



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1274/2025

Our File Reference Number: Erf 11357, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 11357, 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 Municipal Land Use Planning Bylaw, 2023 for the relaxation of the common building line **from 1m to 0m** (adjoining Erf 11356 Stellenbosch) to accommodate the proposed entertainment area on Erf 11357, 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 said Bylaw:
 - a) The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - b) 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.
 - c) The development and building plans be generally in accordance with the Site plan on Drawing No. RCA 700/25 Su, dated June 2025 drawn by Greg De Bruyn, attached as **Annexure A**.

- d) 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.

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

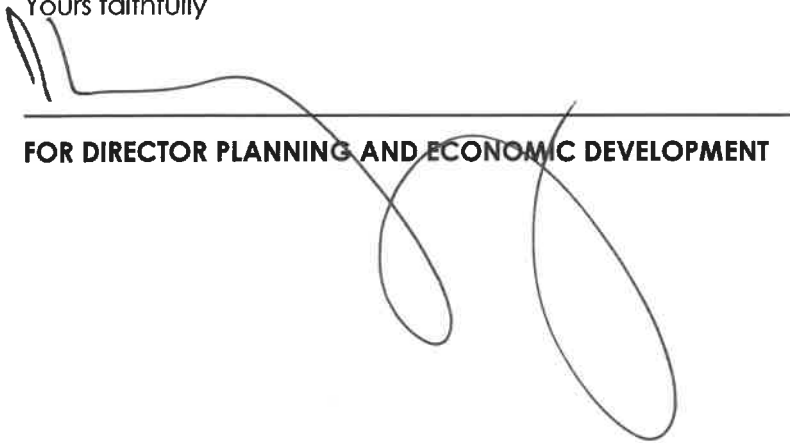
- 2.3.1. The proposal is in keeping with the current use.
- 2.3.2. The proposed extension will have no impact on the streetscape or the surrounding land uses.

- 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

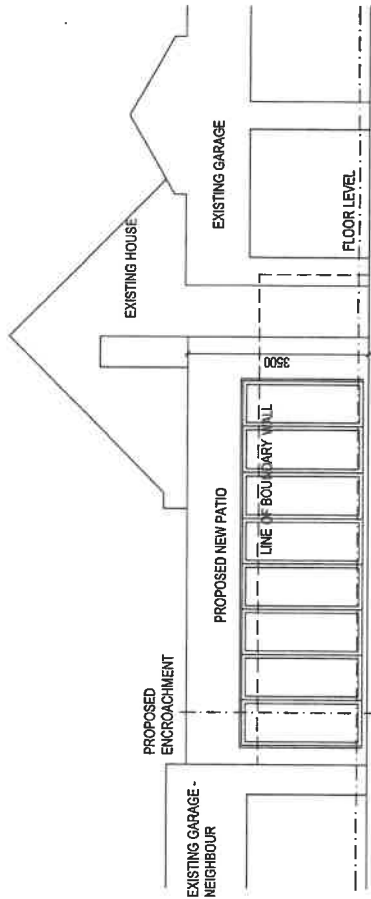


A handwritten signature in black ink, consisting of a series of loops and a horizontal line, positioned above a solid horizontal line.

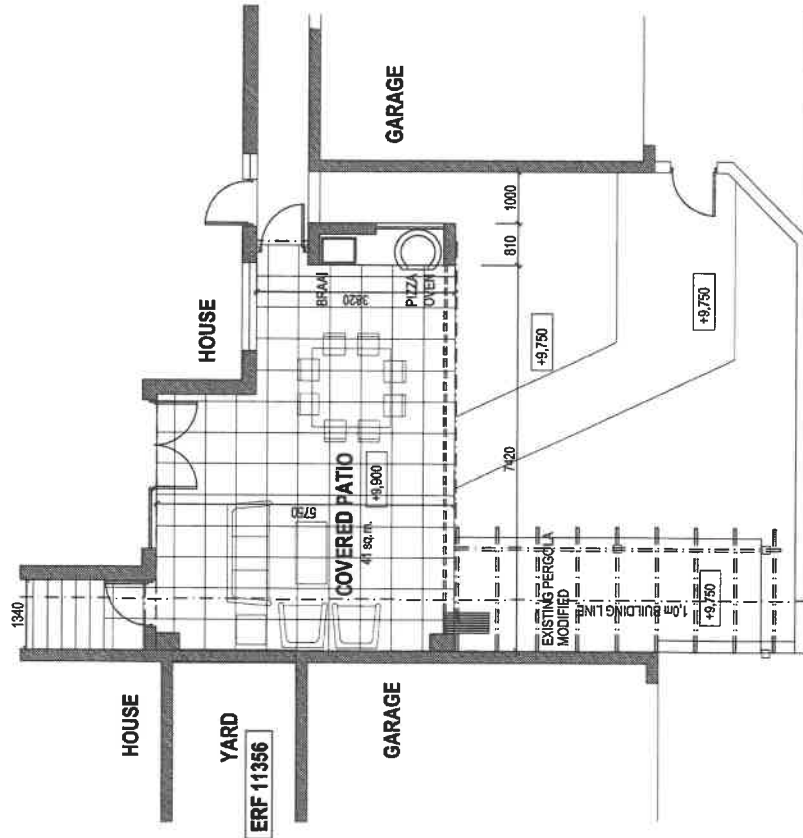
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

09/09/2025

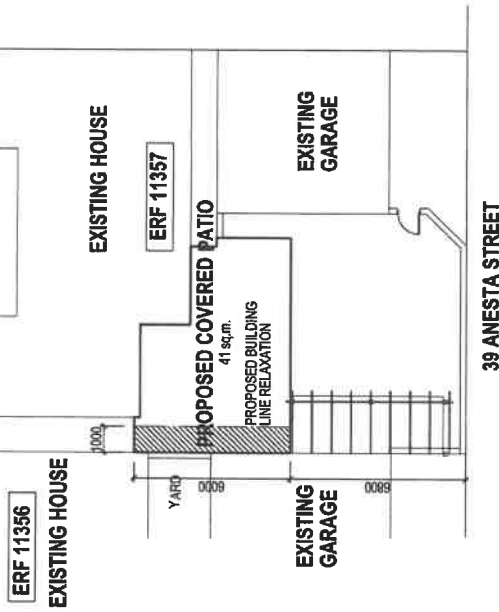
DATE



SOUTH (STREET) ELEVATION SCALE 1:100



39 ANESTA STREET
FLOOR PLAN SCALE 1:100



SITE PLAN SCALE 1:200

**PROPOSED NEW COVERED PATIO ON
ERF 11357, ANESTA, PARADYSKLOOF
FOR PROF. DONALD COWAN
SKETCH PLAN: BUILDING LINE DEPART-
URE APPLICATION**

The author of this drawing reserves copyright

SCALE 1:100, 1:200 (A3 SHEET)
JUNE 2025

Greg de Bruyn
Architect

Pr. Arch. SACAP Reg. No. 5458

DRG No. RCA 700/25 Su
REV. 0