



STELLENBOSCH

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Application Number: TP1657/2026

Our File Reference Number: Erf 14837 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 14837, 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 side building lines from **1.5m to 0m** (adjoining Erf 14838 Stellenbosch) and to increase the coverage from **50% to 51.14%** to accommodate the proposed additions on Erf 14837, Stellenbosch.

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. 25-205, dated 2026/05/06 and drawn by CBJPA for Red Atlantic 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.

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

4.1 The proposed additions are typical structures found within the Welgevonden Estate and are considered compatible with the surrounding land uses.

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.

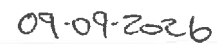
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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



DATE

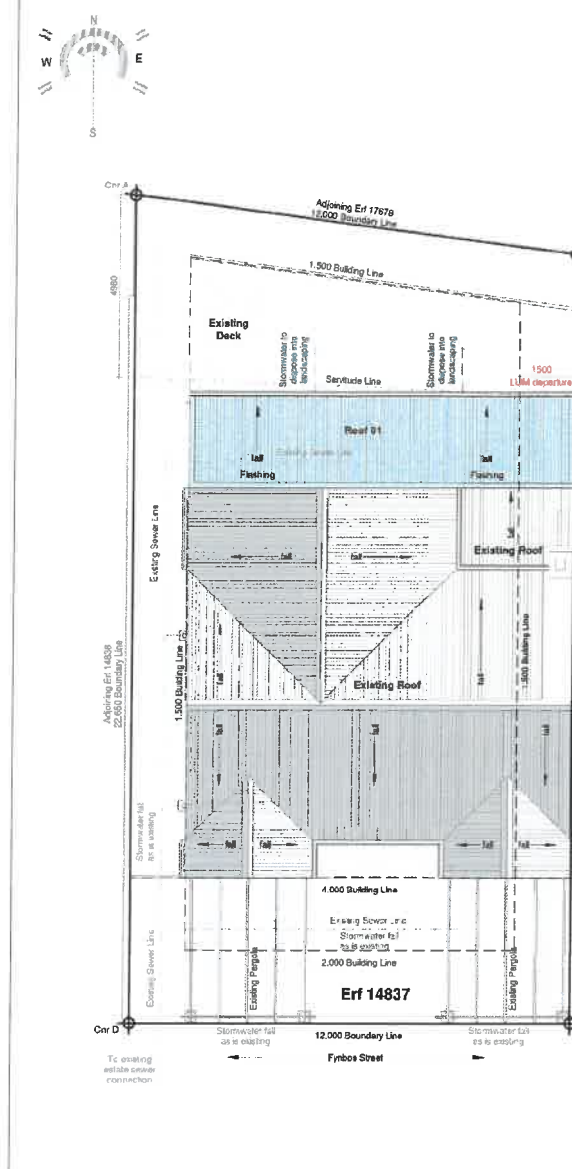


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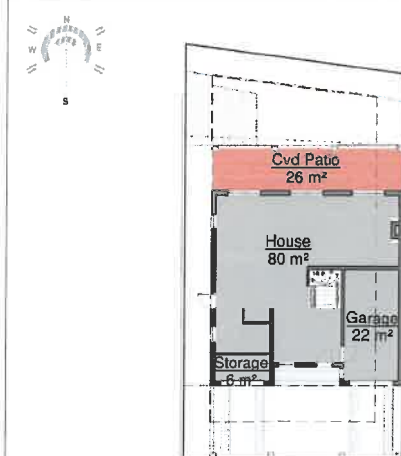
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ANNEXURE A

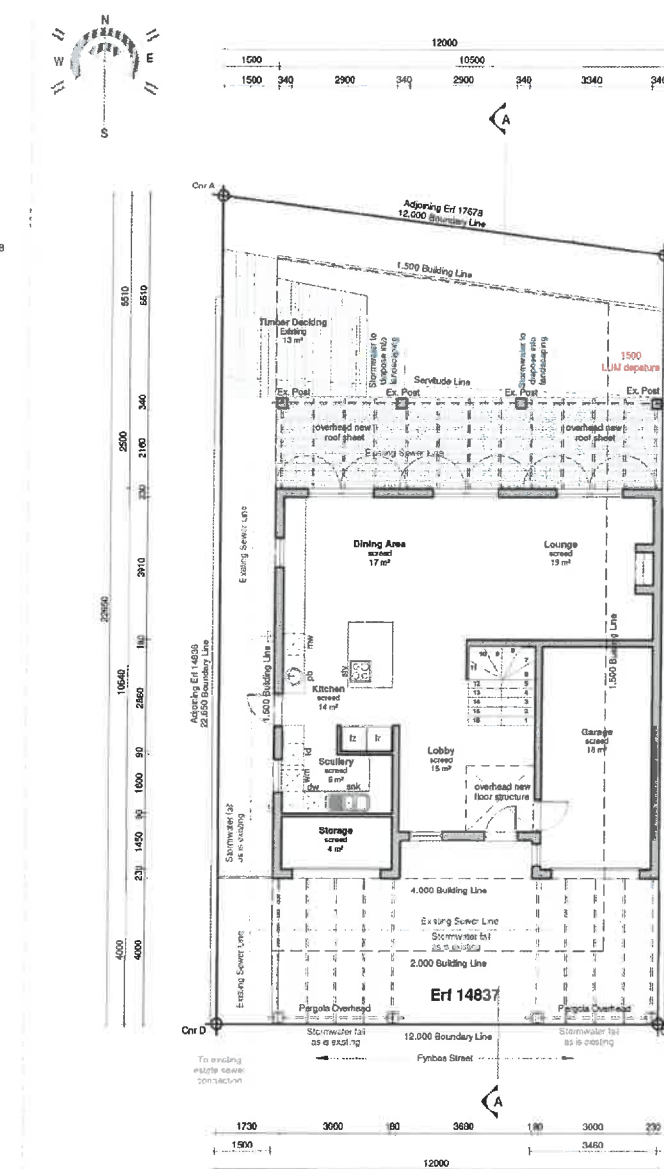
SITE PLAN



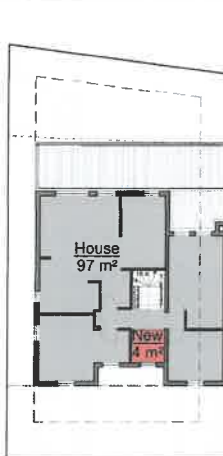
Site and Roof Plan
Scale 1:100



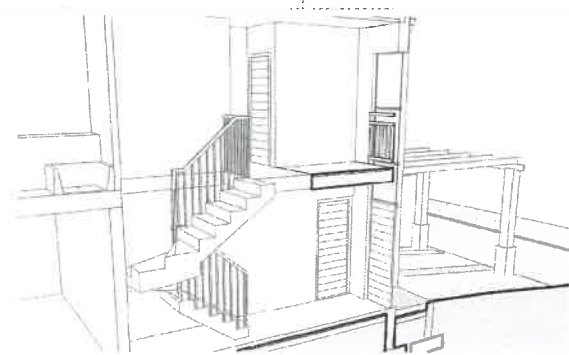
Ground Storey - Gross Area Plan
Scale 1:200



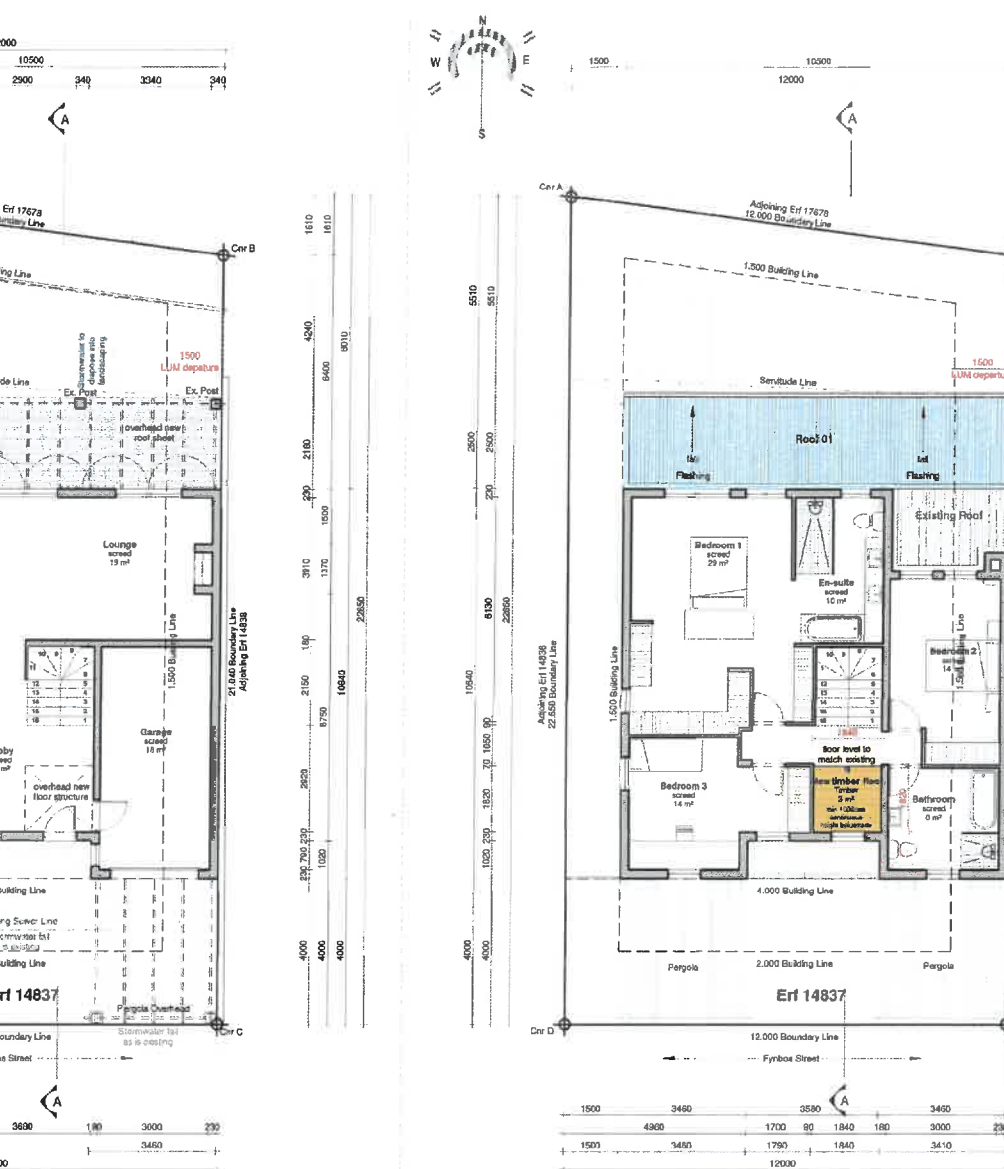
Ground Storey Floor Plan
Scale 1:100



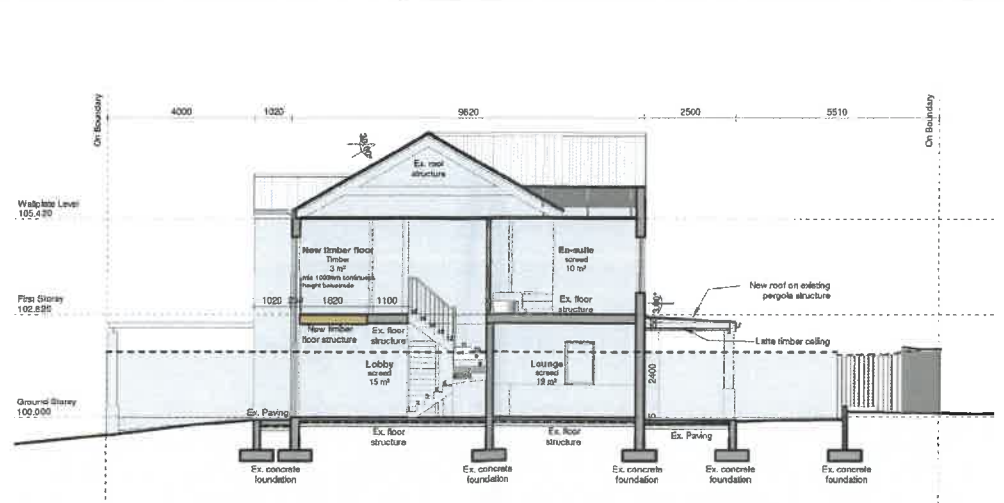
First Storey - Gross Area Plan
Scale 1:200



Section A
Scale 1:100



First Storey Floor Plan
Scale 1:100



COLOR SCHEME (to be confirmed by client)

- Roof: - Charcoal
- Walls: - To match roof colour - To match existing
- Outlets: - To match wall colour - To match existing
- Downpipes: - To match wall colour - To match existing

LEVELS AND DIMENSIONS:

Land surveyor to confirm all boundary points and to check all levels before construction commences. The building to be laid out and levelled in the position and to the levels as indicated on site.

General: All to suit must be returned from the area to be built upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or entering of any building materials. Read figured dimensions in preference to scaling. All work to comply with SANS 10400. All finishes to comply with the HOME OWNERS ASSOCIATION.

GENERAL PRINCIPLES AND REQUIREMENTS

BUILDING CLASSIFICATION (SANS 10400 - Part A)

Occupancy - H4 - Dwelling House.
Population - 2 persons per bedroom.

STRUCTURAL DESIGN (SANS 10400 - Part B)

Designed to safety.

DIMENSIONS (SANS 10400 - Part C)

Minimum ceiling height to be 2.40m. Minimum Habitable Room size to be 5.00m².

PUBLIC SAFETY (SANS 10400 - Part D)

CHANGE IN LEVEL

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 1.50m high, must not have openings that will permit the passage of a 100mm diameter ball.

SITE OPERATIONS (SANS 10400 - Part F)

PREPARATION OF SITE

Before any foundation is laid the area to be covered by any building shall be properly cleared of vegetable matter, tree stumps, timber and other cellulose material, clots or refuse and any material contaminated with faecal matter.

Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct each water away from such building to a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided by the owner and be available for use for any personal employed for the work to be done.

EXCAVATIONS (SANS 10400 - Part G)

Where any excavation is to be carried out on or to be carried out on any site and such excavation may impact the safety or stability of any property or service. The owner of such site shall take adequate precautionary measures to ensure that the safety and stability of such property or service is maintained.

While any excavation remains open, and during the placing of any foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

FOUNDATIONS (SANS 10400 - Part H)

Foundation mass concrete in situ 1:4:5 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 20mm stone (washed). Foundation walls to be 300mm thick and not less than 1.50m high. Minimum reinforcement: load bearing walls min. 800x300mm and non load bearing walls maximum 600 x 250mm.

30mm isoboard on inside of foundation wall between foundation and subsoil.

Where there is underfloor heating specified on the ground floor level 30mm isoboard to be lapped below subsoil.

Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with Structural Engineers details and specifications. Provide min. 200x300x300mm concrete footings to all freestanding columns.

A competent person is required to design and inspect 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.

FLOOR CONSTRUCTION (SANS 10400 - Part J)

GENERAL NOTES

The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be water-resistant.

Any concrete floor also supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

MEZZANINE LEVEL: (Suspended timber floor)

22mm floor board fixed on 50x225mm (grade 5) SAP timber floor joists at max. 600mm c/c spacings. Floor joists to be wrapped in dpc and built into wall. Underneath of floor joists to be finished with 9mm fibre board ceiling, skinned and painted. Connect to later.

WALL CONSTRUCTION (SANS 10400 - Part K)

BOUNDARY WALLS:

Existing

Roof construction (SANS 10400 - Part L)

Roof of roof 34' Brownbuild 100 LOK or similar approved metal roof sheeting on 50x150mm (grade 5) SAP existing purlins.

RAINWATER GOODS (SANS 10400 - Part L)

To match existing.

Clutters to be seamless, pre-coated aluminium "C" type gutters (simple profile), with rectangular downpipes, mounted on walls or columns or purpose-made gabled steel paned dark grey to match roof sheeting colour. - Zinc gutters.

CONCRETE/PLASTER/INTERIORS:

Structural concrete mix must be 1 part cement, 4 parts sand and 5 parts 10mm gravel stone. A concrete strength of 10 MPa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 3 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

CEILING CONSTRUCTION (SANS 10400 - Part L)

Existing

10mm diameter laser ceiling attached to purlins under roof sheeting.

BALUSTRADE (SANS 10400 - Part M)

To match existing.

Balustrade to be square stainless steel tubing with stainless steel handrail to be max. 1000mm high. Openings not to be more than 100mm. To be confirmed by client. Final design as per client specification.

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DISCLAIMER

All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately. Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final satisfaction and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval. The owner of this property acknowledges that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Development Data:

Site Area	282.00 sqm
Existing:	
Ground	205.00 sqm
First	108.00 sqm
Proposed:	
Ground	30.00 sqm
First	26.00 sqm
Grand Total	235.00 sqm
Coverage (51.14%)	134.00 sqm

HOA Approval Stamps

ESTATE MANAGER
GAWIE MARKE

Municipal ESTATE REVIEW ARCHITECT
FRANCIS MALAN

DATE OF WHOA APPROVAL 22 May 2026

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.

Owner Signature: [Signature] Date: 2026 / 05 / 25

Architect Signature: [Signature] Date: 2026 / 05 / 25

H4 - Dwelling House



House Naude

Property description

Project description

Additions and Alterations - New floor and Covered Patio

Sheet description

Site and Roof plan, Ground and First Storey Plan, Area Plans, Section, 3D's, and Notes

Project number	Sheet nr	Rev	Project status
25-205	001		Open
Project Date	Designed by	Scale	
2025-11-04	RW	as indicated	
Issue Date	Drawn by	Page Size	
2026/05/06 13:11:51	CB/PA	A1	