



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1609/2026

Our File Reference Number: Erf 16224, Stellenbosch

Your Reference Number:

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 ON ERF 16224, STELLENBOSCH

1. The above application refers.

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

2.1 The application for a **permanent departure** in terms of section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to relax the coverage restriction (Nuutgevonden design guidelines) from 50% to 59% on Erf 16224, Stellenbosch.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

2.2.1 The approval only applies to the proposed application 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.

2.2.2 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.

2.2.3 Development be generally in accordance with the site plan, floor layout plan and elevation plan as referenced on drawing number 225-27 2.01 |Erf 16224| dated December 2025 and drawn by dpr of Techno'arch Architects and attached as **Annexure A**.

2.2.4 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.

3 The **reasons** for the above decision are as follows:

3.1 The proposed permanent departure will facilitate the improved utilisation of the existing dwelling without materially altering the residential nature of the property or creating an undesirable precedent that would undermine the objectives of the Stellenbosch Zoning Scheme By-law.

3.2 The proposed permanent departure involves external alterations to the existing dwelling. It is not expected to impact the surrounding area, obstruct views, or trigger any other land use considerations.

3.3 Matters to be noted: **None**

4. 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.

5. 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

6. **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**

7. 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.

8. 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.

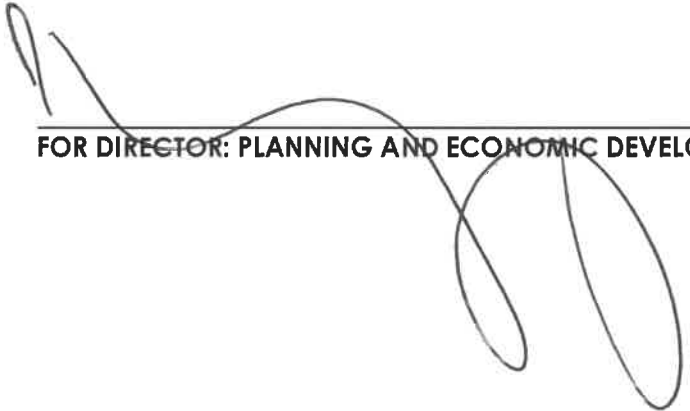
9. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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.

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

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



DATE



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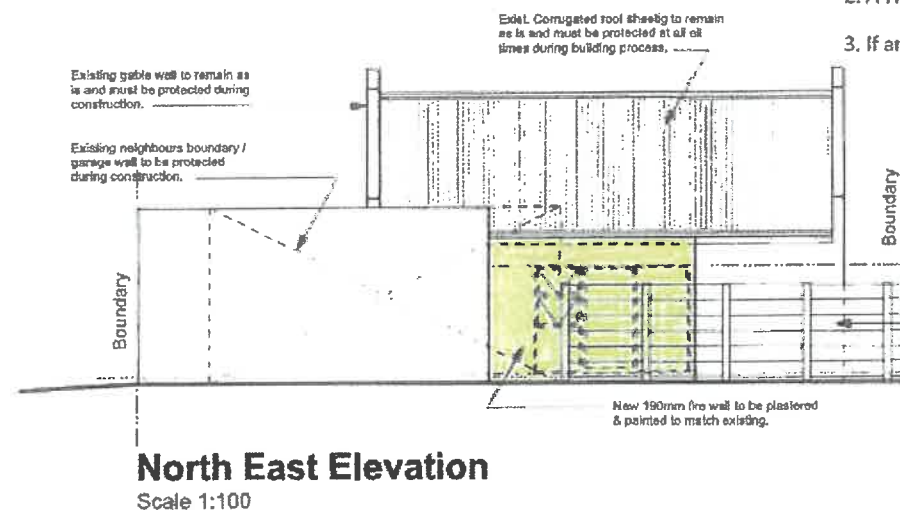
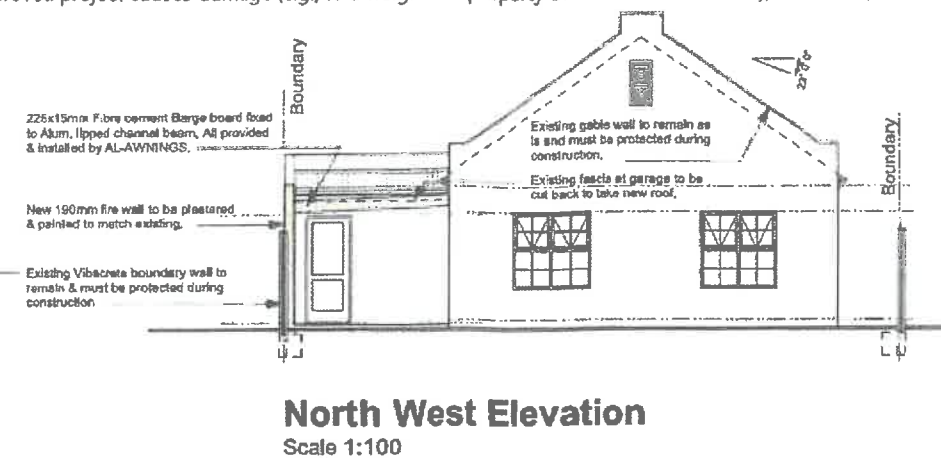
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ANNEXURE A

Building/Site plan

Approved by the Board of Trustees of Nuutgevonden Homeowners Association, subject to the following conditions:

1. It is acknowledged and understood that any submissions which are approved, is subject to an official approval from Stellenbosch Municipality.
2. A HOA approval does not constitute a warrant of the safety and/or compliance of the design, which remains the responsibility of the owner and their appointed architect.
3. If an approved project causes damage (e.g., to a neighbor's property or estate infrastructure), the owner, not the HOA, will be held liable



Date: 26 March 2026

Place: Stellenbosch

Authorised person: Chairperson of Board of Trustees,
Ms O. Poonah

Signature:

CONSTRUCTION NOTES:

GENERAL

All paint, varnish, sealants and other finishes to be SABS Approved and applied in strict accordance to manufacturers specification.
All work to be in accordance with National Building Regulations.
All inward opening external doors to have weatherbars.
All light switches to be 900mm above finished floor level or to match exist.
All plug points to be 300/1200mm above finished floor level.
All existing trees on the site to be retained, unless otherwise instructed by the Architect, and protected for the duration of building operations.
All levels to be confirmed by the Architect on site.

FOUNDATIONS

150mm Walls: 750mm x 250mm - unless otherwise indicated, or to match existing.
Depth: to be taken down to approved bearing level and not to be less than 1000mm.
Concrete to foundations to be 20Mpa after 28 days. All concrete foundations to have 35 kg/cubic metre V-steel reinforcing.

FLOORS

All new floors to be 100mm thick 25 Mpa reinforced concrete surfaces bed on "Gumplus USB Green" DPC. Floor finishes as indicated on plan on 25mm screed, total thickness: 35mm. Selected clean sand fill compacted in 150mm layers to 100% MOD AASHTO and polished with "PCP", or equal approved. Existing topsoil to be removed to a depth of min. 200mm and compacted prior to filling with clean sand filling. Proof of compaction must be provided.

SKIDRINGS

None.

WALLS

Provide 10mm Sages vertically between brickwork and surface bed. Walls to be constructed with SABS approved common bricks.
External plaster:
One coat wood floated plaster to match existing. With plasterbands see Elevations.
Internal plaster:
One coat steel floated compo plaster to smooth & even surface.
Paint:
Walls to be painted to Owner's specification. Colour to Owner's specification.

DAMP PROOFING

Underfloor membrane & DPC must be lapped over entire length of external walls in accordance with Gumplus Plastic detail. All joints to be sealed in accordance with manufacturers instructions. Provide Gumplus Plastic "Trick-Or" DPC above, below & around all external doors & windows.

FACIAS & RAINWATER GOODS

100x100mm Waterfall seamless aluminium box gutter with 22x15mm fibre cement Facia with rain water downpipes to match existing. Provide cover flashing between gutter end wall.

DRAINAGE

No drainage affected by new addition. All existing drainage to remain as is.

DOORS AND WINDOWS

None - no doors or windows, see plan.

ROOF

Aluminium IFR profile roof sheeting with Chromadek finish on Aluminium lipped channel purlins fixed to Aluminium lipped channel beam. All provided & installed by AL-AWNING.

CEILING

None.

INSULATION

None.

AREAS

Site 180,00 sq.m.

EXISTING AREA:

Exist. House	70,70 sq.m.
Exist. Garage	22,80 sq.m.
Exist. Front Stoop	7,50 sq.m.
TOTAL EXIST. AREA	101,00 sq.m.

NEW AREA:

New Covered Stoop	12,70 sq.m.
TOTAL NEW AREA	12,70 sq.m.
TOTAL EXIST. + NEW AREA	131,70 sq.m.

Cover Area	108,20 sq.m.
Coverage	69,00%
Bulk	0,590

1. GENERAL:

- 1.1 These notes to be read in conjunction with the drawings, schedules and project specifications.
- 1.2 All architectural drawings to be read in conjunction with the relevant structural, civil, mechanical & electrical engineers drawings and the spec. Any errors, omissions & discrepancies to be brought to the attention of the architect immediately in writing.
- 1.3 It remains the main contractor's responsibility to compare all drawings and documents issued by all consultants to him and notify the relevant parties of any discrepancies within reasonable time frame in writing.
- 1.4 Where conflicting specifications occur between the general notes & specifications document and more recent detailed drawings; the specifications on the more recent detailed drawings will supersede those contained in this document. The contractor is to inform the architect in writing of any such occurrence for clarification.
- 1.5 All work shall be executed in strict accordance with the latest SANS 10400: SANS 2001 or applicable part of SANS 1200; DHS act and the project specification in the contract documentation.
- 1.6 The contractor shall check all project dimensions on site beforehand. All dimensions are also to be checked against the structural drawings. Any discrepancies shall immediately reported to the architect and relevant engineer in writing.
- 1.7 No scaling of drawings allowed.
- 1.8 All SANS specifications mentioned in the notes, on the drawings and the project specifications shall be available on site at all times.
- 1.9 All instructions from the architect shall be written in the site instruction book by the contractor.
- 1.10 Products different to those specified may only be used with written approval from the architect. Such approval is to be requested in writing.

2. CONSTRUCTION NOTES:

- 2.1 All external & gable walls to be min. 190mm thick.
- 2.2 All finished floor levels to be min. 170mm above the natural ground level or to match existing.
- 2.3 Contractor to build in brickwork dpc's to all external walls at floors, beams and parapet level and to all doors, windows, grilles or any other openings in external walls.
- 2.4 All existing services (water, telecom, fibre, etc.) to be encased in sleeves below new street boundary wall & foundations.
- 2.5 Provide new 100x100mm high purpose made seamless aluminium box gutter in position as indicated on Section. Provide 75mm dia. down pipes on one side (end) to match existing.

3. WASTE AND SEWER NOTES:

- 3.1 All drainage (fa, ci) and sewer to be existing (no new drainage).
- 3.2 All water connections to existing.

GULLY:

- 3.7 All sewer lines closer than 1m to any well to be concealed in min. 200mm concrete.
- 3.8 All sewer pipes underneath building must have adequate access and is to be cast in concrete with openings in the foundation walls.
- 3.9 No sewer to cross underneath foundation.

GLASS NOTES:

All glazing to comply with requirements of SANS 0137 standards and local regulations.

GLASS AREAS vs. thickness:

0,00sqm - 0,75sqm	3mm thick glass
0,75sqm - 1,50sqm	4mm thick glass
1,50sqm - 2,10sqm	5mm thick glass
2,10sqm - 3,20sqm	6mm thick glass

No new glazed panels in access doors and side lights must be safety glass. Markers must be placed on glass panels where it is possible that a person may not see the glass.
All glazed areas larger than 1sqm to be fitted with safety glass.
Windows lower than 500mm from floor to be safety glass.

Energy Efficiency in building to comply with SANS 10450 Part XA:

Heat Penetration to Glazing.
Ceiling and Roof Assembly.
Floors and Walls.
Hot Water.

ENERGY EFFICIENCY IN BUILDING ACCORDING TO SANS 10450 PART XA:

GENERAL

Annual Zoning - Temperature Constant. Conductance Constant for Climate Zone 4 = 1,4
SHGC - Solar Heat Gain Constant for Climate Zone 4 = 0,13 No shading - assume PH as 0, Solar Exposure Factors as per Table C4, Annex C of SANS 204:2011.
E = 1,06 (North East), 0,87 (South East), 1,05 (South West), 1,24 (North West)

HEAT PENETRATION TO GLAZING

No new windows & doors.

CEILING AND ROOF ASSEMBLY (Min R Value = 3,7)

ROOF

New aluminium IFR profile roof sheeting.

CEILING

No ceiling.

INSULATION

None.

FLOORS

Floor construction: All new floors to be 100mm thick 25 Mpa reinforced concrete surface bed on "Gumplus USB Green" DPC. Floor finishes as indicated on plan on 25mm screed, total thickness: 40mm. Selected clean sand fill compacted in 150mm layers to 100% MOD AASHTO and polished with "PCP", or equal approved. Existing topsoil to be removed to a depth of min. 200mm and compacted prior to filling with clean sand filling. Proof of compaction must be provided. No underfloor heating.

WALLS

All external walls to be 190mm walls - refer to Plan and Sections. External walls plaster with wood trowel and painted, internal walls plaster with steel trowel and painted.

HOT WATER SUPPLY

No new hot water cylinders, existing hot water cylinders to be used. All exist. exposed pipes to be less than 80mm in dia. with insulation.

CALCULATIONS - HEAT PENETRATION TO GLAZING

CONDUCTANCE

Formula: $(A1 \times U1) + (A2 \times U2) + (A3 \times U3) \dots$ etc. $< A1 \times U1$

None - N/A

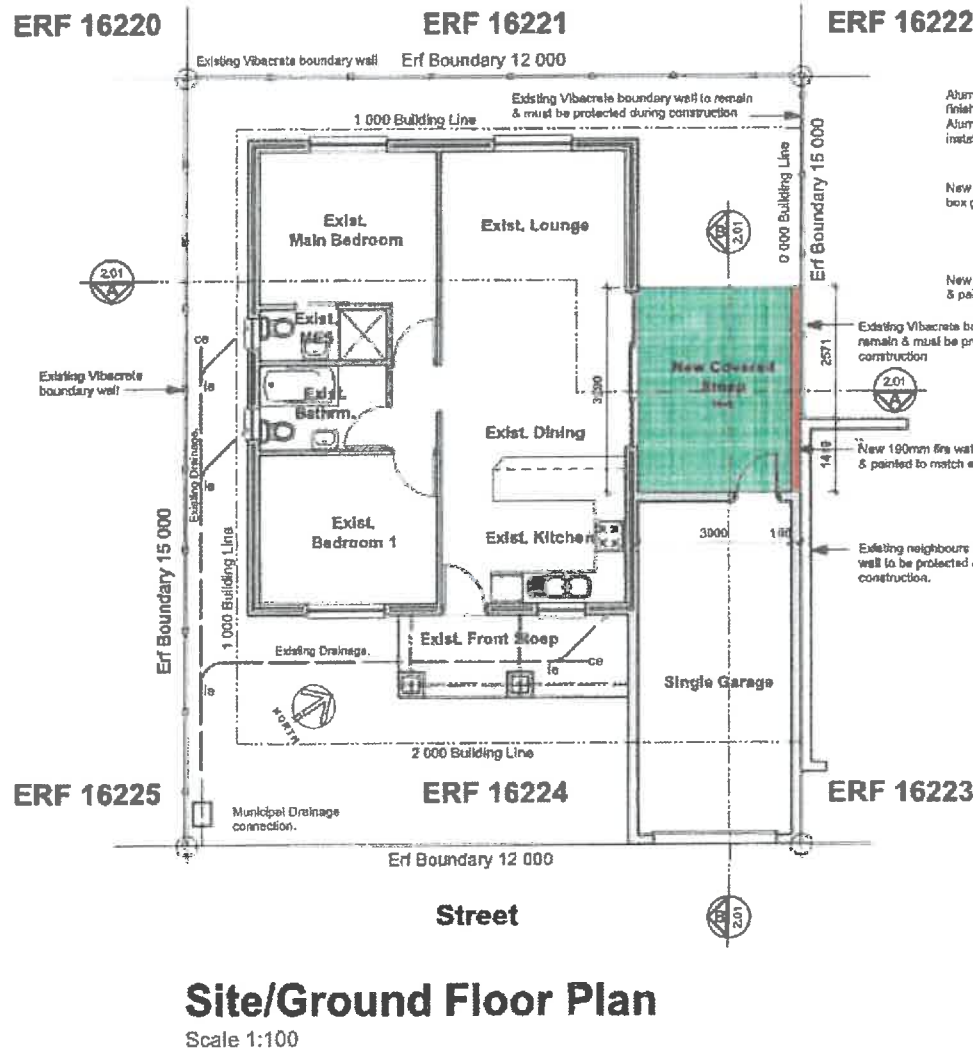
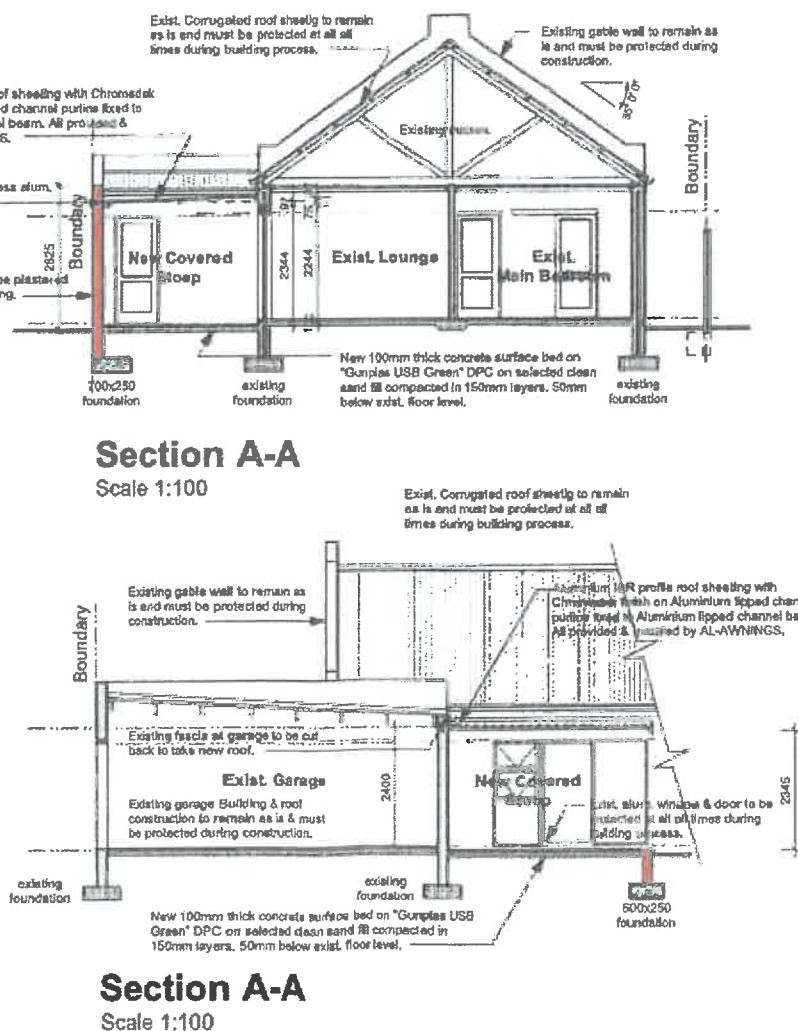
The proposed design therefore comply for Conductance.

SOLAR HEAT GAIN

Formula: $(A1 \times S1 \times E1) + (A2 \times S2 \times E2) + (A3 \times S3 \times E3) \dots$ etc. $< A1 \times SHGC$

None - N/A

The proposed design therefore comply for Solar Heat Gain.



NOTAS/NOTES:

Alle vermeldes van munisipale en ander betrokke owerheids moel streng nagevolg word. Kontrakteurs en sub-kontrakteurs moet alle mate en vlakke op die terrein nagaan voor aanvang van werk. Gebruik van mate en vlakke moet alreeds in die tekening is die eienaar van Techno'arch ARCHITECTS, en is copyright.

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figure dimensions have preference over scaled measurements and large scale details supersede small scale drawings. The design on this drawing is the property of Techno'arch ARCHITECTS, and is copyright.

WYSIGINGS/REVISIONS

REV. DATE DESCRIPTION

Signed:

Client:

Architect:

projek/project name:

PROPOSED COVERED STOEP FOR A VAN DEVENTER ON ERF 16224, NUUTGEVONDEN, STELLENBOSCH

tekening/drawing name:

SITE/GROUND FLOOR PLAN, SECTION A-A, B-B & ELEVATIONS

skale/scale:

1:50/100

getekend/drawn:

dpr

datum/date issued:

10 Des. 2025

datum/date:

Des. 2025

tekening/drawing no.

225-27 2.01

wysiging/revision:

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