STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1470/2025
Our File Reference Number: Erf 550, Kylemore
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI[redacted]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 550, KYLEMORE

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following application made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 550, Capolavoro Mountain Estate - Kylemore for a departure:

2.1.1 To relax the street building line from 2m to 0m and the common building line (adjacent to POS) from 1.5m to 0m for the proposed swimming pool on the property.

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 proposed departure 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 development and building plans be generally in accordance with the site plan / floor layout plans as referenced on Drawing No. 100, Drawn By dogged Architects, Dated 2025.11.17 and attached as **Annexure B**.

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.

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

4.1 The encroachment of the building lines does not undermine the character of the area due to the use (swimming pool) and the small scale thereof.

4.2 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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.

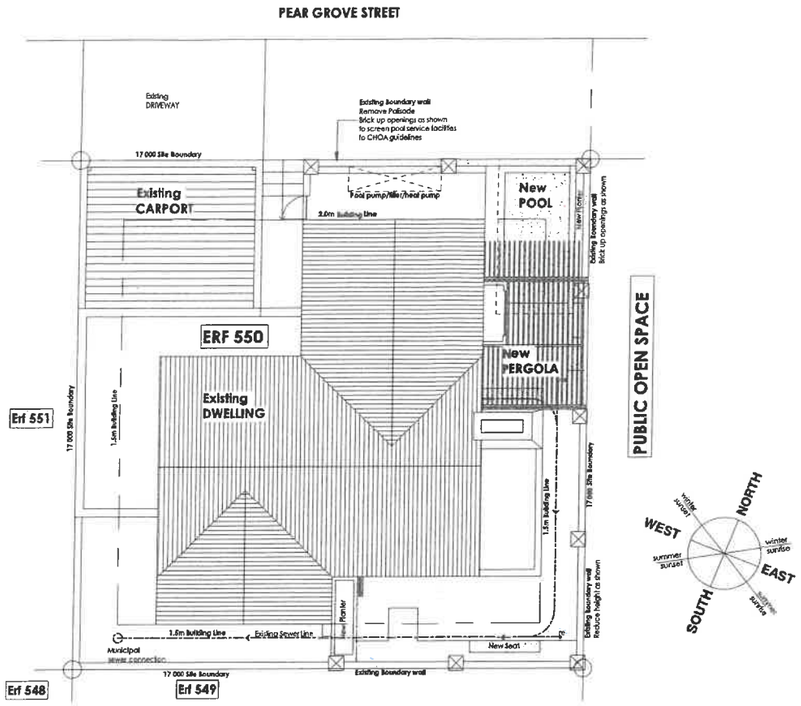
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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.

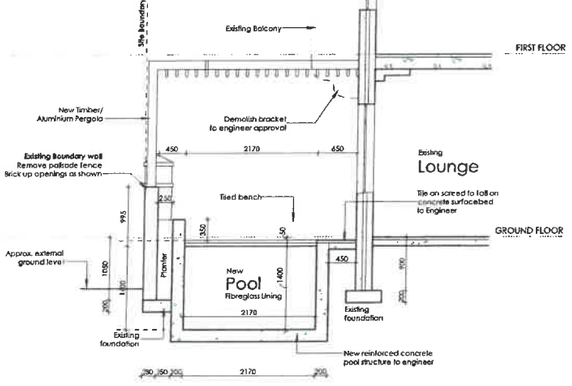
Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

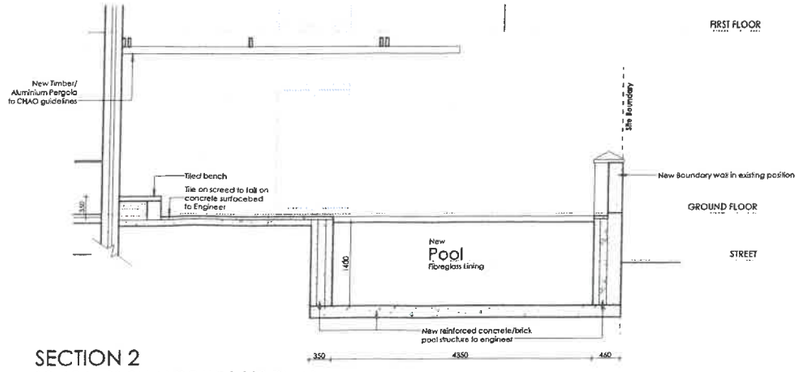
14/1/2026
DATE



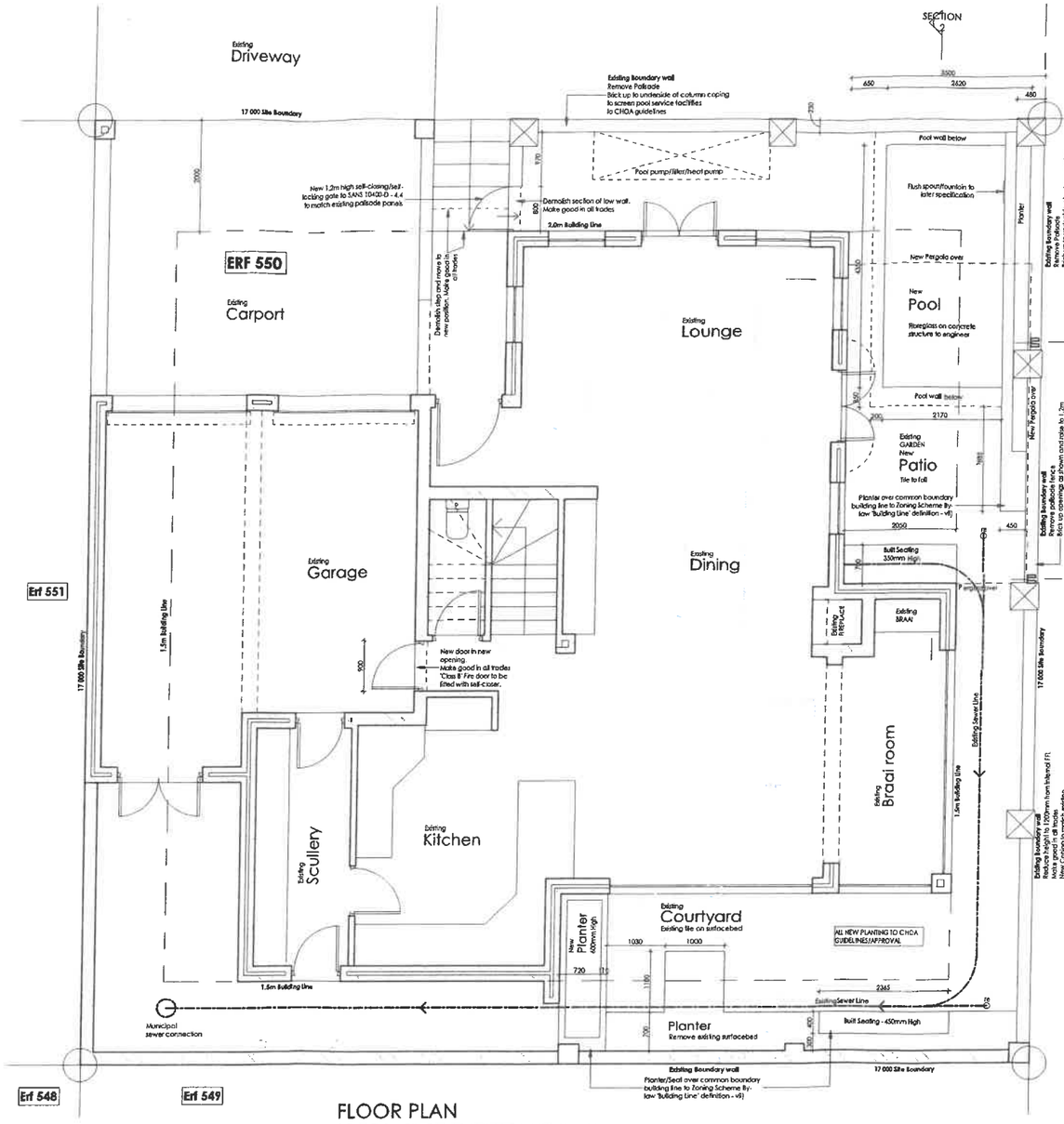
SITE PLAN
SCALE 1 : 100 ON A1/SCALE 1:200 ON A3



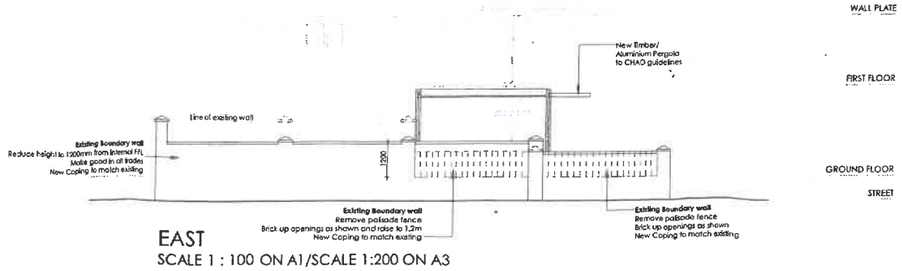
SECTION 1
SCALE 1 : 50 ON A1/SCALE 1:100 ON A3



SECTION 2
SCALE 1 : 50 ON A1/SCALE 1:100 ON A3



FLOOR PLAN
SCALE 1 : 50 ON A1/SCALE 1:100 ON A3



EAST
SCALE 1 : 100 ON A1/SCALE 1:200 ON A3

Revision	Date/Description
A	2025.11.05 For Information
B	2025.11.10 Provisional to Council
C	2025.11.17 HOA/Council submission

NOTES.

Construction
All construction work shall be executed by the contractor in terms of the following requirements as per SANS 10400 - Application of the National Building Regulations, unless otherwise stated

GARAGE
To Comply with SANS 10400-Part T: Fire Protection
Garage door to have a fire resistance of not less than 30 min and doorway to have a threshold not less than 10 mm.
Separating element between Garage and Habitable Room (Wall or Floor) to have a fire resistance of not less than 30 min and walls to extend to the underside of the roof.

STAIRS
To comply with SANS 10400-M
The headroom at any point on any stairway shall be not less than 2,1 m measured vertically from the pitch line, and the width of any stairway measured to any enclosing wall or balustrade, shall be not less than 750 mm.
Any landing serving two flights in the same straight line shall have a length of not less than 0 mm, and have a width of not less than that of such flights.
No flight of stairs shall have a vertical rise greater than 3 m between landings.
No door shall open onto a stairway unless such door opens onto a landing and the width of such landing is not less than that of such door. The position of the door relative to the landing and the direction of opening shall be such that it does not obstruct the flow of persons on the stairway when in the fully open position.
The rise of any step shall not exceed 200 mm.
The going and width of any tread shall be not less than 250 mm, provided that where the stair does not have solid risers, each tread shall overlap the next tread by not less than 25 m
The dimension of each step of the stairway shall be such that the sum of the going and twice the rise is not less than 670 mm and not more than 850 mm.
All timber used for timber stairs to be preservative treated in accordance with SANS 10005.

RAMPS
Floor finishes & surfaces to comply with SANS10400-S:2011 Ed.3, point 4.5 Gradient, width, landings to comply with SANS10400-S:2011 Ed.3, point 4.8

BALUSTRADES & BARRIERS
All new balustrades to be minimum 1m high For occupancies E2, E3, E4, H1, H2, H3, H4 or I openings not to allow a 100mm sphere through. For other occupancies, balustrades shall consist of a handrail and one other rail midway between each handrail and the stair tread.
To SANS 10400-Parts D & M, SANS 10160, SANS 10263 & SANS10137 Design. Supply and install Steel balustrades complying with the requirements of SANS10400-M, SANS10137 and SANS1263.1 and the design intent drawings.
In addition to the above, balustrade walls and barriers to comply with SANS 10400-B (Structural Design), SANS 10400-K (Walls) and SANS 10400-T

DRAINAGE
Drainage to comply to SANS 10400 and to local Authority. Min. fall of soil pipes 1:60
Drainage under building work & driveway to be encased in concrete with 150 at both ends
Drains shall be installed in accordance with the requirements of SANS 1200 DD, SANS 1200 LB and SANS 1200 LD.
Drainage under building work & driveway to be encased in concrete with 150 at both ends
Any part of a drainage installation that passes under a building to SANS10400-P:4.19.4, 4.22.2 4.22.5
A drain shall have a wall lower over the outside of the drain at not less than 500 mm, or precast or cast-in-situ concrete slabs placed over the drain, isolated from the crown of the pipe a soil cushion not less than 100 mm thick and the slabs shall be wide enough and strong enough to prevent excessive superimposed loads being transferred directly to the pipes.
Drainage covers in driveways Supply with heavy duty double sealed Manhole covers.
Min. invert level to be 450 @ highest point. Waste pipes excavating 6m to be 50mm ID.

GLAZING
All glazing to comply with requirements of SANS 10400-N2008 - access doors and side lights to have safety glass. Windows lower than 500 from floor, windows lower than 1800 above pitch to be of safety to be safety glass.

WALLS & RETAINING STRUCTURES
All external brick walls to be 230 cavity
Brick work Imperial clay bricks 375mm Dpc to external walls, min 150 above NGL, seated on all floors Dpm
All New foundation walls to have concrete fill
Retaining walls, demolition and any other structural details to engineer
Min 400mm brick work between window & doors openings and roof structure.
All freestanding walls to adhere to table 17 and 18 of SANS 10400-Part K.
Precast lintels over door and window openings >3m, beams to eng. over openings >3m.
Walls to have brick force every 3 courses.
Walls to have 2,5 lbs wires per m².

ROOF
Roof trusses and construction to specialist & engineer
Roof trusses to be tied into brick work with galv. loop iron, min 600mm deep
Supply flashing where chimney meets roof & where roof meets wall.

POOL
Structure to engineer
Pool backwash to discharge to sewer
Pool overflow to discharge into the rainwater system
Gates leading to swimming pool to be self closing & self latching

FIREPLACES
Entire installation to conform to SANS 10400-V:2018, Edition 3.1
Built-in fireplace to be closed combustion fireplace.
Flue/chimney to extend min. 1000 above roof covering.
No combustible material, such as timber joists, -trimming or -ner trusses shall be built within 200mm of the inside of any chimney flue.
Fireplace burning of solid fuel shall have a hearth made of noncombustible material of adequate thickness. Such hearth shall extend ≥400 mm in front of the grate or fire basket and ≥300 mm beyond each side of such grate or fire basket.

PARKING
Main dwelling 2 bays, 2nd dwelling 1 bay. Total provided: 3 bays, as per MPR:
Minimum off-street parking requirements

WATER HEATING
Hot water supply to be solar geysers
All hot water pipes to be lagged, to achieve an R-value of 1.

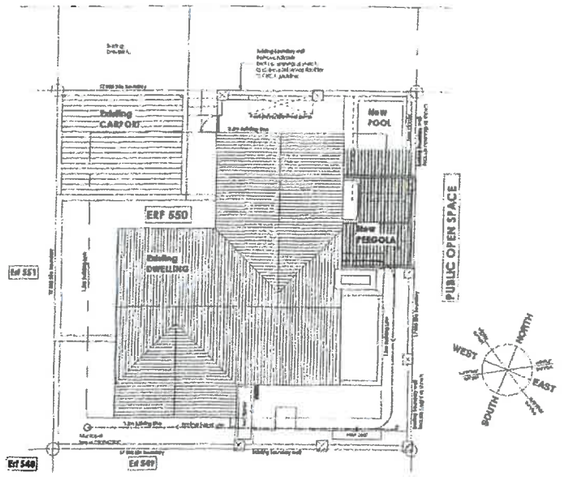
ENERGY EFFICIENCY
All to SANS 10400-XA:2021, Edition 2, optional design to specialist.

GENERAL
Natural ventilation to be minimum 5% of floor area i.t.o. SANS 10400 Part O
Natural lighting to be minimum 10% of floor area i.t.o. SANS 10400 Part O
All construction to SABS, NBR and local authority's standards. All materials to SABS standards
Rain water to exit into to street
All materials used in the construction of works indicated on these drawings shall either be SABS approved or have an Agrément South Africa Certificate unless otherwise stated.
No deviations from approved building plans shall be allowed unless approved by the Local Authority prior to construction.
The Contractor shall adhere to all applicable National Acts - Regulations, Standards and By-laws during construction.
Water reticulation system installations shall comply with SANS 10252-1
Electrical installation shall comply with SANS10142-1
All dimensions, dimensions and levels to be checked by contractor prior to setting out of the work. Architect to be notified of any discrepancies.
Structural work to be the responsibility of a structural engineer as referenced

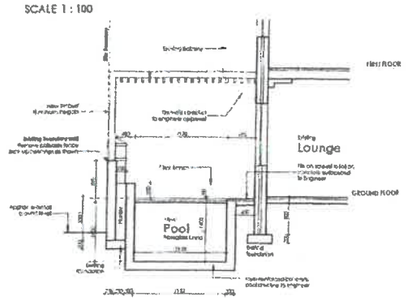
Drawing status	**HOA/Council**
Project	
Name	Huis Zandberg
Address	Erf 550 Capolavoro Mountain Estate
Number	2025.08
Client	
Name	Mr & Mrs Zandberg
Signature	
Architect	
Name	Hannes Jacobs
Sacap no	Pr Arch 247496756
Signature	
Drawing	Plans, Sections, Elevations
No	100
Scale (A1)	As indicated A1/A3
Rev	C
Drawn	HJ
Date	2025.11.17

dogged architects
[redacted]

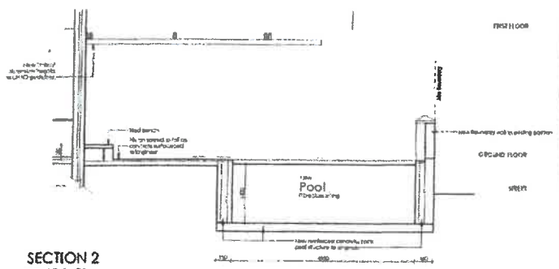
PEAR GROVE STREET



SITE PLAN
SCALE 1 : 100



SECTION 1
SCALE 1 : 50



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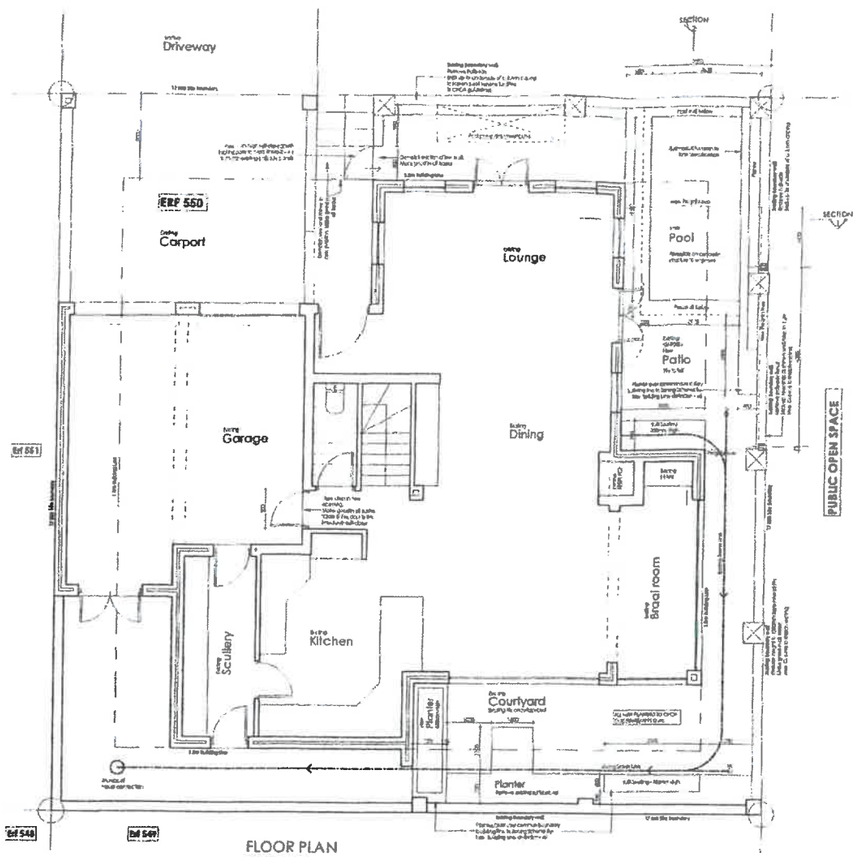

FLOOR PLAN
SCALE 1 : 50

CAPOLAVORO
Huis Eienaars Vereniging
Stellenbosch
Handtekening
Handtekening
19-11-2025
Datum

EAST
SCALE 1 : 100

Revision	Date/Description
A	2025.11.26 For permission
B	2025.11.5 Revised plans for CMMA
C	2026.1.1.1 For submission

Drawing status: HOA/Council

Project
Name: Huis Zandberg
Address: Erf 550 Capolavoro Mountain Estate
Number: 2026.08

Client
Name: Mr & Mrs Zandberg
Signature:

Architect
Name: [redacted]
Signature:

Drawing: Plans, Sections, Elevations
No: 100
Scale (A1): As Indicated
Rev: C
Drawn: NJ
Date: 2026.11.17

dogged [redacted]