STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1708/2026
Our File Reference Number: Erf 16845, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 16845, STELLENBOSCH

1. The above application refers.

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

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 16845, Stellenbosch for:

   3.1 **Permanent departure** in terms of section 15(2)(b) of said bylaw to exceed the allowed maximum building height from 8,45m to 8,51m as per the La Roche Design Guidelines in order to accommodate a chimney.

   BE APPROVED in terms of Section 60 of the said By-law.

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
   4.1 The approval is limited strictly to the permanent departure applied for and shall not be interpreted as an exemption from any other applicable legal requirements, Council policies, bylaws, regulations, or legislation.
   4.2 The development shall be carried out generally in accordance with the elevation plan as referenced in Project No. 24-022, Sheet nr 102, prepared by Red Atlantic Architecture, dated 22/06/2026, and attached as **Annexure A**.
   4.3 The height departure is limited strictly to the chimney element on the northern elevation as indicated on the plans and shall not be construed as approval for any further height exceedances.

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

5.1 The proposed height departure is minor in scale (0.06 m) and is necessary to accommodate the chimney on the northern elevation of the existing dwelling house on the property.

5.2 The minor height exceedance of the chimney will not adversely affect the character of the area, neighbouring properties, privacy, views or sunlight.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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

8/9/2026.

DATE:

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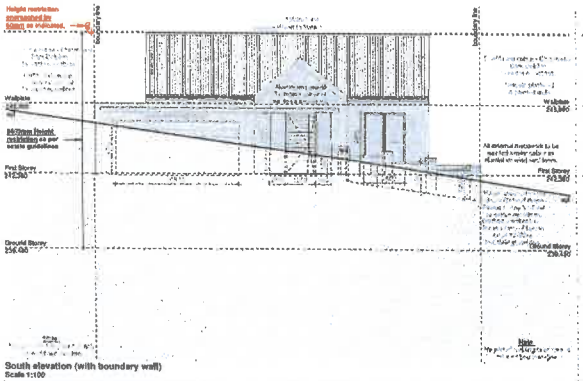
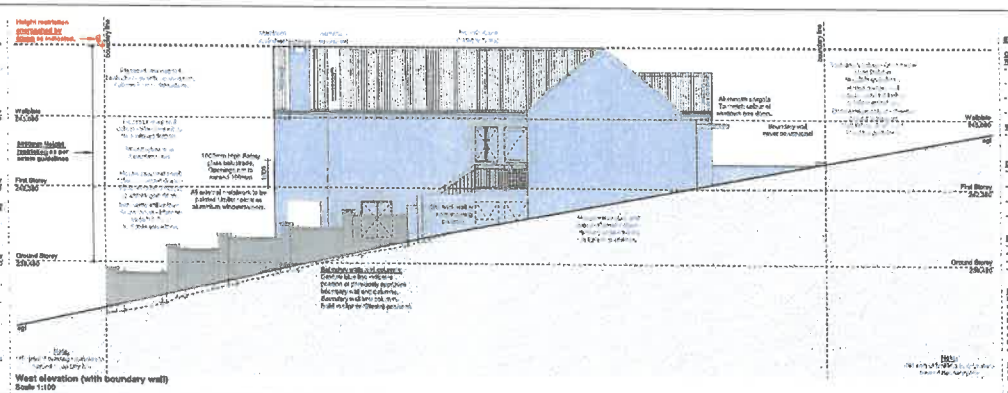
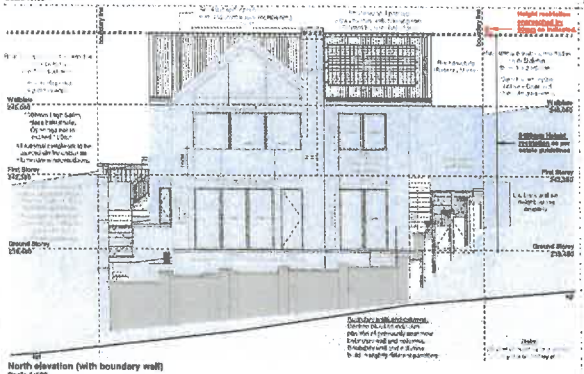
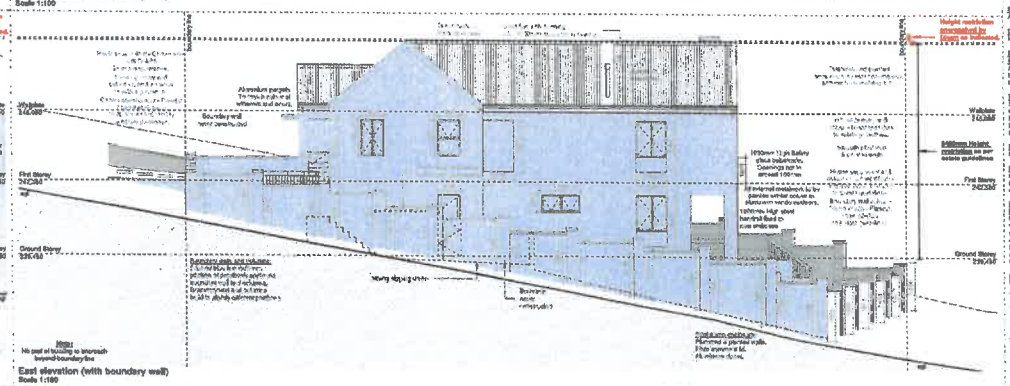
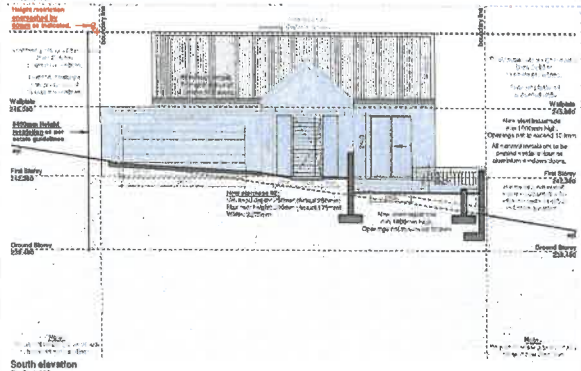
ANNEXURE A

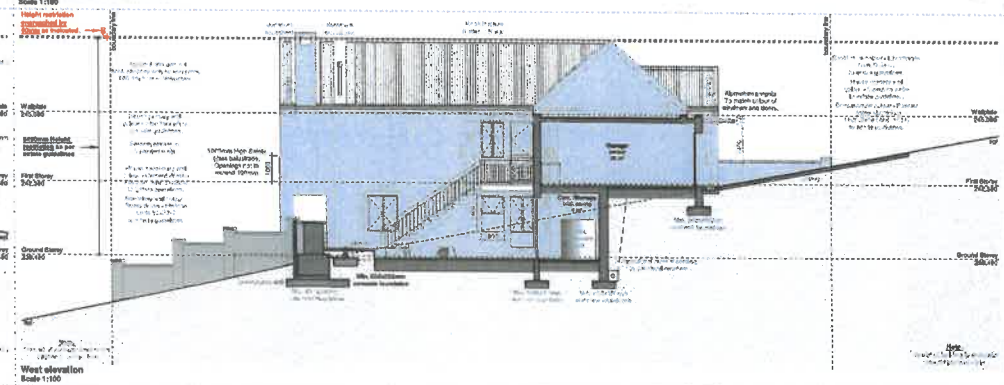


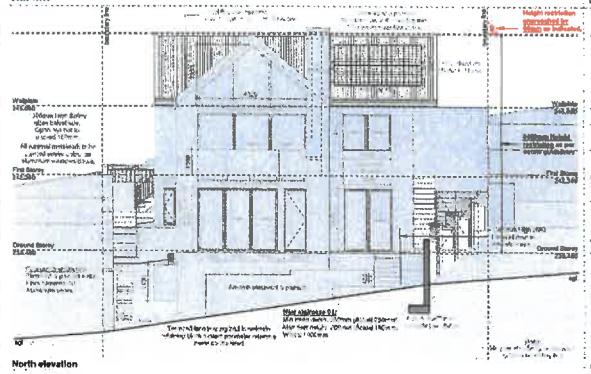


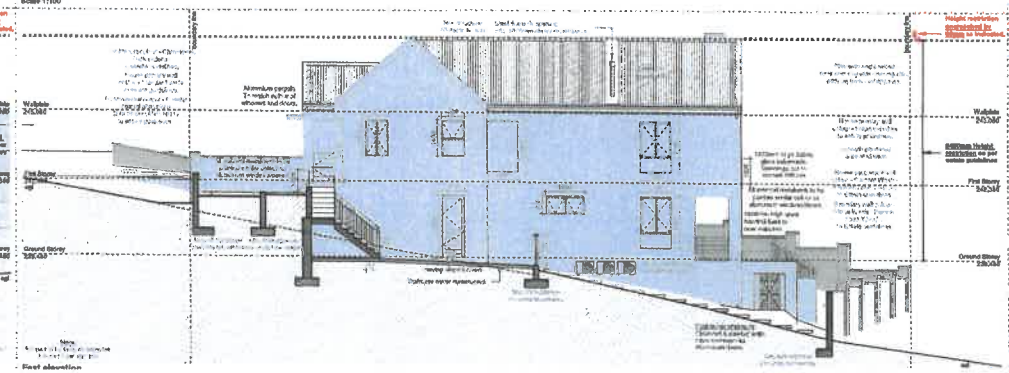












GENERAL PRINCIPLES AND REQUIREMENTS

ROOFING:

COLOUR SCHEME (to be confirmed by client)
Roof: (samples to be approved by HOA)
- Covering: - Brownbuilt Klipbo Mixed Roof Sheeting Chromadek
  - Dark Dolphin
- Fascia: - 610 x 15mm Profile Metal fibre cement fascia
  - Dark Dolphin
- Gutter: - Pressbrait seamless aluminium gutters by Mineeco
  - Charcoal
- Downpipes: - painted to match the wall

Walls: (samples to be approved by HOA)
- External paint: - Main - White (Plascon inspired colour range)
  - Secondary Accent - Cement wash
  - Plascon code 1145-E

Door & Windows: (samples to be approved by HOA)
- Doors: - Aluminium - Epoxy powder coated
  - Matt white (seals ANP 1101)
- Garage: - Aluminium - Epoxy powder coated
  - Matt white (seals ANP 1101)
- Window: - Aluminium - Epoxy powder coated
  - Matt white (seals ANP 1101)
- Gates: - Aluminium - Epoxy powder coated
  - Matt white (seals ANP 1101)

External Finishes: (samples to be approved by HOA)
- Paving: - Clay brick paving - Bonito Terra Red
- Paving: - Cobble stones - Charcoal
- Pergola: - Timber (hardwood) - Naturally clear stained
- Boundary walls: - (Plascon inspired Colour Range)
  - Stone Wash - code YS-03-2.

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 built upon. All grading and leveling of ground will be done by qualified civil contractor. All levels (All levels are to be TOP OF CONCRETE) and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Final floor levels and finishes to be confirmed with client. Read figured dimensions in preference to scaling. All work to comply with SANS 10400. All finishes to comply with the HOME OWNERS ASSOCIATION.

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - H4 – Dwelling house
Population - 2 persons per bedroom

STRUCTURAL DESIGN: (SANS 10400 - Part B)
A competent person, Structural Engineer, will design, specify and certify parts H, J, K, L, and M.

DIMENSIONS: (SANS 10400 - Part C)
Minimum ceiling height to be 2.40m, Minimum Habitat Room size to be 6.00m²

PUBLIC ACCESS: (SANS 10400 – Part D)
DESIGN LEVELS:
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.

POOL: (to be confirmed by client)
Rail reinforcer pool by specialist. 140mm wall with 25 MPA concrete cavity fill. 200mm thick concrete flooring with Y12 reinforcement. Cavity reinforcement Y12 at 400c/c c/s. R.O.K. brickwork with brickforce every course. Pool must backwash to be connected with the stormwater. Final design of pool by specialist and to be confirmed by client. Pool - SANS Part D; Public Safety. Clause 4.4.2

RAMPS AND DRIVEWAYS
H4 – Dwelling houses are exempted from specific gradient.

PAVING/DRIVEWAY:
Concrete (samples to be approved by H-OA) to be laid on a levelled sand bed with min. 1 degree fall (driveway ramp with a max fall of 1:12) to provide grid channel and connected to storm water channel.

SITE OPERATIONS: (SANS 10400 – Part 7)
PREPARATION OF SITE
Before any foundation is laid the area to be covered by any building shall be properly cleared of vegetable matter, tree stumps, timber and other oxidizable 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 as building or a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided by the owner at the worksite for use by any personnel employed for the work to be done.

EXCAVATIONS: (SANS 10400 – Part G)
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 foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

FOUNDATIONS: (SANS 10400 – Part H)
Foundation mass concrete in-situ 1:3:6 nominal mix having a compressive strength of 25MPa at 28 days, consisting of ordinary Portland cement, sand and 26mm stone hardtype, for load-bearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements: load bearing walls min. 600x300mm and non load bearing walls minimum 500 x 250mm, 20mm beddeand on bedde of foundation wall buttress foundation and reinforced. (Perimeter insulation, refer to XA-series).
Foundation walls higher than 1m to be 240mm thick. Foundation walls higher than 1.5m to be in accordance with Structural Engineers details and specifications. Provide min. 460x460x300mm concrete footings to all freestanding columns.
• A competent person is required to design and inspect the strength of 16 beneath floors measured at any point exceeds 400mm.
• The foundation may be stepped in order to reduce the extent of the excavation or fill, provided that at the change of elevation, the ground behind any step is adequately drained and the step waterproofed.
• A competent person is required to design and inspect the installation of sub-surface drains that might be required to prevent the passage of moisture into the interior of the building footprint.
• Service trenches to be 1500mm away from building where possible.

FLOOR CONSTRUCTION: (SANS 10400 – Part J)
GENERAL NOTES
• The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be waterproofed.
• Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

GROUND STOREY: (surface bed)
• Floor finish as specified on plans on 20mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.B.S. grade waterproofing membrane - jointed with D.P.C. 50mm Clean river sand bed on well compacted fill. Fill from suitable material compacted in layers by 90 MOD.A.S.A.H.T.O. Timber skirtings according to client specifications nailed to walls at 600mm C-C max. Brick paving on stabilized sub-base with edge restraint. Finished floor level to be min. 150mm above natural ground fill.

FIRST STOREY: (Suspended floor)
Reinforced concrete slab according to Structural Engineer's details and specifications, in-situ or ribs-and-block concrete floor construction type to be confirmed by owner. Provide 20mm Natco cement beading horizontally between brickwork and concrete slabs on load bearing walls. Provide 10mm Expar vertically between brickwork and concrete slabs and surface bed. (All according to SITH SANS design).

SANS 10400 - PART K
WALL CONSTRUCTION
External: 270mm solid brick cavity walls. The internal and external skin must be tied together with butterfly ties at 5 / 2.5 spm intervals. The cavity must be no less than 50mm wide and clean of any cement. Cavity to be filled with cement-based insulation and ground floor DPC and a brick course below wall plate. Weepholes at floor level at 450mm centres and above windows at 600mm centres. Internal: plastered and painted. External: Smooth plastered and painted. No vertical face may be higher than 6.0m measured externally from the NGL vertically below it. Any wall measured more than 6900mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column.

RETAINING WALLS:
Retaining wall as per structural engineers detail and design. To be waterproofed by specialist.

BOUNDARY WALLS:
Heights for 190mm side boundary walls are measured from ground level to top of wall.
• Side boundary walls: 1900mm max. Brick Wall
• Rear boundary walls: 1200mm max. Brick Wall

CONCRETE/PLASTER/MORTAR:
Structural concrete mix must be: 1 part cement, 4 parts sand and 8 parts 19mm gravel stone. A concrete strength of 17mpa as per S2 is required. Plaster cement must be mix 1 part cement, 1 d parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

PERGOLA:
150x50mm Hardwood perimeter members screw fixed to external wall with recessed gals. mild steel brackets, 42 x 115mm Hardwood infill members fixed at 300mm c/c to inside of perimeter beams.

ROOF CONSTRUCTION: (SANS 10400 – Part L)
ROOF S1 - Prefabricated Trusses
Pitch of roof 40° Brownbuilt Klipbo Metal Roof Sheeting, on 76 x 50mm purlins @ 1200mm c/c max, (to be confirmed by specialist on erection 400 roof insulation laid on suppliers specification on prefabricated galvanized timber trusses at 1500mm c/c on 114x38mm wallplate with 40 deg. cross bracing, to manufacturers specification. Trusses to be tied down with hoop galvanized steel iron bolt system 600mm long fastened @ 600mm c/c (to be confirmed by specialist) and to be wrapped in dpc. Counter flashing to be introduced where applicable (chimneys). Details of roof construction to be supplied by roof specialist. Erection 400 ton Aztec between purlins and roofsheeting. (See Installation construction, refer to XA-series)

ROOF S2 - Close Rafttrad - Firwood Trusses
Pitch of roof 40° Brownbuilt Klipbo Metal roof sheeting, on 76x50mm purlins, with 100x50 (purpose made exposed timber trusses, specialist designed, no gang-nailed fakys. final design to be approved by architect before manufacturing) at not exceeding 1800mm centres (spacings to be confirmed by roof specialist), on 114x38mm wallplate, tied down with galvanized hoop iron anchored at 4 mtr, at 600mm below wallplate. Counter flashing to be introduced where applicable (chimneys). Details of roof construction to be supplied by roof specialist. Erection 400 ton Aztec between purlins and roofsheeting. (See Installation construction, refer to XA-series)

ROOF S3 - Concrete Roof
Smooth slip screed with protective silver paint and 16mm/8 stone chips. waterproofing on 30mm cement screed with 1° fall to outlets on reinforced concrete slab according to Engineer's details and specifications. Minimum 150mm upstand to be introduced. Pulleers connected to 75mm dia. downpipe to be built into brick column service duct and connected to storm water drain. Cast iron water spouts to be build in upstand. (See Insulation construction, refer to XA-series)

WATERPROOFING:
Apply INDICA FIDA P torch-on membrane on concrete primed with BITUPRIME. Allow minimum 6 weeks of weathering. apply reflective coat of SILVACOAT aluminium-based aluminium paint. All of the above to be according to manufacturer's specification (ASE). All waterproofing specifications to be overseen and approved by specialist contractor.

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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.

HOA Approval Stamps

LA ROCHE STELLENBOSCH

APPROVED

Municipal Approval Stamps

Owner Signature _____ Date 2026 / 06 / 30

Architect Signature _____ Date 2026 / 06 / 30

H4 - Dwelling House

[redacted]

House Underwood

Property description

Erf 16845, La Roche estate
Stellenbosch

Project description

Existing dwelling & structures.
Height encroachment application.

Sheet description

Elevations and sections sheet 01

21-022	102	
Project Date 2024-09-30	Designed by KU / RVJ	Scale as indicated