



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19052 (TP1153/2025)

Our File Reference Number: Erf 16727, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 16727, STELLENBOSCH

1. The above application refers.
 2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of the street building line from **2m to 0.698m** (Solo Street) and to increase the coverage from **50% to 57.15%** to accommodate the proposed new covered stoep/braai on Erf 16727, Stellenbosch.
- BE APPROVED** in terms of Section 60 of the said Bylaw 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 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.
 - 3.3 The development and building plans be generally in accordance with the site plan and floor plans as referenced on Drawing No. U56-110, U56-111, U56-120 dated 29 November 2024 and drawn by Jacques Barnard for Archtworks, attached as **Annexure A**.

3.4 Building plans 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.

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

4.1 The proposal is in keeping with the current use and the additions are compatible with the surrounding uses.

4.2 The proposal does not significantly alter the bulk or visual impact of the structure, as the existing pergola area will merely be covered, maintaining the intent of the design.

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:

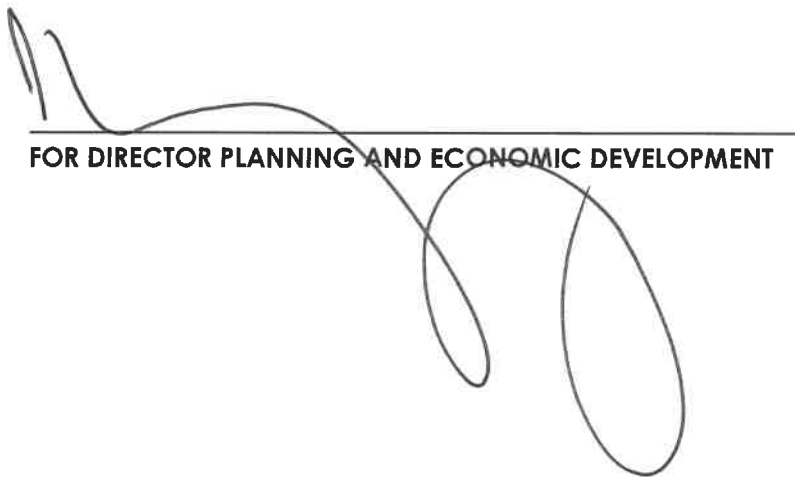
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

- (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



A large, stylized handwritten signature in black ink, consisting of a series of loops and curves, is written over a horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

24/7/2025
DATE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLAN

BOUNDARY WALLS
190MM X 750/1800MM HIGH
WALL WITH CONSTRUCTION
JOINTS @ MAX 3M.

INSTALL WALLS AND
CLEARVIEW FENCING AS
INDICATED ON SITE
DEVELOPMENT PLAN.

Install new roof sheeting, galv. 0.58mm
MiploK metal roof sheeting (colour:
dark grey) at 1.5° pitch, on 76 x 50mm
SA pine purlins @ max. 900mm c/c
spacing on existing 76 x 176mm
pergola rafters with 76 x 228mm
laminated bearer on existing columns.

ERF 16725

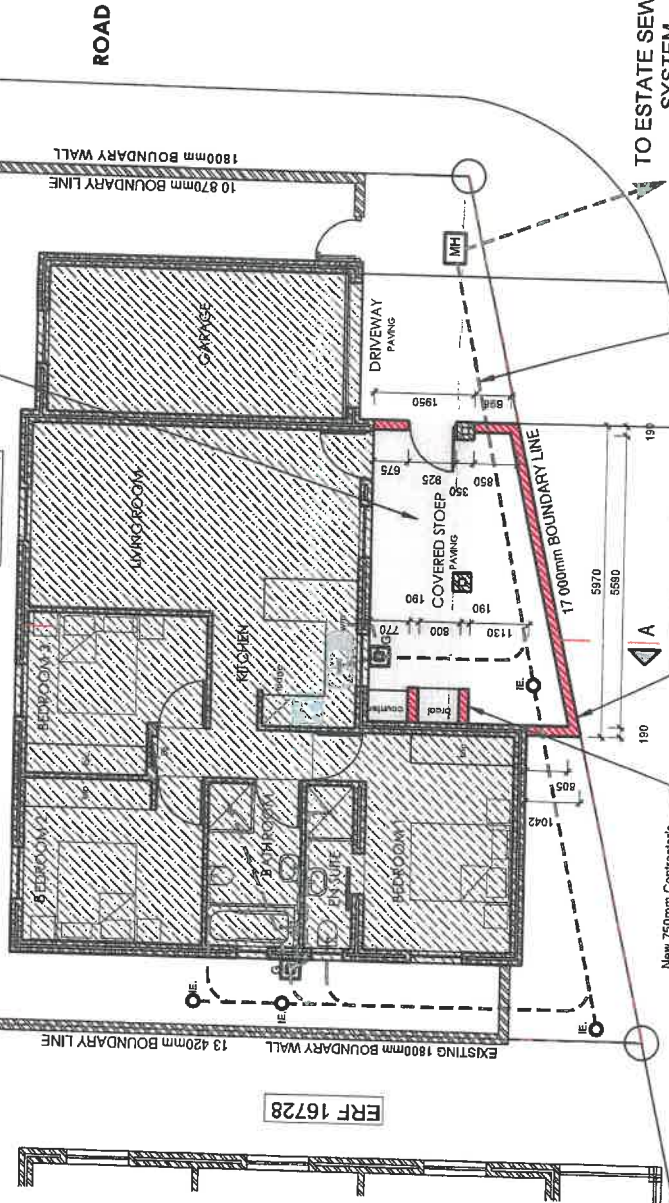
EXISTING 1800mm
BOUNDARY WALL

EXISTING 1800mm BOUNDARY WALL

16 630mm BOUNDARY LINE

16 630mm BOUNDARY LINE

ERF 16727
(201.48m²)



New 190mm, 1800mm high
Maxi brick wall with
construction joints at
3000mm intervals.

New 750mm Contractor's
Built-in-Brick.

SITE & GROUND FLOOR PLAN
SCALE 1:100

TO ESTATE SEWER
SYSTEM

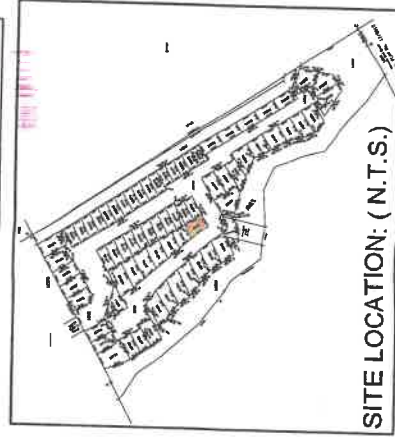
Existing 110mm Ø Upvc
sewer pipe connected to
municipal sewer line.

LEGEND:

NEW COVERED AREAS	
NEW WALLS	
EXISTING WALLS	
BOUNDARY LINE	
BUILDING LINE	
EXISTING SEWER LINE	
INSPECTION EYE	
GULLY	
MANHOLE	
EXIST STORMWATER CHANNEL & PIPES	
75mmØ PVC DOWNPIPE POSITIONS	
RWP	

AREA CALCULATION:

SITE AREA:	201.48m²
OCCUPANCY CLASSIFICATION	DWELLING / HOUSE
OCCUPANCY CODE	H4
NATURE OF PROJECT:	NEW DWELLING
COVERAGE AREA:	115.15m²
COVERAGE (%):	57.15%
BUILDING AREA:	84.93m²
GROUND FLOOR	18.94m²
GARAGE	11.28m²
COVER EXISTING STOEP	11.28m²
TOTAL AREA	115.15m²



- General Notes:
1. Contractor to liaise with the relevant authorities to ensure all necessary permits and approvals are obtained for the proposed development.
 2. Detailed dimensions to be shown in accordance with the relevant requirements of the relevant authorities.
 3. All dimensions to be shown in accordance with the relevant requirements of the relevant authorities.
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 7. All dimensions to be shown in accordance with the relevant requirements of the relevant authorities.
 8. All dimensions to be shown in accordance with the relevant requirements of the relevant authorities.
 9. All dimensions to be shown in accordance with the relevant requirements of the relevant authorities.
 10. All dimensions to be shown in accordance with the relevant requirements of the relevant authorities.

Signed:

Date: 2024.11.29

HOUSE HAASBROEK

ALTERATIONS AND ADDITIONS
TO EXISTING DWELLING ON, ERF
16727, UNIT NR.56, TWEEESPRIET,
STELLENBOSCH.

ERF 16727
UNIT 56 - TYPE 6
SITE & GROUND FLOOR
PLAN

PROJECT NO.	1100
DATE	2024.11.29
DESIGNED BY	105-110
CHECKED BY	105-110
APPROVED BY	105-110

FOR SUBMISSION

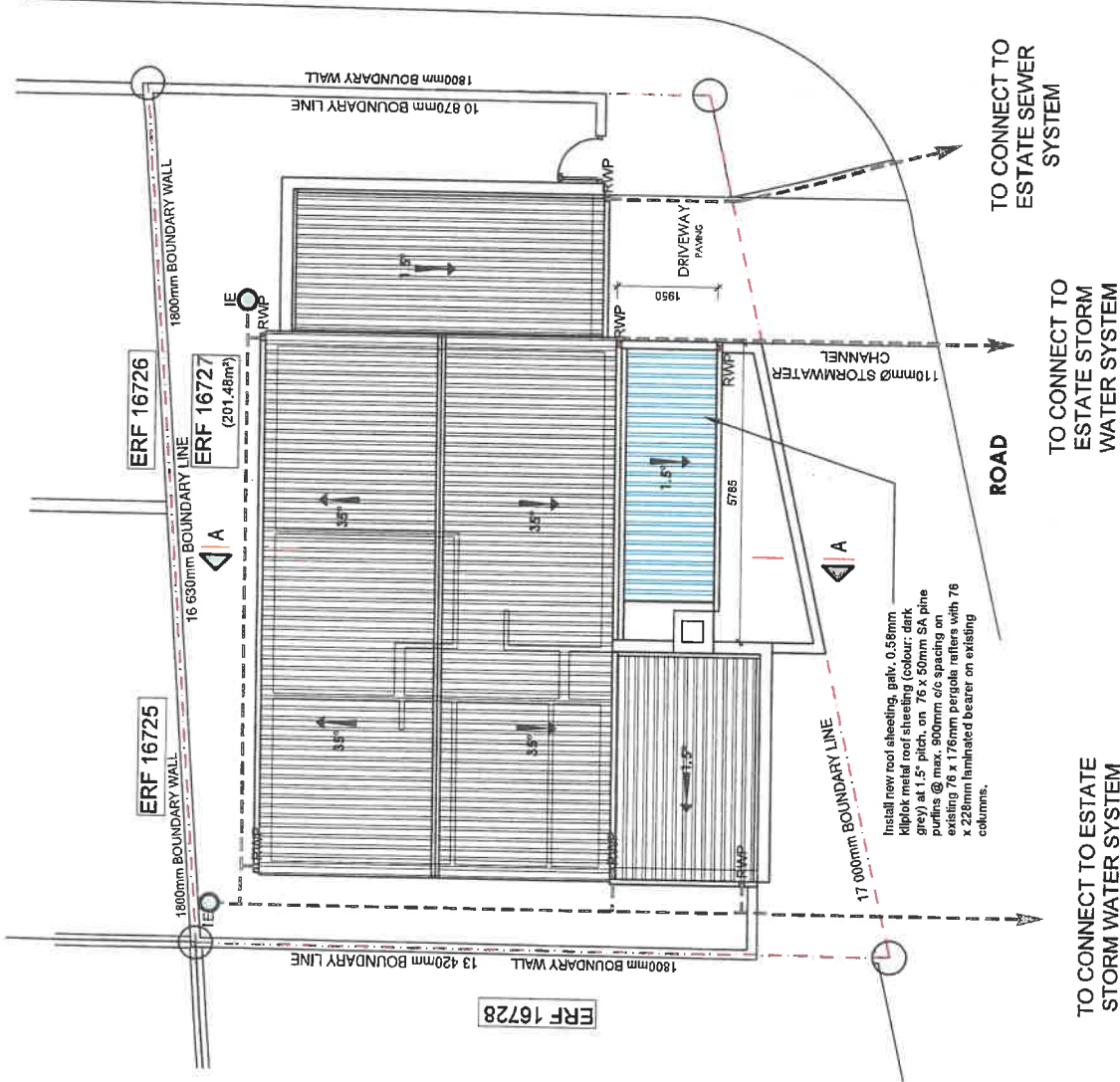
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STORMWATER LEGEND:

EXIST STORMWATER CHANNEL & PIPES
INSPECTION EYE
RAINWATER GULLY / CATCHMENTS PIT
75mmØ PVC DOWNPIPE POSITIONS
NEW ROOF SHEETING

ROOFING R-VALUE CALCULATION:

Roofing R-Value Required (SANS 10400-XA Table 8)	3.7	m ² s/KW
Steel Roof Sheeting	0	m ² s/KW
Climatesential underlay	1.5	m ² s/KW
100mm Isotherm Insulation	2.1	m ² s/KW
6.5mm Rhinoboard Ceiling	0.1	m ² s/KW
R-Value Provided (m ² s/KW)	3.7	m ² s/KW



ROOF & STORM WATER LAYOUT
SCALE 1:100

General Notes:

1. Construction work shall be carried out in accordance with the drawings and specifications as shown on the drawings and specifications. Any deviations shall be reported to the Project Engineer.
2. All work shall be done in accordance with the drawings and specifications. Any deviations shall be reported to the Project Engineer.
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Signed:

Date: 2024.11.29

HOUSE HAASBROEK

ALTERATIONS AND ADDITIONS
TO EXISTING DWELLING ON, ERF
16727, UNIT 56, TWEEPRUIT,
STELLENBOSCH.

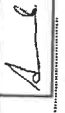
ERF 16727
UNIT 56 - TYPE 6
ROOF PLAN AND STORM
WATER LAYOUT

PROJECT NO. V020
DATE 2024.11.29
DESIGNER J.S.
DRAWN J.S.
CHECKED J.S.

FOR SUBMISSION

This drawing and all the information contained therein is the property of the drafter and shall remain confidential. It is not to be used or reproduced in any form without the written consent of the drafter.

- General Notes:
1. Complete and final construction to be made according to the dimensions and details shown on the drawings. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions to be taken from the face of the wall or the center line of the wall, unless otherwise stated.
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Signed: 
Date: 2024.11.29

HOUSE HAASBROEK

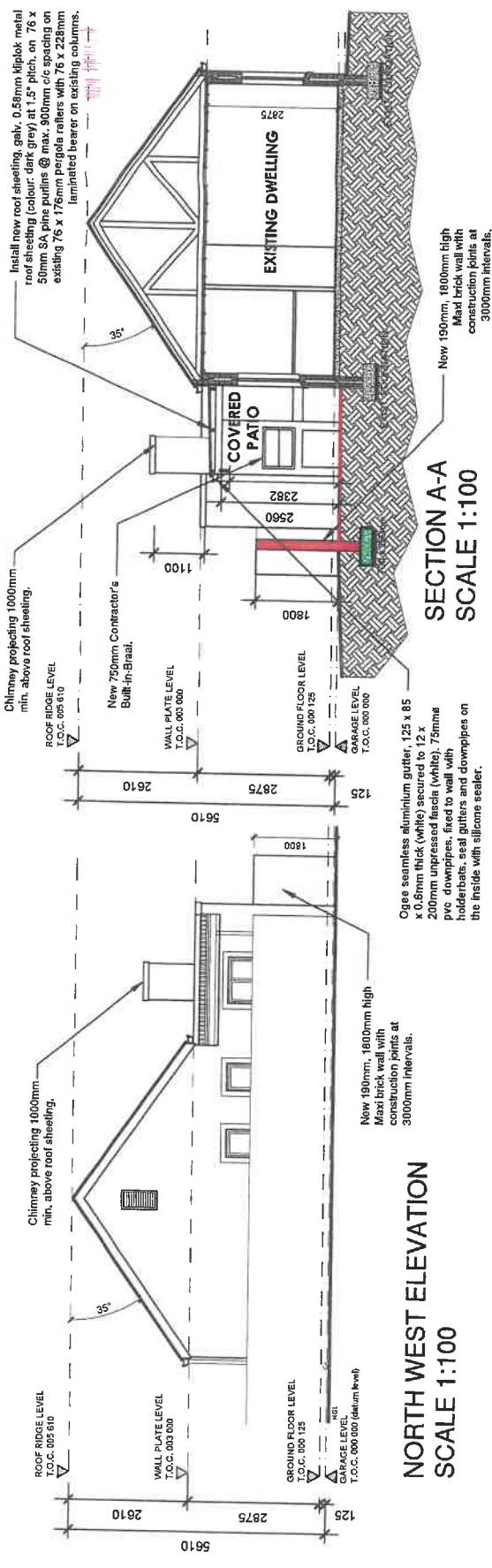
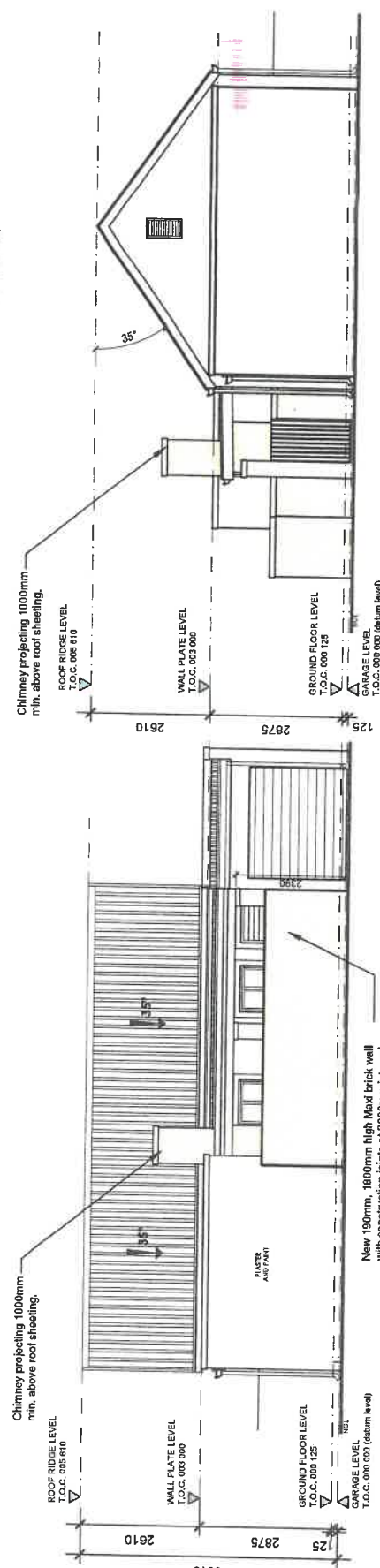
ALTERATIONS AND ADDITIONS
TO EXISTING DWELLING ON, ERF
16727, UNIT NR.56, TWEEESPRUIT,
STELLENBOSCH.

ERF 16727
UNIT 56 - TYPE 6
ELEVATIONS & SECTION

PROJECT NO.	V208	SCALE	1:100
DATE	2024.11.29		
DESIGNED BY	USB-120	DATE	2024.11.29
BY	USB	DATE	2024.11.29

FOR SUBMISSION

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SOUTH EAST ELEVATION
SCALE 1:100