



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15645

Our File Reference Number: Erf 1439, Kayamandi

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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PER E-

Sir /Madam

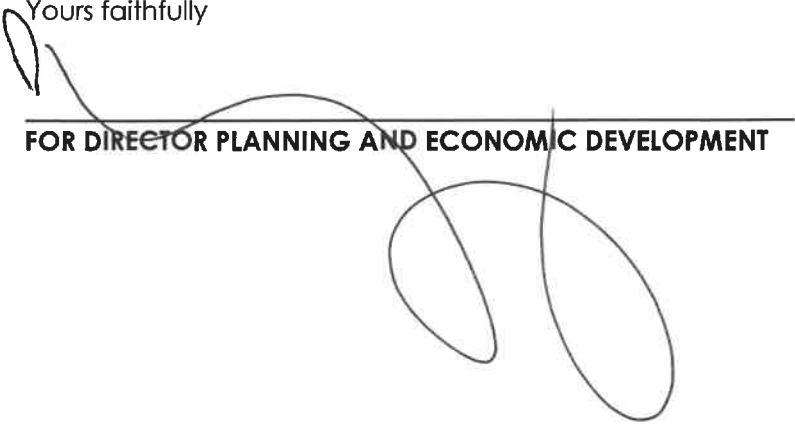
## APPLICATION FOR PERMANENT DEPARTURE ON ERF 1439, KAYAMANDI

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
  - 2.1. The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw for **Permanent Departure** to relax the street building line from 3m to 0m and the common building line (adjacent to Farm 175/33) from 3m to 0m to accommodate the proposed buildings on Erf 1439, Kayamandi, Stellenbosch:

**BE REFUSED** in terms of Section 60 of the said Bylaw.
  - 2.2. The **reasons** for the above decision are as follows:
    - 2.2.1. The relaxation of the street building line will limit the possibility of any road development into the nearby located Enkanini Informal Settlement as it will restrict the planned extension of Bridge Road to the west.
    - 2.2.2. The purpose of the 3m common building line is to create a buffer between the incompatible land uses. Maintaining the 3m building line is especially crucial for separating industrial and residential land uses.
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](mailto: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](mailto: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



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

20/10/2025  
DATE