STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1619/2026
Our File Reference Number: Erf 13536, 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 PERMANENT DEPARTURE ON ERF 13536, STELLENBOSCH

1. The above application refers.

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

2.1. That the application in terms of Section 15(2) of the Stellenbosch Municipality bylaw on Municipal Land Use Planning, 2019 for a departure on Erf 13536, Stellenbosch for the following:

i. To relax the street building line from 2m to 1m to formalise the existing bedroom which was converted from a single garage and to accommodate the proposed mud room on the ground floor as well as the proposed bedroom extension on the first floor.
ii. To relax the common building line from 1m to 0m (adjacent to Erf 13537, Stellenbosch) to accommodate the proposed bedroom extension (study) on the first floor.
iii. To relax the parking requirements on this property in order to provide 1 parking bay in lieu of 2.

BE APPROVED in terms of Section 60 of the said Bylaw

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

a) The approval only applies to the proposed departure 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.

b) 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.

c) Building plans 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.

d) Building plans be generally in accordance with the building plan as referenced STL 13536 011 - 014, dated 09 February 2025 and drawn by Beautech and attached as **Annexure A**.

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

2.3.1. The proposed development is in line with the existing land use of the property and will thus have not impact negatively on the character of the area.

2.3.2. The proposed first floor addition, adjacent to Erf 13537, Stellenbosch is in line with Section 55(2)(e) of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 which permits a 0m common building line.

2.3.3. The applicant has provided alternative parking within the estate to accommodate the on-site parking shortfall, and visitors can make use of the visitors parking bays within the development.

2.3.4. Bergendal HOA gave consent by endorsing the proposed plans.

3. You are hereby informed of your **right to appeal Section 15(2) 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**.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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

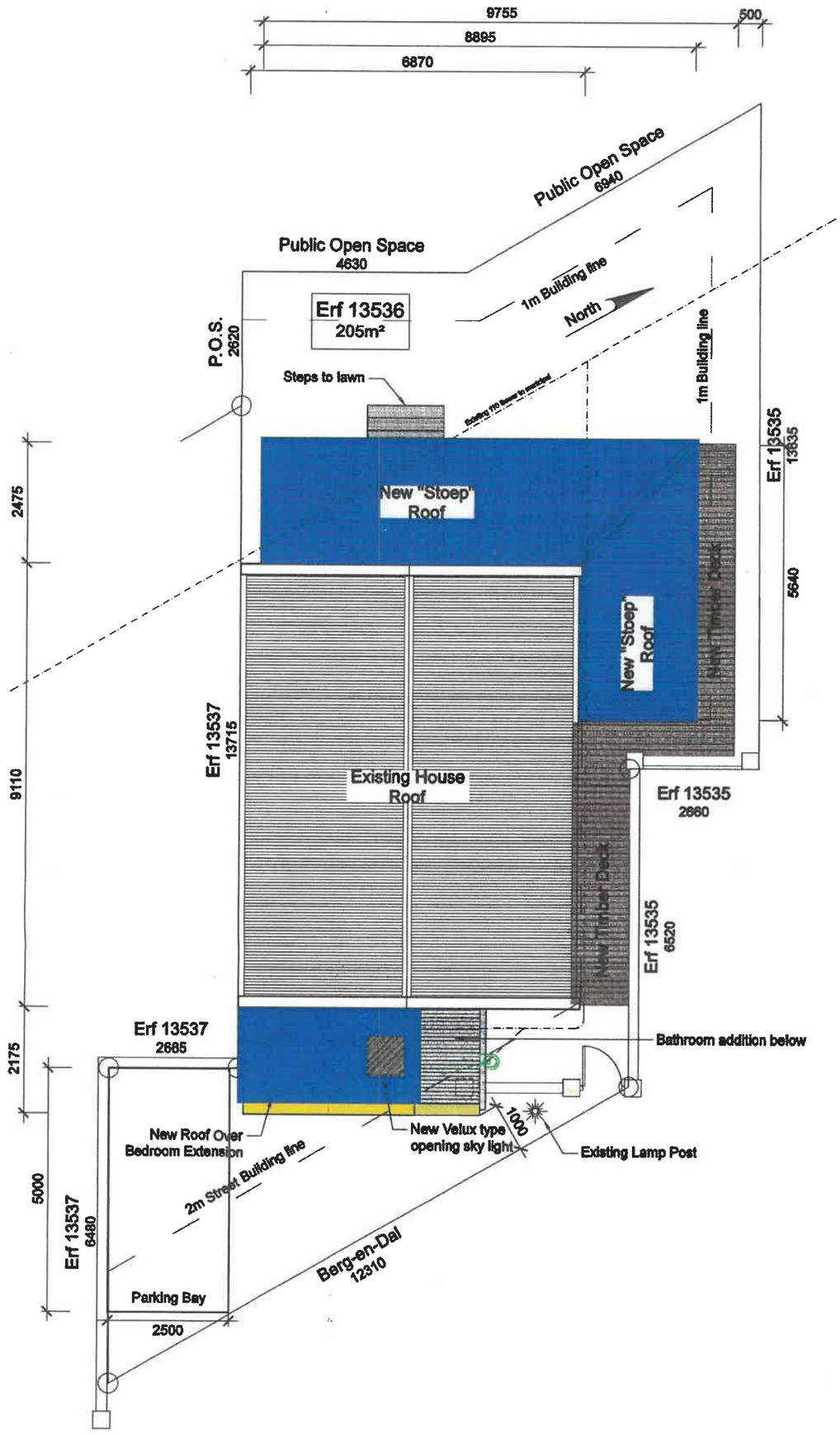
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

26/11/2026.

DATE

Copies to be sent to:

[redacted]



Areas:

Existing Ground Floor	:	69.0m²
Ground Floor Addition	:	2.8m²
Existing First Floor	:	61.3m²
First Floor Addition	:	7.7m²
New Patio Roof	:	30.9m²
Total Under Cover	:	102.6m²
Erf	:	205.0m²
Cover	:	50%
New Patio Deck	:	48.4m²
Total Additons	:	10.6m²

General Notes:

- All relevant levels, dimensions and details to be verified on site.
- All SANS 10400 applicable codes of practice to be used.
- All materials and work undertaken must comply with all Berg-en -Dal and local authority regulations.
- The site to be kept tidy during construction and all rubble to be removed regularly and at the end of construction by the builder.
- All materials and uncertainties for work to be done to be checked with owner and/or architect.

Construction notes:

Walls:

- NFX bricks to be laid in running bond pattern with joints not exceeding 12mm.
- Galvanised brick force every 3rd layer of brickwork.
- Brickwork plaster and paint White to Berg-en-Dal detail

Glazing:

- All glazing to comply with requirements of SANS 10137 and SANS 10400 Part N
- All access doors and side lights, as well as windows lower than 500mm from floor to be safety glass and clearly marked as such on glass at eye level.
- All windows and doors to be aluminium by specialist to comply with U-value and SHGC values as on STL 13563 007
- All Windows and doors to be Dark Bronze Aluminium, as approved by Berg-en-Dal HOA.

Hot water supply

- At least 50% Of annual hot water requirements to be from solar voltaic power supply
- All exposed hot water pipes to be insulated to a R value of at least 1
- Hot water cylinder to be insulated of a R value of at least 2

Plumbing and Drainage:

- Foul sewers min. invert level 450mm below natural ground level .
- Any foundations within 1200mm of a drain ine to be below such drain line.
- All soil pipes to be 110mm diameter pvc with min. 1:60 fall.

Maintenance Access Note:

The owner of the subject property hereby agrees to grant access to the owner of Erf 13535, in order to maintain the west gable of the house on Erf 13535. Access will be granted at any time, with reasonable forewarning and mutual agreement .

Owner Erf 13536

Owner Erf 13535

PWC van der Pool

Bergendal HOA Chairman

[redacted]

29 Tlobelee Crescent
Jamestown
Stellenbosch
7600

Tel: 082 952 0528
isebeau@beautech.co.za
http://beautech.co.za

Project:

Additions and Alterations to Existing house on Erf 13536, 27 [redacted]

Drawing Name:

Site and Roof Plan

Drawing No: STL 13563 011	Date: 9 February 2025
	Scale: 1:100

Drawn By :

Isebeau Marais SACAP D1574

9755
1790
1880
1790
3105
250
250
250
New steps to lawn.
No riser > 200mm
Timber columns
1550
2500
New fluted hardwood deck
Existing 110 sewer to Municipal
2475
B
B
Remove window and brickwork below.
Make good all trades and set new palace door.
1320
New fluted hardwood deck
Line of roof over
2890
Existing Lounge / Dining Room
2500
1090
Up
North
3/4
Existing Kitchen
Refurbish only all plumbing to existing
1330
230
230
1100
230
1435
New Door opening with lintel over and Barn style sliding door
700
A
A
Remove door & window unit, brick up as required and set new aluminium window. Make good all trades
New 110 Sewer at min 1:60 Fall
New Wet Room
Tile
Bin Yard
Re- Pave
1245
100
600
1425
1945
2175
1475
350
230
Demolish section of yard wall and brick up new column. Make good all trades
Hang new yard gate.
Existing Yard Wall
1100
230
3530
1330
1700
350
925
350

PWC van der Pool

Bergendal HOA Chairman

[redacted]

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Stellenbosch
7600

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isebeau@beautech.co.za
http://beautech.co.za

Project:
Additions and Alterations to Existing house on Erf 13536, 27 [redacted] Estate, Stellenbosch

Drawing Name:

Drawing No: STL 13563 012

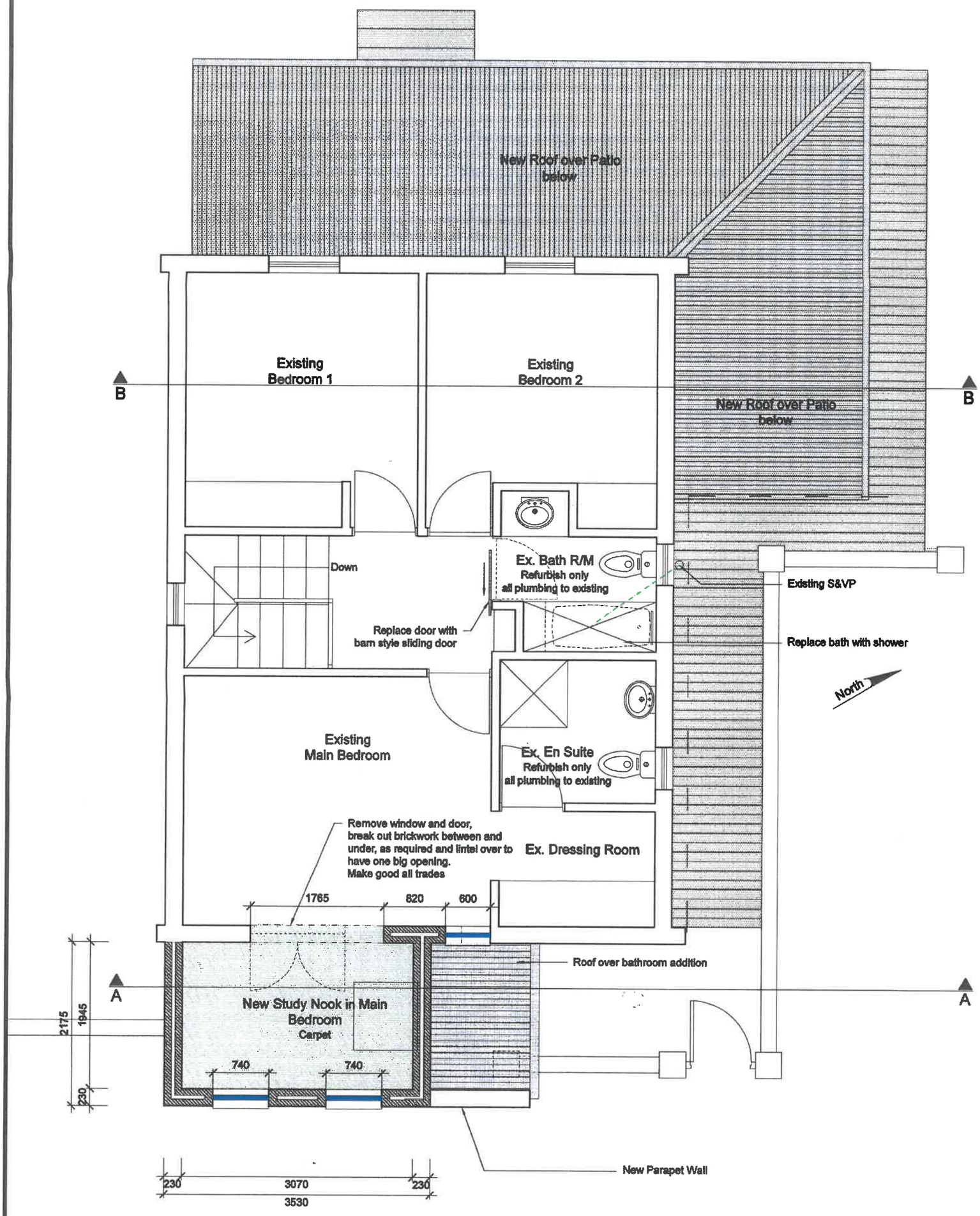
Date: 10 February 2025

Scale: 1 : 50

Drawn By :

Isebeau Marais

SACAP D1574



PWC van der Pool

Bergendal HOA Chairman

[redacted]

29 Tic
Jamestown
Stellenbosch
7600

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082 952 0528
isabeau@beautech.co.za
http://beautech.co.za

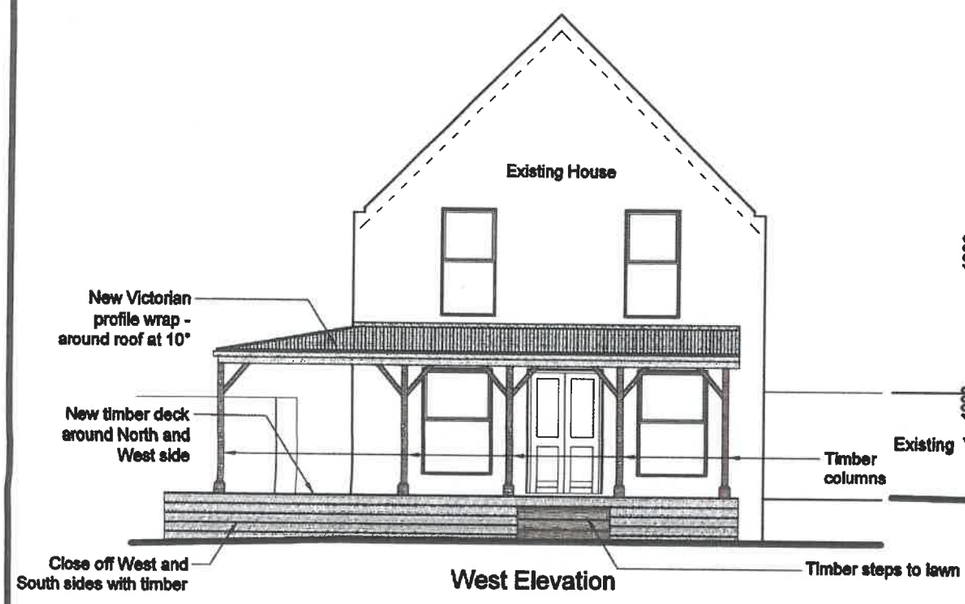
Project:
Additions and Alterations to Existing house on Erf 13536
27 [redacted]h

Drawing Name:
First Floor Plan

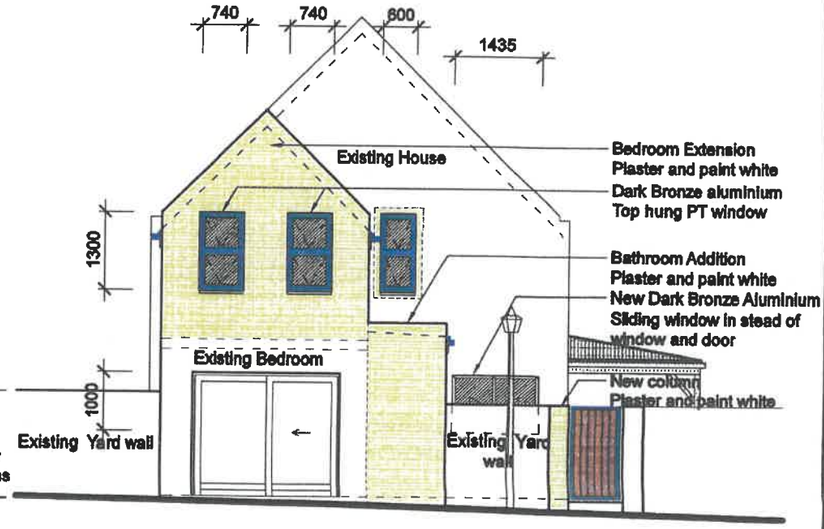
Drawing No:	Date:
STL 13563 013	10 February 2025
	Scale: 1 : 60

Drawn By :

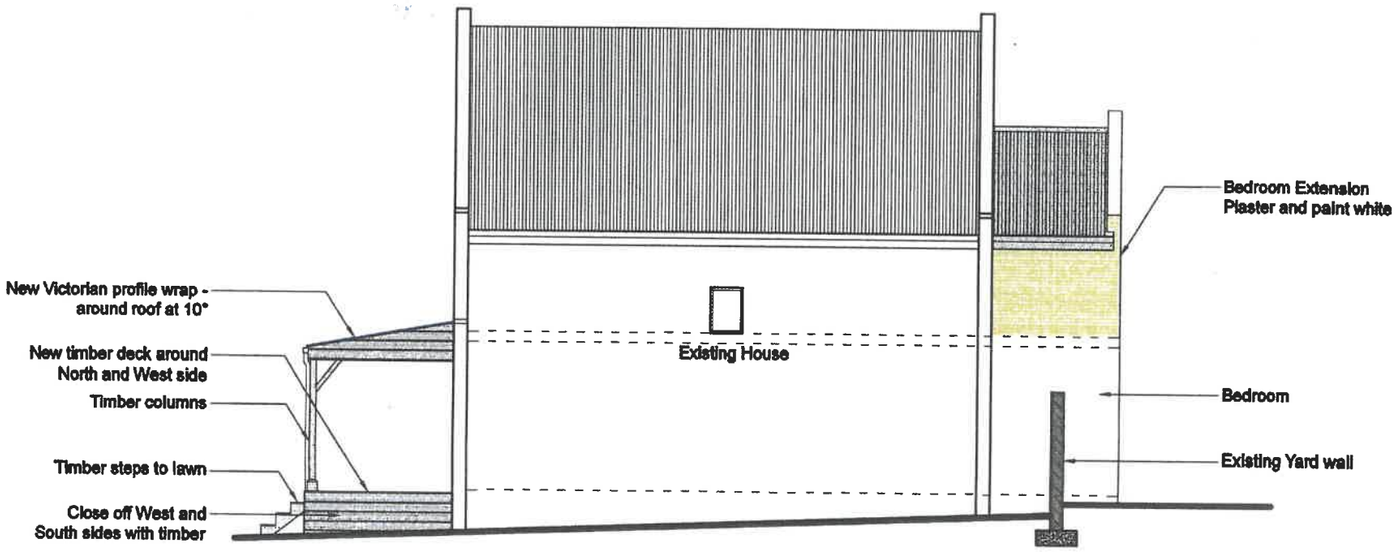
Isabeau Marais SACAP D1574



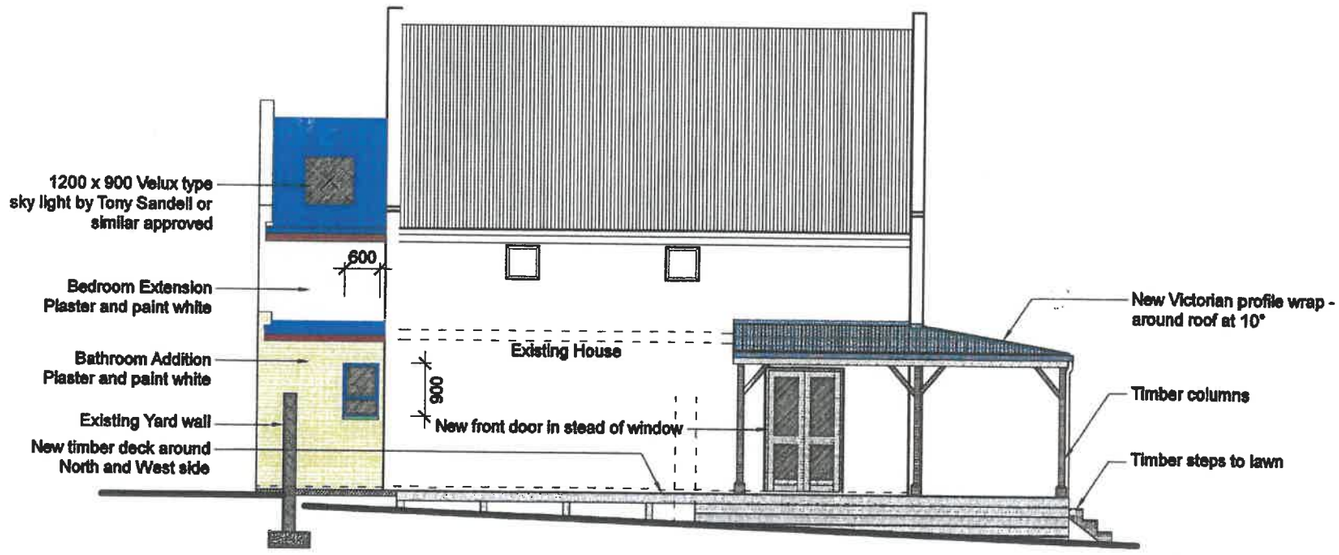
West Elevation



East Elevation



South Elevation



North Elevation

PWC van der Poel

Bergendal HOA Chairman

[redacted]

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Project: Additions and Alterations to Existing house on Erf 13536, 27 [redacted]

Drawing Name: Elevations

Drawing No:	Date:	10 February 2025
STL 13563 014	Scale:	1:100

Drawn By :

Isebeau Marais

SACAP D1574