



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18692 (TP1122/2025)

Our File Reference Number: Erf 10564, 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 : ERF 10564, 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 for a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Erf 10564 Stellenbosch for:
 - 2.1.1 The relaxation of the common building lines from 2.5m to 1.5m adjacent to Erf 10563 Stellenbosch.
 - 2.1.2 The relaxation of the common building lines from 2.5m to 1.5m adjacent to Erf 10565 Stellenbosch.
 - 2.1.3 The relaxation of the common building lines from 2.5m to 1.050m adjacent to Erf 16400 Stellenbosch.
 - 2.1.4 The relaxation of the coverage from 50% to 52.1%.

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. 1000 /201/Rev A, dated 14 January 2025, prepared by RCAD 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 follows the same footprint as the existing structure, so it does not create any new encroachment or change to the current layout.
- 4.2 The slight extension exceeds the coverage limit by 2.1%, a minimal variance that enhances family comfort without affecting neighbours' privacy, views, or the character of the area.
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.

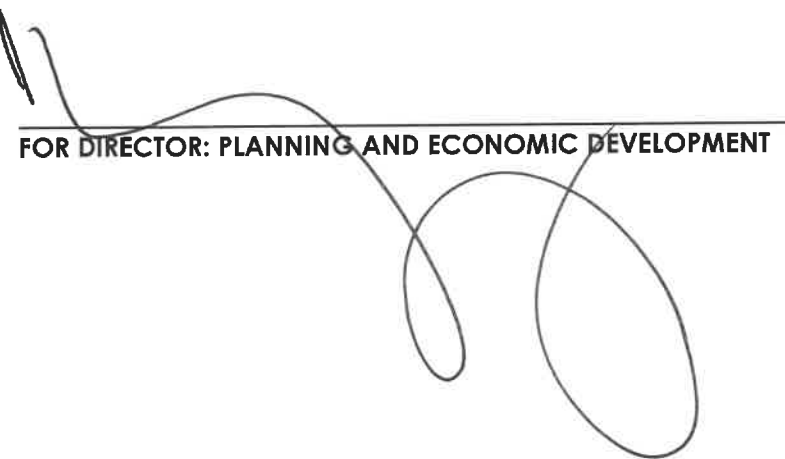
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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



DATE



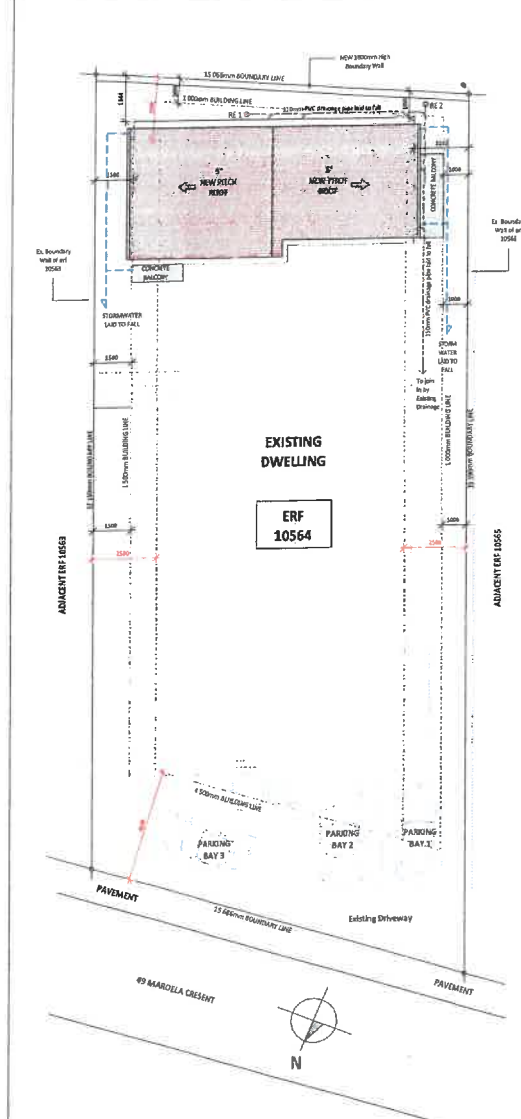
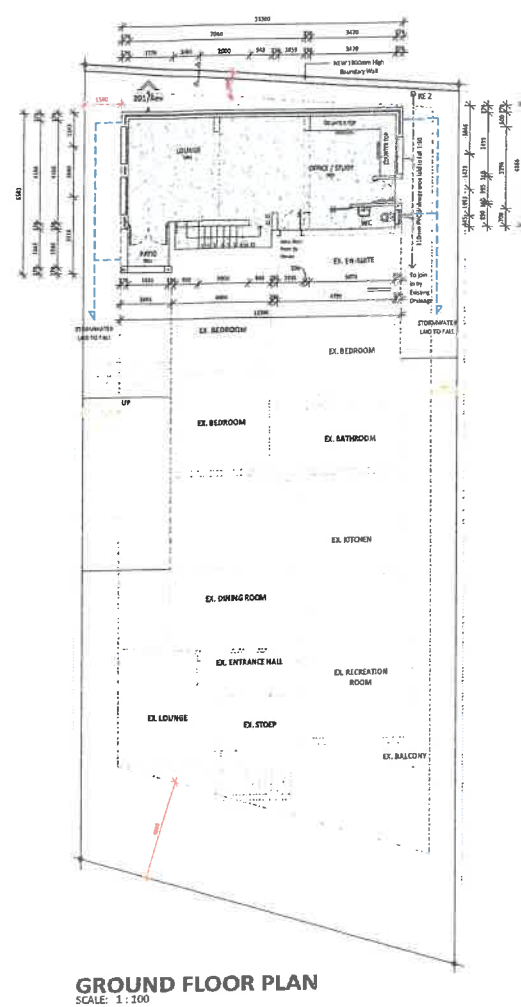
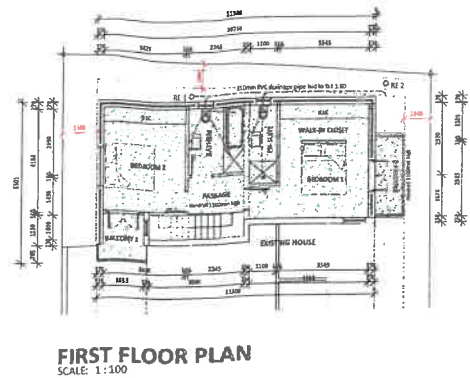
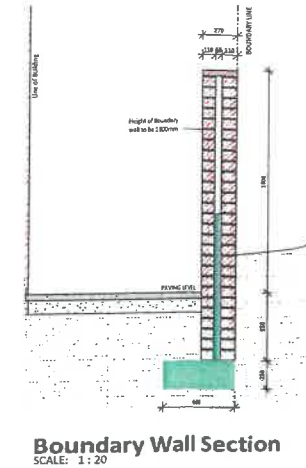
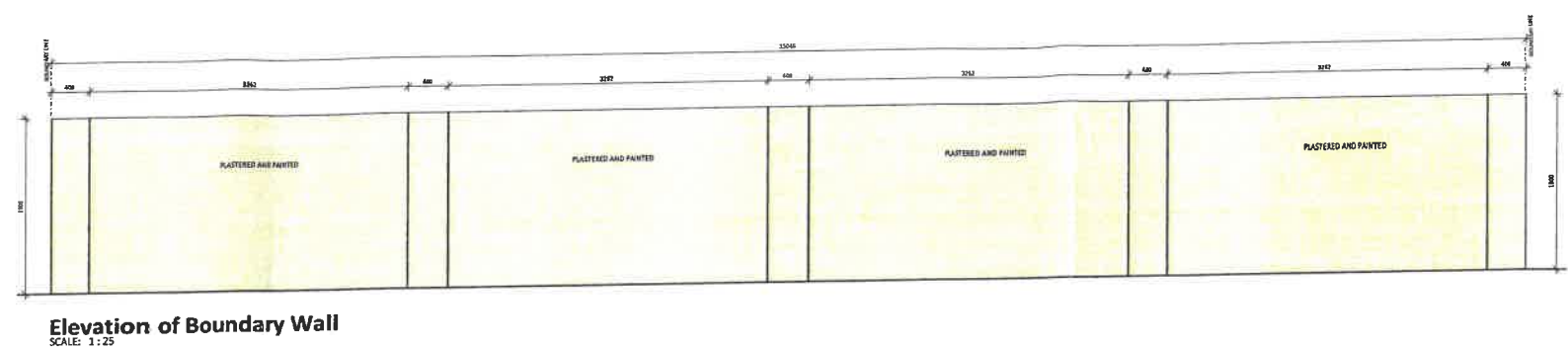
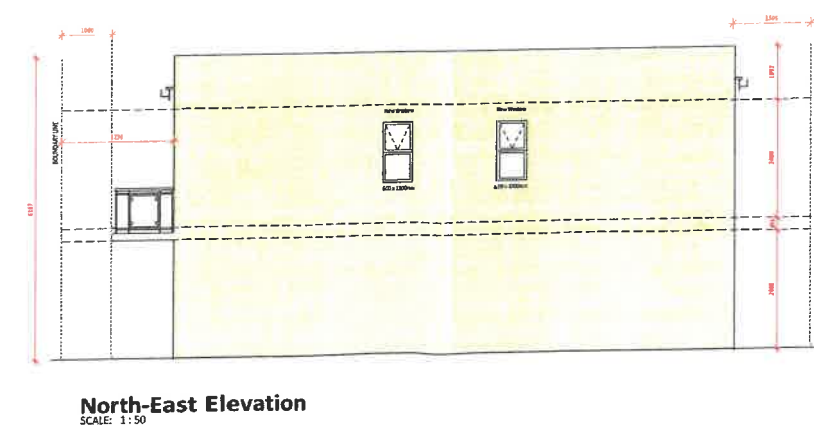
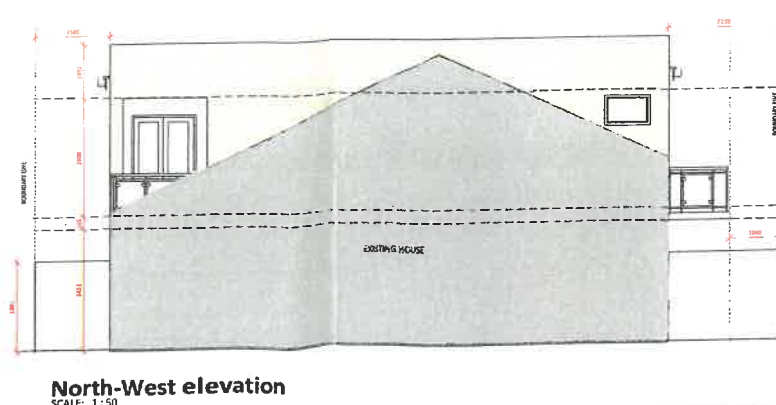
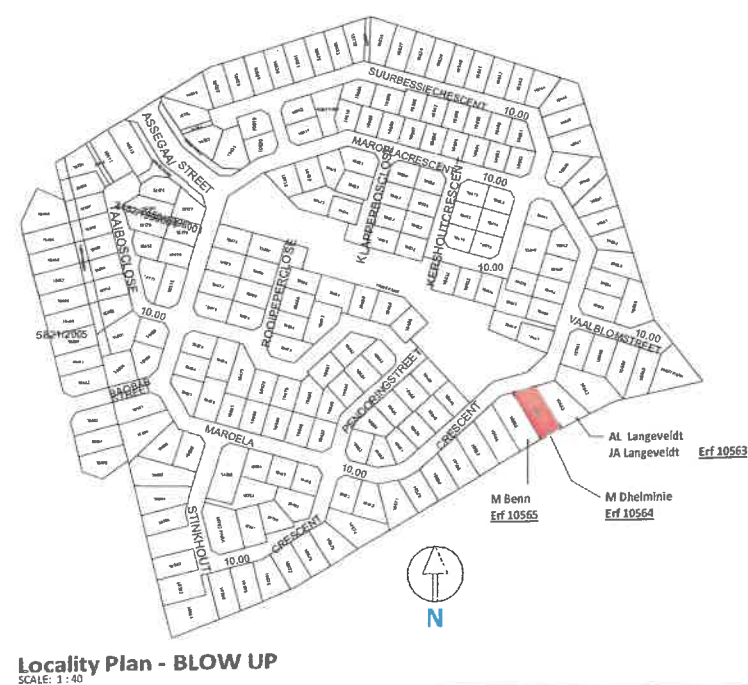
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ANNEXURE A

SITE PLAN



NEW BUILDING - AREA SCHEDULE	
DESCRIPTION	CURRENT RIGHTS
ERF AREA:	ERF 10564, STELLENBOSCH 49 MAROULA CRESENT
ZONING:	RESIDENTIAL
ERF AREA:	510 m ²
GROSS BUILDING AREA:	
EXISTING HOUSE	22 m ²
EXISTING DOUBLE GARAGE	40 m ²
EXISTING TOTAL	226 m ²
NEW GROUND FLOOR:	
NEW FIRST FLOOR	55 m ²
BALCONY 1 & 2:	53 m ²
NEW TOTAL OF ADDITION:	111m ² + 4,3m ² = 113,2m ²
TOTAL (EXIST. & NEW):	339,2m ²
TOTAL COVERAGE AREA:	269m ²
COVERAGE:	52.1 %

[illegible]

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE ANY COMMENCEMENT. FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKE PREFERENCE OVER SCALED DIMENSIONS.

PROJECT / CLIENT:
Erf 10564 - M DHELMINIE

DATE:	11-01-2025
DRAWN:	RCAD
CHECKED:	RCAD
SCALE:	AS SHOWN
DRAWING No.:	REVISION
1000 / 201 / Rev A	
DRAWING STATUS:	
MUNICIPAL	