STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18916 (TP1097/2025)
Our File Reference Number: Erf 8250, 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 PERMANENT DEPARTURE ON ERF 8250 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 8250, Kleingeluk Estate - Stellenbosch for:

2.1.1 A departure in terms of Section 15(2)(b) of the said bylaw to relax the street building line from 3m to 0m and to increase the allowable coverage from 60%to 62% for the proposed covered stoep to the existing dwelling house.

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 the 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 site plan/floor layout plans as referenced Drawing No. A-101, Drawn By MB Architect Dated 27/10/2024 and 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.

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

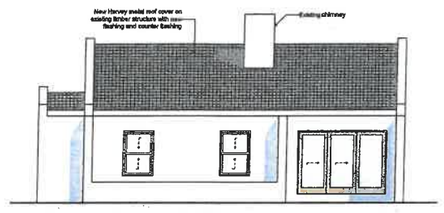
25/11/2025
DATE

Site Plan, Plan, Section and Elevations

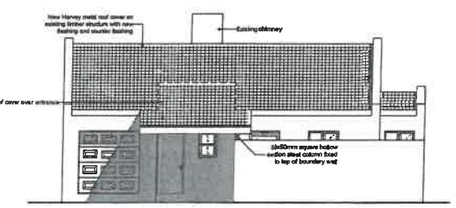
Erf 8250 Development data

Erf area: 301,7m2
Existing ground floor: 153,17
Existing garage: 19.65
Total existing: 172.82

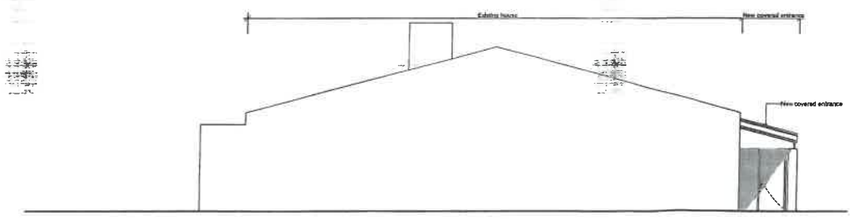
New covered entrance: 14,8m2
Total coverage: 187.62m2
Coverage: 62.18%
Bulk: 0.57



N Elevation Scale 1:100



S Elevation Scale 1:100



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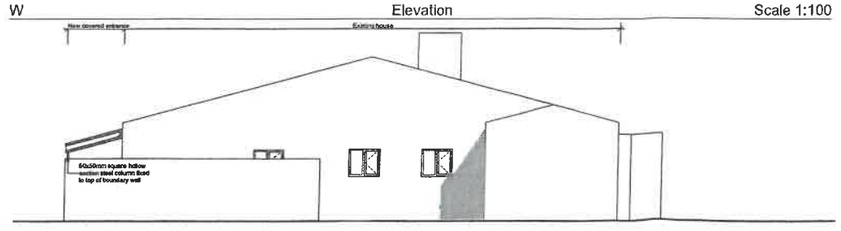
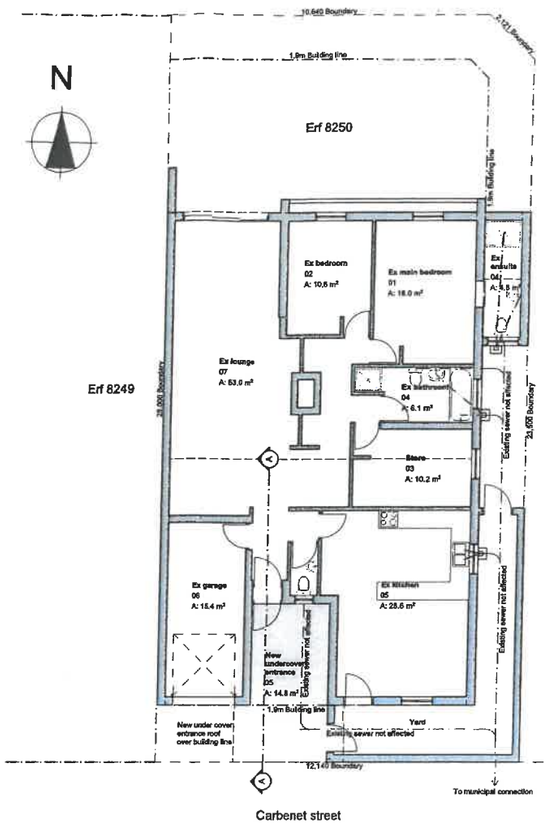
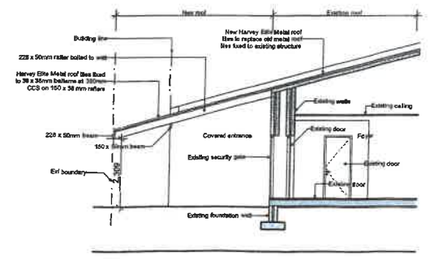


E Elevation Scale 1:100

Public Place 8236



0. Ground Storey Scale 1:100



A Section Scale 1:100

Public Place 8236

RevD	ENG	Change Name	Date

NOTES

Copyright and right of reproduction of this drawing and/or any portion thereof is reserved by Jacques Brand Architect.
Contractors and sub-contractors to verify all levels, heights and dimensions on site, and to check same against the drawings, before commencing any work. Quality of all materials and workmanship to comply with the relevant SABS and NBR specifications.
The contractor is responsible for correct setting out of the specified works.

Contractors are to ensure that all details shown on this drawing are in complete compliance with local authority by-laws and regulations.
Contractors are to locate and identify existing services on site, and are to protect these from damage throughout the duration of work.
Contractors shall be responsible for ensuring the structural stability of all components of their work and ascertaining that the main structure is capable of supporting all loads applied thereto.

Contractors are to ensure that their work, on site, is adequately protected at all times, during construction, and the responsibility for any damages incurred lies with the contractor until final hand-over of the site.
Contractors and sub-contractors are to ensure that all components,glazing panels and shop-fitted items fit through all doorways, stairwells and lifts.
This drawing is not to be scaled. Figured dimensions are to be used at all times.
Any queries or variations arising from any of the above, must be reported to Jacques Brand Architect for clarification, prior to the commencement of any works.

DRAWING STATUS:	ISSUE DATE:
FOR INFORMATION	
FOR APPROVAL	
FOR CONSENT	
FOR COSTING	
FOR CONSTRUCTION	
AS BUILT	
OTHER	

[redacted]
PrArch 2114
[redacted]
Welgevonden, Stellenbosch

JVB architect

Project: Roof extention for Mr NF Treurnicht and Me CE Oosthuysen on Erf 8250, Cabernet street 7 Die Boord, Stellenbosch,
Drawing: Site Plan, Plan, Section and Elevations

Project Date: MAY 2023	Date Printed: 27/10/2024
Drawn:	Checked:
Architect: Contact Full Name	Date:
Client:	Date:
Scale: 1:100	

Project no. SB 002
Drawing no. A-101
Revision.