STELLENBOSCH
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Application Number: TP1686/2026
Our File Reference Number: Erf 17179, Stellenbosch
Your Reference Number:
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 ON ERF 17179, STELLENBOSCH**

1. The above application refers.

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

3. The application for a **permanent departure** in terms of section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to relax the following building lines on Erf 17179 Stellenbosch:

   3.1. To relax the common building line from **1m to 0m** (adjoining Erf 17178, Stellenbosch) for the proposed covered stoep and braai.

   3.2. To relax the common building line from **1m to 0m** (adjoining Erf 11330, Stellenbosch) for the proposed covered stoep and braai.

   **BE APPROVED** in terms of Section 60 of the said By-law and subject to conditions of approval.

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

   4.1. The approval only applies to the proposed 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.

   4.2. 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.

   4.3. Development be generally in accordance with the site plan, floor layout plan and elevation plan as referenced on drawing number 2026/21/01 dated September 2026 and drawn by D Lakey attached as **Annexure A**.

   4.4. Building plans for all new structures and for all changes of use in the existing buildings 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 (or qualified) conditions of approval have been complied with

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

   5.1. The proposed permanent departure will facilitate the improved utilisation of the existing dwelling without materially altering the residential nature of the property or creating an undesirable precedent that would undermine the objectives of the Stellenbosch Zoning Scheme By-law.

   5.2. The proposed braai and roofed area are situated at the rear of the property and adjoining an open space, the braai shall have no impact on the adjoining property's health as no smoke will be directed on to the neighbour's house and the additions are overall compatible with the surrounding uses.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

7. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

8. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

9. An applicant who lodges a Section 79(2) 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.

10. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.



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11. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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

**FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

**DATE:** 10/11/2026.



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# ANNEXURE A

## SITE PLAN

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | WINDOW AREA 1.92m2 | WINDOW AREA 1.62m2 | WINDOW AREA 1.44m2 | WINDOW AREA 0.90m2 | WINDOW AREA 0.54m2 | WINDOW AREA 1.08m2 | WINDOW AREA 1.89m2 | WINDOW AREA 3.78m2 | WINDOW AREA 2.52m2 | |
| WINDOW/DOOR NUMBER | W1 | W2 | W3 | W4 | W5 | W6 | D1 | D2 | D3 | D4 |
| QUANTITY | 1 | 2 | 1 | 1 | 1 | 2 | 1 FH | 1 | 1 | 3 SLH 2RH |
| FINISH | STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST. | STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST. | STANDARD ALUMINIUM TOP HUNG WINDOWS AS BY ALUMINIUM MANUFACTURER OR SIMILAR APPROVED. | STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST. | STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST. | STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST. | STANDARD MADE ALUMINIUM STABLE DOOR AS BY ALUMINIUM MANUFACTURER OR SIMILAR APPROVED. | STANDARD ALUMINIUM SLIDING DOOR AS BY SPECIALIST OR SIMILAR APPROVED. | STANDARD ALUMINIUM DOUBLE DOOR AS BY SPECIALIST OR SIMILAR APPROVED. | STANDARD MERANTI HOLLOW INTERNAL DOOR SUPPLY BY CAPE CULTURE JOINERY OR SIMILAR APPROVED. |
| GLASS | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060. | NONE |

NOTE:
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10400 PART N- ACCESS DOORS AND SKYLIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1900mm ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.

**FENESTRATION CALCULATIONS:**
GROUND FLOOR

Zone 4
U-Value 1.4
SHGC 0.13
Building Orientation N S
(longer axis)

Nett floor area
24.66 x 20/100
20% (glazing) 4.932m2

Fenestration provided
W1x1 - 1.60m2
W2x1 - 1.62m2
W3x1 - 1.44m2
Total 4.86m2
Comply with the minimum Energy Performance Requirements

**FENESTRATION CALCULATIONS:**
FIRST FLOOR

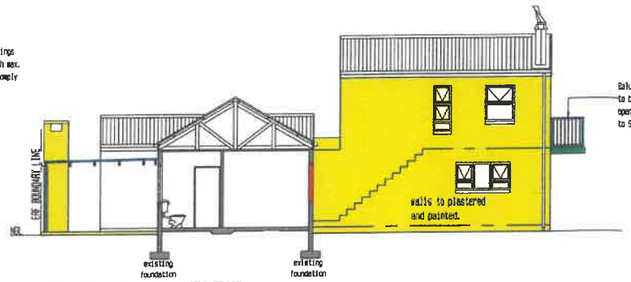
Zone 4
U-Value 1.4
SHGC 0.13
Building Orientation N S
(longer axis)

Nett floor area
24.66 x 20/100
20% (glazing) 4.932m2

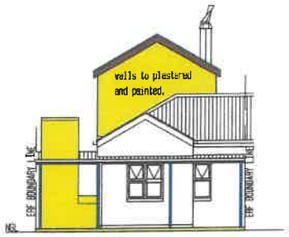
Fenestration provided
W3x1 - 1.44m2
W4x1 - 1.62m2
W5x1 - 0.54m2
W6x1 - 1.08m2
Total 4.68m2
Comply with the minimum Energy Performance Requirements



1:100 WEST ELEVATION



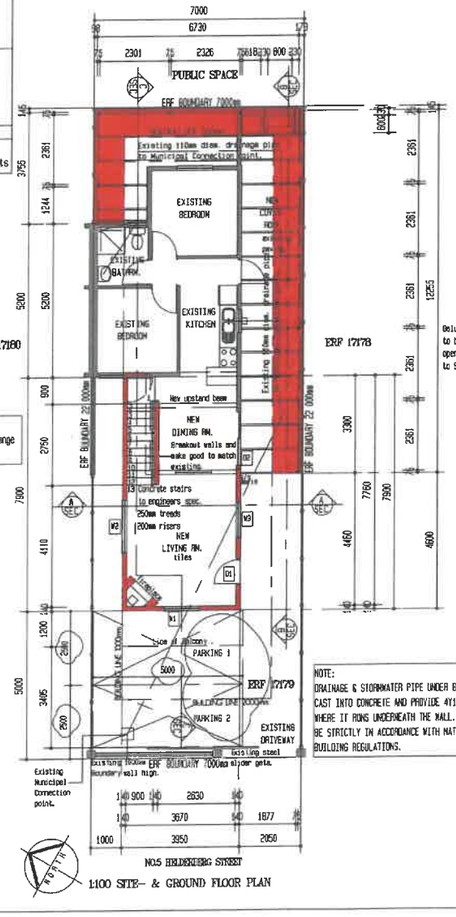
1:100 NORTH SECTION ELEVATION



1:100 EAST ELEVATION



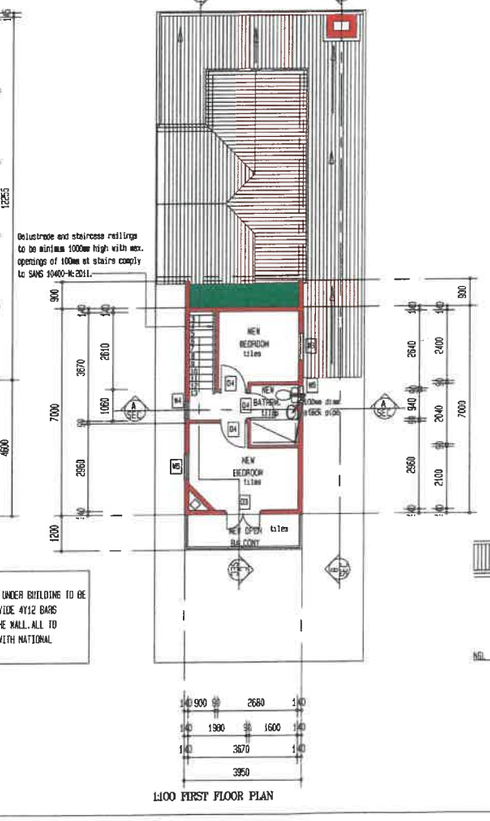
1:100 SOUTH ELEVATION



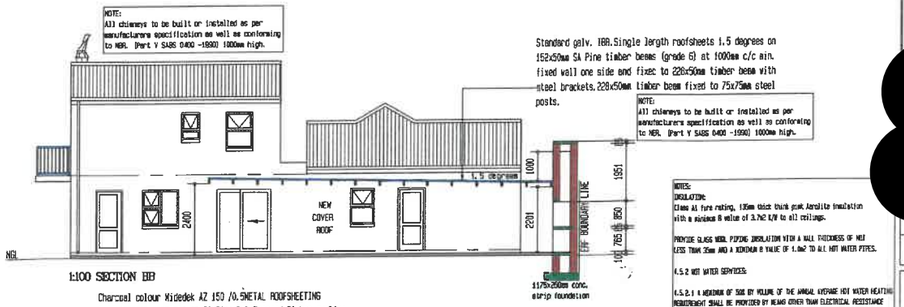
1:100 SITE- & GROUND FLOOR PLAN

Note:
Existing Living Room change to New Dining Room.

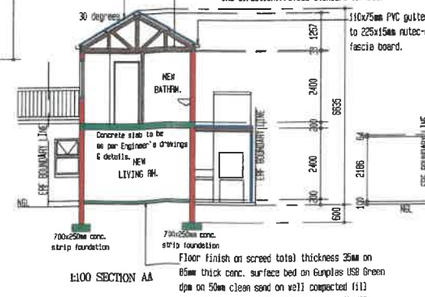
NOTE:
DRAINAGE & STORMWATER PIPE UNDER BUILDING TO BE CAST INTO CONCRETE AND PROVIDE 4Y12 BARS WHERE IT RUNS UNDERNEATH THE WALL. ALL TO BE STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.



1:100 FIRST FLOOR PLAN



1:100 SECTION BB

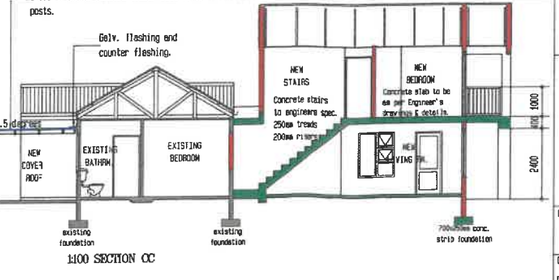


1:100 SECTION AA

Charcoal colour Kidedek AZ 150 /0.5METAL ROOFSHEETING @ 30 degrees complete on 76x50mm SAP Treated Timber purlins @ Max. 1000mm c/c on Single sided Radenshield fixed to 150x38mm SAP trussars @ 1000mm c/c or as per Engineer. Standard 6.4mm Rhinocoard ceiling fixed to 38x38mm S.A.Pine brandering @ 400mm c.c. in one direction. Provide standard cornice.

110x75mm PVC gutter fixed to 225x15mm nutec-cement fascia board.

Floor finish on screed total thickness 35mm on 85mm thick conc. surface bed on Europlas USB Green dpm on 50mm clean sand on well compacted fill in layers of max. 150mm compacted to 100% MOD. AASHTO and SABS 0400 to match existing.



1:100 SECTION CC

Standard galv. 1BR. Single length roofsheets 1.5 degrees on 152x50mm SA Pine timber beams (grade 6) at 1000mm c/c min. fixed wall one side and fixed to 228x50mm timber beam with steel brackets. 228x50mm timber beam fixed to 75x75mm steel posts.

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP

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REVISIONS:

| REV. | DATE | DESCRIPTION |
|---|---|---|
| A | 28/08/2026 | UPDATE DRAWINGS FOR MUNICIPAL AMENDMENTS SEE CLOUDS |

| DEVELOPMENT DATA: | |
|---|---|
| SITE AREA | 154sqm |
| NEW ADDITIONS: | |
| GROUND FLOOR | 27sqm |
| NEW COVER ROOF | 37sqm |
| FIRST FLOOR | 37sqm |
| TOTAL | 101sqm |
| EXISTING DWELLING | 42sqm |
| OVERALL TOTAL | 143sqm |
| COVERAGE SQM | 106sqm |
| EXISTING COVERAGE | 27% |
| NEW COVERAGE | 42% |
| TOTAL | 69% |

[redacted]

SACAP NO.D2280

SKEMA / PROJECT

ALTERATIONS & ADDITIONS
FOR HAZEL BROWN ERF 17179
NO.5 HELDERBERG STREET
HILLSIDE VILLAGE
STELLENBOSCH

TEKENING / DRAWING

MUNICIPAL DRAWINGS:
PLANS, ELEVATIONS
SECTIONS, WINDOW &
DOOR SCHEDULES
FENESTRATION

| DESIGNED | REV. | TEKENING Nr. DRAWING No. |
|---|---|---|
| DRAWN D. LAKEY | A | 2026/21/01 |
| SCALE AS SHOWN | DATE SEPT. 2026 | CHECKED / ISSUED |