



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16643 (TP608/2023)

Our File Reference Number: Erf 5081, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 5081, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 5081, Stellenbosch for the:

3.1 Departure to relax the common building line from 2.5m to 0.86m (adjacent to Erf 5080) to regularise the existing glass stacking doors to enclose an approved roofed braai area

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

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 4.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.
 - 4.2 The development be generally in accordance with the site plan/floor layout plans as referenced Drawing No. NM-215-M201, Drawn By: Mentz studio architects, Dated: 2024/12/03 and attached as **Annexure B**.
 - 4.3 That the existing chimney of the fireplace be extended with at least 1,5 meters from the existing height as depicted on site plan/floor layout plans as referenced Drawing No. NM-215-M201, Drawn By: Mentz studio architects, Dated: 2024/12/03 and attached as **Annexure B**.

- 4.4 The payment of a contravention penalty of R 5000 in accordance with the approved Council Tariffs within 30 days from this approval being issued for the retrospective approval of the unauthorised permanent departure from a prescribed development parameter that resulted from the unauthorised commencement of the structural changes or additions to existing structures or buildings.
- 4.5 That building plans be submitted which must be generally in accordance with the site plan/floor layout plans as referenced Drawing No. NM-215-M201, Drawn By: Mentz studio architects, Dated: 2024/12/03 and attached as **Annexure B**.
- 4.6 That building plans may only be submitted after payment of the contravention penalty in 2.4
- 4.7 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.

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

- 5.1 The scale and nature of the proposed development will not compromise the existing character of the streetscape.
- 5.2 The proposal to enclose the roofed braai area may mitigate the impact of noise emitted from the use of the braai area onto the neighbouring property.

- 6. 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.
- 7. 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.
- 8. **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**
- 9. 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.
- 10. 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.

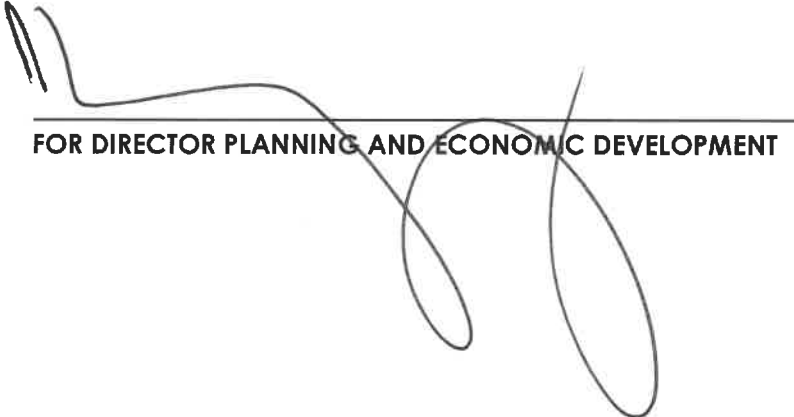
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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.

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

13. 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.

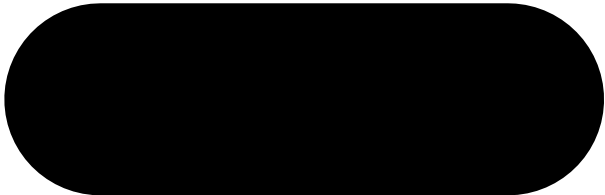
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

30/7/2025
DATE:

COPY TO OBJECTOR





<u>AREAS:</u>	
Site:	1270m ²
Existing Ground Floor:	308m ²
Existing Covered Braai Area:	32,2m ²
Existing Covered Entrance	5,4m ²
Existing Covered Walkway	15,6m ²
EXISTING Coverage:	361,2m² =28,4%

COVERAGE REMAINS UNCHANGED

APPLICANT'S SIGNATURE:

SCALE: AS SHOWN DATE: 2024/12/03

DRAWING NUMBER: NM-215-M201	DRAWN BY: NM	REVISION: 
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DRAWING:
GENERAL LAYOUT DRAWING

PROJECT:
HOUSE GREYLING

ERF 5081 - 10 LORENSZ STREET, BRANDWACHT
STELLENBOSCH. 7600

MUNICIPAL SUBMISSION

**TAX INVOICE****STELLENBOSCH**
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2025-07-30	DOCUMENT NO:	791062
ERF / FARM NO:	5081	CREATED BY:	PLANNINGP
LOCALITY:	10 Lourensz Street	APPLICATION NO:	LU/16643
OWNER'S NAME:	Pieter Wilhelm Esterhuizen	APPLICATION VAT NO:	
ADDRESS:	10 Lourensz Street Stellenbosch	VAT NO:	
		APPLICANT:	
		TEL NO:	

FEE DESCRIPTION	AMOUNT PER UNIT (R)	OF UNITS	VOTE NUMBER	AMOUNT (R)
CONTRAVENTION PENALTY - The retrospective approval of any unauthorised permanent departure from a prescribed development whe, Per application and/or per distinguishable structu	5000.0000	1	20220630081392.	5000.00
TOTAL AMOUNT PAYABLE				5000.00
VAT INCLUDED @ 15%				652.17

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BYNAME: Nicole Kalts
SIGNATURE

DATE: 30.07.2025.

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITYAPPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT**VERIFIED BY**NAME:
SIGNATURE

DATE:

BANKING DETAILS FOR EFT PAYMENT:ACCOUNT HOLDER: Stellenbosch Municipality
BANK: Standard Bank
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/_____ and ERF/FARM_____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.