



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1573/2026

Our File Reference Number: Erf 13360, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 13360, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the permanent departure application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to relax the common building line as prescribed by the Welgevonden Design Guidelines from **1.5m to 0m** (adjoining Erf 13359 Stellenbosch) to accommodate the proposed covered patio on Erf 13360, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw.
3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**
 - 3.1 The approval only applies to the departure application 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.
 - 3.2 The development and building plans be generally in accordance with the building plans as referenced on Drawing No. STL 13360 021 & STL 13360 022, dated 23 February 2026 and drawn by I Marias (see **Annexure A.**)
 - 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 proposed covered patio is compatible with the surrounding uses and it shall have no impact on 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 **TP** 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



MANAGER: LAND USE MANAGEMENT

04-05-2026

DATE



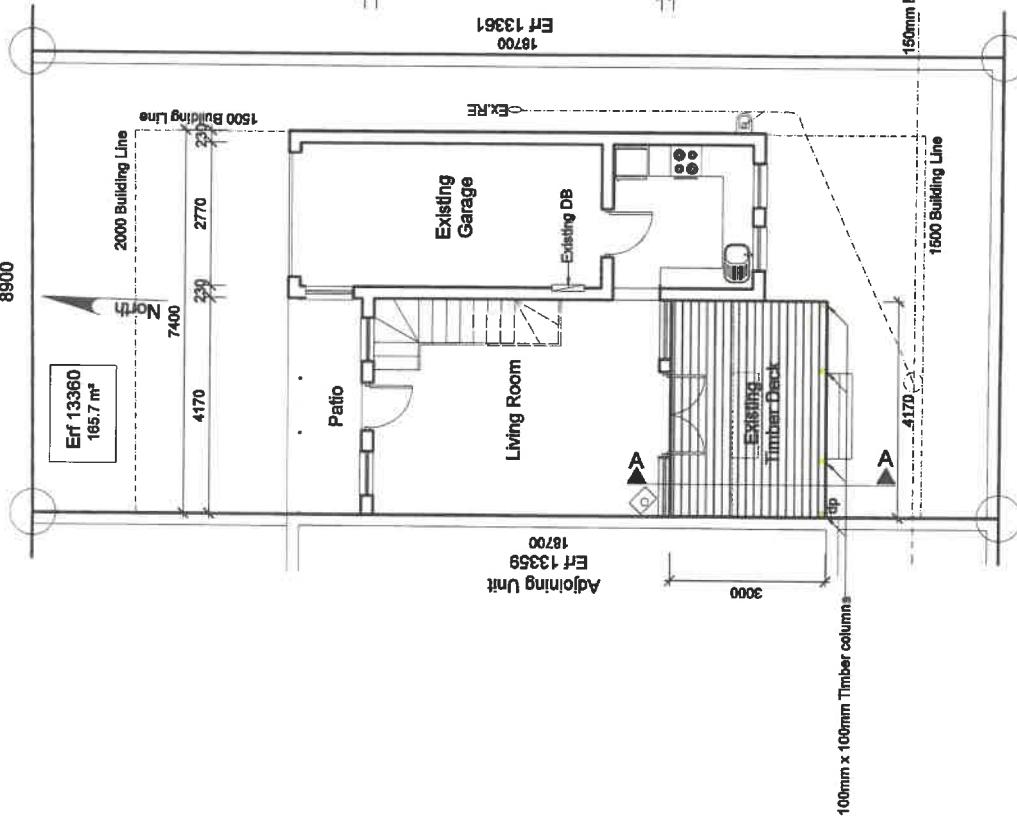
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ANNEXURE A

SITE PLAN

Erf 13366 (Cull de Sac Holly Oak Lane)
8900



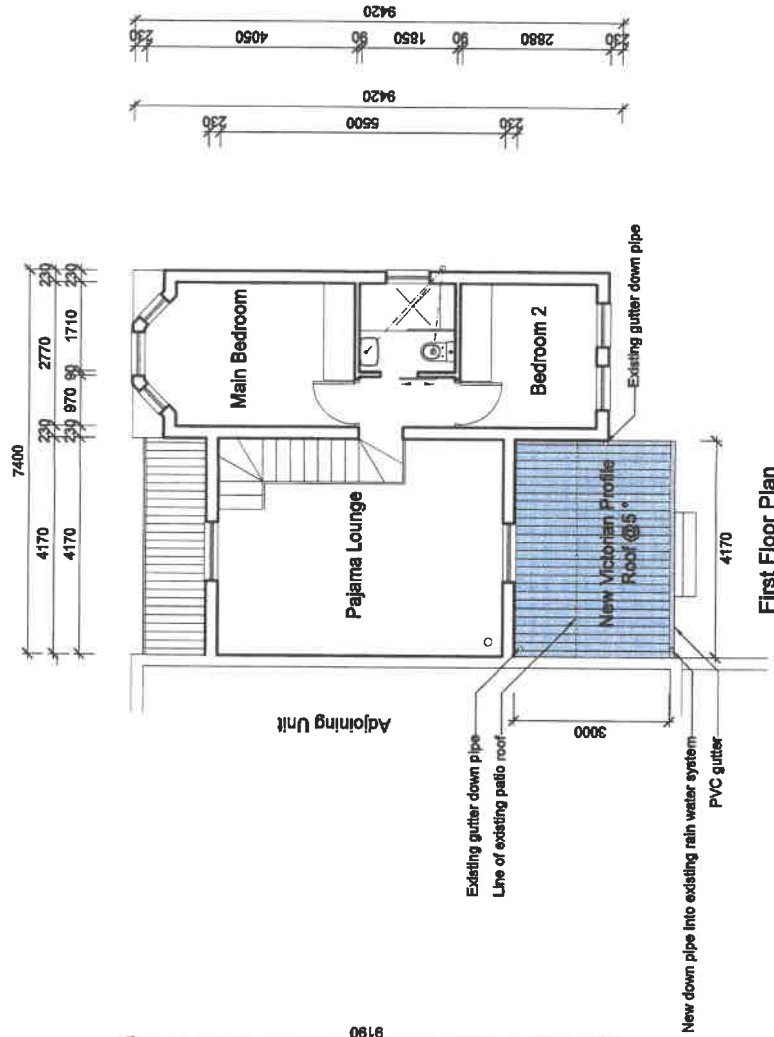
WILLOWDEN
ARCHITECTS
2014

DATE: 2014
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 2014

This building has been constructed and approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 (as amended) and the relevant municipal by-laws. The owner must ensure that the building is used in accordance with the approved plans and that the building is maintained in accordance with the relevant municipal by-laws.

8900
February Street

Site & Ground Floor Plan



First Floor Plan

Areas	Square M
Existing Ground Floor	56.57
Existing First Floor	55.71
Existing patios	10.97
Demolish Patio Roof	-5.00
Roof Extension	12.51
Total under cover	75.05
Erf	166
Cover	45%

Project: on Erf 13360, 23 Holly Oak Lane, Welgevonden Estate, Stellenbosch

Drawing Name: Site & Floor Plans

Drawing No: STL 13360 021

Date: 23 February 2028 Scale: 1:100

Drawn By: I. Marais

SACAP No: D1574

Beed Tech

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