



Application Number: TP1542/2026

Our File Reference Number: Erf 14721, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL:

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 14721, 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 in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a permanent departure for the relaxation of the Welgevonden Design guidelines to permit the following on Erf 14721, Stellenbosch:

2.1.1 To relax the common building line from **1.5m to 0m** (adjoining the open space/servitude on Erf 14742, Stellenbosch) to accommodate the **proposed braai**

2.1.2 To relax the street building line from **2m to 1m** (Langelier Street) for the proposed extension of the **balcony**

2.1.3 To increase the coverage from 50% to 52.53%

BE APPROVED in terms of Section 60 of the said By-law 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 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.

3.2 The development and building plans be generally in accordance with the site plan as referenced in Drawing No. 2025/14721, drawn by Pierre D Malan dated 22 September 2025, attached as **Annexure A**.

3.3 Final building plans to be endorsed by the Welgevonden Homeowners Association.

3.4 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

3.5 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 additions are consistent with the scale and form of neighbouring properties, and the overall effect of the departures is not expected to negatively impact the surrounding land uses.

4.2 The increase in coverage is considered minimal, amounting to an additional 2.53% over the permitted 50%. The minor deviation is not expected to adversely affect the character of the neighbourhood, as it will not create a perception of excessive bulk when viewed in the context of the surrounding residential dwellings

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.

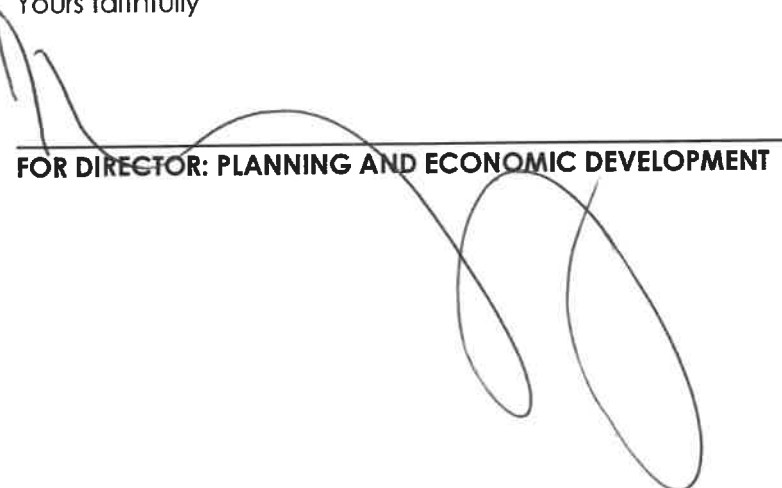
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

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

28/7/2020

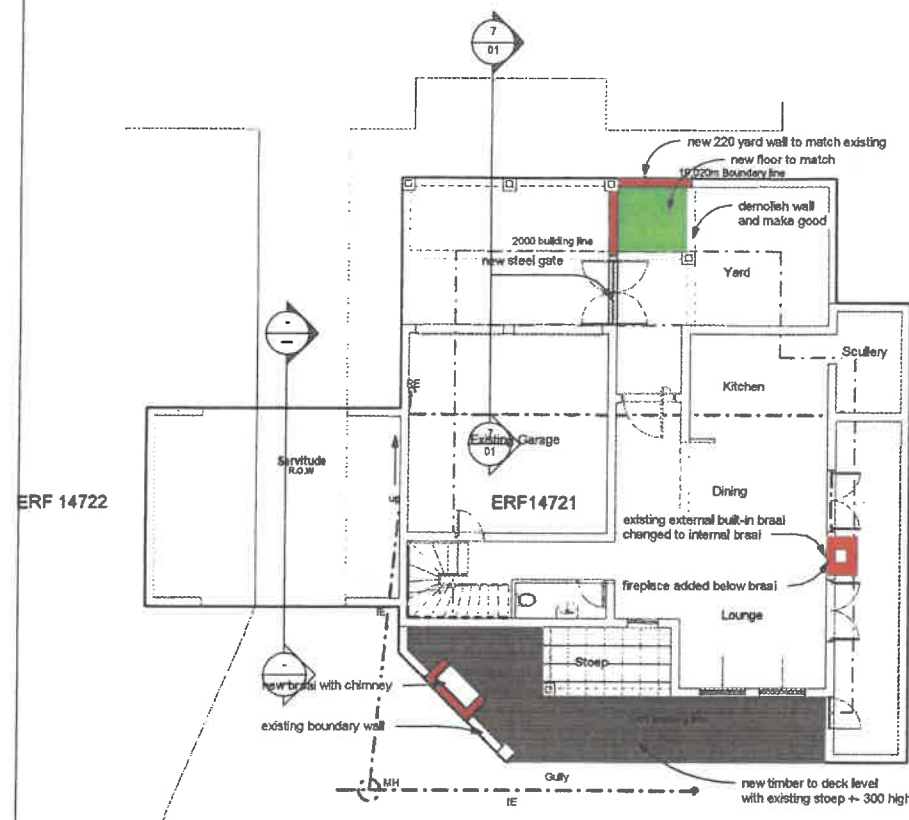
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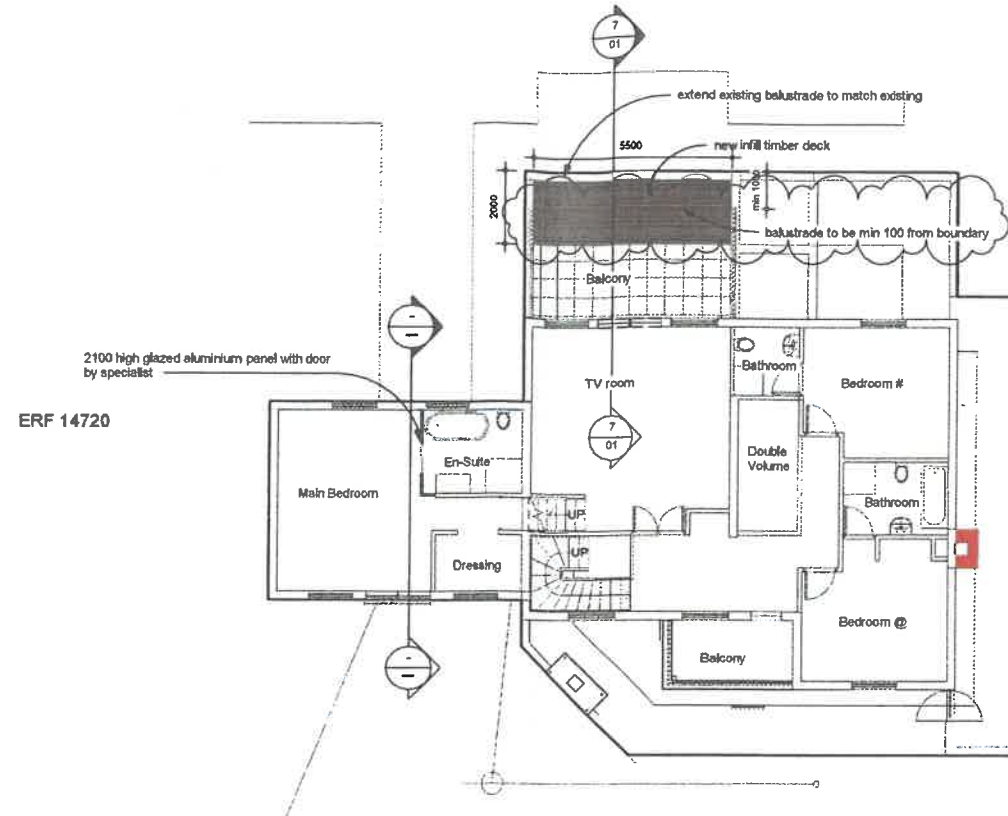
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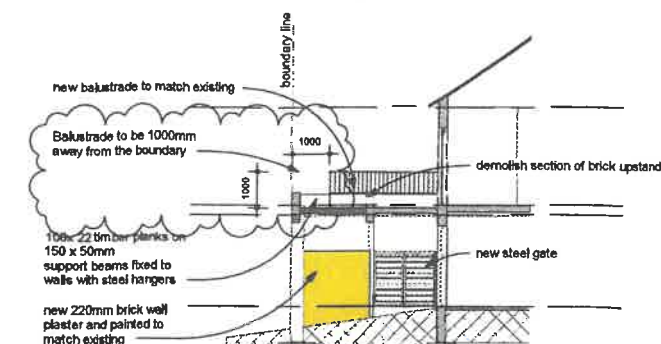
ANNEXURE A



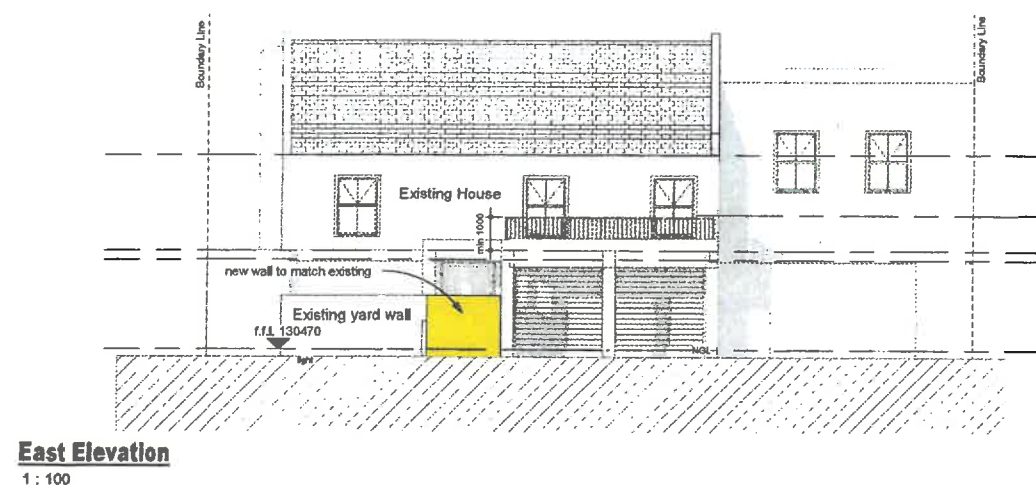
01 - Ground Storey
1 : 100



02 - First Floor
1 : 100



Section 1
1 : 100



Schedule Of Areas

Ground Floor = 76.74m²
First Floor = 85.38m²
Covered Portico = 7.41
Garage = 34.58
Balcony 1 = 11.9
Balcony 2 = 7.41
Total Area = 208m²

Additions

Balcony 1 = 9.73m²

Site Area = 251m²
Coverage Area = 131.86m²
Coverage Percentage = 52.53%

P D Malan
Digitally signed
by P D Malan
Date:
2026.06.02
20:12:32 +02'00'

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Only figured dimensions to be followed do not scale from drawing.

Pierre D Malan	
Client	House Du Toit
Project	Alterations & Additions to House Erf 14721 Welgevonden Stellenbosch
Council Submission- Rev A	
Project number	2025/14721
Date	22 September 2025
Sheet Name	Plan, Site & Roof Layout
Scale	1 : 100
	01