



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1551/2026

Our File Reference Number: Erf 16794 STELLENBOSCH

Your Reference Number:

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 16794 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)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 16794, Stellenbosch for a departure to relax the street building line from 2m to 1,2m (as prescribed in the La Roche Estate Guidelines) in order to accommodate the proposed bedroom,

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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 Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 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.

3.3 Building plans must be generally in accordance with building plan No. 01-04-001 - 005 Project 091, Revision B, dated 28 January 2026 and drawn by VR architects and attached as **ANNEXURE A.**

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.

4.2 La Roche Homeowners Association support the proposal.

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:

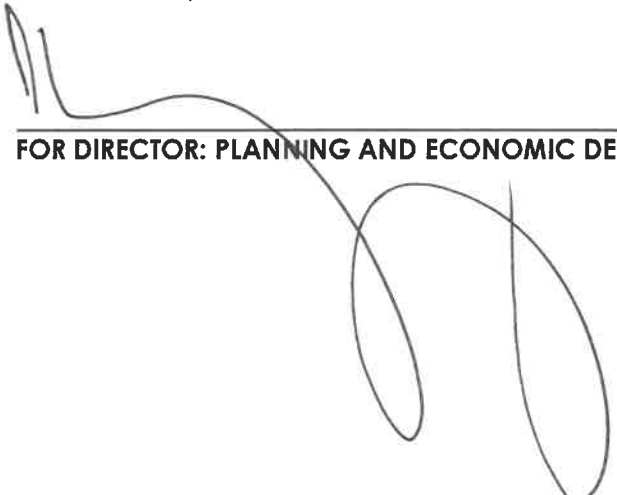
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice 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.

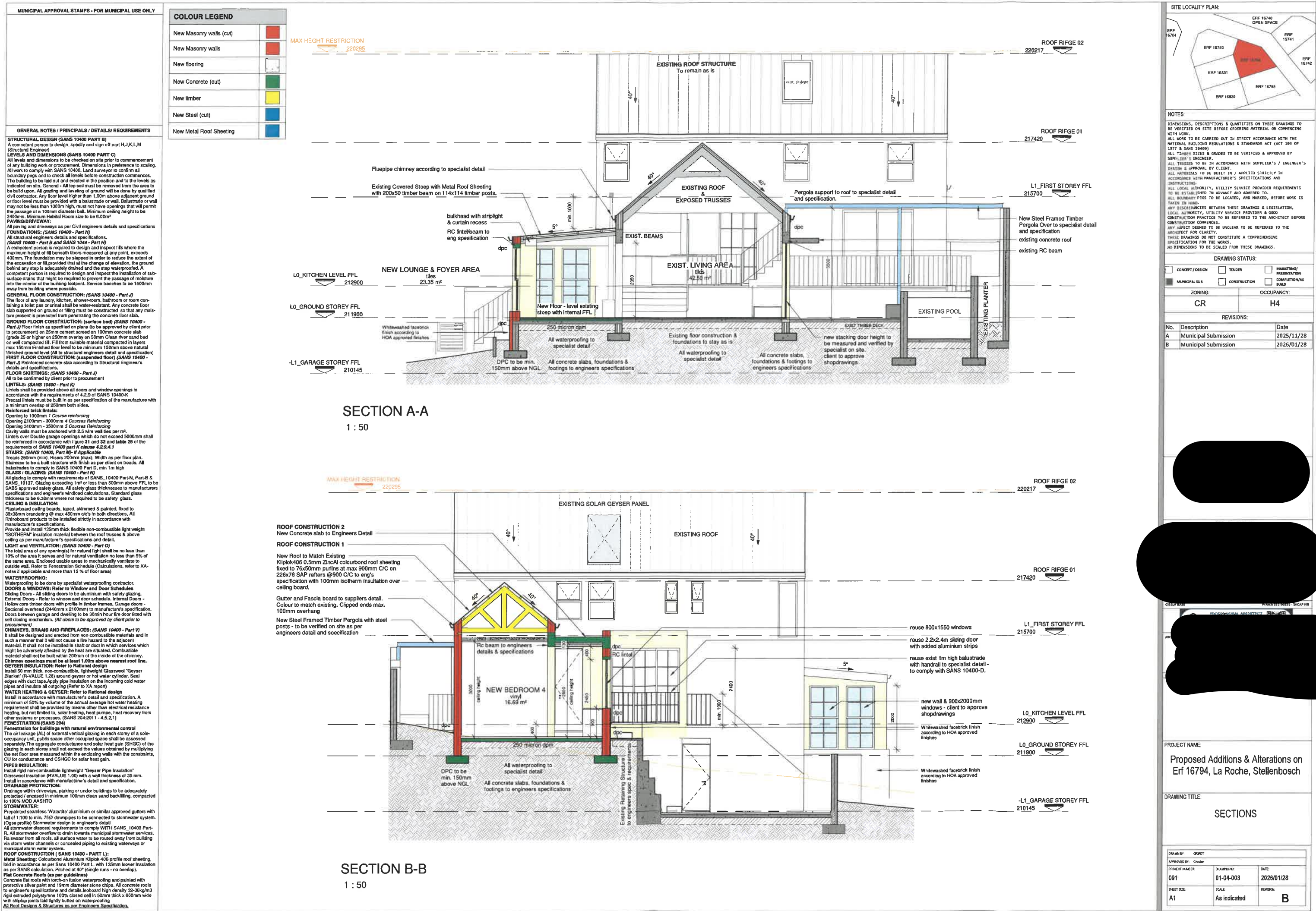
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

2/4/2026.
DATE



COLOUR LEGEND	
New Masonry walls (cut)	
New Masonry walls	
New flooring	
New Concrete (cut)	
New timber	
New Steel (cut)	
New Metal Roof Sheetting	



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



SOUTH ELEVATION

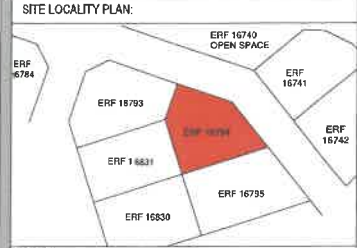
1 : 100



WEST ELEVATION

1 : 100

FINISHES TO MATCH EXISTING	
All external + internal walls:	Plastered and Painted
COLOUR:	Standard White
Roof:	Roof: Kiplid406 0.5mm ZincAl
	colourbond metal roofing
	concealed fixed metal roof
	sheeting to specification
COLOUR:	Volcanic Grey
Gutters:	Prepainted seamless "Waterite" Al
	or similar approved extruded
	gutter in eave profile
	to match roof sheeting
COLOUR:	prepainted seamless "Waterite" Al
Downpipes:	or similar extruded round
	downpipe
COLOUR:	to match wall to which it is affixed.
Aluminium windows and doors:	Powdercoated Aluminium (see
	match schedule)
	(NO PLASTER BANDS)
COLOUR:	MATT DARK TRAFFIC GREY
Garage door:	Coroma Corolux or similar
	approved sectional overhead,
	Horizontal pattern.
	MATT DARK TRAFFIC GREY
Timber Gates:	Timber varnished with 2 x coats
	Crown Weatherlog
GMS pergola:	Square metal profiles. Galvanised
	and painted.
	PLASCON GUN POWDER (E-28-6)
Timber deck:	Private outdoor deck (South)
	Balau or similar approved.
Bakustrades:	GMS steel, flat metal bars to
	detail. Vertical balusters,
	Galvanised and painted.
	PLASCON GUN POWDER (E-28-6)
Boundary walls:	Plastered and painted
	STONEWASH,
	Copings and brick piers
Driveway:	CEL smooth exposed aggregate
	paver. COLOUR: PEBBLE MOCHA



NOTES

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 193 OF 1977) & SANS 10400

THEir TIE SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT.

ALL OVERSALS TO BE IN ACCORDANCE WITH APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE RETAINED TO ADVANCE AND ADHERED TO.

ALL BOUNDARY PEGS TO BE LOCATED, AND PARKED, BEFORE WORK IS TAKEN IN HAND.

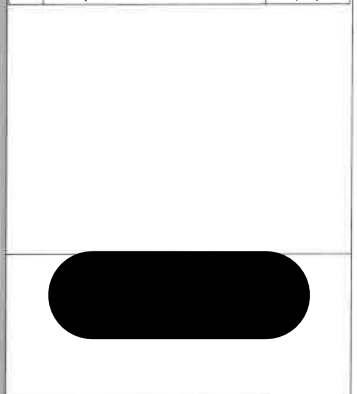
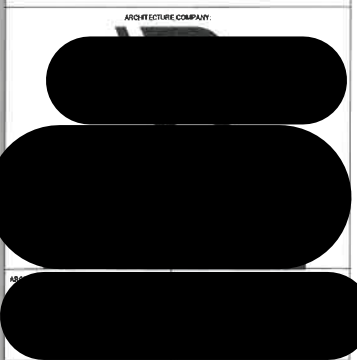
ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

DRAWING STATUS:		
☐ CONCEPT / DESIGN	☐ TENDER	☐ MARKETING/ PRESENTATION
☒ MUNICIPAL SUB	☐ CONSTRUCTION	☐ COMPLETION/AS BUILT
ZONING:		OCCUPANCY:
CR		H4
REVISIONS:		
No.	Description	Date
A	Municipal Submission	2025/11/28
B	Municipal Submission	2025/01/28



H.O.A./NEIGHBOURS/REPRESENTATIVE APPROVAL -IF APPLICABLE:

PROJECT NAME:
Proposed Additions & Alterations on
Erf 16794, La Roche, Stellenbosch

DRAWING TITLE:

ELEVATIONS

DRAWN BY: GRPST		
APPROVED BY: <i>Chetler</i>		
PROJECT NUMBER: 091	DRAWING NO: 01-04-004	DATE: 2028/01/28
SHEET SIZE: A1	SCALE: As Indicated	REVISION: B

MUNICIPAL APPROVAL STAMPS - FOR MUNICIPAL USE ONLY

GENERAL NOTES / PRINCIPALS / DETAILS/ REQUIREMENTS

STRUCTURAL DESIGN (SANS 10400 PART B)
A competent person to design, specify and sign off part H,J,K,L,M (Structural Engineer)

LEVELS AND DIMENSIONS (SANS 10400 PART C)
All levels and dimensions to be checked on site prior to commencement of any building work or procurement. Dimensions in preference to scaling. All work to comply with SANS 10400. Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site. General - All top soil must be removed from the area to be built upon. All grading and leveling of ground will be done by qualified civil contractor. 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 1000mm high, must not have openings that will permit the passage of a 100mm diameter ball. Minimum ceiling height to be 2400mm. Minimum Habitat Room size to be 6.00m²

PAVING/DRAINAGE:
All paving and driveways as per Civil engineers details and specifications

FOUNDATIONS: (SANS 10400 - Part H)
All structural engineers details and specifications.
(SANS 10400 - Part H and SANS 1041 - Part H)
A competent person is required to design and inspect fills 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.

GENERAL FLOOR CONSTRUCTION: (SANS 10400 - Part J)
The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be water-resistant. Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

GROUND FLOOR CONSTRUCTION: (surface bed) (SANS 10400 - Part J)
Floor finish as specified on plans (to be approved by client prior to procurement) on 25mm cement screed on 100mm concrete slab (grade 25 or higher on 250mm overlay on 50mm Clean river sand bed on well compacted fill. Fill from suitable material compacted in layers max 150mm. Finished floor level to be minimum 150mm above natural finished ground level (A1 to structural engineers detail and specification)

FIRST FLOOR CONSTRUCTION: (suspended floor) (SANS 10400 - Part J)
Reinforced concrete slab according to Structural Engineer's details and specifications.

FLOOR SKIRTINGS: (SANS 10400 - Part J)
All to be confirmed by client prior to procurement

LINTELS: (SANS 10400 - Part K)
Lintels shall be provided above all doors and window openings in accordance with the requirements of 4.2.9 of SANS 10400-K. Precast lintels must be built in as per specification of the manufacture with a minimum overlap of 250mm both sides.
Reinforced brick lintels:
Opening to 1000mm: 1 Course reinforcing
Opening 2100mm - 3000mm: 4 Courses Reinforcing
Opening 3100mm - 3500mm: 5 Courses Reinforcing
Cavity walls must be anchored with 2.5 wire wall ties per m².
Lintels over Double garage openings which do not exceed 5000mm shall be reinforced in accordance with figure 31 and 32 and table 28 of the requirements of SANS 10400 part K clause 4.2.9.4.1

STAIRS: (SANS 10400, Part M)- if Applicable
Treads 250mm (min). Risers 200mm (max). Width as per floor plan. Staircase to be a built structure with finish as per client on treads. All balustrades to comply to SANS 10400 Part D, min 1m high

GLASS / GLAZING: (SANS 10400 - Part N)
All glazing to comply with requirements of SANS 10400 Part-N, Part-B & SANS 10137. Glazing exceeding 1m² or less than 500mm above FFL to be SABS approved safety glass. All safety glass thicknesses to manufacturers specifications and engineer's window calculations. Standard glass thickness to be 6.38mm where not required to be safety glass.

CEILING & INSULATION:
Plasterboard ceiling boards, taped, skimmed & painted, fixed to 38x38mm bracing @ max 450mm c/c's in both directions. All Rhinoboard products to be installed strictly in accordance with manufacturer's specifications.
Provide and install 150mm thick flexible non-combustible light weight "THERM" insulation material between the roof trusses & above ceiling as per manufacturer's specifications and detail.

LIGHT AND VENTILATION: (SANS 10400 - Part O)
The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5% of the same area. Enclosed usable areas to mechanically ventilate to outside wall. Refer to Fenestration Schedule (Calculations, refer to XA-notes if applicable and more than 15 % of floor area)

WATERPROOFING:
Waterproofing to be done by specialist waterproofing contractor.
DOORS & WINDOWS: Refer to Window and Door Schedules
Sliding Doors - All sliding doors to be aluminium with safety glazing.
External Doors - Refer to window and door schedule. Internal Doors - Hollow core timber doors with profile in timber frames. Garage doors - Sectional overhead (2440mm x 2100mm) to manufacturer's specification. Doors between garage and dwelling to be 30min fire door fitted with self closing mechanism. (All doors to be approved by client prior to procurement)

CHIMNEYS, BRAMS AND FIREPLACES: (SANS 10400 - Part V)
It shall be designed and erected from non combustible materials and in such a manner that it will not cause a fire hazard to the adjacent material. It shall not be installed in shaft or duct in which services which might be adversely affected by the heat are situated. Combustible material shall not be built within 200mm of the inside of the chimney. Chimney openings must be at least 1.00m above nearest roof line.
GEYSER INSULATION: Refer to Rational design
Install 50 mm thick, non-combustible, lightweight Glaswool "Geyser Blanket" (R-VALUE 1.28) around geyser or hot water cylinders. Seal edges with duct tape. Apply pipe insulation on the incoming cold water pipes and insulate all outgoing (Refer to XA report)

WATER HEATING & GEYSER: Refer to Rational design
Install in accordance with manufacturer's detail and specification. A minimum of 50% by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes. (SANS 204:2011 - 4.5.2.1)

FENESTRATION (SANS 204)
Fenestration for buildings with natural environmental control
The air leakage (AL) of external vertical glazing in each storey of a sole-occupancy unit, public space other occupied space shall be assessed separately. The aggregate conductance and solar heat gain (SHGC) of the glazing in each storey shall not exceed the values obtained by multiplying the net floor area measured within the enclosing walls with the constraints, CU for conductance and CSHGC for solar heat gain.

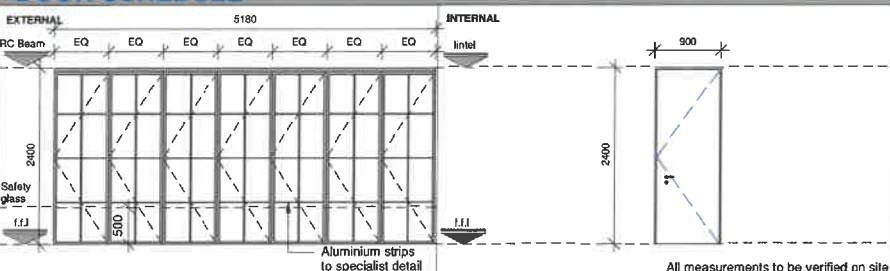
PIPES INSULATION:
Install rigid non-combustible lightweight "Geyser Pipe Insulation" Glaswool insulation (R-VALUE 1.00) with a wall thickness of 35 mm. Install in accordance with manufacturer's detail and specification.

DRAINAGE PROTECTION:
Drainage within driveways, parking or under buildings to be adequately protected / enclosed in minimum 100mm clean sand backfilling, compacted to 100% MOD AASHTO

STORMWATER:
Prepainted seamless "Waterite" aluminium or similar approved gutters with fall of 1:100 to min. 750 downpipes to be connected to stormwater system. (Cope profile) Stormwater design to engineer's detail
All stormwater disposal requirements to comply WITH SANS 10400 Part-R. All stormwater overflow to drain towards municipal stormwater services. Rainwater from all roofs, all surface water to be routed away from building via storm water channels or concealed piping to existing waterways or municipal storm water system.

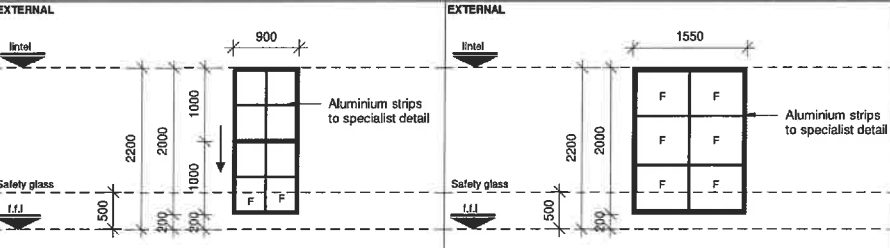
ROOF CONSTRUCTION (SANS 10400 - PART L):
Metal Sheet piling: Colourbond Aluminium 1000x405 profile roof sheeting, laid in accordance as per SANS 10400 Part L, with 135mm lower insulation as per SANS calculation. Pitched at 40° (single runs - no overlap).
Flat Concrete Roofs (as per guidelines)
Concrete flat roofs with torch-on fusion waterproofing and painted with protective silver paint and 19mm diameter stone chips. All concrete roofs to engineer's specifications and details. 100mm high density 32-36kg/m³ rigid extruded polystyrene 100% closed cell in 50mm thick x 600mm wide with shiplap joints laid tightly butted on waterproofing
All Roof Details & Structures as per Engineers Specification.

DOOR SCHEDULE

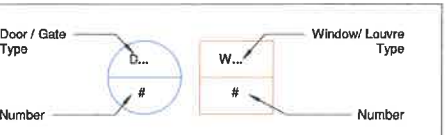


Type	DA (D01)	Type	DB (D02, D03, D04)
Description	Aluminium and glass stacker door to manufacturers specifications (client to approve shop drawings)(Refer to Plan for direction of stacker door)	Description	Swariland internal door(Horizontally slatted) or similar (to be approved by client)(to match exist.)
Glass	Refer to fenestration report / Rational design	Glass	N/A
Frame	Powder Coated Aluminium.	Frame	Jamb and frame to manufacturers detail
Colour	ALUMINIUM COLOUR: (to match exist)	Colour	Colour specification: To client specification
Ironmongery	To specialist detail & specification, supplier to provide adequate ironmongery shopdrawings of door & ironmongery before ordered. Client to approve prior to procurement	Ironmongery	To specialist detail & specification, supplier to provide adequate ironmongery shopdrawings of door & ironmongery before ordered. Client to approve prior to procurement

WINDOW SCHEDULE



Type	WA (W01, W02, W03, W05, W07)	Type	WB (W04)
Description	Purpose made Aluminium and glass sliding window as shown	Description	Purpose made fixed Aluminium and glass window as shown
Glass	Refer to fenestration report / Rational design	Glass	Refer to fenestration report / Rational design
Frame	Powder Coated Aluminium.	Frame	Powder Coated Aluminium.
Colour	ALUMINIUM COLOUR: (to match exist)	Colour	ALUMINIUM COLOUR: (to match exist)
Ironmongery	To specialist detail & specification, supplier to provide adequate ironmongery shop drawings & ironmongery before ordered. Client to approve prior to procurement	Ironmongery	To specialist detail & specification, supplier to provide adequate ironmongery shop drawings & ironmongery before ordered. Client to approve prior to procurement



FIRE DOORS:
To be fitted with self closing mechanisms. Refer to reference plan to see amount.

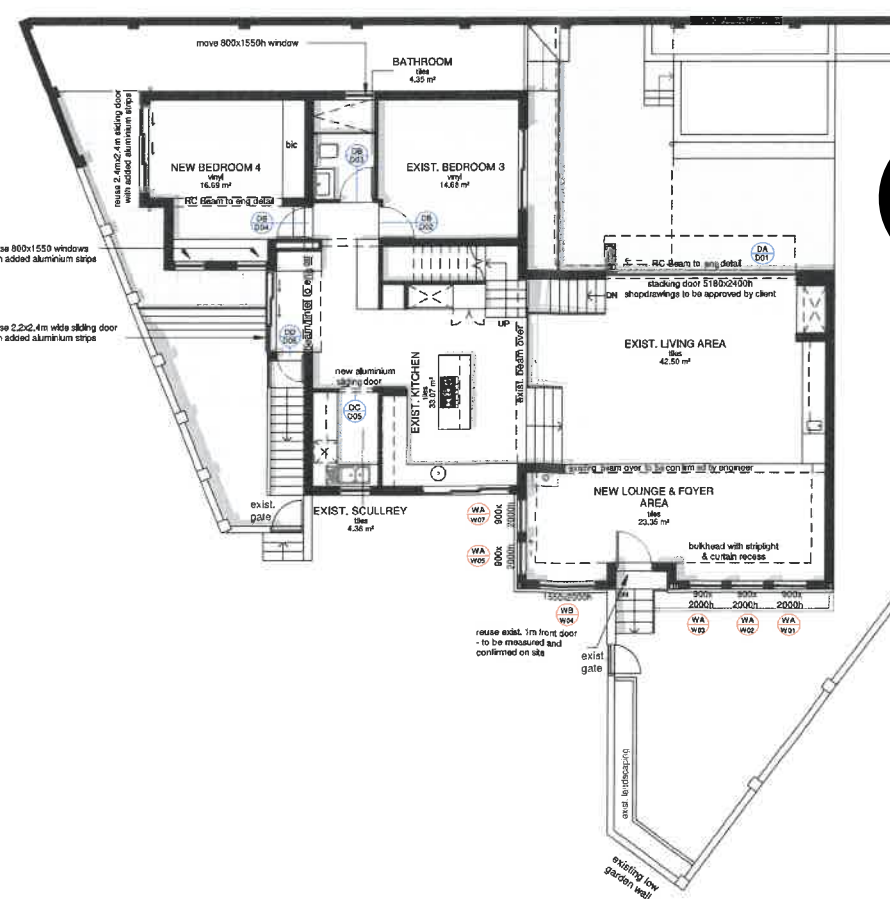
IRONMONGERY:
Refer to specialist details & specification

NOTE:
See attached drawings of Casement details & specifications.

Shop drawings to be provided for all Windows & doors. Specialist to comply with AAMSA regulations.

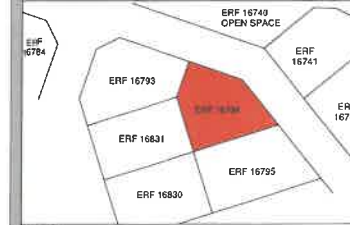
Windload to be provided by Structural Engineer & Specialist to design according to this factor.

SCALE 1:50



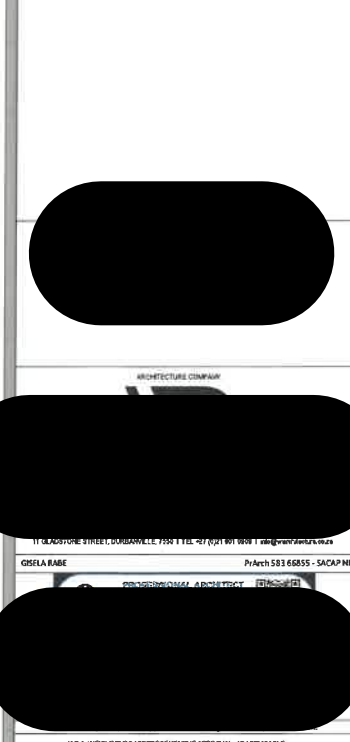
L0_WINDOW AND DOOR SCHEDULE
1 : 100

SITE LOCALITY PLAN:



NOTES:
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ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT.
ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.
ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND.
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ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.
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ZONING: CR		OCCUPANCY: H4
REVISIONS:		
No.	Description	Date
A	Municipal Submission	2025/11/28
B	Municipal Submission	2026/01/28



PROJECT NAME:
Proposed Additions & Alterations on Erf 16794, La Roche, Stellenbosch

DRAWING TITLE:
WINDOW AND DOOR SCHEDULE

DRAWN BY: UPOT	APPROVED BY: Chaw	DATE: 2026/01/28
PROJECT NUMBER: 091	DRAWING NO: 01-04-005	REVISION: B
SHEET SIZE: A1	SCALE: As indicated	