STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP 1412/2025
Our File Reference Number: Erf 843, Stellenbosch
Your Reference Number: None
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 ON ERF 843, STELLENBOSCH

1. The above application refers.

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

2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning Bylaw for a departure to relax the common building line (adjacent to Erf 844 & 845, Stellenbosch) from 4,5m to 0m in order to accommodate the proposed carports,

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

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

a. 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.

b. The development and building plans be generally in accordance with the Site Plan as referenced on Drawing No. 843 Revision A, dated 23 June 2025 and drawn by Adele Vermeulen Architecture, attached as **Annexure A.**

c. Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

d. 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.

2.3 **The reasons for the above decision are as follows:**

i. The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

3. 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.

4. 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.

5. **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**

6. 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.

7. 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.

8. 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.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. 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

03.06.2026

DATE

Annexure A
Site Development Plan

SUIDWAL STREET

85m to nearest crossing
Piet Retief Street

22.39mm SITE BOUNDARY

EXISTING LEAN-TO ROOFS

EXISTING APARTMENTS

EXISTING INTERNAL ACCESS ROAD

ADJACENT ERF 844

37.74mm SITE BOUNDARY ADJACENT ERF

ERF 843

EXISTING INTERNAL PARKING AREA

2500

2500

5500

22.62mm SITE BOUNDARY

ERF 844

ERF 845

SITE PLAN
SCALE 1:100

IBR SHEETING@ 2°

2625
2400

new timber structure as per specialist details - to match existing carport and sizes

2589
2817

GL

EXISTING CONCRETE FLOOR

N-W ELEVATION

IBR SHEETING@ 2°

2625
2400

new timber structure as per specialist details - to match existing carport and sizes

2589
2817

GL

EXISTING CONCRETE FLOOR

new concrete foundation as per engi's details

new concrete foundation as per engi's details

SECTION A-A

2500

2817
2589

new timber structure as per specialist details - to match existing carport and sizes

GL

EXISTING CONCRETE FLOOR

S-E ELEVATION

2500

2748
2519

new timber structure as per specialist details - to match existing carport and sizes

GL

EXISTING CONCRETE FLOOR

new concrete foundation as per engi's details

new concrete foundation as per engi's details

SECTION B-B

5500

Timber structure as per manufacturers specification

2500

sheeting and gradient of roof to match ex. carport structure

ROOF
SCALE 1:50

5500

B

2500

NEW CARPORT

A

A

structure all as per specialist design

B

S-E ELEVATION

N-W ELEVATION

PLAN
SCALE 1:50

AREAS ERF 843	
ERF 843:	882.4m²
EXISTING APARTMENTS FOOT PRINT	307.5m²
EXISTING LEAN-TO ROOFS	34.2m²
NEW CARPORTS (2x13.75m²)	27.5m²
TOTAL	369.2m²

COVERAGE CALCULATIONS:
FOOTPRINT=369.2m²/ERF=882.4m²=41.8%

Managing agent on behalf of the trustees

Mr Schalkwyk

GENERAL

1. All work is to be done in accordance with the National building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design activity, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from AV and all other consultants related to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Adele Vermeulen Architects

REVISION

REV	DATE	DRAWN	DESCRIPTION
A	29.08.25	AV	ISSUE FOR INFORMATION

PROJECT

NEW CARPORTS
FOR
KRIGEVILLEHOF APARTMENT
ERF 843
STELLENBOSCH

A4

TITLE

LAYOUT PLANS
SCALE: 1:100 @ A1

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
843	1	AR	100	A

DRAWN BY: AV
CHECKED BY: AV