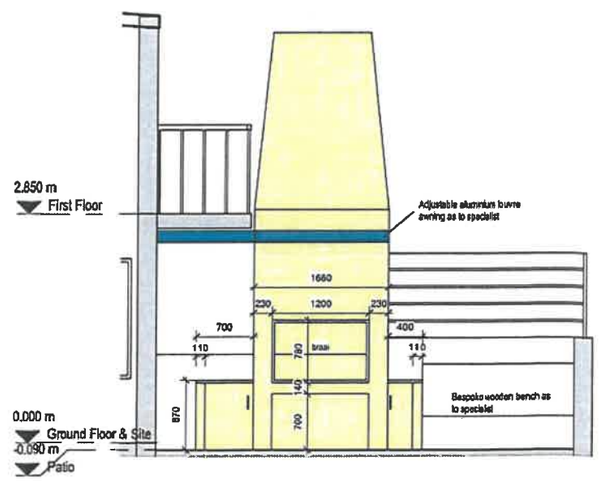
**MANAGER: LAND USE MANAGEMENT**
**DATE** 19-11-2025

Annexure A
Building Plan




## 1 Ground Floor & Site
1 : 50

## 2 South Elevation
1 : 50




## 3 Section 1
1 : 50

WELGEVONDEN ESTATE

Estate Manager
Gawie Marx

Estate Review Architect
Francois Malan

Date of approval: July 2022

**Existing areas:**

| | |
|---|---|
| Existing Erf: | 204 m² |
| Existing Dwelling: | 186 m² |
| New Awning: | 17.31m² |

Architect's Signature

Owner's Signature

ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BEFORE ANY BUILDING WORK BEGINS WRITTEN DIMENSIONS ALWAYS TAKE PREFERENCE AND LARGE SCALE DRAWINGS ALWAYS TAKE PREFERENCE OVER SMALL SCALE DRAWINGS.

Alterations to Existing Building at erf 14812, Welgevonden Estate for Mr & Mrs Marais

Louis van Ton[redacted] Architects / Ar[redacted]

Plan, Section & Elevations

| | | | |
|---|---|---|---|
| DRAWN RvT | CHECKED LvT | DATE 06/2022 | |
| BUILDING NAME MAR-HS | | SCALE 1:50 | |
| DRAWING NO MAR-01 | | REV mun1 | |