STELLENBOSCH
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Application Number: TP1664/2026
Our File Reference Number: Erf 3529, Klapmuts
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 3529, KLAPMUTS

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 relax the street building line from **1m to 0m** (Kanonkop Street) to accommodate the proposed garage on Erf 3529, Klapmuts.

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 plans as referenced on Drawing No. TS/435/BOTHA, dated 05/09/2025 and drawn by J W Van Der Heever attached as **Annexure A.**

3.3 A roll-up door shall be installed for the proposed garage door.

3.4 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 proposed garage is compatible with the surrounding uses, and it shall have no impact on the surrounding area.

4.2 The proposed garage will have no impact on the streetscape as garages are seen as typical structures normally on the streetscape.

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

15-07-2026

DATE

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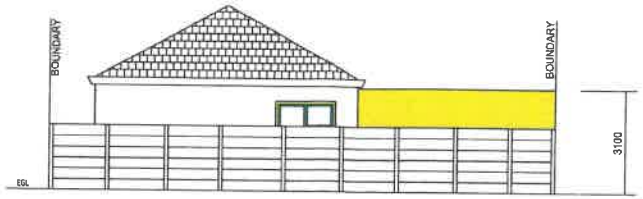
ANNEXURE A

SITE PLAN

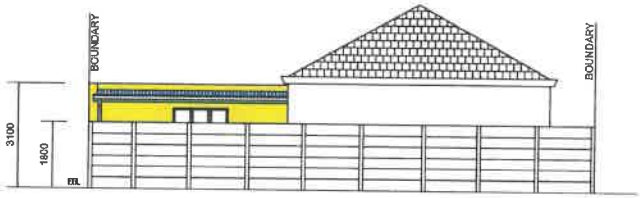
SOUTH EAST ELEVATION

SCALE 1:100



SOUTH WEST ELEVATION

SCALE 1:100

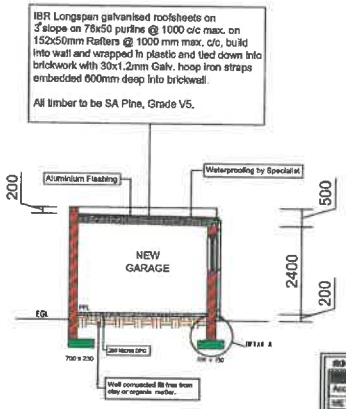


NORTH EAST ELEVATION

SCALE 1:100

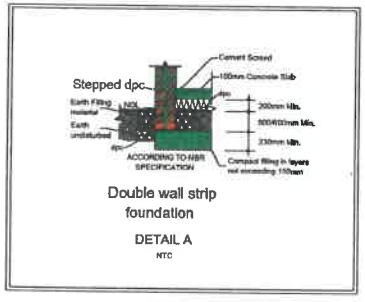
GROUND STOREY & SITE LAYOUT PLAN

SCALE 1:100



SECTION B-B

SCALE 1:50



ROOF ASSEMBLY THERMAL RESISTIVITY

According to SANS 10400-XA and SANS204 the min. thermal resistivity value is as follows:

METAL ROOF SHEETING

NOTES	Climate Zone	Total Required resistivity (m²K/W)	Direction
Total R-Value is a combination of roof assembly and isolation	4	3,7 (min required)	UP
R-Value of roof & ceiling material calculated for metal roof sheets & rhinoboard ceiling		0.4	
Min. value of added thermal resistivity for required isolation		3.3	

To achieve the resistivity of 3,7one of the following is recommended.
Think Pink Aerolite thermal and acoustic ceiling insulation with a min. thickness of 135mm which has an R-value of 3,38.
CONCLUSION:
THE DESIGN COMPLIES WITH SANS 10400-XA:2011 IF THE ABOVE CONDITION IS MET.

GENERAL NOTES

CONCRETE FLOORS

Floor coverings as shown on plan.
25mm cement screed on 100mm concrete floor slab on 250mm micron plastic membrane on well compacted clean filling soil.
700 x 230mm concrete footings to be cast 700mm below natural ground level.

PRECAST LINTOLS

Precast concrete lintols over all openings wider than 1.0m and not exceeding 3.0m wide with min. 4 courses brickforce over. Laid strictly according to manufacturers specifications.
All concrete lintels to have a min. bearing of 250mm at each end.

FASCIA

225x22mm Fibre Cement Fascia all round

RAINWATER GOODS

Seamless aluminium gutters and down pipes all round.

EAVES

Not Applicable

CEILINGS

6.4mm Rhino Gypsum ceiling board nailed to 38x38mm brandering @ 400mm centres. Ceilings to be skimmed.
75mm Gypsum comices all round.

WALLS

Cavities of foundation walls to be filled with concrete.
Inside walls finished with one coat plaster and two coats PVA paint unless otherwise specified by client. Provide 375 micron DPC under walls and window cills. Min. 150mm above natural ground level.

GEYSER / GAS GEYSER / HEAT PUMP

Not Applicable

DOORS

Timber doors as per swartland joinery or similar approved
All internal doors to be hollow core flush panel.
All external doors to be aluminium or timber according to manufacturer's design and specifications.

WINDOWS

Alluminium windows as per specialist joinery or similar approved
All glazing to be in accordance with "Part N" of the NBR
Window cills as per asbestos cement and painted.
Glazing > 1m and lower than 500mm from FFL to be SAFETY GLASS AS PER SABS 0137

GENERAL

Concrete foundations not to encroach beyond any boundary
Min. 2 no. off vent openings per habitable per room
Waterproofing to all parapet walls by professional.
All timber to be encased in DPC membrane before cast in concrete or mortar.
All pipes under walls to cast in concrete for protection.
All branch drain pipes to join main sewer at 45 or less
All requirements of municipal and other authorities concerned must be strictly adhered to.

TYPE OF WINDOWS AND GLASS

Aluminium Windows, 6mm thick and 100% clear glass.

Glazing > 1m and less than 500mm from FFL to be SAFETY GLASS AS PER SABS 0137

ROOF - R-VALUE 40

Cellulose Fibre loose fill 135mm. Thick bulk insulation to be installed.
Roof assembly to have an R-Value of 3.7m,k/w with the direction of flow up.

THERMAL INSULATION

Insulation to comply with the min. required R-Value and to be installed so that;

- It abuts or overlaps adjoining or is sealed.
- It forms a continuous barrier with ceiling walls , bulkheads or floors that contribute to the thermal barrier.

COVERAGE CALCULATION

SITE AREA	: 118.00m²
EXISTING GROUND	: 40.00m²
NEW GARAGE	: 20.00m²
TOTAL COVERAGE	: 60.00m²

COUNCIL SUBMISSION DRAWING

J & Q BUILDING PLANS

[redacted]

James van der Heever
Thuso Selebi

[redacted]

[redacted]

	05/09/2025
ARCHITECT SIGNATURE	DATE
PLAN REFERENCE NUMBER	TS/433/BOTHA
SCALE	1 : 100 , 1 : 50
DESIGNED / DRAWN BY	J.W. VAN DER HEEVER
CHECK BY	THUSO SELEBI
PROJECT DESCRIPTION	
PROPOSED PRECAST WALL	
EXISITNG COVERAGE SCHEDULE	
TOTAL GROUND COVER	60.00 m²
STAND	118.00 m²
% COVERAGE	50.85 %
ERF NUMBER	3529
	05/09/2025
OWNERS SIGNATURE	DATE
OWNERS NAME	MR & MRS HERMANN BOTHA
OWNERS ADDRESS	25 KANONKOP STREET, KLAPMUTS

SPECIAL NOTES

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE BUILDING WORK COMMENTS.

ALL FOUNDATIONS AS PER NBR SPECIFICATIONS