STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1762/2025
Our File Reference Number: Erf 17725 Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 17725 , STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows:

2.1 The **permanent departure** application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of the L'Hermitage Design Guidelines common building line from **3m to 1.870m** (adjoining Erf 17726, Stellenbosch) to accommodate the proposed staircase on Erf 17725, Stellenbosch

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 be generally in accordance with the Site Plan as referenced on Project No. 26-02 (sheet 26-02-01 & 26-02-02) and drawn by RS/ cvdw attached as **Annexure A**; with the addition of a timber or metal screen to a height of 1.8m at the staircases, particularly at the landing, to prevent views into the adjacent property and to enhance privacy.

3.3 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.

3.4 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.

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

4.1 The proposed staircase remains sufficiently set back from the common boundary and the overall impact on the adjoining property is considered negligible, as the adjacent neighbour's consent has been obtained.

4.2 The incorporation of metal/ timber screening along the staircase serves as an appropriate mitigation measure to minimise potential visual and privacy impacts on the adjoining property.

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

26-11-2026

DATE

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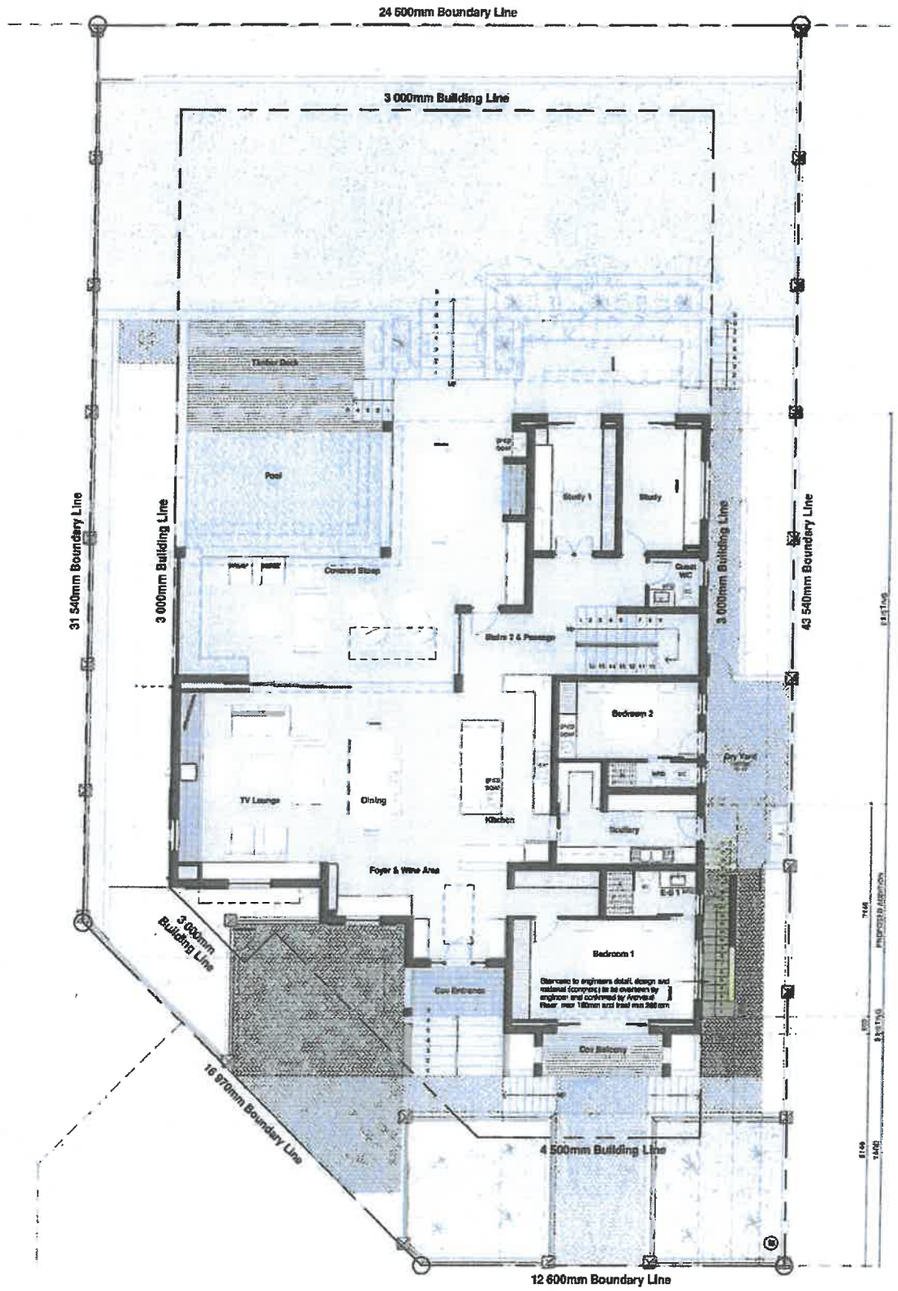
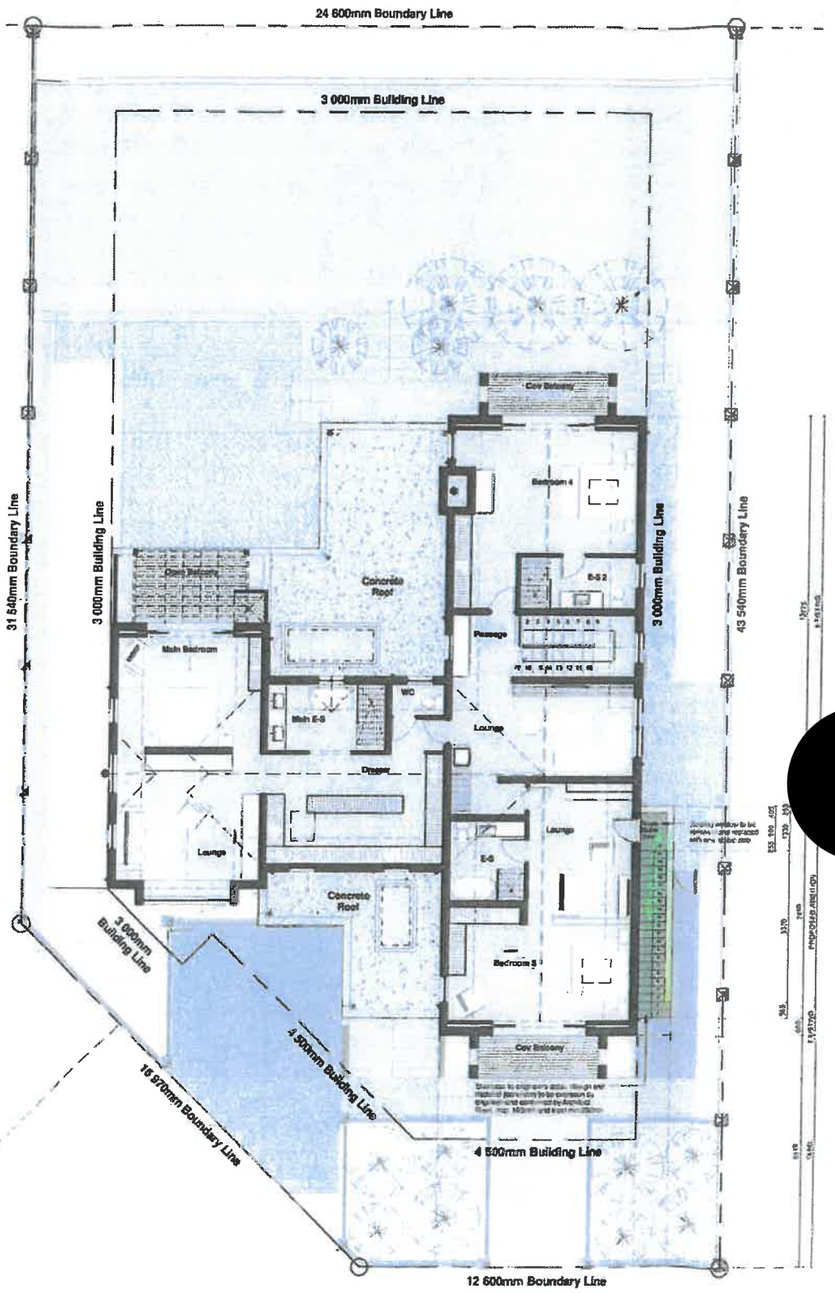
ANNEXURE A

SITE PLAN



L1_Ground Storey Plan
Scale 1 : 100



L2 First Storey Plan
Scale 1 : 100

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DEVELOPMENT DATA:

Site Area:		869.00 sqm
EXISTING		
- Garage		221.00 sqm
Total		221.00 sqm
Basement:		
Ground:		
- House		253.00 sqm
Total		253.00 sqm
- Cov Stoep & Balcony		84.00 sqm
First:		
- House		238.00 sqm
Total		238.00 sqm
- Cov Balcony		14.00 sqm
- Open Balcony		15.00 sqm
PROPOSED		
- Staircase		8.50 sqm
Total		8.50 sqm
Grand Total		
- Total Cov Areas (Including Cov Stoep)		818.50 sqm
- Total Cov Areas (Excluding Cov Stoep)		730.50 sqm
Coverage	345.50sqm	34.5%

Building Lines:
- Building line - Front: 4.5 metres
- Building line - Side & Rear: 3.0 metres

ZONING REGULATIONS:
Zoning: Single Residential 1
Height Restriction: 7.5m Ground Floor Level to Roof Ridge

GENERAL NOTES:
- Final interior finishes and design as per Architects specifications and confirmed with owner.
- All floor levels to be confirmed with Architects and floor Specialist.

STANDER ORCHARD *architects*

[redacted]

ARCHITECTURE
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www.vdwarchitecture.co.za

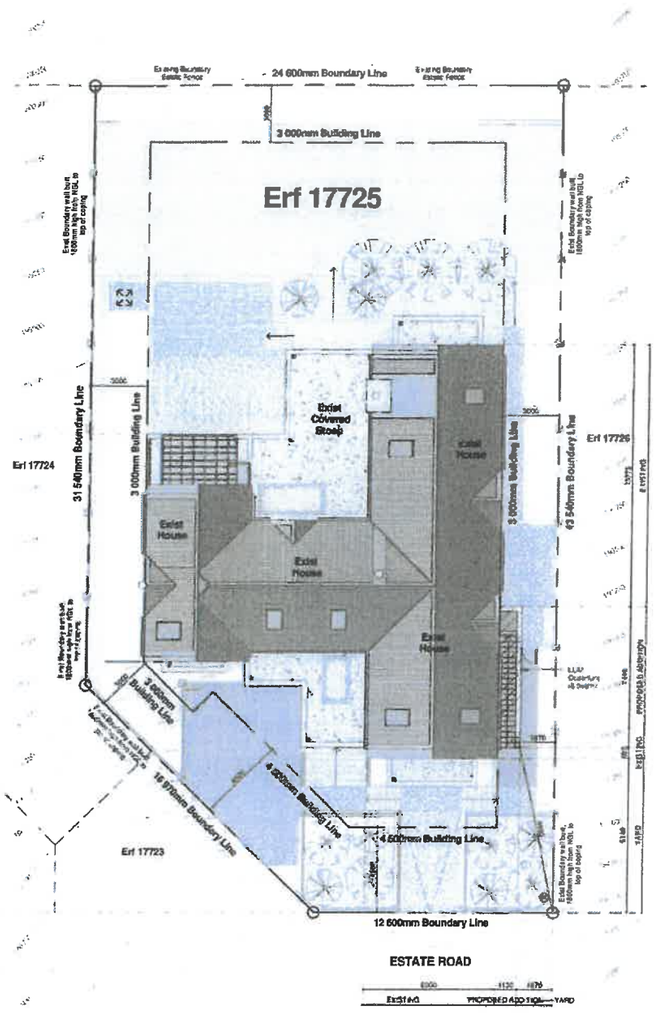
ERF 17725

Project description
Proposed New External Staircase on Erf 17725, Le Hermitage, Stellenbosch

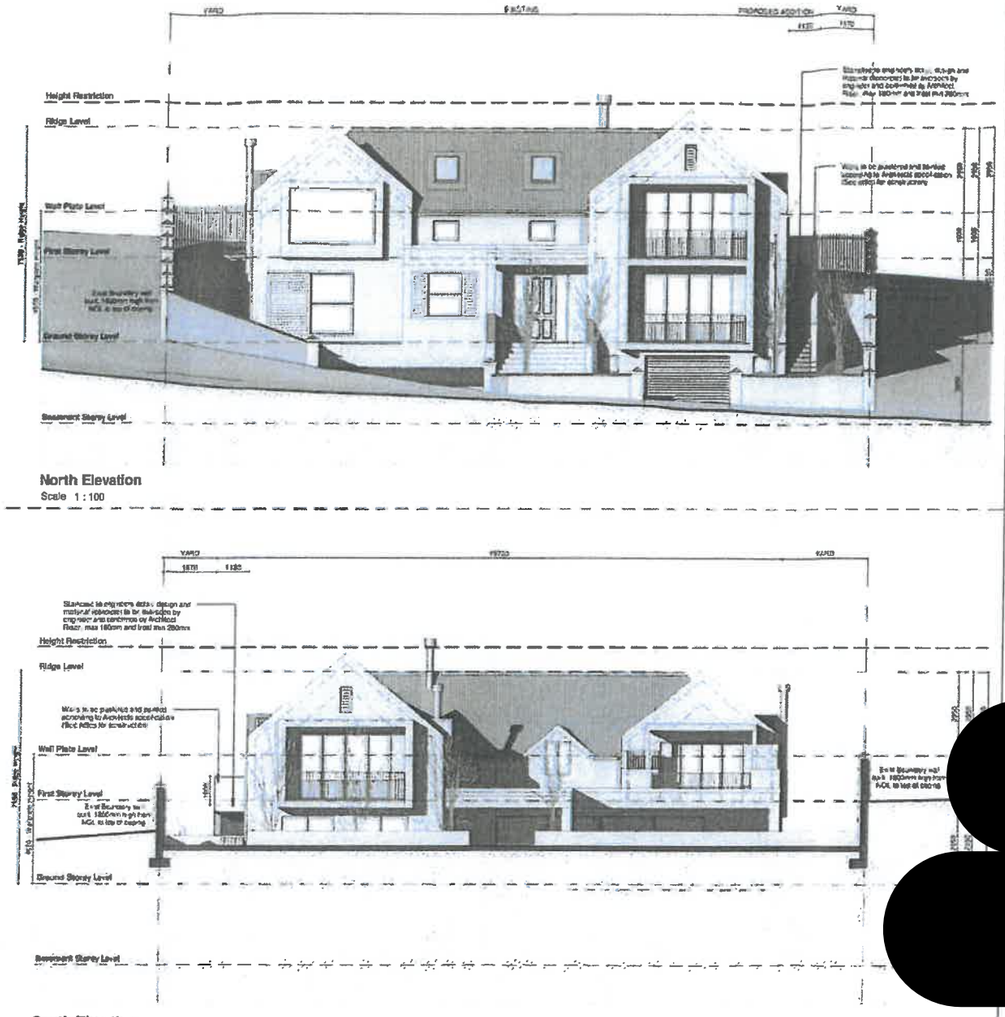
Sheet description
Ground & First Storey Plan

Scale	as indicated	
Drawn by	RS / cvdw	
Architect Signature		
Client Signature		
Project number 26-02	Sheet number 26-02-01	Project status Rev

Le Hermitage HOA



Site / Roof Plan
Scale 1 : 150



North Elevation
Scale 1 : 100

South Elevation
Scale 1 : 100

CONSTRUCTION NOTES

LEVELS AND DIMENSIONS:
Levels to refer to datum as indicated on site/survey plan and to check all levels before construction commences. The building is to be set out and erected in the positions and to the levels as indicated on site. General - All setting out must be commenced from the datum to be established on site prior to commencement of any building work or ordering of any building material. Report any discrepancies in dimension or setting. All steps to comply with SANS 10400 Part M and to be constructed with Architect and Client

DESIGN:
The design of the project complies with the requirements of SANS 10400 - The Application of the National Building Regulation as well as rational design by other specialists that satisfies the requirements of the National building regulations and building standards act no.103 of 1977 (as amended).

GENERAL PRINCIPLES AND REQUIREMENTS
Residential O CLASSIFICATION:
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 D)
Minimum ceiling height to be 2.40m Minimum Habitat Room size to be 6.00m²

PUBLIC SAFETY: (SANS 10400 - Part D)
CHANGE IN LEVEL
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

FOUNDATIONS: (SANS 10400 - Part H)
Foundation mass concrete on stable 1 : 3 : 6 normal mix having a compressive strength of 20MPa at 28 days, 20mm stone all strip-footing Plinth to consist of solid brickwork in stretcher bond laid flat. Or alternative approved. Founded on virgin soil at 1.5m where it is deemed to be at least level. Minimum requirements: 450 bearing width min. 600x300mm and not less than 900 width minimum 80% of 2000mm Foundation walls higher than 1m to be 840mm thick. Foundation walls higher than 1.5m to be in accordance with Structural Engineers details and specifications. Provide min 600x600x300mm concrete footings to all freestanding columns.

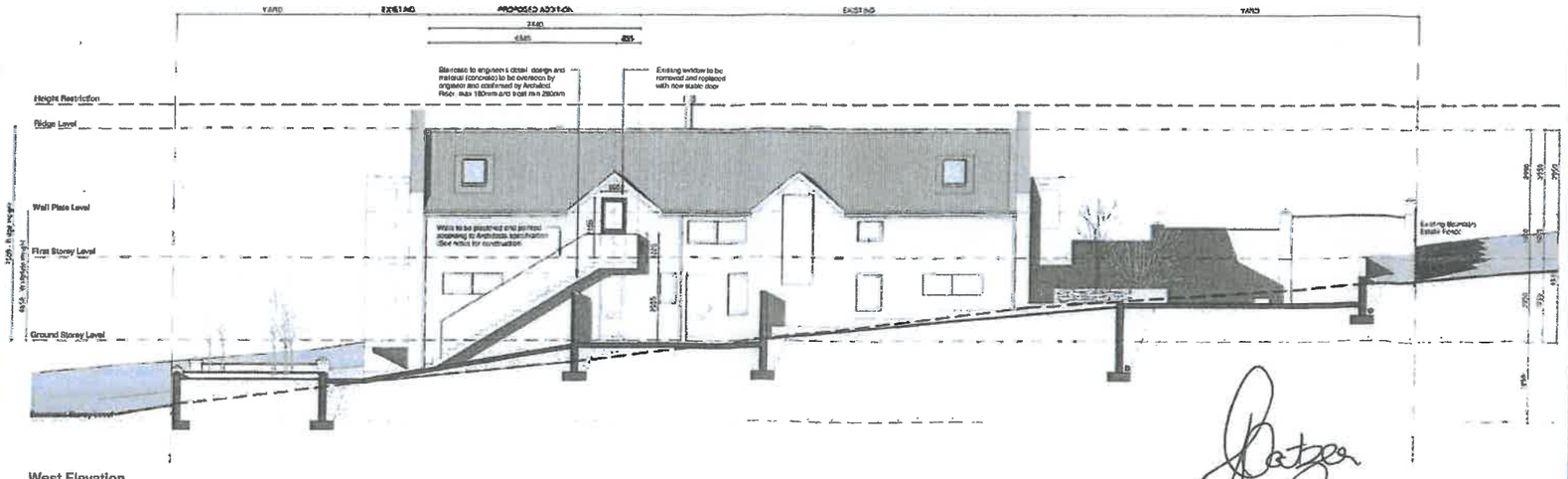
- A competent person is required to design and inspect pits where the maximum height of fill beneath floors measured at any point, exceeds 400mm.
- The foundation may be stepped in order to reduce the extent of the excavation or fill provided that at the change of elevation the ground behind any step 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

SANS 10400 - Part K:
WALL CONSTRUCTION
External: 230mm cavity brick walls. The internal and external skin must be tied together with butterfly ties at 5 / 2.5 spm external walls. Walling: Smooth plastered and painted. No vertical face may be higher than 6.50m measured externally from the NGL work - 4 V single W

Any wall unsupported more than 8000mm in length must be strengthened or supported by a wall, a wall stiffener or a brick pilaster fastened in cavity as per clients request (Cavity insulation (to be confirmed by client), refer to full-notes)

EXTERNAL STAIRS: (SANS 10400, part M)
Concrete staircase design and detailing by specialist. min head height of 2100mm. Finish of stairs to Architects specification
Design of stairs to be to be signed between Architect and specialist
Rise & Goings - Refer to sections
Risers - 180mm max
Treads - 250mm min
Width - refer to plan
Refer to plans for specific requirements for each stairs or the like.

BALUSTERADE: (SANS 10400, part M)
External:
1000mm brick bond balustrade wall structure to be overseen by Structural Engineer



West Elevation
Scale 1 : 100

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ERF 17725

Project description
Proposed New External Staircase on Erf 17725, Le Hermitage, Stellenbosch

Sheet description
Site/ Roof Plan & Elevations

Scale	as indicated
Drawn by	RS / cvdw
Architect Signature	
Client Signature	

Project number	Sheet number	Project status
26-02	26-02-02	Rev

obo L'Hermitage HOA