STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1560/2026
Our File Reference Number: Erf 569, Kylemore
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Sir/Madam

APPLICATION FOR A PERMANENT DEPARTURE ON ERF 569, KYLEMORE

1. The above application refers.

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

   2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Bylaw on Municipal Land Use Planning, 2023 on Erf 569, Capolavoro Mountain Estate – Kylemore for a departure:

   2.1.1 To relax the common building line (adjacent to Erf 570 & Erf 573) from 1.5m to 0m for the proposed louvre awning on the property.

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 proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions of requirements form 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/floor layout plans as referenced on Drawing No. SW0289, Drawn by JE Architecture, Dated 2025/03/15 and attached as **Annexure B**.

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 encroachment of the building lines does not undermine the character of the area due to the use (louvre/awning) and the small scale thereof.

4.2 The proposal is subsequently 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. 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.

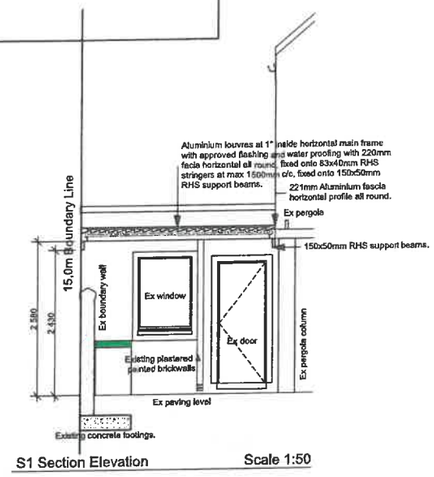
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

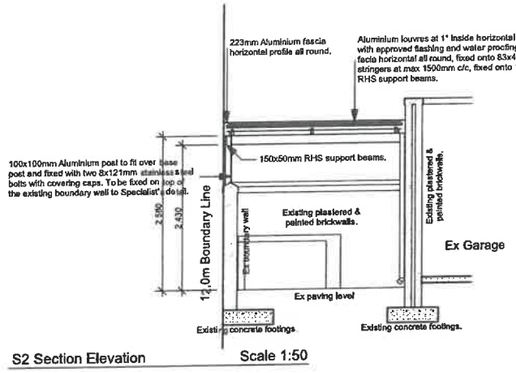
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/9/2026.

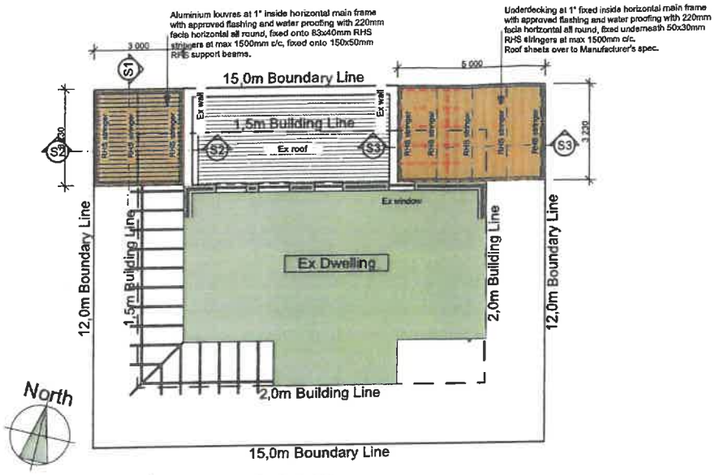
DATE



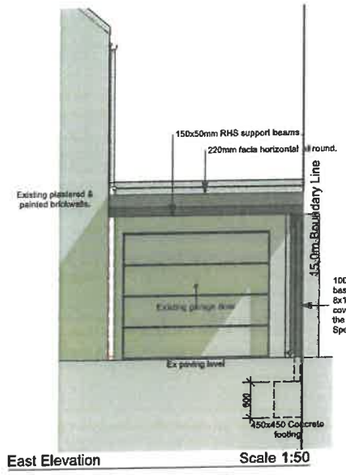
S1 Section Elevation Scale 1:50



S2 Section Elevation Scale 1:50

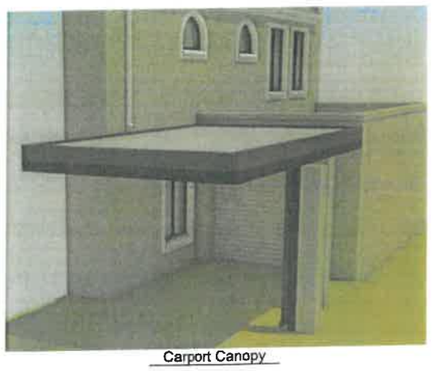


First Storey Floorplan Scale 1:100

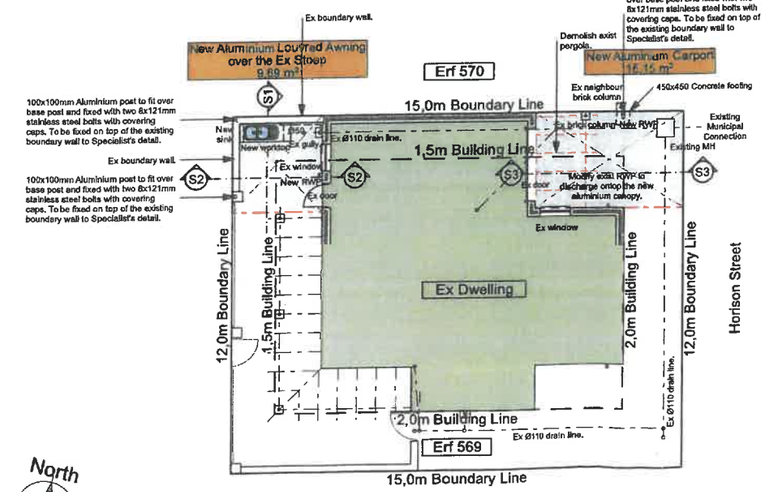


S3 Section Elevation Scale 1:50

East Elevation Scale 1:50



Carport Canopy



Site Plan & Floor Plan Scale 1:100

CAPOLAVORO
Huis Bienaars Vereniging
Stellenbosch
Hoofinkoning
Handtekening
11-04-2025
Datum

GENERAL NOTES :

*All materials and construction methods must comply with the National Building Regulations (act no.103 of 1977) including all amendments, as well as to all local authority regulations.
*All materials must be finished and fixed strictly in accordance with the relevant manufacturers specifications, unless explicitly specified differently.
*All dimensions must be verified on site.
*Any discrepancies or unclear items must be pointed out to the architect for correction or explanation prior to commencement of construction.
*Never scale from this or any other drawing

Site Area	= 180m²
Existing Groundfloor Area	= 90m²
Existing First Storey Area	= 54m²
New Aluminium Louvred Awning over the Ex Stoep	= 9,69m²
New Aluminium Carport	= 16,15m²
Total Covered Area	= 115,84m²
Coverage	= 64,36%

Work Stage 4.1:
Council Documentation and Approvals

Occupancy H4 - Dwelling House

0	21/03/2025	1	For HOA & Local Authority submission.

[redacted]

Hierdie dokument is die eiendom van JE4 en mag nie op enige wyse gereproduseer, uitgevaak of gebruik word behalwe vir die uitsluitlike doel waarvoor dit oorspronklik opgestel is nie.
ALLE AFMETINGS MOET OP DIE BOUTERREIN BEVESTIG WORD.
SLEGS GESKREWE AFMETINGS MAG GEBRUIK WORD EN GEEN AFMETINGS MAG VAN HIERDIE TEKENING AFGESKAAL WORD NIE.
This document is the property of JE4 and may not be reproduced, issued or used for any purpose other than the specific purpose for which it was originally intended.
ALL DIMENSIONS MUST BE CHECKED ON THE BUILDING SITE.
FIGURED DIMENSIONS ONLYARE TO BE USED AND THIS DRAWING MUST NOT BE SCALED.

Kylemore

Proposed New Additions & Alterations to House Van der Vegte

Erf 569

Site Plan, Floor Plans, Section Elevations & Elevations

COPYRIGHT RESERVED

SKAAL SCALE: as indicated on A1 print

SW0279	W101	Rev 0

AFDRUK UITGEREIK PRINT ISSUED	GETEKEN DRAWN	NAGESIEN CHECKED
	2025/03/15 Je	
CLIENT		