



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1407/2025

Our File Reference Number: Erf 16693, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 16693, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a permanent departure for the relaxation of the Tweespruit Design guidelines to permit the following on Erf 16693 Stellenbosch:
 - a) To relax the street building line for the core building from 2m to 1.039m (Cosmos Street) to accommodate portions of the dwelling house.
 - b) To relax the street building line for garages from 4m to 1.039m (Cosmos Street) to accommodate the proposed garages
 - c) To increase the permitted coverage of 50% to 58% to accommodate the new dwelling unit on the property.

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 said Bylaw:
 - i. 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.

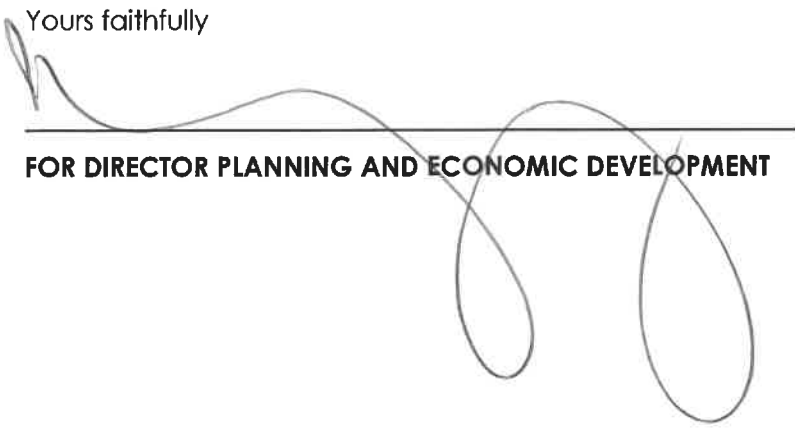
- ii. The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. U33-110, U33-120, U33-200, U33-201, U33-300 (Site Plan, Floor Plans, Elevations & section), drawn by JB for Archtworks dated 2025/09/29, attached as **Annexure A**, with a 1m setback for the balcony balustrades along the common boundary line adjoining Erf 16694 Stellenbosch to be reflected on the final building plan submission.
- iii. No balcony may be placed closer than 1m from the side adjoining Erf 16694 Stellenbosch, this section may only be used as roof space.
- iv. Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- v. 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.

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

- a) The proposed building line departures are not expected to have a significant impact on the streetscape. Properties subject to the same 10m setback generally exhibit a similar design approach, with both garages and core building structures positioned beyond the building line.
 - b) The increase in coverage is considered minimal, amounting to an additional 8% over the permitted 50%. This is unlikely to impact the character of the neighbourhood, as it will not contribute to a sense of bulkiness when viewed in relation to surrounding dwelling units.
 - c) The proposed additions are consistent with the scale and form of neighbouring properties, and the overall effect of the departures is not expected to negatively impact the surrounding land uses.
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

5/6/2026.
DATE

STORMWATER LEGEND:

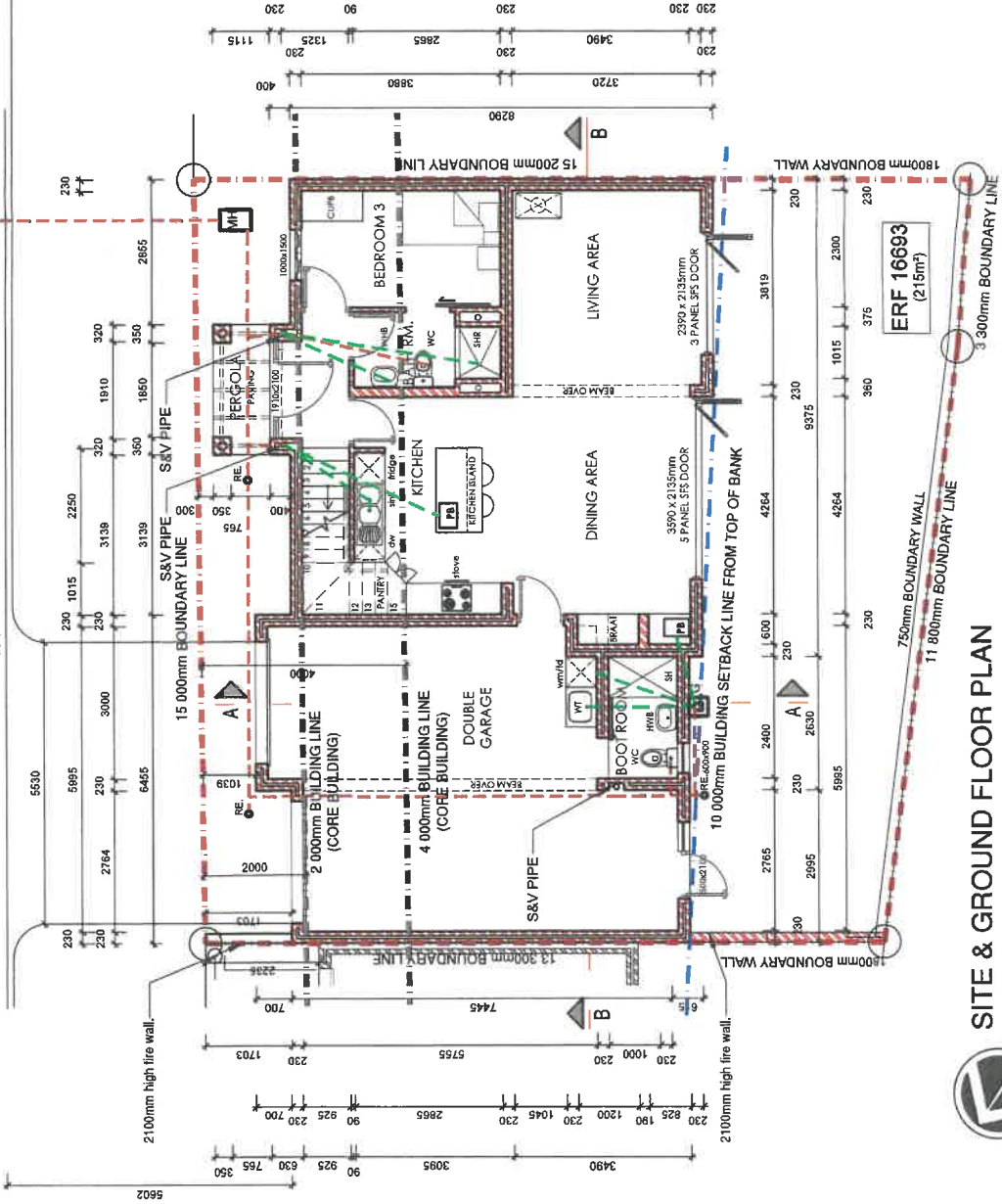
	110mmØ STORMWATER CHANNEL & PIPES
	INSPECTION EYE
	RAINWATER GULLY / CATCHMENTS PIT
	75mmØ PVC DOWNPIPE POSITIONS

BOUNDARY WALLS
150MM X 750/1800MM HIGH
WALL WITH CONSTRUCTION
JOINTS @ MAX 3M.

INSTALL WALLS AND
CLEARVIEW FENCING AS
INDICATED ON SITE
DEVELOPMENT PLAN.

TO CONNECT
TO MUNICIPAL
SEWER LINE

ROAD



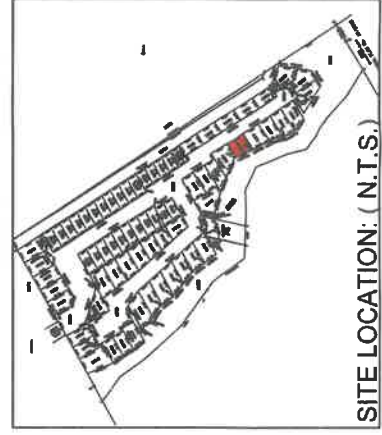
SITE & GROUND FLOOR PLAN
SCALE 1:100

LEGEND:

	NEW COVERED AREAS
	NEW WALLS
	BOUNDARY LINE
	BUILDING LINE
	SEWER LINE
	FOUL WATER PIPES
	WASTE WATER PIPES
	INSPECTION EYE
	GULLY
	MANHOLE
	110mmØ STORMWATER CHANNEL & PIPES
	75mmØ PVC DOWNPIPE POSITIONS

AREA CALCULATION:

SITE AREA:	215,00m²	DWELLING / HOUSE
OCCUPANCY CLASSIFICATION	H4	
OCCUPANCY CODE		
NATURE OF PROJECT:	NEW DWELLING	
COVERED AREA:	124m²	
COVERED (%)	58%	
BUILDING AREA:		
GROUND FLOOR	124m²	
FIRST FLOOR	84m²	
BALCONY	40m²	
TOTAL AREA	248m²	
PERGOLA	3m²	



General Notes:

1. The drawings are to be used for the construction of the building and its associated infrastructure.
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10. The drawings are to be used for the construction of the building and its associated infrastructure.

Signed:
Date: 2025.12.15

HOUSE FOURIE

PROJECT TITLE:
NEW DWELLING ON FARM 81/4,
(MOTHER ERF), ERF 16693
(INDIVIDUAL ERF), AS PER
GENERAL PLAN NR. 6802017,
UNIT NR. 33, TWEEPSPRUIT,
STELLENBOSCH.

ERF 16693
UNIT 33
GROUND FLOOR PLAN

PROJECT NO.	16693	SCALE	1:100
DATE	2025.09.28		
BY	U3 - 113		
CHECKED	JB		

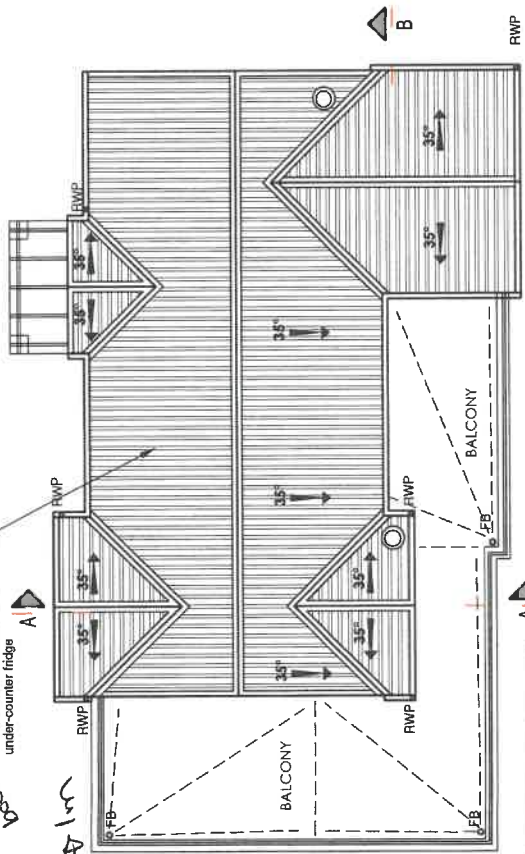
FOR SUBMISSION

This drawing and all the information contained herein is the property of Architects (Pty) Ltd. and may not be copied or reproduced in any form without the written consent of Architects (Pty) Ltd.

General Notes:

1. All calculations are based on the information provided in the drawings and specifications. The designer is not responsible for the accuracy of the information provided by the client.
2. The drawings are to be used for the purpose of obtaining a building permit and for the construction of the building. The designer is not responsible for the accuracy of the information provided by the client.
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*Back with
1m setback from
boundary with
A in*



NOTE
ALLOW FOR TRAPDOOR
IN PASSAGE

BOUNDARY WALLS
190MM X 750/1800MM HIGH
WALL WITH CONSTRUCTION
JOINTS @ MAX 3M.

INSTALL WALLS AND
CLEARVIEW FENCING AS
INDICATED ON SITE
DEVELOPMENT PLAN.

ROOF PLAN
SCALE 1:100



ROOFING R-VALUE CALCULATION:

Roofing R-Value Required (SANS 10400-XA Table 8)	3.7	m/s.KW
Steel Roof Sheet	0	m/s.KW
Climatesential underlay	1.5	m/s.KW
100mm Isoltherm Insulation	2.1	m/s.KW
6.5mm Rhinoboard Ceiling	0.1	m/s.KW
R-Value Provided (m/s.KW)	3.7	m/s.KW

WATER HEATING:

Dwelling bedrooms	1	2	3	4
People in dwelling	2	4	115	115
Usage per person	115	115	690	920
Daily Consumption	230	460	15C	15C
Ambient input temperature	55C	55C	55C	55C
Target output temperature	40C	40C	40C	40C
Ave. temperature difference	4,184	4,184	4,184	4,184
Specific Heat fir 1L of water	38	77	115	153
Daily energy usage	11	22	32	43
Kwh per day	3883	8030	11680	15573
Annual energy usage				
Installation Supplier Specifics				
Storage capacity	80	160	240	320
Flow rate	20	20	20	20
Heating capacity	4.7	4.7	4.7	4.7
Power consumption	1.17	1.17	1.17	1.17
Co-Efficient of productivity	4	4	4	4
Annual heating energy	973	2008	2929	3883
Efficiency target > 50% of output	1947	4015	5858	7787
Efficiency produced	2920	6023	8751	11680

THE RED BLOCK MARKS THE RELEVANT COLUMN FOR THIS UNIT TYPE.

PROJECT TITLE

HOUSE FOURIE

DATE

2025.12.15

PROJECT ADDRESS

NEW DWELLING ON FARM 81/4,
(MOTHER ERF), ERF 16693
(INDIVIDUAL ERF), AS PER
GENERAL PLAN NR. 680/2017,
UNIT NR.33, TWEESPRUIT,
STELLENBOSCH.

CLIENT NAME

ERF 16693
UNIT 33
ROOF PLAN

PROJECT NO.

V4255

DATE

2025.08.29

BY

06

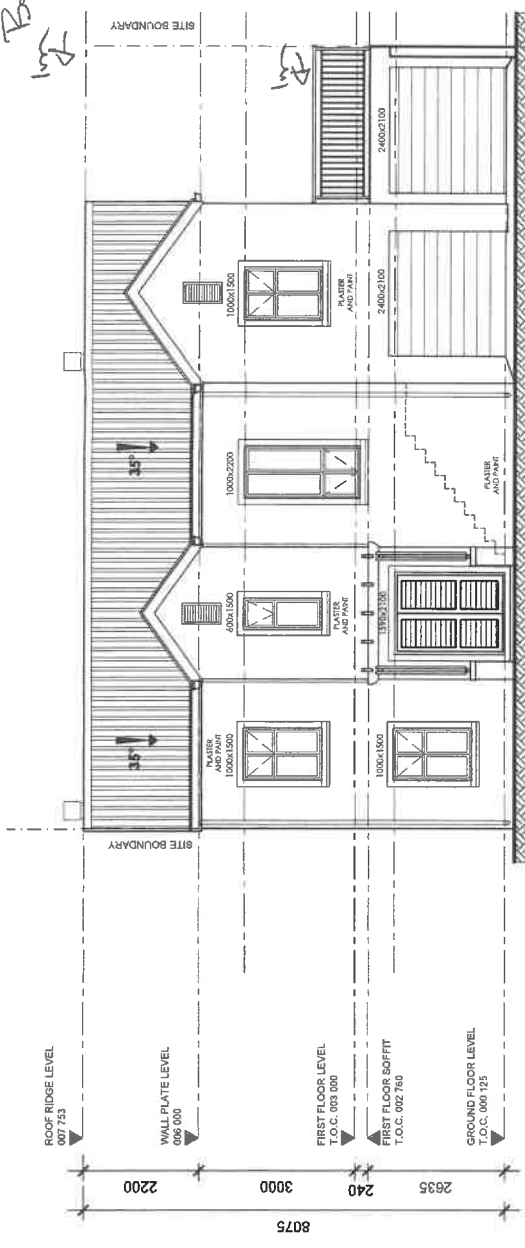
CHECKED

JB

FOR SUBMISSION

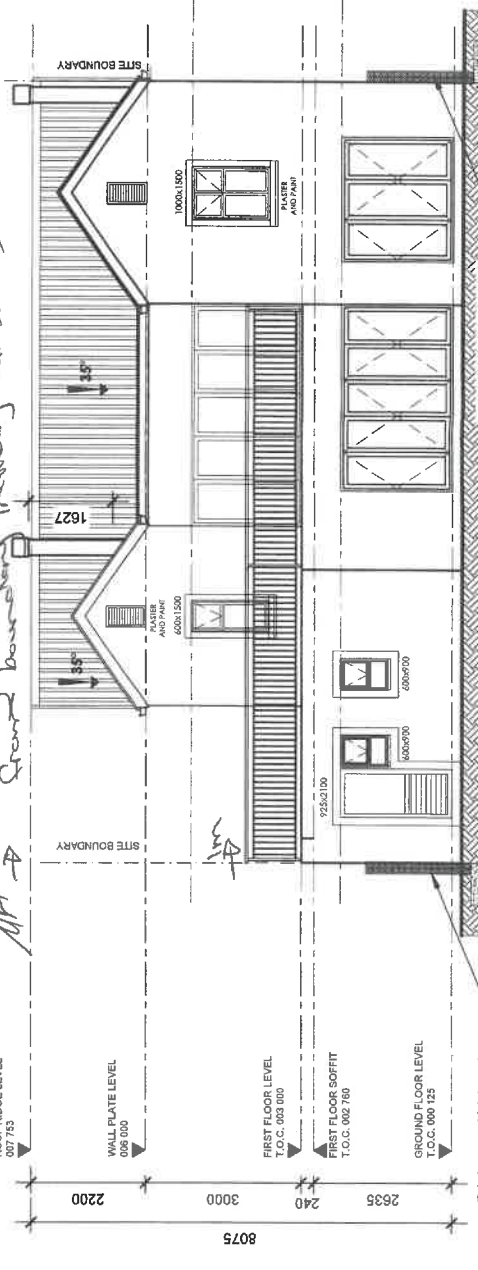
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*Battery setback in
of Green boundary
including balconies*



**SOUTH WEST ELEVATION
SCALE 1:100**

*APD in Battery setback in
of Green boundary
including balconies*



**NORTH EAST ELEVATION
SCALE 1:100**

Existing 1.8m high boundary
wall on neighbouring site.

Existing 1.8m high boundary
wall on neighbouring site.

General Notes

1. Compliance with this Commission is to ensure all works and documents are submitted in accordance with the relevant legislation and regulations.
2. All work shall be done in accordance with the relevant legislation and regulations.
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9. All work shall be done in accordance with the relevant legislation and regulations.

Signed: *[Signature]*
Date: **2025.12.15**

HOUSE FOURIE

NEW DWELLING ON FARM 81/4,
(MOTHER ERF), ERF 16693
(INDIVIDUAL ERF), AS PER
GENERAL PLAN NR. 680/2017,
UNIT NR.33, TWEE SPRUIT,
STELLENBOSCH.

ERF 16693
UNIT 33
ELEVATIONS SHEET 1

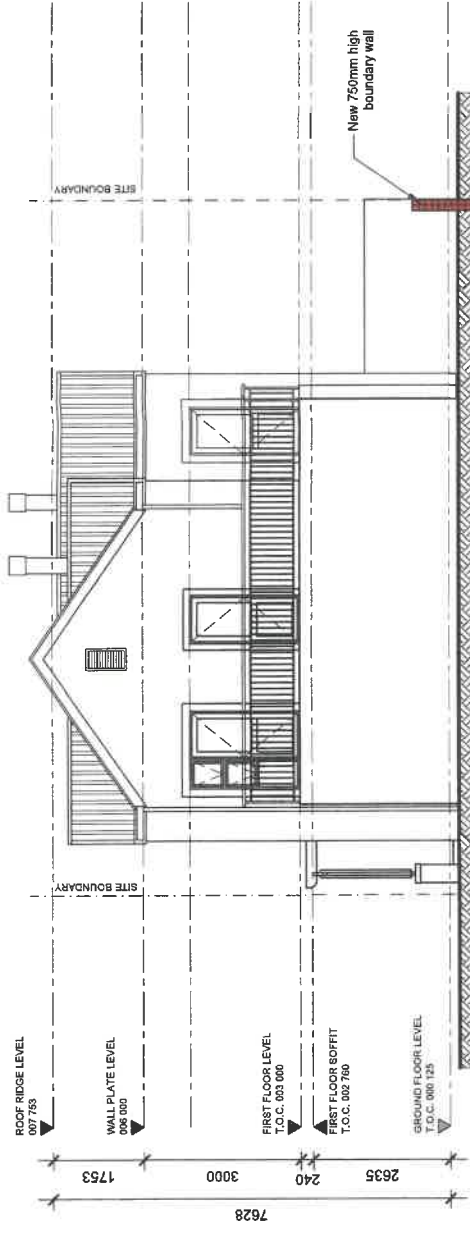
PROJECT NO.	V4209	SCALE	1:100
DRAWING NO.	U33-200	DATE	2025.09.28
BY	DB	CHECKED	JB

FOR SUBMISSION

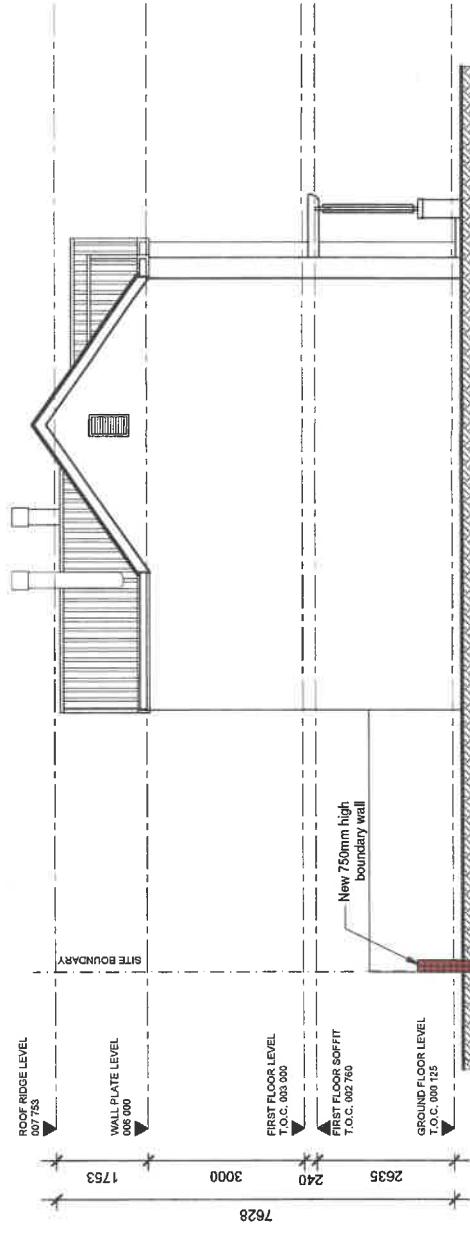
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GENERAL NOTES

1. The architect is not responsible for the structural design of the building or for the design of the foundation or for the design of the roof structure.
2. The architect is not responsible for the design of the building or for the design of the foundation or for the design of the roof structure.
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SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

HOUSE FOURIE

PROJECT SITE
NEW DWELLING ON FARM 81/4,
(MOTHER ERF), ERF 16693
(INDIVIDUAL ERF), AS PER
GENERAL PLAN NR. 6602017,
UNIT NR.33, TWEEPSRUIT,
STELLENBOSCH.

REVISIONS

ERF 16693
UNIT 33
ELEVATIONS SHEET 2

PROJECT NO.	16693	SCALE	1:100
DATE	2025.09.25		
DESIGNER	U33 - 201		
DATE	2025.09.25		
REVISION	01	DATE	2025.09.25

FOR SUBMISSION

This drawing and all the information contained therein is the property of the architect (Pty) Ltd. and may not be copied or reproduced in any form without the prior written consent of the architect.

- General Notes**
1. Contractor shall be responsible for obtaining all necessary permits and approvals for this project.
 2. All dimensions are in millimeters unless otherwise stated.
 3. Fored dimensions to be taken to the centerline of walls unless otherwise stated.
 4. All doors and windows shall be as indicated on the drawings.
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 7. All doors and windows shall be as indicated on the drawings.
 8. All doors and windows shall be as indicated on the drawings.
 9. All doors and windows shall be as indicated on the drawings.
 10. All doors and windows shall be as indicated on the drawings.

Signed: *[Signature]*
Date: 2025.12.15

HOUSE FOURIE	
NEW DWELLING ON FARM 81/4, (MOTHER ERF) ERF 16893 (INDIVIDUAL ERF) AS PER GENERAL PLAN NR 8602017, UNIT NR.33, TWEEPSPRUIT, STELLENBOSCH.	
ERF 16893 UNIT 33 SECTIONS	
Project No.	11100
Drawn by	1031-300
Scale	1:100
Sheet	2025.08.29
Author	JB
FOR SUBMISSION	

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