



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18101 (TP931/2025)

Our File Reference Number: Erf 4782, 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 4782, STELLENBOSCH

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 in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 4782, Rozendal – Stellenbosch for the following departures:
 - 2.1.1 To relax the street building line from 4m to 0m for the proposed double garage.
 - 2.1.2 To relax the common building line from 2.5m to 1m (adjacent to Erf 4783) for the construction of the said double garage, comprising of a laundry room and a toilet.

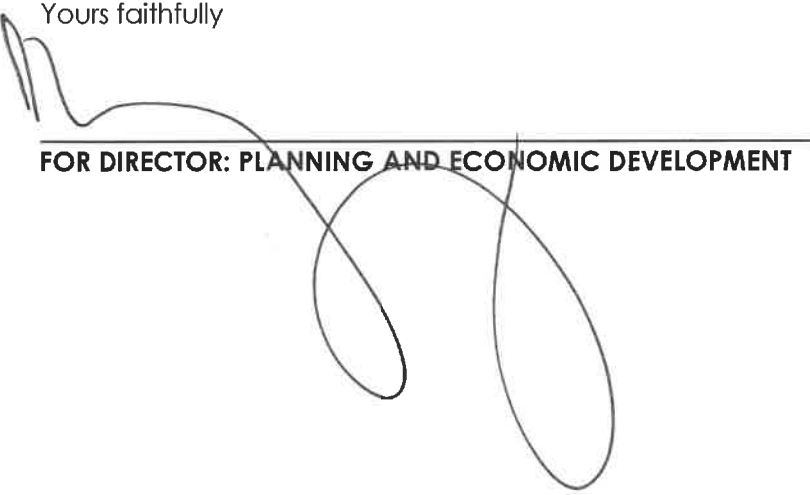
BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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 proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the 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 plan/floor layout plans as referenced Project No. 24-066, Drawn By: Red Atlantic Architecture, dated 25/06/26 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.
- 3.4 The conditions imposed by the Directorate: Infrastructure Services (Civil Engineering Services) as contained in their memo dated 10 July 2025, attached as Annexure A, must be complied with.
4. The reasons for the above decision are as follows:
- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 4.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
5. Matters to be noted:
- None**
6. 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.
7. 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.
8. **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**
9. 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.
10. 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.

11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Salome Newman
From ▫ Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Xolani Tika
Date ▫ Datum: 10 July 2025
Our Ref ▫ Ons Verw: Civil LU 2886
Town Planning Ref: LU/18101
Re ▫ Insake: Erf 4782, Stellenbosch: The application is submitted in terms of Section 15 (2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for the following departures: a) To relax the street building line from 4m to 0m for the proposed new garage, on Erf 4782 – Stellenbosch. b) To relax the common building line from 2.5m to 1.6 m (adjacent to Erf 4792). This adjustment is necessary to accommodate a storeroom on the ground floor and an en-suite bathroom on the first floor on Erf 4782 - Stellenbosch. c) To relax the common building line from 2.5m to 1m (adjacent to Erf 4783) for the proposed new garage, including a laundry room and a toilet on Erf 4782 – Stellenbosch.

The application is recommended for approval, subject to the following conditions:

1. **Sewer**
 - 1.1 The live existing municipal sewer line in erf 4782 adjacent to erf 4792 must be accessible for maintenance purposes. No construction is allowed on any municipal infrastructure.

KTitus

1.2 Please see below the GIS screenshot indicating the existing municipal sewer.

Annexure A




Xolani Tika
 Technician: Development (Infrastructure Services)

T:\2.0 DEVELOPMENT\01 Land Use applications\2886 (XT) Erf 4782 Stellenbosch (LU-18101)\2886 () Erf 4782 Stellenbosch (LU-18101).doc



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Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.
DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately. Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's best knowledge and belief true and correct and that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledges that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

HOA Approval Stamps

Municipal Approval Stamps

Owner Signature _____ Date 2025 06 / 26

Architect Signature _____ Date 2025 06 / 26

H4 - Dwelling House



House Van Schalkwyk

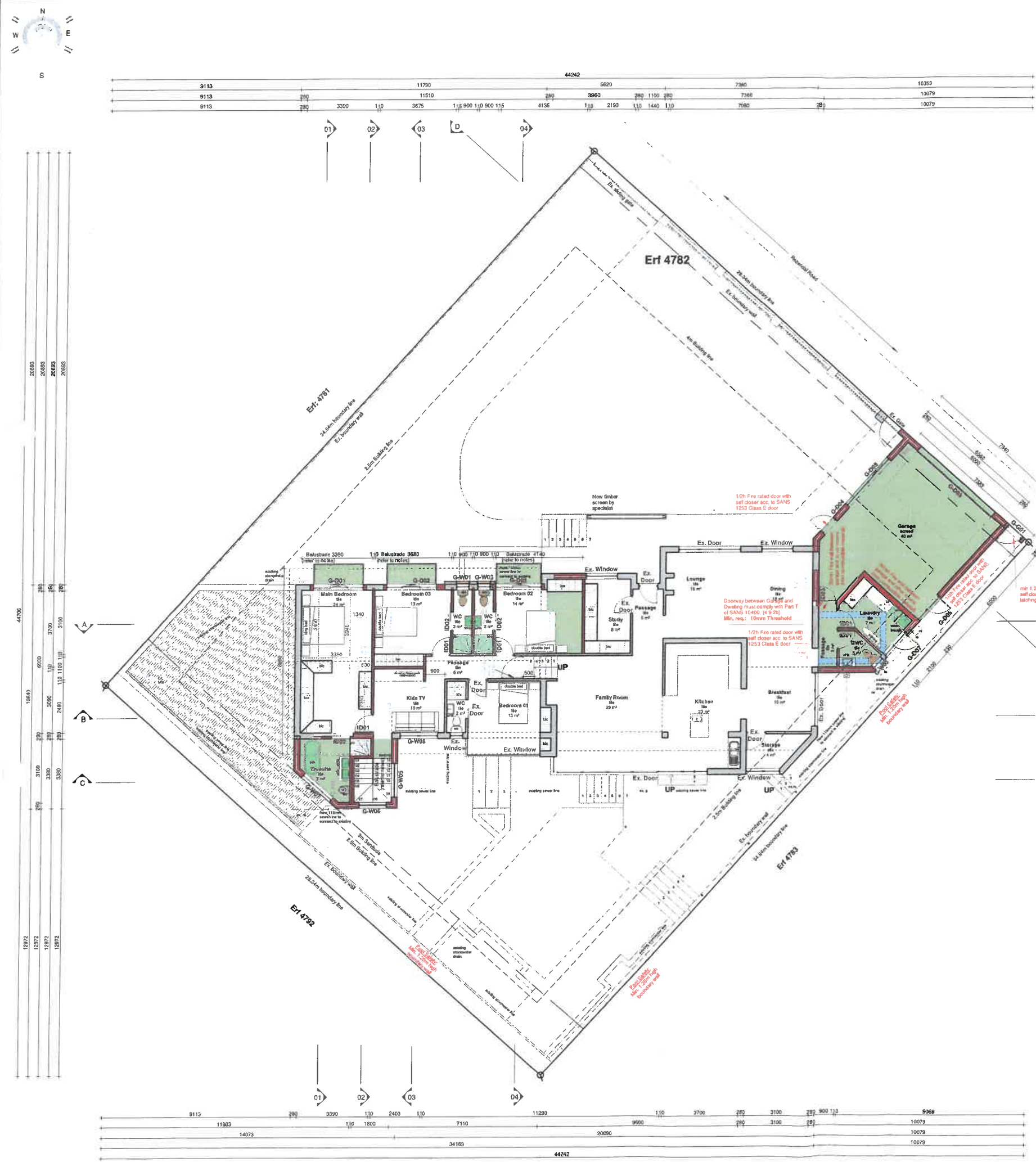
Property description
Erf 4782, 24 Rozendal Road, Stellenbosch

Project description
Additions and Alterations: New Garage, Laundry, Ensuite and Storage

Sheet description
Basement story plan, Door and Window Schedule

Project number	Sheet nr	Rev	Project status
24-066	101		ISSUED
Project Date	Designed by	Scale	as indicated
2024-05-02	RVI		
Issue Date	Drawn by	Page Size	A1
25/06/26 2:17:25 PM	AH		

DOOR & WINDOW SCHEDULE		Basement	East	Basement	North	Basement	West
		Passage	Timber	Storage	Timber	WC	Timber
Notes: The supplier must comply and produce certificates to prove that products to be provided comply with SANS 10400 - XA:2021, Edition 2, Fenestration calculations. Notes: Window sections on elevation must include dimensions to prove that products to be provided comply with SANS 10400 - XA:2021, Edition 2, Fenestration calculations. Final schedule by specialist to be confirmed by client. Notes: See elevations for opening sections. The schedule shows openings as seen from outside. Manufacturer's shop drawings to be confirmed by client prior to manufacturing.							
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Window section on							



DOOR & WINDOW SCHEDULE		Ground Floor	North	Ground Floor	North	Ground Floor	North	Ground Floor	North	Ground Floor	North
Main Bedroom		Bedroom 02	Bedroom 02	Bedroom 02	Bedroom 02	Garage	Laundry	Storage	Storage	Storage	Storage
The supplier must comply and produce evidence to prove that products to be provided comply with SANS 10400 - SA 2011: Edition 2. Fenestration calculations.		2400		2400		2200		900		900	
Window section on elevation must exceed 50mm (samples to be approved by client).		800 800 800		800 800 800		600 800 800		2100		2100	
Buildup responsibility to confirm quantity and details before manufacturing starts.		2100		2100		1500		1500		1500	
Final schedule by specialist to be confirmed by client.		800 800 800		800 800 800		600 800 800		2100		2100	
See elevations for opening sections. This schedule shows openings as seen from outside. Manufacturer's shop drawings to be confirmed by client prior to manufacturing.		2100		2100		1500		1500		1500	
Number & Quantity		G-D01		G-D02		G-D03		G-D04		G-D05	
Glazing specification:		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.	
Frame & Panel		Aluminum manufactured sliding door with side light frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured sliding door with side light frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured sliding door with side light frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured sliding door with side light frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured sliding door with side light frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.	
Ground Floor		North		South		East		West		North	
Garage		Laundry		Storage		Storage		Storage		Storage	
4800		1500		1500		1500		1500		1500	
2100		2100		2100		2100		2100		2100	
G-D06		G-D06		G-D07		G-D08		G-D09		G-D10	
Glazing specification: N/A		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.	
Aluminum manufactured sectional overhead garage door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.	
Ground Floor		North		South		East		West		North	
WC		WC		WC		WC		WC		WC	
1500		1500		1500		1500		1500		1500	
2100		2100		2100		2100		2100		2100	
G-W01		G-W02		G-W03		G-W04		G-W05		G-W06	
Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.	
Aluminum manufactured hanging window frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured hanging window frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured hanging window frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured hanging window frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured hanging window frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured hanging window frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.	
Ground Floor		South		North		East		West		North	
1500		1500		1500		1500		1500		1500	
2100		2100		2100		2100		2100		2100	
G-W07		ID01		ID02		ID03		ID04		ID05	
Glazing specification: Refer to energy efficiency calculations.		Glazing specification: N/A		Glazing specification: N/A		Glazing specification: N/A		Glazing specification: N/A		Glazing specification: N/A	
Aluminum manufactured sliding door with side light frame to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Aluminum manufactured frame and swing door to dimensions as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.	
Ground Floor		South		North		East		West		North	
1500		1500		1500		1500		1500		1500	
2100		2100		2100		2100		2100		2100	

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HOA Approval Stamps

Municipal Approval Stamps

Owner Signature: _____ Date: 2025 06 26

Architect Signature: _____ Date: 2025 06 26



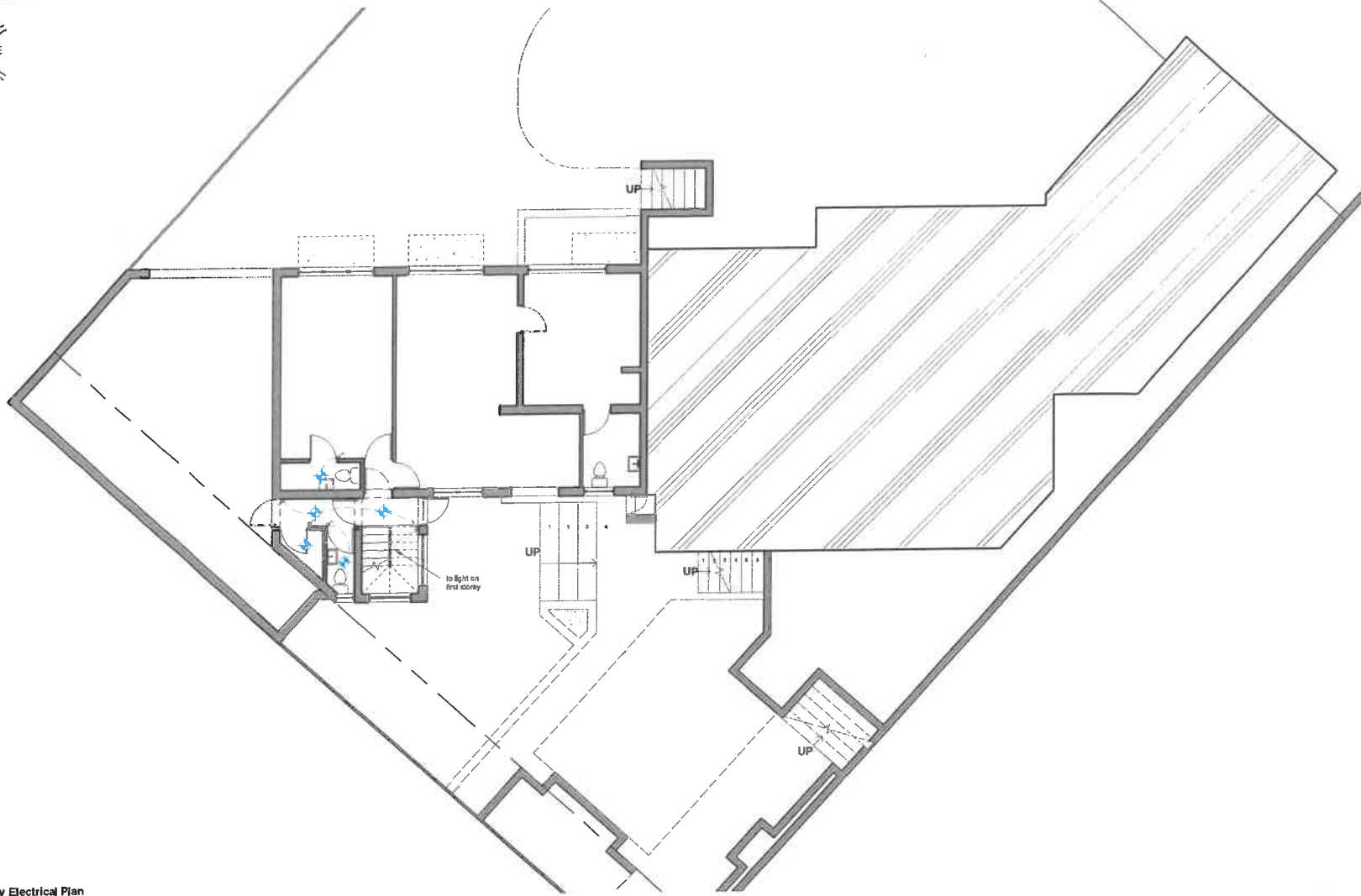
House Van Schalkwyk

Property description
Erf 4782, 24 Rozendal Road, Stellenbosch

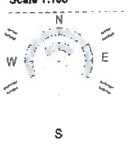
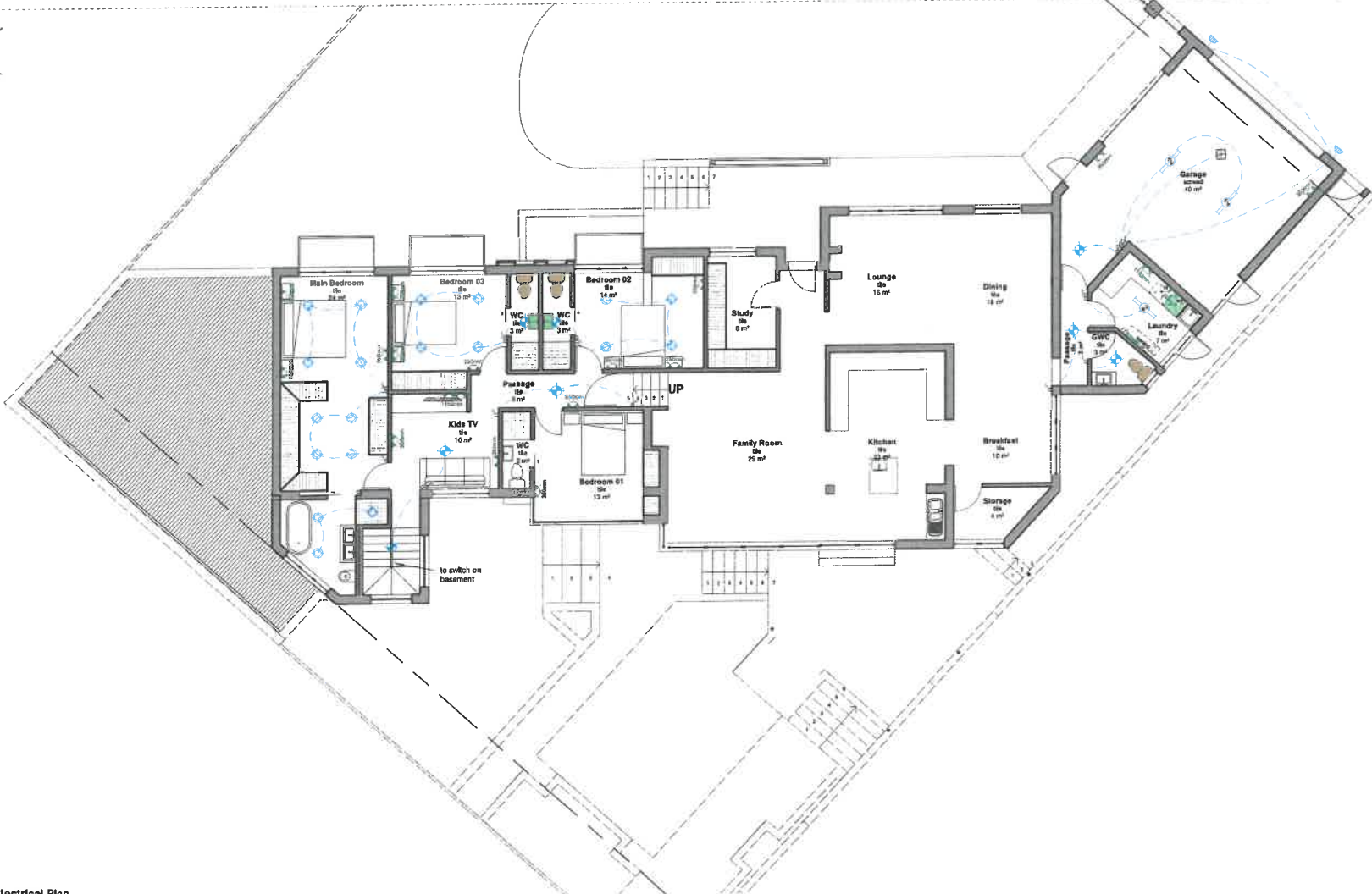
Project description
Additions and Alterations: New Garage, Laundry, Ensuite and Storage

Sheet description
Ground story plan, Door and Window Schedule

Project number	Sheet nr	Rev	Project status
24-066	102		Design
Project Date	Designed by	Scale	As indicated
2024-05-02	Designer		
Issue Date	Drawn by	Page Size	A1
2024-06-26 2:17:27 PM	AH		



Basement Storey Electrical Plan
Scale 1:100



Ground Storey Electrical Plan
Scale 1:100

1x 15Amp power point Height indicated	Up & down light
2x 15Amp power point Height indicated	Garden spike light
Single waterproof power point	Brick light height as indicated
Hob/Eto power point	Fluorescent light single tube
Power point for shower laundry & toothbrush	Fluorescent light double tube
Electrical garage door power point	Recessed downlight/ adjustable spotlight
Irrigation power point	Pendant overhead light
Meterbox	Swimming pool light
Distribution box	Chandelier
Oven power point	Extractor fan with own switch
Oven/stove switch	Wall mounted mirror light with switch
Telephone/ADSL	Wall light
Television	Ceiling Fan (remote control)
Mirror demister	# All electrical wires to be in conduits (confirmed by client)
Hot water cylinder	# Alarm design, layout and installation by Specialist (confirmed by client)
External light point for garden lights	# Sound & TV design, layout and installation by Specialist (confirmed by client)
One way switch with dimmer	Intercom connected to the estate main gate
One way switch	Heated towel rail (confirmed by client)
Two way switch with dimmer	# Underfloor heating, layout and installation by Specialist (confirmed by client)
Two way switch	# Air Con design, layout and installation by Specialist (confirmed by client)
Under floor heating switch	Strip Lighting
Boat motor switch	AC internal unit
Centre Manner light	AC external unit
Wall mounted light	# All light points are to run from back-up battery system confirmed by client.

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Architect Signature _____ Date 2025 / 06 / 26

H4 - Dwelling House



House Van Schalkwyk

Property description
Erf 4782, 24 Rozendal Road,
Stellenbosch

Project description
Additions and Alterations: New Garage,
Laundry, Ensuite and Storage

Sheet description
Electrical plans

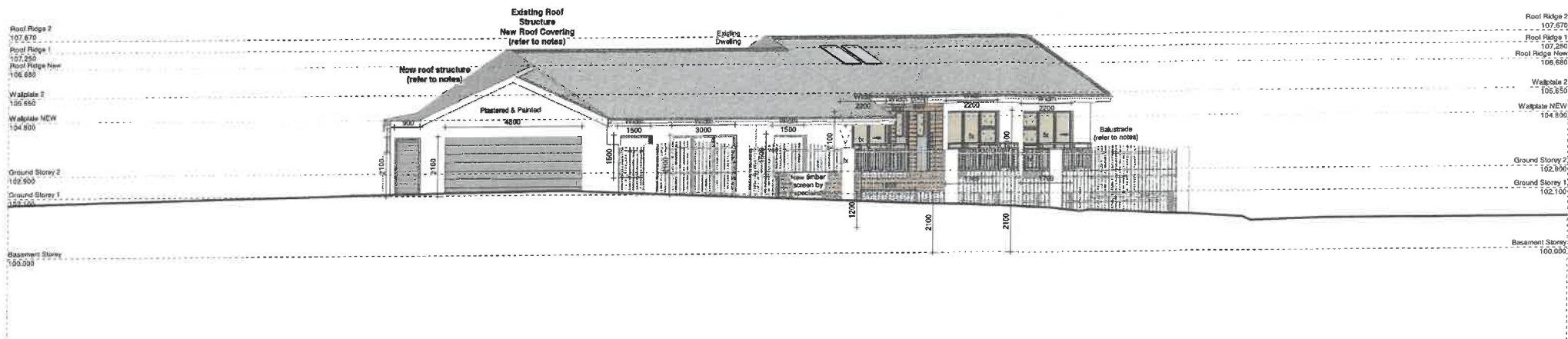
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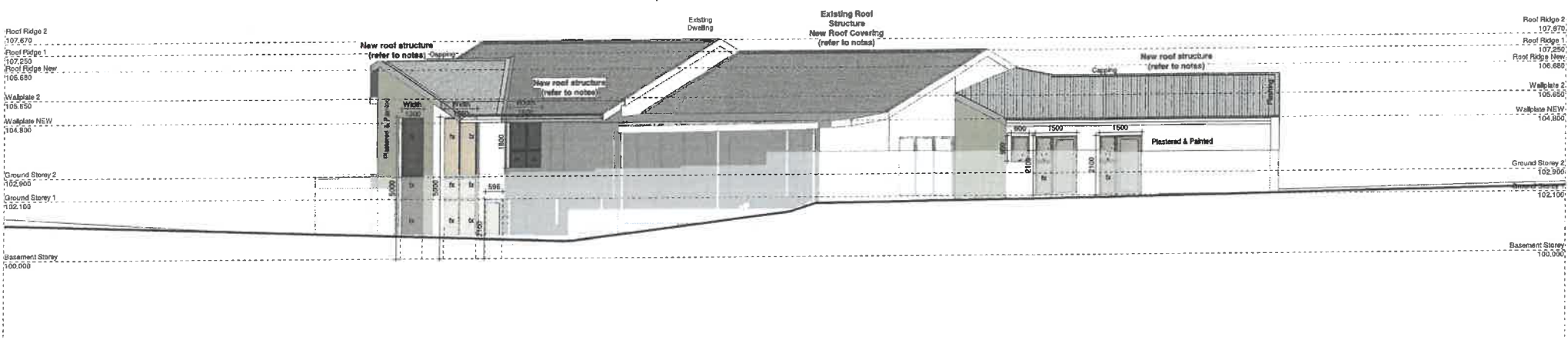
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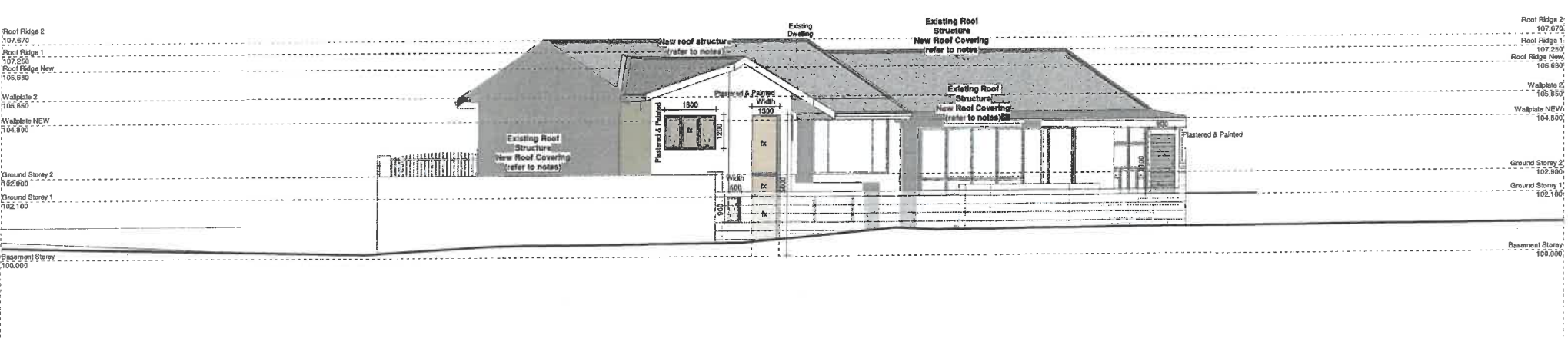
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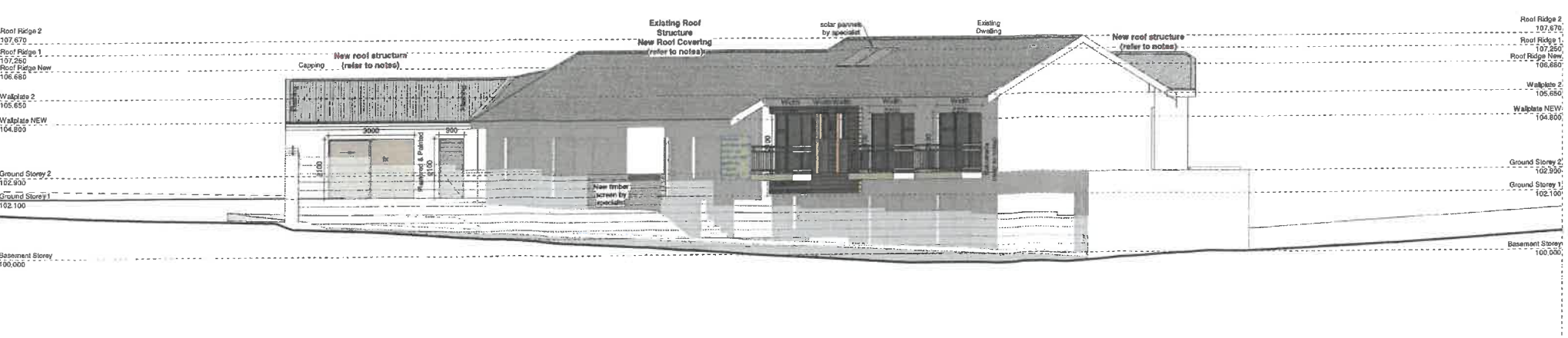
Site North East Elevation
Scale 1:100



Site South East Elevation
Scale 1:100



Site South West Elevation
Scale 1:100



Site North West Elevation
Scale 1:100

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HOA Approval Stamps

Municipal Approval Stamps

Owner Signature _____ Date 2025 / 06 / 26
Architect Signature _____ Date 2025 / 06 / 26

H4 - Dwelling House



House Van Schalkwyk

Property description

Erf 4782, 24 Rozendal Road,
Stellenbosch

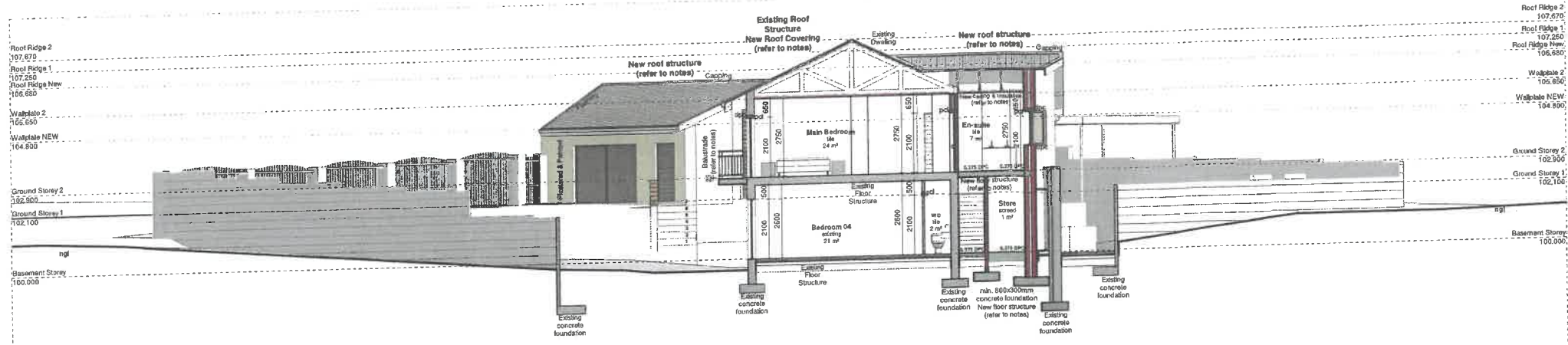
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Additions and Alterations: New Garage,
Laundry, Ensuite and Storage

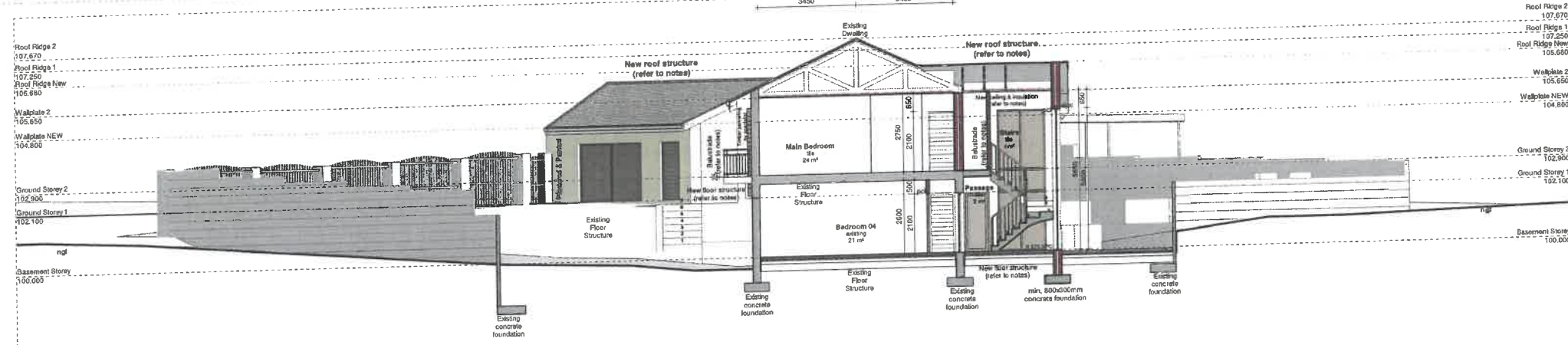
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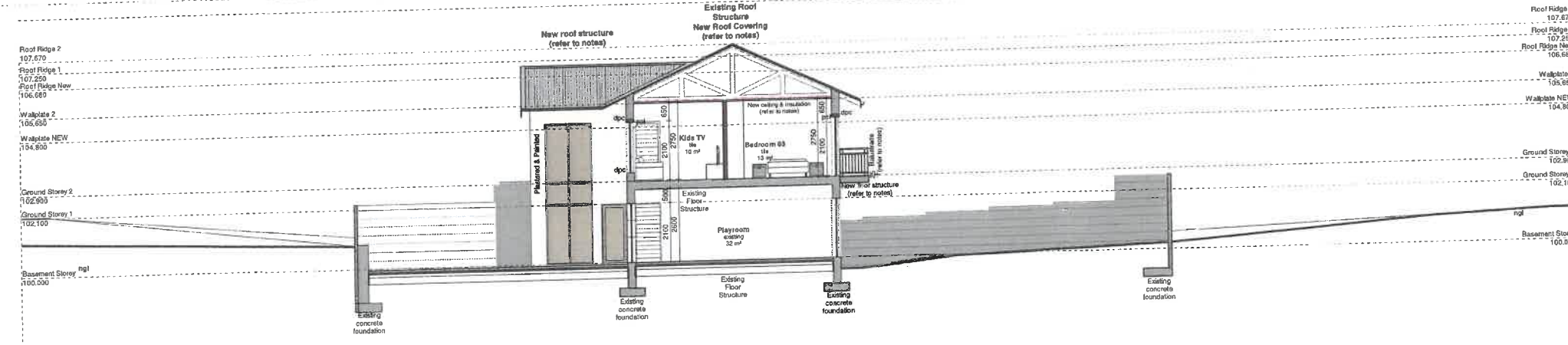
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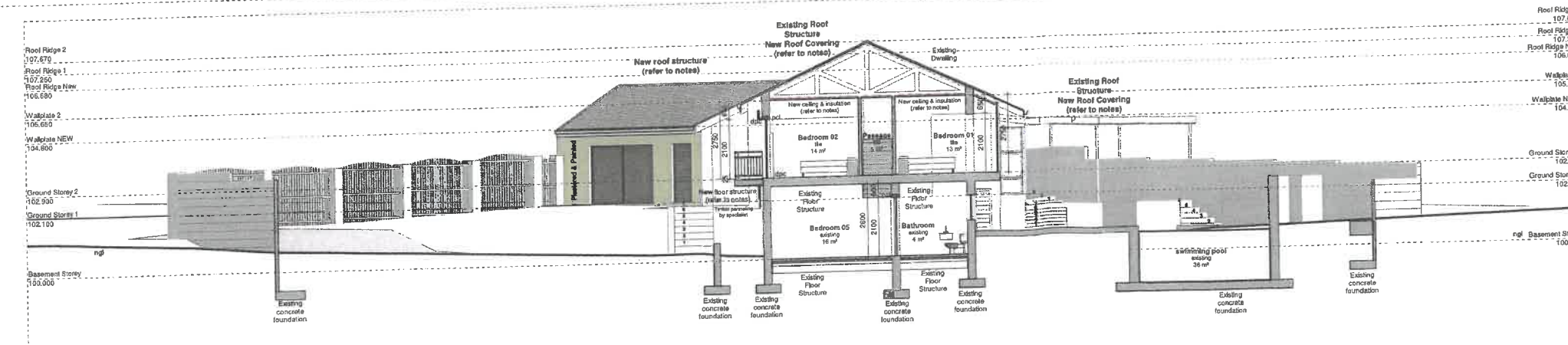
Section 01
Scale 1:100



Section 02
Scale 1:100



Section 03
Scale 1:100



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Owner Signature _____ Date 2025 / 06 / 26
Architect Signature _____ Date 2025 / 06 / 26

H4 - Dwelling House



House Van Schalkwyk

Property description

Erl 4782, 24 Rozendal Road, Stellenbosch

Project description

Additions and Alterations: New Garage, Laundry, Ensuite and Storage

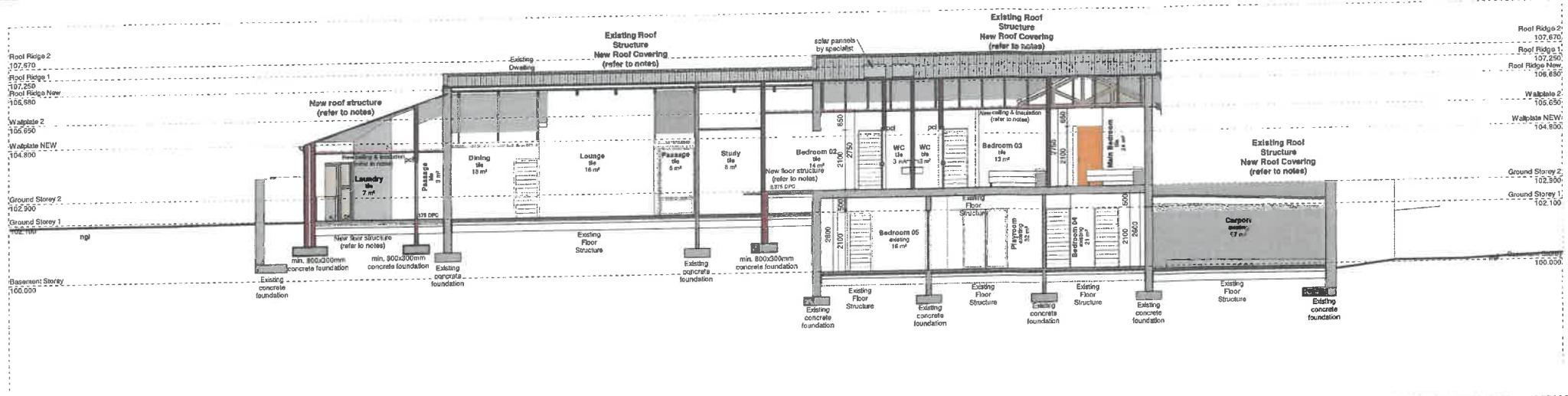
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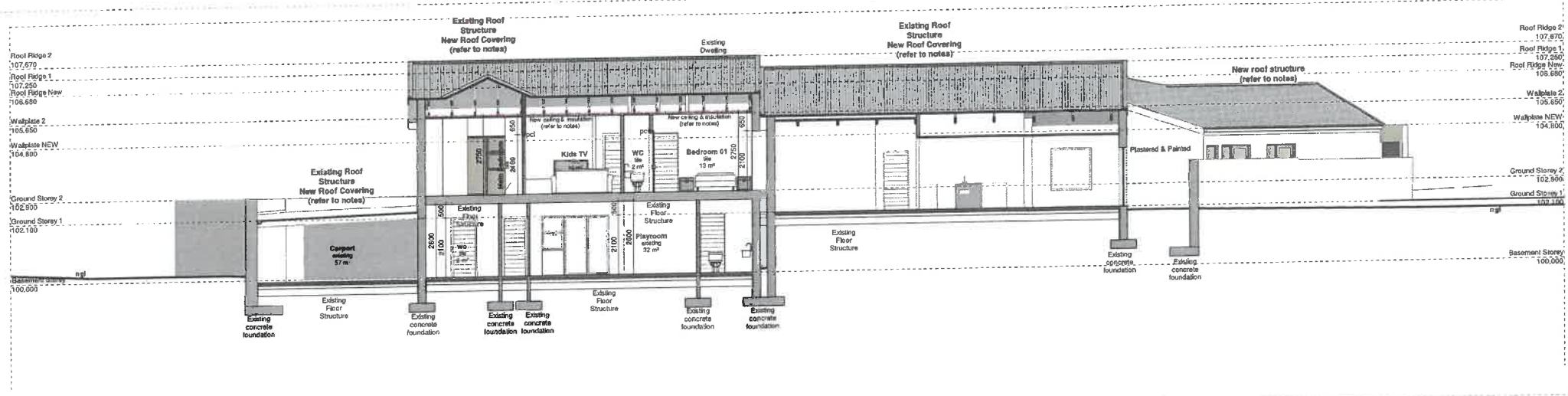
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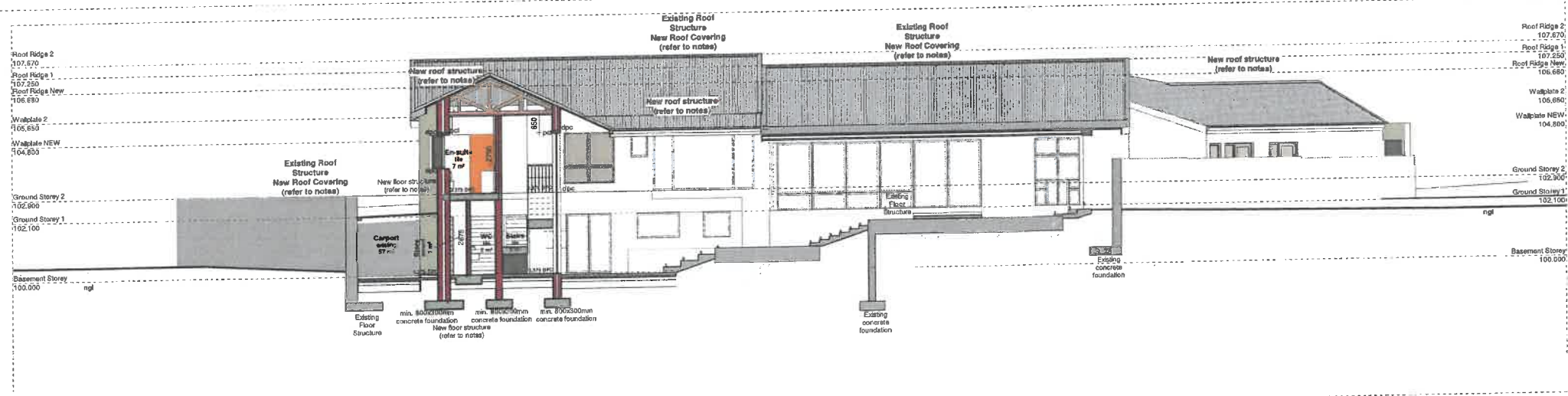
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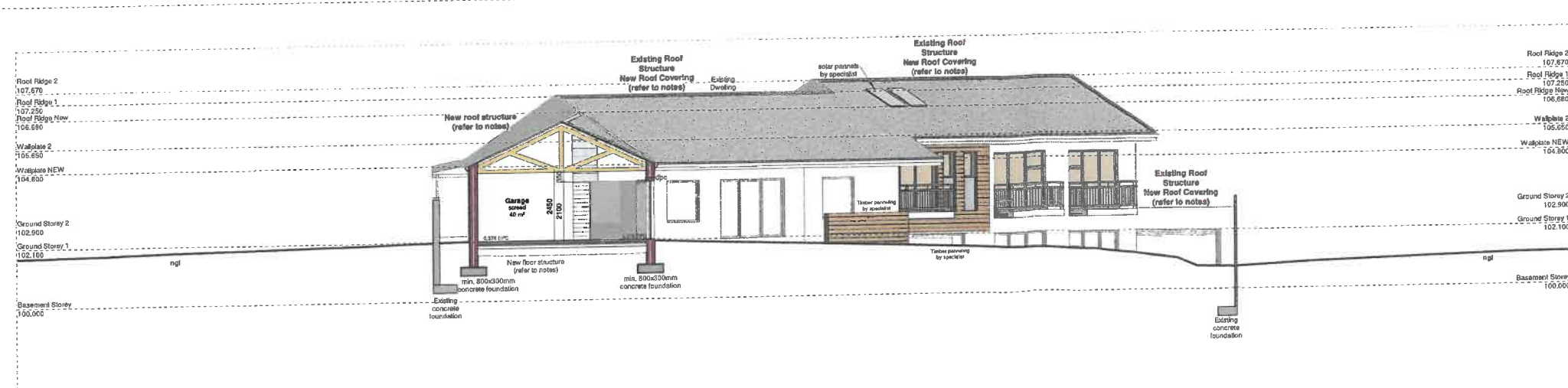
Section B
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Section C
Scale 1:100



Section D
Scale 1:100



HOA Approval Stamps

Municipal Approval Stamps

Owner Signature _____ Date 2025 / 06 / 26

Architect Signature _____ Date 2025 / 06 / 26

H4 - Dwelling House



House Van Schalkwyk

Property description
Erf 4782, 24 Rozendal Road,
Stellenbosch

Project description
Additions and Alterations: New Garage,
Laundry, Ensuite and Storage

Sheet description
Sections

Project number	Sheet nr	Rev	Project status
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