



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP1477/2025)

Our File Reference Number: Erf 272 De Zalze, 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 PERMANENT DEPARTURE ON ERF 272 DE ZALZE, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 1. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 272, De Zalze for a departure to exceed the permissible coverage from 50% to 51,35% in order to accommodate the proposed sunroom and study,

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

2. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 2.1. 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.
 - 2.2. 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.
 - 2.3. Building plans reflecting only the approved structures, must be generally in accordance with Site Plan, AI-2023-Nov – House V/ Niekerk, dated November 2023 and drawn by AT IDEM Architecture and attached as **ANNEXURE A**.

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

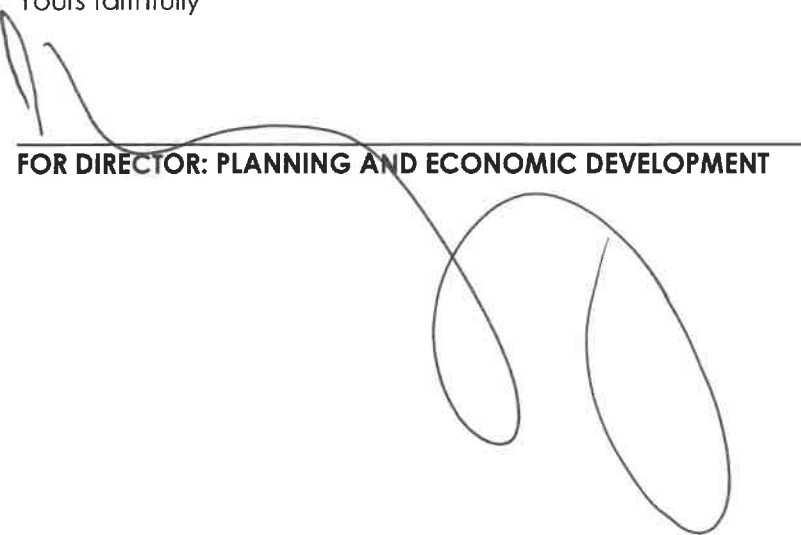
3.1. The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.

4. 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.
5. 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.
6. **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**
7. 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.
8. 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.
9. 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.

10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over the printed title.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

20/2/2026
DATE

SITE PLAN
Scale 1:200



The site plan for ERF 272 shows a rectangular plot with a width of 26500mm and a depth of 30000mm. The plot is bounded by a 3000mm building line on the top, bottom, and right sides, and a 2000mm building line on the left side. The existing dwelling is a blue-shaded area in the center, with a new sunroom (red-shaded) and a new study (red-shaded) to be added. The new sunroom is 5000mm wide and 5240mm high. The new study is 2540mm wide and 4780mm high. The existing dwelling is 4500mm wide and 4500mm high. The plot is also bounded by a 26500mm front building line and an existing drainage line. The plot is adjacent to a golf course to the north and a residential area to the south. The plot is also adjacent to a residential area to the east and a residential area to the west.

Architectural floor plan of the first floor. The plan shows a 'NEW STUDY' area with a 'New counter' and a 'PT196.5' label. A note indicates an 'Aluminum door to have a pop out window in door' with a dimension of '813'. The plan also shows a '30mm' dimension and a '1025' dimension. The 'EXIST DINING ROOM' and 'EXIST LOUNGE' are also labeled.

EXISTING DWELLING

Waterproof around headwalls and sidewalks with approved 4 coat bitumen and acrylic waterproofing method over side & headwall alum. flashing

Plastered exterior walls to be painted in the following colours as per Pearson's chart reference:

- Wall and AB White (WAA1)
- Cloud White (VEL 30)
- Grecian White (VEL 33)

Plastered and painted

FFL

ADDITIONS

NGL

1. SEE ATTACHED SECTIONS.
2. ALL TIMBER TO BE S.A.B.S. TREATED. CLASS A/B ROOF TIMBER GRADE 5.
3. 1,6 mm THICK GALVANISED HOOP IRON, 32 mm WIDE, BUILD 750 mm INTO BRICKWORK, WRAPPED OVER TRUSS AND FIXED WITH FOUR 40 mm GALV.NAILS.
4. PROVIDE ADEQUATE WIND BRACING.
5. ROOF TO BE INSPECTED BY APPROVED STRUCTURAL FIRM AS APPROVED BY MUNI.

1. GYPSUM PLASTER CEILING BOARD AT 38 x 38 BRANDING AT 380 mm SPACING CROWN MOULDING TO BE FIXED TO UNDERSIDE OF TIEBEAM OR SUSPENDED BY METAL HANGERS.
2. ROOF ASSEMBLIES TO COMPLY WITH TABLE 8 OF SANS 10400 XA, PROVIDING A MINIMUM R VALUE OF 3.37.
3. ENSURE 135MM "THINK PINK" INSULATION TO ALL CEILING AREAS.
4. PROVIDE 75 mm GYPSUM COVE CORNICE TO ALL CEILINGS TO ENSURE SEALING OF JOINTS AND Voids.

1. ALL GLAZING TO COMPLY WITH PART N OF SANS 10400.
2. ALL GLAZED AREAS EXCEEDING 1m² OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZING.
3. ALL EXTERNAL GLAZED ELEMENTS TO SATISFY SANS 10400XA AND SANS 204.

1. GEYSER TO RECEIVE 50% SOURCE OF HEAT FROM ALTERNATIVE SOURCE (SOLAR PANEL)
2. PROVIDE GEYSER WITH APPROVED GEYSER BLANKET.
3. HOT WATER PIPES TO BE CLAD WITH INSULATION WITH A MIN R-VALUE OF 1.
4. ANNUAL AVERAGE HOT WATER USE TO COMPLY WITH TABLE 2 & 5 OF SANS 10252.
5. WHEREVER POSSIBLE, LENGTH OF PIPE RUNS ARE TO BE MINIMISED.

1. ALL EXTERNAL WALLS TO BE 280mm CAVITY ROCK WALLS BUILT WITH CLAY BRICKS.
2. WALLS SET TOGETHER WITH GALVANISED 1.6MM BRICKWORK EVERY 4 COURSES.
3. CAVITY WALLS TO HAVE MINIMUM 5 BUTTERFLY WALL TIES PER M² EMBEDDED 75MM INTO BRICK JOINTS WHERE CAVITY IS INDICATED.
4. BRICKS SHALL BE Laid ON A 100mm BED OF SAND AND RAISED UNIFORMLY.
5. ALL CAVITIES TO BE KEPT CLEAN AT ALL TIMES.
6. ALLOW FOR WEEPHOLES AT 600mm CENTRES.
7. PLASTERED EXTERNALLY & INTERNALLY.
8. 250 micron POLYETHYLENE DAMP PROOF COURSE AT EXTERNAL AND INTERNAL WALLS.
9. THE CONSTRUCTION OF WALLS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001-CH1.

1. PRESTRESSED LINTOLS OVER ALL OPENINGS AS SHOWN ON PLAN.
2. LINTOLS TO HAVE MINIMUM 3 COURSES OF BRICKWORK WITH BRICKFORCE AT EVERY COURSE OVER.
3. LINTOLS TO BE LAID TO MANUFACTURERS SPECS.

1. ALL WINDOWS/SLIDING DOORS AS SHOWN ON PLAN AND BY APPROVED ALUMINUM SUPPLIER. ALL DOORS TO BE TIMBER AS PER SWARTLAND.
2. WINDOW & DOOR TYPE AND SIZE AS DRAWING.
3. SUPPLY A MINIMUM OF 10% LIGHT AREA TO EACH RESPECTIVE ROOM FLOOR AREA OF WHICH 5% IS TO BE OPENABLE.
4. WINDOW CHILLS TO BE PLASTERED.
5. SUPPLY DPC ALL ROUND WINDOW FRAMES.

1. 102 mm SEAMLESS ALUMINIUM GUTTERS TO 76 mm DIA PVC DOWN PIPES TO 110 mm DIA PVC CLOSED SYSTEM STORM WATER PIPE TO MUNICIPAL STORM WATER.
2. 228 x 32mm SAP FASCIA PAINTED OR VARNISHED.

1. CARPET/TILE TO OWNERS CHOICE ON 25 mm SCREED ON 75 mm CONCRETE SLAB ON 250 micron POLYETHYLENE UNDER SURFACE BED DAMP PROOF MEMBRANE ON SANDBED ON WELL COMPACTED FILL

FOUNDATIONS

1. TO ALL 115 mm WALLS SUPPLY 600 x 230 mm FOUNDATIONS.
2. TO ALL 230 mm WALLS SUPPLY 750 x 250 mm FOUNDATIONS.
3. FOUNDATIONS WALLS MUST COMPLY WITH THE FOLLOWING REGULATION:
 - a. HIGHER THAN 300 mm = 250 mm THICK FOUNDATION
 - b. HIGHER THAN 1000 mm = 340 mm THICK FOUNDATION
 - c. HIGHER THAN 1500 mm = DESIGNED BY STRUCTURAL ENGINEER.

ALL SEWERAGE TO BE DIRECTED TO THE MUNICIPAL VIA A CLOSED DRAINAGE SYSTEM
THE FOLLOWING SYMBOLS APPLY:-

B - BATH	SH - SHOWER
WHB - WASH HAND BASIN	WC - WATER CLOSET
VP - DIA 400 mm VENT PIPE	G - OVERFLOW GULLY
RE - RODDING EYE	WM - WASHING MACHINE
FDG - FRIDGE	

1. ALL WASTE AIR LINES TO HAVE INSPECTION TEES AT THE MAIN PIPE CONNECTION AND CLEANING EYES WITH REMOVED LIDS.
2. PROVIDE ANTI VACUUM DEBRIS TRAPS AT ALL WASTE FITTINGS PRIOR TO ENTERING INTO THE MAIN SEWER SYSTEM.
3. ALL PIPES TO ENTER THE MAIN SEWER LINE AT A MAXIMUM OF 45 DEGREE.
4. THE RADIUS AT THE BOTTOM OF STUB STACK (SS) AND OVERFLOW GULLEY (G) TO BE MINIMUM 300 mm.
5. PROVIDE TWO WAY VENT VALVE AT THE BEGINNING OF A SEWER LINE.
6. ROODING & CLEANING EYES TO BE ACCESSIBLE AT ALL TIMES.

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The Designer is not responsible for the construction or overseeing of the project unless otherwise stated. The Design of the structure is designed for normal ground conditions; it is the responsibility of the owner to take appropriate steps for ground survey and engineering details if required.

All foundations, foundation walls, retaining walls, concrete work, re-inforced concrete beams, concrete floor slabs and roof structures to be designed by a structural engineer and built to his/her details and specifications.

The Designer carries no responsibility for any structural design and recommends that the owner appoint a registered engineer to verify the design.

Dimensions, descriptions and quantities on this drawing
to be verified on site, before ordering material and
commencing with work.

Precast cement products i.e. prefabricated floors and retaining wall systems must always be installed to the manufacturers' specification, and must be verified by the manufacturers' engineers.

MR JOHAN VAN NIEKERK

PROPOSED NEW ADDITIONS

OWNER	Mr Johan Van Niekark	CELL: 082 455 1953
DESIGNER	Mr Jacques Swanepoel	CELL: 084 900 9992

ERF NO:	272
STREET NAME:	4 MARIA LIEVENS
SUBURB:	DE ZALZE ESTATE - STELBOSC
MUNICIPALITY:	STELLENBOSCH
SIZE OF PLOT:	795,00 sqm
EXIST DWELLING:	401,22 sqm
ADDITIONS:	45,44 sqm
TOTAL FLOOR SIZE:	446,66 sqm

DRAWN BY:	J.F. SWANEPOEL
PR NUMBER:	ST 1037 (Senior Prof Arch Tech)

SHEET
1 OF 1

SHEET SIZE: A



AL-2023 - NOV - HOUSE V/ NIEKERK - BEV 2

FLOOR PLAN	SITE PLAN	SECTION
DETAILS	ELEVATIONS	FENESTRATION

DATE November 2023	MUNICIPALITY/DEPARTMENT Stellenbosch Municipality
DESIGNER JACQUES SWANEPOEL	COVERAGE 406.31/75/00m2 = 51.35%
SIGNATURE: OWNER/TRUSTEE	SIGNATURE: DESIGNER 

DE TOLZE VINICOLA (SOCIÉTÉ)
NOME ORGANIZATION
PLACE RECEIVED

17/04/2024