



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13696

Our File Reference Number: Erf 1667 & 1668, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: marke@archtownplanners.co.za

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE, CONSOLIDATION AND TECHNICAL APPROVAL OF ERVEN 1667 & 1668, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 1667 & Erf 1668, Stellenbosch for the following:
 - 2.1.1 **Permanent Departure** in terms of Section 15 (2) (b) of the said by-law to relax street building line from 4m to 0m to allow for roofed entrance and walkway on Erf 1667 Stellenbosch.
 - 2.1.2 **Consolidation** in terms of Section 15 (2) (e) of the said by-law to consolidate Erf 1667 (1169 m² in extent) and Erf 1668 (1096 m² in extent) into proposed Erf 17719, Stellenbosch (2265 m² in extent).
 - 2.1.3 **Permission/ Technical Approval** in terms of Section 15 (2) (g) of the said by-law/ Section 13 of the Stellenbosch Municipality Zoning Scheme By- Law to accommodate a second dwelling unit on the proposed consolidated Erf 17719, Stellenbosch.

BE APPROVED in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

3. Conditions of approval

- 3.1 The approval applies only to the application under consideration as indicated on Drawing No: LPI C0670022, drawn by RvB Geomatics Professional Land Surveyors; dated September 2021 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 3.2 The development shall be implemented substantially in accordance with the Site Development Plan referenced as Drawing No: LPI C0670022, drawn by RvB Geomatics Professional Land Surveyors, dated September 2021 and attached as **Annexure C**.
- 3.3 An electronic copy of approved diagram shall be submitted to this Department for record purposes.
- 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.
- 3.5 Building plans must be generally in accordance with the layout plans as referenced Drawing No: LPI C0670022, drawn by RvB Geomatics Professional Land Surveyors, dated September 2021 and attached as **Annexure C**.
- 3.6 Only one water and sewer connection will be allowed. Please indicate on the building plans which connections will be retained, and which will be blanked off and made redundant.

4. Matters to be noted:

- 4.1 Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment and service cables in the vicinity. Should damage occur, the applicant will be liable for the cost involved in repairing damages that occur during construction work.

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

- 5.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding residential area.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

7. 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:
 - (a) 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;

 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

 - (c) 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.

 - (d) whether the appeal is lodged against the whole decision or a part of the decision;

 - (e) if the appeal is lodged against a part of the decision, a description of the part;

 - (f) if the appeal is lodged against a condition of approval, a description of the condition;

 - (g) the factual or legal findings that the appellant relies on;

 - (h) the relief sought by the appellant; and

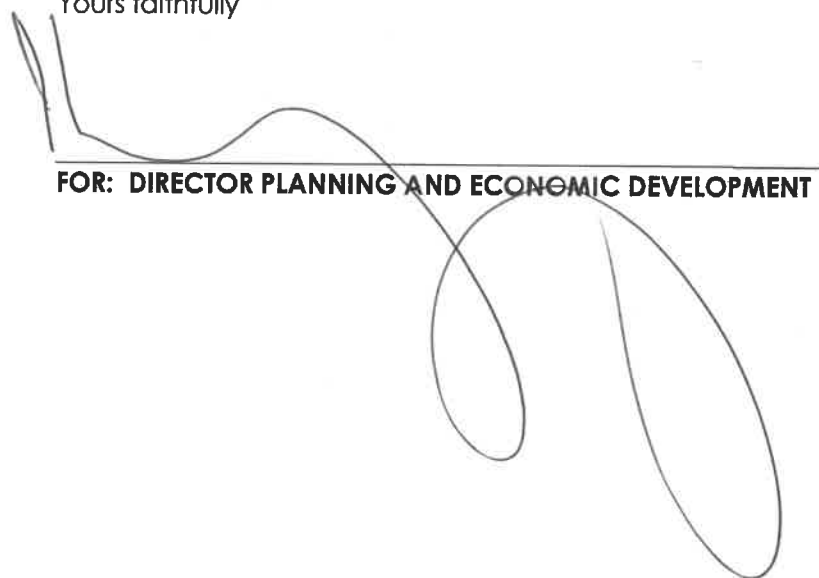
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation 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.
8. 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
9. 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.
10. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
11. An applicant who lodge 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.

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

13. Kindly note the above decision is suspended, and in the case of any approval, 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



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

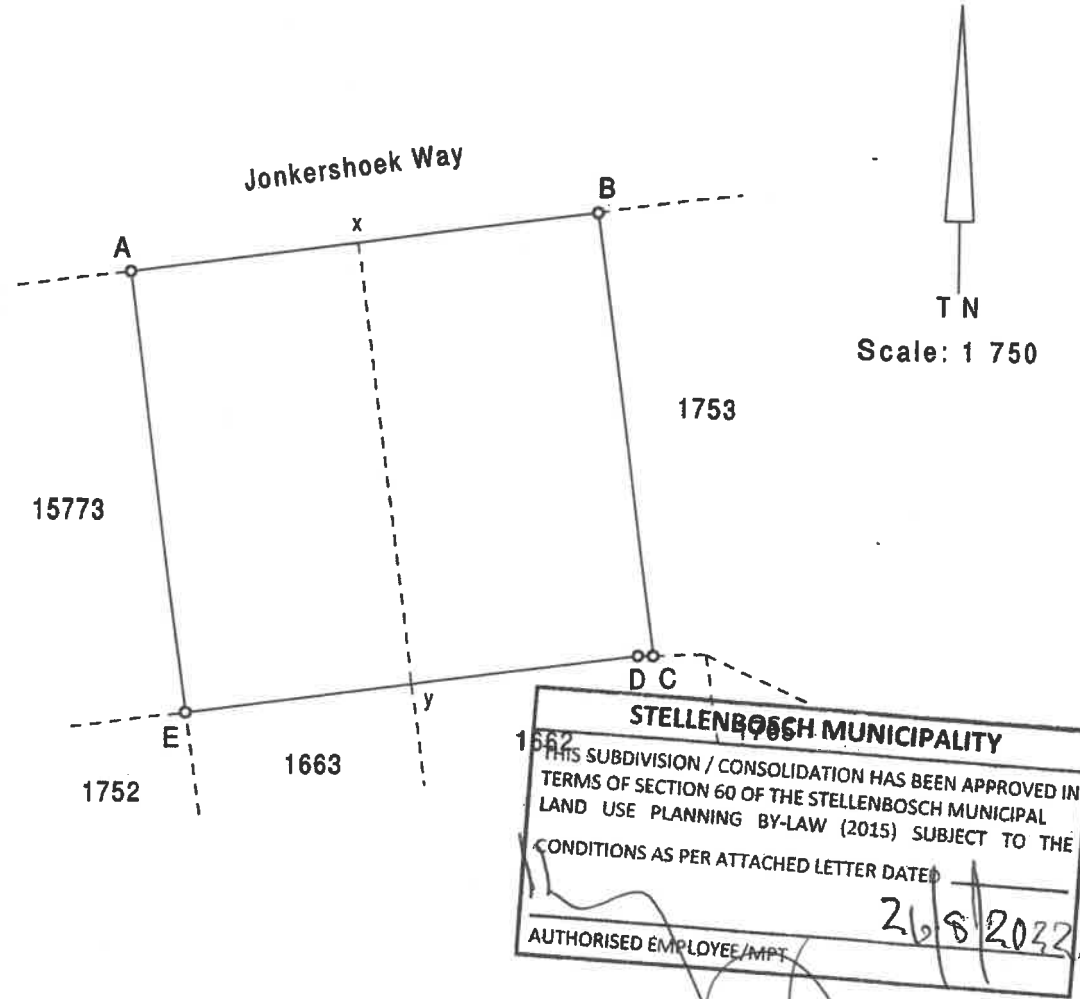
26/8/2022.
DATE:

ANNEXURE C: SITE DEVELOPMENT PLAN

COMPONENTS

1. The figure AxyE represents Erf 1668 Vide S.G. Diagram No. 4286/1947, D/T
2. The figure xBCDy represents Erf 1667 Vide S.G. Diagram No. 3840/1947, D/T

SG No.
approved
for
Surveyor-General
Date:

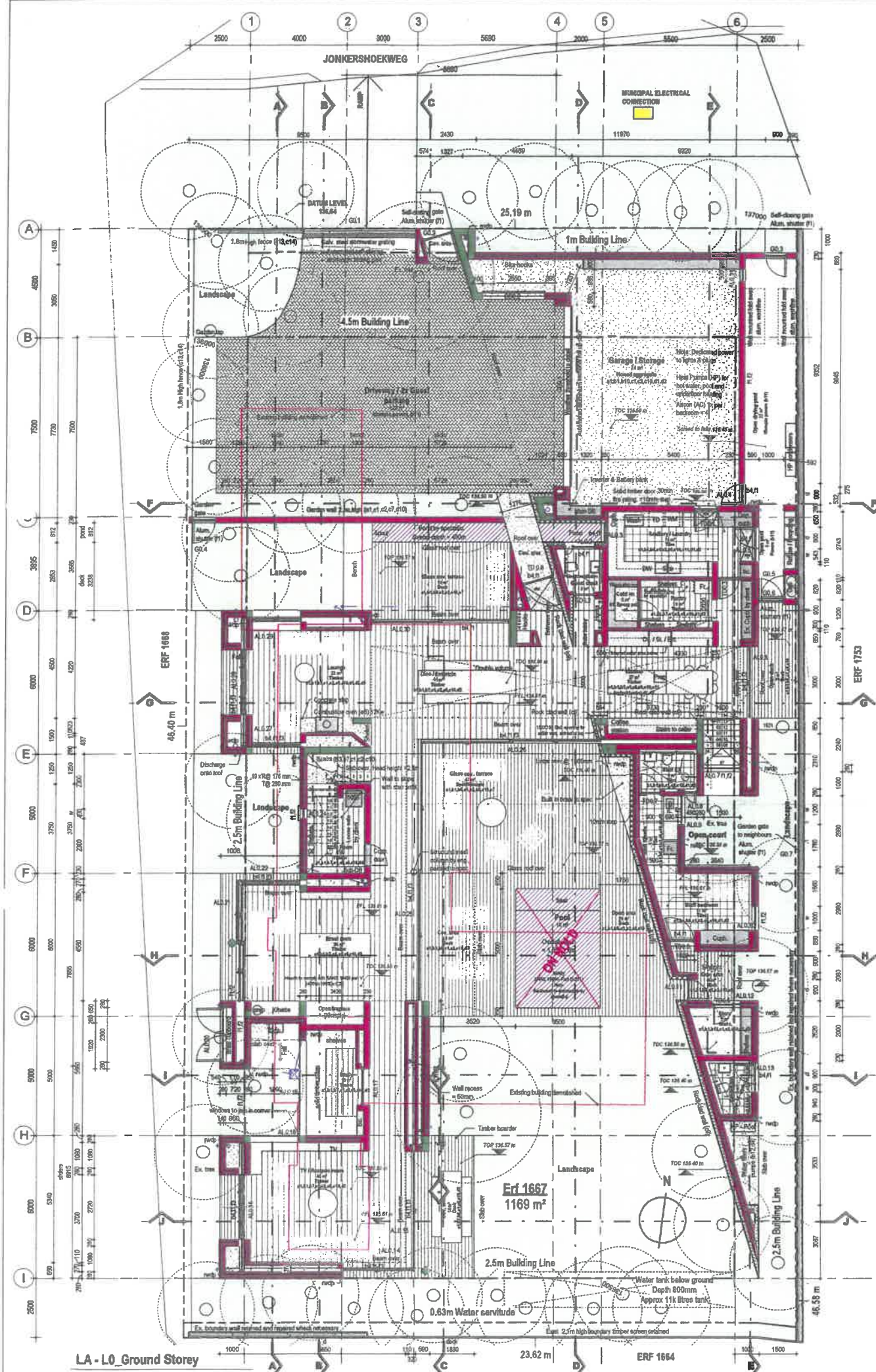


The figure A B C D E represents 2 265 square metres of land being
Erf 17719 Stellenbosch
 and comprises components 1 and 2 as shown above
 Situate in the Stellenbosch Municipality
 Administrative District of Stellenbosch Province of the Western Cape

AJH van Brakel
 AJH van Brakel (GPr. LS1329)
 Professional Land Surveyor

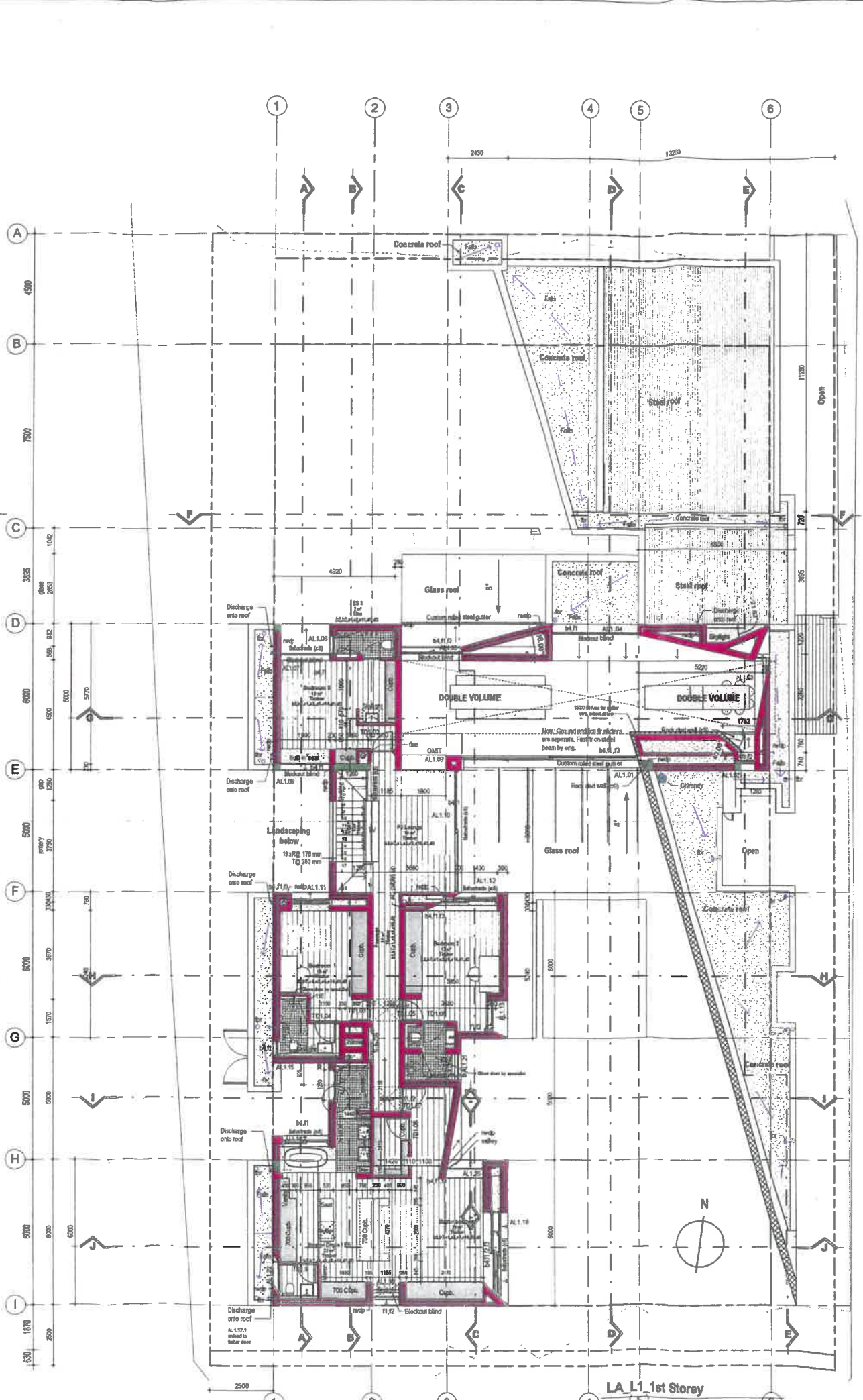
Compiled in September 2021
 by me

This Diagram is annexed to No. dated i.f.o Registrar of Deeds	The original diagrams are as listed above.	File: S.R. No. Comp BHSZ-1461 (M2775) LPI C0670022
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LA-L0_Ground Storey

SCALE 1:100



LA-L1_1st Storey

SCALE 1:100

GENERAL NOTES:

No amendments or alterations are to be made in the specifications of labour and material documents. Full use of the latest drawings to be in the site office at all times. RICS 5.0 applies. The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works.
 The contractor and sub-contractor shall ensure their workmen in terms of the Workmen Compensation Act 1914, and amendments thereof, and shall indemnify the employer from any claim thereunder. Contractor and the practice to comply with Occupational Health and Safety Act, No. 95 of 1993.
 Building to be set out by a registered Land Surveyor.
 Final levels of buildings to be confirmed with architect.
 Contractor to make adjustments on LFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than finished ground level at door thresholds.
 Room Areas indicated on floor plans are internal floor areas and do not account for walls and doors but are not complete with the Gross Building Areas.
 All existing trees and vegetation to be protected against any damage.
 All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, fixtures and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
 The architect is not expected to carry out continuous supervision, his inspectors are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the job at issue. If, in any case, however, he is unable to do so, the architect is employed to ensure correct compliance with the terms of the drawing, proper building procedures in accordance with the best practice of the various trades and adequate finishes as specified and to his satisfaction. The architect is then in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials, workmanship, breach or neglect of any local regulations. The contractor remains responsible at all times for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA
 Refer to ES Supplemental Guide Energy Efficiency in Buildings, SANS 10400 - SA & SANS 204 report
Climate: Zone 4, Temperate Coastal
Building Envelope: FLOORS to comply with SANS 10400-XA:2011 4.4.2.1 to be minimum U-value of the slab with the addition of minimum R value of 1.
 EXTERNAL WALLS to comply with SANS 10400-XA:2011 4.4.3 to have a minimum total U-value of 0.35
 ROOFS to comply with SANS 10400-XA:2011 4.4.4 to have a minimum R value of 3.7
Hot water supply: To comply with SANS 10400-XA:2011 4.1.1 minimum 50% of all domestic water heating is to be solar water heating. Minimum 50% to be solar water heating. Heating sources: All hot water storage pipes shall be insulated with a minimum R value of 1. Refer to separate document for calculations.

MECHANICAL

STORMWATER
 Stormwater & surface water layout to engineer's detail
NET SERVICES
 ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART F, AND SANS 0403. Sewerage lines and water reticulation strictly according to SANS 10251 and 10252.
 ALL DRAINAGE PIPES passing under through buildings or any building structures are to comply with NBR with RCB installed at ingress and egress points of drains under each building or structure. Rodding Eye (RE) of all Soil Pipe branches and change of direction. RE's to be positioned to allow maximum 25m rodding distance. RE's at the highest point of any drain.
 ALL DRAIN & DISCHARGE PIPES installed within buildings shall be supported by means of a screwed or bolted slight cover. Provide ALPFO (lead for respective finish). Removable access panels/bottoms to all bathrooms (lead-stand) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
 ALL VENTILATION PIPE installations must comply to NBR regarding positioning. All stack/vent and waste pipes to be PVC and concealed to walls. All soil pipes to ground to be per as specified on drawings.
 All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 400mm above FFL in close proximity of fittings as shown. Allow for fire water point to all private garages and over every gully. Final positions will be shown on detail layout drawings. Hot water geyser in positions shown and must comply with SANS 0254. 75mm deep vertical V-trap or resealing type V-trap to all waste fittings. Waste pipes to be accessible along their entire length. Inspection eye (IE) at all pipe junctions (IE) within 1200mm of upper extremities of branch drains. Anti-siphon/Avysac bottle traps and vent valves to all pipes exceeding 1200mm drops at traps and level levels and required for the one pipe system.

POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY COORDING COMMENCES

No.	Description	Date
4	Cell brickwork or grid 02 as indicated. #R32 changed from redline to full height door. Floors over covered from brick to steel room. Redline brickwork at gully. TV reduced from 100mm to 75mm.	2021.06.19
5	Roof edge details at bedroom on level floor. Redline removed.	2021.07.07
6	Wall bar added on GF. Stone cladding added on ES, FER removed on EA. FF bathroom by stairs revised as indicated.	2021.07.08
7	FF added at 1st floor. Attention on windows.	2021.07.30
8	Bathroom layout revised as indicated. Cell level at Section EE updated. Revised slight elev.	2021.08.14
9	Revised Floor Levels	2021.08.26
10	Revised Floor Levels	2021.09.07
11	Revised Floor Levels	2021.09.27

ISSUE STATUS

FOR CONSTRUCTION

NOTES

The design on this drawing remains the property of the CLIENT (only once paid for in full). Copyright Reserved. All dimensions to be checked on site before any work is put in hand. ANY DISCREPANCY between all drawings should immediately be brought to the attention of the client's representative and resolved before work commences. This drawing is to be used in conjunction with 'SPECIFICATION OF MATERIAL & LABOUR' for this project. Site instructions take preference over legend of materials.

COMPLY SOLUTION

008 CON 10611

project title
 NEW RESIDENCE FOR GA FAMILIETRUST

66 Jonkershoekweg - ERF 1667 Mostersdrift
 Stellenbosch

drawing title
 Ground & First floor layouts

scale @ A1: 1:100
 date: 2021.09.27
 drawn by: [signature]
 checked by: [signature]

008 CON 10611