



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17570 (TP875/2024)

Our File Reference Number: Erf 14222, 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 ON ERF 14222, 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(s) in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a departure to relax the Welgevonden Design Guidelines common building line (adjacent to Erf 14220, Stellenbosch) from 1,5m to 0m to accommodate the proposed Louver awning roof over the existing patio on Erf 14222, 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:

- i. The development must be undertaken in accordance with the referenced Site/Ground Plan with Drawing No. STL 14222 021, dated 5 September 2024 and drawn by Beau Tech and attached as **Annexure A**.
- ii. 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.
- 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.

- iv. Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. STL 14222 021, dated 5 September 2024 and drawn by Beau Tech and attached and attached as **Annexure A**.

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

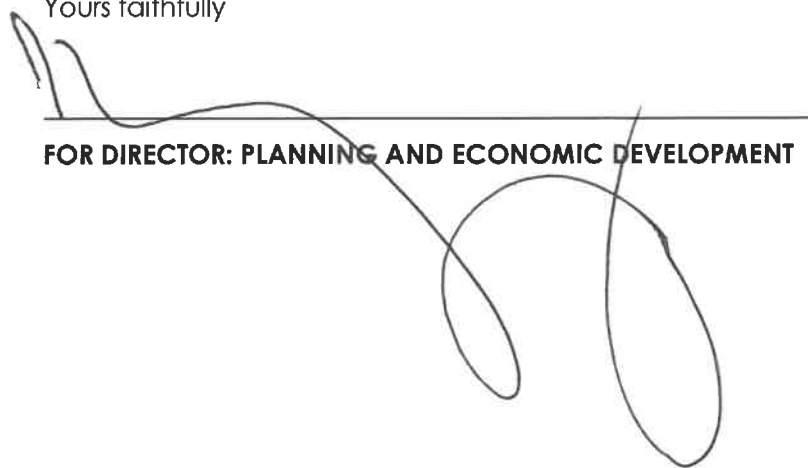
- a. The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.
 - b. The proposal is supported by the Welgevonden HOA.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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 large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

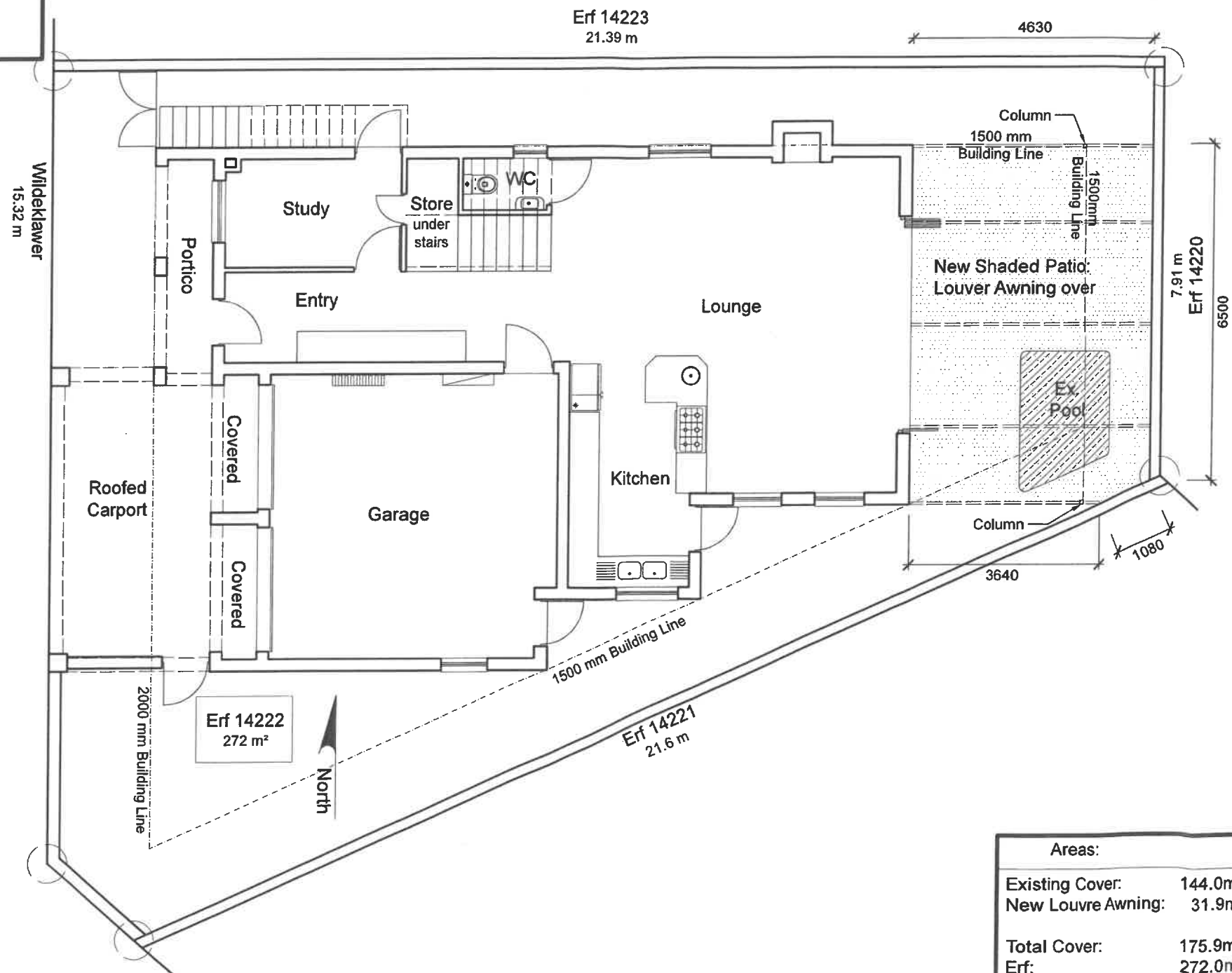
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

12/2/2025
DATE

DATE OF WHOA APPROVAL: 11 September 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

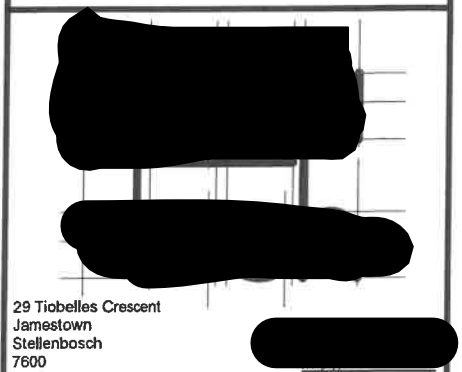
This does not guarantee successful Municipal approval. The onus remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.



Areas:	
Ground Floor	
Core Building	108.8m²
Kitchen Abutment	5.4m²
Total Interior	114.2m²
Covered Patios	
Exist. under balcony	10.2m²
Existing Staircase	3.8m²
Proposed Louvre Roof	31.9m²
Car Port	
(Under Construction	
Approved BP4300/2023)	17.8m²
Total Covered Patios	63.7m²

First Floor	
Core Building	93.3m²
Covered Balcony	10.4m²
Open Balcony	15.2m²

Total under Cover	177.9m²
Erf	272.0m²
Cover	65%



Project: New Louvre Awning
Roof over Pool Patio at
Existing House on Erf 14222,
7 Wildeklawer
Welgevonden Estate,
Stellenbosch
for Ms L. Fourie

Drawing Name:
Ground Floor and Site Plan

Drawing No:
STL 14222 021

Scale:
1 : 100

Date:
5 September 2024

Drawn By:

I.Marais SACAP D1574

Areas:	
Existing Cover:	144.0m²
New Louvre Awning:	31.9m²
Total Cover:	175.9m²
Erf:	272.0m²
Cover:	65%