STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19058(TP1182/2025)
Our File Reference Number: Erf 4781, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 4781, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1. The application is made for administrators consent in terms of Clause B.6.(b) of Title Deed No. 45153/2016 on Erf 4781, Stellenbosch for the following:

a) To relax the street building line from 6.3m to 2.7 m and 5.2 m to accommodate an outbuilding and garage, respectively.

b) To relax the common building line (adjacent to Erf 4782) from 3.15m to 1m,1.8m and 2.5m to accommodate an outbuilding, swimming pool and room extension, respectively.

c) To relax the common building line (adjacent to Erf 4780) from 3.15m to 2.9m to permit a room extension on the first floor.

2.2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law for a permanent departure on Erf 4781, Stellenbosch for the following:

i. To relax the street building line from 4m to 2.7m to accommodate an outbuilding.
ii. To relax the common building line (adjacent to Erf 4782) from 2.5m to 1m to accommodate an outbuilding.

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

2.3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

a. 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 Council or other legislation or Bylaws or Regulations that may be applicable.

b. The development and building plans shall generally be in accordance with the site plan/floor layout plans as referenced on Drawing No. 01550-liezel-stb4781-20250225, Pages 1-2 Drawn By: Exact Plan Architecture draughting, Dated 2025-04-09 Annexure **B**.

c. 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.

2.4. The reasons for the above decision are as follows:

2.4.1. 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. You are hereby informed of your **right to appeal Section 15(2) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

4. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

5. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

6. An applicant who lodges a Section 79(2) 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.

7. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

8. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

9. 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.

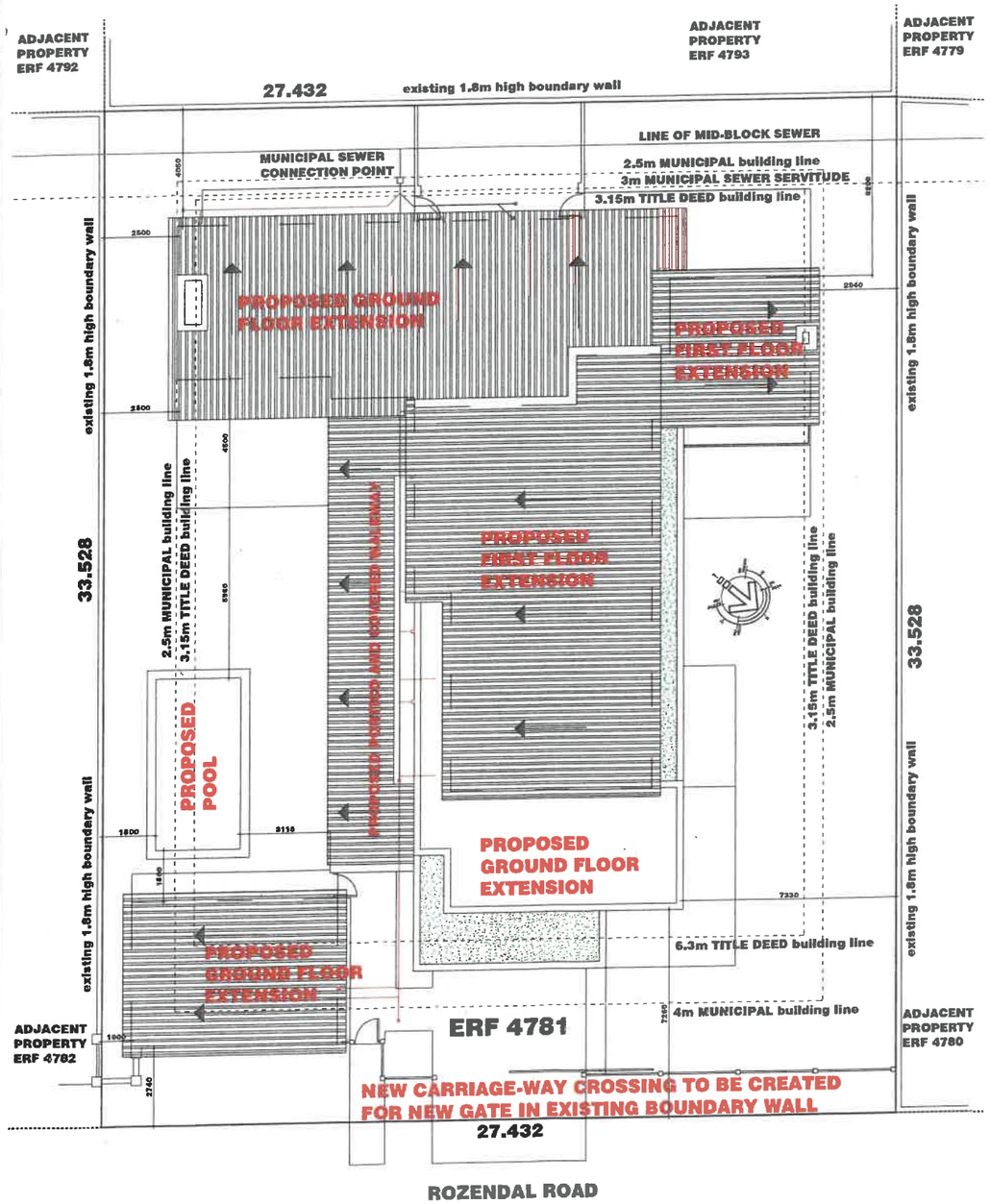
Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

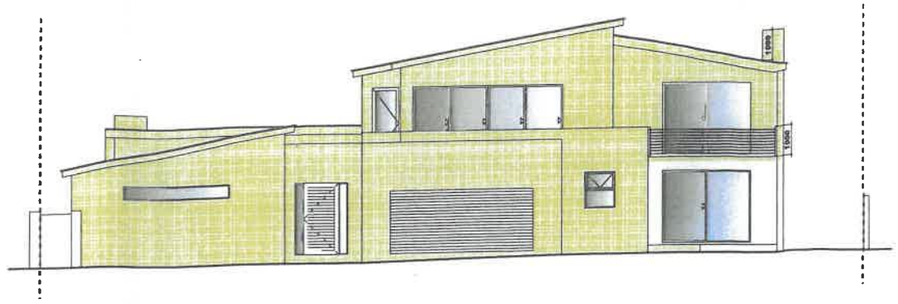
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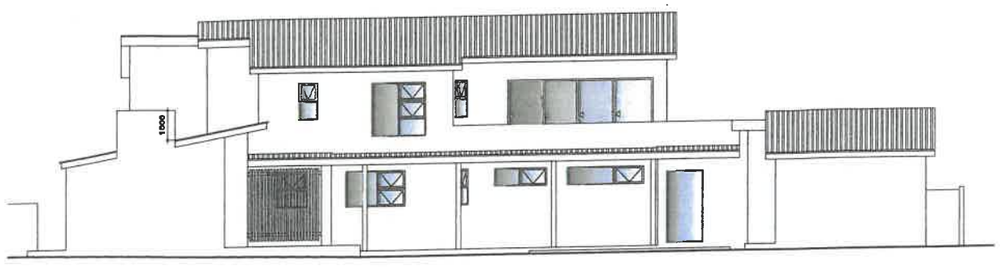
LOCAL AUTHORITY APPROVAL:



• SITE PLAN
SCALE 1:100



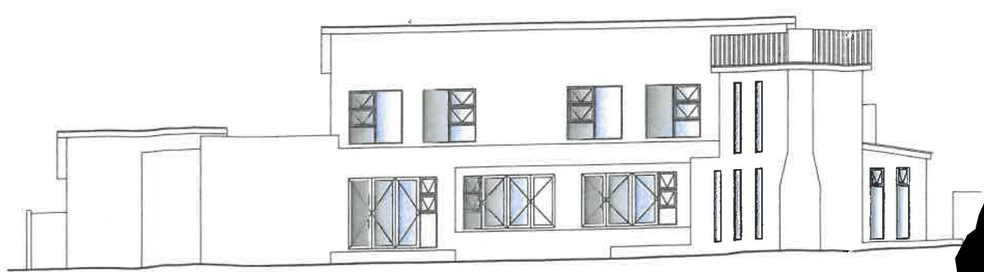
• NORTH EAST ELEVATION
SCALE 1:100



• SOUTH EAST ELEVATION
SCALE 1:100



• SOUTH WEST ELEVATION
SCALE 1:100



• NORTH WEST ELEVATION
SCALE 1:100

PARAMETERS:

EXISTING:	
ground floor:	189.05m²
TOTAL:	**189.05m²**
PROPOSED:	
ground floor extension:	123.05m²
first floor extension:	132.10m²
outbuilding:	36.80m²
covered patio:	31.40m²
TOTAL:	**323.35m²**
TOTAL AREA:	**512.40m²**
TOTAL FOOTPRINT:	**380.30m²**
SITE AREA:	**981.00m²**
COVERAGE ALLOWED:	**50.00%**
COVERAGE ACTUAL:	**38.77%**

PLEASE NOTE:
THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS.
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSONS ATTENTION PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

HOUSE MALBERBE

CLIENT: [redacted]

PROPERTY: ERF 4781
STELLENBOSCH

ADDRESS: 22 ROZENDAL STREET
STELLENBOSCH

DRAWING: COUNCIL SUBMISSION

REVISIONS:

•	A	change done	date	person
•	B	change done	date	person
•	C	change done	date	person
•	D	change done	date	person

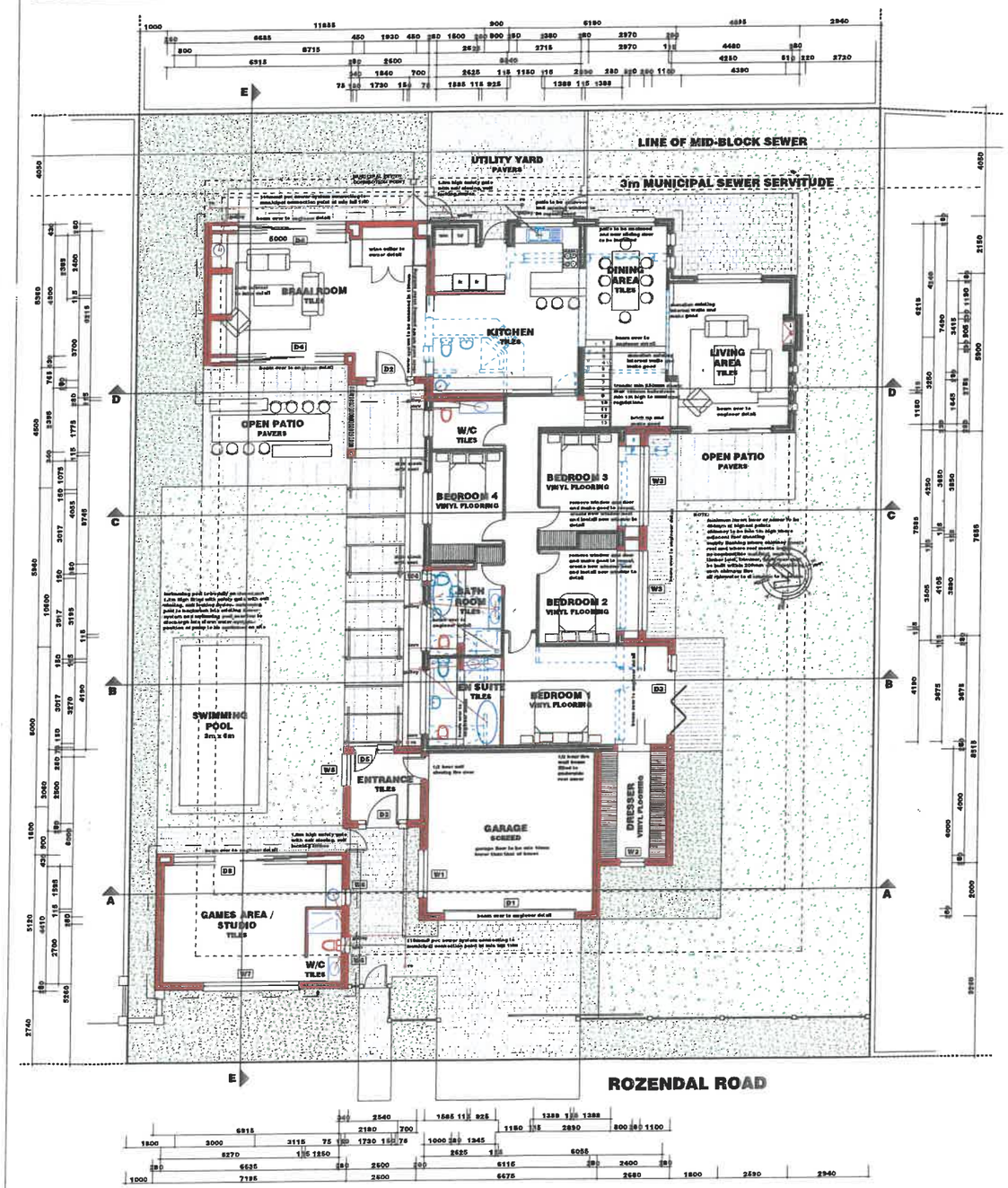
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01550-liezel-stb4781-20250225

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	1 of 5	2025-04-09

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LOCAL AUTHORITY APPROVAL:



- **GROUND FLOOR PLAN**

SCALE 1:100



- **FIRST FLOOR PLAN**

SCALE 1:100

PARAMETERS:

EXISTING:	
ground floor:	189.05m²
TOTAL:	**189.05m²**
PROPOSED:	
ground floor extension:	123.05m²
first floor extension:	132.10m²
outbuilding:	35.80m²
covered patio:	31.40m²
TOTAL:	**323.35m²**
TOTAL AREA:	**512.40m²**
TOTAL FOOTPRINT:	**380.30m²**
SITE AREA:	**981.00m²**
COVERAGE ALLOWED:	**50.00%**
COVERAGE ACTUAL:	**38.77%**

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HOUSE MALBERBE

CLIENT: [redacted]

PROPERTY: ERF 4781 STELLENBOSCH

ADDRESS: 22 ROZENDAL STREET STELLENBOSCH

DRAWING: COUNCIL SUBMISSION

REVISIONS:

•	A	change done	date	person
•	B	change done	date	person
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