



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18561 (TP880/2024)

Our File Reference Number: Erf 4854, 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 4854, 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) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 4854, Stellenbosch for:
 - 2.1.1 a Departure in terms of Section 15(2)(b) of the bylaw in order to relax the 5m common building line to 0m, 1.5m, 1.74m, 1.44m, 1.38m, 0.65m, 2.16m and, 4.45m to accommodate lean-to structures.
- 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 said Bylaw:
 - 3.1 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.
 - 3.2 The development and building plans be generally in accordance with the floor layout plans as referenced (Project No. 4620-02 Drawing No KMH-A1-ZZ-DR-AR-1042 & 1043, dated 07-02-2025 and drawn by KMH Architects and Project 4007-A, dated 02/09/2024 Drawn by TV3 Architects and Town Planners), attached as Annexure B.

3.3 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.

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

4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

4.3 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will remain educational.

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.

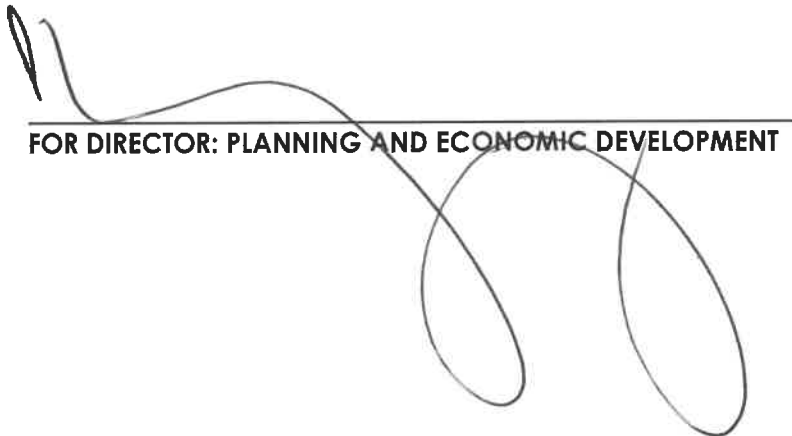
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over the printed text.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

11/3/2025
DATE

ANNEXURE B

Insert

Erf 3385



Erf 4852

Erf 4854 Boundary

5m Building Line

4,45m

2,16m

0,65m

1,38m

1,44m

1,74m

1,55m

0m

1

2

3

4

5

6

7

8



RE/3385

4852

5m Building Line

5m Building Line

5m Building Line

Notation:

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

US Engineering

Property Description:

Erf 4854, Stellenbosch

Drawing:

Building Line Departure Plan

Plan no.:

1

Date:

02/09/2024

Scale:

1:1500 (A4)

Project no.:

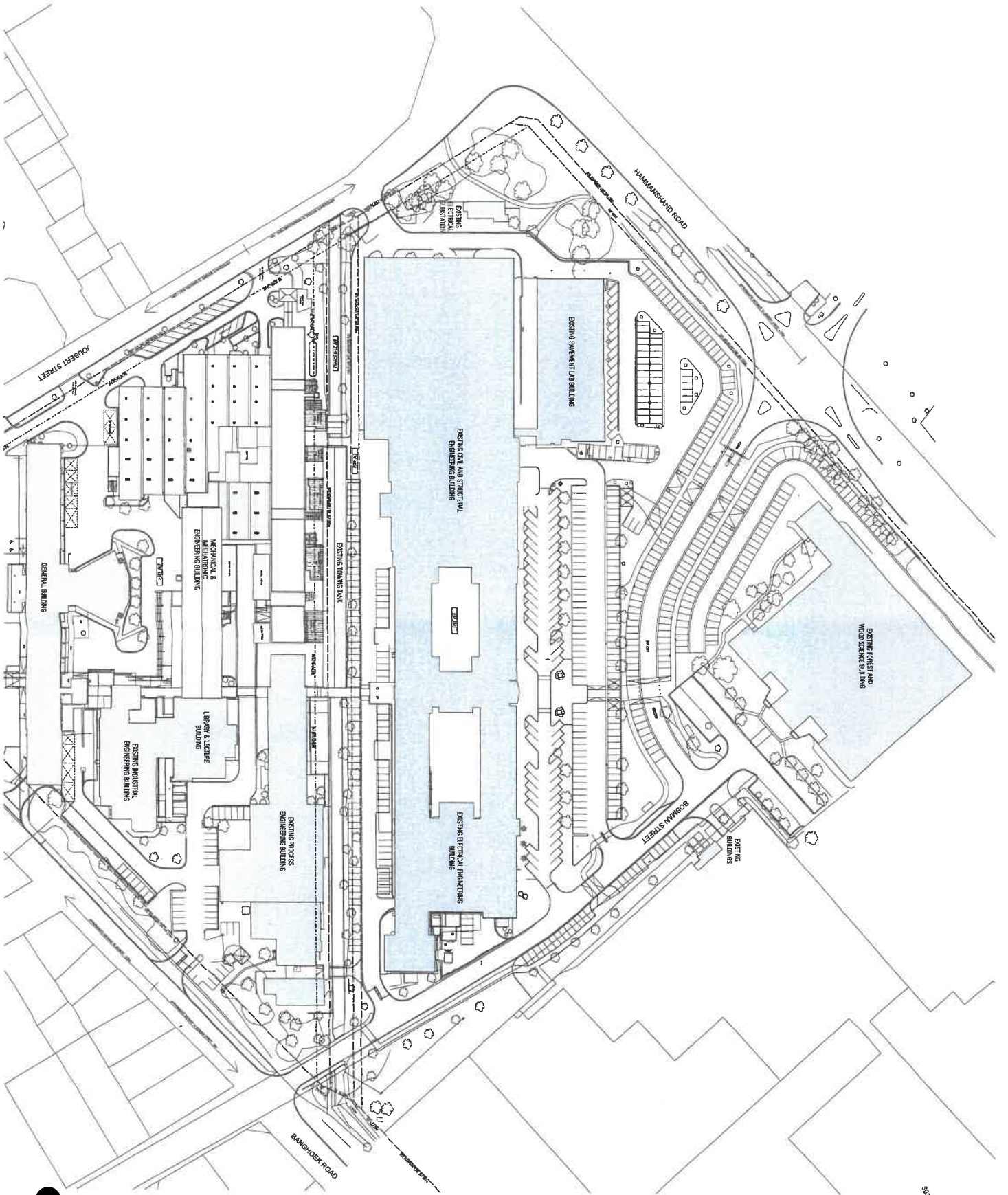
4007-A

Drawn:

WH

Checked:

CH



905

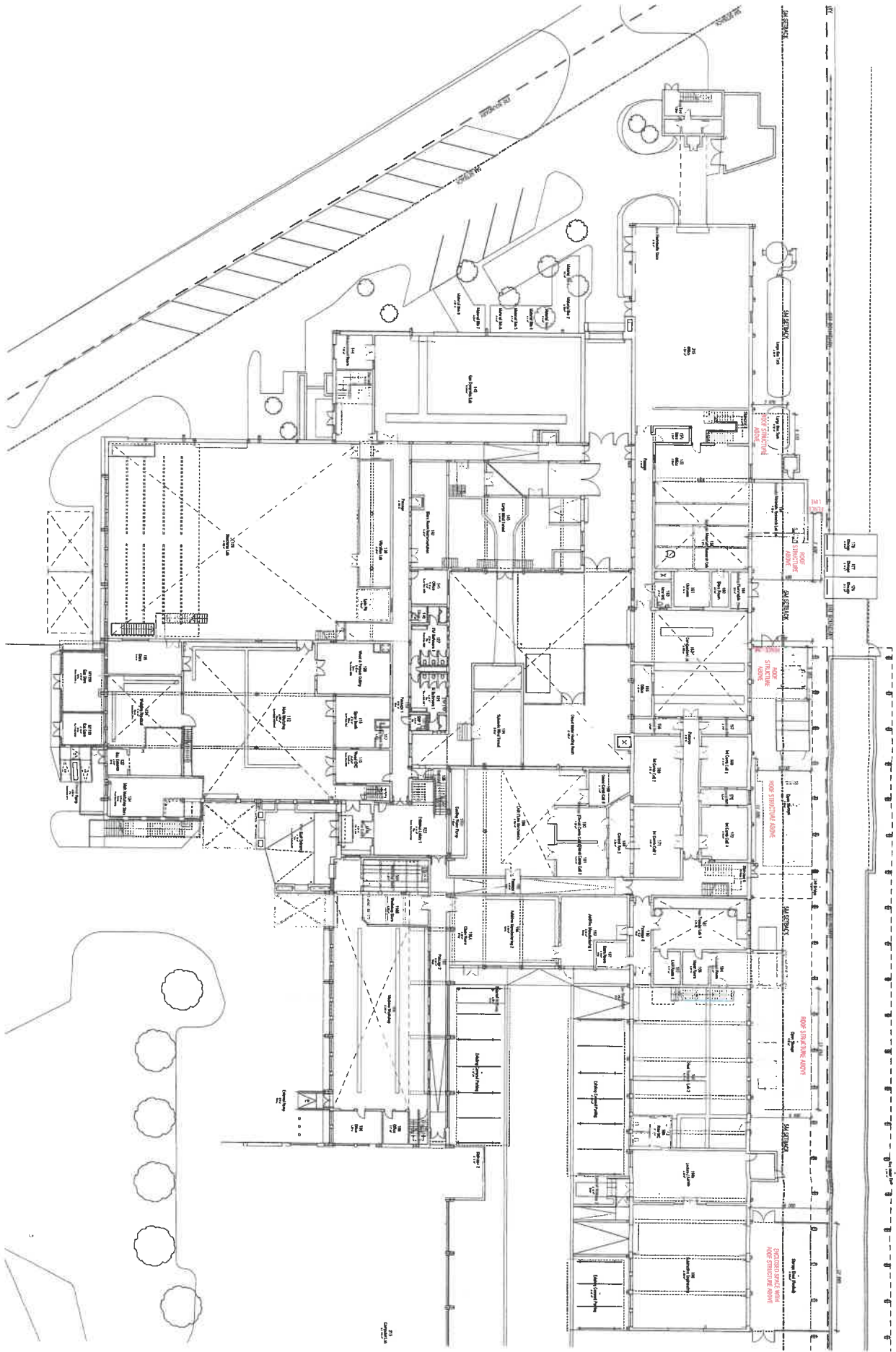
NOTES:
1. THIS SITE PLAN IS FOR INFORMATION ONLY. IT DOES NOT REPRESENT A COMMITMENT BY KWHI TO PROVIDE ANY OF THE SERVICES OR FACILITIES SHOWN ON THIS PLAN.
2. THE SERVICES AND FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO THE AVAILABILITY OF FUNDS AND THE APPROVAL OF THE BOARD OF DIRECTORS.
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NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
1	PREPARED BY KWHI	10/10/2013	W. J. JONES		
2	REVIEWED BY KWHI	10/10/2013	W. J. JONES		
3	APPROVED BY KWHI	10/10/2013	W. J. JONES		
4	APPROVED BY KWHI	10/10/2013	W. J. JONES		
5	APPROVED BY KWHI	10/10/2013	W. J. JONES		
6	APPROVED BY KWHI	10/10/2013	W. J. JONES		
7	APPROVED BY KWHI	10/10/2013	W. J. JONES		
8	APPROVED BY KWHI	10/10/2013	W. J. JONES		
9	APPROVED BY KWHI	10/10/2013	W. J. JONES		
10	APPROVED BY KWHI	10/10/2013	W. J. JONES		



Site Plan - Illegal Structures

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
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9	APPROVED BY KWHI	10/10/2013	W. J. JONES		
10	APPROVED BY KWHI	10/10/2013	W. J. JONES		



Project Name	Ground Floor Plan - Illegal Structures
Project No.	4614-02
Client	KMH - 4122-08-AR - 1943
Architect	Architect
Scale	1/8" = 1'-0"
Date	10/1/2010
Drawn by	Architect
Checked by	Architect
Approved by	Architect



10/1/2010