



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18861 (TP1120/2025)

Our File Reference Number: Erf 15436, Stellenbosch

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 ON ERF 15436, 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 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 boundary adjacent to Erf 15435 from 1,5m to 0m in order to accommodate the proposed balcony on Erf 15436, Stellenbosch,

BE REFUSED in terms of Section 60 of the said Bylaw

3. The **reasons** for the above decision are as follows:

3.1 Development parameters serve as an important town planning mechanism to determine and manage the built character as well as to create a quality (individual) living environment for its inhabitants.

3.2 The proposed deck will have a negative impact on the privacy of the abutting property owner.

4. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning Bylaw for a departure on Erf 15436, Stellenbosch for the following:

4.1 To relax the common boundary adjacent to Erf 15435 from 1,5m to 0m to accommodate the proposed garage and bedroom extension above the existing bedroom.

4.2 To exceed the permissible coverage from 50% to 60% in order to accommodate the proposed garage.

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

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

5.1 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 Council or other legislation or Bylaws or Regulations that may be applicable.

5.2 Building plans reflecting only the approved structures, must be generally in accordance with the Site, Roof & Floor layout Plan: 100, revision C: 23/07/2024, dated 31 July 2024 and drawn by Roberto Cupido Architectural Design and attached as **ANNEXURE A**.

6. The **reasons** for the above decision are as follows:

6.1 The proposed additions are in line with the existing land use of the property and will thus have not impact negatively on the character of the area.

6.2 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will remain residential.

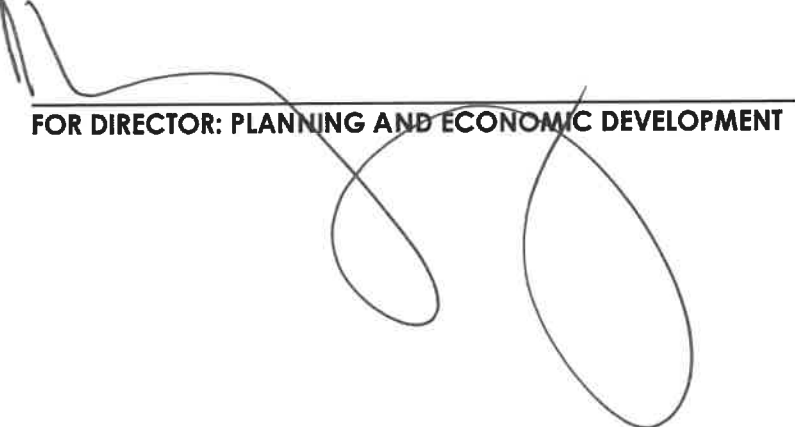
7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

8. 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.

9. **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**

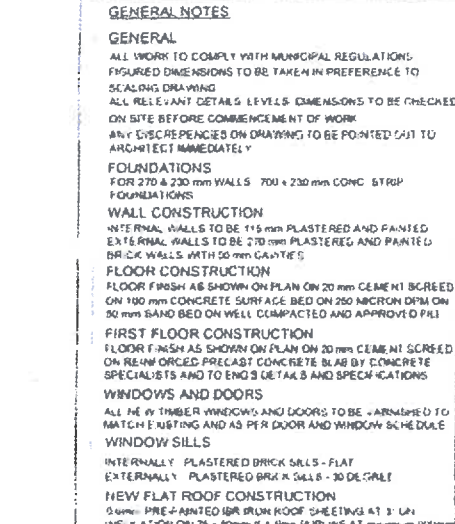
10. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
11. 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.
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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

09/09/2025
DATE

Annexure A:
Building Plan



AREAS (EXCLUDING STEOPS/PATIOS)	
EXISTING GROUND FLOOR AREA	86 0 msq
PROPOSED NEW FLOOR AREA	10 0 mmsd
TOTAL GROUND FLOOR AREA	94 0 mmsd
EXISTING FIRST FLOOR AREA	0 0 mmsd
PROPOSED EXTENSION	72 0 mmsd
TOTAL FIRST FLOOR AREA	72 0 mmsd
NEW COVERED AREA	84 0 mmsd
PLOT AREA	145 0 mmsd
NEW COVERED PERCENTAGE	58 0 %
MUNICIPAL ZONING SCHEME ALLOWS 60% COVERED AREA FOR ALL SERVES BELOW 300 mmsd	



CEILING TIERS FIXED TO 225 x 70mm G.S. A PINE BARGE BOARD G.S. B
BRACETS & END BOLTS AND BUILT UP WALL ON OTHER SIDE &
TIED INTO BRICKWORK FOR NAIL BEDDING WITH WHITE
ANCHORS

CEILING CONSTRUCTION

FIRST FLOOR CEILING
SUSPENDED 12.4 mm PLASTER BOARD CEILING FIXED TO G.S.
OR 38 x 38 mm B.S. A PINE BARGE BOARD AT MAX. 400 mm
CENTRES FIXED TO UNDERSIDE OF ROOF CONSTRUCTION.
AS DESCRIBED ABOVE AND FINISHED WITH 76 mm COVER
GYPSUM BOARD.

GROUND FLOOR CEILING
UNDERSIDE OF CONG. SLAB AS DESCRIBED UNDER FIRST
FLOOR CONSTRUCTION TO BE SUSPENDED AND FINISHED
WITH 76 mm COVER GYPSUM BOARD

EAVES AND RAINWATER GOODS

W.E. IN 125 x 75 mm PURCHASE MADE G.S. B 40x175
75 mm G.S. B PINE TOWER AND NAIL IN BACK WHERE BRACK
225 x 40 mm TIMBER FASCIA BOARDS TO MATCH ROOFING

DRAINAGE IF APPLICABLE

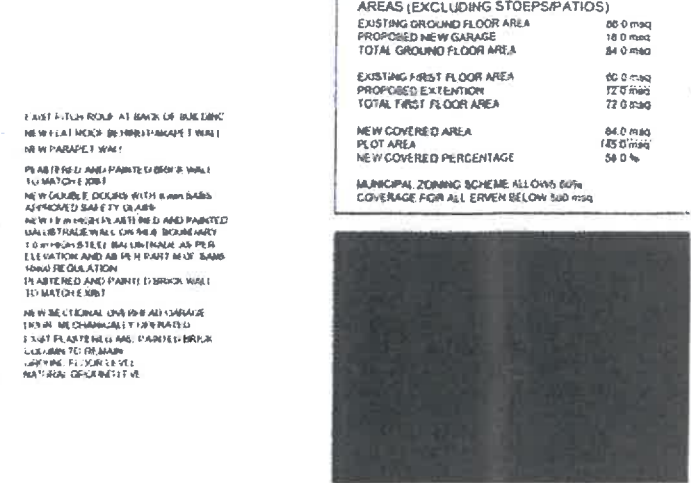
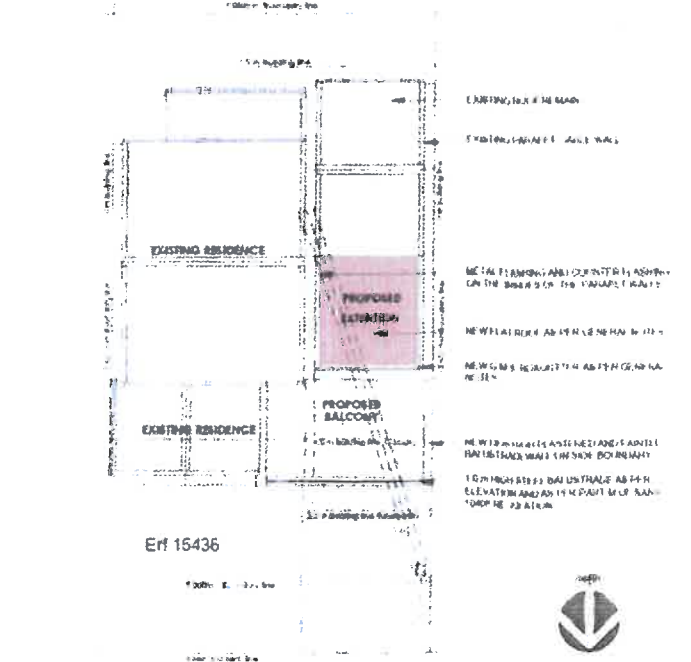
WASTE PIPES TO BE 38 mm ØPVC
SOIL PIPES TO BE 100 mm ØPVC
VENTPIPES TO BE 30 mm ØPVC
15 TO ALL SLOPES AND JUNCTIONS

OTHER

1 x 11 HMM PROF. ALUMINUM PER ROOM
PRESTRESSED PRECAST CONG. LINTELS OVER ALL WINDOWS
DOORS AND OTHER OPENINGS
WEEP HOLE AT max. 100mm CENTRES

NOTE

ALL FINISHES, COLOURS AND MATERIALS AS PER APPROVED
WELCO/UNION/ESTATE ARCHITECTURAL GUIDELINES



House Forsell	
(project)	
Proposed Alterations and additions to existing Residence on erf 15436, Haakdoring Street, Welgevonden Estate, Stellenbosch	
Project no.	Drawing
RCAD/24/24	
Drawing no.	PLANS, ELEVATIONS SECTION
Date	
June 2024	
Client	Mission C 2307/2024. Arches updated as per NDA request
Drawn by	D 3107/2024 - steel balustrade shown
RC	
RCAD	
Robert Cupido Architectural Design	
Contact nos.	[REDACTED]
Fax no.	
e-mail	
Sacep Registered	
MUNICIPAL SUBMISSION	