



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1452/2025

Our File Reference Number: 367Longlands

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

APPLICATION FOR DEPARTURE: ERF 367, LONGLANDS.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the following application(s) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, for a departure to relax the 3.5m street building line to 3m for the construction of a new garage.

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

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1. The approval applies only to the application for departure and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
 - 4.2. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant conditions of approval have been complied with
 - 4.3. Building plans be generally in accordance with the site plan / floor layout plans as referenced (Project 7600/257, Drawing 02-009 to 015, dated 2025/11/17 and drawn by WP Bosch & Associates Architects) and attached as **APPENDIX 2**.

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

- 5.1. The proposal is still in compliance with the zoning scheme by-law parameter of 3m for the size of the property, although it departs from the approved and more restrictive Development Guideline restriction of 3.5m from a street.
- 5.2. It is not envisaged that the approval of the proposal will impact negatively on any surrounding property owner's or the street aesthetics in the estate.
- 5.3. No other owner, except the HOA, who recommended the application for approval, will be materially affected by this departure.

6. Matters to be noted:

6.1. None

- 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 forms 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



MANAGER: LAND USE MANAGEMENT

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Authorised decision-maker in accordance with Category B (1), read together with General Principle of Decision Making 2.6, in the Categorisation Model approved in terms of Section 69 of the said Bylaw vide Item 11.8.1 dated 24 May 2023.

DATE: 19-11-2025

APPENDIX 1



APPENDIX 2



WP BOSCH & ASSOCIATES
ARCHITECTS

PROJECT
ERF 367 | LONGLANDS ESTATE

PROJECT TYPE
LUMS APPLICATION

CLIENT
CHRIS ERASMUS

LOCATION
ERF 367 | LONGLANDS ESTATE | STELLENBOSCH

ARCHITECT
 QUANTITY SURVEYOR

SACAP NO: 4215
ENGINEERS - CIVIL &
STRUCTURAL

ENGINEERS - ELEC. & MECH.

DRAWING TITLE
SITE PLAN A3

SCALE
1 : 200

DATE
2025/11/17

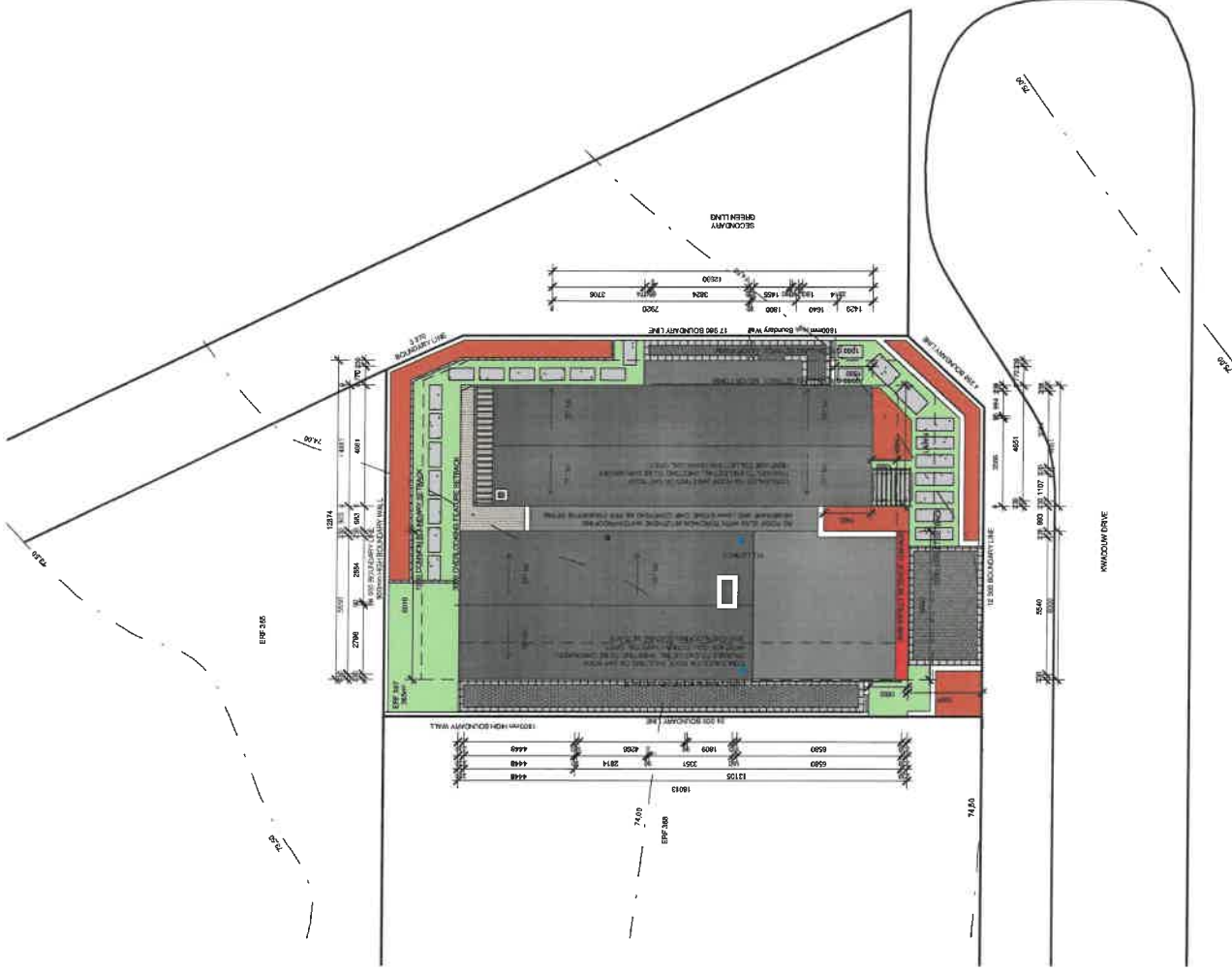
PROJECT
7400 | 257

DRAWING
02-009

DRAWN
VC

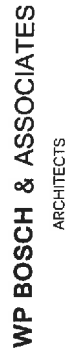
REVISION

FOR
COUNCIL



SITE PLAN A3
1 : 200

KWADOUW DRIVE



ERF 367 | LONGLANDS ESTATE

LUMS APPLICATION

CHRIS ERASMUS

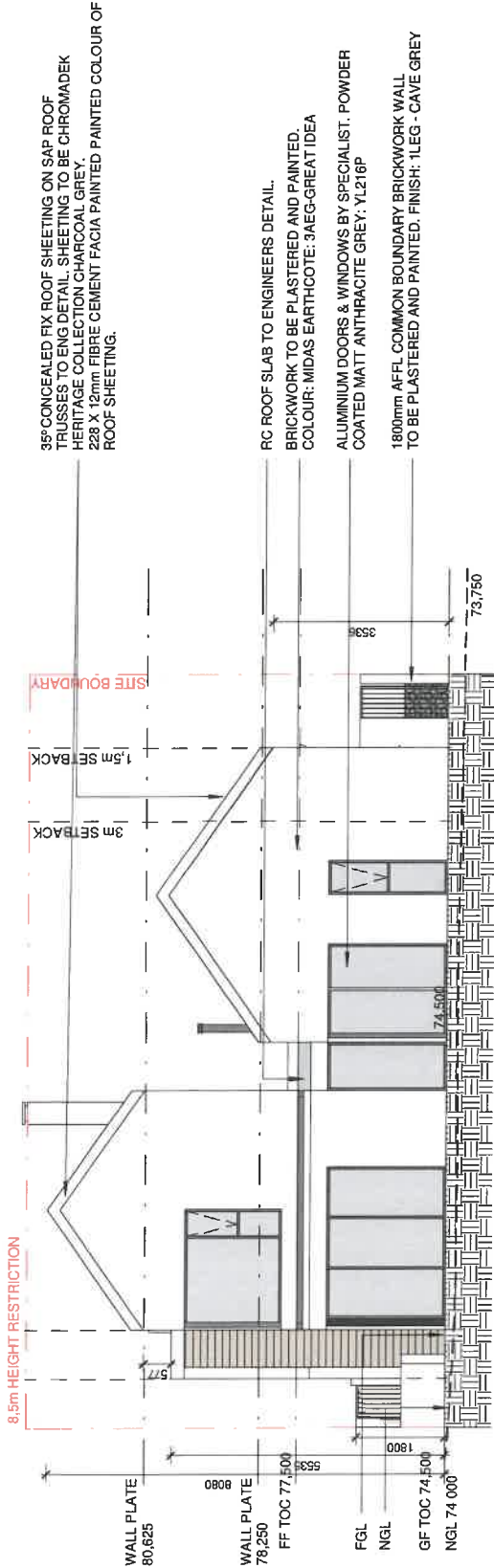
ERF 367 | LONGLANDS ESTATE | STELLENBOSCH

1

ENGINEERS - ELEC. & MECH.

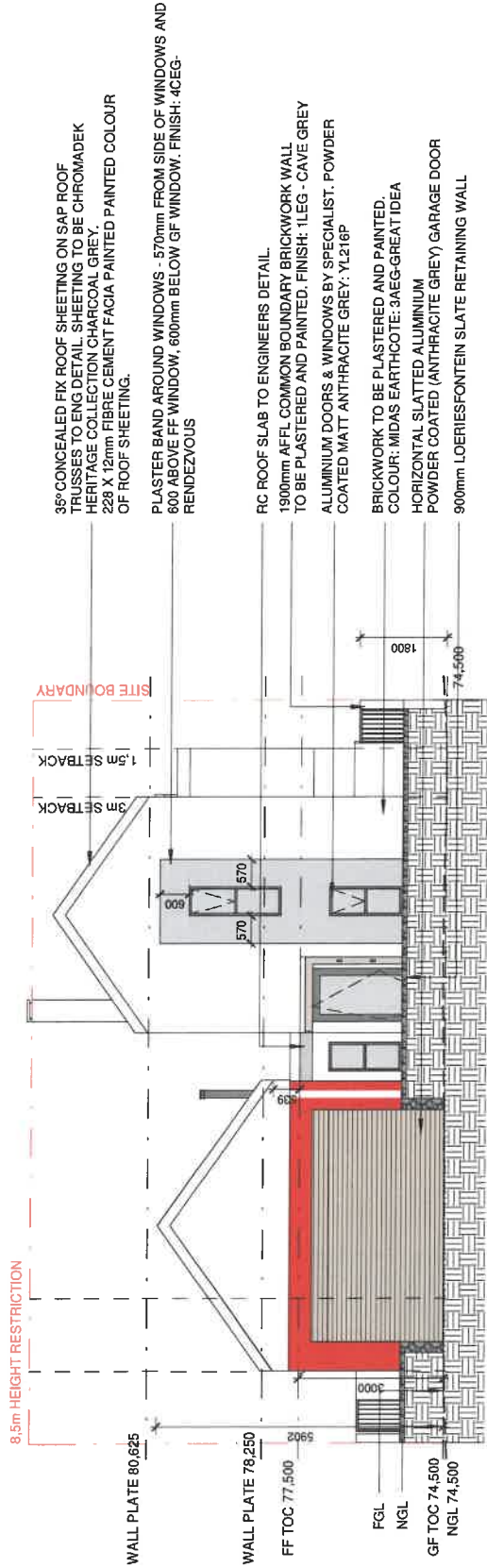
DRAWING





EAST ELEVATION COUNCIL

1 : 100



WEST ELEVATION COUNCIL

1 : 100

35° CONCEALED FIX ROOF SHEETING ON SAP ROOF TRUSSES TO ENG DETAIL. SHEETING TO BE CHROMADEK HERITAGE COLLECTION CHARCOAL GREY. 228 X 12mm FIBRE CEMENT FACIA PAINTED COLOUR OF ROOF SHEETING.

RC ROOF SLAB TO ENGINEERS DETAIL. BRICKWORK TO BE PLASTERED AND PAINTED. COLOUR: MIDAS EARTHCOOTE: 3AEG-GREAT IDEA

ALUMINIUM DOORS & WINDOWS BY SPECIALIST. POWDER COATED MATT ANTHRACITE GREY: YL216P

1800mm AFFL COMMON BOUNDARY BRICKWORK WALL TO BE PLASTERED AND PAINTED. FINISH: 1LEG - CAVE GREY

35° CONCEALED FIX ROOF SHEETING ON SAP ROOF TRUSSES TO ENG DETAIL. SHEETING TO BE CHROMADEK HERITAGE COLLECTION CHARCOAL GREY. 228 X 12mm FIBRE CEMENT FACIA PAINTED COLOUR OF ROOF SHEETING.

PLASTER BAND AROUND WINDOWS - 570mm FROM SIDE OF WINDOWS AND 600 ABOVE FF WINDOW, 600mm BELOW GF WINDOW. FINISH: 4CEG-RENDEZVOUS

RC ROOF SLAB TO ENGINEERS DETAIL. 1900mm AFFL COMMON BOUNDARY BRICKWORK WALL TO BE PLASTERED AND PAINTED. FINISH: 1LEG - CAVE GREY. ALUMINIUM DOORS & WINDOWS BY SPECIALIST. POWDER COATED MATT ANTHRACITE GREY: YL216P

BRICKWORK TO BE PLASTERED AND PAINTED. COLOUR: MIDAS EARTHCOOTE: 3AEG-GREAT IDEA. HORIZONTAL SLATTED ALUMINIUM POWDER COATED (ANTHRACITE GREY) GARAGE DOOR. 900mm LOERIESFONTEIN SLATE RETAINING WALL



WP BOSCH & ASSOCIATES
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SACAP NO: 4215
ENGINEERS - CIVIL & STRUCTURAL

QUANTITY SURVEYOR

ENGINEERS - ELEC. & MECH.

DRAWING TITLE
ELEVATIONS A3

SCALE
1 : 100

DATE
2025/11/17

PROJECT
7600 | 257

DRAWING
02-012

DRAWN
VC

REVISION

FOR
COUNCIL

BRICK CHIMNEY TO BE PLASTERED
AND PAINTED WITH SPARK ARRESTOR
MESH COLOUR: MIDAS EARTHCOOTE:
3AEG-GREAT IDEA

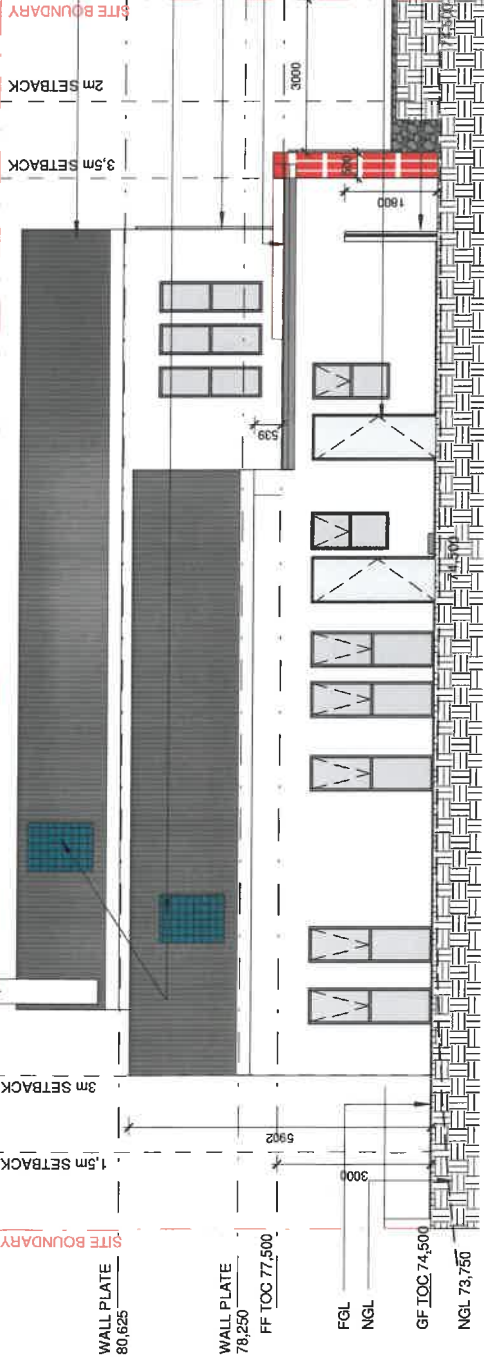
35° CONCEALED FIX ROOF SHEETING
ON SAP ROOF TRUSSES TO ENG
DETAIL SHEETING TO BE
CHROMADEK HERITAGE
COLLECTION CHARCOAL GREY.
228 X 12mm FIBRE CEMENT FACIA
PAINTED PAINTED COLOUR OF
ROOF SHEETING.

SOLAR PANELS

35 x 90mm IROKO TIMBER CLADDING
13.5% OF WALL AREA

KLIPLOK ROOF SHEETING ON 3°
BEHIND PARAPET WALL WITH 75 X 75
ALUMINIUM POWDER COATED
GUTTER COLOUR TO MATCH ROOF
SHEETING

ALUMINIUM DOORS & WINDOWS BY
SPECIALIST. POWDER COATED MATT
ANTHRACITE GREY: YL216P
BRICKWORK TO BE PLASTERED AND
PAINTED COLOUR: MIDAS
EARTHCOOTE: 3AEG-GREAT IDEA



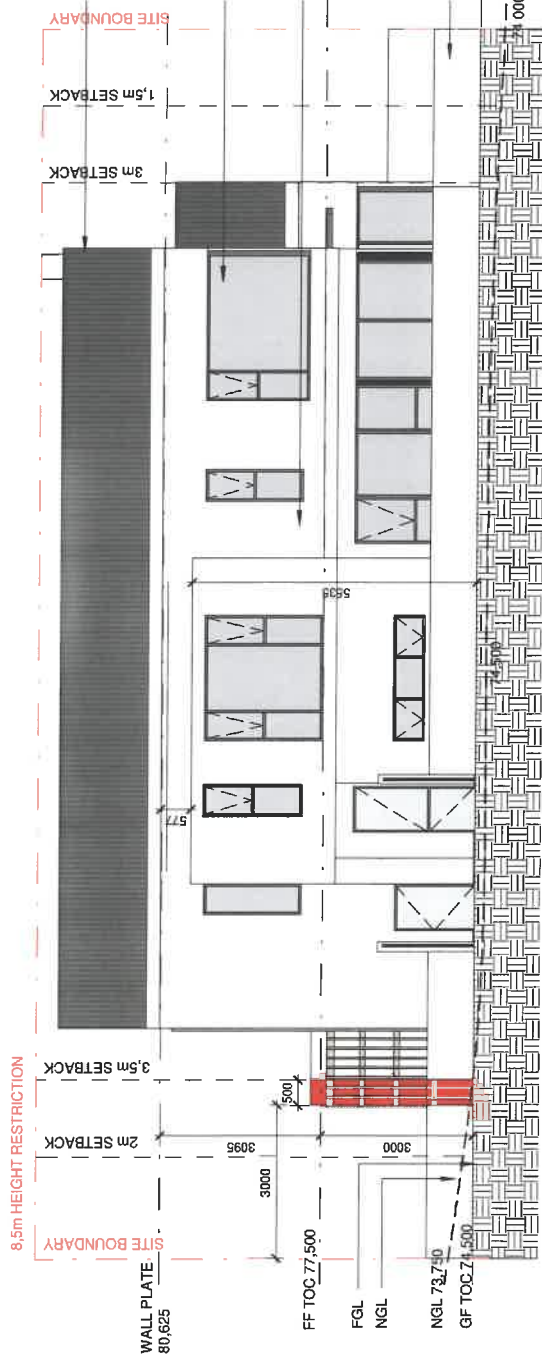
NORTH ELEVATION COUNCIL
1 : 100

CONCEALED FIX ROOF SHEETING ON
SAP ROOF TRUSSES TO ENG DETAIL
SHEETING TO BE CHROMADEK
HERITAGE COLLECTION CHARCOAL
GREY, 228 X 12mm FIBRE CEMENT
FACIA PAINTED PAINTED COLOUR OF
ROOF SHEETING.

ALUMINIUM DOORS & WINDOWS BY
SPECIALIST. POWDER COATED MATT
ANTHRACITE GREY: YL216P

BRICKWORK TO BE PLASTERED AND
PAINTED COLOUR: MIDAS
EARTHCOOTE: 3AEG-GREAT IDEA

900mm AFFL COMMON BOUNDARY
BRICKWORK WALL TO BE PLASTERED
AND PAINTED. FINISH: 1LEG - CAVE
GREY



SOUTH ELEVATION COUNCIL
1 : 100



WP BOSCH & ASSOCIATES
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ERF 367 | LONGLANDS ESTATE

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STRUCTURAL

DRAWING TITLE
ELEVATIONS A3

SCALE
1 : 100

DATE
2025/11/17

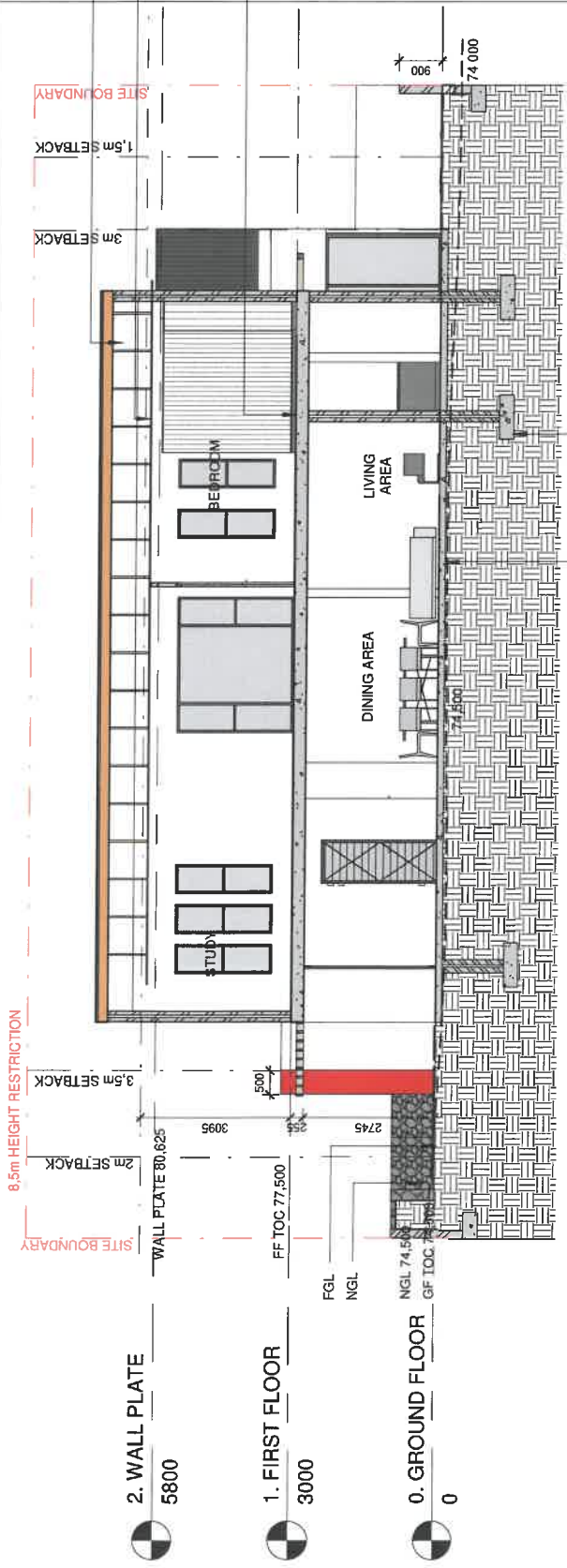
PROJECT
7600 | 257

DRAWING
02-013

DRAWN
VC

REVISION

**FOR
COUNCIL**



SECTION 1 COUNCIL
1 : 100

35° CONCEALED FIX ROOF SHEETING ON SAP ROOF TRUSSES TO ENG DETAIL. SHEETING TO BE CHROMADEK HERITAGE COLLECTION CHARCOAL GREY.

SUSPENDED GYPSUM CEILING TO UNDERSIDE OF ROOF TRUSSES.

RC SUSPENDED SLAB TO ENG DETAIL.



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ENGINEERS - ELEC. & MECH.

DRAWING TITLE	SCALE	DATE
SECTIONS A3	1 : 100	2025/11/17
PROJECT	DRAWING	
7600 257	02-014	
DRAWN	REVISION	
VC		

FOR
COUNCIL

1 : 100

**FOR
COUNCIL**



3 | 01

PROJECT
ERF 367 | LONGLANDS ESTATE

PROJECT TYPE

CLIENT	CHRIS ERASMUS
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LOCATION
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SACAP NO: 4215
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STRUCTURAL
ENGINEERS - ELEC. & MECH.

DRAWING TITLE	SCALE	DATE
LANDSCAPING	1 : 100	2025/11/17
A3		

PROJECT DRAWING
7600 | 257 02-015

DRAWN	REVISION
VC	