STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP 1369/2025
Our File Reference Number: Erf 4355, 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 4355, STELLENBOSCH

1. The above application refers.

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

   2.1.1 That the application for a Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 to relax the following common building lines on Erf 4355, Stellenbosch:

   i) adjacent to Erf 4356, Stellenbosch from 1,5m to 0m in order to accommodate the proposed steel structure.

   ii) adjacent to Erf 4354, Stellenbosch from 1,5m to 0m in order to accommodate the proposed wendy house.

   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 Site Plan as referenced on Floor layout plan No. MUN-01.01.04 REV 01-04, dated 02 April 2026; Sections & Elevations plan No. MUN-01.02.01 REV 01 dated 02 May 2026 and drawn by GSH Projects attached as **Annexure A.**

3.3 Building plans for all new structures or uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals to be indicated on the *Town Planning Compliance Checklist for Building Plans*.

3.4 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 24 April 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.5 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 proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.

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 **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.

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

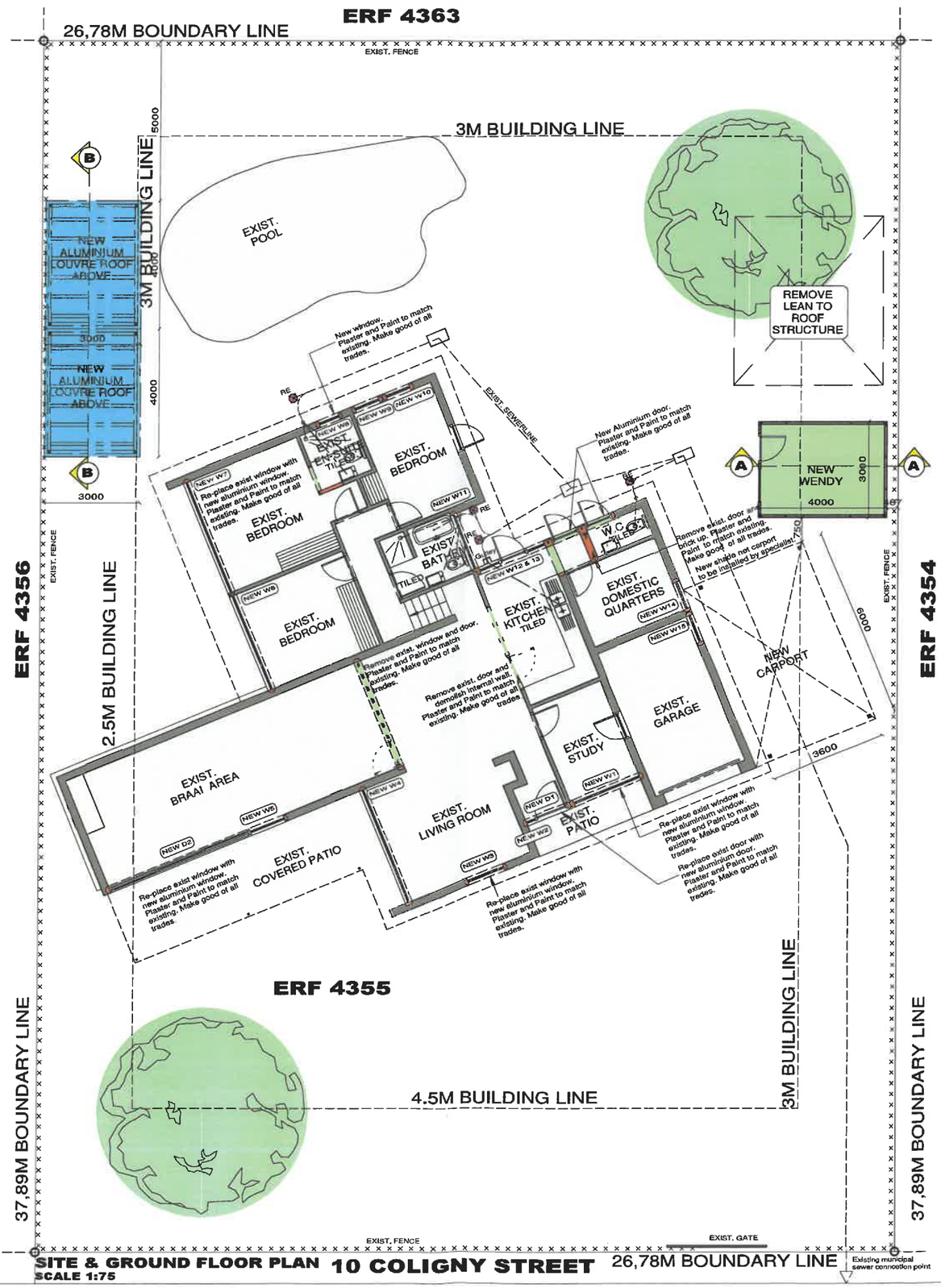
MANAGER: LAND USE MANAGEMENT
DATE 13.08.2026

Annexure A
Building Plan

COUNCIL APPROVAL STAMP:

1. COPYRIGHT RESERVED BY THE ARCHITECTS.
2. ALL INFORMATION ON THE PLAN MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION BEFORE ANY BUILDING WORK COMMENCES.
3. DRAWINGS MUST NOT BE SCALED.
4. ALL WORK AND QUALITY OF MATERIALS MUST COMPLY WITH SANS 10400 AND ALL OTHER APPROPRIATE AUTHORITIES.
5. QUALITY OF WORKMANSHIP MUST BE IN HARMONY WITH THE SABS USERS CODE WITH GRADE 1 BUILDING WORK.
6. FOUNDATION EXCAVATION MUST BE TREATED WITH SABS APPROVED POISON WITH A 10 YEAR GUARANTEE AND MUST BE APPLIED AS INDICATED ACCORDING TO SABS 0124.
7. CONCRETE FOUNDATION, SURFACE BED AND PAVING MUST COMPLY WITH SABS 0100 AND 0161 AS WELL AS ENGINEERS PLANS AND SPECIFICATIONS.
8. WHERE ANY SURFACE DIFFERENCES IN STRIP FOUNDATIONS OCCUR THE HIGHEST SECTION MUST BE EXTENDED OVER THE LOWEST FOR A DISTANCE AS THICK AS THE FOUNDATION.
9. FOUNDATION EXCAVATION FOR OUTSIDE BRICK WALLS MUST NOT BE LESS THAN 400MM UNDER THE SURFACE OF THE ADJOINING FINISHED GROUND LEVEL.
10. 375 MICRON D.P.C. MUST BE PROVIDED IN ALL WALLS AS INDICATED.
11. CORRECT WIDTH BRICKFORCE MUST BE PROVIDED IN EACH FIFTH COURSE IN ALL BRICK WALLS, EXCEPT WHERE SHOWN OTHERWISE
12. ALL BRICK WORK IN STRETCHER BOND EXCEPT WHERE SHOWN OTHERWISE L BRICK WORK IN STRETCHER BOND EXCEPT WHERE SHOWN OTHERWISE.
13. ALL DRAIN PIPE EXCAVATIONS MUST BE TREATED WITH TERMITE POISON FOR 1500MM FROM ANY BUILDING ACCORDING TO SABS 0124
14. ALL GLAZING MUST BE ACCORDING TO S.A.B.S. AND NBR REQUIREMENTS, PROVIDE SAFETY GLASS TO ALL OPENINGS IN EXCESS OF 1 M2 OR WITHIN 300 MM FROM GROUND LEVEL.
15. ALL DRAIN PIPE WORKS AND MATERIAL MUST BE ACCORDING TO NBR REQUIREMENTS
16. DRAINAGE: MINIMUM INVERT LEVEL OF SEWER TO BE 450MM AT HIGHEST POINT.
16. ELECTRICAL INSTALLATIONS MUST BE STRICTLY ACCORDING TO APPROPRIATE REGULATIONS.
17. SEWERLINE UNDERNEATH BUILDING & DRIVEWAYS TO BE ENCASED IN CLEAN SAND.
18. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10 400 PART N -ACCESS DOORS & SIDE LIGHTS . WINDOWS LOWER THAN 500MM FROM FLOOR, WINDOWS 1800MM ABOVE PITCH LINE OF STAIRS TO BE SAFETY GLASS AND CLEARY INDICATED AS SUCH ON GLASS AT EYE LEVEL.
19. HOT WATER PIPES LESS THAN 60MM TO HAVE A R-VALUE OF & HOT WATER PIPES MORE THAN 60MM TO HAVE A R-VALUE OF 1.5. GEYSSER TO BE INSULATED & GIVE A R-VALUE OF 2
20. ALL NEW RAINWATER TO EXIT TO THE STREET. (that is not collected in storage tanks)
21. MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BEADHERED TO.
22. POSITIONS OF BOUNDARY PEGS TO BE CERTIFIED BY REGISTERED LAND SURVEYOR. ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE TO BE CHECKED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
23. ANY FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.
24. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATION SANS 10400 AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES CONCERNED, TO BE ADHERED TO.
25. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

PURPOSE OF USE: MUNICIPAL USE AND APPROVAL

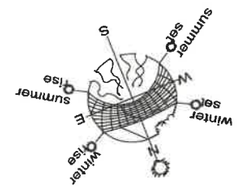


ARCHITECTURAL PROFESSIONAL:

Stephen Henning_Professional Architectural Draughtsperson_(SACAP Registered)

CLIENT SIGNATURE:

SCAN ME



GSH PROJECTS

BUILDING PLAN DRAFTING | PROJECT MANAGEMENT
ARCHITECTURE | CONSTRUCTION | DESIGN

GSH PROJECTS
[redacted]
stephan@gshprojects.co.za
[redacted]

2525	HOUSE MOSTERT

PROJECT DESCRIPTION:

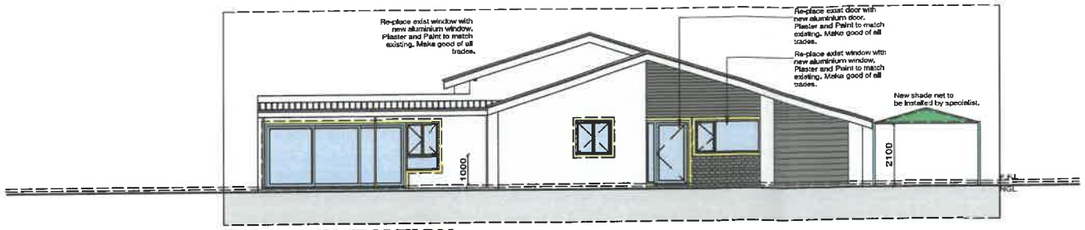
PROPOSED ALTERATIONS & ADDITIONS ON ERF. 4355 10 Coligny Street, Stellenbosch

DRAWING No:	DRAWING TITLE:				
MUN-01. 01.04	Floor layout Plan				
PAPER SIZE:	REV:				
A1	01	02	03	04	
DATE:	DRAWN BY:				
02.04.2026	S.G.HENNING PAD 42553449				

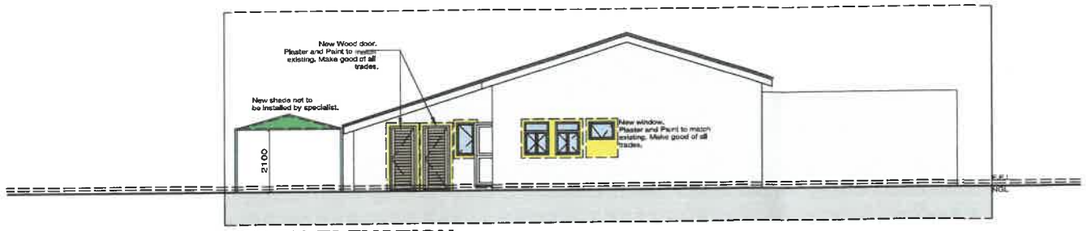
COUNCIL APPROVAL STAMP:

PURPOSE OF USE: MUNICIPAL USE AND APPROVAL

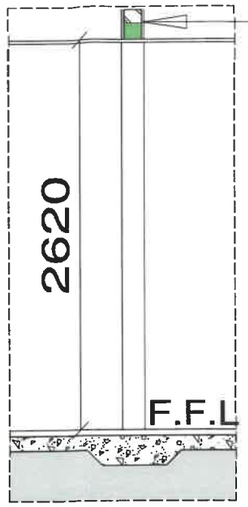
Erf Area:	1014.684 m²
Existing House:	307.583 m²
Existing Garage:	29.745 m²
Existing Total:	337.328 m²
New Wendy:	12.000 m²
New Louvre Roof:	24.000 m²
New Shadenet Carport:	21.600 m²
New Area:	53.600 m²
House Total	394.928 m²
% Coverd	38.31 %



NORTH ELEVATION
SCALE 1:100

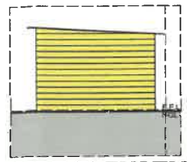


SOUTH ELEVATION
SCALE 1:100

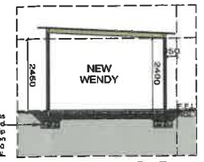


DETAIL
SCALE 1:20

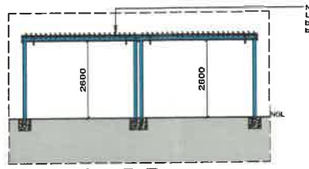
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SECTION A:A
SCALE 1:100



SECTION B:B
SCALE 1:100

SANS 10400 XA FENESTRATION REQUIREMENTS

Orientation
All New Dwellings to be North orientated to achieve maximum solar heat gain.
Alterations and additions to be altered to North if possible

Roof Construction
Reflective insulation shall be installed and necessary air space will be supplied in accordance with table 9 in order to achieve the min R-Value of 3,7 for Climate zone 4.

Material	Laid to Roof R-Values	Pitched Roof R-Values	Reference
Average Roof Construction	0,4 Add	0,6 min	Table F3 SANS 204:2011
Duraclassic Rudersdorf Double sided reflective foil	2,28 Mem. spec.	1,76 Mem. spec.	As per Coverland spec.
50mm Isotherm flexible polyester blanket	2,04 Man. spec	2,04 Man. spec.	As per isotherm spec.
Total R-Value For Roof Construction	4,72	4,40	Complies

(Refer SANS 10400 - XA 2021) All insulation changes to be verified with architect and min R-value of 3,7 to be reached at all times

Concrete Slab

R value per mm	0,02047
R-Value of 200mm slab	4,09
R-Value of 250mm slab	5,12
R-Value of 300mm slab	6,14

External Walls
New External walls to be 230mm plastered clay brick walls, and to exceed the min R-Value of 0,35

Water supply

Piping Insulation	R-Value		R-Value
Min. required pipes value < 80mm in dia.	1	AP/Armaflex pipe 10mm wall thickness	1,0
Min. required pipes value > 80mm in dia.	1,5	AP/Armaflex pipe 10mm wall thickness	1,5

Cylinder Insulation	R-Value		R-Value
Hot Water Storage to be insulated with a material achieving a min. R-Value of:	2	80mm Isotherm flexible polyester blanket	2

Water Heating
A minimum of 50% of the annual average hot water heating is to be alternatively produced.

Water Heating

1) No Dwelling House Bedrooms	Bedrooms	1	2	3	4
2) No Dwelling House Persons	People	2	4	6	8
3) Usage per person per day	L	113	113	113	113
4) Household daily consumption	L/day	280	460	680	920
5) Ambient Input Temperature	degrees	15	15	15	15
6) Target Output Temperature	degrees	55	55	55	55
7) Average Temperature difference	degrees	40	40	40	40
8) Specific Heat of 1 litre of water	kJ/gC	4184	4184	4184	4184
9) Daily Energy Usage	kJ	58	77	113	153
10) kWh per day	kWh	11	22	32	43
11) Annual energy usage	kWh	3893	8058	11680	15573

Solar heating assisted spec. ITS-4.7VIDP

1) Storage Capacity	4x 50L per annum	80	160	240	320
2) Flat plate system suggested sqm	sqm	3	3	5	5
3) Electrical heating	kW	3	3	3	3
4) Daily energy production 8 h/day	kWh	16	16	16	16
5) Daily energy production 10 h/day	kWh	20	20	20	20
6) Annual heating energy	kWh	973	2888	2828	3885
7) Efficiency target > 50% of output	kWh	1947	4053	5858	7787
8) Efficiency produced	kWh	2920	6933	8751	11680

Nett Floor Area (m²)	307,58
Energy Zone: latitude	34
Climatic zone multiplier (CZM)	0,54
Nett glazing (m²)	53,19
% Fenestration to N/A	17,29

All glass types to achieve min U-value and SHGC as represented in table below

Ground Floor Layout

Window Ref	Quantity	Width (m)	Height (m)	Area (m²)	Orientation	Frame Type	Glass Type - Product	U-Value	SHGC	Max Allowable U-Value	G	H	P	Required P	Max Allowable SHGC	Glazing Compliance
				Width(s)			As per PG Smart Glass specs			(W/m².K)	H to overhang	Height(s)	Overhang	Ht/ZM	Table 4	
Code	Units	W	H													
NEW D1	1	1,125	2,100	2,36	N	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	2,10	1,36	1,13	Any Solution	Compliant
NEW W2	1	0,250	2,100	0,53	N	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	2,10	1,36	1,13	Any Solution	Compliant
NEW W1	1	2,200	1,100	2,42	N	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	1,10	1,36	0,59	Any Solution	Compliant
NEW W3	1	1,200	1,100	1,32	N	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	1,10	0,40	0,59	Any Solution	Compliant
NEW W4	1	5,080	1,600	8,13	E	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	1,60	0,55	0,86	Any Solution	Compliant
NEW D2	1	6,300	2,100	13,23	N	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	2,10	2,87	1,13	Any Solution	Compliant
NEW W5	1	1,500	1,600	2,40	N	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	1,60	1,08	0,86	Any Solution	Compliant
NEW W6	1	4,220	1,600	6,75	E	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	1,60	2,87	0,86	Any Solution	Compliant
NEW W7	1	4,950	1,600	7,92	E	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	1,60	1,22	0,86	Any Solution	Compliant
NEW W8	1	0,900	0,600	0,54	S	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,60	1,22	0,32	Any Solution	Compliant
NEW W9	1	0,900	0,900	0,81	S	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,90	0,55	0,49	Any Solution	Compliant
NEW W10	1	0,900	0,900	0,81	S	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,90	0,55	0,49	Any Solution	Compliant
NEW W11	1	2,440	0,900	2,20	W	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,90	1,84	0,49	Any Solution	Compliant
NEW W12	1	0,900	0,900	0,81	E	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,90	2,44	0,49	Any Solution	Compliant
NEW W13	1	0,900	0,900	0,81	E	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,90	0,55	0,49	Any Solution	Compliant
NEW W14	1	1,200	0,900	1,08	W	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	0,00	0,90	0,55	0,49	Any Solution	Compliant
NEW W15	1	1,200	0,900	1,08	W	Aluminium Frame	Single Glazing - X1™ Standard	3,65	0,71	Any Solution	1,00	1,90	1,55	1,03	Any Solution	Compliant

GENERAL NOTES: SANS 10400

CONTRACTOR TO TAKE NOTE OF ALL NOTES LISTED BELOW AND INCLUDED ON DRAWINGS TO ENSURE THAT THE RESULTING BUILDING COMPLIES WITH THE REQUIREMENTS AS STIPULATED IN THE SANS 10400 DOCUMENT.
CONTRACTOR WILL BE RESPONSIBLE TO PROVE HIS COMPLIANCE TO THESE NOTES BY MEANS OF PHOTOGRAPHIC OR PHYSICAL EVIDENCE THAT WILL BE EVALUATED BY THE ARCHITECT BEFORE PRACTICAL COMPLETION AND ISSUING OF THE OCCUPATION CERTIFICATE.

WINDOWS & DOORS
* All windows & doors ALUMINIUM
VENTILATION:
Supply min. 10% Light area to each respective room Floor Area of which 5% is openable.

FLASHING
G.M.S. Flashing and counter flashing wherever roof butts against wall or at head and sides of parapet walls.
CEILING
6.4mm skimmed and painted rhinoboard ceilings with 76mm coved cornice on 38x38mm brandering @ 400mm c/c.

RAIN WATER GOODS
125mm Aluminum watertite gutters discharged to 100mm downpipes

CONSTRUCTION NOTE:

WALL CONSTRUCTION:
* 230mm hardbacked clay brick
*280mm hardbacked clay brick
, wall construction with
max. secured with butterfly wall ties @
a rate of 2.5 ties per 1 sqm. of face area.
* Weep holes at perpends @ 1000mm c/c.
* Top 3 courses below wall plate height & rising walls to floor level to be solid plus 3 courses brickforce.

PC LINTOLS:
* PC Lintols with min. 4 courses brickwork over with brickforce every course over all openings not exceeding 3m wide and to bear 230mm into wall. Openings over 3m to engineer's spec & detail. All to SANS 10400 PART K

WALL FINISHES
* To Arch, Client & HWC spec. & approval.
* To Arch, Client & HWC spec. & approval.

Colour to Arch, Client & HWC spec. & approval.

All building work to be done according to SANS10 400 & all materials supplied to be according to sabs codes

ALL TIMBER TO COMPLYWITH THE REQUIEREMENTS OF THE RELEVANT SABS & SANS 10400 STANDARDS WITH SPECIFIC REFERENCE TO SANS10082 OF 2007 ON TIMBER FRAME BUILDINGS.

SANS 10400 XA - CALCULATIONS

HOT WATER SUPPLY :

SOLAR HEATING SYSTEMS need to comply with SANS 1037, SANA 10106, SANS 10254 & SANS 10252-1. These regs. regarding the actual system.

Requirements for water installations in buildings shall be in accordance SANS 10252-1:2004 and SANS 10252-1 (The installation of water systems)

All hotwater service pipes shall be clad with insulation with a minimum R- VALUE of 1 (25mm polyurethane foam / 40mm mineral wool) - (this is for pipes with an internal diameter of less than or equal to 80mm)

Thermal insulation if any, shall be installed in accordance with the manufacture's instructions.

SANS 10400 XA - CALCULATIONS

LIGHTING:
Lighting to comply with table12 in 204
Max energy demand ; 5W/m, & max energy consumption ; 5kWh /m,
Energy saving bulbs to be used throughout
BUILDING SEALING:
Building envelope shall be constructedto minimise air leakage. Ensure that wall-roof junctions are properly sealed. Chimneys of solid fuel burning fire places to have damper flaps to allow closing off of chimney. All doors leading from habitable rooms should be sealed with a foam rubber compressible strip. BASED ON THE STIPULATIONS AND REGULATIONS PRESCRIBED BY THE SANS 10400 DOCUMENT, THIS BUILDING COMPLIES TO THE PRESCRIPTIONS FOR AN ENERGY EFFICIENT BUILDING.
ALL CALCULATIONS ARE INCLUDED AND WERE DONE IN ACCORDDANCE WITH THE STIPULATIONS CONTAINED IN SANS 10400

RECOMMENDED GLAZING THICKNESS INSTALLATION GUIDE

GLAZING AREA (sq.m)	NOMINAL THICKNESS (mm)
0.00 - 0.75	3
0.75 - 1.50	4
1.50 - 2.10	5
2.10 - 3.20	6
3.20 - 8.50	8 (safety glass)
8.50 - max	10 (safety glass)

Single safety glazing minimum 6.38mm thick.

ARCHITECTURAL PROFESSIONAL:
Stephen Henning_Professional Architectural Draughtsperson_(SACAP Registered)

CLIENT SIGNATURE:

SCAN ME

GSH PROJECTS
BUILDING PLAN DRAFTING | PROJECT MANAGEMENT
ARCHITECTURE | CONSTRUCTION | DESIGN

[redacted]

PROJECT No:	PROJECT NAME:
2525	HOUSE MOSTERT

PROJECT DESCRIPTION:
PROPOSED ALTERATIONS & ADDITIONS ON ERF. 4355
10 Coligny Street, Stellenbosch

DRAWING No:	DRAWING TITLE:
MUN-01. 02.01	Elevations & Sections

REV:

PAPER SIZE:				
A1	01	00	00	00

DATE:	DRAWN BY:
21.05.2025	S.G.HENNING PAD 42553449

Annexure B:
Comments from Directorate: Infrastructure Services

STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Siyasanga Zweni**
Date ▫ Datum:	**24 April 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3101**
Town Planning Ref:	**TP1369/2025**
Re ▫ Insake:	**Erf 4355, Stellenbosch: Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning Bylaw, 2023 for a departure to relax the following common building lines on Erf 4355, Stellenbosch:• adjacent to Erf 4356 & 4363, Stellenbosch from 1,5m to 0m in order to accommodate the proposed steel structure.• adjacent to Erf 4354, Stellenbosch from 1,5m to 0m in order to accommodate the proposed wendy house.**

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

1.1 No stormwater may be discharged directly from the building roof onto the neighbouring property other than the adjacent public road.

S.Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)

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