STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1297/2025
Our File Reference Number: Erf 9099 Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 9099, STELLENBOSCH.

1. The above application refers.

2. The duly authorised decision hereby decides on the above application as follows:

That the permanent departure application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 to relax the street building line from **4m to 2.048m** (Rhodes South Street), the common building lines from **2.5m to 2m** (adjoining Erf 8326 Stellenbosch) and from **2.5m to 0m** (adjoining Erf 9100 Stellenbosch) for the existing dwelling house on Erf 9099 Stellenbosch.

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 the said Bylaw:**

3.1 The approval only applies to the proposed 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.

3.2 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.

3.3 The development and building works must generally follow the floor plans, sections, and elevations shown in Drawing No. Erf9099, dated December 2024, prepared by OJ Van Oudtshoorn and included as **Annexure A**.

3.4 Building plans must be submitted for all work and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

4.1 The proposal is compatible with the surrounding land uses.

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

MANAGER: LAND USE MANAGEMENT

30.10.2025

DATE:

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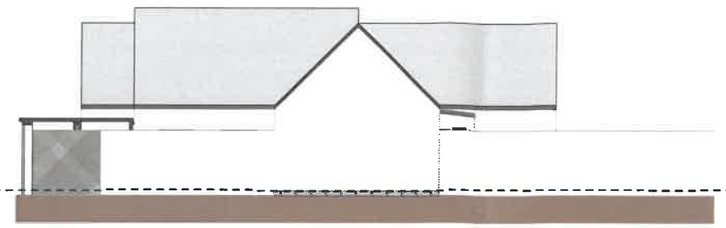
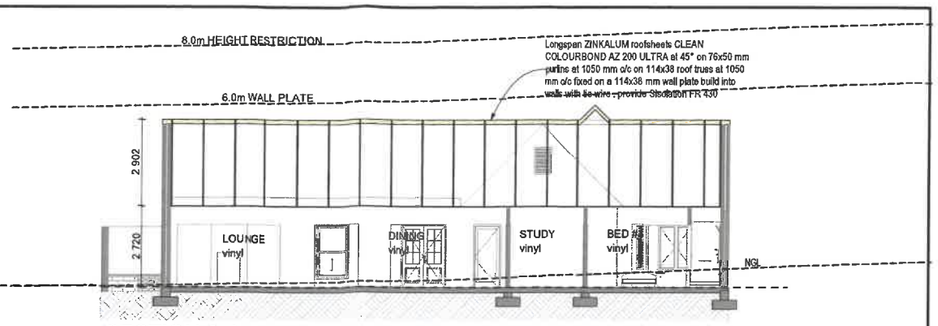
ANNEXURE A

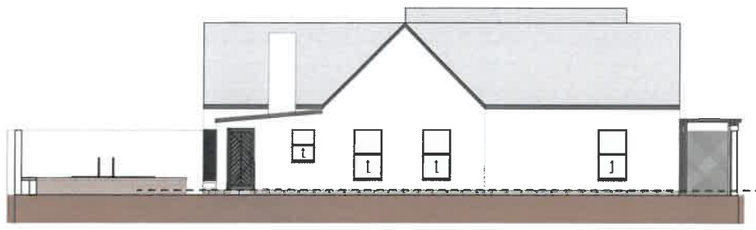
EAST ELEVATION
1:100



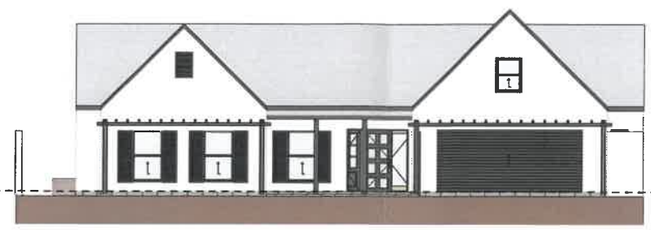
SOUTH ELEVATION
1:100



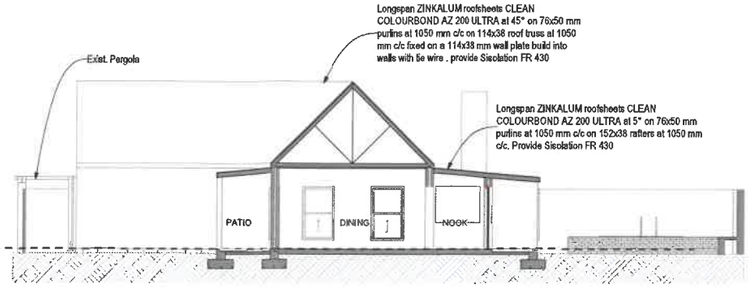
SECTION A-A
1:100



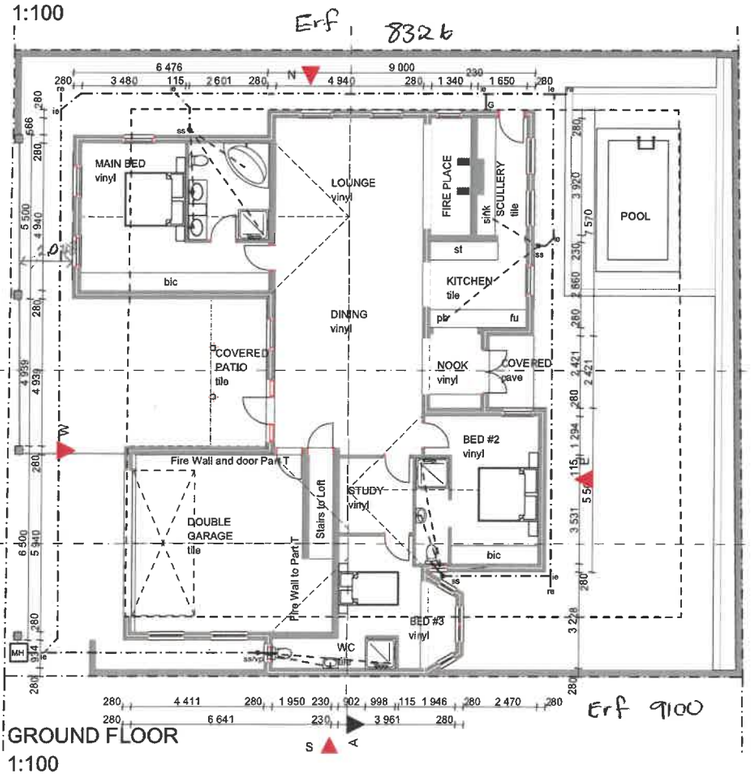
NORTH ELEVATION
1:100



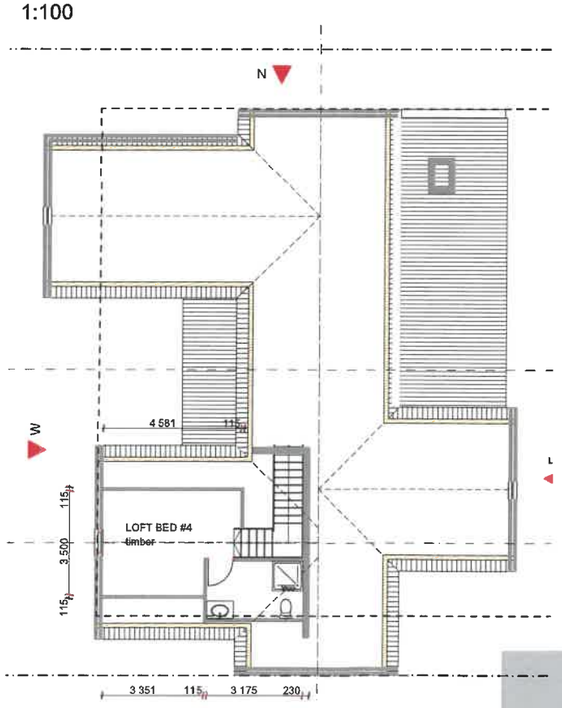
WEST ELEVATION
1:100



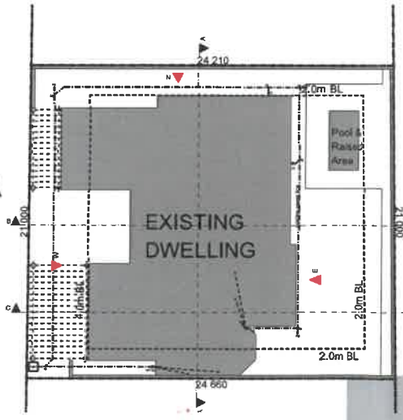
SECTION B-B
1:100



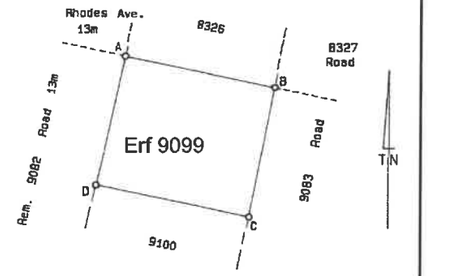
GROUND FLOOR
1:100



LOFT PLAN
1:100



SITE PLAN
1:200



FOR COUNCIL SUBMISSION

DEVELOPMENT DATA

AREAS	
ERF AREA	511.6m2
EXIST. GROUND FLOOR	230.00m2
EXIST. LOFT ROOM	28.00m2
EXIST. PERGOLA	36.00m2
TOTAL	258.00m2
TOTAL FOOTPRINT COVERAGE	230.00m2 44.8%

NO DEVIATIONS WILL BE ALLOWED WITHOUT THE PRIOR CONSULTATION WITH THE DESIGNER REGARDING THE FOLLOWING: FENESTRATION, ROOF OVERHANG, FLOOR TO CEILING HEIGHTS AND WINDOW SCHEDULE

NO	AMENDMENTS	DATE

PRACTICE:

[redacted]

"PLANS FOR RECORD" ON ERF 9099, DIE BOORD, STELLENBOSCH FOR JJ VAN HEERDEN

SITE PLAN, PLAN, SECTIONS, ELEVATIONS & NOTES

Design/ Drawn:	OJ VAN OUDTSHOORN PAD35361703	Page:	1.1
Checked:	OJ VAN OUDTSHOORN PAD35361703		
Date :	Dec 2024	Plan no:	Erf9099
Scale:	1:200, 100, 50 (A1)		

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