

## NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Affected person's Name :

Affected persons Physical Address :

Affected person's Title:

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 11 Gooseberry street, Welgevonden, Stellenbosch

Application Property Number: Erf number 14792, Welgevonden Estate, Stellenbosch

Applicant: Adriaan Johan Nigrini – 083 723 2821  
(Please contact Beatie Kritzinger on 083 357 4544 for any queries / further information)

Owner: Adriaan Johan Nigrini, Late Estate

Application Reference: LU/14568 / TP79/2022

Application Type: To use an existing dwelling house as a three (3) bedroom commune

Detailed description of land use or development proposal, including its intent and purpose:  
**Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015, for consent use in order to use an existing dwelling house as a three (3) bedroom commune on Erf 14792, Stellenbosch**

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and

- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Adriaan Johan Nigrini (please send submissions to [beatiekritz@gmail.com](mailto:beatiekritz@gmail.com)) By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 18 January 2023 (extra time allowed as it is holiday season).

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 083 357 4544 during normal office hours.

Yours faithfully

Adriaan Johan Nigrini

MOTIVATION: CONSENT USE

Application is made to enable us to rent our property to 3 unrelated persons.

With the proximity of the property to Stellenbosch University and there being a shortage of rental properties for students in the Stellenbosch area we believe it would be beneficial to provide lodging to these students.

With the high rental prices of properties in the Stellenbosch area it would also offer accommodation options for young working persons who need to house share as they are not yet able to afford an entire house on their own.

The property consists of 3 bedrooms and has parking space for 3 vehicles which makes it suitable for 3 persons.

# Proposed House On Erf 14792

## Phase 10

### Welgevonden Estate

### Stellenbosch

**GENERAL NOTES**

**GENERAL**

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING  
 ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK  
 ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

**FOUNDATIONS**

FOR 110 mm WALLS : 450 x 200 mm CONC. SLAB THICKENING FOR 230 mm WALLS : 700 x 230 mm STRIP FOUNDATION TO ENG'S DET.  
 FOR 270 mm WALLS : 700 x 230 mm STRIP FOUNDATION TO ENG'S DET.

**WALL CONSTRUCTION**

INTERNAL WALLS TO BE 110 mm PLASTERED AND PAINTED BRICK WALLS OR 230 mm WHERE SHOWN ON PLAN  
 EXTERNAL WALLS TO BE 270 mm PLASTERED AND PAINTED BRICK WALLS WITH 50 mm CAVITY

**FLOOR CONSTRUCTION**

FLOOR FINISH AS SHOWN ON PLAN ON 20 mm CEMENT SCREED ON 100 mm CONCRETE SURFACE BED ON 250 MICRON DPM ON 50 mm SAND BED ON WELL COMPACTED AND APPROVED FILL

**FIRST FLOOR CONSTRUCTION**

FLOOR FINISH AS SHOWN ON PLAN ON 20 mm CEMENT SCREED ON REINFORCED AND PRECAST CONCRETE SLAB BY SPECIALISTS AND TO ENG'S DETAILS AND SPECIFICATIONS

**WINDOWS AND DOORS**

ALL TIMBER WINDOWS AND DOORS AS PER 'SWARTLAND JOINERY' CATALOGUE AND TO BE OF GOOD QUALITY HARDWOOD.  
 ALL INTERNAL DOORS TO BE SOLID FIELDIED PANEL DOORS AS PER 'SWARTLAND JOINERY' CATALOGUE  
 GARAGE DOORS TO BE 2100 x 2400 mm - FOR MORE INFO. REFER TO DOOR AND WINDOW SCHEDULE

**WINDOW SILLS**

INTERNALLY : PLASTERED BRICK SILLS - FLAT  
 EXTERNALLY : PLASTERED BRICK SILLS - 30 DEGREE

**MAIN OR PITCH ROOF CONSTRUCTION**

0.6mm PRE-PAINTED CORRUGATED IRON S-PROFILE ROOF SHEETING AT 30° ON INSULATION ON 75x50mm S.A.Pine PURLINS AT maximum 1100mm CENTRES ON 114x38mm S.A.Pine TRUSSES AT maximum 1500mm CENTRES ON 114x38mm S.A.Pine WALL PLATE. ROOF STRUCTURE TO BE TIED DOWN minimum 600mm WITH WIRE ANCHORS.

**CARPORT OR FLAT ROOF CONSTRUCTION**

CORRUGATED 'CHROMADEK' ROOF SHEETS ON 75 x 50 mm S.A. PINE PURLINS ON EDGE AT MAX. 1000 mm CENTRES ON 228 x 38 mm S.A. PINE LAM. RAFTERS AT MAX. 1000 mm CENTRES WITH ENDS WRAPPED IN DPC AND BUILT INTO WALLS ON BOTH SIDES

ALLOW FOR WOOL TYPE INSULATION ON UNDER ROOF SHEETS GARAGE EXCLUDED

**CEILING CONSTRUCTION**

FIRST FLOOR CEILING  
 SKIMMED 6.4 mm PLASTER BOARD CEILING FIXED TO US OF 38 x 38 mm S.A.PINE BRANDING AT MAX. 400 mm CENTRES FIXED TO UNDERSIDE OF ROOF CONSTRUCTION AS DESCRIBED ABOVE AND FINISHED WITH 76 mm COVERED GYPSUM CORNICE

GROUND FLOOR CEILING  
 UNDERSIDE OF CONC. SLAB, AS DESCRIBED UNDER FIRST FLOOR CONSTRUCTION, TO BE SKIMMED AND FINISHED WITH 76 mm COVERED GYPSUM CORNICE

**EAVES AND RAINWATER GOODS**

DOMESTIC "OGEE" SEAMLESS ALUMINIUM GUTTERS  
 75 mm DIA. PVC RWOPS WHERE REQ'D  
 225x12mm FIBRE-CEMENT FASCIA BOARDS  
 225x12mm FIBRE-CEMENT BARGE BOARDS

**OTHER**

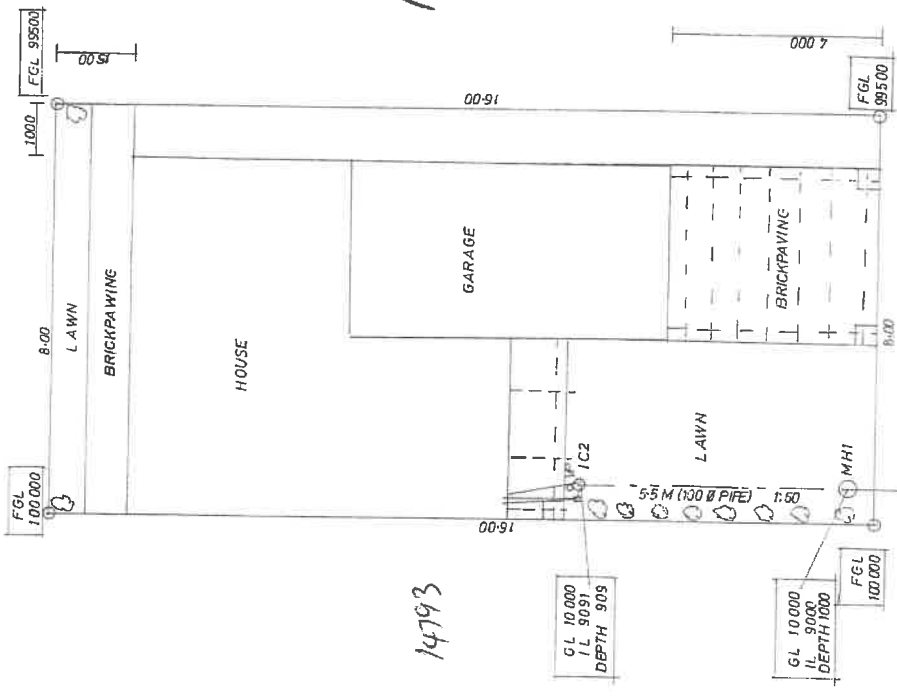
X 1 VERMIN PROOF AIRBRICKS PER ROOM  
 GARAGE INTERNAL WALLS TO BE BAGGED ONLY  
 PRESTRESSED PRECAST CONC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS.

**DRAINAGE**

WASTEPIPES TO BE 38 mm Ø PVC  
 SOILPIPES TO BE 100 mm Ø PVC.  
 VENTPIPES TO BE 50 mm Ø PVC.  
 I.E. TO ALL BENDS AND JUNCTIONS.

*field with 31/8/2005*

14791



*Notes*

Erf 14792 - Welgevonden

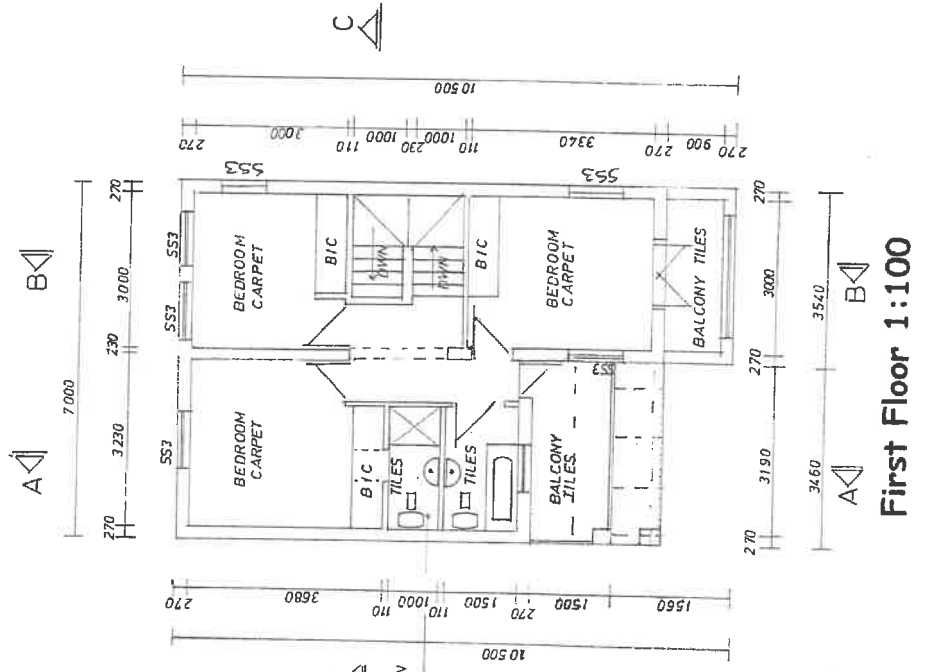
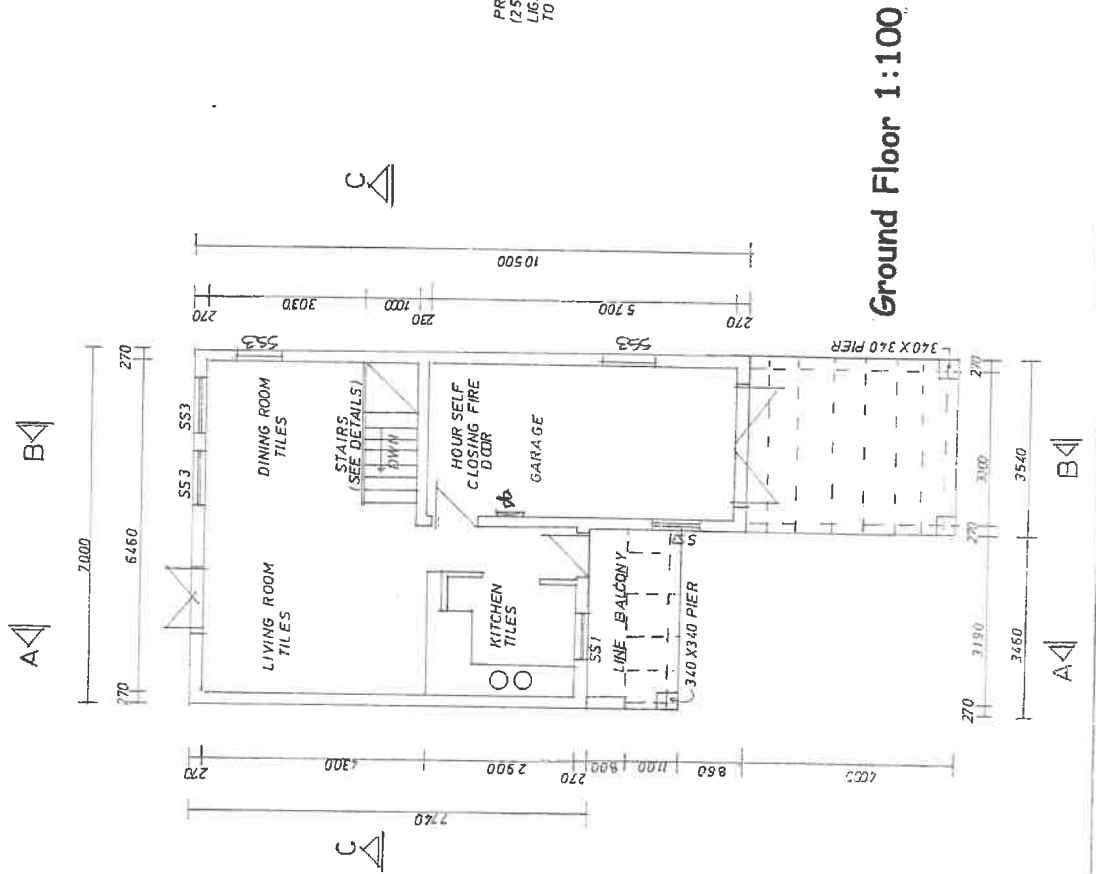
14793

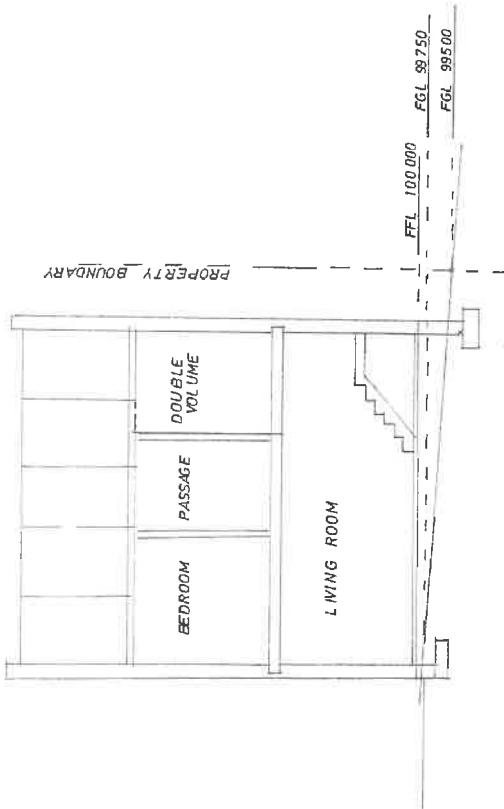
*Gooseberry*

ROAD

Site Plan 1:100

STATISTICS	
GROUND FLOOR	62.53 M <sup>2</sup>
GARAGE	17.10 M <sup>2</sup>
COVERED PATIOS	— M <sup>2</sup>
FIRST FLOOR	56.70 M <sup>2</sup>
BALCONY (2)	7.35 M <sup>2</sup>
TOTAL U/C AREAS	119.28 M <sup>2</sup>
FOOTPRINT AREA	62.53 M <sup>2</sup>
ERF SIZE	128.00 M <sup>2</sup>
COVERAGE	48.89 %



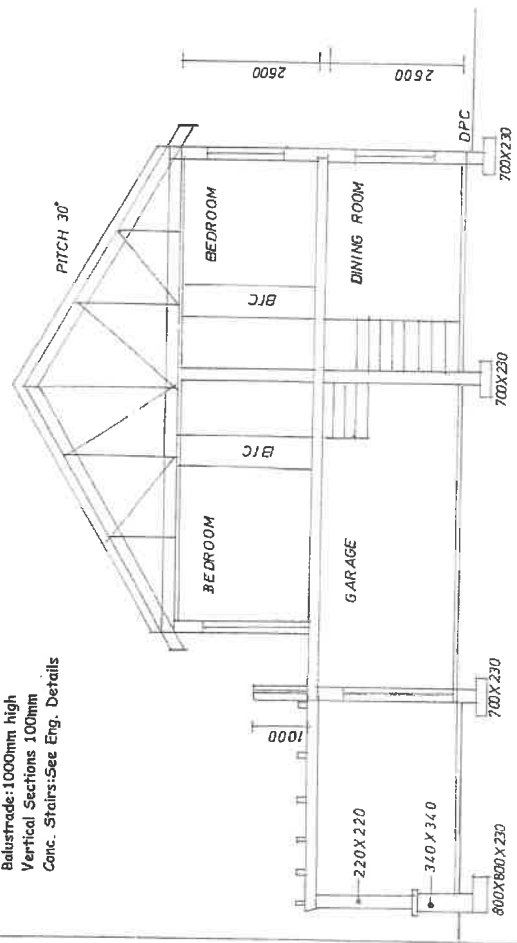


**Section CC 1:100**

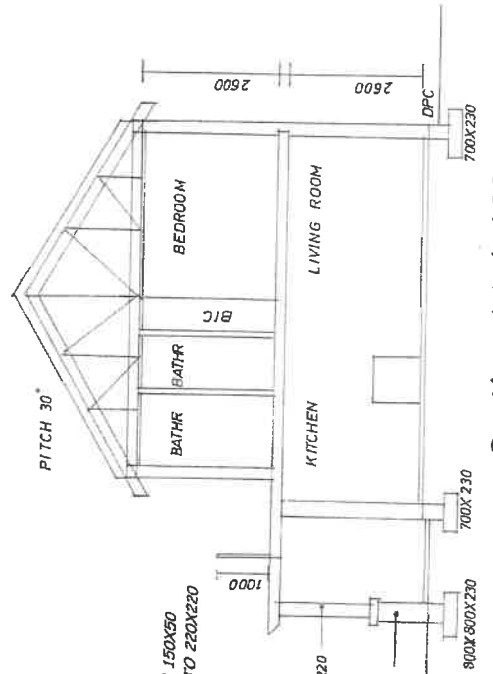
**STAIRS DETAILS**  
 Width 1000mm  
 Rise max. 200mm  
 Tread min. 250mm  
 Headroom min. 2100mm  
 Balustrade: 1000mm high  
 Vertical Sections 100mm  
 Conc. Stairs: See Eng. Details

ROOF CONSTRUCTION AS PER GEN. NOTES  
 CEILING CONSTRUCTION AS PER GEN. NOTES  
 FIBRECEMENT FASCIA BOARD  
 EAVES + RAINWATER GOODS AS PER GEN. NOTES  
 FIRST FLOOR CONSTRUCTION [SEE ENG. DETAILS]  
 FLOOR FINISH AND CONC. SURFACE BED AS PER GEN. NOTES  
 375 MICRON STEPPED DPC  
 ALL FIRST FLOOR FITTINGS TO BE DEEP SEALED TRAPPED

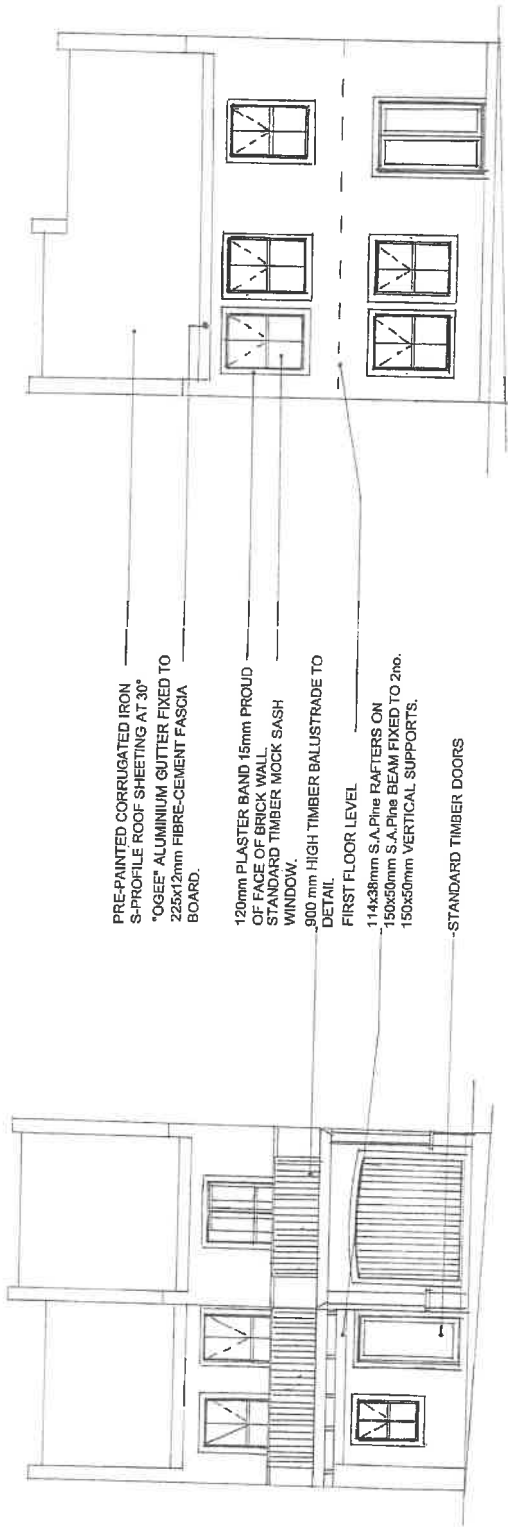
114X38mm SA PINE RAFTERS ON 150X50 [GRADE 4]SA PINE BEAM FIXED TO 220X220 SUPPORT COLUMNS



**Section BB 1:100**



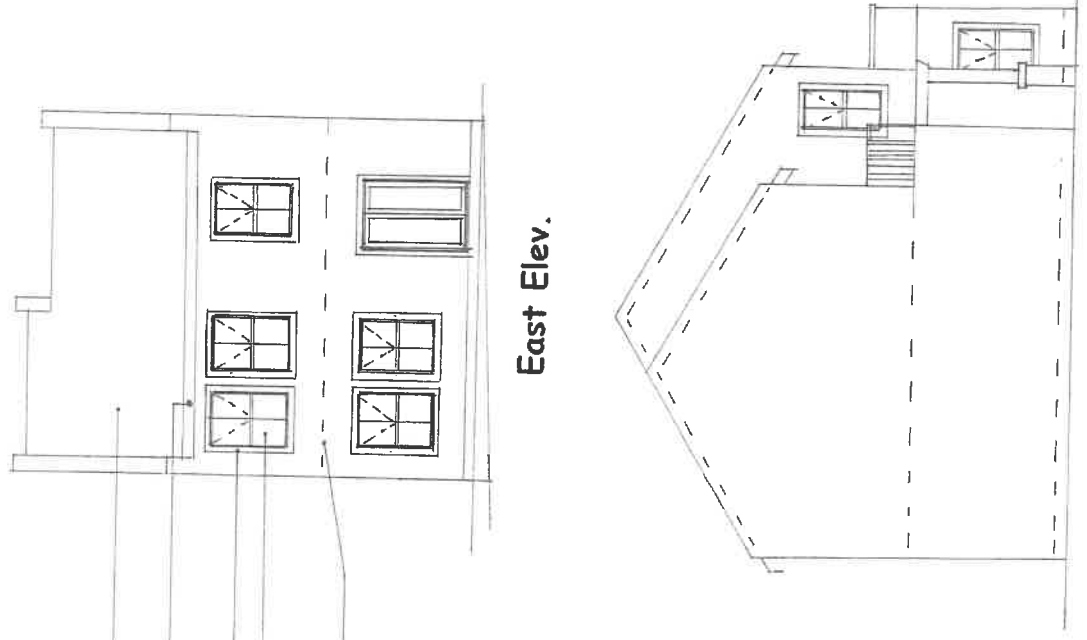
**Section AA 1:100**



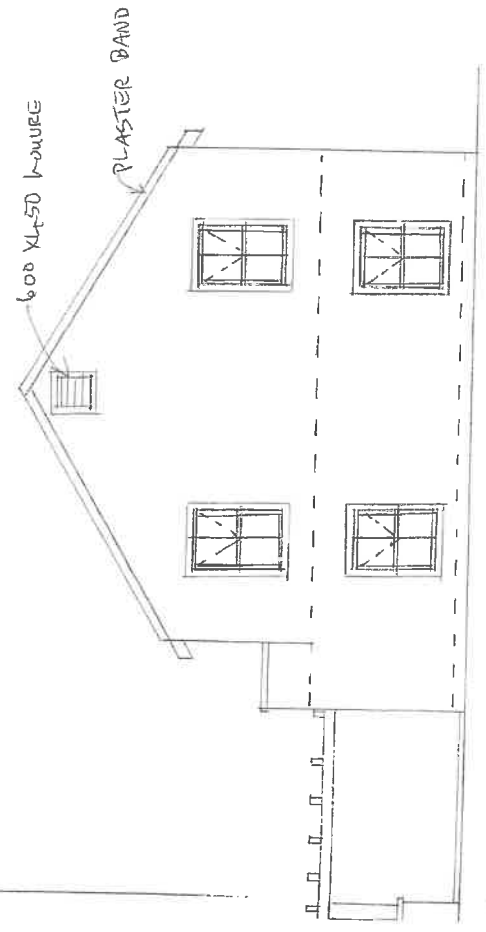
West Elev.

- PRE-PAINTED CORRUGATED IRON S-PROFILE ROOF SHEETING AT 30°
- "OGEE" ALUMINIUM GUTTER FIXED TO 225x12mm FIBRE-CEMENT FASCIA BOARD.
- 120mm PLASTER BAND 15mm PROUD OF FACE OF BRICK WALL
- STANDARD TIMBER MOCK SASH WINDOW
- 900 mm HIGH TIMBER BALUSTRADE TO DETAIL
- FIRST FLOOR LEVEL
- 114x38mm S.A. Pine RAFTERS ON 150x50mm S.A. Pine BEAM FIXED TO 2no. 150x50mm VERTICAL SUPPORTS.
- STANDARD TIMBER DOORS

East Elev.



North Elev.



South Elev.