



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17640 (TP887/2024)

Our File Reference Number: Erf 15767, Stellenbosch

Your Reference Number: 4008-P

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 15767, 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 made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 15767 Stellenbosch for:
 - 2.1.1 **Permanent Departure** in terms of Section 15(2)(b) of the said bylaw to relax the development rules of the De Bosch Estate to permit the garden shed outside the building footprint and inside the 80m northern common boundary building line.

BE REFUSED in terms of Section 60 of the said Bylaw.

3. Reasons for the above decision:

- 3.1 The garden shed with the illegally installed water tanks will negatively impact on the surrounding area or wider cultural landscape of De Bosch Estate.
 - 3.2 The garden shed will detract from the character of the area, and the type and location of the proposed is not desirable.
4. That the following application made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 15767 Stellenbosch for:

4.1 **Permanent Departure** in terms of Section 15(2)(b) of the said bylaw to relax the development rules of the De Bosch Estate to permit the pool house outside the building footprint and inside the 80m northern common boundary building line.

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

5. **Conditions of Approval:**

5.1 The approval only applies to the departure application **limited to pool house** under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

5.2 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.

5.3 A contravention penalty of R5 000 is payable within 30 days from date of the subject approval in respect of the unlawful utilisation of land and prior to the approval of building plans.

5.4 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

6. **Reasons for the above decision:**

6.1 The proposed pool house will not negatively impact on the surrounding area or wider cultural landscape of De Bosch Estate.

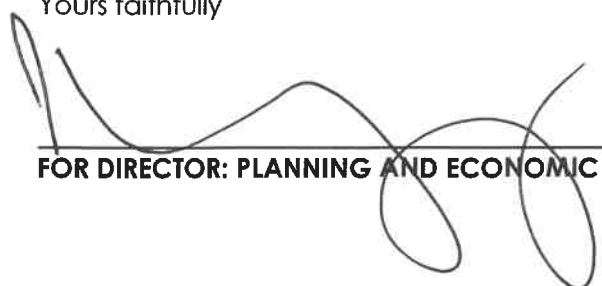
7. **Matters to be noted:**

7.1 The delegated officials/department to consider the illegal buildings/structures on the property.

8. 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.

9. 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.
10. **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**
11. 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.
12. 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.
13. 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.
14. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
15. 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

21/10/2025
DATE

COPIES TO:

1)

[REDACTED]

2)

[REDACTED]

[REDACTED]

