STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1889/2026
Our File Reference Number: Farm No. 81/29, Stb
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email add[redacted]stellenbosch.gov.za

PER E[redacted]

Sir / M[redacted]

APPLICATION FOR DEPARTURE ON FARM NO. 81/29, REDWOOD ESTATE, STELLENBOSCH DIVISION (NOW KNOWN AS ERF 18855, STELLENBOSCH).

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows.

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law, namely:

   3.1. **Departure** in terms of Section 15(2)(b) of said bylaw to increase the permissible coverage in the development from **50%** to **78%** for the following individual properties;

18922	**18926**	**18927**	**18928**	**18930**	**18931**	**18932**
18934	**18935**	**18936**	**18938**	**18941**	**18943**	**18944**
18945	**18947**	**18948**	**18949**	**18954**	**18955**	**18956**
18957	**18958**	**18959**	**18961**	**18962**	**18963**	**18964**
18965	**18966**	**18967**	**18969**	**18970**	**18971**	**18974**
18976	**18978**					

   3.2. **Departure** in terms of Section 15(2)(b) of the said bylaw to relax the external building lines from **3,0m** to **1,0m** for purposes of a braai area for the following erven: **18954**; **18964**; **18965**, **18968** & **18974**, Stellenbosch.

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. **The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:**

   4.1. The approval only applies to the 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 By-laws or Regulations that may be applicable.

   4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposal.

4.3. The development must be implemented substantially in accordance with the **LAND USE PARAMETERS PLAN, REFERENCED AS DRAWING NR LAND-USE A1 REV1, DATED 24 NOVEMBER 2026, AND DRAWN BY OSMOND LANGE ARCHITECTS AND PLANNERS (PTY) LTD**, and attached as **ANNEXURE A**.

4.4. Building plans for the development must be generally in accordance with the **LAND USE PARAMETERS PLAN, REFERENCED AS DRAWING NR LAND-USE A1 REV 1, DATED 24 NOVEMBER 2026, AND DRAWN BY OSMOND LANGE ARCHITECTS AND PLANNERS (PTY) LTD**, and attached as **ANNEXURE A**.

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

5.1. 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.

5.2. The proposed departures are minor deviations from the Zoning Scheme parameters and do not alter the approved development concept or residential character.

5.3. The proposed departures will not adversely affect neighbouring properties or compromise the residential amenity of the surrounding area in terms of privacy, overlooking, building massing, fire safety or access.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) 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.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) 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 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

8. 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.

9. 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.

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www.stellenbosch.gov.za

10. 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.

11. 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.

12. 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.

13. 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
DATE: 24-11-2026

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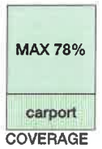
ANNEXURE A

APPLICATION FOR DEPARTURE ON FARM NO. 81/29, REDWOOD ESTATE, STELLENBOSCH DIVISION (NOW KNOWN AS ERF 18855, STELLENBOSCH)

LAND USE PARAMETERS PLAN

LAND-USE PARAMETERS LEGEND

COVERAGE: EXISTING 50% - APPLIED FOR 78%
FAR: EXISTING 0,75 - APPLIED FOR 0,95
BUILDING LINE: EXISTING 3m - APPLIED FOR 1m (backyard braai)



COVERAGE



COVERAGE & FAR



FAR



1 METER BRAAI BUILDING LINE


2 PARKINGS on ERF



NO BUILDING LINE



NOTES:

1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R. SANS 10400 AND LOCAL AUTHORITY REGULATIONS
3. THE DRAWING IS NOT TO BE SCALED
4. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT
5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

RevID	ChID	Change Description	Date	IssID
R1		Coverage 18948 & 18949		

Owner: Redwood Estate Stellenbosch PTY LTD
Date: 2026/11/24

Architect: Jacques De Villiers PrArch 21522
Date: 2026/11/24

Engineer: Vejen Krivochiev
Vejen Krivochiev Digitally signed by Vejen Krivochiev Date: 2025.12.11 15:03:27 +02'00'
Date: 2026/11/24

[redacted]

PROJECT:
REDWOOD ESTATE
Residential Development
FOR TGP Construction
ON Farm 81/29, Stellenbosch

DRAWING TITLE:
LAND-USE PARAMETERS

BUILDING CLASSIFICATION	CLIMATIC ZONE
Class Code	Cape Town

RESPONSIBLE PERSON		DATE	APPROVED
DESIGN	Jacques De Villiers	2026/11/24	
DRAWN	BL / VL		

FOR CONSTRUCTION

DRAWING PATH
BIMcloud: osmondlange - BIMcloud Software as a Service/OL-CT/210169.Steyns Nursery/Redwood - Unit Master - Duplex

SCALE	SHEET SIZE
1:500	A3

PROJECT No.	DRAWING NUMBER	REVISION
210169	LAND-USE A1	R1