



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12708

Our File Reference Number: Erf 1964, Klapmuts

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: ERF 1964, KLAPMUTS, 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 Departure, in terms of Section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015, to relax the common building line from 1m to 0m (adjacent to Erf 1971) in order to accommodate a new braai room on Erf 1964, Klapmuts,-

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw:

2.2 Conditions of Approval:

- (i) The approval applies only to the departure applied for as indicated on Drawing No. 59/MU1, dated 29 Jan 2021, Drawn by CE (Level 7 architects) and shall not be construed as authority to depart from any other Council requirements or legal provisions;
- (ii) Building plans must be submitted to this municipality for approval;
- (iii) The approval shall lapse if not acted upon within a period of five years from the date of approval;

2.3 The reasons for the above decision are as follows:

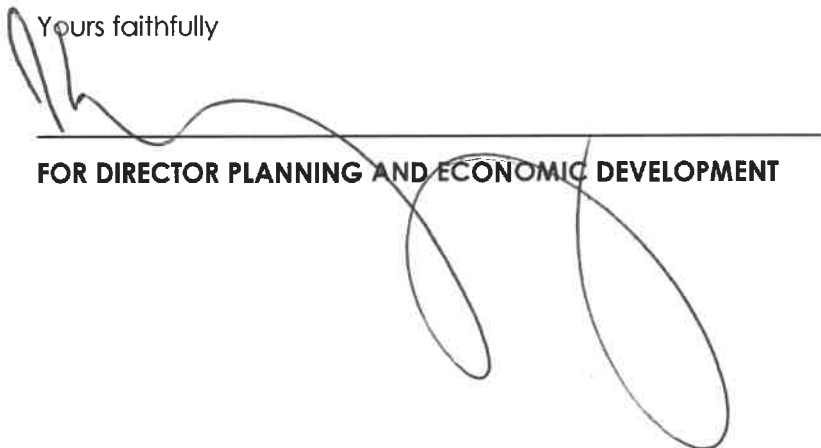
- (i) The proposed development can be regarded as desirable as it is a logical extension to the house and will not impact negatively on the character of the area.
- 3 You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal 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.
- 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:
- (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.

- 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 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>).
- 8 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.
- 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 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 large, stylized handwritten signature in black ink, written over a horizontal line. The signature consists of several loops and curves, extending below the line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

10/6/2021,
DATE:

COMPONENTS OF DRAWINGS AND SECTIONS SHOWN HEREIN ARE THE PROPERTY OF CASPER WILLEMSE ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF CASPER WILLEMSE ARCHITECTS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY DAMAGE RESULTING FROM MISINTERPRETATION OF DRAWINGS. ALL WORK TO BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BYLAWES. ALL DIMENSIONS UNLESS SPECIFIED OTHERWISE. ARE GIVEN IN METERS AND MILLIMETERS.

COLD WATER DEMAND

Room	Area (m²)	Rate (l/s/m²)	Flow (l/s)
Living	20.0	0.15	3.0
Kitchen	10.0	0.20	2.0
Bathroom	5.0	0.30	1.5
WC	2.0	0.10	0.2
Laundry	5.0	0.15	0.75
Bedroom	12.0	0.10	1.2
Staircase	3.0	0.05	0.15
Water Closet	2.0	0.05	0.1
Other	10.0	0.10	1.0
Total	79.0	0.14	11.05

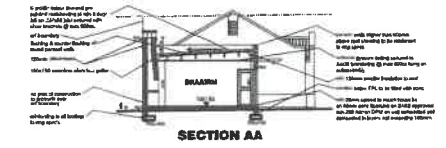
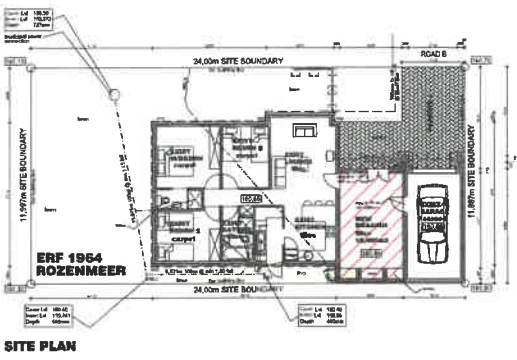
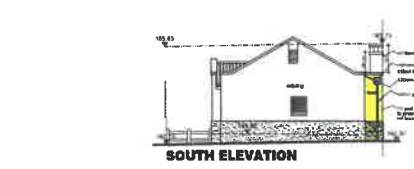
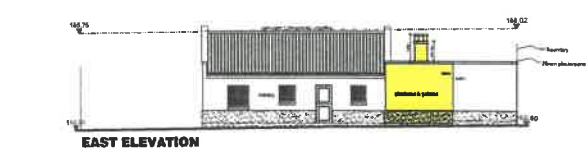
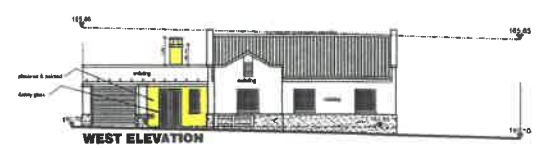
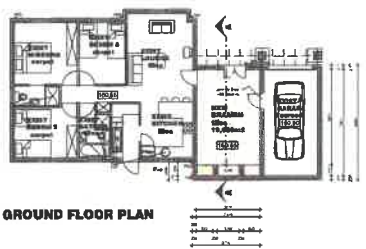
PROBABLE COLD WATER DEMAND

0.8 x 11.05 = 8.84 l/s

PROBABLE HOT WATER DEMAND

in terms of water @ 60°C (140°F)

1.2 x 11.05 = 13.26 l/s



- Colour-scheme:**
- Roofs - slate pitched gabled roof
 - Walls - plaster render painted white
 - Windows - bonded painted steel and varnished outdoor steel
 - Orange doors - aluminium powder coated indoor channels - VP105
 - Pergolas - dark stained + varnished teak outdoor steel

Area	127.2m²
Site Area	127.2m²
Plot Building	127.2m²
Plot Area	127.2m²
Perimeter	145m
Plot Area	127.2m²
Plot Area	127.2m²
Plot Area	127.2m²
Plot Area	127.2m²

CASPER WILLEMSE
ARCHITECTS
DATE: 11-02-2011

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

NEW PERMITS ADDITION FOR
FOR 1604, ROZENWIEER KLAAPMUTS

MUNICIPAL APPROVAL:
SITE PLAN, FLOOR PLANS,
SECTIONS & ELEVATIONS



DATE: 28 Jan 2011 SCALE: 1:100 DWA: N1 CHA: ED: JUS REVISED: 06/01/11 SHEET NO: 66/MU1 PROJECT NO: 23032011

NOTE

Client: [Redacted]
Project: [Redacted]
Address: [Redacted]

FUNDAMENTALS

Surface: [Redacted]
Level: [Redacted]

WALLS (Blockwork)

External: [Redacted]
Internal: [Redacted]

WALL & FLOOR FINISHES

Internal: [Redacted]
External: [Redacted]

DOORS & WINDOWS

Internal: [Redacted]
External: [Redacted]

GLAZING

Internal: [Redacted]
External: [Redacted]

CERAMIC & SOFFITS

Internal: [Redacted]
External: [Redacted]

LIGHT & VENTILATION

Internal: [Redacted]
External: [Redacted]

PLUMBING & DRAINAGE

Internal: [Redacted]
External: [Redacted]

STONEMASONRY

Internal: [Redacted]
External: [Redacted]

OUTLINE NOTES

Internal: [Redacted]
External: [Redacted]

SERVICES & MECHANICAL EQUIPMENT

Internal: [Redacted]
External: [Redacted]

EXTERNAL LIGHTING

Internal: [Redacted]
External: [Redacted]

SOFT LANDSCAPING

Internal: [Redacted]
External: [Redacted]

STREET NUMBERHOUSE NUMBERS

Internal: [Redacted]
External: [Redacted]

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY WORK CARRIED OUT THAT DEVIATES FROM INFORMATION BASED ON THE DRAWINGS. ALL WORK TO BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY WORK CARRIED OUT THAT DEVIATES FROM INFORMATION BASED ON THE DRAWINGS. ALL WORK TO BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS.

WINDOWDOOR SCHEDULE

D1		D2		D3		D5		D6		D6	
LIGHT AREA: 0m ²	VENT AREA: 1.36m ²	LIGHT AREA: 0m ²	VENT AREA: 1.36m ²	LIGHT AREA: 0m ²	VENT AREA: 1.36m ²	LIGHT AREA: 0.79m ²	VENT AREA: 1.36m ²	LIGHT AREA: 0m ²	VENT AREA: 1.36m ²	LIGHT AREA: 0m ²	VENT AREA: 1.36m ²
NO OF PANE: No 1	No 1	No 1	No 1	No 1	No 1	No 1	No 1	No 1	No 1	No 1	No 1
FINISH: 2 lines	2 lines	As by manufacturer	As by manufacturer	2 lines	As by manufacturer	2 lines	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer
GLASS: None	None	None	None	Clear safety glazing	None	None	None	None	None	None	None
LOCKSET: 5 Lever handle lock	5 Lever handle lock	5 Lever handle lock	5 Lever handle lock	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer
LOGGING: LIGNOR	DALCOZ	BATHAL MIREDA, BEDRU 1, BEDRU 2	BATHAL MIREDA, BEDRU 1, BEDRU 2	BATHAL	BATHAL	BATHAL	BATHAL	BATHAL	BATHAL	BATHAL	BATHAL
CYLINDER: None	None	None	None	Colour Charcoal epoxy coated aluminium	None	None	None	None	None	None	None
NOTES:											
W1		W2		W3							
LIGHT AREA: 8.85m ²	VENT AREA: 1.62m ²	LIGHT AREA: 1.41m ²	VENT AREA: 0.79m ²	LIGHT AREA: 1.36m ²	VENT AREA: 0.84m ²						
NO OF PANE: No 2	No 4	No 1	No 1	No 1	No 1						
FINISH: As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer						
GLASS: As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer						
LOCKSET: Clear glazing, aluminium glazing in aluminium frame	Clear glazing	Clear glazing	Clear glazing	Clear glazing	Clear glazing						
LOGGING: As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer	As by manufacturer						
CYLINDER: BATHAL MIREDA, BEDRU 1, BEDRU 2	BATHAL MIREDA, BEDRU 1, BEDRU 2	BATHAL	BATHAL	BATHAL	BATHAL						
NOTES: Colour Charcoal epoxy coated aluminium	Colour Charcoal epoxy coated aluminium	Colour Charcoal epoxy coated aluminium	Colour Charcoal epoxy coated aluminium	Colour Charcoal epoxy coated aluminium	Colour Charcoal epoxy coated aluminium						



GROUND FLOOR PLAN

CASPER WILLEMSE
 ARCHITECT
 02-02-2021

ENERGY PENETRATION CALCULATION

Internal Area	: 88,937m ²
Window Area	: 13,17m ²
Percentage	: 14,8%

NEW BRARM ADDITION FOR
 FOR M... ON
 ERIF 1964, ROZENMEER KLAPMUTS
 MUNICIPAL APPROVAL:
 SITE PLAN, FLOOR PLANS,
 SECTIONS & ELEVATIONS

DATE: 22-01-2021 SCALE: 1:100 DRAWN: [Signature] CHECKED: [Signature] NO. SHEETS: 11 SHEETS TOTAL: 55/MU/1 PROJECT NO.: 23032011

