STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1689/2026
Our File Reference Number: Erf 7885 Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 7885 , 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 street building line from **2m to 0m** (Anthony Street) to accommodate the proposed stoep and lounge extension on Erf 7885, 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 Sheet No. HT/26/02/077 A1 and drawn by D Benjamin for RCAD attached as **Annexure A.**

3.3 The proposed window to be installed in the lounge wall along the street boundary line must consists of glass-brick. No conventional clear-glazed or openable windows shall be permitted along this boundary.

3.4 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.

3.5 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.

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

4.1 The proposed additions are considered compatible with the surrounding uses and the additions will have no impact on the streetscape.

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

MLO

MANAGER: LAND USE MANAGEMENT

24-11-2026

DATE

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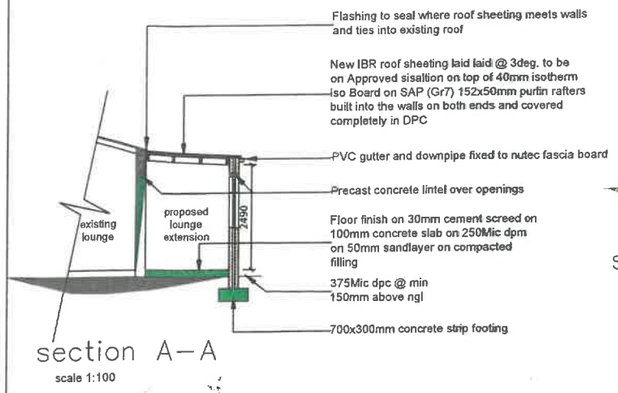
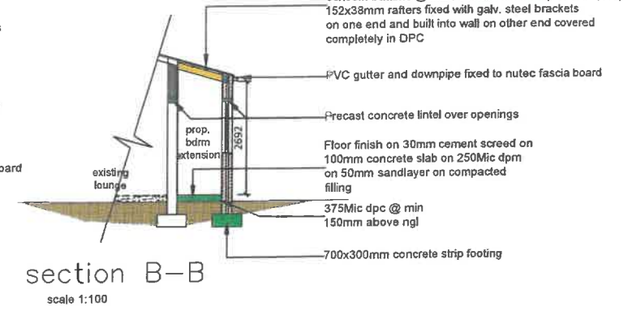
ANNEXURE A

SITE PLAN



section A–A
scale 1:100



section B–B
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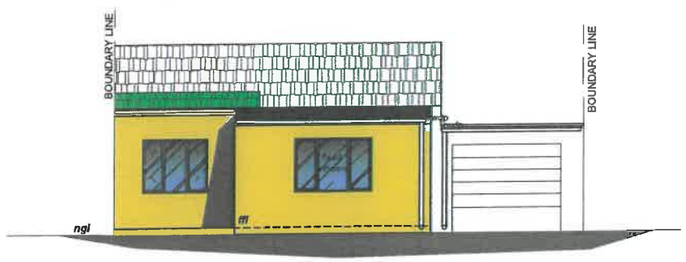
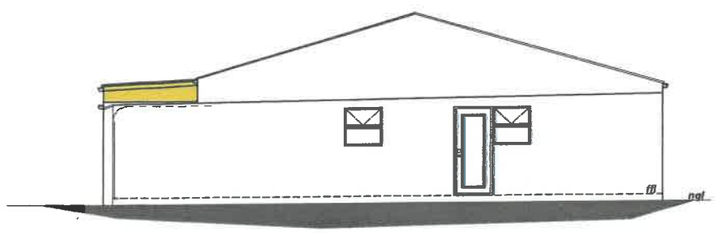
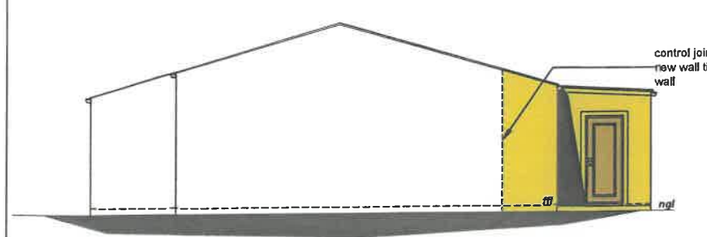


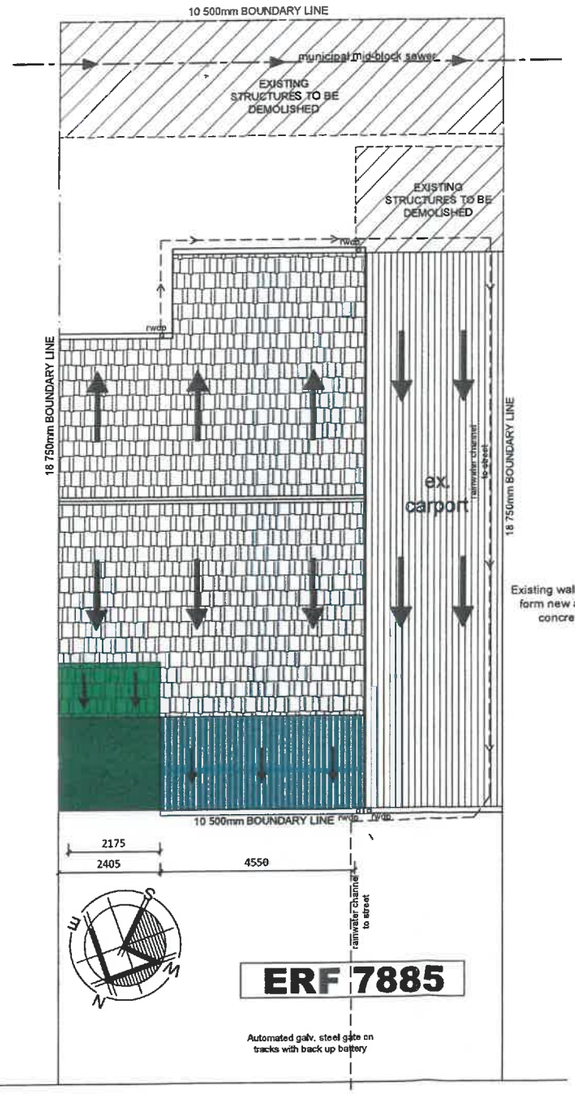
north elevation
scale 1:100



west elevation
scale 1:100

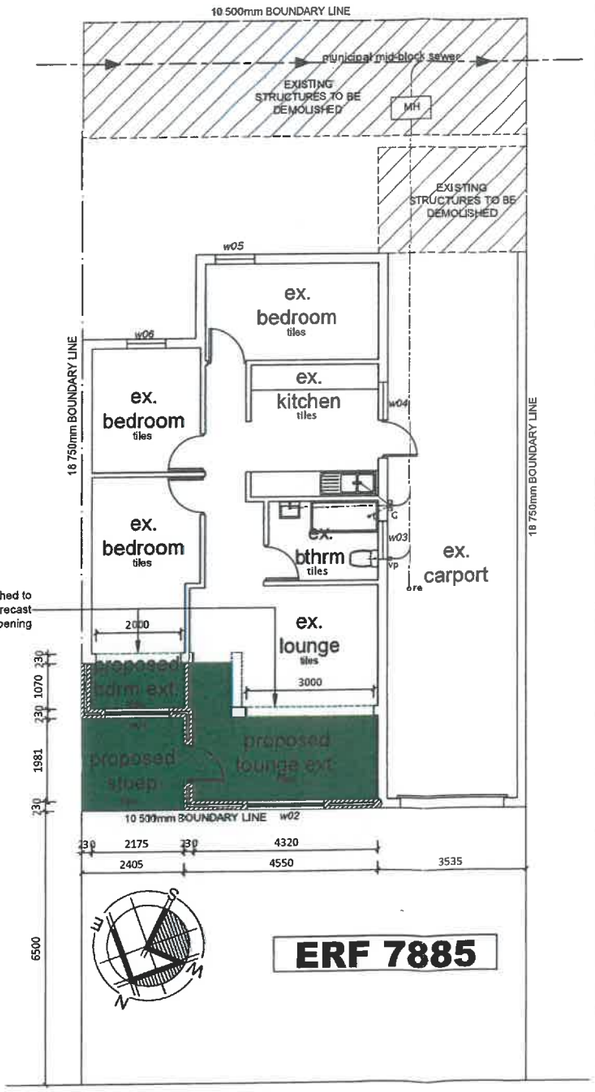


east elevation



Anthony Street

roof plan
scale 1:100



Anthony Street

floor/site plan
scale 1:100

EFFICIENCY FENESTRATION CALCULATION ACCORDING TO SANS ENERGY 10400:
DWELLING 01: GROUND FLOOR:

TOTAL FLOOR AREA	: 87sqm
NETT FLOOR AREA	: 17,4sqm
GLAZING TO NETT FLOOR AREA:	
w01 (1,8 x 1,5)	= 2,7sqm
w02 (1,5 x 1,5)	= 2,25sqm
w03 (0,9 x 0,9)	= 0,81sqm
w04 (0,9 x 0,9)	= 0,81sqm
w05 (0,9 x 1,2)	= 1,08sqm
w06 (0,9 x 1,2)	= 1,08sqm
TOTAL GLAZING AREA:	= 8,73sqm
8,73 / 17,4 x 20	=10%
TOTAL GLAZING AREA < 20% (DEEMED TO SATISFY)	

RCAD SERVICES
[redacted]

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO · CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONSAND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES · FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS · REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS

HOT WATER DEMAND

MINIMUM OF 50% BY VOLUME OF ANNUAL AVERAGE HOT WATER HEATING REQUIREMENTS SUPPLIED BY ALTERNATIVE MEANS.

1. HOT WATER CALCULATION FOR THE GROUND FLOOR BEDROOM WING.

A	H4 DWELLING OCCUPATION 2 PEOPLE PER BEDROOM X 4 BEDROOMS	= 8 PEOPLE
B	USAGE PER PERSON PER DAY	= 115 LITRES
C	HOUSHOLD CONSUMPTION PER DAY AT 55 DEGREES C =115 L/PER PERSON X 8	= 920LITRES
	STORAGE VOLUME AT 60 DEGREES CELSIUS = 50 LITRES/ PER PERSON X 8	= 400 LITRES
D	AMBIENT INPUT TEMPERATURE	= 16 DEG. C
E	TARGET OUTPUT TEMPERATURE (DELIVERY TEMPERATURE)	= 55 DEG. C
F	AVERAGE DIFFERENCE IN TEMPERATURE	= 44 DEG. C
G	SPECIFIC HEATING OF 1 LITRE OF WATER	= 4,182 J/KGK
H	DAILY ENERGY REQUIRED TO HEAT WATER	=C X F X G
	= 920L/DAY X 44 X 4,182	= 169 287,36
I	KWH PER DAY = H DIVIDED BY 3600	= 63 452 ,76 / 3600 = 35.00 KWH
J	ENERGY REQUIREMENT TO HEAT WATER PA	= 35.00 KWH X 365 DAYS = 12 775.00 KWH
	50 % OF ENERGY REQUIRED TO HEAT WATER PER YEAR	= 63 872,00 KWH

A	STORAGE CAPACITY	= 400 LITRES
B	FLOW RATE	= 12 - 14,5 L/MIN
C	HEATING CAPACITY	= 4,2 KW
D	POWER CONSUMPTION	= 1,3 KW

XWIK KOT GEYSER SAVES 70% OF ENERGY USAGE

HEAT PUMP ENERGY USAGE = LESS THAN 50% OF ENERGY REQUIRED = 3832.50 KWH

INSTALLATION COMPLIES.
HEATPUMP SPECIFICATION: 4,2 KW WITH 300 LITRE STORAGE CAPACITY.
ALL HOT WATER PIPES TO BE INSULATED INTO WALL TO GIVE A R-VALUE OF 1

GEYSER TO BE INSULATED AND GIVE A R-VALUE OF 2

REV.	DATE	DESCRIPTION

PROPOSED NEW ADDITIONS AND ALTERATION TO ERF 7885 , CLOETESVILLE, STELLENBOSCH

Client:

COVERAGE CALCULATIONS	AREA
SITE AREA	197.00 m²
EXISTING DWELLING	67.00 m²
EXISTING DWELLING	46.00 m²
GROUND FLOOR	
NEW ADDITIONS	20.00 m²
NEW TOTAL FOOTPRINT	130.00 m²
TOTAL COVERAGE	66.50%

Approval by:

Drawing Title: COUNCIL SUBMISSION

Scale: 1:100		Sheet: 1 of 1
Drawn by: D.Benjamin	Checked by: R. Cupido	Date: Apr 2026
Sheet No.: HT/26/02/077 A1		Revision: 1