STELLENBOSCH
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Application Number: LU/18190 (TP898/2024)
Our File Reference Number: Erf 10590, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 10590 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 for a **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to permit the following on Erf 10590, Stellenbosch:

   2.1.1 To relax the common building line from 2.5m to 0.830m (adjoining Erf 10589, Stellenbosch) for the covered patio and new bedrooms.
   2.1.2 To relax the common building line from 2.5m to 0m (adjoining Erf 10591, Stellenbosch) for the covered yard
   2.1.3 To increase the coverage from 50% to 63.7%

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 said Bylaw:

   3.1 The approval only applies to the applications 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 and building plans be generally in accordance with the site plan, floor plans & section as referenced on Drawing No. 100, dated 04/06/2025 and drawn by RDC Designs attached as **Annexure A**, subject to condition 2.3 below.

3.3 No first-floor addition shall be constructed over the common building line.

3.4 The following conditions imposed by Directorate: Infrastructure Services, attached as **Annexure B** be adhered to:

3.4.1 The existing municipal services must be protected during the construction work. No damage to municipal services is allowed. The developer will be liable for any damages to municipal services.

3.4.2 No structure or building to be constructed on municipal services existing on Erf 10590.

3.4.3 The existing municipal services must be accessible for maintenance purposes.

3.5 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.

3.6 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 increase of the coverage is minimal and will not undermine or be detrimental to the character of the surrounding residential area.

4.2 The proposal is in keeping with the current residential land use of the subject property.

4.3 The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

4.4 A site inspection was conducted on the property, during which it was noted that one of the proposed additions i.e. covered yard, covered patio and bedrooms have already been constructed. Accordingly, a contravention penalty shall apply in respect of the unauthorised construction.

5. **Matters to be noted**

5.1 The building illegally constructed over the building line and municipal services will be rectified and regularised through the building plan process.

5.2 An addition of a first floor must be limited within the building lines and a new permanent departure application to be sought should the property owner wish to construct a double storey over the building lines.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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

13/11/2026.
DATE

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ANNEXURE A

SITE PLAN

FENESTRATION DETAILS OF NEW LAUNDRY ROOM AREA ONLY (ADDITION)

NETT FLOOR AREA (m²) :

- Nett Floor Area : 9m²
- 20% Floor Area : 1,8m²

TOTAL FENESTRATION PROVIDED :

- W1 : 1,1m x 0,9m = 0,99m² x 1 = 0,99m²

TOTAL GLAZING AREA : 0,99m²
0,99m² < 9m² (11,0%)

FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREA

FENESTRATION DETAILS OF NEW BEDROOMS, LOBBY GROUND FLOOR ONLY (ADDITION)

NETT FLOOR AREA (m²) :

- Nett Floor Area : 50m²
- 20% Floor Area : 10,0m²

TOTAL FENESTRATION PROVIDED :

- W1 : 1,1m x 0,9m = 0,99m² x 1 = 0,99m²
- W2 : 0,6m x 0,9m = 0,54m² x 1 = 0,54m²
- W3 : 1,2m x 1,2m = 1,44m² x 2 = 2,88m²
- D1 : 1,6m x 2,1m = 3,16m² x 1 = 3,15m²
- D2 : 0,9m x 2,1m = 1,89m² x 1 = 1,89m²

TOTAL GLAZING AREA : 9,45m²
9,45m² < 50m² (18,90%)

FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREA

FENESTRATION DETAILS OF NEW MAIN BEDROOM FIRST FLOOR ONLY (ADDITION)

NETT FLOOR AREA (m²) :

- Nett Floor Area : 38m²
- 20% Floor Area : 7,6m²

TOTAL FENESTRATION PROVIDED :

- W1 : 1,1m x 0,9m = 0,99m² x 1 = 0,99m²
- W2 : 0,6m x 0,9m = 0,54m² x 1 = 0,54m²
- W3 : 1,2m x 1,2m = 1,44m² x 2 = 2,88m²
- W4 : 1,0m x 2,0m = 2,00m² x 1 = 2,00m²

TOTAL GLAZING AREA : 6,41m²
6,41m² < 50m² (12,82%)

FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREA

FENESTRATION DETAILS OF NEW ENTER-TAINMENT AREAS FIRST FLOOR ONLY (ADDITION)

NETT FLOOR AREA (m²) :

- Nett Floor Area : 70m²
- 20% Floor Area : 14,0m²

TOTAL FENESTRATION PROVIDED :

- W1 : 1,1m x 0,9m = 0,99m² x 5 = 4,95m²
- W5 : 1,8m x 1,2m = 2,15m² x 1 = 2,16m²
- W6 : 1,6m x 0,6m = 1,08m² x 1 = 1,08m²

TOTAL GLAZING AREA : 8,19m²
8,19m² < 70m² (11,7%)

FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREA

AREAS:

EXISTING DWELLING	- 131m²
GROUND FLOOR ADDITIONS	
New Laundry & Store	- 20m²
New Lounge Ext & Stoep	- 14m²
New Covered Patio	- 60m²
New Covered Yard Roof	- 24m²
New Carport	- 72m²
New bedrooms & WC	- 31m²
New Lobby at Bedrooms	- 12m²
TOTAL NEW GROUND FLOOR	- 233m²
FIRST FLOOR ADDITIONS	
New Entertainment Area	- 78m²
New Main bedroom & E/S	- 31m²
TOTAL NEW FIRST FLOOR	- 109m²
TOTAL NEW ADDITIONS	- 342m²
TOTAL DWELLING incl. Carport & Yard	- 473m²
SITE AREA	- 571m²
COVERAGE	- 63.7%

Drainage & Gas Services notes:

1. All levels to be checked on site and final adjustments to be made in accordance with Civil Engineer's instructions.
2. Inspection eyes on all corners and connections.
3. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access.
4. Ventilation pipe 400mm above roof level.
5. Sewer & Stormwater pipes below building to be encased in min.100mm concrete.
6. Minimum fall of foil sewer pipes to be 1:60.
7. Fit vent valve on all waste fittings.
8. Pipe sizes:
   - wc & urinal - 100mm dia. upvc sewer pipe.
   - whb - 50mm dia. upvc waste pipe.
   - stacks & ventpipes - 100mm dia. upvc pipe
9. Simbols:
   - 100mm upvc soil pipe @ min 1:60 fall to engineer's design.
   - 50mm upvc waste pipe built into brick walls
   - 50mm dia upvc stack with ventpipe
   - 100mm dia upvc stack with ventpipe
   - rodding eye
   - 100mm upvc downpipe with inspection eye
   - gully for waste water from hwb or sinks.
   - manhole

Note: All Plumbing pipes to be concealed within walls.

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS

ALL TO ENGINEERS DETAIL

RAINWATER GOODS

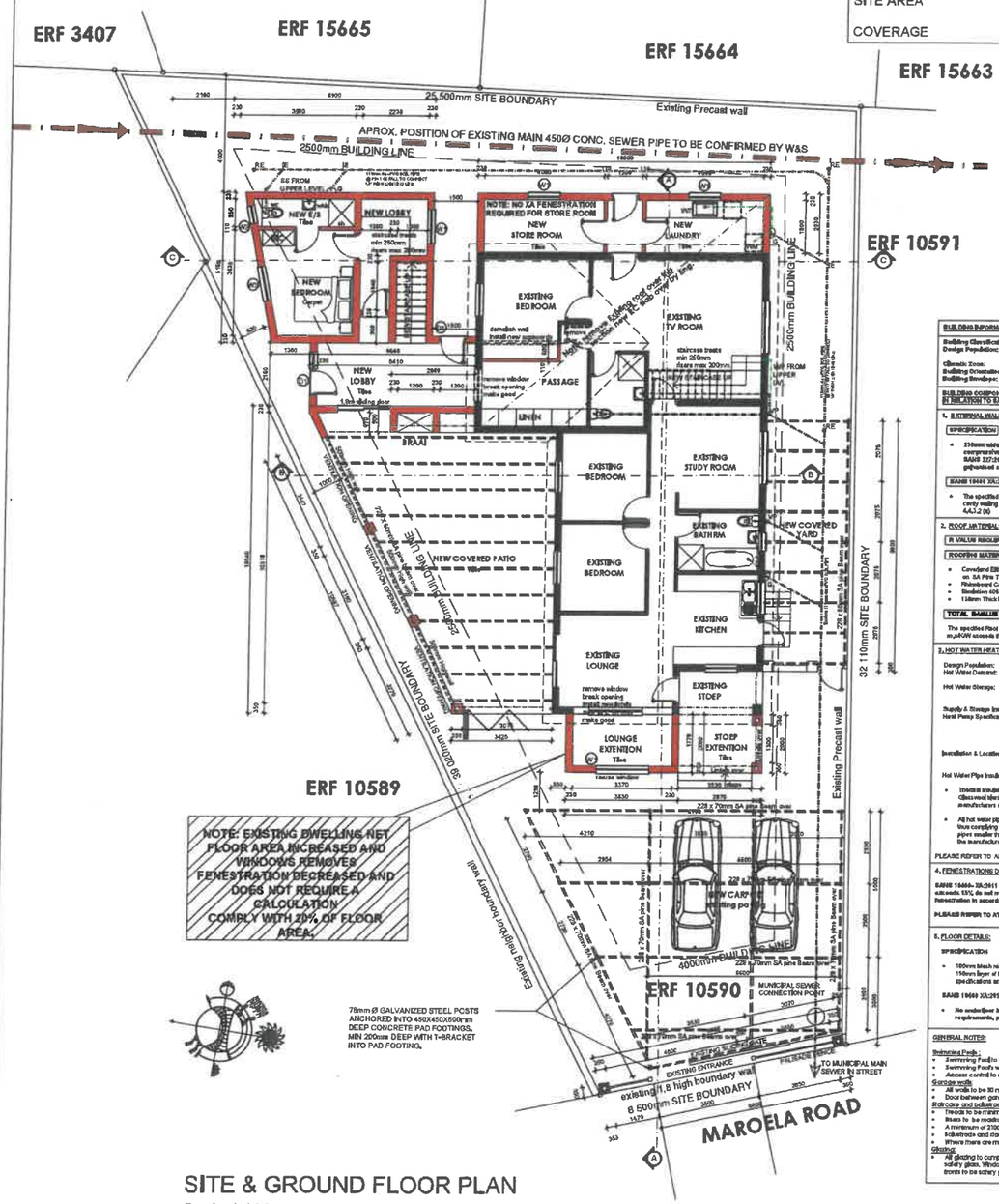
PVC GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 75X60mm ALUMINIUM RWDPS

NOTE:

ALL CONCRETE & STEEL WORK TO STRUCTURAL ENG.S DESIGN

General notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any descrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National building regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned ,to be adhered to.
4. Natural light and ventilation area of all openings in accordance SANS 10400 Part O natural light area : min.10% of floor area and natural ventilation : min.5% of floor area.
5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.
6. All cavities below floor level to be filled with concrete and dpcs to be stepped.



SITE & GROUND FLOOR PLAN
Scale 1:100

BUILDING INFORMATION:

Building Classification:	H4
Design Population:	2 Persons per Bedroom 3 Bedrooms = Max 6 Persons
Climatic Zone:	Zone 4
Building Orientation:	South West
Building Envelope:	Double Storey Dwelling

BUILDING COMPONENTS CALCULATIONS & DETAILS IN RELATION TO SANS 10400 - XA:2011 & SANS 204

1. EXTERNAL WALLS:

SPECIFICATION

- 230mm wide External masonry cavity walls, with 50mm cavity, constructed with Corobrick® 14MPa nominal compressive strength Mud Red bearing plaster bricks, size 222 x 115 x 84mm , manufactured in accordance with SANS 227:2007, laid in stretcher bond course and bedded and jointed in 10mm thick Class B mortar joints. Provide galvanized steel butterfly wall tie reinforcement @ 4 tie per 1 sqm spacing ratio.

SANS 10400 XA:2011 REQUIREMENTS

- The specified 230mm External masonry cavity walls do comply with SANS 10400 XA:2011 requirements. External masonry cavity walling systems exceeds the minimum required R-value of 0,35 , Please refer to SANS 10400 XA:2011 paragraph 4.4.2.2 (b)

2. ROOF MATERIALS & ASSEMBLY DETAILS:

R VALUE REQUIRED FOR CLIMATE ZONE 4 = 3,7 m²k/kW

ROOFING MATERIALS SPECIFIED	R-Value
Concrete Slate-profile concrete Roof Tiles on SA Pine Timber Battens and Roof Trusses	0,3 m²k/kW
Fibreboard Ceiling	0,05 m²k/kW
Sisalation 405 Prereinforced Grade	0,09 m²k/kW
110mm Thick Mechanically Uniform Ceiling Insulation	3,33 m²k/kW
TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY	3,77 m²k/kW

The specified Roof Assembly & Flooring Materials do comply with SANS 10400 XA:2011 requirements as the R-Value of 3,77 m²k/kW exceeds the minimum required R-value for climatic zone 4 of 3,7 m²k/kW.

3. HOT WATER HEATING DETAILS:

Design Population: 3 Bedroom House at 2 Persons per Bedroom = Max 6 Persons
Hot Water Demand: SANS 10252-1:2012 Demand Formula For Dwelling House = (115 TO 145) L/Pers/Day
= 145L x 6 Persons = 840 Liters Per Day
Hot Water Storage: SANS 10252-1:2012 Storage Formula = (90 TO 80) L/Per Person
= 80L x 6Persons = 360Liters
THUS: 6 Persons Require Min 340L and Max 360Litres of Hot Water Storage
Supply & Storage Installation: 2 x 150Litre Kwikot 600 Dual Slimline Geysers + 75L-Maxi Kwikot Heat Pump or similar.
Heat Pump Specifications: Product Code = GH-0300150-B7
Heating Capacity = 3,2kW
Hot Water Output = 75 Litres per Hour (75Liters x 24 Hours = 1800Liters Per Day)
Water Heater Size = 150 Litres
Power Input = 800W (or similar)
Installation & Location: Strictly according to Manufacturer's Specifications
2 x 150L Geysers to be installed in ceiling space with Geyser Installers Blankets
Heat Pump to be installed on exterior facade of house.
Hot Water Pipe Insulation: Saint Gobain ISOVER

- Thermal insulation for the 2 x 150 Litre Hot Water Geysers will be Saint Gobain Isover Geyser Jacket, a Flexible Foil Faced Glass wool blanket with a R-value of 1,20 m²k/kW. The thermal insulation blanket to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011 Prescriptive req., paragraph 4.3.6
- All hot water pipes to be insulated with Saint Gobain Isover Snap On Geyser Pipe Insulation with a R-Value of 1,00 m.k/kW thus complying with SANS 10400 XA:2011 Minimum R-Value requirement of 1,00 m.k/kW for thermal insulation of hot water pipes smaller than 80mm in diameter, paragraph 4.3.2 & Table 1. The pipe insulation to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011.

PLEASE REFER TO ANNEXURE B= KNIKOT TECHNICAL DATA BROCHERS & SANS 10252-1:2012 = HOT WATER DEMAND

4. FENESTRATIONS DETAILS:

SANS 10400- XA:2011 paragraph 4.4.4.2 states that "Buildings with a fenestration area in wall floor area per storey that exceeds 15%, do not meet the minimum energy performance requirements and shall thus comply with the requirements for fenestration in accordance with SANS 204",

PLEASE REFER TO ATTACHED «PENETRATION CALCULATION DOCUMENTS AND WINDOW AND DOOR SCHEDULE

5. FLOOR DETAILS:

SPECIFICATION

- 100mm thick reinforced concrete surface bed cast on 250mm Sandblinding with 0,25mm smooth green polyolefin D.P.M. on 150mm layer of Hardcore filling. Reinforced covered with a 25mm screed and 25mm floor finish. To structural engineers specifications and detailing. No underfloor heating services to be installed.

SANS 10400 XA:2011 REQUIREMENTS

- No underfloor heating services to be installed that the floor component complies with SANS 10400 XA:2011 requirements, paragraph 4.4.2

GENERAL NOTES:

Swimming Pools :

- Swimming Pool to be designed and constructed that by specialists
- Swimming Pool's water from the backwash is to discharge into the sewer system.
- Access control to all swimming pools as indicated on site plan

Garage walls

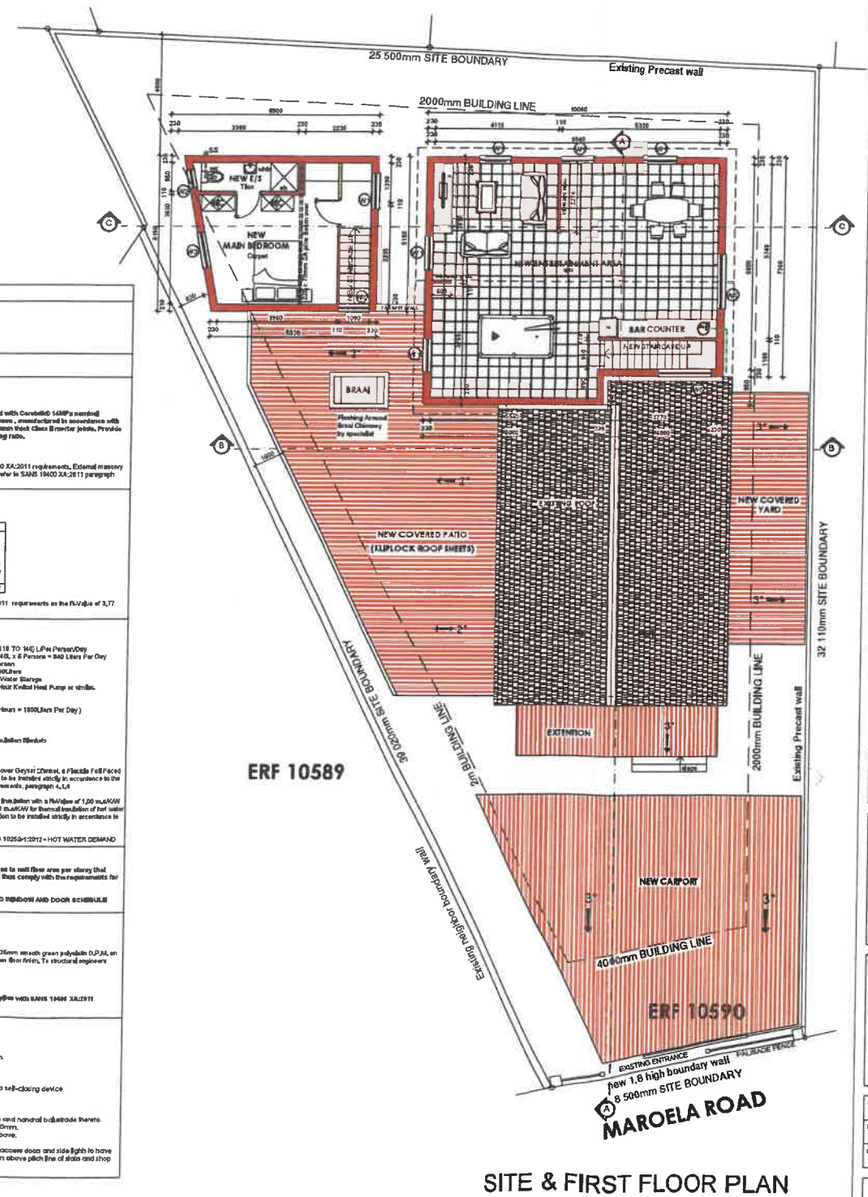
- All walls to be 30 minute fire wall
- Door between garage and dwelling to be a 1 hour fire door and equipped with a self-closing device

Entrance and balustrade - only applicable where indicated on plan

- Treads to be minimum 250mm.
- Risers to be maximum 200mm.
- A minimum of 2100mm head clearance, measured vertically from the pitch line and handrail balustrade thereto.
- Balustrade and staircase railings to be minimum 1m High with max. openings 100mm.
- Where there are more than 3 steps a balustrade is to be provided as per note above.

Glazing:

- All glazing to comply with requirements of SANS 10137 and SANS 10400 Part M = access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1500mm above pitch line of stairs and shop fronts to be safety glass.



SITE & FIRST FLOOR PLAN
Scale 1:100

RDC Designs cc
Architectural Technologist
[redacted]

CLIENT:
HOUSE DEON & GLYNIS

PROJECT TITLE
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ERF 10590 MAROELA CRESCENT DE RIDGE, STELLENBOSCH

DRAWING TITLE
PLANS
SANS XA

PROJECT No.	JL 0422	SCALE	INDICATED
DRAWING No.	100	DATE	04/06/2025
REV.	00	DRAWN	RDC

FOR MUNICIPAL APPROVAL

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ANNEXURE B

COMMENTS FROM DIRECTORATE:

INFRASTRUCTURE SERVICES

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Xolani Tika**
Date ▫ Datum:	**05 June 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2850**
Town Planning Ref:	**LU/18190**
Re ▫ Insake:	**Erf 10590, Stellenbosch: A permanent departure application is made in terms of Section 15(2)(b) of the Stellenbosch Land Use Planning Bylaw, 2023 to permit the following on Erf 10590 Stellenbosch: a) To permit the coverage to be increased from 50% to 66.9% b) To permit the new covered yard to be 0m in lieu of 2.5m from the common building line (adjoining Erf 10591 Stellenbosch) c) To permit the bedroom & bathroom on the ground floor and the dresser & bathroom on the first floor to be 1.3m in lieu of 2.5m from the common building line (adjoining Erf 15665 Stellenbosch) d) To permit the bedroom on the ground floor and bedroom on the first floor to be 0.830m in lieu of 2.5m from the common building line (adjoining Erf 10589 Stellenbosch)**

The application is recommended for approval, subject to the following conditions:

1. **Civil Engineering services**

1.1 The existing municipal services must be protected during the construction work. No damage to municipal services is allowed. The developer will be liable for any damages to municipal services.

1.2 No structure or building to be constructed on municipal existing services on erf 10590.

1.3 The existing municipal services must be accessible for maintenance purposes.

Xolani Tika
Technician: Development (Infrastructure Services)

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