STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1725/2026
Our File Reference Number: Erf 7922, 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 7922, 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 following on Erf 7922, Stellenbosch:

2.1.1 The relaxation of the street building line from **4m to 1.08m** (Serruria Street) for the proposed new bedroom & study.

2.1.2 The relaxation of the street building line from **4m to 0m** (Nitida Road) to accommodate the proposed garage.

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. SNH-7922-1-800 & SNH-7922-1-802, dated 26-01-22 and drawn by NM Architecture 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 consistent with structures typically found within the residential area and are considered compatible with the surrounding residential uses.

4.2 The proposed bedroom and study extension along Serruria Road constitutes a logical continuation of the existing dwelling house and is appropriately integrated with the existing building footprint and the existing boundary wall consequently reduces the visual prominence of the proposed extension when viewed from Serruria Road.

4.3 Garages are also a common feature along the street frontage of properties within the cul-de-sac. The proposed garage is therefore considered compatible with the established 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 **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

28-10-2026

DATE

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ANNEXURE A

SITE PLAN

GENERAL NOTES:

PART A: GENERAL
All work to be done in accordance with SANS 10400 & adhere to part XA.
Figured dimensions to be used in preference to scaling.
All building work and levels to be strictly in accordance with requirements of SANS 10400, the National Building regulations
Light areas to be minimum of 10% of habitable room areas.
Ventilation to be minimum of 5% of habitable room areas.

PART B: STRUCTURAL DESIGN
All structural work including temporary works, foundations, roof structure, lintels, etc. to be done to specifications. All structural work indicated on this drawing is secondary to the Engineers documents if applicable.

PART C: DIMENSIONS
All levels and dimensions are to be checked & confirmed on-site.

PART D: PUBLIC SAFETY
All steps to comply with SANS 10400 Part D

PART E,F, G: DEMOLITIONS, SITE OPERATIONS and EXCAVATIONS
Drawing indicates structure for stable soil conditions.
Fill site with well compacted clean selected fill as necessary to achieve required floor levels

PART H: FOUNDATIONS
Allow to reinforce all foundations as necessary.
700x250mm concrete strip foundations to exterior walls.

PART J: FLOORS
All surfacebeds to be specified floor finish on min. 30mm screed on min. 100mm thick RC surfaceded on 250micron thick DPM layer on thin sandbed layer on well compacted fill to be compacted in 150mm thick layers. Lower lip of 375micron DPC under cavity walls must be min. 150mm above finished ground level and cavity beneath DPC must be concrete filled.

PART K: WALLS
To be constructed in 90mm clay bricks. External walls = 230mm cavity Walls tied together with galvanized brick force and brick ties 5 per m². Provide stepped DPC with min 150mm overlaps over all window and door openings, at sills and at floor. All walls to be waterproofed as necessary. All doors and window openings to receive pre-cast concrete lintels over (in accordance with SANS 1504) with a minimum of four course brickwork over and every 3 courses brickforce with 2,5 tie wires every sqm. Walls to be plastered and painted.

PART L: ROOFS / CEILINGS
As per notes on sections / elevations.
Roof material to be to manufacturers specification.

PART N: GLAZING / WINDOWS / DOORS
Glazing less than 500mm above finished floor level to be safety glazed in accordance with SANS 10400. All sills to be plastered with suitable falls. All openings to be waterproofed as necessary. All glazing to AAMSA specifications for this locality. All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N - Access doors and sidelights to have safety glazing. windows lower than 1,8m above pitch line of stairs to be safety glass and clearly indicated as such on glass at eye level & glass > 1 sqm. Safety glazing when a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1800mm horizontally or vertically from a bath or shower.

PART P and Q: DRAINAGE / PLUMBING
All sewer pipes to be 110mm DIA p.v.c at min. 1:60 fall with min. depth 450mm below cover level.
A minimum of 1 open gully must be provided to each drainage installation.
Drainage beneath buildings or with a cover less than 300mm must be adequately protected.
Head of drain line and branch line exceeding 600mm to be vented.
Maximum length of drain lines not to exceed 25m without the provision of an inspection chamber or rodding eye.
All waste pipes to enter separately into soil and vent stack.
All waste fittings to have 40mm DIA p.v.c waste pipes.
RE's and IE's at all bends and junctions with marked covers at ground level.
Gutters and downpipes to be painted.

Proposed 110mm Ø sewer pipe with 1:60 fall.
Proposed 50mm Ø waste pipe.
Proposed 110mm Ø stormwater pipe.

EXISTING STRUCTURE.
PROPOSED BRICKWORK
PROPOSED DRYWALL
PROPOSED CONCRETE
PROPOSED DEMOLITION.

CONSTRUCTION NOTES:

Foundations:
700x250mm concrete strip footing for external walls.
400x200 slab thickening for internal walls.

Floors construction on ground:
Min. 25mm screed on 100mm thick concrete surface bed on 375 micron dpm on 50mm thick well-compacted sandbed on 150mm well-compacted earth backfill.

Ceiling A:
Flush plastered gypsum ceiling, skim plastered with Rhinolite plaster & painted. Fixed to steel brondering @ max 400mm c/c fixed to rafters. 100mm Isotherm insulation or similar approved.

Roof A Garage:
Concealed fix IBR metal roof sheeting @ 3° pitch on 230x50mm purlin rafters @ max 750mm c/c Built into walls & wrapped in DPC.

Roof B:
Waterproofing to specialist detail on min.30mm screed to fall on reinforced concrete roof to engineers detail.

Gutters & Downpipes:
Charcoal aluminium



PROPOSED CONSTRUCTION LAYOUT
SCALE 1:100



PROPOSED ROOF LAYOUT
SCALE 1:100

FOR APPROVAL
PURPOSE ONLY
REV 1 - 260708

COVERAGE SCHEDULE

Erf size: 1092m²
Existing dwelling: 326m²
New additions: 111m²
Coverage: 40%

IMPORTANT

The Building Contractor must verify all dimensions, levels and existing work before any building work is being commenced with. Any conflicting, inconsistent or incorrect information must be verified prior to work work being commenced with. No omissions whatever written clearances will be accepted.

SPECIFICATIONS: All notes, descriptions and information taken as the typical drawings, sections and details must be accepted as minimum specifications

CONSTRUCTION: All construction material must comply with the relevant SABS Standard Specifications and must be applied as required by the relevant SABS Code of Practice

UNDERPINNING: The owner hereby undertakes to liaise at the relevant Engineers designs BEFORE any such work is being commenced with.

NOTA/NOTE

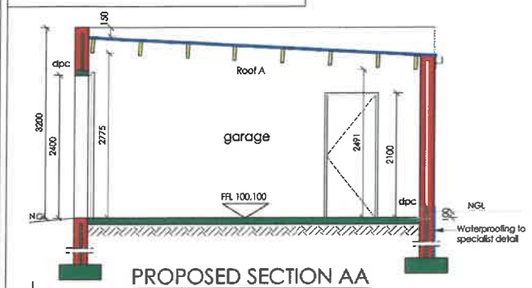
All the requirements of the National Building Regulations and Building Standards Act 103/77 (1) must be adhered to. Any technical aspects not clearly detailed on the plan, shall be executed strictly in accordance with the rules as prescribed in SANS 10400

Alle vereistes van die Wet op Nasionale Bouregulasies en Boustandaarde (Wet 103/1977) moet streng nagekom word. Enige tegniese aspekte wat nie duidelik op tekenings gedetailleer is nie, moet volgens die reels van SANS 10400 uitgevoer word.

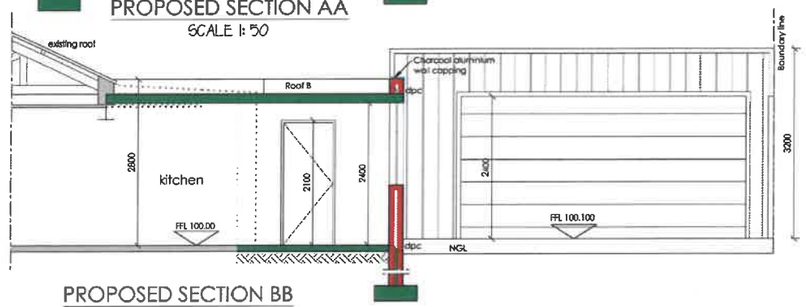
NMA ARCHITECTURE

ERF 7922, STELLENBOSCH
HOUSE VAN DER POST
PROPOSED HOUSE ADDITIONS
CONSTRUCTION & ROOF LAYOUT

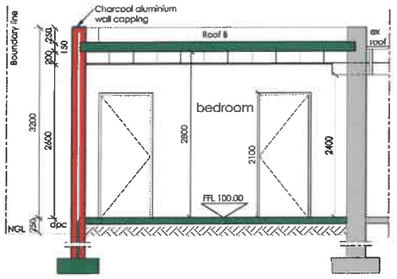
Ontwerp. Design. NM	Gekeur. Dreun. NM	Datum. Date. 260122
Verwysing. Reverence.	SNH-7922-1-800	



PROPOSED SECTION AA
SCALE 1: 50



PROPOSED SECTION BB
SCALE 1: 50



PROPOSED SECTION CC
SCALE 1: 50

CONSTRUCTION NOTES:

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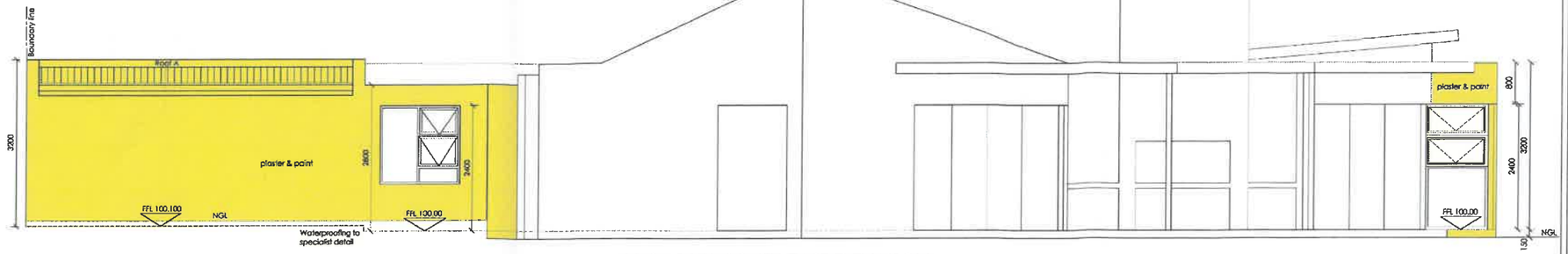
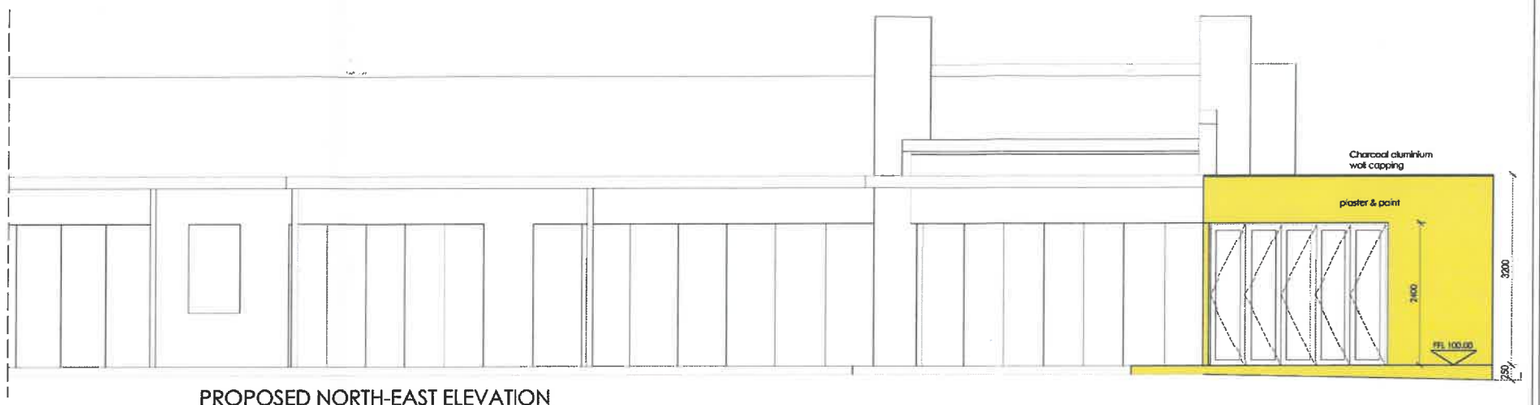
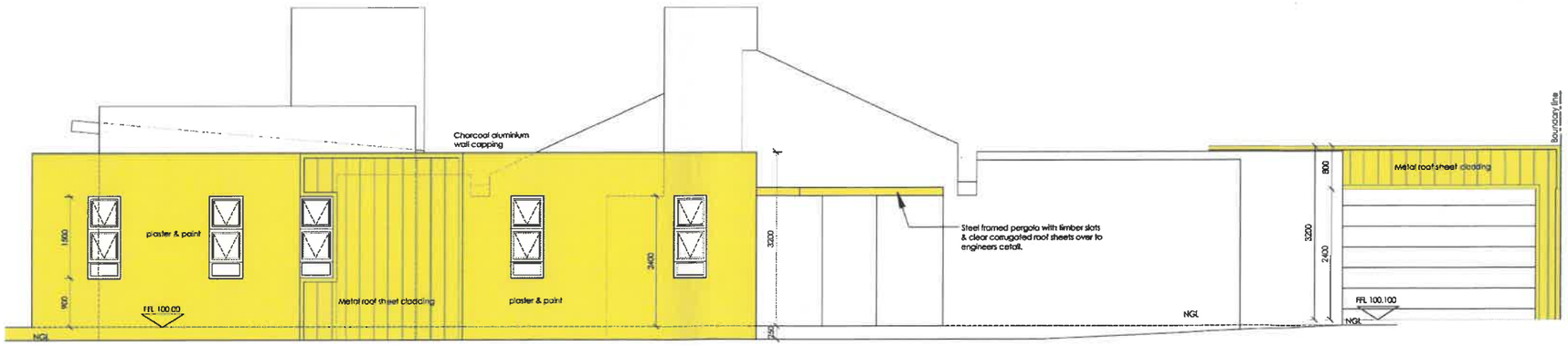
Gutters & Downpipes:
Charcoal aluminium



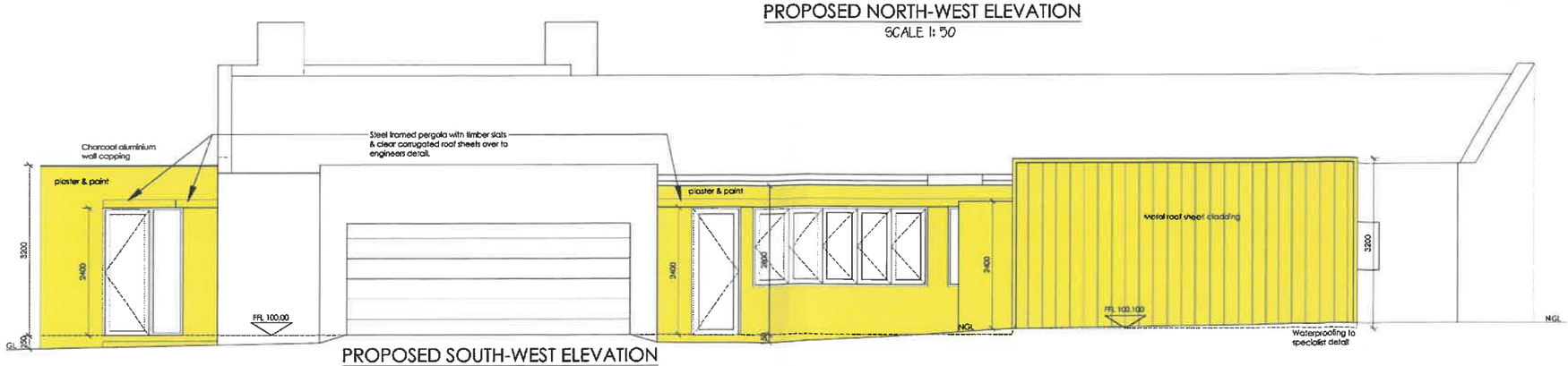
PROPOSED SOUTH-EAST ELEVATION
SCALE 1: 50



PROPOSED NORTH-EAST ELEVATION
SCALE 1: 50



PROPOSED NORTH-WEST ELEVATION
SCALE 1: 50



PROPOSED SOUTH-WEST ELEVATION
SCALE 1: 50

FOR APPROVAL
PURPOSE ONLY
REV 1 - 260708

COVERAGE SCHEDULE

Erf size: 1092m²
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Coverage: 40%

IMPORTANT

The Building Contractor must verify all dimensions, levels and existing work before any building work is being commenced with. Any conflicting, inconsistent or incorrect information must be verified prior to such work being commenced with. No alterations without written clearance will be accepted.

SPECIFICATIONS: All notes, descriptions and information stated on the layout drawings, sections and details must be accepted as minimum specifications.

CONSTRUCTION: All construction material must comply with the relevant SABS Standard Specifications and must be applied as required by the relevant SABS Code of Practice.

UNDERTAKINGS: The owner hereby undertakes to submit all the relevant Engineers designs BEFORE any such work is being commenced with.

NOTA/NOTE

All the requirements of the National Building Regulations and Building Standards Act 103 of 1977 as amended to be adhered to. Any technical aspects not clearly detailed on this plan, shall be executed strictly in accordance with the rules as prescribed in SABS 10400

Alle vereistes van die Wet op Nasionale Bouregulasies en Boustandaarde 1 van 103 of 1977 moet streng nagekom word. Enige tegniese aspekte wat nie duidelik op hierdie plan aangetoon is nie, moet volgens die reels van SABS 10400 uitgevoer word.

NMA ARCHITECTURE

ERF 7922, STELLENBOSCH
HOUSE VAN DER POST
PROPOSED HOUSE ADDITIONS
SECTIONS & ELEVATIONS

Drawn. Design. NM	Calculat. Drawn. NM	Datum. Date. 260122
Verwysing. Reverence.	SNH-7922-1-802	