



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

INNOVATION CAPITAL • ISIXEKO ESIZA NENGUQU • INNOVASIESTAD

**REGISTERED MAIL**

M Williams  
44 Erasmus Street  
**KYLEMORE**  
7608

Sir/Madam

If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at [www.stellenbosch.gov.za/planning\\_portal](http://www.stellenbosch.gov.za/planning_portal), must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within **21 days from 16 January 2020 (due to Council's recess)** together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.



Tel: +27 21 808 8025 | Fax: +27 21 886 6749

Physical Address: Plein Street, Stellenbosch, 7600 | Postal Address: PO Box 17, Stellenbosch, 7599 | Website: [www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



# STELLENBOSCH

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Application Number: *LU/10368*  
Property Number: Erf 141, Kylemore  
Your Reference Number:  
Enquiries: Siyanda Zangqal  
Contact No. : 021808 8667

## REGISTERED MAIL

**M Williams**  
**44 Erasmus Street**  
**Kylemore**  
**7608**

Sir/Madam

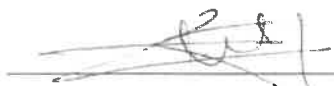
### APPLICATION FOR DEPARTURE: ERF 141, KYLEMORE.

1. Your application for departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, to relax the 4m street building line to 2m, the 2m lateral building line to 1m and the coverage from 50% to 52.8% in order to make alterations and extension to the existing dwelling on Erf 141, Kylemore. (See **APPENDIX 1**), refers.
2. The Authorised Employee hereby **approves, in whole** your application for a departure in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that:
  - The approval applies only to the application for departure in question (See **APPENDIX 1**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
  - Building plans must be submitted, all applicable departmental recommendations be obtained and building plans be approved by this Municipality, prior to any building work commencing on site;
  - This approval becomes null and void if approval could not be obtained from Council's internal departments, e.g. Fire Services, Engineering Services, Building Management, etc.
  - This departure approval shall lapse if not exercised within 5 years from date of final notification.
  - The Municipal decision making authority reserves the right to impose further conditions if deemed necessary.

Page 1 of 3

3. Reasons for the above decision are as follows:
- The adjacent affected property owner(s) granted their written consent and no further advertising was deemed necessary.
  - The proposed land use is in line with the zoning of the property.
  - All other land use parameters will still be complied with.
  - All other departments will still be afforded an opportunity to comment on the final building plan, which may result in the amendment of the approval.
  - The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.
  - The subject application can for the above-mentioned reasons be supported from a land use management perspective, considering that all due administrative processes to make an informed decision has been complied with.
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be in compliance with the procedures for appeals stipulated in section 80 of the said legislation.
5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at [www.stellenbosch.gov.za/planning\\_portal](http://www.stellenbosch.gov.za/planning_portal), and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Advice centre, within 21 days of notification of this decision together with proof of payment of the appeal fee.
6. You are also informed that should you want to submit building plans within the 21 day appeal period that you must, in writing, waive your right to appeal and submit it together with your building plan application.
7. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully

  
\_\_\_\_\_  
**THE AUTHORISED EMPLOYEE (Tabiso Mfeya)**  
**DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

22/11/2019  
**DATE**

# APPENDIX 1

## Proposed building plan



**NOTES :**

**GENERAL :**

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan. All work must comply with National Building Legislations and Local Authorities By-laws. Any discrepancy must be referred to the Designer.

**COVERAGES CALCULATIONS :**

- ERF AREA = 243 M<sup>2</sup>
- EXIST. DWELLING ROODE = 85,8 M<sup>2</sup>
- PROP. EXTENSION = 51 M<sup>2</sup>
- TOTAL AREA = 138,8 M<sup>2</sup>
- TOTAL COVER = 138,8 M<sup>2</sup>
- PERCENTAGE COVER = 52,9 %
- APPROX. ESTIMATED COST = R245 000,00

- Fluorescent light
- Stone connection
- Electrical Meter
- Distributionboard
- Two Way Switch
- One Way Switch
- Double Powerpoint
- Single Powerpoint
- Downlights
- Watermeter Cylinder 200L ( High pressure )
- External light
- Ceiling light

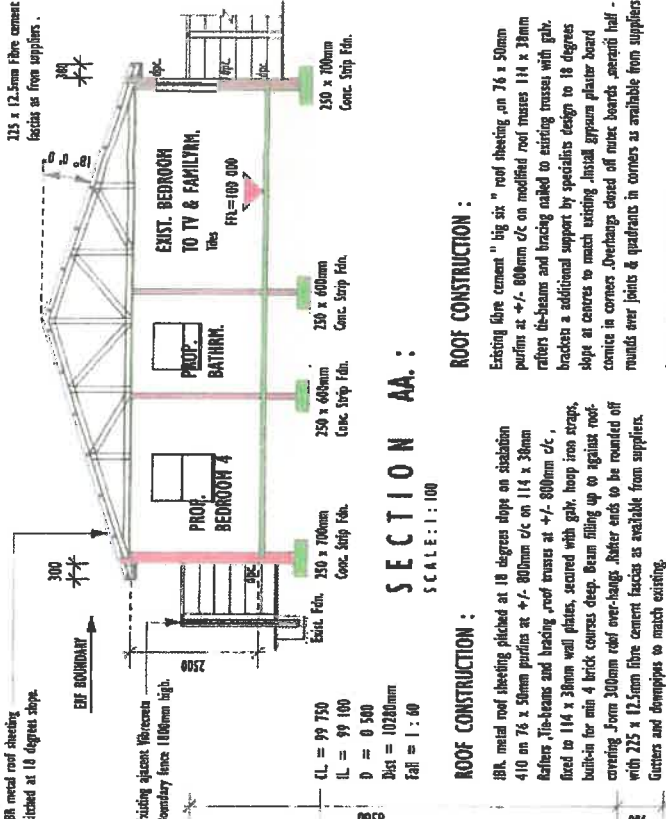
**NEW WINDOWS ALUMINIUM AS PER WIPROCO CAT.**

**J. F. S. Prodraft & Design**  
 James Solomons  
 P.O. Box 424, 21 Starking street, Priel, 7681  
 Cell :- 083 742 6110  
 Fax :- 086 570 6078  
 Home :- 021 885 1472  
 E-mail :- jspdraft@telkomsa.net

project:  
**Prop. Extension & alterations to exist. Dwelling House & Lean-to-roof.**

owner :  
**Mr. & Mrs. Williams**  
 Erf 141 ,Erasmus Street ,Rylemore Stellenbosch.

Dwg. no.  
 date: August 2019  
 scale: 1 : 100  
 drawn: J. F. Solomons



**SECTION AA:**  
 SCALE: 1:100

**ROOF CONSTRUCTION :**

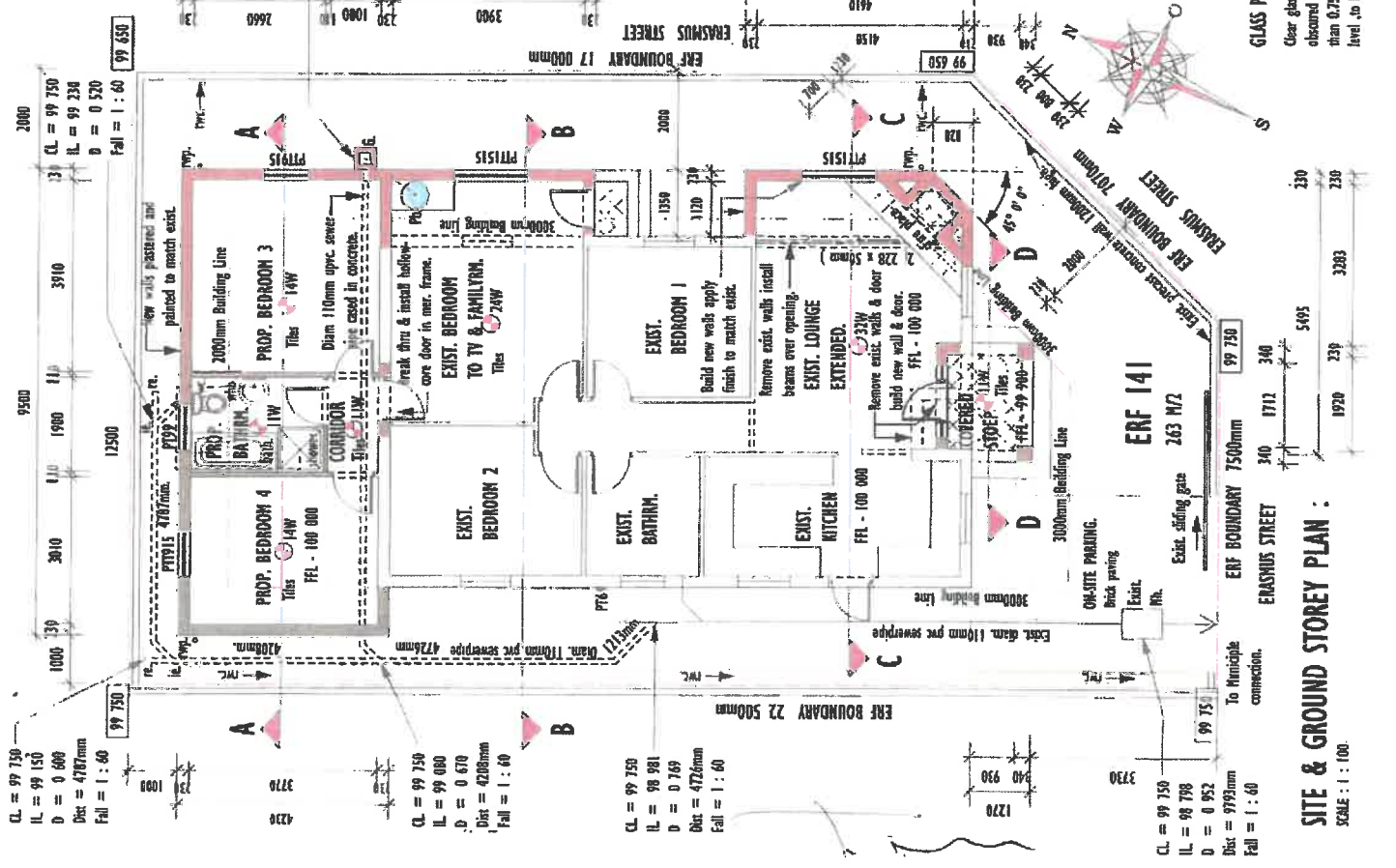
8BA metal roof sheathing pitched at 18 degrees slope on sashation 410 on 76 x 50mm perins at +/- 800mm c/c on 114 x 38mm rafters. Tie-beams and bracing nailed to existing trusses with gbk. bracks at 114 x 38mm wall plates, secured with gbk. hoop iron straps, built-in for min 4 brick courses deep. Beam filling up to against roof-convring from 300mm roof over-hangs. Rafter ends to be rounded off with 25 x 12,5mm fibre cement facias as available from suppliers. Gables and downpipes to match existing.

**CEILING CONSTRUCTION :**

thino board ceilings nailed against 38 x 38mm battens at 450mm c/c with members across to firm squares. Jamball gypsum plaster board cornice in corners. Overhangs closed off with boards. Meranti half-rounds over joints & quadrants in corners as available from suppliers.

**MASONRY CONSTRUCTION :**

Common block wall M2190 x 190 x 390 plastered and painted with airbrick openings in each room. min 4 layers of brickdorra above all opening supported with precast prestressed concrete lintels with min bearing on each side of opening, min. 230mm as recommended by suppliers. 275 micron gpc on walls min. 150mm above natural ground level. Finishes to match existing or to owner's preferences.



**SITE & GROUND STOREY PLAN :**  
 SCALE: 1:100

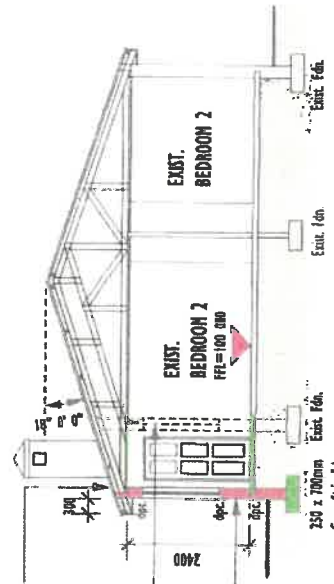
**GLASS PANELS :**

Clear glass panels 4mm thick, monolithic annealed, obtained in toilets and Bathrooms Glass area larger than 0,750M<sup>2</sup> or lower than 500mm from finish floor level, to be safety glass as per SABS safety standards.

**FLOOR CONSTRUCTION :**

Floor covering on 25mm sand-conent floor screed on 100mm thick mesh reinforced concrete floor slab on 250 micron gpc, on 50mm sand bedding on well compacted hardcore filling in max layers of 150mm to 90% mod. astasto. Jamball meranti skirting around floor edges, nailed against walls, primed and painted to owner's preference.

**SECTION BB:**  
 SCALE: 1:100



Modified roof trusses to be fixed to existing to accommodate for extension to existing building.  
 Remove exist. wall and install bearer beams over opening 2( 210 x 50mm ).  
 New walls plastered and painted to match exist.

GENERAL :

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan. All work must comply with National Building Regulations and local Authorities By-laws. Any discrepancy must be referred to the Designer.

FILLING & COMPACTION :

1. Filling to contain little or no organic matter.
2. Excavate stones larger than 75mm diameter.
3. No more than 10% rock or hard fragments bigger than 50mm.
4. Should be placed without significant voids.
5. Any fill exceeding 400mm in height, at any point, to be inspected and designed by a Competent person.
6. Filling shall be moistened before compaction so that a hand trowel, squeezed, appears firm without any sign of moisture.
7. Filling placed in uncompacted layers not exceeding 100mm for hand compaction, not exceeding 150mm max for machine compaction.
8. Does not contain large clay lumps that do not break up during compaction, nor be mostly clay material.

GLASS PANELS :

Clear glass panels 4mm thick, monolithic annealed, obtained in collies and bathrooms glazed area larger than 0.50m<sup>2</sup> or lower than 500mm from finish floor level, to be safety glass as per SABS safety standards.

J. F. S. Prodraft & Design  
James Solomons

P.O. Box 424, 21 Sterkling street, Phila, 7681

Cell :- 083 712 6110

Fax :- 086 570 6078

Home :- 021 885 1472

E-mail :- jspdraft@jalkomsa.net

project:

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to exist. Dwelling House &  
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owner :

Mr. & Mrs. Williams  
Erf 141, Erasmus Street, Kyalmore  
Stellenbosch.

Drawn. no.

date: August 2019

scale: 1 : 100

drawn: J. F. Solomons

ROOF CONSTRUCTION :

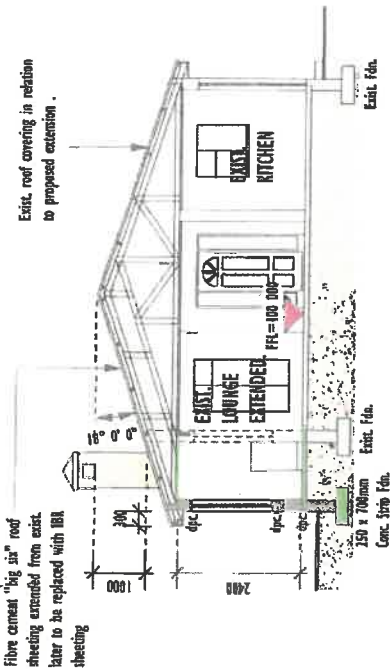
Existing fibre cement "big six" roof sheeting, 6m 76 x 50mm perkins at +/- 800mm c/c on modified roof trusses 114 x 38mm rafters tie-beams and bracing nailed to existing trusses with gah. brackets a additional support by specialists design to 18 degrees slope at centres to match existing. Install gypsum plaster board cornice in corners. Overhangs closed off with board, "meranti" half - rounds over joints & quadrants in cement as available from suppliers.

CEILING CONSTRUCTION :

Mino board ceilings nailed against 38 x 38mm batons at 450mm c/c with members across to form squares. Install gypsum plaster board cornice in corners. Overhangs closed off with board, "meranti" half - rounds over joints & quadrants in cement as available from suppliers.

FLOOR CONSTRUCTION :

Floor covering on 25mm sand-cement floor screed on 100mm thick mesh reinforced concrete floor slab on 250 micron dpm. on 50mm sand blinding on well compacted hardcore filling. in max layers of 150mm to 90% mod. ashho. Install meranti skirting around floor edges, nailed against walls, primed and painted to owner's preference.



SECTION CC. :  
SCALE: 1 : 100

Fibre cement "big six" roof sheeting extended from exist. later to be replaced with 18R sheeting

Proposed chimney for built-in fire place.

18R metal roof sheeting pitched at 18 degrees slope.

18R metal roof sheeting pitched at 18 degrees slope.

Walls plastered & painted to match existing.

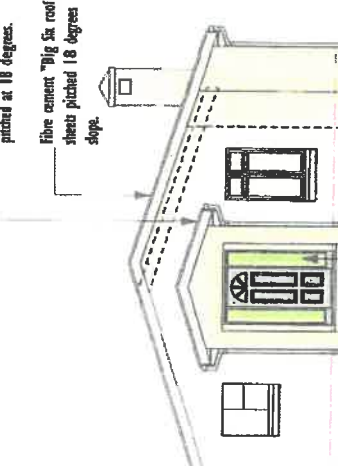
Alum. windows as per Wipacra catalogue specs.

18R metal roof sheeting pitched at 18 degrees.

Fibre cement "Big six" roof sheets pitched 18 degrees slope.

225 x 12.5mm Fibre cement fascia as from suppliers.

SECTION DD. :  
SCALE: 1 : 100



NORTH EAST ELEVATION :  
SCALE: 1 : 100

Fibre cement "big six" roof sheeting extended from exist. later to be replaced with 18R sheeting

18R metal roof sheeting pitched at 18 degrees slope.

SOUTH EAST ELEVATION :  
SCALE: 1 : 100

Meranti door in meranti frame with safety glass side panels.

18R metal roof sheeting pitched at 18 degrees slope.

Fibre cement fascia as available from suppliers.

Proposed chimney for built-in fire place.

Gutters & downpipes to match existing as indicated.

Walls plastered and painted to match existing finishes.

SOUTH WEST ELEVATION :  
SCALE: 1 : 100

NORTH WEST ELEVATION :  
SCALE: 1 : 100

**NOTES :**

**GENERAL :**

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plans. All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be referred to the Designer.

**LIGHTING ENERGY DEMAND**

ALLOWED 5 / m<sup>2</sup>  
 SW / m<sup>2</sup> = 64.5m<sup>2</sup> / 2 = 322.5W  
 (1 x 11W Lamps) + (2 x 14W Lamps) + (1 x 24W Lamp) + (1 x 32W)  
 = 11W + 28W + 28W + 32W  
 = 119W  
 OR 119 / 64.5m<sup>2</sup> = 1.84 W / m<sup>2</sup> (< 5W / m<sup>2</sup>)

**ENERGY CONSUMPTION**

ALLOWED 5kWh / m<sup>2</sup> .a OR 5kWh / m<sup>2</sup> [ a = 1 (Year) ]  
 5kWh / m<sup>2</sup> .a x 64.5 m<sup>2</sup> = 488.5 kWh .a  
 ASSUME LIGHTS ARE ON FROM 17:30 - 22:30 EACH DAY / YEAR THAT IS 5,000H  
 52 (Weeks) x 7 (Days) x 5 (h) = 1820 h .a

THERE ARE : 1 x 11W Lamps .2 x 14W Lamps .1 x 24W Lamp .1 x 32W  
 = (1 x 11W) + (2 x 14W) + (1 x 24W) + (1 x 32W)  
 = 11W + 28W + 24W + 32W  
 = 119W  
 = 0.119 kW  
 0.119 kW x 1820 h .a = 216.58 kWh .a (< 322.5 kWh .a)

**GROUND STOREY :**

**LOUNGE**

Total floor area = 21.4 M<sup>2</sup>  
 = 3.78 M<sup>2</sup>  
 Total window area = 3.21 M<sup>2</sup>  
 Max. lighting - 15/100 x 21.4 M<sup>2</sup> = 3.21 M<sup>2</sup>  
 Min. lighting - 10/100 x 21.4 M<sup>2</sup> = 2.14 M<sup>2</sup>  
 Min. Ventilation - 5/100 x 21.4 M<sup>2</sup> = 1.07 M<sup>2</sup>  
 Actual Ventilation = 0.5 M<sup>2</sup>

**FAMILY & TV-ROOM :**

Total floor area = 19 M<sup>2</sup>  
 Total window area = 2.7 M<sup>2</sup>  
 Max. lighting - 15/100 x 19M<sup>2</sup> = 2.85 M<sup>2</sup>  
 Min. lighting - 10/100 x 19M<sup>2</sup> = 1.9 M<sup>2</sup>  
 Min. Ventilation - 5/100 x 19M<sup>2</sup> = 0.95 M<sup>2</sup>  
 Actual Ventilation = 1.08 M<sup>2</sup>

**BATHROOM :**

Total floor area = 5.0 M<sup>2</sup>  
 Total window area = 0.81 M<sup>2</sup>  
 Max. lighting - 15/100 x 5.0M<sup>2</sup> = 0.75 M<sup>2</sup>  
 Min. lighting - 10/100 x 5.0M<sup>2</sup> = 0.5 M<sup>2</sup>  
 Min. Ventilation - 5/100 x 5.0M<sup>2</sup> = 0.25 M<sup>2</sup>  
 Actual Ventilation = 0.54 M<sup>2</sup>

**BEDROOM 3:**

Total floor area = 14.7 M<sup>2</sup>  
 Total window area = 1.35 M<sup>2</sup>  
 Max. lighting - 15/100 x 14.7M<sup>2</sup> = 1.32 M<sup>2</sup>  
 Min. lighting - 10/100 x 14.7M<sup>2</sup> = 1.14 M<sup>2</sup>  
 Min. Ventilation - 5/100 x 14.7M<sup>2</sup> = 0.57 M<sup>2</sup>  
 Actual Ventilation = 1.08 M<sup>2</sup>

**BEDROOM 4:**

Total floor area = 11.3 M<sup>2</sup>  
 Total window area = 1.35 M<sup>2</sup>  
 Max. lighting - 15/100 x 11.3M<sup>2</sup> = 1.695 M<sup>2</sup>  
 Min. lighting - 10/100 x 11.3M<sup>2</sup> = 1.13 M<sup>2</sup>  
 Min. Ventilation - 5/100 x 11.3M<sup>2</sup> = 0.57 M<sup>2</sup>  
 Actual Ventilation = 1.08 M<sup>2</sup>

**Determining shading projections over glazed areas**

1	P = 300
2	G = 1779 - 1500 = 279 (< 500)
	F = 150 + 90 = 240 / 2 = 120
	G = 2458 - 1500 = 958 (> 500)

**Solar exposure factor**

Panel	Glazed area and P/H value	Solar exposure factor
1	1500 Window P/H = 300 / 1500 = 0.2	0.77 for Northwestern facade
2	1500 Window P/H = 300 / 1800 = 0.17	0.77 for Northwestern facade
3	900 Window P/H = 1770 / 1500 = 1.18	0.79 for Northwestern facade
4	900 Window P/H = 120 / 900 = 0.13	1.04 for Northwestern facade
5	160 Window P/H = 1770 / 1970 = 0.92	0.35 for Southwestern facade
6	1022 Window P/H = 120 / 1500 = 0.08	0.74 for Southwestern facade

**LIGHTING**

**ENERGY DEMAND**

ALLOWED 5W / m<sup>2</sup>  
 SW / m<sup>2</sup> = 71.4m<sup>2</sup> = 357W  
 ( 2 x 11W Lamps ) + ( 2 x 14W Lamps ) + ( 1 x 24W ) + ( 1 x 32W )  
 = 22W + 28W + 24W + 32W  
 = 106W (< 357W)  
 = 0.106 kW  
 106W / 71.4 M<sup>2</sup> = 1.48W / m<sup>2</sup> (< 5W / m<sup>2</sup>)

**ENERGY CONSUMPTION**

ALLOWED 5kWh / m<sup>2</sup> .a OR 5kWh / m<sup>2</sup> [ a = 1 (Year) ]  
 5kWh / m<sup>2</sup> .a x 71.4m<sup>2</sup> = 357 kWh .a  
 ASSUME LIGHTS ARE ON FROM 17:30 - 22:30 EACH DAY / YEAR THAT IS 5,000H  
 52 (Weeks) x 7 (Days) x 5 (h) = 1820 h .a

THERE ARE : 2 x 11W Lamp .2 x 14W Lamps .1 x 24W Lamp .1 x 32W Lamp  
 = ( 2 x 11W ) + ( 2 x 14W ) + ( 1 x 24W ) + ( 1 x 32W )  
 = 22W + 28W + 24W + 32W  
 = 106W  
 = 0.106 kW  
 0.106 kW x 1820 h .a = 192.92 kWh .a (< 357 kWh .a)

**NATURAL VENTILATION :**

CONSTANTS :  
 CONDUCTANTS = 71.4 x 1.4 = 99.96  
 SHG = 71.4 x 0.13 = 9.3  
 CONDUCTANCE  
 Use clear glass in steel frame .  
 A x U = 11.09 x 5.6  
 = 62.1 (< 90.3)  
 SOLAR HEAT GAIN :  
 NORTHWEST : ( A<sub>1</sub> x S<sub>1</sub> x E<sub>1</sub> ) + ( A<sub>2</sub> x S<sub>2</sub> x E<sub>2</sub> ) + ( A<sub>3</sub> x S<sub>3</sub> x E<sub>3</sub> )  
 = ( 2.25 x 0.77 x 0.77 ) + ( 1.35 x 0.77 x 0.77 )  
 + ( 2.7 x 0.77 x 0.77 )  
 = 1.33 + 0.80 + 1.6  
 = 3.73  
 NORTHWEST : ( A<sub>1</sub> x S<sub>1</sub> x E<sub>1</sub> ) + ( A<sub>2</sub> x S<sub>2</sub> x E<sub>2</sub> )  
 = ( 1.35 x 0.77 x 0.29 ) + ( 0.81 x 0.77 x 1.04 )  
 = 0.30 + 0.65  
 = 0.95  
 SOUTHWEST : ( A<sub>1</sub> x S<sub>1</sub> x E<sub>1</sub> ) + ( A<sub>2</sub> x S<sub>2</sub> x E<sub>2</sub> )  
 = 2( 0.499 x 0.77 x 0.35 ) + ( 1.53 x 0.77 x 0.74 )  
 = 0.27 + 0.87  
 = 1.14  
 TOTAL = 3.73 + 0.95 + 1.14 = 5.82 (< 9.3)

**BUILDING COMPLIES TO ENERGY EFFICIENCY IN BUILDING.**



Panel	Facing direction	Area m <sup>2</sup>	Shading description
1	Northwest	2.25	1.5H x 1.5H Alum. window shaded ( 300mm roof overhang )
2	Northwest	1.35	0.9H x 1.5H Alum. window shaded ( 300mm roof overhang )
3	Northwest	2.7	1.5H x 1.5H Alum. window shaded ( 300mm roof overhang )
Total glazing Area 2.16			
1	Northwest	1.35	0.9H x 1.5H Alum. window shaded ( 1700mm Lean-to-roof )
2	Northwest	0.81	0.9H x 0.9H Alum. window shaded ( 240mmx2 roof overhang )
Total glazing Area 2.61			
1	Southwest	1.1	0.260 x 1.92H(2) Alum. window shaded (1700mm Lean-to-roof)
2	Southwest	1.53	1.022 x 1.5H Steel window shaded (240mmx2 roof overhang)
Total glazing Area 2.61			

**J. F. S. Prodrat & Design**

James Solomons

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