



STELLENBOSCH

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Application Number: TP1221/2025(LU/19305)

Our File Reference Number: Erf 10787, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE AND CONSENT USE ON ERF 10787, 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 applications in terms of the Stellenbosch Land Use Planning bylaw 2023, for the proposed additions on Erf 10787, Stellenbosch:
 - a) A **permanent departure** application in terms of Section 15(2)(b) of the said By-law for the relaxation of the following:
 - i. The street building line from 3m to 1m (Chippendale Street) for the proposed lounge and Study.
 - ii. The street building line from 3m to 0.8m (Long Street & Chippendale) for the proposed family room extension.
 - iii. The relaxation of the street building line from 3m to 0m (Long Street) to accommodate the proposed balcony.
 - iv. The common building line from 1m to 0m (adjoining Erf 10785, Stellenbosch) for the proposed second dwelling unit.
 - v. To increase the coverage from 60% to 62.34%
 - b) The **consent use** application in terms of Section 15(2)(o) of the said Bylaw to permit a second dwelling unit over the common building lines.

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 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.
- 2.2.3. The development and building plans be generally in accordance with the Site Plan referenced on Plan No. 2025/008A, dated 2025-06-02, drawn by F Manuel, attached as **Annexure A**.
- 2.2.4. The conditions imposed by Directorate: Infrastructure Services dated 18/03/2026, attached as **Annexure B** be adhered to, to the satisfaction of the said department.
- 2.2.5. Building plans for all new structures and for all changes of use in the existing buildings 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.

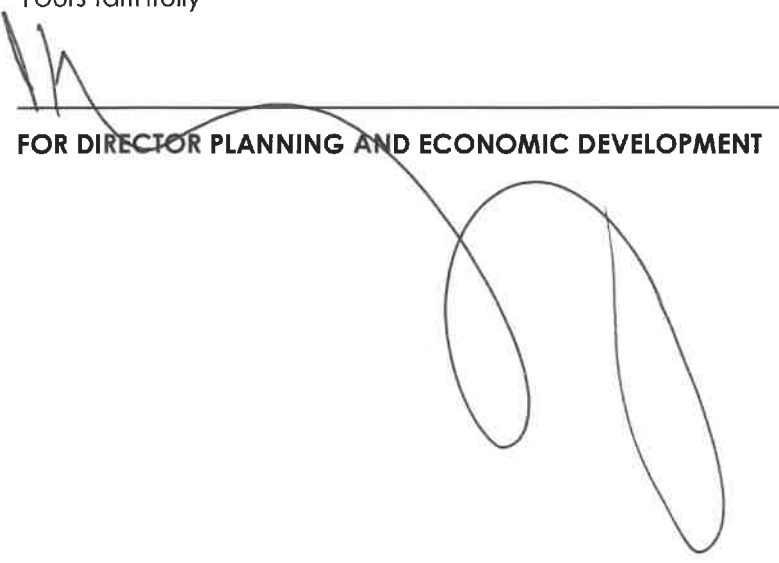
2.3. The **reasons** for the above decision are as follows:

- a. The proposal is in keeping with the current residential land use of the subject property.
- b. The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.
- c. The overall visual and spatial impact of the proposed balcony is considered negligible, as it provides a practical and appropriate means of access to the dwelling house from the street, taking into consideration the existing topography of the property.
- d. The proposed increase in coverage consists of 2.34% from the permitted 60%. An increase less than 10% is considered minor and shall have no significant impact on the surrounding land uses.

- e. The proposed second dwelling is not anticipated to adversely affect the safety, health or wellbeing of the surrounding community as it is compatible with the existing built form and character of the area.
3. 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.
 4. 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.
 5. **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**
 6. 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.
 7. 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.
 8. 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.
 9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. 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

12/10/2026.
DATE



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ANNEXURE A

SITE PLAN



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ANNEXURE B

COMMENTS FROM DIRECTORATE:
INFRASTRUCTURE SERVICES



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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	18 March 2026
Our Ref ▫ Ons Verw:	Civil LU 3064
Town Planning Ref:	TP1221/2025
Re ▫ Insake:	Erf 10787, Stellenbosch: The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 10787 Stellenbosch for the following:1. 1. An application for a permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the following building lines •The street building line from 3m to 1m to accommodate the proposed new lounge study/office (Chippendale Street) and to relax the street building line from 3m to 1.685m (Long Street).The common building line from 1m to 0m on the side adjoining Erf 10785 Stellenbosch to accommodate the proposed second dwelling. •To increase the coverage from 60% to 62.34%.2. A consent use application in terms of Section 15(2)(o) of the said bylaw to build a second dwelling over the common building line on the property.

The application is recommended for approval.

1. Civil Engineering services

- 1.1** The existing municipal sewer connection point must be used for the proposed second dwelling unit.

- 1.2 The existing municipal water connection point must be used for the proposed second dwelling unit on erf 10787.



Xolani Tika

Technician: Development (Infrastructure Services)

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