



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1314/2025

Our File Reference Number: Erf 13832, 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 A PERMANENT DEPARTURE ON ERF 13832, STELLENBOSCH

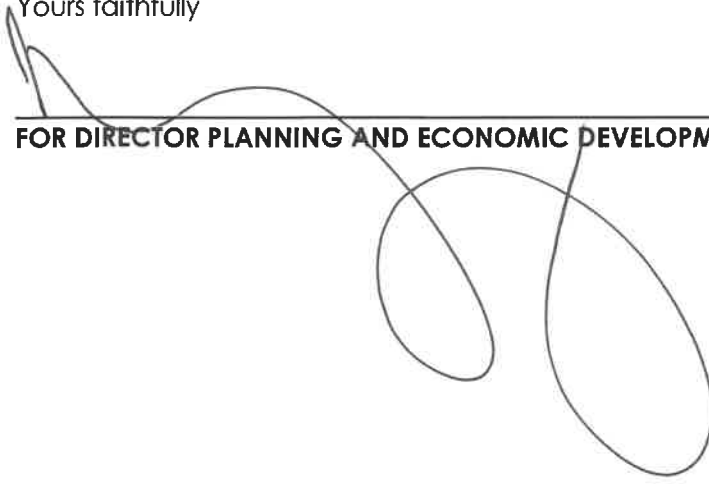
1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning Bylaw for a departure to relax the common boundary (adjacent to Erf 2149) from 3m to 0m in order to accommodate the enclosed patio on Erf 13832, Stellenbosch,

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 the said Bylaw:
 - a. 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 Council or other legislation or Bylaws or Regulations that may be applicable.
 - b. Building plans reflecting only the approved structures, must be generally in accordance with Building Plan No.: STL 13832 033 001-003, dated 11 November 2024 and drawn by Beau Tech and attached as **ANNEXURE A**.
- 2.3. The **reasons** for the above decision are as follows:
 - i. The proposal is in line with the existing land use of the property and will thus have not impact negatively on the character of the area.

- ii. The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment due to its location.
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.

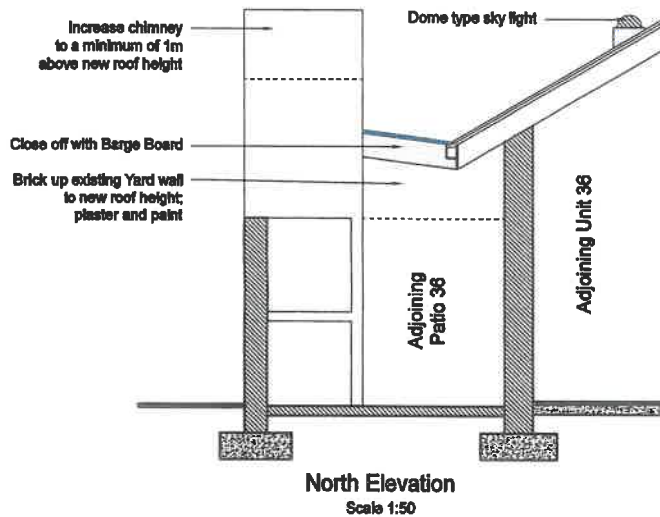
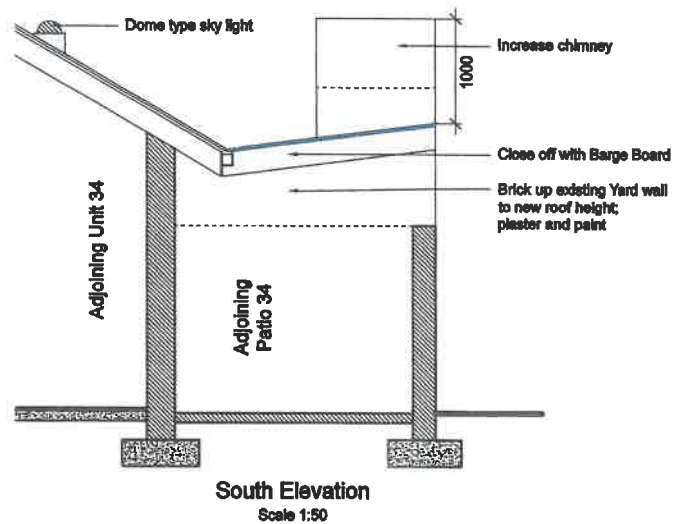
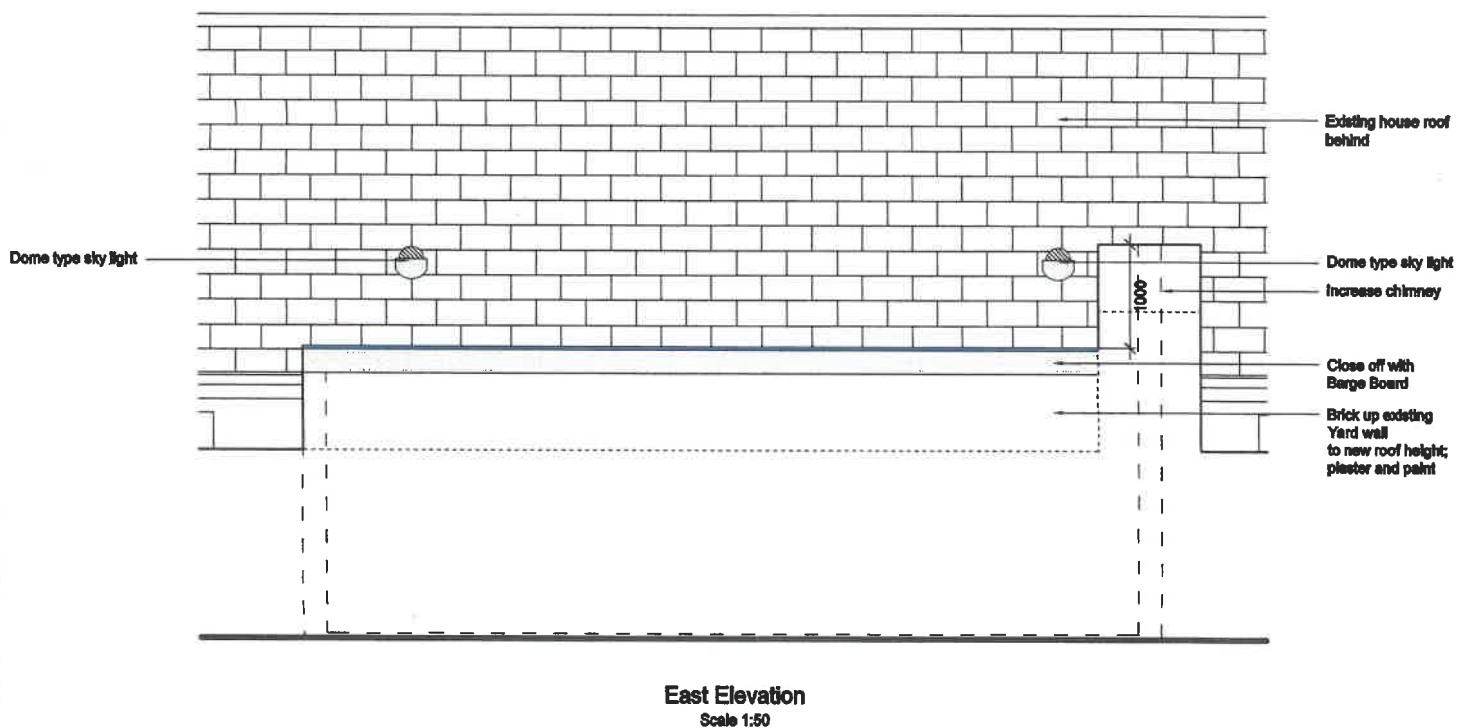
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

31/10/2025

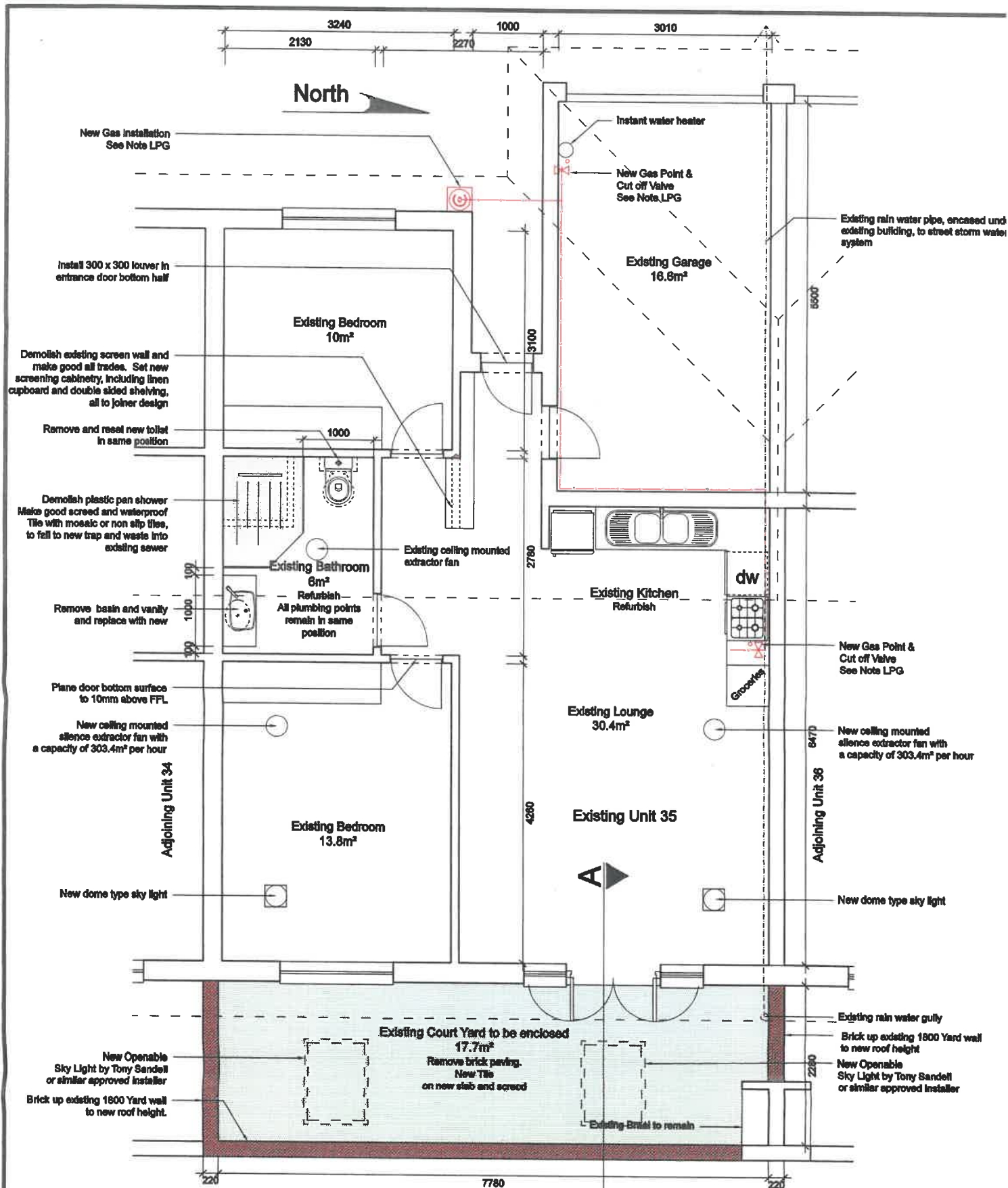
DATE



Hereby the trustees approve the plans of Agape 35

Naldi van Niekerk - Chairman of Agape

		Project: Proposed Court Yard Enclosure and Internal Alterations at 35 Agapé, Erf 13832, Stellenbosch	
		Drawing Name: Elevations	
Drawing No: STL 13832 033 002		Date: 11 November 2024	
Scale: 1 : 50		Drawn By:	
29 Tobiasse Cr. Jamieson Stellenbosch 7600		Imbani Mende	



Notes:

LPG:

- Bottle to be housed in a purpose built cage for 1 x 9kg LP gas bottle.
- Nutek built cage by certified installer to comply with SANS-10067-1-2024 (Edition 7)
 - No Drain within 2m
 - No Electrical point within 1.5m
 - No Window or door within 1m
 - No Site Boundary within 3m
 - No forced draught inlet for air conditioner unit within 2m
 - No air brick within 1m
- Where gas line crosses any floor, set 25mm PVC sleeve in screed to take copper gas line. Sleeve to be set with Min. 30mm screed covering

Hereby the trustees approve the plans of Agapé

29 Tobo
Jermolow
Stellenbosch
7800



Tel 082 062 0826
Email: info@bomtech.co.za
http://bomtech.co.za

Project:

Proposed Court Yard Enclosure and Internal Alterations at 35 Agapé, Erf 13832, Stellenbosch

Drawing Name:

Floor Plan

Drawing No:

STL 13832 033 001

Date:

11 November 2024

Scale:

1 : 50

Drawn By:

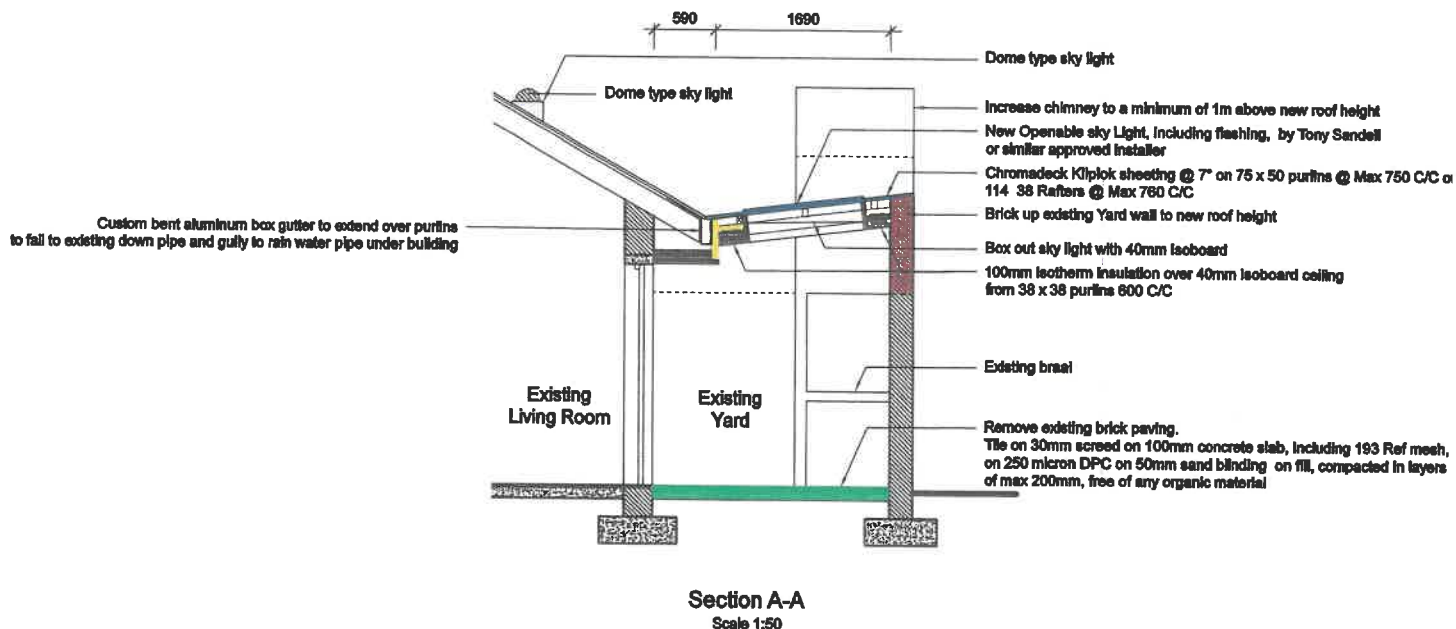
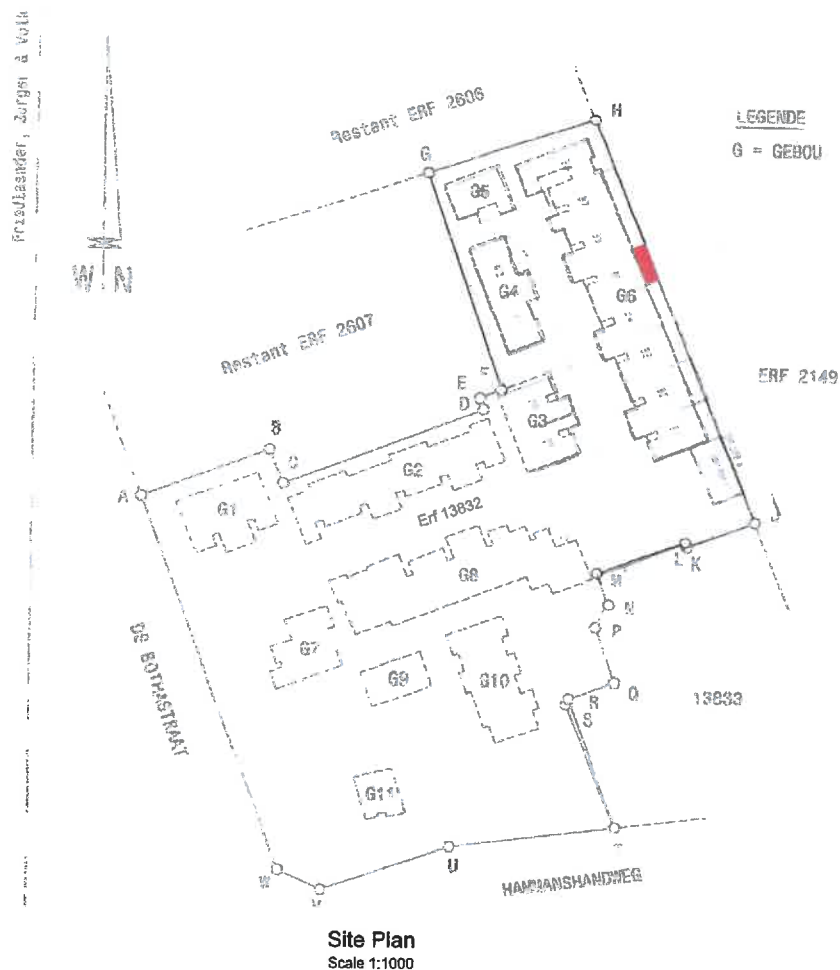
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Hereby the trustees approve the plans of Agape 35

[Signature]

Naldi van Niekerk - Chairman of Agape

Project		Proposed Court Yard Enclosure and Internal Alterations at 35 Agapé,	
Drawing Name:		Site Plan	
Drawing No:		STL 13832 033 003	
Date:		11 November 2024	
Scale:		As Shown	
Drawn By:		[Redacted]	
Isoboard Mark:		[Redacted]	