STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP1313/2025)
Our File Reference Number: Erf 9624, 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 AND CONSENT USE ON ERF 9624, DIE BOORD, 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) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 9624, Stellenbosch for:

   2.1.1 Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the street building line from 4m to 2.7m (Peeka Street) to convert the existing guest room to be a second dwelling unit.

   2.1.2 Consent use in terms of section 15(2)(o) of the said bylaw for an additional use exceeding parameters in order to accommodate the proposed second dwelling unit.

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 on Drawing No. 2025/02/17C, dated February 2025 drawn by Masterplan Projects, attached as **Annexure A.**

3.4 Building plans must be submitted for all work 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 consistent with the Stellenbosch Municipality Spatial Development Framework and is compatible with the character of the area and existing land uses of surrounding properties.

4.2 The proposal will not have a negative impact on the adjacent property owners / resident's privacy or streetscape.

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

23/10/2025
DATE

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

MASTERPLAN PROJECTS
A R C H I T E C T U R E

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011.

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.

A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUE

INSULATION

CEILING AND INSULATION IN ACCORDANCE WITH NBR PART 'J' AND PART 'L'.
ROOF IN ACCORDANCE WITH NBR PART 'L'
WALLS IN ACCORDANCE WITH NBR PART 'K'

ENGINEERS SPECIFICATIONS

ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART "B"
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "B"
R.C SLABS AND R.C BEAMS TO BE NBR PART " B"

MASONRY COLUMNS AND FOOTINGS TO BE NBR PART "B"
R.C STAIRCASE TO ENG SPECIFICATIONS NBR PART "M" WITH 1.000m HIGH HANDRAIL

ENERGY EFFICIENCY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING , INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.

The specified roof assembly & roof materials do comply with SANS 10400 XA-2011 requirements as the R-Value of 3,71m.s K/W exceeds the minimum required R-Value for climatic zone 4 of 3.71m.s K/W.

ROOF ASSEMBLY	R - VALUE
Corrugated metal sheets	0.7
Air space 415m.s K/W	0.83
15mm Thick isoheim ceiling insulation	3.38
Gypsum ceiling 9,4mm	0.05
TOTAL R-VALUES	4.56

GLAZING

GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX. PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 1500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N
ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 800mm FROM FLOOR, WINDOWS LOWER THAN 1.600m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²

STORMWATER (SANS 10400, PART R)

STORMWATER DOWNPIPES TO ROUTED WITH PRE CAST CONCRETE WATER CHANNELS TO ROAD STORMWATER SYSTEM, PIPES UNDER THE BUILDING TO BE CASTED WITH CONCRETE.

DRAINAGE (SANS 10400, PART P)

110MM UPVC DRAINPIPE CONNECTED TO EXISTING SEWER , MIN FALL OF 1:60, MIN INVERT LEVEL OF 450MM.

RAINWATER (SANS 10400, PART R)

APPROVED ALUMINIUM GUTTERS FIXED TO NUTEC FASCIA AND 75MM DIAMETER DOWNPIPES. ALL WATER TO BE TAKEN FROM FOUNDATIONS.

FLOORS (SANS 10400, PART L)

30MM SCREED ON 100MM CONCRETE SLAB (1:3:6) ON 250 MICRON D.P.C ON WELL COMPACTED FILL.

LINTELS

PRE CAST PRE STRESSED CONCRETE LINTELS OVER ALL OPENINGS WITH A MINIMUM BEARING OF 230MM ON BOTH SIDES. ALL PRE STRESSED LINTELS EXCEEDING 3.0M TO BE INSTALLED TO ENGINEERS SPECIFICATIONS.

WALLS

ALL 230mm MAXI BRICK WALLS TO BE BRICKFORCE TO NHBRC REQUIREMENTS. ALL 230mm WALL TO BE TIED WITH BRICKFORCE EVERY 3 COURSES TO NHBRC REQUIREMENTS.
D.P.C. TO BE PROVIDED UNDER THE WALLS.

FENESTRATION GROUND FLOOR HOUSE		
NUMBER	SIZE	AREA
W1	0.600m x 0.900m	0.54
W2	3.600m x 1.500m	5.40
W3	0.600m x 0.900m	0.54
W4	2.100m x 0.800m	1.68
W5	2.100m x 0.800m	1.68
W6	0.600m x 0.900m	0.54
W7	0.600m x 0.900m	0.54
W8	0.600m x 0.900m	0.54
D1	2.100m x 1.800m	3.88
TOTAL WINDOW AREA		6.78
NETT FLOOR AREA		44.93
20% OFF NETT FL AREA		8.99
6.78 m² < 8.99m²		11.06 %
WINDOWS COMPLY		

AREA SCHEDULE	
	AREA (m²)
ERF	642.00
EXISTING HOUSE	227.07
EXISTING GARAGE	53.55
ADDITION TO GARAGE	13.85
NEW GUEST ROOM	40.63
GUEST ON-SUITE	16.53
TOTAL NEW AREA	69.21
TOTAL COVERED AREA	350.21
PERCENTAGE COVERAGE	54.55

CONSTRUCTION NOTES

General Notes

The design of this drawing is copyright. All work carried out in strict accordance with local authority and NBR regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesman. Any drainage pipes underside of building to be encased in300mm concrete surround.

Foundations

230mm walls to bear on 700 x 230mm continuous concrete strip foundation.
No foundation footings to project beyond site boundary

External Load Bearing Walls

External load bearing walls to be 230mm NFX clay bricks with min. 375 micron cranked DPC to all walls, window and door surrounds. Weepholes to every 3rd brick course 175mm min above FFL as well as over lintels. Foundation walls to be 230mm.

Internal Non-Load Bearing Walls

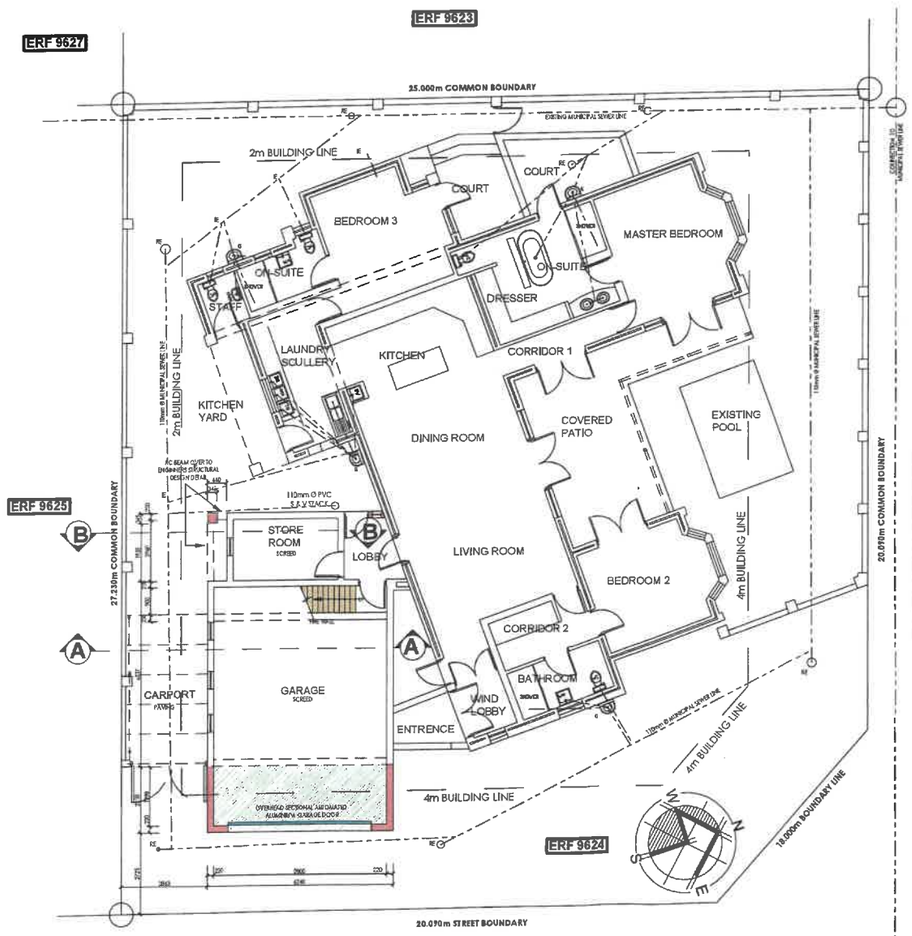
Internal non-load bearing walls to be 115mm clay bricks

Concrete Surface Bed

Floor finish on 30mm cement screed on 100mm mass concrete surface bed on 250 micron dpm on 50mm sand bed on well compacted filling.

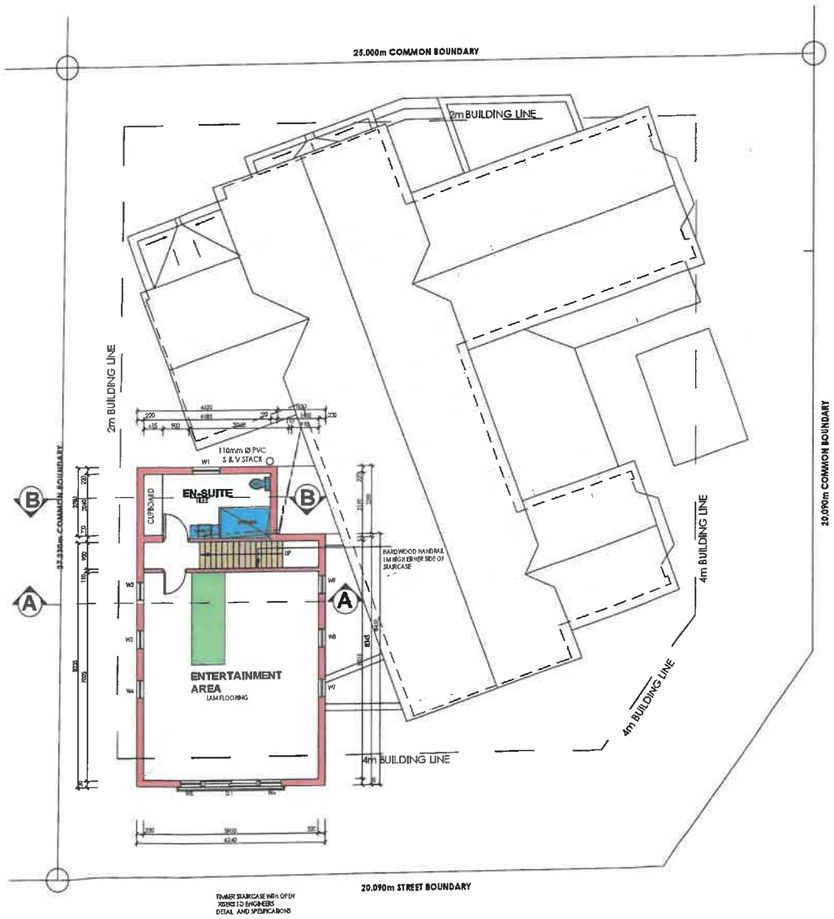
Precast Lintels

Precast R.C. lintels over all openings and built in 230mm into walls on either side of openings, doors and windows.



SITE AND FLOOR PLAN LAYOUT

SCALE 1:100



FIRST FLOOR LAYOUT

SCALE 1:100

MASTERPLAN PROJECTS
A R C H I T E C T U R E
[redacted]

Client:
MESSR. DU PLESSIS & VISSER

Project: **PROPOSED ALTERATIONS ON ERF 9624 PEEKA STREET FAIRVIEW DE BOORD STELLENBOSCH**

Drawing: **SITE AND FLOOR LAYOUT** Drawing No : 2025/02/17C

Scale:	Date:	Drawn:	Checked:
1:100	FEB 2025	F. MANUEL	PWL

MASTERPLAN PROJECTS
A R C H I T E C T U R E

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011.

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.

A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUE

INSULATION

CEILING AND INSULATION IN ACCORDANCE WITH NBR PART 'T' AND PART 'L'.
ROOF IN ACCORDANCE WITH NBR PART 'J'
WALLS IN ACCORDANCE WITH NBR PART 'K'

ENGINEERS SPECIFICATIONS

ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART "B"
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "B"
R.C SLABS AND R.C BEAMS TO BE NBR PART " B"

MASONRY COLUMNS AND FOOTINGS TO BE NBR PART "B"
R.C STAIRCASE TO ENG SPECIFICATIONS NBR PART "M" WITH 1,000m HIGH HANDRAIL

ENERGY EFFICIENCY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING , INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.

The specified roof assembly & roof materials do comply with SANS 10400 XA-2011 requirements as the R-Value of 3.71m.s K/W exceeds the minimum required R-Value for climatic zone 4 of 3.71m.s K/W.

ROOF ASSEMBLY	R - VALUE
Corrugated metal sheets	0.3
Insulation 410m.s K/W	9.83
135mm Thick isotherm ceiling insulation	3.38
Gypsum ceiling 6,4mm	0.05
TOTAL R-VALUES	4.58

GLAZING

GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N- ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1,800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLAZE AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1 m²

STORMWATER (SANS 10400, PART R)

STORMWATER DOWNPIPES TO ROUTED WITH PRE CAST CONCRETE WATER CHANNELS TO ROAD STORMWATER SYSTEM. PIPES UNDER THE BUILDING TO BE CASTED WITH CONCRETE.

DRAINAGE (SANS 10400, PART P)

110MM UPVC DRAINPIPE CONNECTED TO EXISTING SEWER . MIN FALL OF 1:60. MIN INVERT LEVEL OF 450MM.

WALLS

ALL 230mm MAXI BRICK WALLS TO BE BRICKFORCE TO NHBRC REQUIREMENTS. ALL 230mm WALL TO BE TIED WITH BRICKFORCE EVERY 3 COURSES TO NHBRC REQUIREMENTS.
D.P.C. TO BE PROVIDED UNDER THE WALLS.

RAINWATER (SANS 10400, PART R)

APPROVED ALUMINIUM GUTTERS FIXED TO NUTEC FASCIA AND 75MM DIAMETER DOWNPIPES. ALL WATER TO BE TAKEN FROM FOUNDATIONS.

FLOORS (SANS 10400, PART L)

30MM SCREED ON 100MM CONCRETE SLAB (1:3:6) ON 250 MICRON D.P.C ON WELL COMPACTED FILL.

LINTELS

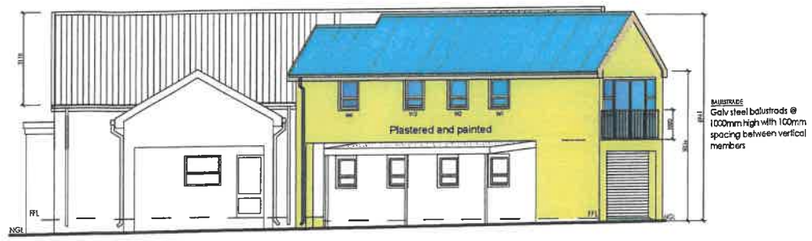
PRE CAST PRE STRESSED CONCRETE LINTELS OVER ALL OPENINGS WITH A MINIMUM BEARING OF 230MM ON BOTH SIDES. ALL PRE STRESSED LINTELS EXCEEDING 3.0M TO BE INSTALLED TO ENGINEERS SPECIFICATIONS.

FENESTRATION
GROUND FLOOR HOUSE

NUMBER	SIZE	AREA
W1	0.800m x 0.900m	0.54
W2	0,850m x 1500m	0,90
W3	0, 800m x 0,900m	0.54
W4	2.100m x 0.600m	1.26
W5	2.100m x 0.650m	1.29
W6	0.600m x 0.900m	0.54
W7	0.600m x 0.900m	0.54
W8	0.600m x 0.900m	0.54
D1	2.100m x 1800m	2.66
TOTAL WINDOW AREA		8.78
NETT FLOOR AREA		44.63
20% OFF NETT FL AREA		8,98
8.78 m² ÷ 6.98m²		11.06 %
WINDOWS COMPLY		

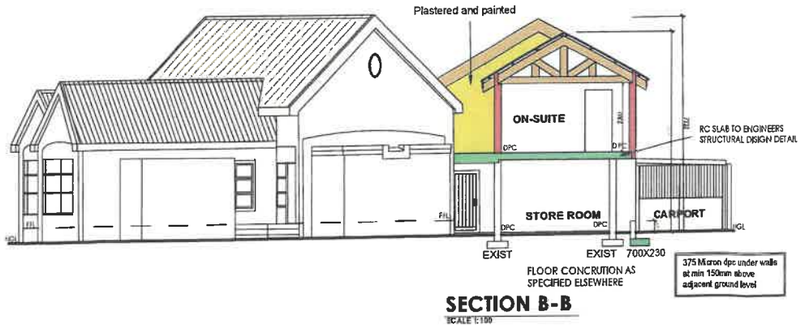
AREA SCHEDULE	AREA (m²)
ERF	642.00
EXISTING HOUSE	227.09
EXISTING GARAGE	53.85
ADDITION TO GARAGE	13.85
NEW GUEST ROOM	48.03
GUEST EN-SUITE	16.53
TOTAL NEW AREA	69.91
TOTAL COVERED AREA	358.31
PERCENTAGE COVERAGE	54.55

EAST ELEVATION
SCALE 1:100

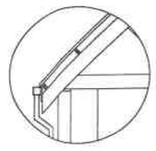


SOUTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100



GUTTER DETAIL
SCALE 1:20

CONSTRUCTION NOTES

General Notes

The design of this drawing is copyright. All work carried out in strict accordance with local authority and NBR regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesman. Any drainage pipes underside of building to be encased in 300mm concrete surround.

Foundations

230mm walls to bear on 700 x 230mm continuous concrete strip foundation.
No foundation footings to project beyond site boundary

External Load Bearing Walls

External load bearing walls to be 230mm NFX clay bricks with min. 375 micron cranked DPC to all walls, window and door surrounds. Weepholes to every 3rd brick course 175mm min above FFL as well as over lintels. Foundation walls to be 230mm.

Internal Non-Load Bearing Walls

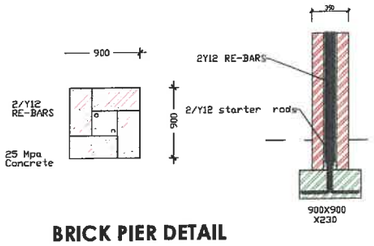
Internal non-load bearing walls to be 115mm clay bricks

Concrete Surface Bed

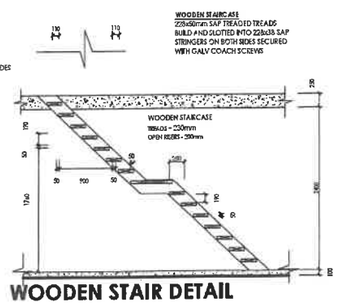
Floor finish on 30mm cement screed on 100mm mass concrete surface bed on 250 micron dpm on 50mm sand bed on well compacted filling.

Precast Lintels

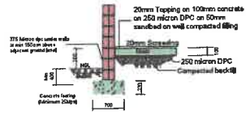
Precast R.C. lintels over all openings and built in 230mm into walls on either side of openings, doors and windows.



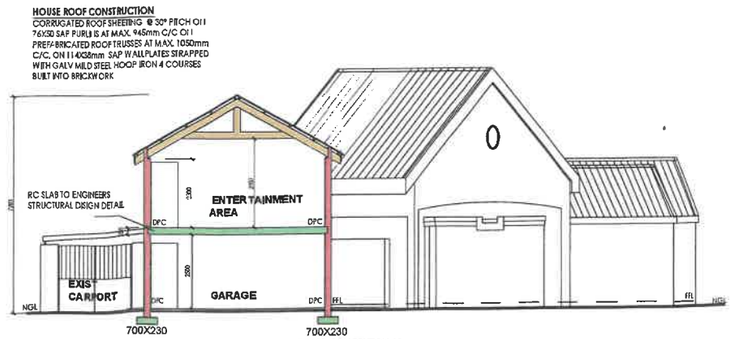
BRICK PIER DETAIL



WOODEN STAIR DETAIL
SCALE 1:20



FOOTING DETAILS
SCALE 1:20



SECTION A-A
SCALE 1:100

MASTERPLAN PROJECTS
A R C H I T E C T U R E
[redacted]

Client:
MESSR. DU PLESSIS & VISSER

Project: **PROPOSED ALTERATIONS ON ERF 9624 PEEKA STREET FAIRVIEW DE BOORD STELLENBOSCH**

Drawing: **SECTIONS AND ELEVATIONS**

Drawing No : 2025 /02/17C

Scale:	Date:	Drawn:	Checked:
1:100	FEB 2025	F. MANUEL	PWL