STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17051 (TP674/2024)
Our File Reference Number: Erf 15757, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL:

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 15757, 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) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 15757, Stellenbosch:

   2.1.1 a Departure in terms of Section 15(2)(b) of the bylaw to increase the approved development footprinted of 1 000 m² to 1 042.5 m² to formalize a pool storage room with changing room and ablution facilities.

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

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

   3.1.1 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 Council or other legislation or Bylaws or Regulations that may be applicable.

   3.1.2 The development and building plans be generally in accordance with the site plan / floor layout plans as referenced, Project: 2032, Plan: LAD-001& 2-B and attached as **Annexure B**.

3.1.3 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.

3.1.4 The pool storage room with changing room and ablution facilities is to be painted to match the existing dwelling as required in terms of condition 3.2.2 of the De Bosch Estate, Architectural & Landscaping Guidelines, as approved on the 28/09/2021.

3.1.5 A contravention penalty of R5 000, relating to the unlawful utilisation of land, is payable within 30 days from the date of the letter of approval and prior to building plan approval being granted.

3.1.6 The landscaping located on the common boundary with erf 17667 be maintained to ensure that it aids in screening the pool room from view of the affected neighbour.

3.1.7 The approval only comes into effect once all relevant (or qualified) conditions of approval have been complied with.

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

4.1.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.1.2 The departure from the approved development footprint does not undermine the character of the area due to the use and small scale of the structure in relation to its surroundings.

4.1.3 The proposal is in line with the existing residential use of the property and will not have a negative impact on the character of the surrounding area in terms of its use.

4.1.4 The proposed development would not negatively affect the aesthetic appearance of property or surrounding receiving environment and the primary use of the property once the structure under consideration has been painted to match the existing dwellings finishes as required in terms of condition 3.2.2 of the De Bosch Estate, Architectural & Landscaping Guidelines.

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

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

28/10/2025
DATE

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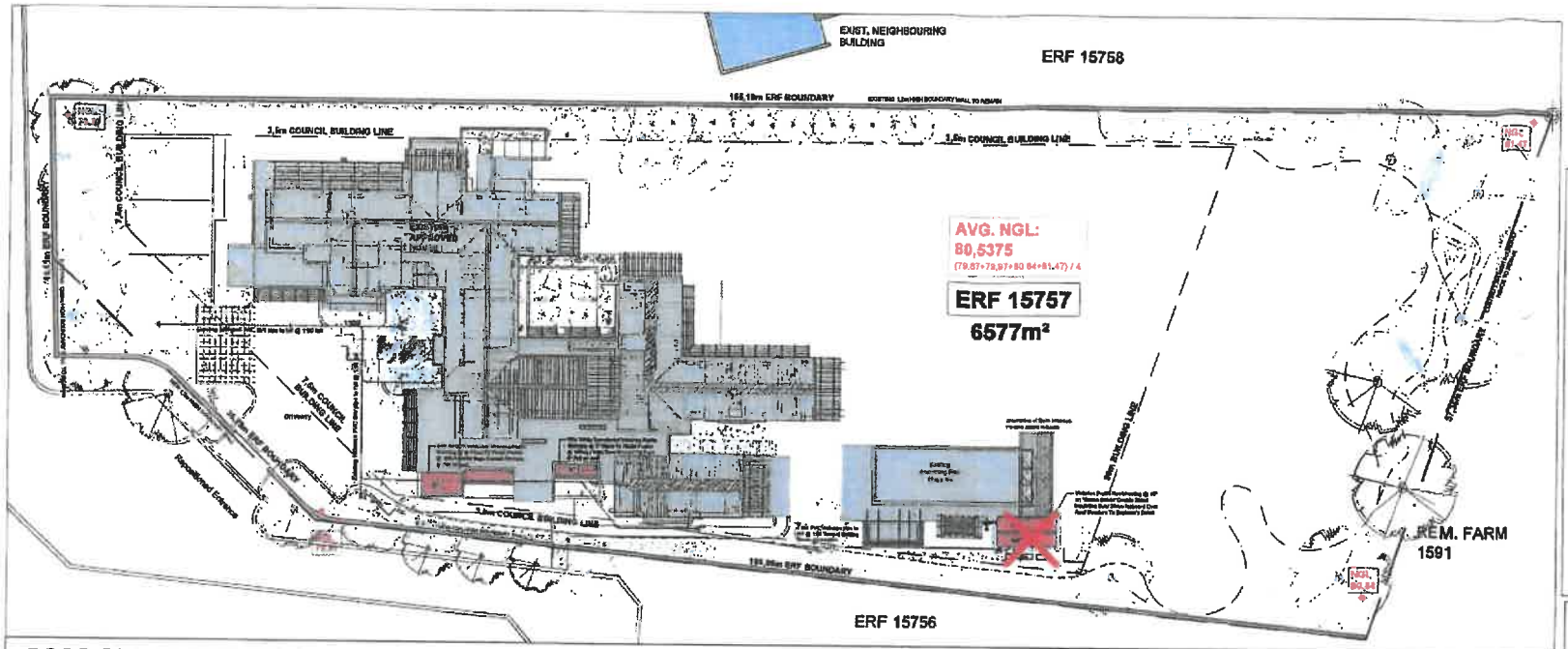
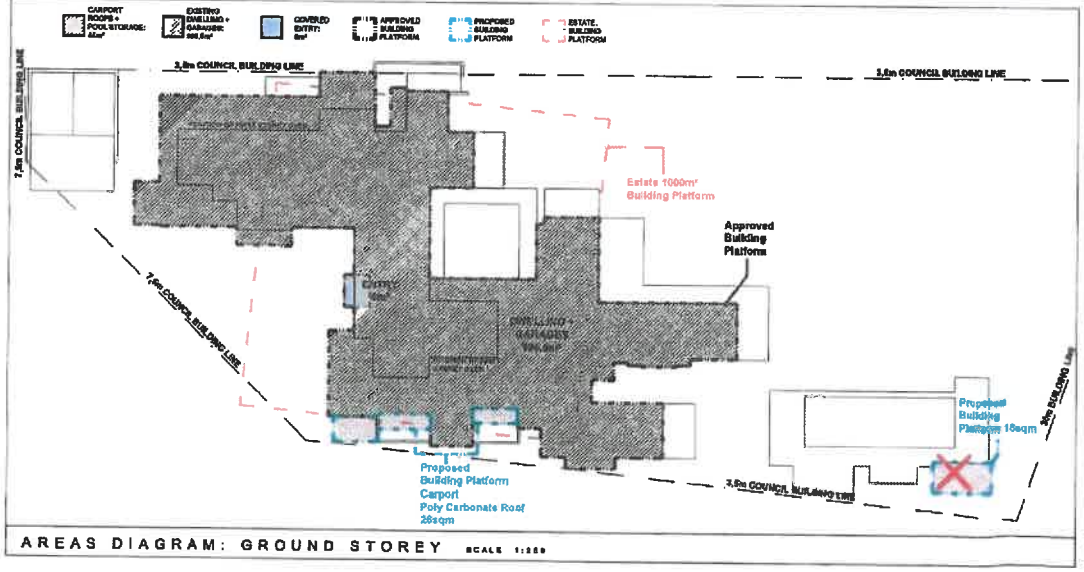
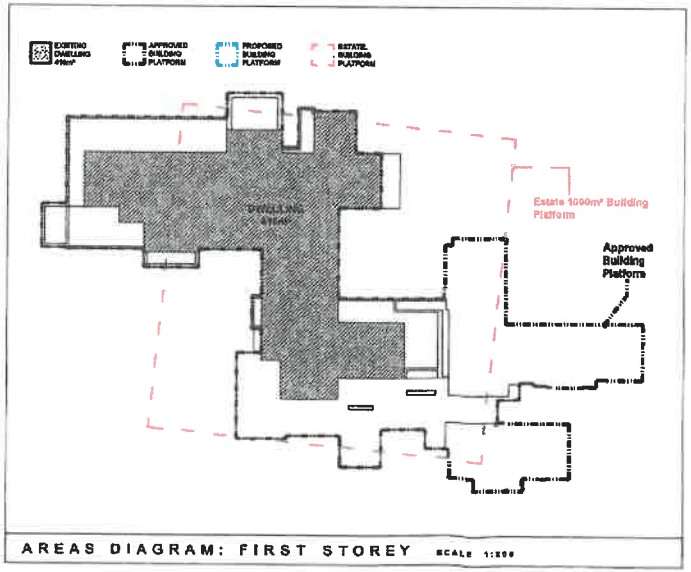
ANNEXURE B



ROOF PLAN / SITE PLAN SCALE 1:250



AREAS DIAGRAM: GROUND STOREY SCALE 1:250



AREAS DIAGRAM: FIRST STOREY SCALE 1:250

AREAS SCHEDULE:

COLOURS SCHEDULE:

A- ETEX DUROX
Internal walls
Plaster bands and mouldings

B- MATT DARK UMBER GREY VP 7112
All aluminium doors, windows
All Gutters and RWDP

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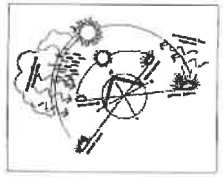
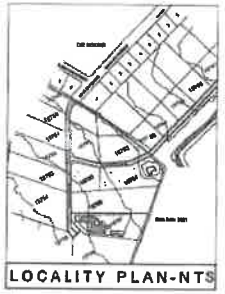




REVISION DETAILS			
B	2023-10-02	YF	For Council Submission
A	2021-11-11	RW	For Council Submission
BOB	DATE	BY	DESCRIPTION

ISSUE STAMP HERE

New Dwelling Erf 15757, De Bosch Estate , Stellenbosch
PROJECT

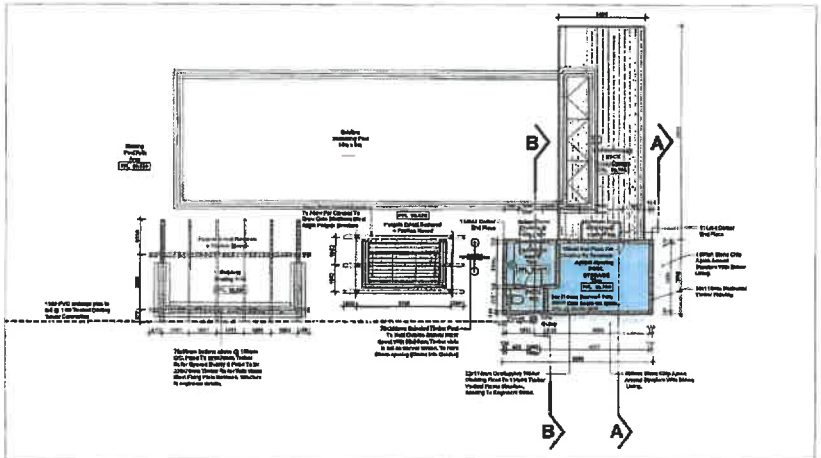
2032
PROJECT NUMBER

Roof Plan / Site Plan
DRAWING NAME

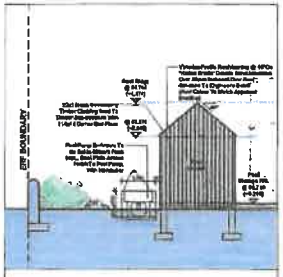
A1 — SHEET SIZE — YF DRAWN
1:100 — SCALE — WW CHECKED

COUNCIL SUBMISSION
DOCUMENTATION PHASE

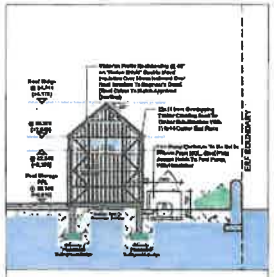
LAD- 001 - B
SECTION — DWG NO. — REV. No.



GROUND STOREY PLAN SCALE 1:100



SOUTH EAST ELEVATION SCALE 1:100



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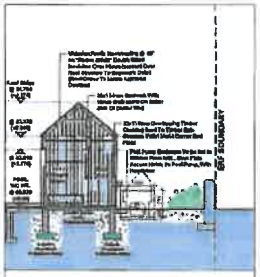

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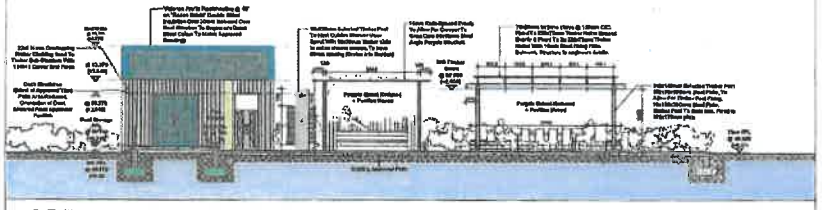

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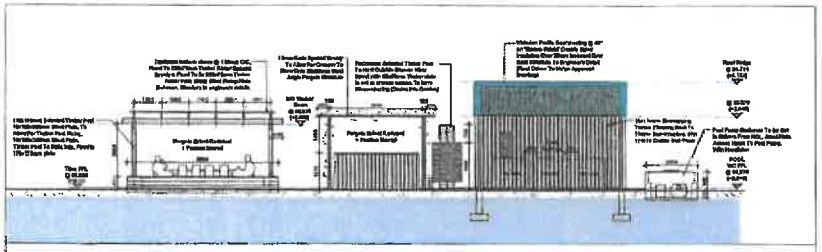

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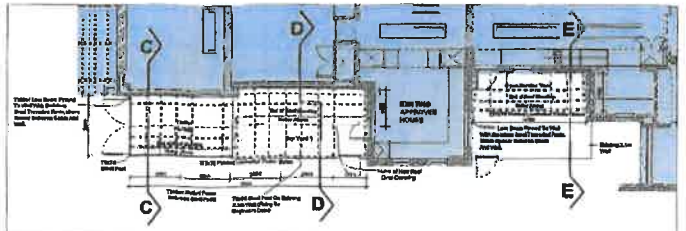

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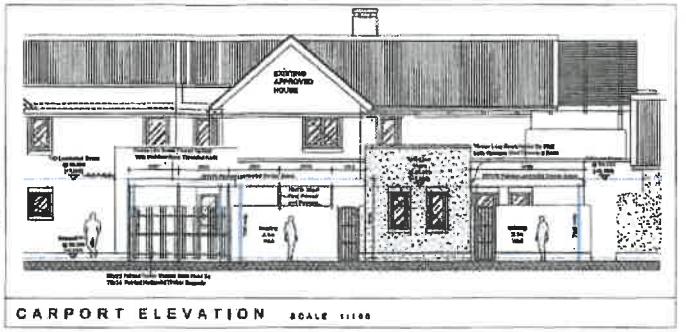

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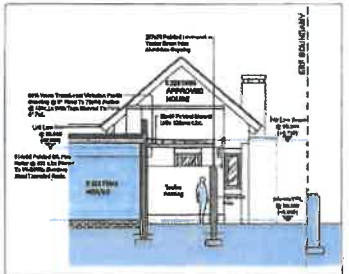

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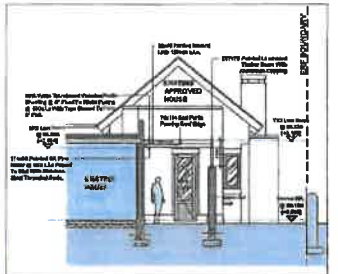

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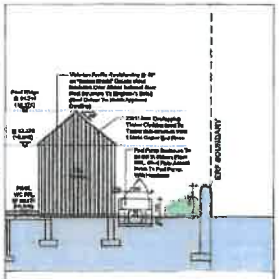

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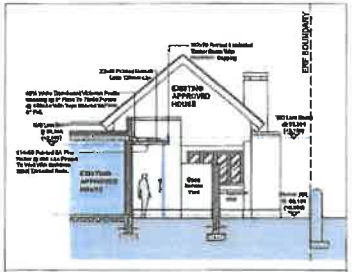

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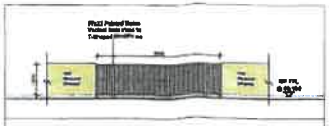

BOUNDARY WALL SCALE 1:100

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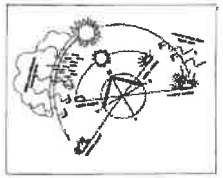

B	2023-05-02	YF	For Council Submission
A	2021-11-11	RVV	For Council Submission
NO.	DATE	BY	DESCRIPTION

REVISION DETAILS

ARCHITECT: SACAP - 4255

CLIENT:

New Dwelling Erf 15757, De Bosch Estate , Stellenbosch

PROJECT

2032

PROJECT NUMBER

Ground Storey Plan / Elevations / Sections A-E

DRAWING NAME

A1	YF
SHEET SIZE	DRAWN
1:100	WVV
SCALE	CHECKED

COUNCIL SUBMISSION

DOCUMENTATION PHASE

AD-002-B

SECTION DWG No. REV. No.

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