STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18027(TP943/2024)
Our File Reference Number: Farm 578/7, Stellenbosch Division
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 ON FARM 578/7, STELLENBOSCH DIVISION

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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law 2023, for a departure on Farm 578/7, Stellenbosch Division.

   2.1.1 To relax the common building line (adjacent to Farm 1430) from 5m to 3.49m, 2.43m and 0.48m respectively for the proposed extension to the existing dwelling house.

   2.1.2 To relax the common building line (adjacent to Farm 1430) from 5m to 0m for the proposed raised deck (braai area).

BE APPROVED in terms of Section 60 of the said By-law 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. 0RP100 -102, 0RP 200 -201, 0RP 300-302 Drawn By: J 9Arhitects, Dated: 2024/09/27and attached as **Annexure A**.

3.3 Building plans for all new structures or uses be submitted to and approved by the Municipality prior to commencement of any building works, including any initial land preparation.

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.

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 (Main bedroom and braai room) and the small scale thereof.

4.2 The proposal will not adversely affect the abutting owners with regard to privacy, use and views.

5. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za

6. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

7. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

8. An applicant who lodges a Section 79(2) 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.

9. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

10. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za

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

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

24/11/2026.

DATE

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J9 architects

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CLIENT NAME & ADDRESS

MR & MRS ORPEN
FARM STELLENHOF
STELLENBOSCH

PROJECT STATUS

COUNCIL

PROJECT

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

SITE & ROOF PLAN

PROJECT NO	Project Date:
RES040/ORP	MARCH 2023
FILE	Plot Date:
RES 040/01	2024/09/27
DRAWING NO:	REVISION NO:
ORP 100	00

COVERAGE SCHEDULE	
Area Name	Covered Area
BRAAI AREA ADDITION	63,18
EXISTING BRAAI AREA	56,05
EXISTING MAIN HOUSE	295,11
NEW BEDROOM 4 BALCONY PROJECTION	5,78
NEW SITTING ROOM VERANDAH	24,77
NEW SUNSET VERANDAH	32,04
	476,93 m²

FLOOR AREA SCHEDULE (NEW & EXISTING)			
Home Storey	Area Name	Measured Area	New/Existing
Ground Floor	BRAAI AREA ADDITION	63,18	New
Ground Floor	EXISTING BRAAI AREA	56,05	Existing
Ground Floor	EXISTING MAIN HOUSE	295,11	Existing
First Floor	EXISTING LOFT FLOOR	222,70	Existing
First Floor	LOFT FLOOR ADDITION 01	5,43	New
First Floor	LOFT FLOOR ADDITION 02	5,39	New
		647,86 m²	

FLOOR AREA SCHEDULE (NEW ONLY)			
Home Storey	Area Name	Measured Area	New/Existing
Ground Floor	BRAAI AREA ADDITION	63,18	New
First Floor	LOFT FLOOR ADDITION 01	5,43	New
First Floor	LOFT FLOOR ADDITION 02	5,39	New
		74,00 m²	

DEVELOPMENT DATA

As per Stellenbosch Municipality-Zoning Scheme By-Law-2019

FARM 7/578

ZONING: AGRICULTURAL & RURAL
FARM AREA: 40 653m²

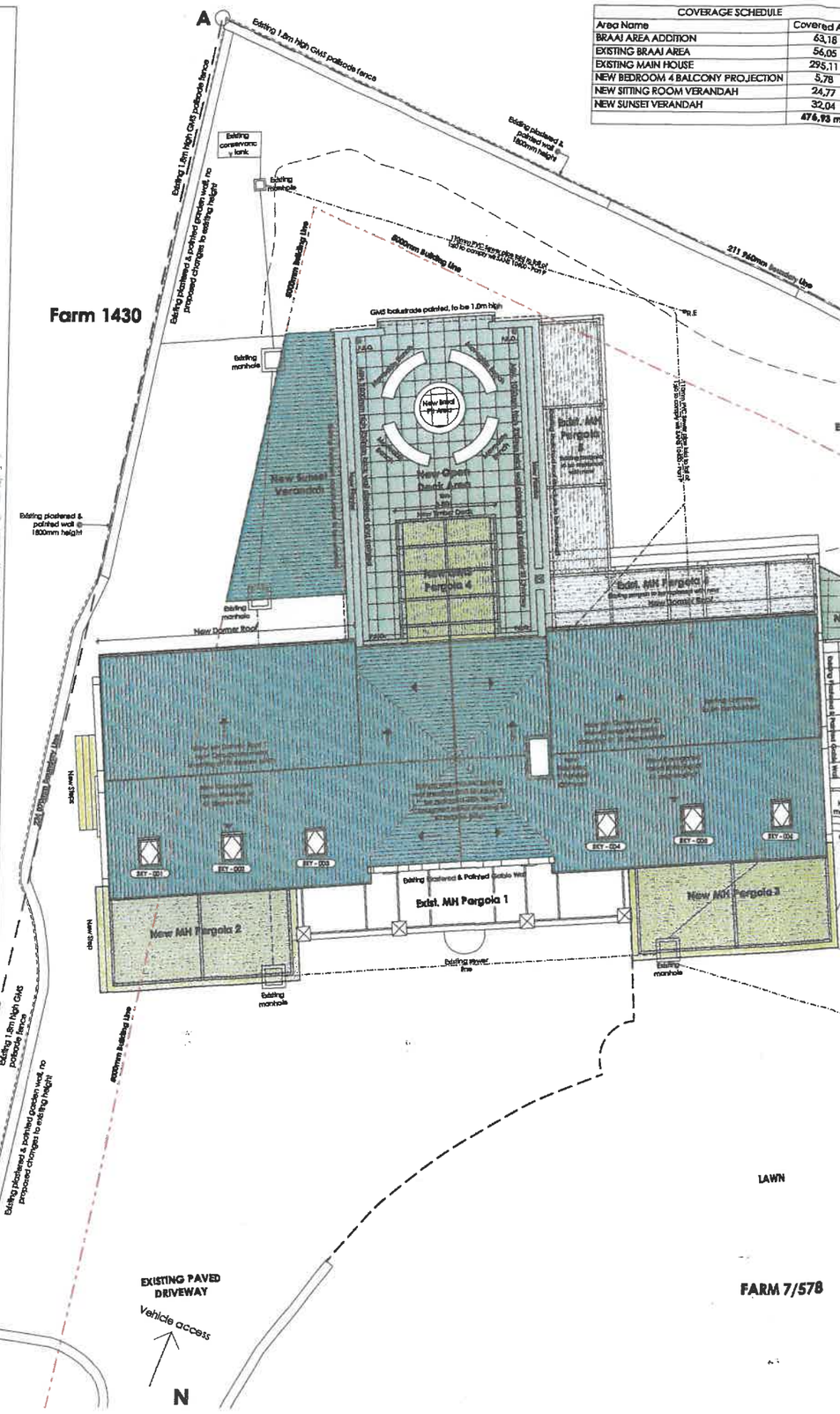
COVERAGE
Maximum Permitted = 40%m²
Proposed covered area = 477m²
Coverage = 1,17%

BUILDING LINES
5,0m BUILDING LINES (m) Street & common boundaries (Incl. ROW servitudes)

HEIGHT
Maximum Permitted = 2 Storeys
PROPOSED HEIGHT = 2 Storeys



OVERALL SITE PLAN
1:2000



MAIN HOUSE ROOF & SITE PLAN
Scale 1:100

BRAAI AREA ROOF & SITE PLAN
Scale 1:100

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ARCHITECT

J9 architects

[redacted]

CLIENT NAME & ADDRESS

MR & MRS ORPEN

FARM STELLENHOF STELLENBOSCH

PROJECT STATUS

COUNCIL

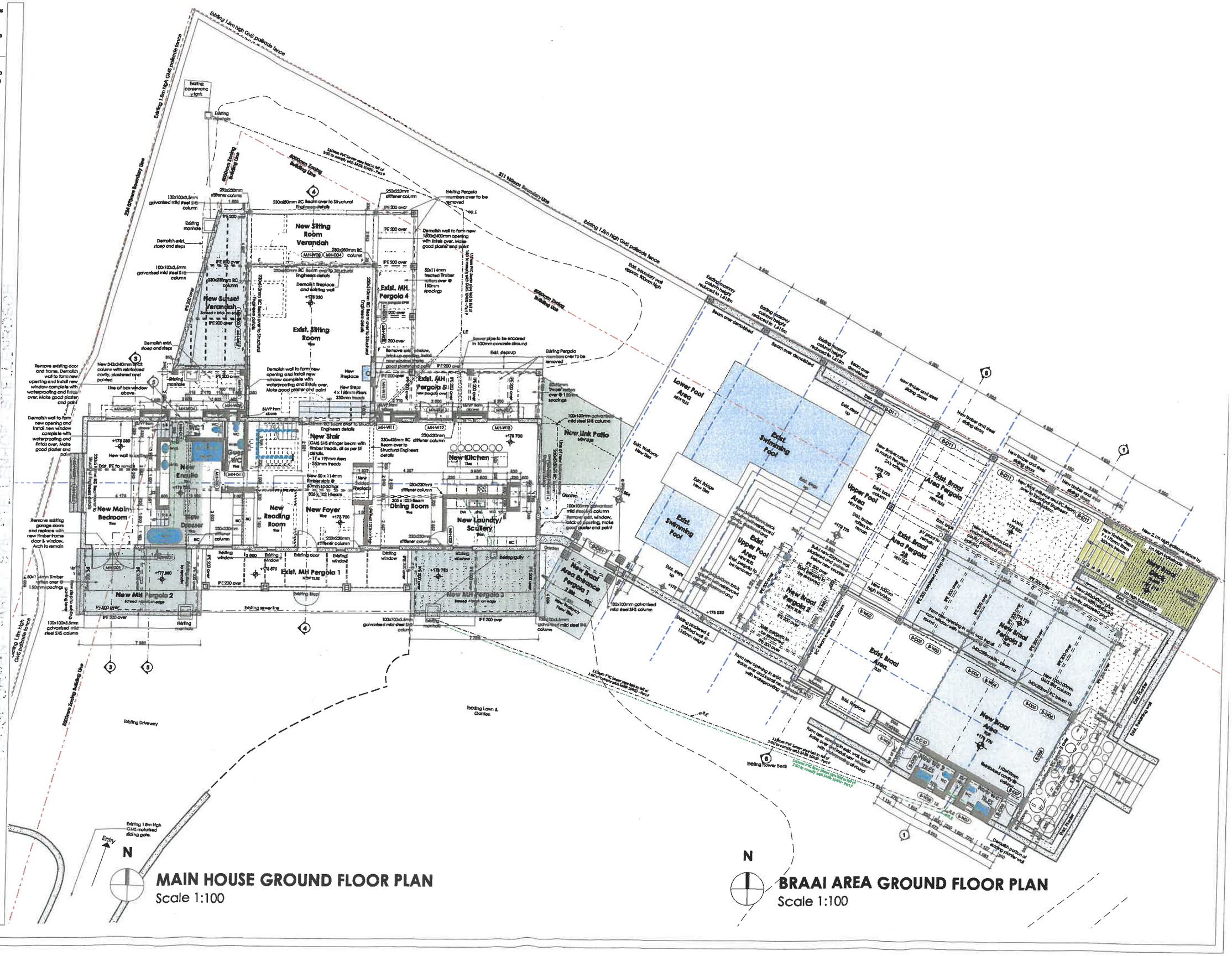
PROJECT

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

GROUND FLOOR PLAN

PROJECT NO: RES040/ORP	Project Date: MARCH 2023
FILE: RES 040/01	Plot Date: 2024/09/27
DRAWING NO: ORP 101	REVISION NO: 00



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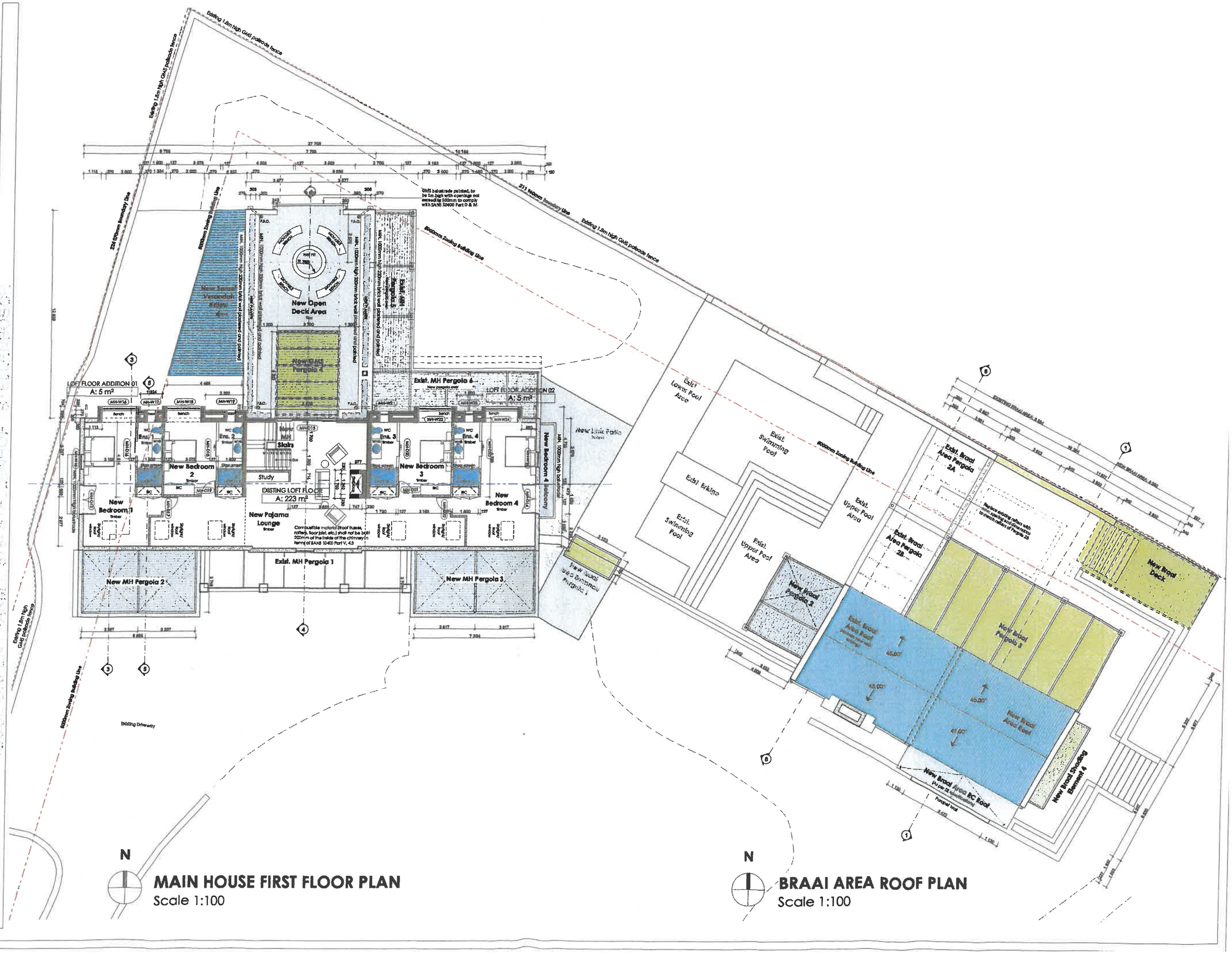
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

FIRST FLOOR PLAN

PROJECT NO: RES040/ORP	Project Date: MARCH 2023
FILE: RES 040/01	Plot Date: 2024/09/27
DRAWING NO: ORP 102	REVISION NO: 00



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STELLENBOSCH

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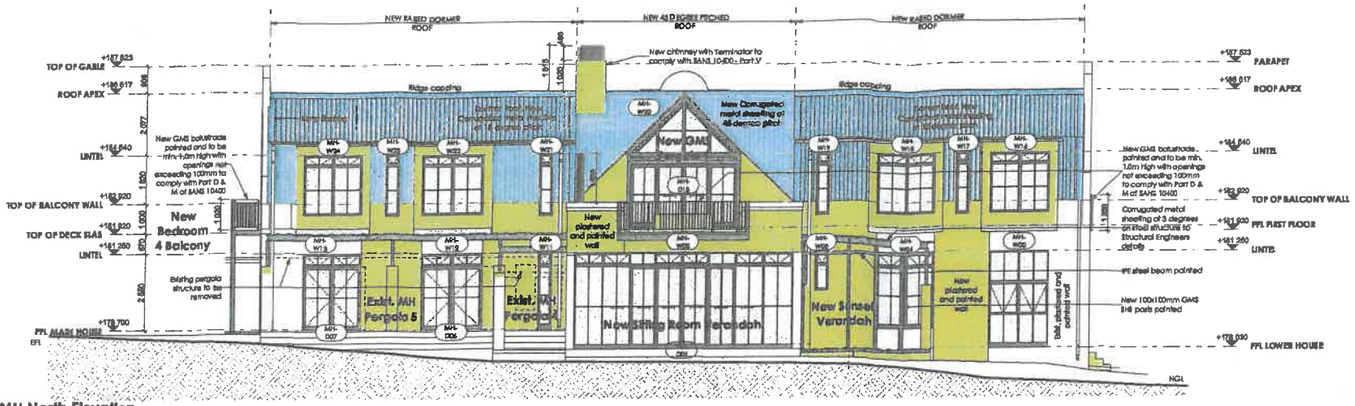
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

MAIN HOUSE ELEVATIONS

PROJECT NO	Project Date:
RES640/ORP	MARCH 2023
FILE	Plot Date:
RES 640/01	2024/09/27
DRAWING NO:	REVISION NO:
ORP 200	00



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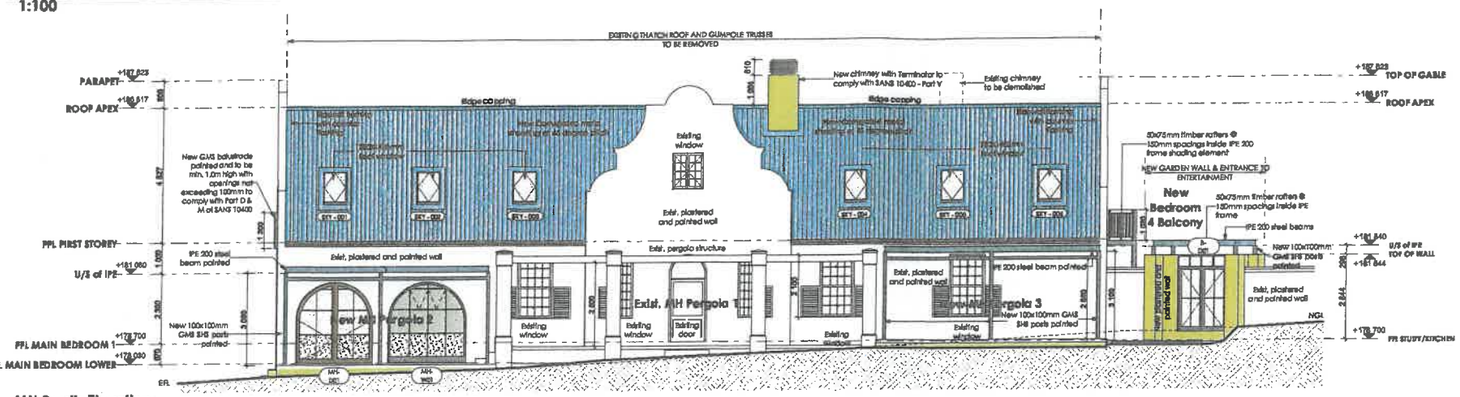

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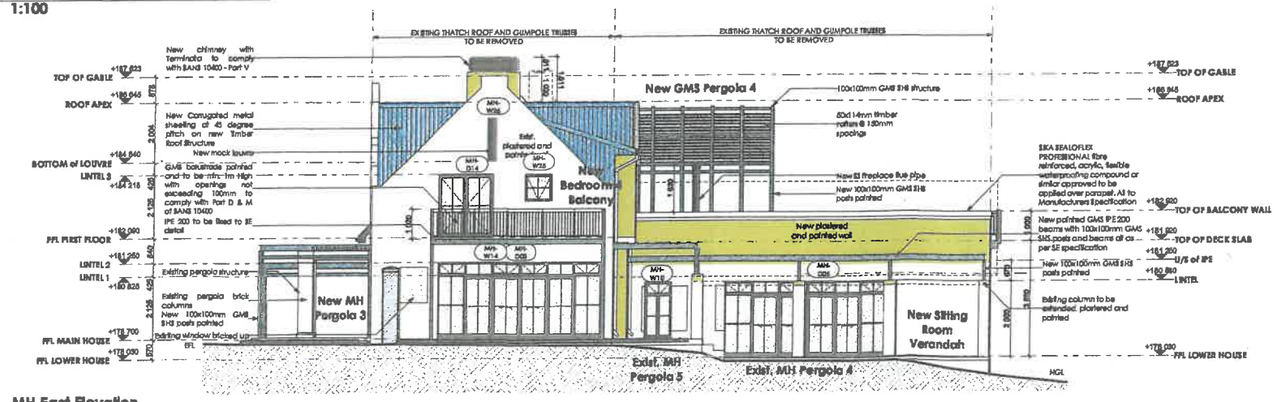

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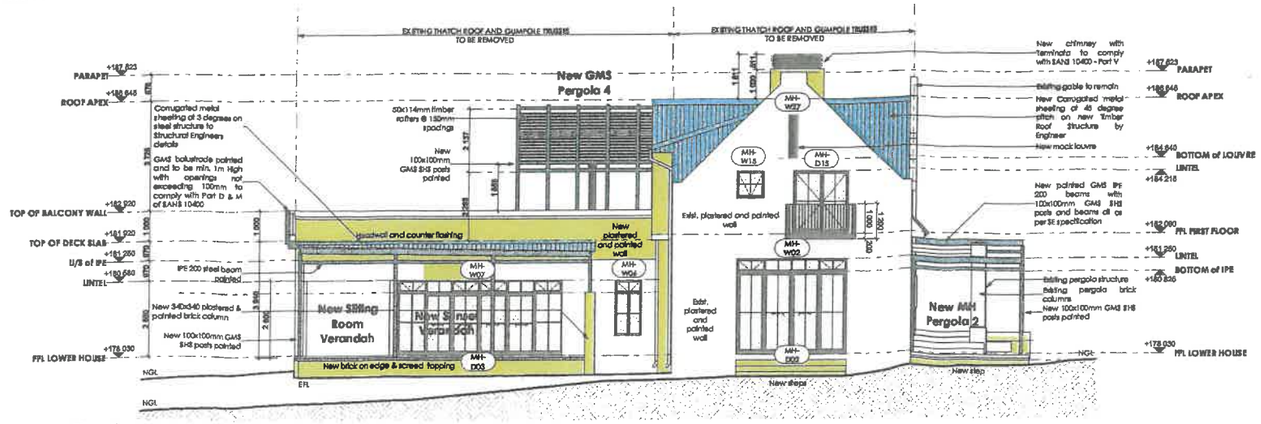

MH West Elevation
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ARCHITECT

J9 architects

[redacted]

CLIENT NAME & ADDRESS

MR & MRS ORPEN

FARM STELLENHOF STELLENBOSCH

PROJECT STATUS

COUNCIL

PROJECT

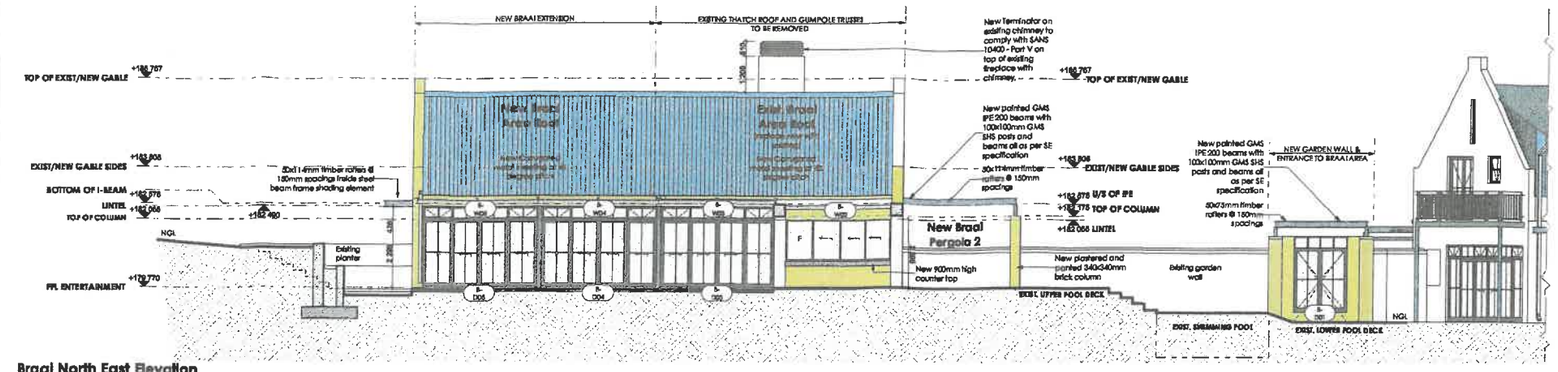
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

BRAAI AREA ELEVATIONS

PROJECT NO	Project Date:
RES040/ORP	MARCH 2023
FILE	**Plot Date:**
RES 040/01	2024/09/27
DRAWING NO:	**REVISION NO:**
ORP 201	[redacted]

HOUSE ORPEN - FARM 7/578 - STELLENBOSCH



Braai North East Elevation
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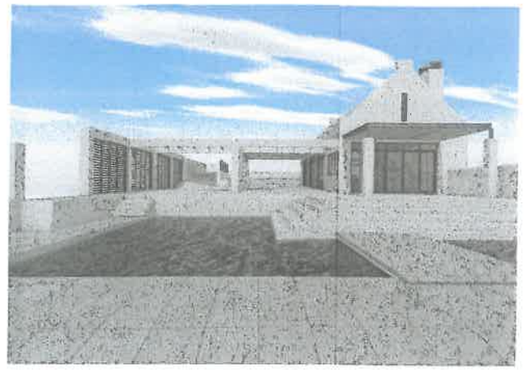

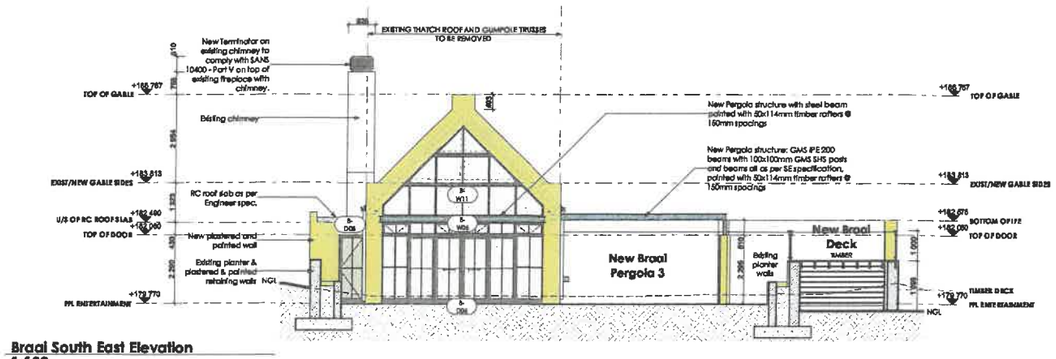

Braai South East Elevation
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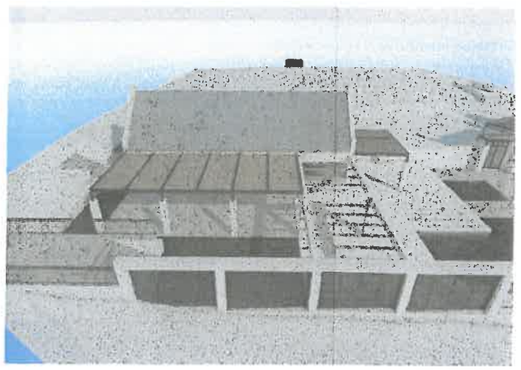

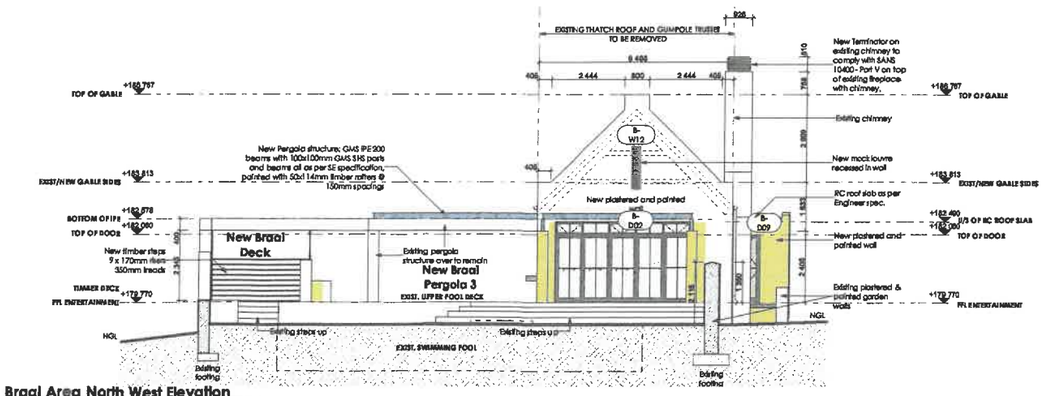

Braai Area North West Elevation
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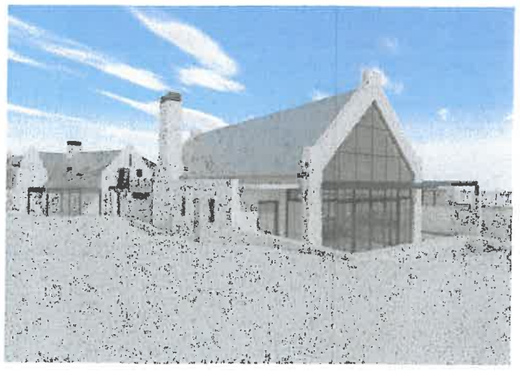

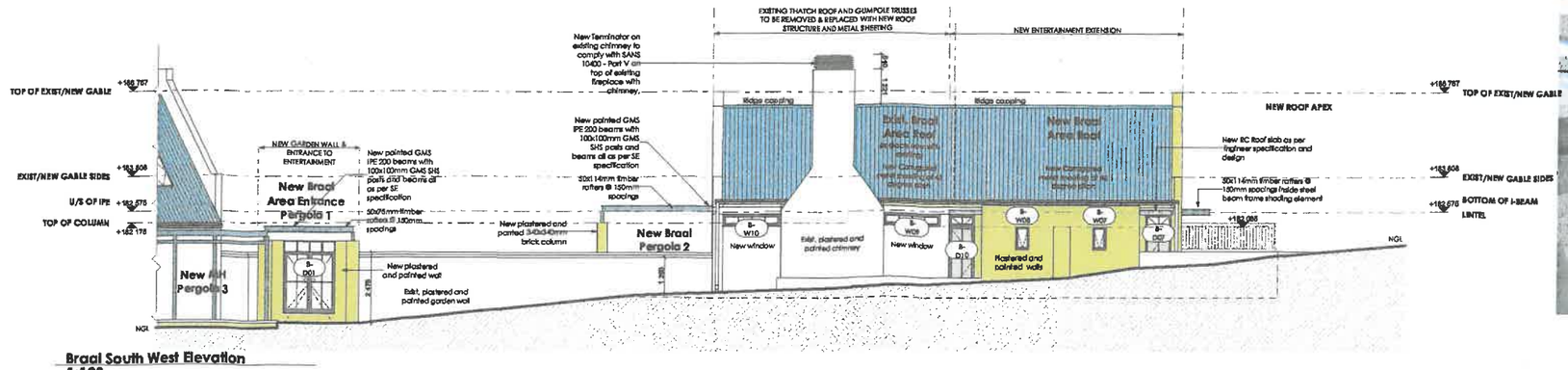

Braai South West Elevation
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J9 architects

[illegible]

CLIENT NAME & ADDRESS

MR & MRS ORPEN

FARM STELLENHOF
STELLENBOSCH

PROJECT STATUS

COUNCIL

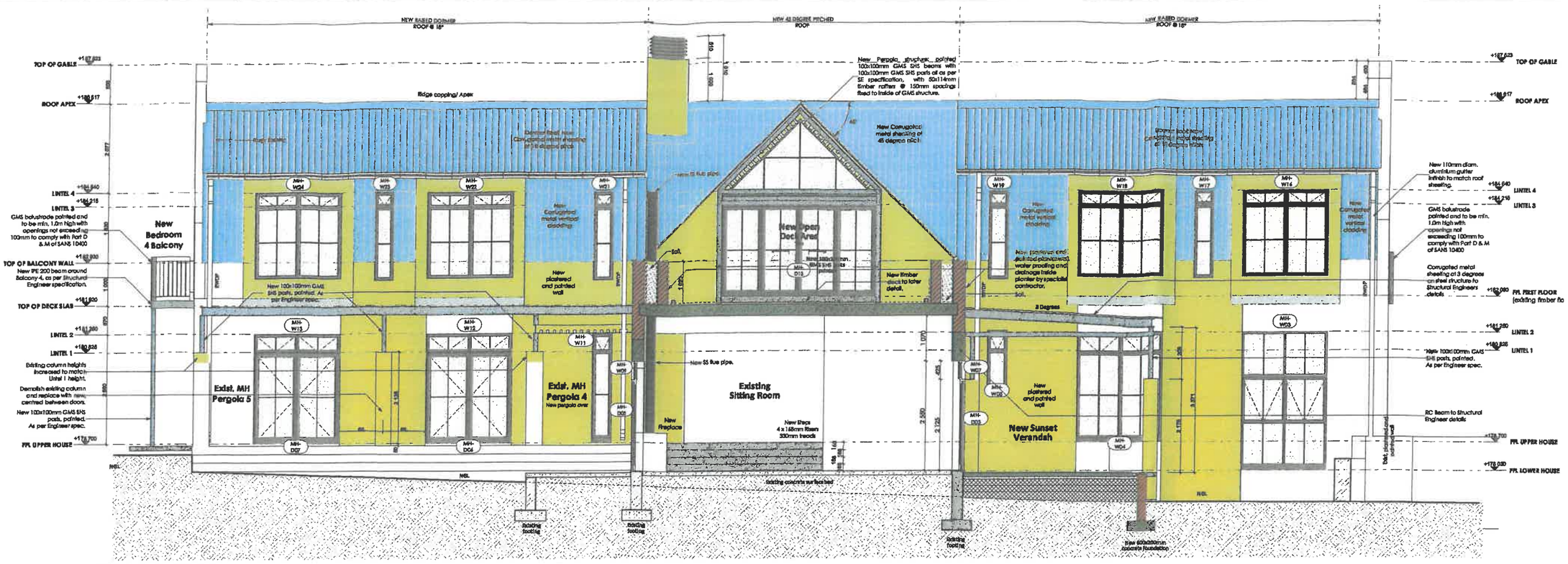
PROJECT

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

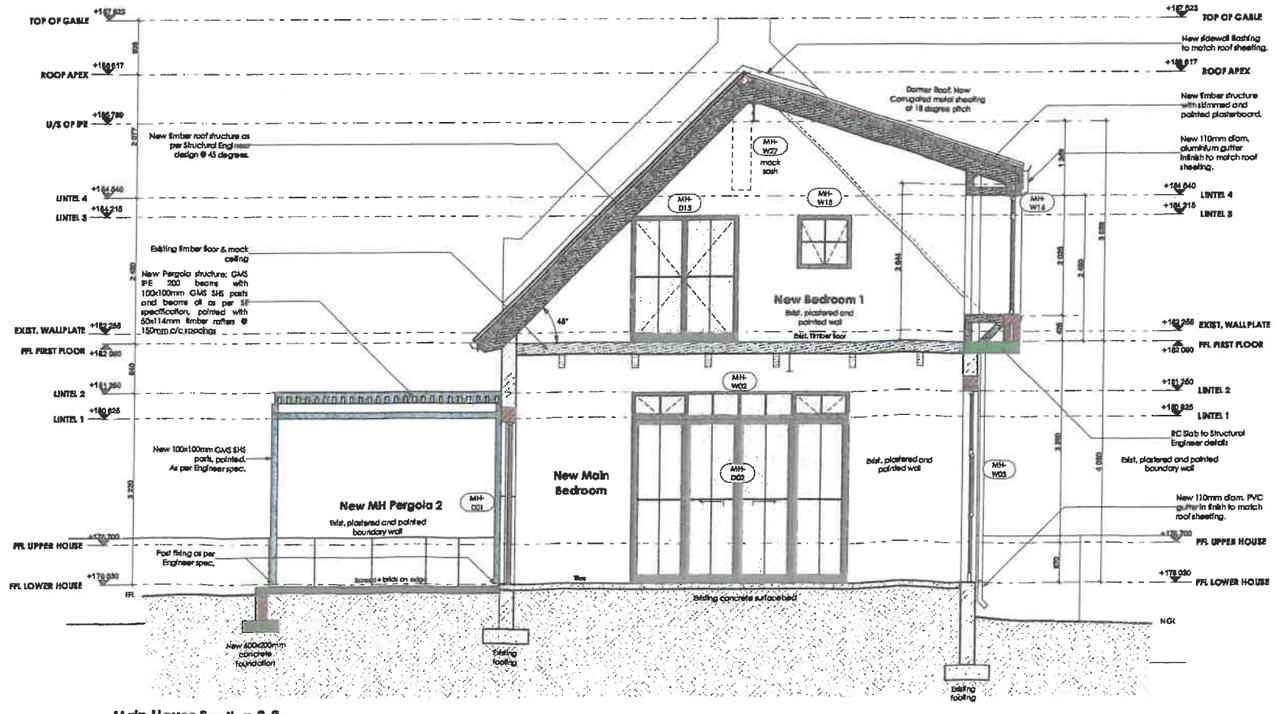
SHEET NAME

MAIN HOUSE SECTIONS 2-2 & 3-3

PROJECT NO	Project Date:
RES040/ORP	MARCH 2023
FILE	Plot Date:
RES 040/01	2024/09/27
DRAWING NO:	REVISION NO:
ORP 300	00



Main House Section 2-2
1:50



Main House Section 3-3
1:50

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WOORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP.

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Revision Schedule

Revision Number	Revision Date	Revision Description

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J9 architects

CLIENT NAME & ADDRESS

MR & MRS ORPEN

FARM STELLENHOF
STELLENBOSCH

PROJECT STATUS

COUNCIL

PROJECT

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

MAIN HOUSE SECTIONS 4-4 & 5-5

PROJECT NO	Project Date:
RES040/ORP	MARCH 2023
FILE	**Plot Date:**
RES 040/01	2024/09/27
DRAWING NO:	**REVISION NO:**
ORP 301	00



Main House Section 4-4
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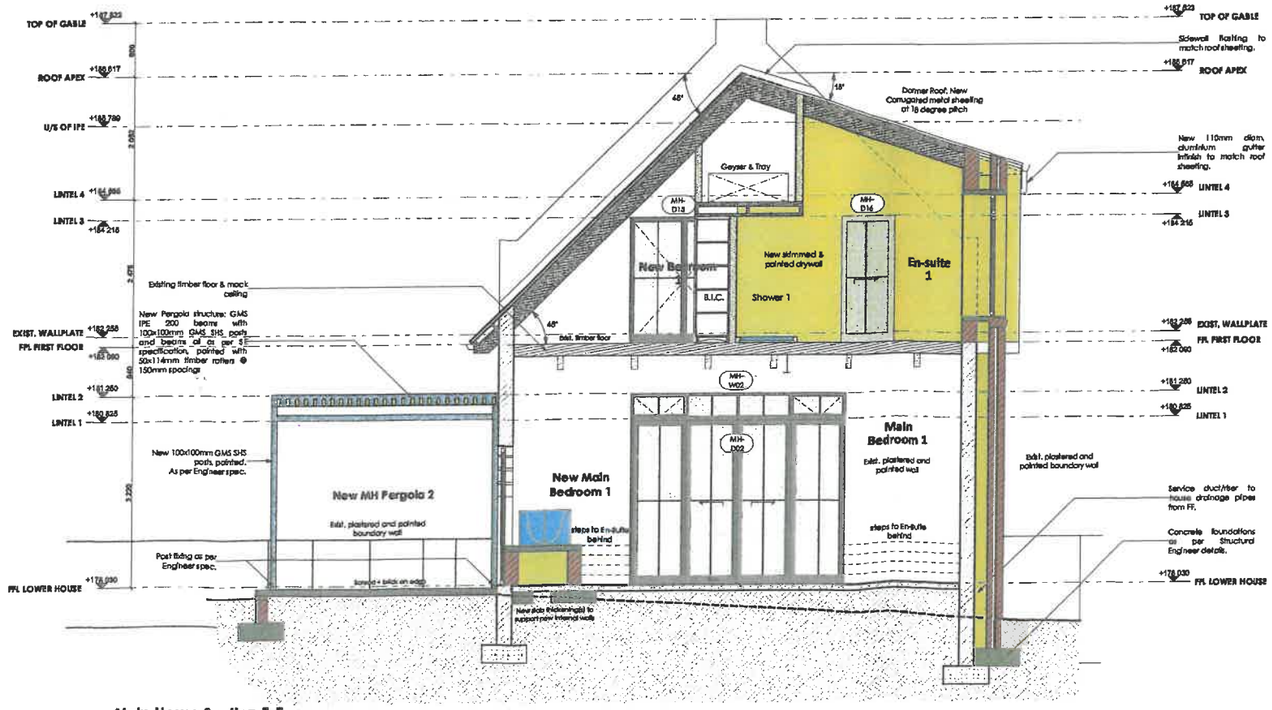

Main House Section 5-5
1:50

ALLE TEKENINGE EN AFMETINGE MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP.

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Revision Schedule		
Revision Number	Revision Date	Revision Description

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STELLENBOSCH

PROJECT STATUS

COUNCIL

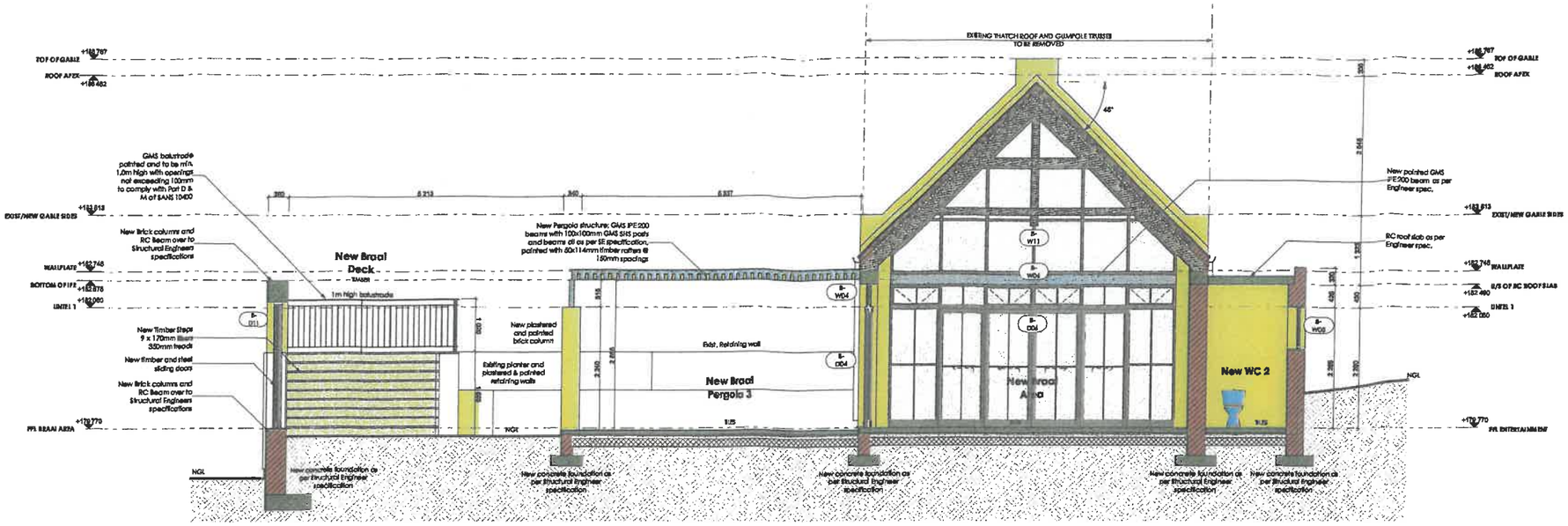
PROJECT

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOUSE AND BRAAI AREA ON FARM STELLENHOF 7/578, STELLENBOSCH

SHEET NAME

BRAAI AREA SECTIONS

PROJECT NO	Project Date:
RES040/ORP	MARCH 2023
FILE	Plot Date:
RES 040/01	2024/09/27
DRAWING NO:	REVISION NO:
[redacted]	00



Braai Area Section 1-1
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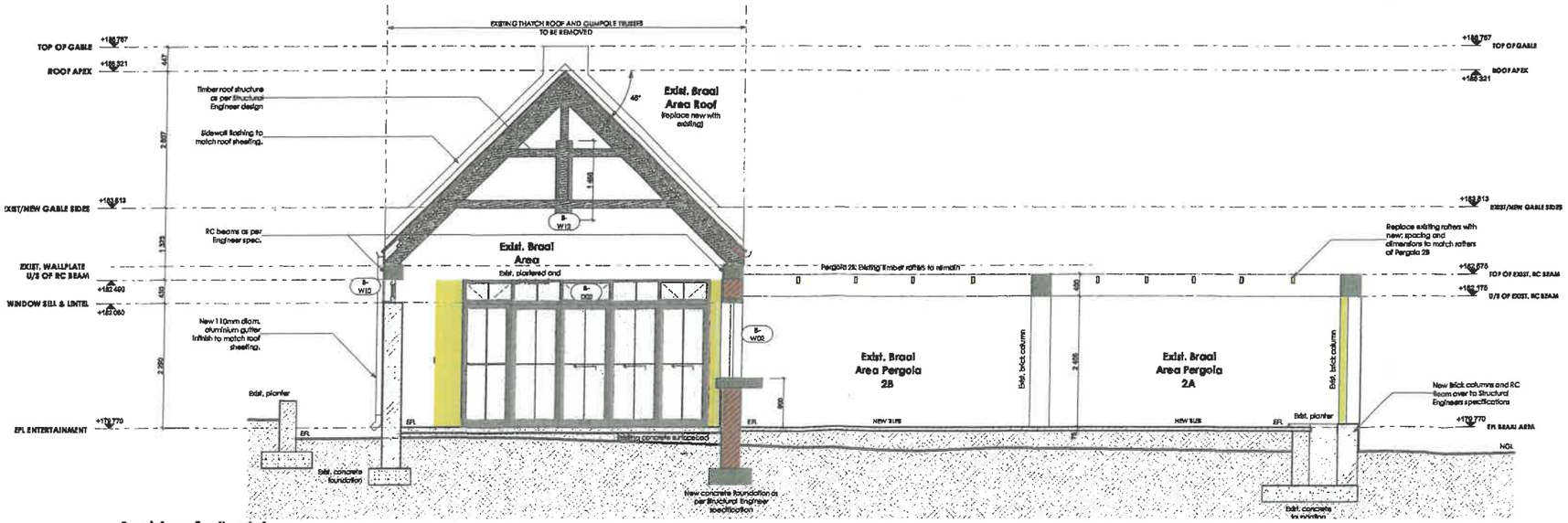

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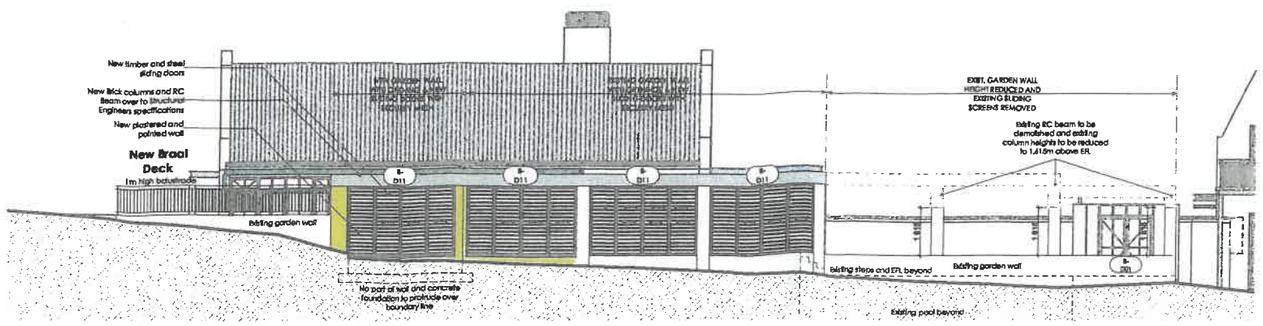

Braai Area North East Wall Elevation
1:100