



Application Number: LU/16626 (TP617/2024)

Our File Reference Number: Erf 11903, Stellenbosch

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 DEPARTURE ON ERF 11903, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1. That the application for a Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal land Use Planning By-law 2023 to allow a dwelling house to exceed the permissible height to be 3 storeys in lieu of 2 storeys on Erf 11903, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

- 2.2. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - a. 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.
 - b. 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.
 - c. Building plans must be generally in accordance with site plan / floor layout plan as referenced Erf 11903, drawn by Charl van der Westhuizen, dated 16/10/2023 and attached as **Annexure B**.
 - d. The third storey shall not be used as a second dwelling

2.3. The reasons for the above decision are as follows:

- a. The proposal is in line with the existing land use of the property and will not have a negative impact on the architectural style of the property and the character of the area.
3. 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.
 4. Appeals must be submitted 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. The following prescribed information is accordingly required:
 - 4.1. The personal particulars of the Appellant, including:
 - i. First names and surname
 - ii. ID number
 - iii. Company of Legal person's name (if applicable)
 - iv. Physical Address
 - v. Contact details, including a Cell number and E-Mail address
 - 4.2. Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - 4.3. The grounds of the appeal which may include the following grounds:
 - i. that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
 - ii. grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
 - 4.4. Whether the appeal is lodged against the whole decision or a part of the decision.
 - 4.5. If the appeal is lodged against a part of the decision, a description of the part.
 - 4.6. If the appeal is lodged against a condition of approval, a description of the condition.
 - 4.7. The factual or legal findings that the appellant relies on.
 - 4.8. The relief sought by the appellant.
 - 4.9. Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

4.10. That the appeal includes the following declaration by the Appellant:

- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- ii. That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information, or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect, or misleading or not believing them to be correct.

5. 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.

6. 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.

7. The 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.

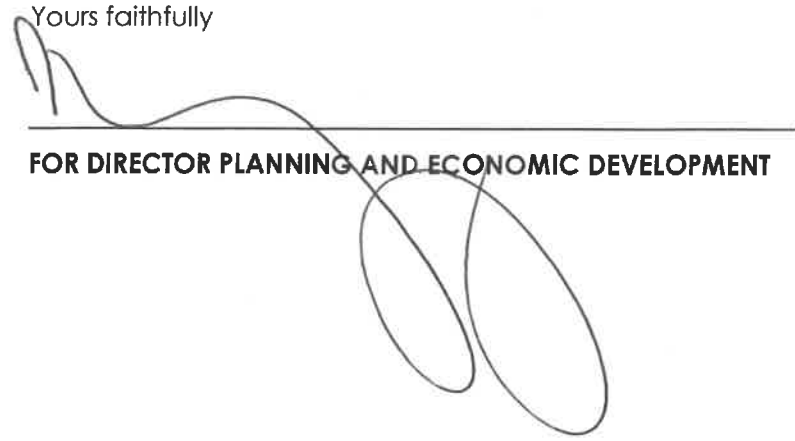
8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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.

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

10. 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

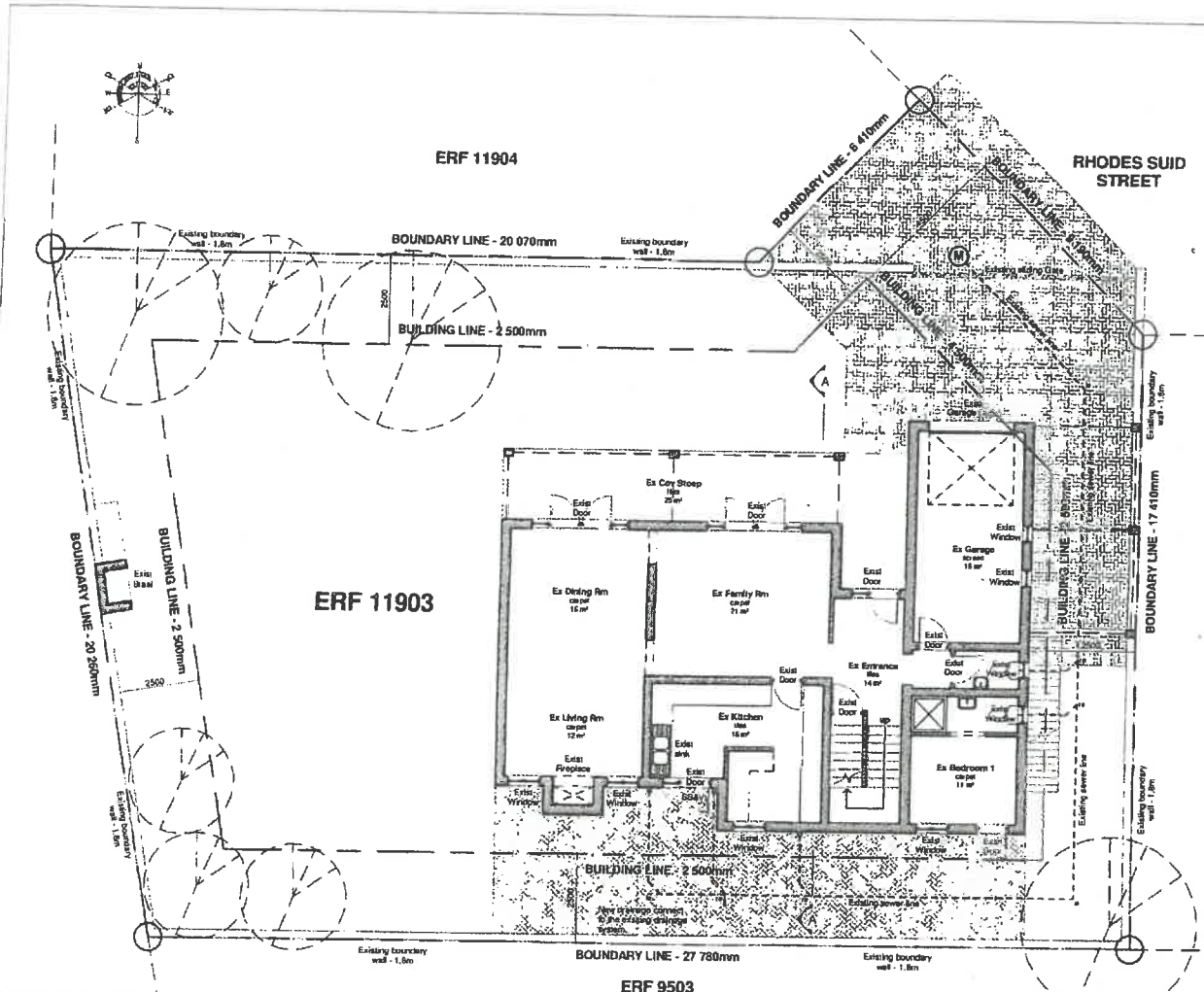


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

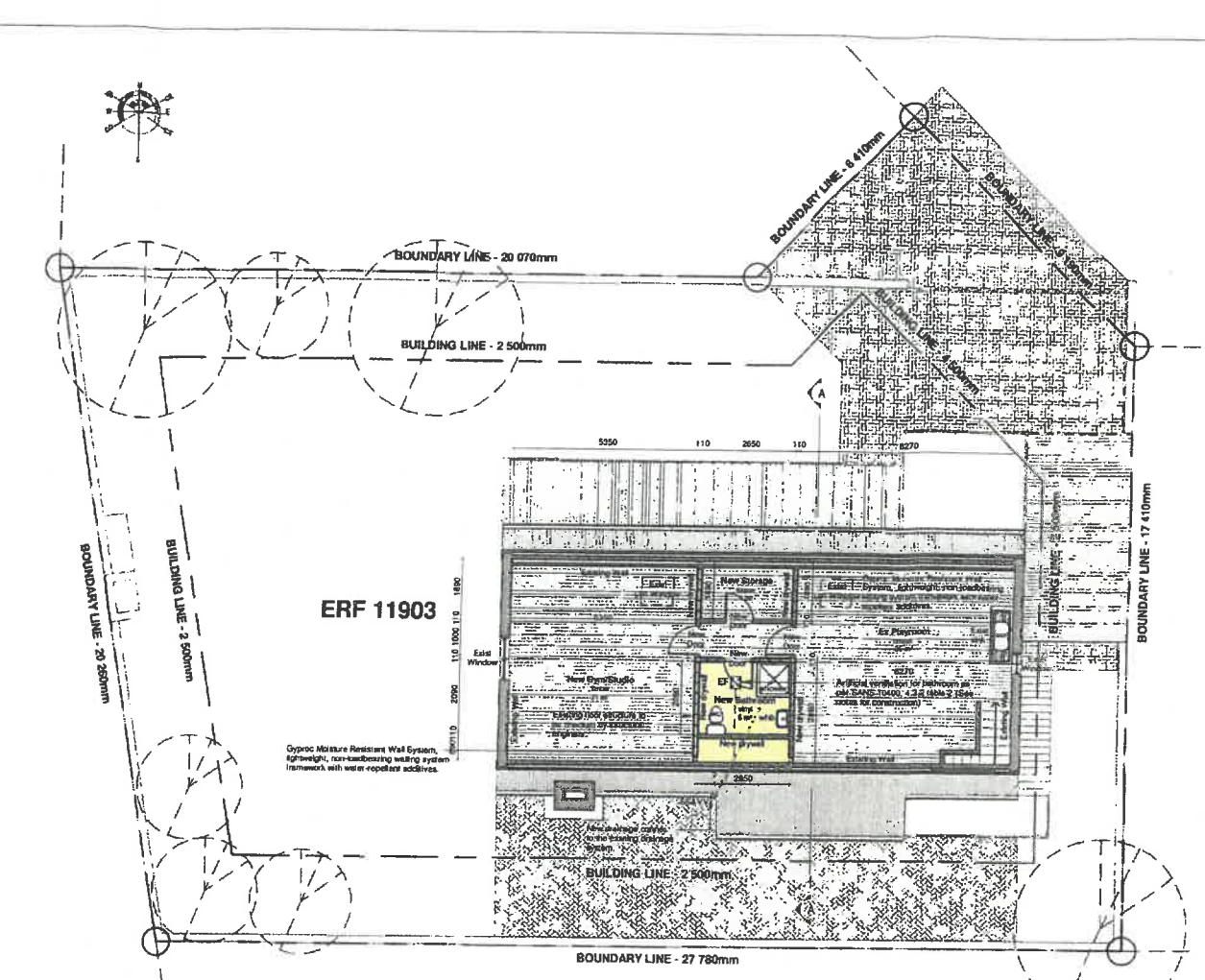
22/4/2024
DATE:

INFORMATION NOTICE
All drawings and dimensions must be correlated before any materials are ordered or building work commences. Any differences must be brought under the attention of the Architect immediately. Copyright is reserved on all drawings and designs.

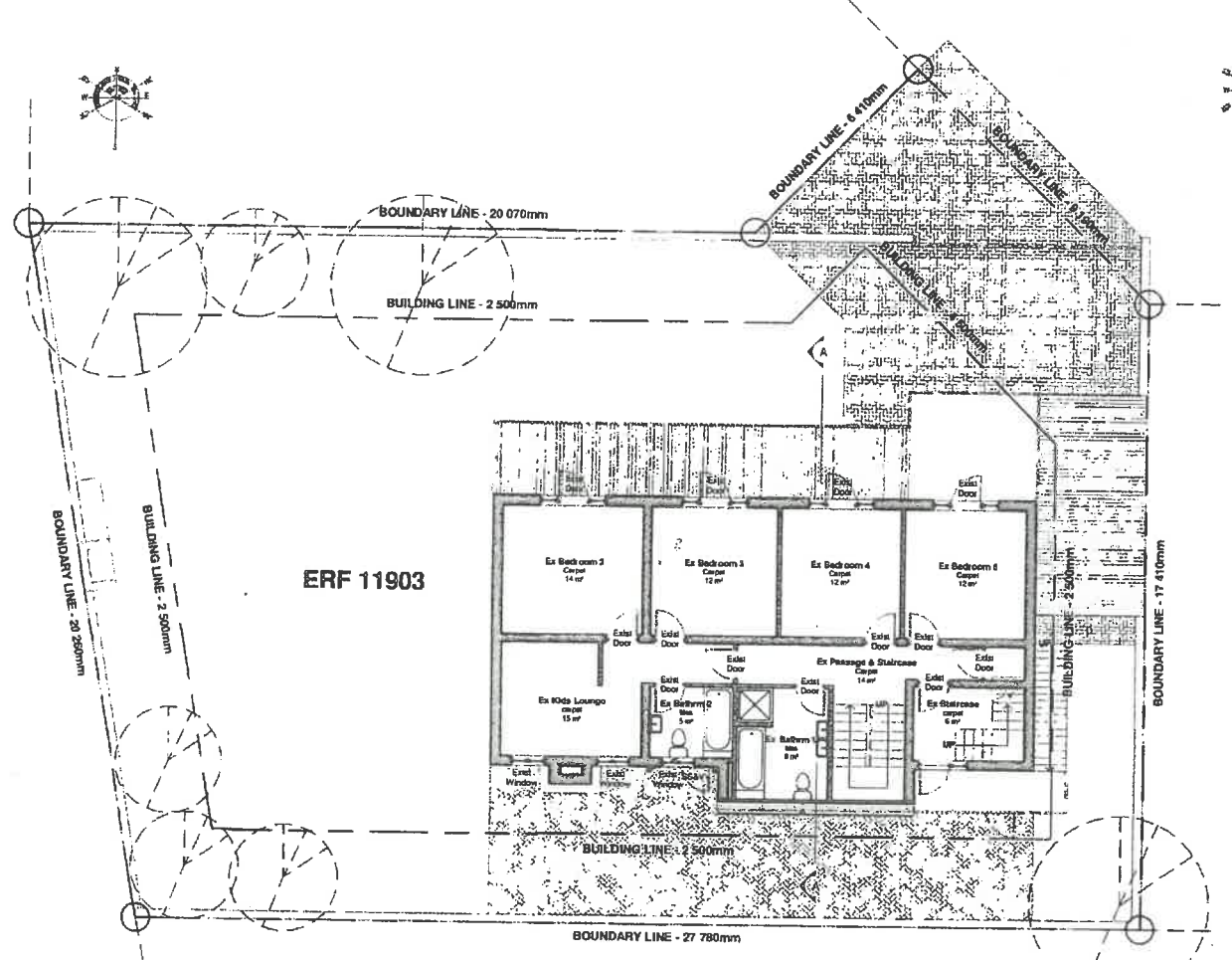
COPYRIGHT NOTICE
Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, hereby grants a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.



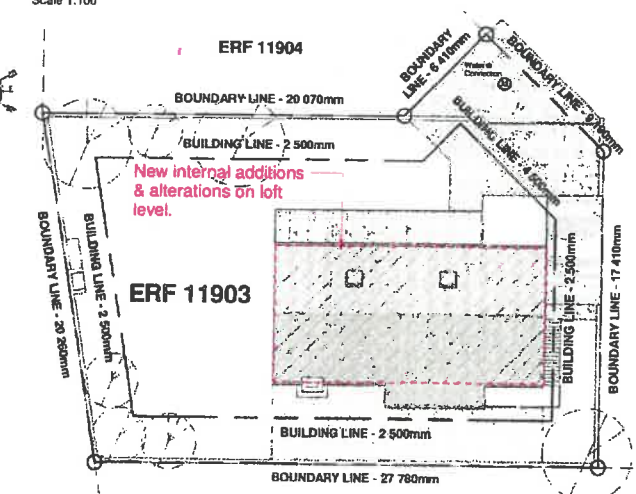
Ground Storey Plan
Scale 1:100



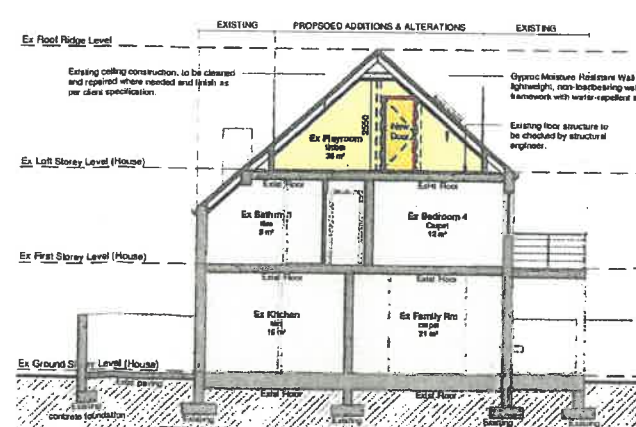
Loft Storey Plan
Scale 1:100



First Storey Plan
Scale 1:100



Site / Roof Plan
Scale 1:200



Section A-A
Scale 1:100

GENERAL PRINCIPLES AND REQUIREMENTS

DESIGN: The design of this project complies with the requirements of SANS 10400 - The Application of the National Building Regulation, as well as related design by other specialists that satisfies the requirements of the National building regulations and building standards set in 103 of 1977 (as amended).

STRUCTURAL DESIGN (SANS 10400 - Part B): A competent person, Structural Engineer, will design, specify and certify parts M, J, K, L, and N.

DIMENSIONS (SANS 10400 - Part E): Minimum ceiling height is 2.4m. Minimum vertical floor area to be 8.00m².

PREPARATION OF SITE: Necessary facilities must be provided by the owner and be available for use by any personnel employed for the work to be done.

FLOOR CONSTRUCTION (SANS 10400 - Part J):

GENERAL NOTE:

- 1st floor or any landing, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be water-resistant.
- Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

LOFT FLOOR: Existing floor structure to be checked by structural engineer.

WALL CONSTRUCTION (SANS 10400 - Part I): Gyproc Moisture Resistant Wall System, lightweight, non-loadbearing walling system framework with water repellent additives. Final detail as by supplier.

CEILING CONSTRUCTION (SANS 10400 - Part L): Gyproc Moisture Resistant Wall System (SANS 10400 - Part I) Existing to be cleaned and repaired where needed and paint or finishes as per client's specification.

DOORS AND WINDOWS: External doors to be solid timber doors (900 x 2100mm) with profile, in timber frames. (door profile to be confirmed by client)

GLASS / GLAZING (SANS 10400 - Part N)

Structural glass: clear float glass throughout, impact safety glass to all glass panels below 500mm above SFL and panels larger than 1.00m² sqm. Doors and sashlights shall be glazed with safety glazing. Glass types according to Performance Schedule. (Calculations, refer to M-rooms)

LIGHT AND VENTILATION (SANS 10400 - Part O)

The total area of any transparent or translucent light shall be no less than 10% of the area of access and for natural ventilation no less than 5% of the same area. Embedded visible areas to mechanically ventilate in outside wall.

Artificial Ventilation for Bedrooms:

- Air changes per hour: 10
- Lit per person: 25.0
- Floor: 110 mm PVC, standard duty
- Exhaust vent: Drawing R402 (SANS 10400 - Part O), external grille and raincap; duct
- Wiring: Connected to toilet light supply by certified electrician and provided with separate isolator switch in accordance with legislation.

DRAINAGE (SANS 10400, part P)

110mm PVC, drainage connected to existing drainage line to min. 150 and max. 1.5 fall as indicated on site and ground floor plans. Invert level to be min 450mm. Fording eye at every bend and min. every 25.0m. Each drainage to ventilate with 50mm dia. vent pipe. Drainage fixtures to be waterproofed or deep seal traps provided (where applicable).

Changes to be attached to 500mm concrete surround when underneath constructed floor and/or driveway. No v.l.b. pipes are visible in building, all pipework to be concealed. Dual bath toilets to be used. The height to be confirmed between contractor and client before construction starts. WC pan heights to be confirmed between contractor and client before construction starts.

INSULATION & R-VALUES (SANS 10400, part Q)

Roof: 150mm R400, flexible non-combustible light weight "Acacia" insulation material (R-VALUE 3.38) between the roof trusses & over bracing to a completed roof & ceiling system. Installation strictly in accordance with the manufacturer's detail and specification.

WALLS: 150mm R400, flexible non-combustible light weight "Acacia" insulation material (R-VALUE 1.00) with a wall thickness of 20 mm. Detail in accordance with manufacturer's detail and specification.

GLAZING: 150 mm R400, flexible non-combustible, lightweight "Acacia" insulation material (R-VALUE 1.28) around gully or hot water collection. Seal edges with duct tape. Apply 2 m pipe insulation on the incoming hot water pipes and flushes all outgoing hot water pipes. Detail in accordance with manufacturer's detail and specification.

SOLAR HEATING / SOLAR GEYSER: From line to be confirmed by client. A minimum of 80% by volume of the overall storage hot water heating requirement shall be provided by means other than electrical resistance heating, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes. (SANS 504:2011 - 4.5.2.1)

Council Approval Stamp

Clients Approval Signature *[Signature]*

Architects Signature *[Signature]*

DEVELOPMENT DATA

Ground Floor Level	Exist
First Floor Level	Exist
Lot Floor level:	Exist
Site Area:	612.20 sqm
Existing Ground:	
- House	132.00 sqm
- Total	132.00 sqm
- Cov Stoop	26.00 sqm
First Floor:	
- House	118.00 sqm
- Total	118.00 sqm
- Open Balcony	35.00 sqm
Lot:	
- House	75.00 sqm
- Total	75.00 sqm
Grand Total:	
- Total Cov Areas (Existing)	351.00 sqm
Coverage (24%)	148.00 sqm

Building Lines:
- Street building lines: 4.5 meter
- Side boundary lines: 2.5 meter
- Back boundary lines: 2.5 meter

ZONING REGULATIONS:
Zoning: Single Residential 1
Height Restriction: 9m from Ground Floor Level

BUILDING CLASSIFICATION (SANS 10400 - Part A)
Occupancy: H4 - Dwelling house.
Population: 2 persons per bedroom

HOUSE GILFILLAN

Project description
Proposed Additions & Alterations on Erf 11903, DIE BOORD, Stellenbosch

Sheet description
Site/Roof, Ground, First & Loft Storey Plan, Section & Construction Notes

Project number	Sheet number	Project status
2023-03	2023-03-01	council
Project Date	Designed by	Drawn by
2023-10-16	cdw	cdw
Scale	Issue Date	
as indicated	2024/01/10 05:29:03 PM	