



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1531/2026

Our File Reference Number: Farm 1757, Paarl Division

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: FARM 1757, PAARL DIVISION

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, for a departure on Farm 1757, Paarl Division,
 - 3.1.1 To relax the common building line (adjacent to Farm 1634) from 5m to 1m and 0m respectively for the proposed carport and storage on the property.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
4. **The approval is subject to the following conditions imposed in terms of Section 66 of said By law:**
 - 4.1 The approval only applies to the proposed departure 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 development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No. LAD-001-004 & LAD-002-003, Drawn by: Wynand Wilsenach Architects, Undated plan and attached as **Annexure B**.
 - 4.3 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.

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

5.1 The encroachment of the building lines does not undermine the character of the area due to the use (storage room and carport) and the small scale thereof.

5.2 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

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 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
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.

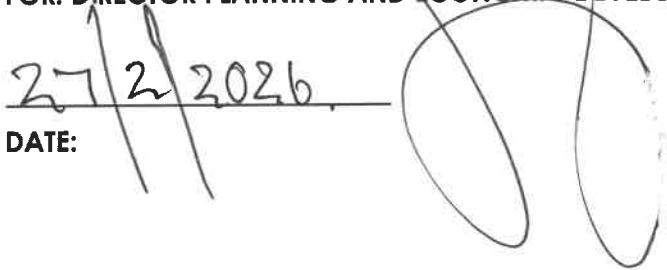
- 12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- 13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE:


27/2/2026

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- THIS DRAWING IS TO BE READ WITH ALL REFERRED DETAILS.
- ANY DISCREPANCIES AND QUERIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL BUILDING WORK IS TO CONFORM TO SANS 10400, ALL NATIONAL BUILDING REGULATIONS, AND ALL RELEVANT LOCAL AUTHORITY REGULATIONS.

SIGNATURE

NAME LOUIS MATTHEE

ERF NO. RE 1634

DATE 23 Jan 1

SIGNATURE

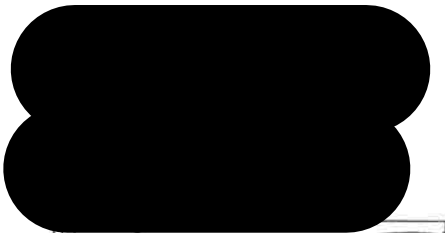
NAME

ERF NO. RE 1634

DATE

004	27/10/26	LC	+ LAD Submission Amendment
003	23/10/25	LC	+ LAD Submission
002	15/10/21	HP	+ Additional "Tool Room" to the north of the Main House + Updated "Carport"
001	11/10/21	HP	Cottage boundary wall and gate, Carport alterations
000		BY	DESCRIPTION

REVISION DETAILS



ARCHITECT:
SACAP - 4288
CLIENT:
GCT INVESTMENT PROPERTY
ONE (PTY) LTD
Mr G. CARDOSO; LLANDUDNO
CLIENT
RENOVATIONS: NEW STAFF
ROOM & NEW FENCE
FARM 1757 EXCELSIOR ROAD
FRANSCHOEK
PROJECT
2129
PROJECT NUMBER
NEW STAFF ROOM - PLANS,
ELEVATIONS & SECTION
NEW FENCE - PLAN &
ELEVATION
DRAWING NAME

A1
SHEET 1/12
AS SHOWN
SCALE

LOCAL AUTHORITY
DOCUMENTATION PHASE

LAD-001-004

RE/1634

1757

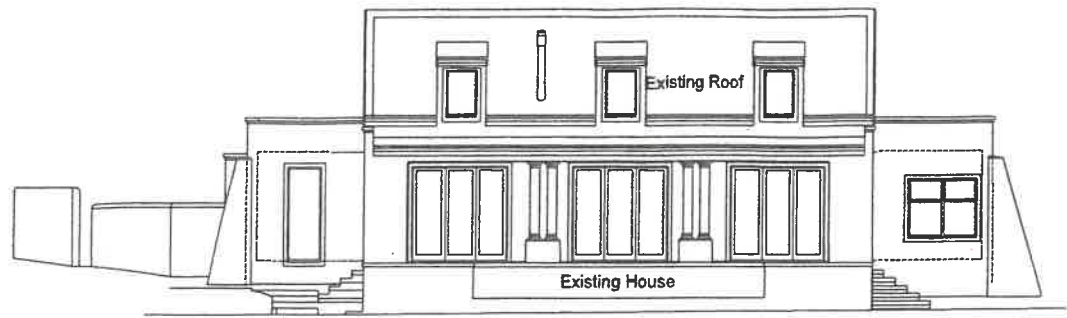
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RE/1634

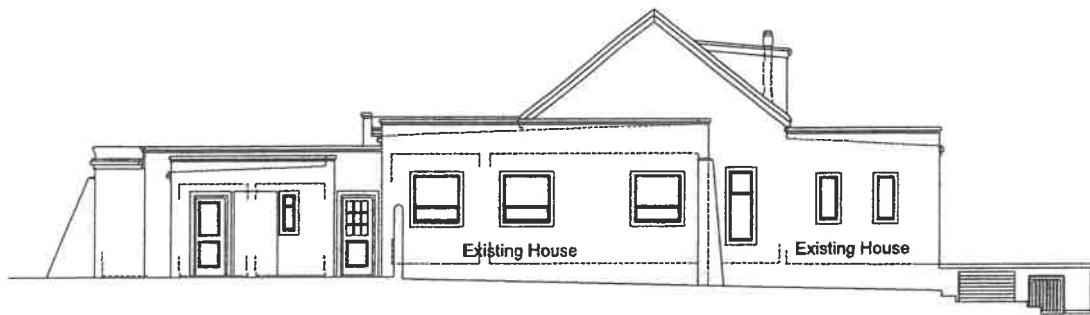
SITE PLAN SCALE 1:500

AREA SCHEDULE:	12312m²
ERF Size:	
Ex. Main House Area	: 195,10m²
Existing Bedrooms/Living Area	: 195,10m²
Existing Carport/Laundry/Staff Room	: 42,20m²
Ex. Cottage Area	
Existing Bedrooms/Living Area	: 125,40m²
Total Existing Area	: 362,70m²
Ex. Other Areas	
Ex. Covered Patio	: 53,96m²
Ex. Covered Patio Cottage	: 85,80m²
Ex. Open Deck	: 22,34m²
Ex. Main House Pool	: 30,80m²
Ex. Cottage Pool	: 17,83m²
New Areas	
Proposed Car Port	: 37,83m²
Tool Store	: 11,25m²
New Covered Entrance	: 5,70m²
Total New Area	: 54,83m²
COVERAGE:	
Covered Footprint	
Ground Storey Footprint + Other Covered Areas	
TOTAL COVERED AREAS:	561,70m²
Covered Footprint - 561,70m² x 100	
815 Area 12312m²	1
TOTAL COVERAGE: 4.58%	

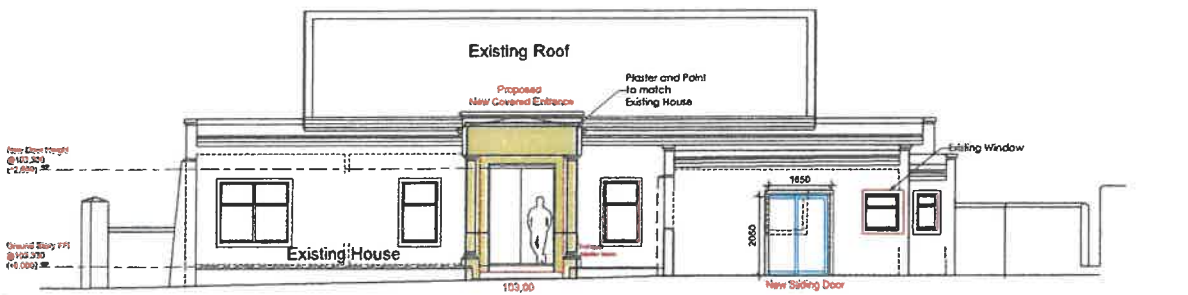
GROUND STOREY PLAN SCALE 1:100



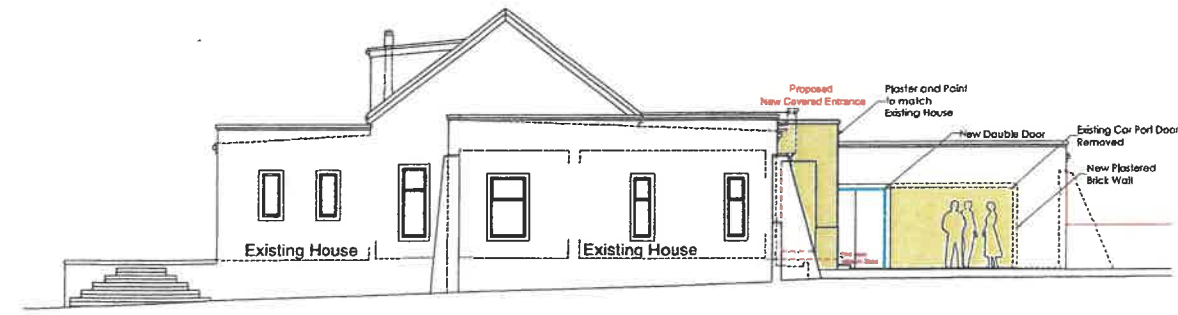
NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



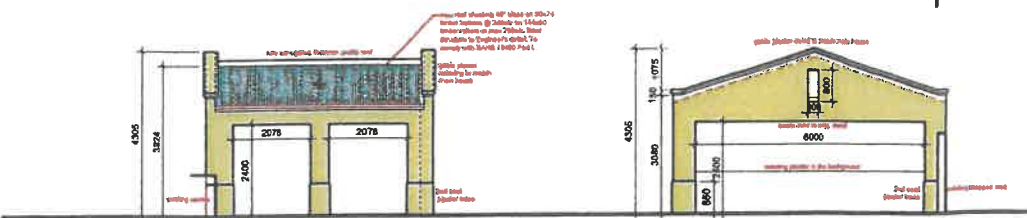
SOUTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100



SECTION A-A SCALE 1:100



CARPORT - NORTH & EAST SCALE 1:100

COUNCIL NOTES

A: General

- No part of the proposed building is to encroach beyond the existing site boundaries.
- All work is to be executed in strict accordance with SANS 10400 and all related codes.
- All notes to refer to SANS 10400.
- All structural work including foundations, roof structures, R.C. slabs & stairs to be in strict accordance with engineer's details & specifications.
- All timber to be in accordance with SANS 10005 and shall be certified accordingly.
- DPC to be min 150mm above NGL.
- Concrete filled cavities below DPC level.
- All structural work including foundations, stairs, timber & steel supports, retaining structures, slabs and their waterproofing strictly to Engineers details and specifications.
- All window and door openings to have DPC waterproofing to specifications right around.
- Waterproofing of concrete flat roof to be Derbigum torch-on waterproofing or other approved. Main Contractor to work closely with waterproofing contractor to ensure correct falls, levels of stepped dpc and weepholes in brickwork in general.
- All windows and doors to have dpc right around, to specifications.

B: Structural Details

- Material, installation and maintenance all to comply with SANS 10400 B and to be certified by the Structural Engineer.
- All structural expansion joints to Engineers details.

C: Dimensions

- All to comply with SANS 10400 Part C.
- All dimensions and levels are to be checked on site prior to setting out.
- Do not scale, refer only to figure dimensions.

D: Public Safety

- All work is to be in strict accordance with SANS 10400 Part D Public Safety.

E: Demolition Work

- All work is to be in strict accordance with SANS 10400 Part E Demolition Work.

F: Site Operations

- All to comply with SANS 10400 Part F and to be certified by the Main Contractor.

G: Excavations

- All work is to be in strict accordance with SANS 10400 Part G Excavations.

H: Foundations

- All new foundations are to be min 10MPa at 28 days (1:4:5 coarse aggregate) at min 200mm thick.
- All foundation walls above NGL are to have sub-sell drainage "geo-pipe" (wrapped in "bitum" cloth with clean sand round) laid next to wall, on the upward slope, to drain any possible water build up.
- All new work is to be in strict accordance with SANS 10400 Part G Excavations.
- All new work is to be in strict accordance with SANS 10400 Part H Foundations.
- All new foundation walls to be in strict accordance with SANS 10400 Part K Foundation Walls.

I: Floor Slabs

- New ground floor slabs are to be cast at a minimum of 100mm thick in accordance with engineer's specification, laid on 50mm insulation on 375 micron Damp Proof Membrane, turned up around the perimeter at least the full thickness of the slab, on maximum 150mm well compacted sand, on clean well compacted fill layers not more than 150mm in thickness.
- New first floor slabs are to be a minimum of 170mm in situ reinforced concrete in strict accordance with engineer's details.
- All new work is to be in strict accordance with SANS 10400 Part J Floors.

K: Walls

- New external brick work to be 280mm walls of 115mm good ROK's with 50mm cavity with 30mm cavity insulation, tied together with wall ties evenly distributed at 2.5 ties per square meter of face area.
- New external brick work cavity walls to have Damp Proof Course stepped from internal skin down to external skin with weep holes at regular intervals (every fifth brick on) in the external skin.
- New internal load bearing walls to be min 230mm and in strict accordance with engineer's detail and specification.
- New internal non-load bearing walls to be 115mm good ROK brick work.
- New parapet wall to be a maximum height of 500mm above roof sheeting/slabs.
- New drywall in strict accordance to Eng. detail and specifications.
- All new work is to be in strict accordance with SANS 10400 Part K Walls.
- All retaining walls strictly to Engineers design.

L: Roof

- Any alteration to exist roof structures is to be SA Pine grade 6 Class A.
- The rafters are to be in accordance with the engineer's details and specification.
- All new work is to be in strict accordance with SANS 10400 Part L Roofs.

M: Stairs

- All work is to be in strict accordance with SANS 10400 Part M Stairs.

N: Glazing

- Glass greater than 1m² or less than 500mm from FFL to be safety glazing, glazing thickness to SANS 10400.

Windows and Doors

- All external doors & windows to be Aluminium, except where stated otherwise.
- Pre-cast reinforced concrete lintels are to be built into brick work above all openings unless otherwise specified by engineer.
- Lintels over all openings (max. 3m opening) with 4 course brickwork with brick force above lintel.
- All glazing is to be 6mm safety glazing unless otherwise specified.
- All glazing is to be in strict accordance with SANS 10400 Part N Glazing.

O: Lighting and Ventilation

- Extractor in bathroom must be switched on with light switch and circulate a minimum of 25 litres per second expelling to outside. Allow for Isolator switch to fan.
- All work is to be in strict accordance with SANS 10400 Part O Lighting and Ventilation.

P: Drainage

- All new sewer lines are to be laid at a gradient of not less than 1 in 60.
- All drainage is to be in strict accordance with SANS 10400 Part P Drainage.

R: Stormwater

- All work is to be in strict accordance with SANS 10400 Part R Stormwater.

T: Fire Protection and Installation

- All work is to be in strict accordance with SANS 10400 Part T Fire Protection.
- All work is to be in strict accordance with SANS 10400 Part W Fire Installation.

V: Space heating

- Where applicable to comply with SANS 10400 Part V.

W: Fire Installation

- Where applicable to comply with SANS 10400 Part W.

XA: Energy Efficiency in Buildings

- To comply with SANS 10400 Part XA - 2021.
- Calculations on separate drawing / document.

XA: HOT WATER

- Requirements of hot water demand, storage volume and heater power according to Tables 2 & 5 of SANS 10252-1:2012:

- All new hot water pipes to be insulated with SANS approved 40mm "clip-on" total R-value not less than R=1 insulation where exposed and cold water incoming pipe to be insulated same, min 2m from geyser.

- Hot water generation to be at least 50% by non electric resistance heating Solar water heating or Heat pump.

XA: PENETRATION

- Refer to competent person's report for compliance of all SANS 10400 - Part XA 2021 requirements.

XA: INSULATION

- All new roofs over habitable areas to have the minimum of the following specifications:

- Energy Zone 2 to achieve a minimum R-value of 3,7
- Roof with skimmed ceiling → R=0,35
- Radiant shield / sided aluminium insulation below tiles or metal sheeting with airgap → R=1,59
- "Aerokote" 100mm Isotherm insulation directly above ceiling → R=2,04
- TOTAL R-VALUE ACHIEVED → R=3,98

- Therefore: Comply with regulation XA of SANS 10400 2021

- All new R.C. roof slabs above habitable areas to have 120mm Iso-board insulation below, or on top of reofslab to achieve the required R-value of 3,7 for Zone 4

- Therefore: Comply with regulation XA of SANS 10400

Walls:

- Minimum requirements according to SANS 10400 2021 for Energy Zone 2 to have a R-value of no less than for external walls with density less than 270kg/m³ R=0,6m²K/W

- Therefore: Comply with regulation XA of SANS 10400

Floors:

- Energy Zone 2 to have a R-value of no less than R=1,50m²K/W

- Floor slabs to be cast on min 50mm Iso-board extruded polystyrene boards with R-value of R2,083

- Therefore: Comply with regulation XA of SANS 10400 2021

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SIGNATURE

NAME LOUIS MATTHEE

ERF NO. RE 1634

DATE 23 Jan 2021

SIGNATURE

NAME

ERF NO. RE 1634

DATE

003	23/01/21	LC	+LAD Submission
002	15/10/21	HP	+ Additional "Tool Room" to the north of the Main House + Updated "Carport"
001	11/10/21	HP	Collage boundary wall and gate, Carport elevations
000	DATE	BY	DESCRIPTION

REVISION DETAILS

ARCHITECT: SADDLEBROOK

CLIENT: GCT INVESTMENT PROPERTY ONE (PTY) LTD

MR G. CARDOSO; LLANDUDNO

CLIENT

RENOVATIONS: NEW STAFF ROOM & NEW FENCE

FARM 1757 EXCELSIOR ROAD FRANSCHOEK

PROJECT

2129

PROJECT NUMBER

NEW STAFF ROOM - PLANS, ELEVATIONS & SECTION

NEW FENCE - PLAN & ELEVATION

DRAWING NAME

A1

PRINTED

AS SHOWN

DATE

LOCAL AUTHORITY

DOCUMENTATION PHASE

LAD-002-003