STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1345/2025
Our File Reference Number: Erf 2383, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 2383, STELLENBOSCH

1. The above application refers.

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

2.1 That the permanent departure application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to increase the boundary wall height from **2.1m to 2.505m** (adjoining Erf 2380, Erf 2382 and Erf 2381 Stellenbosch) on Erf 2383, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw.

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 the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 The development and building plans be generally in accordance with the building plans as referenced on Drawing No. 23-131, dated 21 August 2025 and drawn by Red Atlantic Architects 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.

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

4.1 The proposal is considered compatible with the surrounding uses thus will have no impact on the surrounding area.

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 **TP** 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

MANAGER: LAND USE MANAGEMENT

28-01-2026
DATE

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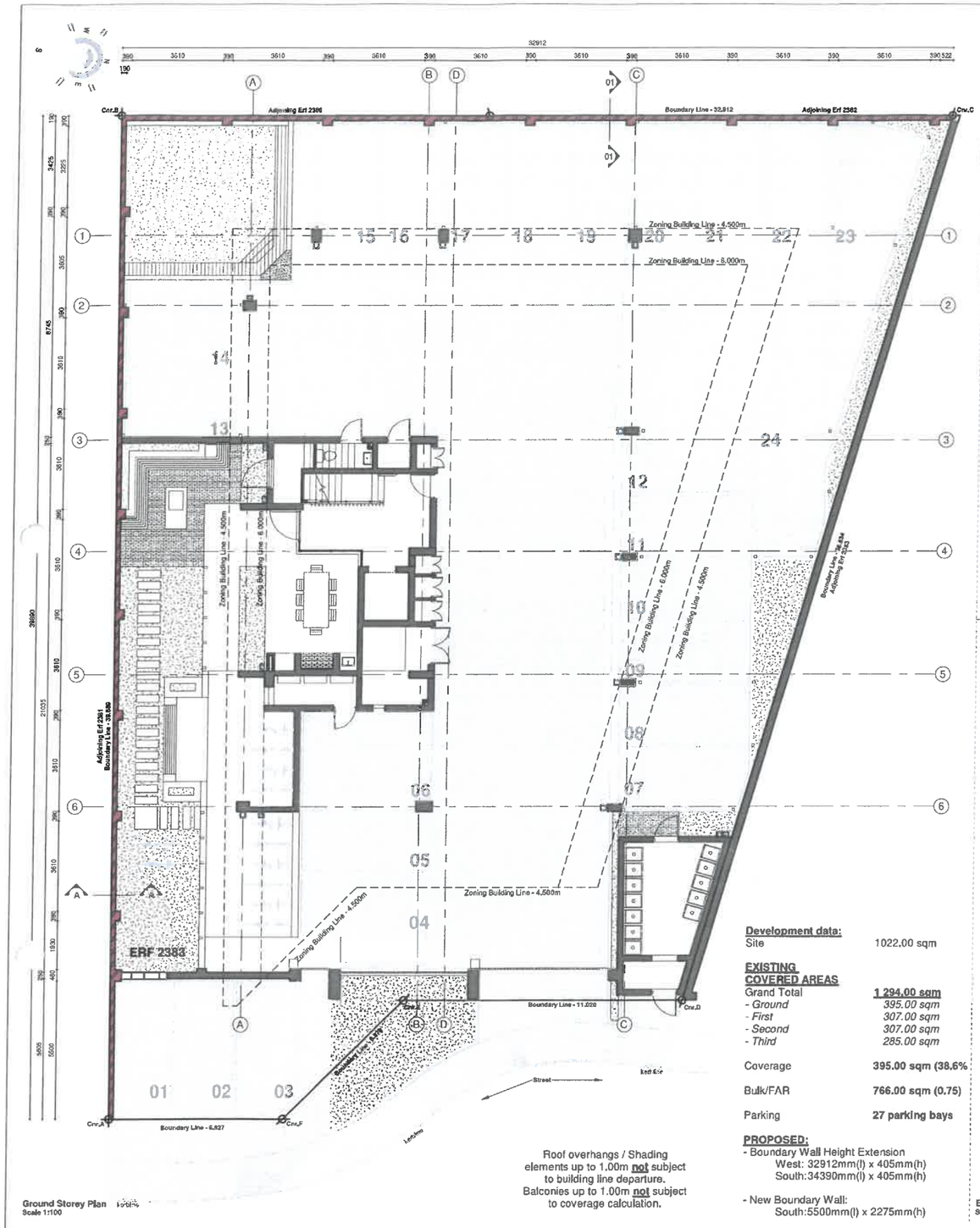
ANNEXURE A

SITE PLAN



Ground Storey Plan
Scale 1:100

Roof overhangs / Shading elements up to 1.00m **not** subject to building line departure.
Balconies up to 1.00m **not** subject to coverage calculation.

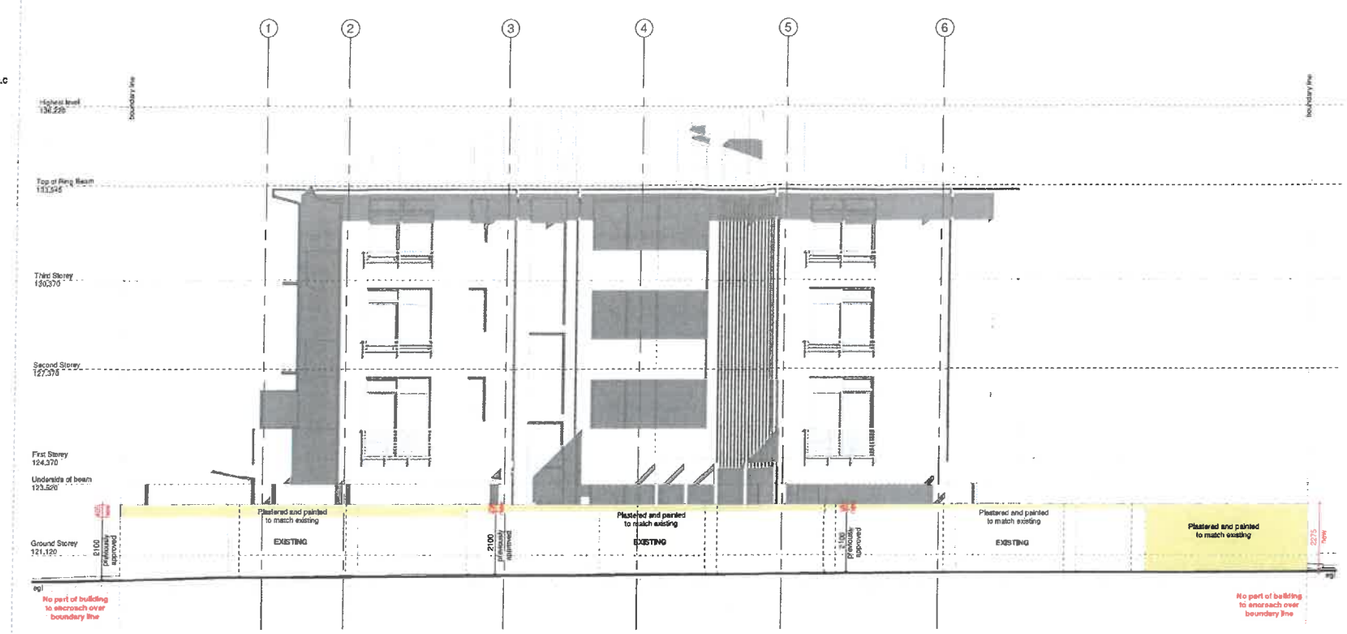
Development data:

Site	1022.00 sqm

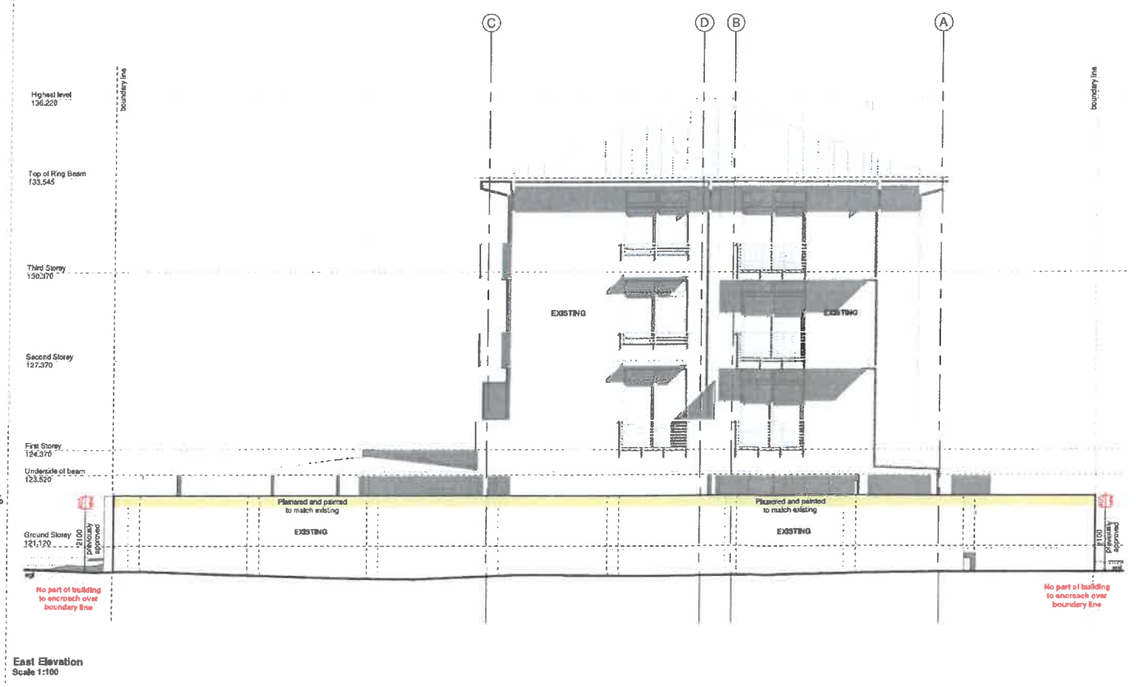
EXISTING COVERED AREAS

Grand Total	**1 294.00 sqm**
- Ground	*395.00 sqm*
- First	*307.00 sqm*
- Second	*307.00 sqm*
- Third	*285.00 sqm*
Coverage	**395.00 sqm (38,6%**
Bulk/FAR	**766.00 sqm (0.75)**
Parking	**27 parking bays**

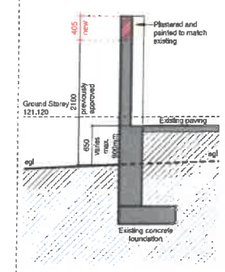
PROPOSED:
- Boundary Wall Height Extension
  West: 32912mm(l) x 405mm(h)
  South:34390mm(l) x 405mm(h)
- New Boundary Wall:
  South:5500mm(l) x 2275mm(h)



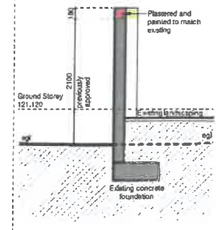
South Elevation
Scale 1:100



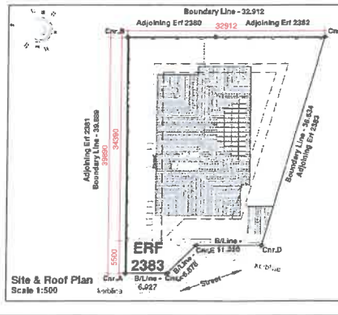
East Elevation
Scale 1:100



Callout Section 01
Scale 1:50



Callout Section A
Scale 1:50



Site & Roof Plan
Scale 1:500

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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 final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

COLOUR SCHEME (to be confirmed by client)
Walls:
- Boundary wall: to match existing
  Colour - SABRE - Melanie 6772-1

LEVELS AND DIMENSIONS:
Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site.

General - All top soil must be removed from the area to be build upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Read figured dimensions in preference to scaling. All work to comply with SANS 10400. All finishes to comply with the HOME OWNERS ASSOCIATION.

GENERAL PRINCIPLES AND REQUIREMENTS
SANS 10400 – Part A
BUILDING CLASSIFICATION:
Occupancy - H3 – Dwelling Units.
Population - 2 persons per bedroom

SANS 10400 - Part B: STRUCTURAL DESIGN:
A competent person, Structural Engineer, will design, specify and certify parts H, & K.

SANS 10400 - Part D: PUBLIC SAFETY:
CHANGE IN LEVEL
Any floor level higher than 1.00m above adjacent ground or floor level must be provided with a balustrade or wall. Balustrade or wall may not be less than 1.00m high, must not have openings that will permit the passage of a 100mm diameter ball.

SANS 10400 - Part F: SITE OPERATIONS:
PREPARATION OF SITE
Before any foundation is laid the area to be covered by any building shall be properly cleansed of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter.

Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided for the owner and be available for use for any personnel employed for the work to be done.

SANS 10400 - Part G: EXCAVATIONS:
Where any excavation related to a building is carried out or is to be carried out on any site and such excavation may impair the safety or stability of any property or service. The owner of such site shall take adequate precautionary measures to ensure that the safety and stability of such property or service is maintained. While any excavation remains open, and during the placing of any foundations within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

SANS 10400 - Part H: FOUNDATIONS:
STRUCTURAL
Foundation to be in accordance with Structural Engineers details and specifications. See Structural Engineers drawings.

CONCRETE / PLASTER MIXTURE:
Structural concrete mix must be: 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strength of 10 mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

SANS 10400 - Part K: WALL CONSTRUCTION:
BOUNDARY WALLS:
Heights for boundary walls are measured from ground level to top of wall. 190mm thick boundary wall with min 390x390mm columns.

Weep holes 100mm above finished landscape level.

Side boundary walls: 2505mm Brick Wall
Rear boundary walls: 3505mm Brick Wall
Front boundary wall: Existing

WALL FINISHES: EXTERNAL:
Smooth plastered and painted.

WATERPROOFING:
All waterproofing specifications to be overseen and approved by specialist contractor.

WATERPROOFING FOR WALLS:
Boundary walls:
- Plaster the top of the walls with slope of 3 degrees.
- Walls to be waterproofed on top and on vertical face.

All waterproofing specifications to be overseen and approved by specialist contractor.

SANS 10400 - Part P: DRAINAGE:
Existing.

SANS 10400 - Part R: STORMWATER:
Existing.

Kleineweide

Owner Signature _____ Date 2025 / 08 / 21

Architect Signature _____ Date 2025 / 08 / 21

H3 - Domestic Residence

[redacted]

Property description
Erf 2383, 3 Kleineweide Street, STELLENBOSCH

Project description
Additions & Alterations to Boundary Wall

Sheet description
Floor Plans, Sections, Elevations, Notes

Project number	Sheet nr	Rev	Project status
23-131	C001		Concept
Project Date 2025-08-17	Designed by RvJ		Scale as indicated
Issue Date 2025/08/21 16:17:38	Drawn by RvJ/NA		Page Size A1

Municipal Approval Stamps