



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17373(TP800/2024)

Our File Reference Number: Erf 12289, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: ambo@sun.ac.za

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE & PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON ERF 12289, 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, 2023 on Erf 12289, Stellenbosch for:
 - 2.2 Permission/ Technical Approval in terms of Section 15 (2) (g) of the said by-law in order to accommodate the proposed second dwelling unit on the first floor.
 - 2.3 Permanent Departure in terms of Section 15 (2) (b) of the said by-law, to relax the following, in order to accommodate the proposed aluminium roof over the patio, portion of covered roof in front of the garage and the proposed staircase:
 - a) Street building lines from 4m to 0m (Van Rheeде Street) and 2.27m (Bulida street) respectively.
 - b) Common building line from 2.5m to 1.725m.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

- 2.4 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
- 2.5 The approval only applies to the proposed applications 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.

2.6 The development and building plans be generally in accordance with the site & ground floor plan, referenced as drawing No: 012289-C-01 2, drawn by: Marius Erlank (Architectural Technologist), dated 29/01/2025, and attached as **Annexure A**.

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

3.1 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.

3.2 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 residential.

4. 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.

5. 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.

6. **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

7. 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.

8. 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.

9. 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:

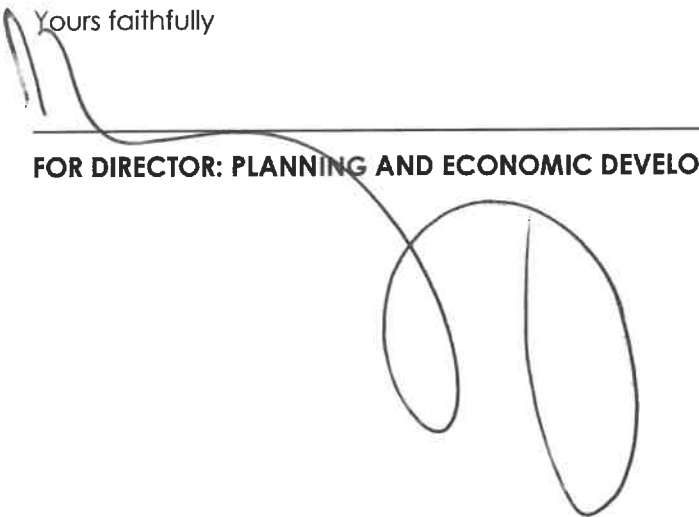
(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (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.

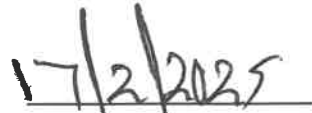
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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:

ANNEXURE A
SITE DEVELOPMENT PLAN



ERF 12289	
ERF AREA	653.5m²
EXISTING:	239m²
NEW ADDITIONS	11m²
NEW BOUNDARY WALL	9.8m
COVERAGE (233m²)	44.8%

[illegible]

[illegible]

MARIUS ERLANK
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
SACAP REG NO. T1088
TEL: (021) 001 7236 CELL: 084 608 8007
E-MAIL: marius@erlank.co.za

THIS DRAWING AND DESIGN IS COPYRIGHT AND MUST NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT PRIOR WRITTEN CONSENT. DIMENSIONS, DESCRIPTIONS AND QUANTITIES ON THIS DRAWING TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK. A DETAILED INSPECTION OF THE SITE MUST BE MADE BEFORE QUOTATIONS ARE SUBMITTED. FLOOR FINISH TO BE CONFIRMED. JOINERY FOR TENANTS' OWN ACCOUNT. PAINT COLOUR TO BE CONFIRMED BY TENNANT.

NEW ADDITIONS AND ALTERATIONS
1 BULIDA STREET, DIE BOORD,
STELLENBOSCH

SECTIONS & ELEVATIONS

Task	As Initiative	Date	UNWE
OSIP syllabus no.	T1068	Qualification type	Architectural Technologist
Ass	05/10/2022	Checked	Checker
Issuing No.	O12289-C-02		1