STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1759/2026
Our File Reference Number: Erf 15412, 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 15412, STELLENBOSCH

1. The above application refers.

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

2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning Bylaw for a departure to relax the common boundary adjacent to Erf 15413 from 1,5m to 0m in order to accommodate the proposed extension of the first-floor bedroom on Erf 15412, Stellenbosch,

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

2.2. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

a) 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.

b) Building plans reflecting only the approved structures, must be generally in accordance with the building plan no.: PP27/25 1-4, Rev. 2 – Nov 2025, dated September 2025 and drawn by Pretplan building plans and attached as **ANNEXURE A.**

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

i. The proposed additions are in line with the existing land use of the property and will thus have not impact negatively on the character of the area.

ii. The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will remain residential.

iii. Welgevonden Estate HOA and affected property owner gave consent by endorsing the proposed building plan.

3. 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.

4. 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.

5. **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**

6. 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.

7. 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.

8. 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.

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

10. 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.

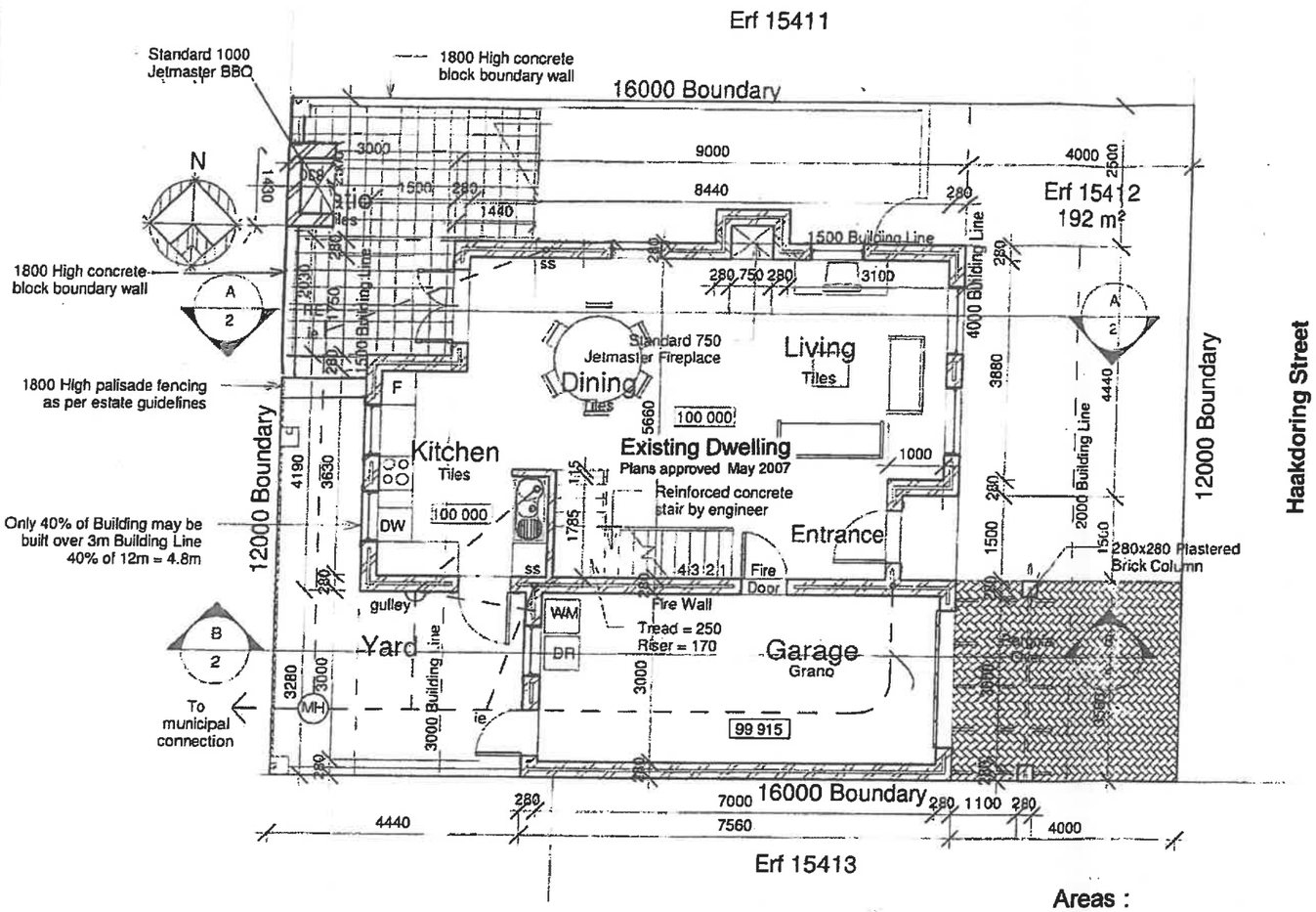
Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

21/10/2026.

DATE

Annexure A
Building Plan



1 01 - Ground Floor Plan

1 : 100

Areas :	
Erf 15412	192,00 sq.m.
Exist Dwelling	
Ground Floor	86,00 sq.m.
First Floor	70,00 sq.m.
Addition	**04,00 sq.m.**
Sub Total	**74,00 sq.m.**
Total	160,00 sq.m.
Footprint	86,00 sq.m.
Coverage	45 %

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

DATE OF HHOA APPROVAL 2 October 2025

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

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Sanitaryware
Provide 200L Kwikot elec. geyser in ceiling above bathrooms as per suppliers specification. Toilets, semi-close coupled floor mounted wc suites. Bath to be Plexicor acrylic with Cobra bath mixer with hand shower and spout. Basins Vaal basin in vanity slab with Cobra mixer taps. Shower to be Plexicor shower tray with Showerline pivot door glazed screen and Cobra underwall taps and shower rose as per clients choice and approval.

Roof Construction
0.6mm Charcoal Colomet pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centers min. on Gangnail prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Flat roofs to have slope of 1-5 degrees. Provide roof anchors. 38mm galv. hoop iron at truss centers built aprox. 4 - 5 layers into brickwork and tied around trusses on 114 x 38 wall plate. Provide 410 sisalation direct under roof sheets and 50mm min Isotherm on top of ceiling between trusses.

Ceilings
6,4mm Rhinoboard ceiling cretestone skimmed and fixed to underside of 38x38 SA Pine ceiling brandering at 300mm centers fixed to underside of gangnail trusses. Moulded gypsum cornices to arch. designer spec. to cover wall / ceiling joints finished flush with cretestone.

Fascias
Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Concrete slabs and beams
To comply with SABS 0400 Part J, Item JJ2 and concrete slabs and beams to be designed and approved by structural engineer as per SABS 0/62.

Foundations
All foundations and foundation walls as per SABS 0400.Part H and Part K and 850x250 for loadbearing walls.

Electrical Installation
To be done by registered Electrician and all lights points and light switches, double socket points to be as per Owners choice and approval. Pre-paid metering system to be installed.

Gutters and Downpipes
To be seamless aluminium gutters and square aluminium downpipes. Colour to match windows.

Cupboards
Kitchen cupboards will be melamine finish with post formed formica tops. Built in cupboards in bedrooms melamine finish with layout to be to owners approval and choice.

Damp Proof Course
Provide Brikgrip DPC under walls and window sills, window spitits and cavity walls, Gunplas USB green under concrete slabs as per suppliers specifications.

Floor Construction
Ceramic floor tiles of floor finish as per clients choice on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic fill material

Walls
280mm cavity and 230mm load bearing walls built with best quality ROK clay brikes layed in stretcher bond in 1:5 cement mortar with wall ties and brickforce to every 3 courses and plastered with min. 15mm, 1:5 cement plaster (exterior) and min. 10mm, 1:5 cement plaster (interior) skimmed smooth and painted. Paint 1 undercoat and 2 coats Plascon Expressions. Cavity walls to have weep holes at 1000mm centres and cavity to be washed out regularly when walls are constructed. Care must be taken that dpc is not damaged during construction.

Owner Erf 15412 SACAP ST1950

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[redacted]

BOUPLANNE
BUILDING PLANS
[redacted]

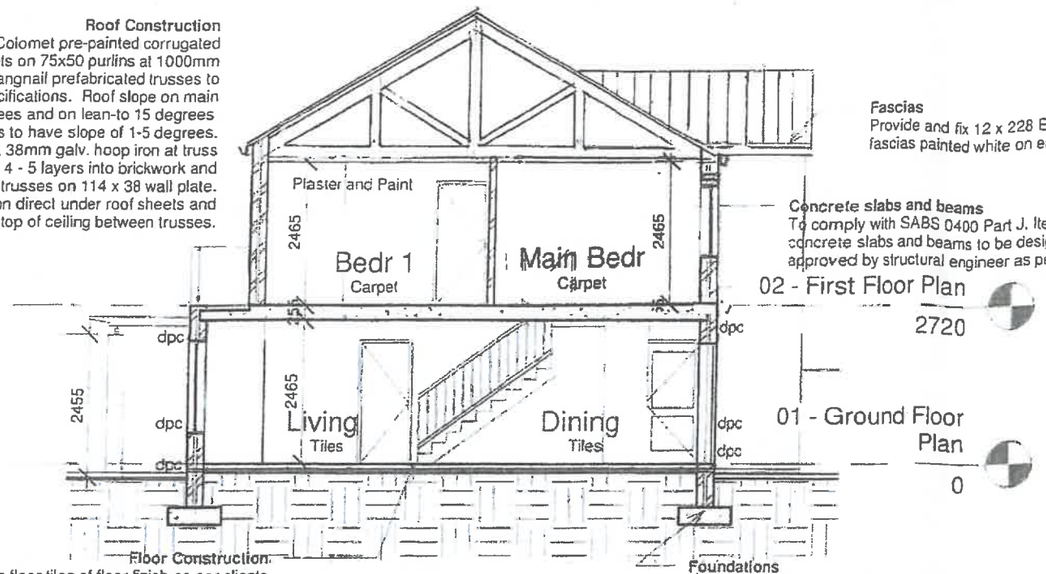
Project:
[redacted]
Proposed Alteration to Exist. Dwelling on Erf 15412
27 Haakdoring Street
Welgevonden Estate
Stellenbosch
As Built

Sheet Description:

Ground Floor Plan
Site Plan

Project number	Scale
PP27/25	1 : 100
1	Date: Sept 2025
Rev. 2 – Nov. 2025	Drawn by: [redacted]

Roof Construction
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Fascias
Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Concrete slabs and beams
To comply with SABS 0400 Part J. Item JJ2 and concrete slabs and beams to be designed and approved by structural engineer as per SABS 0/62

02 - First Floor Plan
2720

01 - Ground Floor Plan
0

Floor Construction.
Ceramic floor tiles of floor finish as per clients choice on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic fill material

Foundations
All foundations and foundation walls as per SABS 0400 Part H and Part K and 850x250 for loadbearing walls.

A Section A-A
1 : 100

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

DATE OF WHOA APPROVAL 2 October 2025

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[redacted]

BOUPLANNE
BUILDING PLANS

[redacted]

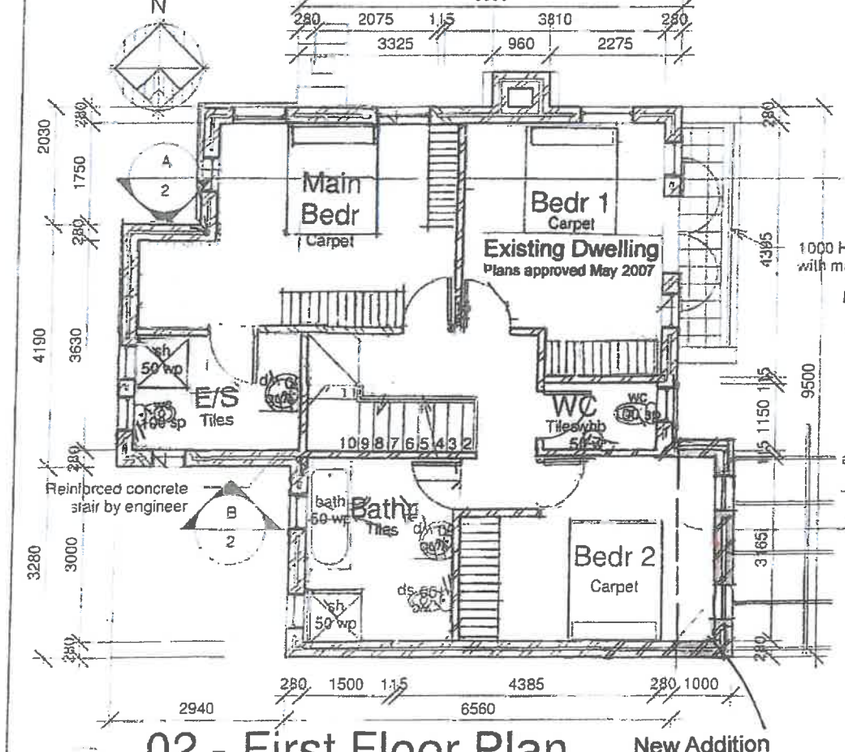
Project:

[redacted]

Proposed Alteration to Exist.
Dwelling on Erf 15412
27 Haakdoring Street
Welgevonden Estate
Stellenbosch
As Built

Sheet Description:

First Floor Plan
Sections

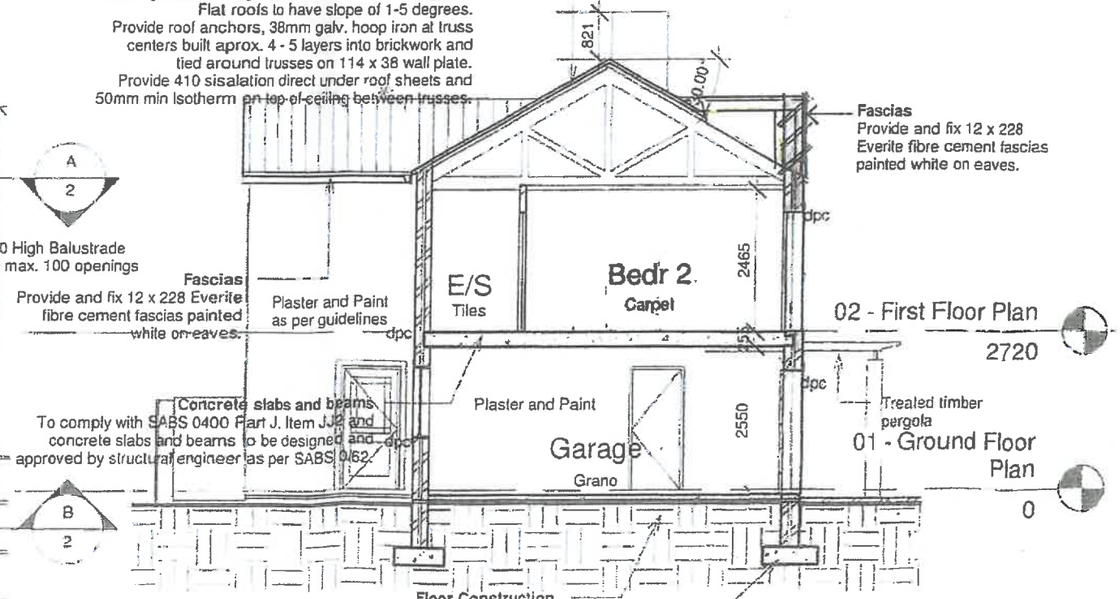


1 02 - First Floor Plan
1 : 100

1000 High Balustrade with max. 100 openings

Fascias
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Roof Construction
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B Section B-B
1 : 100

Owner Erf 15412 SACAP ST1950

Project number	Scale
PP27/25	1 : 100
2	Date: Sept. 2025
Rev. 2 – Nov.2025	Drawn by: [redacted]

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

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1 East Elevation
1 : 100



2 North Elevation
1 : 100

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[redacted]

Proposed Alteration to Exist.
Dwelling on Erf 15412
27 Haakdoring Street
Welgevonden Estate
Stellenbosch
As Built

Sheet Description:

Elevations.

Owner Erf 15412

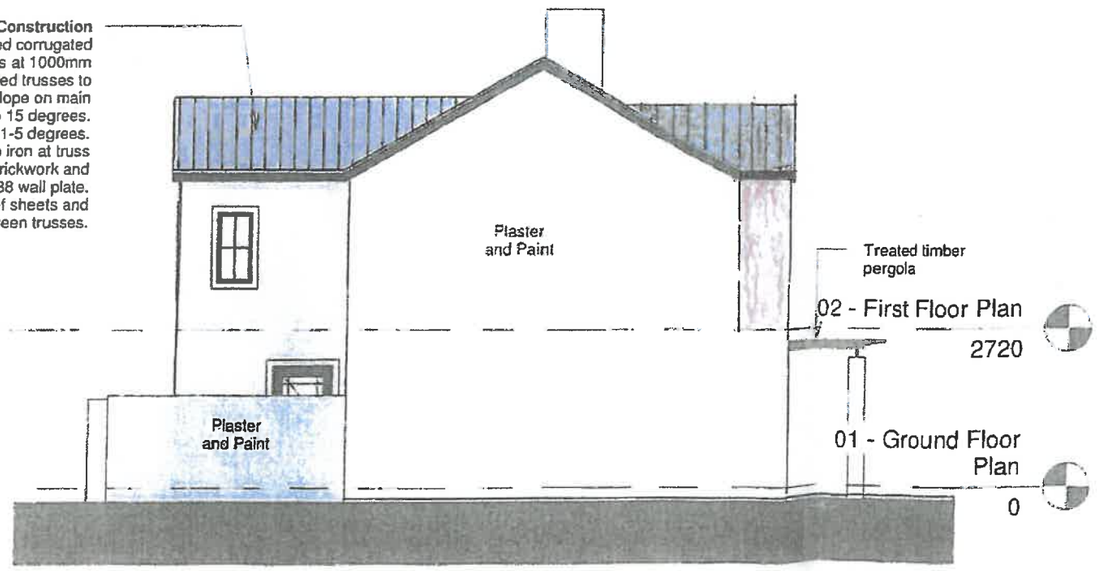
SACAP ST1950

Project number	PP27/25
	3
	Rev. 2 - Nov.. 2025
Scale	1 : 100
Date	Sept 2025
Drawn by	[redacted]



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2 West Elevation
1 : 100



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1 South Elevation
1 : 100

WELGEVONDEN

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

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[redacted]

BUILDING PLANS

[redacted]

Proposed Alteration to Exist.
Dwelling on Erf 15412
27 Haakdoring Street
Welgevonden Estate
Stellenbosch

As Built

Sheet Description:

Elevations

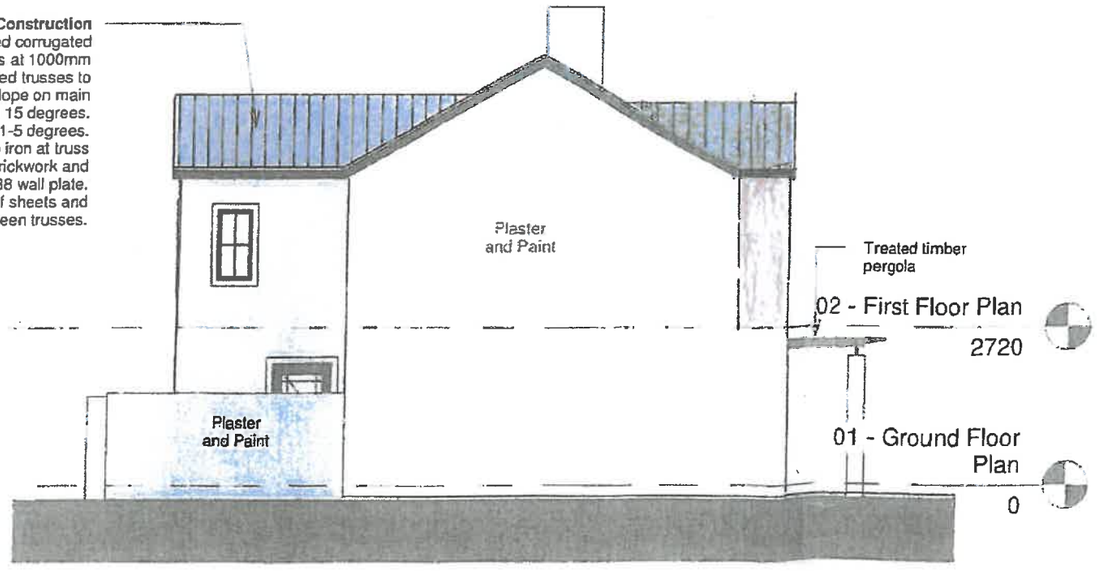
Owner Erf 15412 SACAP ST1950

Project number	PP27/25
	4
	Rev. 2 – Nov.2025
Scale	1 : 100
Date	Sept 2025
Drawn by	[redacted]



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2 West Elevation
1 : 100



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1 South Elevation
1 : 100

WELGEVONDEN

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

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Elevations

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Project number	PP27/25
	4
	Rev. 2 – Nov.2025
Scale	1 : 100
Date	Sept 2025
Drawn	[redacted]