



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP979/2024) LU/18238

Our File Reference Number: Erf 3520, 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 THE SUSPENSION OF THE RESTRICTIVE TITLE DEED CONDITION ON ERF 3520, 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) (f) of the Land Use Planning By-law for the suspension of the Restrictive title deed condition contained in Title Deed No. T37530/2019: Clause C.(6)(c), on Erf 3520, Karindal – Stellenbosch to;
 - a. Increase the allowable coverage from 33% to 42% to regularize the existing development on the property.

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 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.
 - ii. The development and building plans generally be in accordance with the site plan/floor layout plans as referenced on Drawing No. 151/C/201, Drawn by BE3 Architects, dated: October 2024 and attached as **Annexure B**.

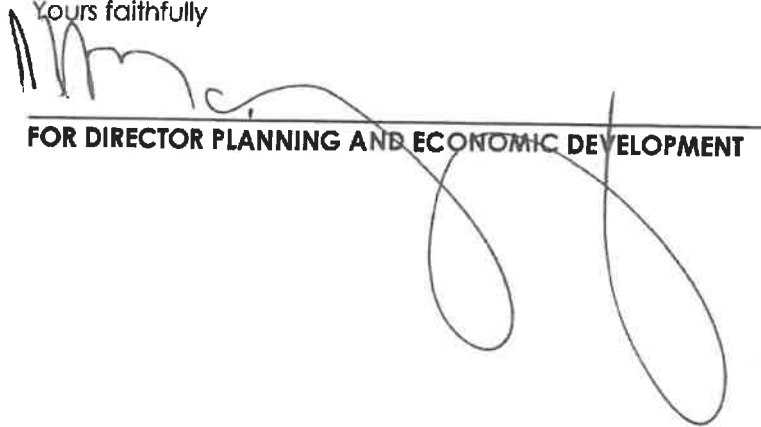
- iii. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

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

- a). The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- 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.

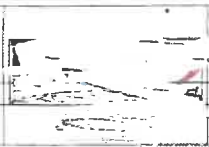
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

5/11/2025
DATE



h. (architect's name)
460 eneda street Stellenbosch
architect

LOCAL AUTHORITY STAMP

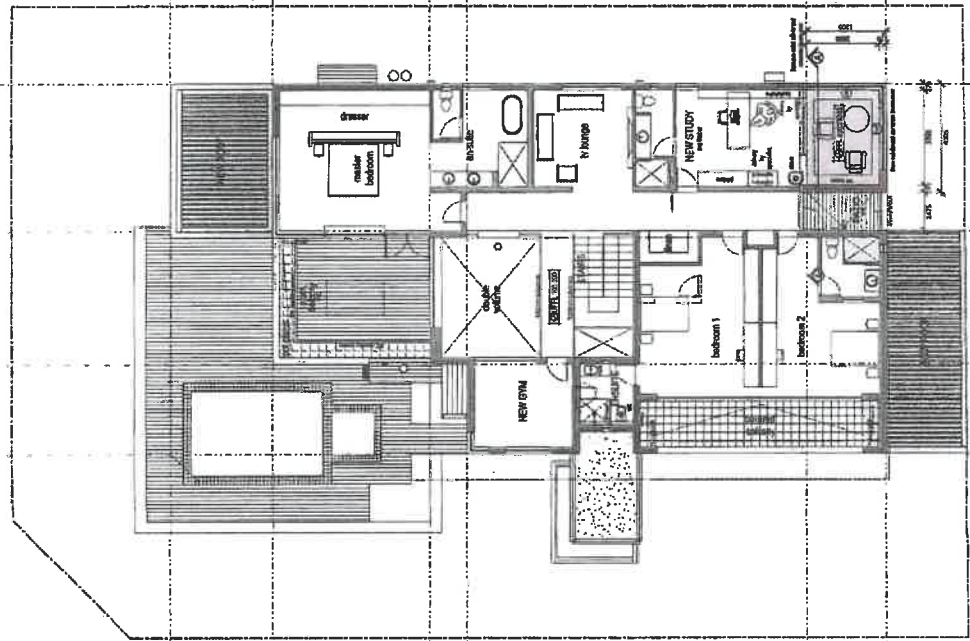
ZWAANSWYK 1
Er/3520, Karindal, Stellenbosch
Electrical/Conversion
PLANS
Scale: 1:100
ALL DIMENSIONS AND CONSTRUCTION DETAILS ARE TO COMPLY WITH THE
NATIONAL BUILDING REGULATIONS AND THE ELECTRICAL REGULATIONS
AS APPLICABLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE
SANS 10182-1:2011 AND SANS 10182-2:2011. THE DRAWING IS NOT TO BE
USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF
THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE
STRUCTURAL INTEGRITY OF THE BUILDING OR FOR THE ACCURACY OF
THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

Drawing No/ Drawing No		
151/ C / 201		
Date/ Date	Client/ Client	Project/ Project
OCTOBER 2024	SE	00
Scale/ Scale	Checked	
1:100	HB	

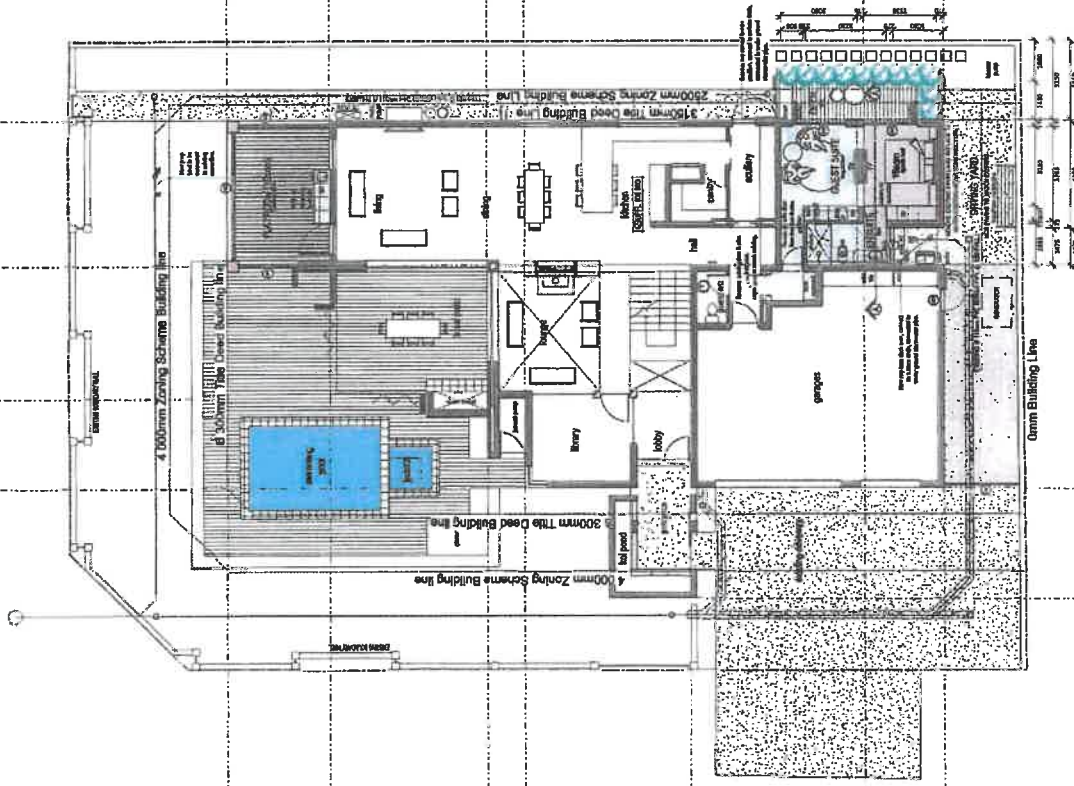
electrical

lighting

electrical legend



first floor plan 1:100



ground floor plan 1:100

