



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1501/2025

Our File Reference Number: Erf 212, Johannesburg

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 212, JOHANNESDAL

1. The above application refers.
 2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 212, Johannesburg for:
 - 2.1.1 A **permanent departure** in terms of Section 15(2)(b) of the said By-law to relax the common building line (adjacent to Erf 213) from 2.5 m to 1.5 m and the common building line (adjacent to Erf 211) from 2.5 m to 1.432 m in order to accommodate the construction of the new dwelling unit.
- 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 or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 3.2. The development and building plans be generally in accordance with the Site Development Plan referenced as Project No. 24-095, sheet No. 102, Drawn By Red Atlantic Architecture, Dated 2025/01/16, and attached as **Annexure A**.

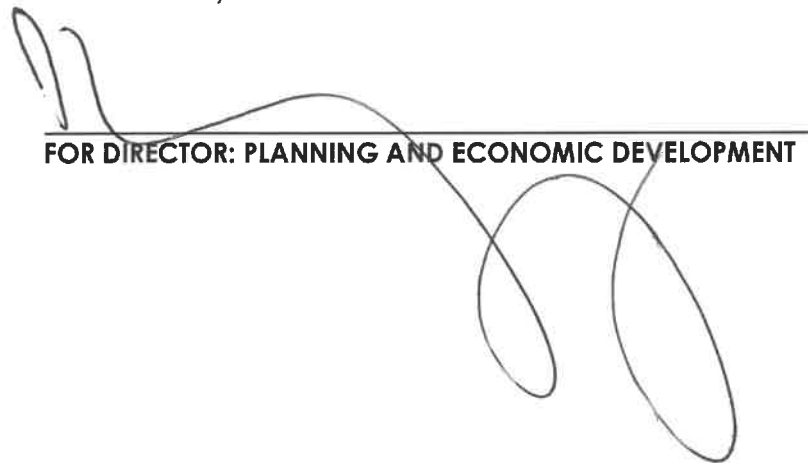
- 3.3. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
4. The **reasons** for the above decision are as follows:
- 4.1. The proposal is in keeping with the current residential land use of the subject property and surrounding properties.
- 4.2. The proposed departures will not detract from the residential character and street scape of the area.
- 4.3. The relaxation of the building lines will not adversely affect the character of the area, neighbouring properties, privacy, views or sunlight.
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

16/7/2026.
DATE



MENTOOR
MOUNTAIN ESTATE
APPROVED: _____
DATE **6 Dec 24**

Municipal Approval Stamps

Project Date 024-12-04	Designed by RVJ	Standards as Indicated
Issue Date	Drawn by	Page Size

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