



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1606/2026

Our File Reference Number: Erf 14804, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL:

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 14804, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided 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 Welgevonden Design Guidelines to relax the rear building lines from **1.5m to 0m** (adjoining Erf 14803 Stellenbosch) and to increase the coverage from **50% to 53.5%** to accommodate the covered patio.

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 Drawing No. WD-01, dated December 2025 and drawn by Surita Du Toit attached as **Annexure A**.
 - 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.

3.5 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification of decision coming into operation and prior to the approval of any building plans

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

4.1 The covered patio has no overshadowing or visual intrusion; it preserves the streetscape harmony and estate aesthetics.

4.2 The covered patio is compatible with the surrounding residential uses.

4.3 An aerial image of the site indicates that the covered patio has been built and a contravention penalty shall apply for structure over the building line.

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

04.08.2026

DATE

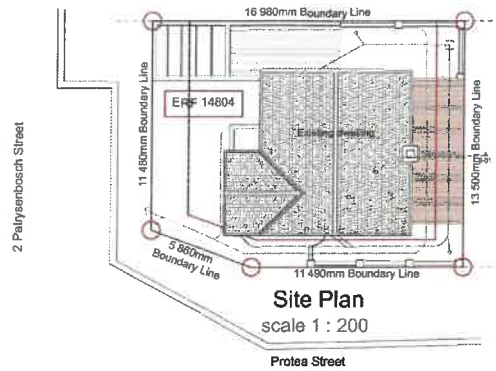
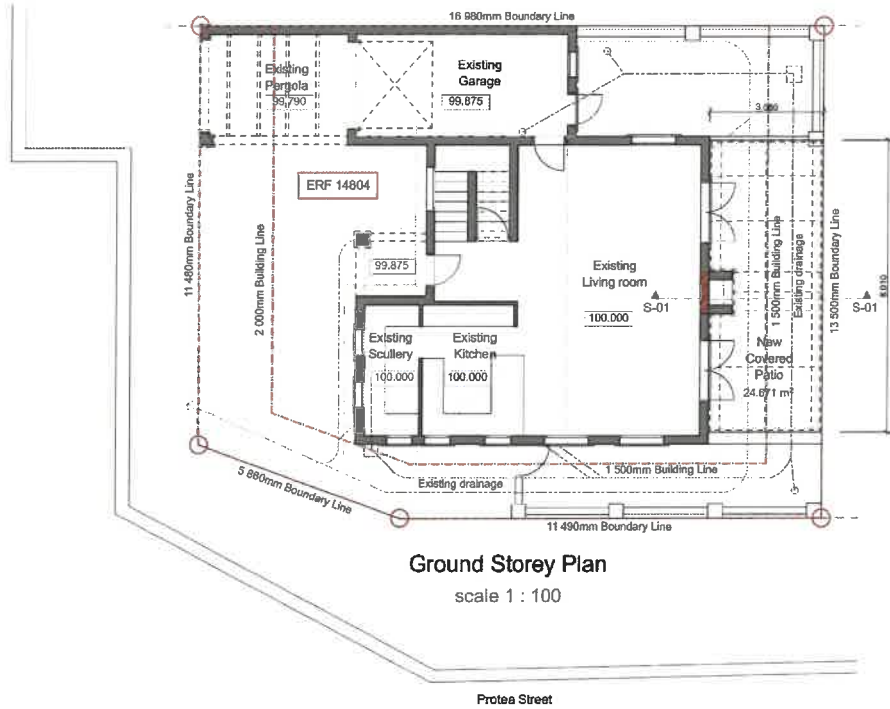
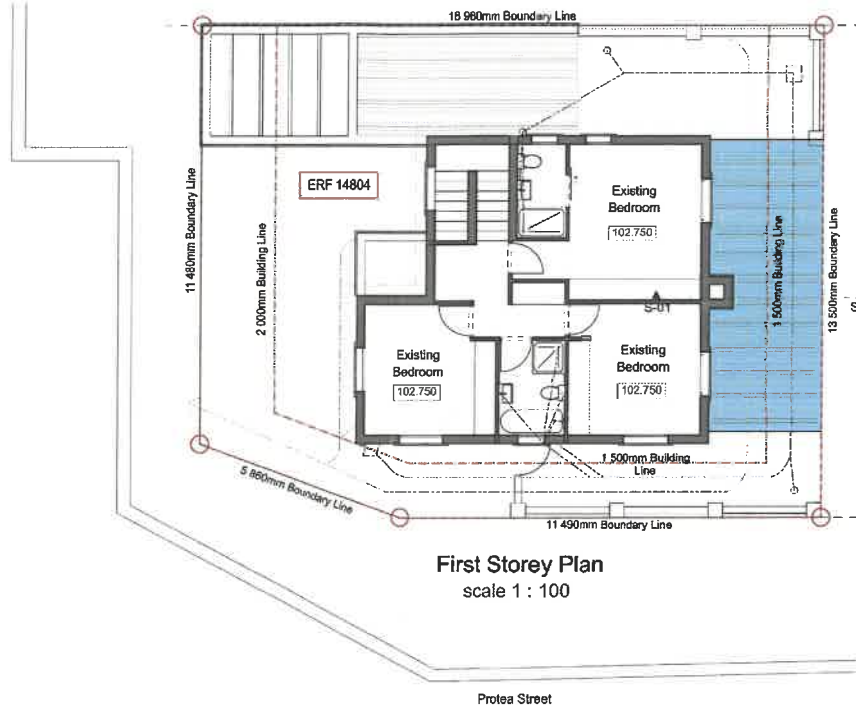
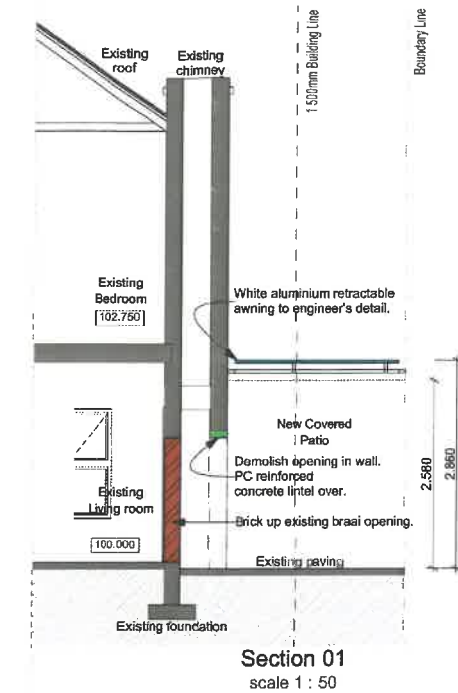


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ANNEXURE A

SITE PLAN



The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.
This does not guarantee successful Municipal approval. The onus remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.

Building Areas	
Ground	
Existing Dwelling	72.9m ²
Existing Garage	19.46m ²
New covered patio	25m ²
Existing covered entrance	3.22m ²
First	
Existing Dwelling	183.73m ²
Zoning	
Site area	224m ²
Zone	Conventional Residential Zone
Coverage	53.5%

- NOTES
1. THE CONTRACTOR MUST ESTABLISH THE POSITIONS OF BOUNDARY PEGS, EXISTING STRUCTURES & OBSTRUCTIONS BEFORE ANY WORK COMMENCES.
 2. ANY EXCAVATION FOR ANY FOUNDATION MUST BE DONE UNTIL STABLE NATURAL GROUND IS REACHED AND NOT IN FILLED GROUND.
 3. WHERE A FOUNDATION WALL IS HIGHER THAN 1 500mm A RETAINING WALL ACCORDING TO ENGINEERS SPECIFICATION MUST BE CONSTRUCTED.
 4. FLOORSLABS TO BE CAST A MINIMUM OF 170mm (2 BRICK COURSES) ABOVE NATURAL GROUND LEVEL.
 5. PREFABRICATED CONCRETE LINTOLS TO BE BUILT IN OVER ALL OPENINGS. LINTOLS MUST HAVE BEARING DISTANCE OF MINIMUM 225mm AT BOTH SIDES.
 6. ALL WALLS TO HAVE "Brick-Force" AT EVERY 5TH COURSE. CAVITY WALLS TO HAVE MINIMUM OF 5 X WIRE TIES PER SCM.
 7. "Brick-Force" FOR MINIMUM 4 BRICK COURSES ABOVE LINTOL HEIGHT.
 8. ALL CARE MUST BE TAKEN TO KEEP CAVITIES CLEAN FROM DPC LEVEL TO EAVES LEVEL.
 9. BEAM FILLING TO UNDERSIDE OF ROOF COVER.
 10. ANY PERCEIVED INDISTINCTNESS OR CONTRADICTION IN THE DOCUMENTS MUST IMMEDIATELY BE CLEARED WITH THE ARCHITECT.

CONTRACTOR

ALL MATERIALS ETC. TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.

ALL SPECIFICATIONS ETC. TO BE IN ACCORDANCE WITH MODEL PREAMBLES FOR TRADES AS PUBLISHED BY THE ASSOCIATION OF SOUTH-AFRICAN QUANTITY SURVEYORS.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SOUTH AFRICAN CODE OF PRACTICE) AND BUILDING STANDARDS ACT, ACT 104 OF 1977.

ALL ELECTRICAL WIRES IN WALLS, FLOORS AND CONCRETE CEILINGS TO RUN IN SABS APPROVED CONDUITS

GENERAL NOTES

REGULATIONS AND REQUIREMENTS OF ALL RELEVANT AUTHORITIES TO BE ADHERED TO. CONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WITH WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS. ALL STRUCTURAL DESIGN TO BE THE RESPONSIBILITY OF A PROFESSIONAL ENGINEER. COPYRIGHT RESERVED.

MOVEMENT JOINT NOTES

CONTRACTOR TO ALLOW FOR MOVEMENT JOINTS IN FLOOR SLABS & WALLS WHERE DEEMED NECESSARY. JOINTS TO BE SEALED WITH "JOINTEX"



architect
Surita Du Toit
Professional Architect
PrArch56232513

project
Proposed alterations & additions
on Erf 14804,
2 Paltysenbosch Street,
Welgevonden Estate,
Stellenbosch

drawing title
Municipal Submission:
Site Plan, Ground Storey Plan,
Elevations, Sections

date December 2025	scale As shown @ A1	drawn SDT
job nr. L2023194	rev 0	
drawing nr. WD - 01		