



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19346(TP1259/2025)

Our File Reference Number: Erf 15495, 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 DEPARTURE ON ERF 15495, 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 to relax the Welgevonden Design Guidelines in order to relax the rear building line from **1.5m to 0.78m** for a portion of the braai (adjoining Erf 15485 a POS) and from **1.5m to 0m** for the covered patio (adjoining Erf 15494 Stellenbosch) on Erf 15495, 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:
 - 2.2.1 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.
 - 2.2.2 The development and building plans be generally in accordance with the site plan as referenced on Drawing No. P-001, dated February 2025 and drawn by RDC Designs attached as **Annexure A**.

- 2.2.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 2.2.4 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.

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

- 3.1 The proposed covered patio and braai will not undermine or be detrimental to the character of the surrounding residential area.
- 3.2 The proposal is in line with the existing land use, and it is not foreseen to have a negative impact on the surrounding environment.

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


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

25/8/2025
DATE



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ANNEXURE A

SITE PLAN



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ANNEXURE A

SITE PLAN

General Notes:

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
- All glazing to comply with requirements of SANS 10400 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to have safety glass.
- All safety glazing panels to be etched with glazing marking and this is to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of building is to encroach the build line.
- All materials to be installed strictly in accordance with manufacturers specifications.

This drawing and all the information contained thereon is the property of RDC Designs cc and must not be copied or disclosed to a third party without their written consent.

RDC DESIGNS CC Architectural Services

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CLIENT:

Sofie v Veijeren

PROJECT TITLE:

**PROPOSED NEW BRAAI,
PATIO ROOF & BOUNDARY
WALL WELGEVONDEN ESTATE
ERF 15495
STELLENBOSCH**

DRAWING TITLE:

**FLOOR PLANS
SECTIONS
ELEVATIONS**

PROJECT No:	SCALE:
AU 0823	1:100 / 20
DRAWING No:	DATE:
P-001	FEB 2025
REV.	DRAWN: CHECKED:
-	RDC RDC

FOR APPROVAL

