



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1588/2026

Our File Reference Number: Erf 17747 Stellenbosch

Your Reference Number: 324354

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 17747, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The **permanent departure** application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of following building lines on Erf 17747, Stellenbosch:
 - 2.1.1 The street building line for the first-floor balconies from 4.5m to 3.6m (unnamed street on the north- east boundary).
 - 2.1.2 The street building line for the second-floor balconies from 6m to 5.1m (unnamed street on the north- east Boundary).
 - 2.1.3 The street building line for the first-floor balconies from 4.5m to 3.6m (unnamed street on the south boundary).
 - 2.1.4 The street building line for the second-floor balconies from 6m to 5.1m (unnamed street on the south boundary).

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 be generally in accordance with the Site Plan as referenced on Drawing No.22-08-03-pla-05-rev02 & 22-08-3-pla-06-rev03, dated March 2025 & July 2026 and drawn by AVZ for Schabort associates architects attached as **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.

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.

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

4.1 The proposed extensions within the Voliere Estate are considered compatible with the surrounding land uses and do not change the character of the area.

4.2 The proposal does not prejudice the reasonable use or enjoyment of adjoining properties.

4.3 The proposal is therefore consistent with the accepted urban design principles encouraging well-articulated residential buildings.

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

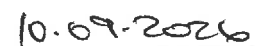
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference 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



DATE



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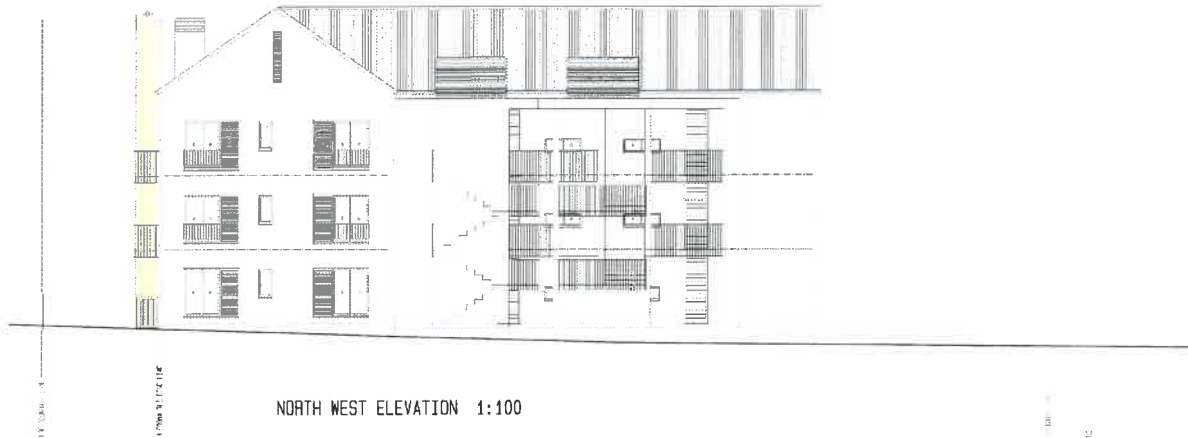
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ANNEXURE A

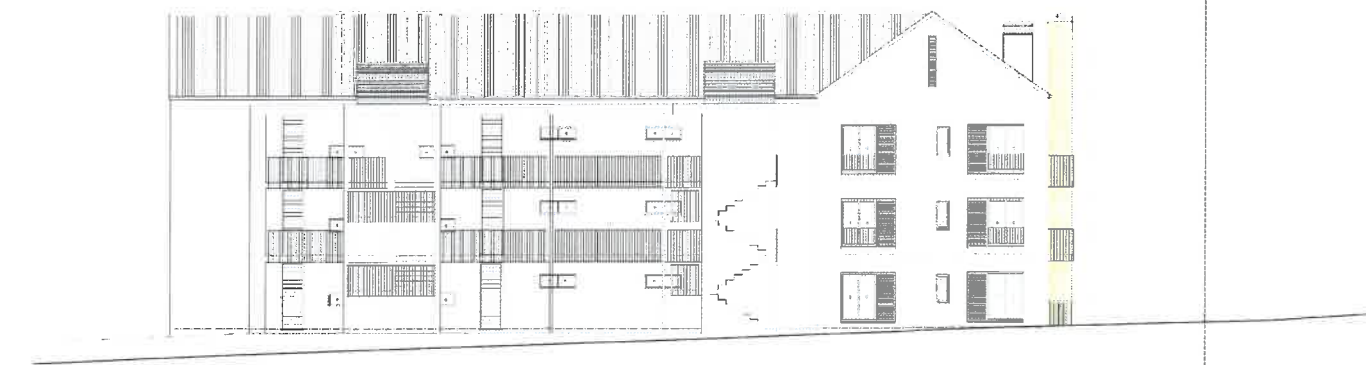
SITE PLAN



SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

NOTES

1. THE ARCHITECT HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO A LITIGATION AND THAT THE DEVELOPER IS NOT SURE OF THE OUTCOME OF THE LITIGATION.
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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	22-08-03
2	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	22-08-03

schabert
associates
architects

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Durban
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PROJECT
**PROPOSED NEW
APARTMENT BLOCK
ON ERF 17747**

VOLIERE

DESCRIPTION
ELEVATIONS

OPTION WITH EXTENDED BALCONIES

FILE	DATE	BY
SCALE	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY

22-08-03-pla-05-rev02



SITE PLAN 1:100

NOTES

UNITS PROVIDED:	
16 x TWO BEDROOM	
AREAS:	
UNIT FLOOR AREA	- 1235.19m ²
EXIST. PATIO AND BALCONIES	- 112.20m ²
PROPOSED EXTENSION TO PATIO AND BALCONIES	- 37.18m ²
WALKWAY & STAIRS	- 190.54m ²
REFUSE ROOM	- 21.00m ²
TOTAL FLOOR AREA	- 1595.06m ²
ERF SIZE	- 2240m ²
COVERAGE	- 25%
BULK FACTOR	- 0.71
PARKING:	
# 1.25 BAYS/UNIT + 0.25 VISITOR BAYS/UNIT	
REQUIRED	- 27 BAYS
PROVIDED	- 27 BAYS



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REVISIONS

NO.	DESCRIPTION	DATE



PROPOSED ADDITIONS TO EXIST. APARTMENT BLOCK ON ERF 17747

VOLIERE

DESCRIPTION

SITE PLAN

FILE	22-08-3-pla-06-rev03	DATE	11/11/2022
SCALE	1:100	DRAWN	AYZ
CHECKED		DATE	22-08-3-pla-06-rev03