



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18552 (TP647/2024)

Our File Reference Number: Erf 903, 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: ERF 903 STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the departure application in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for the relaxation of the street building line (Piet Retief) from 4m to 0m in order to accommodate the proposed double garage and boat storage on Erf 903, 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 the said Bylaw:

3.1 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.

3.2 Building plans must be generally in accordance with the Site, Roof & Store room layout Plan: SET 1 REV 02, dated 28 July 2023 and drawn by Hendrik Conradie and attached as **ANNEXURE A**.

4. The **reasons** for the above decision are as follows:
 - 4.1 The proposed structure over the street building line will have minimal impact on the streetscape as it will be screened off by the existing trees that exist along Piet Retief Street.
 - 4.2 The property can provide twelve (12) on-site parking for the existing, approved guest house, additionally there is an existing carport thus the proposal will not take away existing parking for the approved land uses on this property.
 - 4.3 The proposed structure will not have any impact on the character of the area, as there is an existing approved carport that has a flat roof on this property.
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.

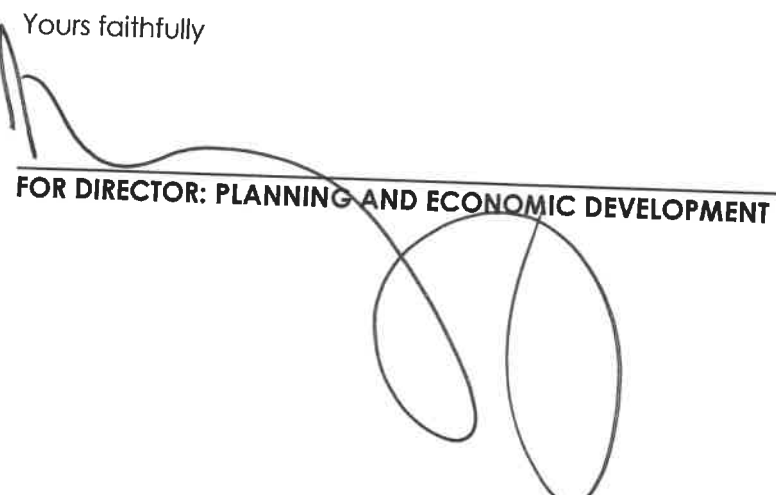
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(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

30/7/2025
DATE

Annexure A:
Building Plans

CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING WORK.
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION AT ALL TIMES.
ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT
All dimensions are in mm & comply with SANS 10400 C

STORMWATER :
All to comply with PART R of SANS 10400.
Stormwater to be
discharged into catchpits into 110dia uPVC
pipes,
into nearest municipal connection.

DRAINAGE:
All to comply with PART P of SANS 10400
Drainage pipes to be concealed in walls / floors where applicable.
All Sanitary ware on First floor to be fitted with Deep seal traps
Pipes to be 110dia uPVC laid to fall. Invert levels as indicated
on site plan - to be checked & verified on site

Manhole to be built 1000mm inside Eri boundary & to be no deeper than 1000mm below NGL (no rodging) min depth of rodging eye to be 450mm below NGL. Drainage beneath buildings or with cover less than 300mm must be adequately protected. Gutters within enclosed areas to be sealed & ventilated.

GAS INSTALLATION:
to comply with SANS 10087 and to be carried
out by registered
installer according to SANS 10087-1-2004

ROOFS:
Coverings & Waterproofing comply PART L of SANS 10400
Assembly to comply with PART L & K of SANS 10400
Pretab roof trusses to be designed & manufactured by approved roofing manufacturer.
Damp proof underlay to be provided.
Min 38x38mm batten spacing @ 320mm cc's
Max 76 x 50mm purlin spacing @ 1200mm cc's
Trusses to be tied with 1,2 x 30mm hoop iron batten 300mm into brickwork.
Adequate waterproofing & flashing required.
Flat roofs to comply PART L of SANS 10400.

WINDOWS & DOORS:
 Provide brisade / ralling (no openings bigger than 100mm)
 * window openings less than 1M AFFL - PART D
 SANS 10400
 All glazing to comply with PART N of SANS 10400
 Window area to be min of 10% of floor area with
 min 5% operable.
 All glass areas in excess of 1sq.m or less than
 200mm above
 FL to be safety glass
 toughened glass & laminated safety glass to
 conform to
 SANS 10400 regulations.
 Contractor remains the sole responsibility of the contractor
 verify sizes
 provide all dimensions of Window & Door
 schedule

ALL:

- anchored to comply PART 8, T, K of SANS 10400
- continuous Strip foundations to be min 250mm
- ick and min
- 00mm wide to load bearing / freestanding wall
- comply part 4 of SANS 10400,
- erations to comply PART G of SANS 10400
- undations to comply PART H of SANS 10400
- standing walls to comply PART K of SANS

proof membrane to be min 1.50mm ANG.

between house & garage (firewall) to be

um filled to

terial of roof / slab,

ical lintels to be provided for openings

eeding 700mm.

wide wall lies in cavity walls at rate -2.5

to comply PART M,B,T,X of SANS 10400
x 200mm Riser. Min 250mm Tie rod

RAILS, STAIRS, GUARDS, HANDRAILS:
 To comply with PART M.B.T of SANS 10400
 To comply with PART D of SANS 10400
 1M height max 99mm opening



EXISTING HOUSE GFL & FFL	846.49
EXISTING HOUSE BASEMENT	210.7
EXISTING CARPORT	35.6
EXISTING COVERED PATIO	78.50
EXISTING STORE	19.11
SALADINES	5.00
NEW CARPORT AND STORE ROOM	77.8
TOTAL NEW	77.8
GRL AREA	2148.20
TOTAL COVERED AREA	681.6
COVERAGE %	31.5

Zoning: Single Residential

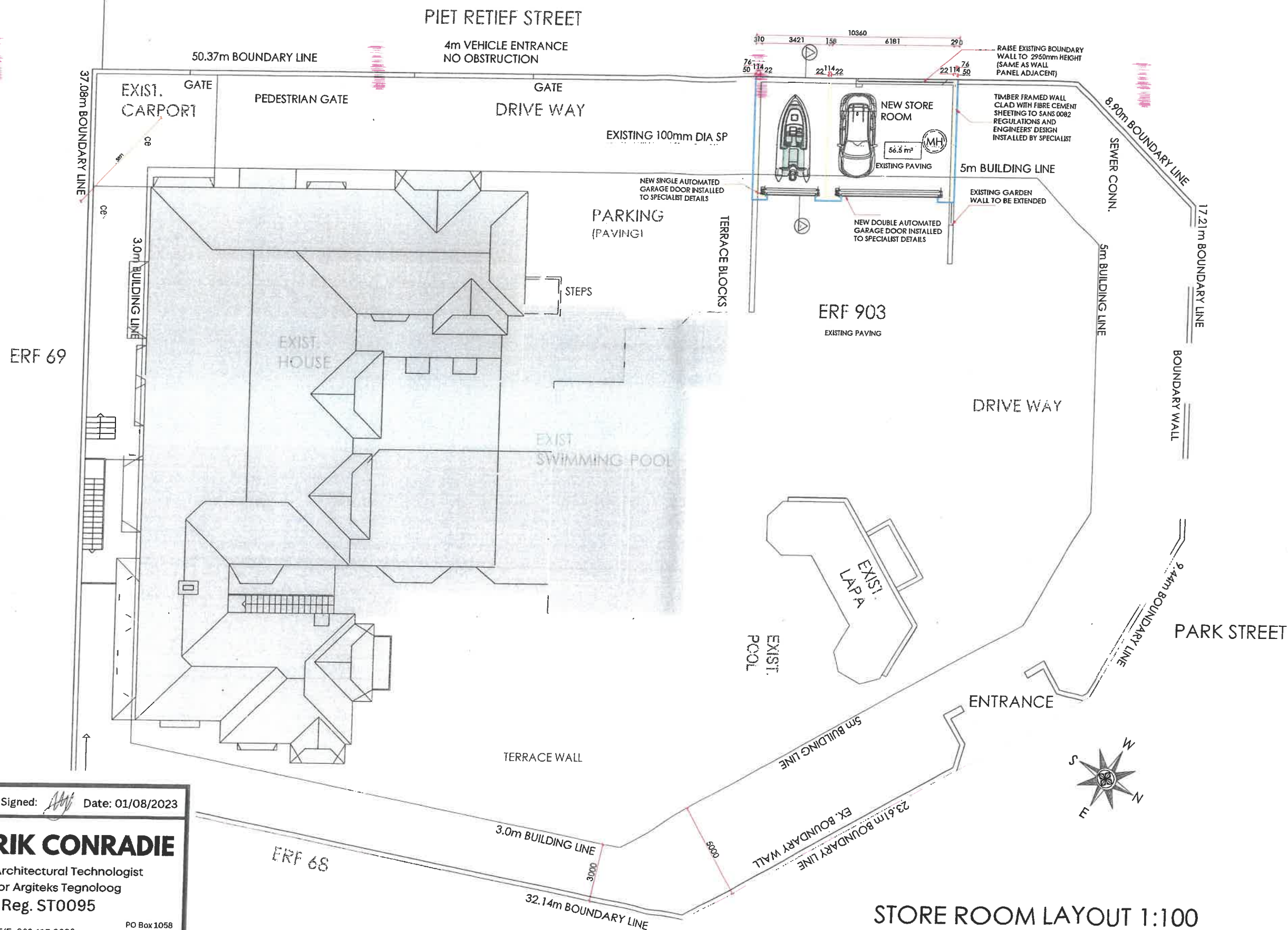
Project [REDACTED]
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Mr Jacques du Plessis

Drawing
Floor Plan and Layout

Drawing no: **ET 1 REV 02** Scale: **1: 100**

Drawn: WJV Date: 28/7/2023
Checked: _____ Signed & Approved: _____



Seen: 114 Signed: [Signature] Date: 01/08/2023

HENDRIK CONRADIE

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STORE ROOM LAYOUT 1:100