

## 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: 10 Katbos street, Welgevonden Estate, Stellenbosch

Application Property Number: Erf number – 15354, Welgevonden Estate, Stellenbosch

Applicant: Applicant's name – Adriaan Johan Nigrini (Please contact Beatie Kritzinger on 083 3574544 for any queries / further information)

Owner: Adriaan Johan Nigrini (Late estate)

Application Reference: LU/14572 / TP81/2022

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 15354, 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;

- o 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 45444 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.

**NOTES:**  
 ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS & BYE-LAWS. CONTRACTOR MUST CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK. ANY SUCH OVERSIGHT RESULTING IN ERRORS IN LEVELS OR DIMENSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. WRITTEN DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALING THE DRAWINGS. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DRAWINGS. DRAINAGE CONNECTION POINT & LEVELS TO BE VERIFIED BY THE PLUMBING CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK.

**ROOF CONSTRUCTION (Main House):**  
 'CHROMADEL' GALVANISED CORRUGATED S-PROFILE LONG SPAN SINGLE LENGTH METAL ROOF SHEETING IN DARK DOOLPHIN COLOUR AT 30° PITCH ON 76x50mm TIMBER PURLINS AT 1000mm CENTERS ON 152x38mm TRUSSES AT 780mm CENTERS. ALL ROOFING TO BE DESIGNED BY SPECIALIST. TRUSSES TO BE ANCHORED BY WALL PLATE WITH GALV. HOOP-IRON STRAPS BUILT MIN. 300mm INTO BRICKWORK. ALL WATERPROOFING TO BE DONE BY SPECIALIST.

**RAINWATER GOODS:**  
 PROFILE ALUMINIUM GUTTER AND 75x75mm ALUMINIUM DOWNPIPE BY 'CHROMADEL' OR EQUAL FIXED TO 225x15mm FIBRE-CEMENT FASCIABOARD BY 'EVERITE' OR EQUAL. DOWNPIPES TO DISCHARGE TO STORMWATER CHANNELING OR PIPES AS SHOWN ON PLAN & TAKEN TO ROAD.

**FLOOR CONSTRUCTION:**  
 6.5mm SHAVED RHINOBOARD CEILING ON 38x28mm BRANDING AT 450mm CENTERS FIXED TO UNDERSIDE OF TRUSSES (TO MAN. SPACES).

**FLOOR CONSTRUCTION:**  
 25x19mm SA PINE SKIRTING ON SPECIFIED FLOOR COVERING ON 25mm SCREED ON 100mm CONCRETE SURFACE BED ON SABS APPROVED 275micron DPM ON 50mm CLEAN SAND BUNDING ON WELL COMPACTED EARTH FILL.

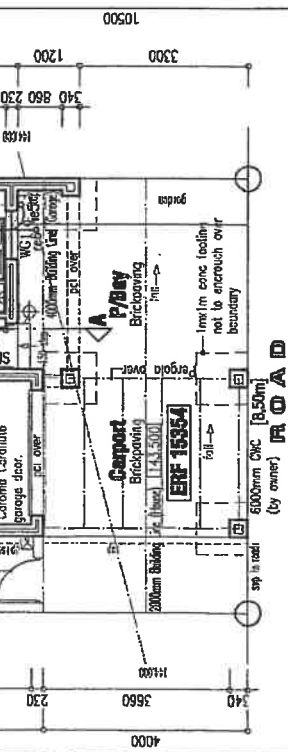
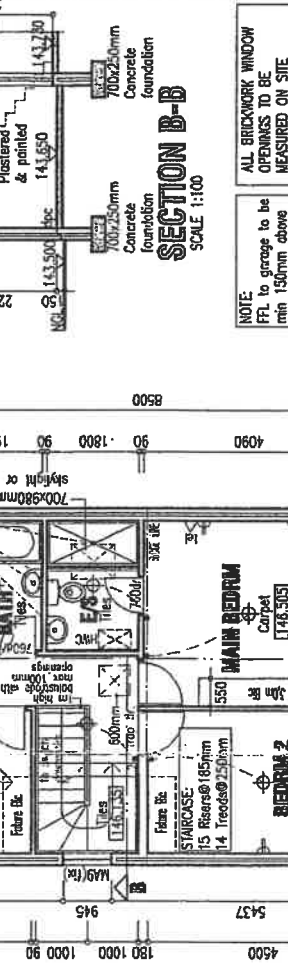
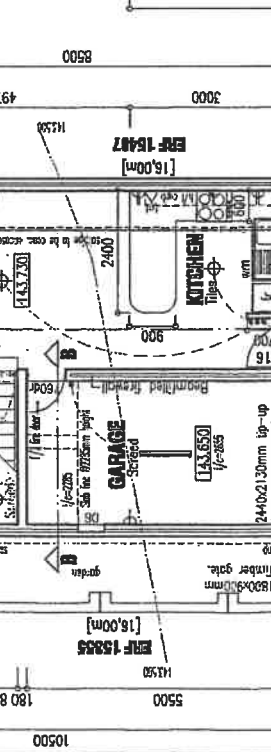
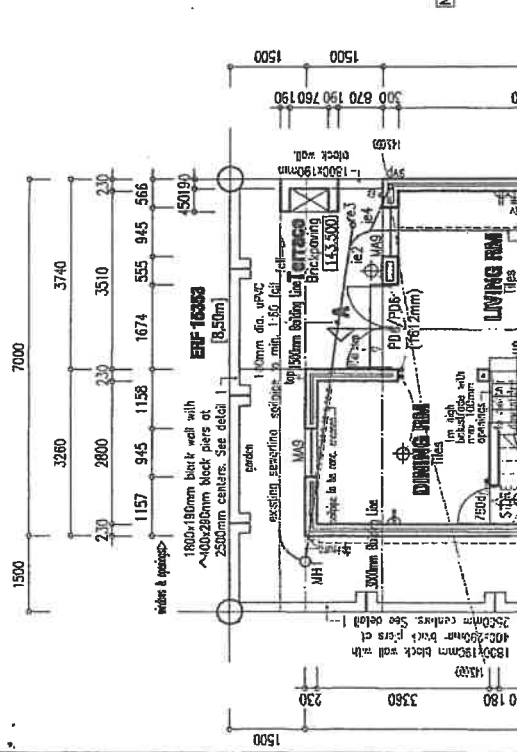
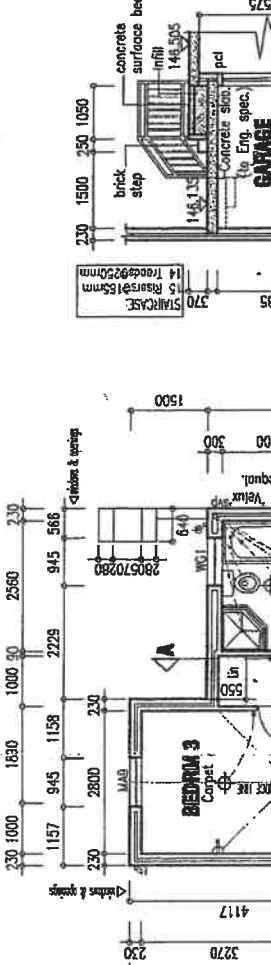
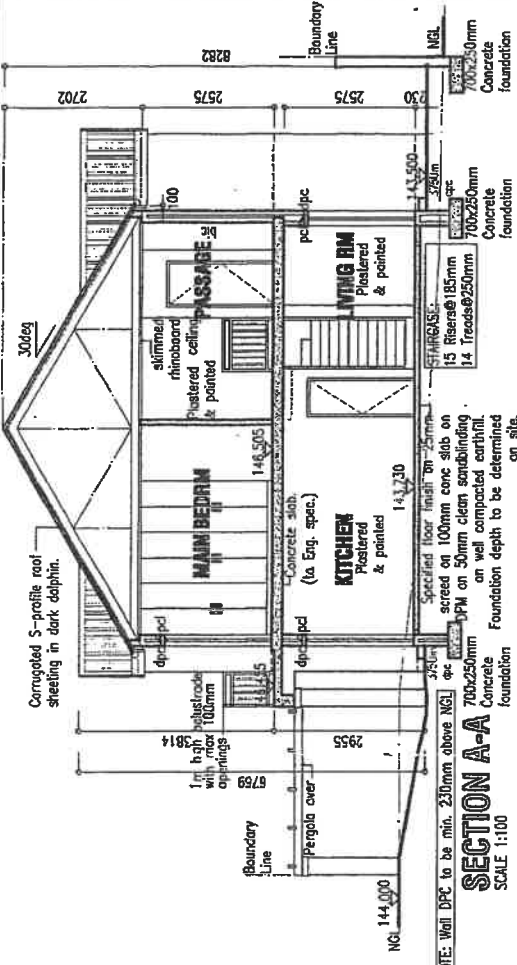
**PERGOLA:**  
 2 152x50mm CROSS-BEAMS FIXED TO BRICK PIEN WITH GALV. HOOP-IRON STRAPS BUILT MIN. 600mm INTO BRICKPIEN. 152x50mm TOP MEMBERS AT 780mm CENTERS. ALL TIMBER MEMBERS TO BE PLAINED AND VARNISHED AS PER GUIDELINES. /CONT...

**DRAWING TYPE:**  
**COUNCIL PLANS**  
**- FLOOR PLANS -**

**PROJECT FOR:**  
**CAPE LAND DEVELOPERS**  
**ERF 15354 STELLENBOSCH**

**GRAHAM HOLLAND**  
 ARCHITECTS  
 11001 ERB RD, STELLENBOSCH 7601  
 TEL: 021 201 1111 FAX: 021 201 1111

**DATE:** 24/01/2008  
**SHEET:** 1 OF 2  
**DRAWING NO.:** 06-23/13



**UNIT TYPE A**  
 Actual Cov. 45% - 65% / m

**UNIT AREAS**  
 SITE AREA = 135 sq/m  
 Max coverage 50% - 65% / m

**UNIT TYPE A**  
 First Floor = 88 sqm  
 Garage = 19 sqm  
 Car. Pnt. = 8 sqm  
 TOTAL = 115 sqm  
 Battery = 8 sqm  
 Actual Cov. 45% - 65% / m

**NOTE:**  
 ALL BRICKWORK WINDOW OPENINGS TO BE MEASURED ON SITE BEFORE MANUFACTURING OF SPECIAL WINDOWS.

**NOTE:**  
 VISIBLE EXTERNAL PPL. TO HOUSE TO BE AESTHETICALLY TO ADHERE TO WELGEVONDEN HOMEOWNERS DEVELOPMENT GUIDELINES.

**NOTE:**  
 Foundation not to project over Boundary Line.

**NOTE:**  
 ALL STRUCTURAL BUILDING WORK TO BE UNDERTAKEN BY A REGISTERED ENGINEER.

**NOTE:**  
 ALL PIPES TO BE VERIFIED BY THE APPOINTED PLUMBING CONTRACTOR.

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**NOTES:**

CLOSE CAVITIES:  
 ALL CAVITIES TO BE CLOSED MIN. 3 COURSES BELOW WALL PLATES. HOOP-IRON FOR FINING ROOF TO GO THROUGH CLOSURE AND TO LOCATE 7 TO 10 COURSES BELOW WALL PLATE LEVEL ALTERNATIVELY.

WINDOWS & DOORS:  
 ALL WINDOWS AND DOORS EX. WINSTERS CATALOGUE OR EQUAL IN WHITE COLOUR. LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. DPC TO BE WRAPPED AROUND ALL WINDOW & DOOR OPENINGS.

PRE-CAST UNITS:  
 TO BE LAID TO MANUFACTURER'S SPECIFICATION TO ALL OPENINGS >800mm.

GLAZING:  
 ALL GLAZING TO COMPLY WITH PART N OF SABS O-400. ALL GLAZED AREAS EXCEEDING 1m OR LESS THAN 800mm ABOVE FFL TO BE SAFETY GLAZED.

GENERAL NOTES:  
 1. WATER METER & CONNECTION PIPE TO BE MIN. 150mm I.D.  
 2. ALL PLUMBING PIPES TO BE CONCEALED.  
 3. EXTERNAL STEPS MAX. RISERS 180mm, MIN. 250mm TREADS.  
 4. EXPANSION JOINTS TO BE PROVIDED TO BOUNDARY WALLING AT MAX. 5000mm CENTERS.  
 5. LIGHT SWITCHES TO BE 1200mm ABOVE FFL.  
 6. WALL SOCKETS TO BE 400mm ABOVE FFL UNLESS OTHERWISE SHOWN.  
 7. W/M WASTE TO BE MIN. 800mm ABOVE FFL.  
 8. SUPPLY & WASTE TO W/M TO BE IN 80mm DEEP RECESS. STOPCOCK TO BE COUNTER.  
 9. ALL STRUCTURAL WORK TO BE REFERRED TO ENGINEER.  
 10. BASE WALL COLOUR TO BE ACCORDING TO WELGEVONDEN ESTATE ARCHITECTURAL GUIDELINE COLOUR RANGE.  
 11. KEEPHOLES TO BE MIN. 150mm ABOVE NGL.  
 12. NO PORTION OF BUILDING TO EXTEND OVER THE SITE BOUNDARY.  
 13. TIMBERS BUILT INTO WALLS TO BE WRAPPED IN DPC.

**DRAWING TYPE:**  
**COUNCIL PLANS**  
**- ELEVATIONS -**

**PROJECT FOR:**  
**CAPE LAND DEVELOPERS**  
**ERF 15354 STELLENBOSCH**

**DATE:** 24/01/2008  
**SHEET:** 2 OF 2  
**DRAWING NO.:** 06-23/13

**UNIT TYPE A**

**UNIT AREAS**

SITE AREA = 135.97/m<sup>2</sup>  
 Max coverage 50% = 68sq/m

GROUND FLOOR = 47 sqm  
 FIRST FLOOR = 10 sqm  
 COL. FLOOR = 8 sqm  
 TOTAL = 65 sqm  
 Actual Cov. 48% = 65sq/m

**VISIBLE EXTERNAL AESTHETICS TO ADHERE TO WELGEVONDEN HOMEOWNERS DEVELOPMENT GUIDELINES.**

**SECTION THRU SOIL PIPE ABOVE FOUNDATION**  
 SCALE 1:50

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 SCALE 1:50

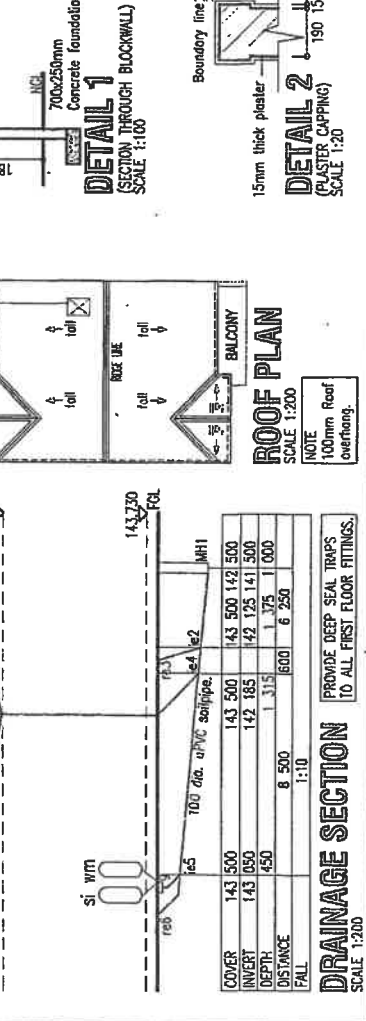
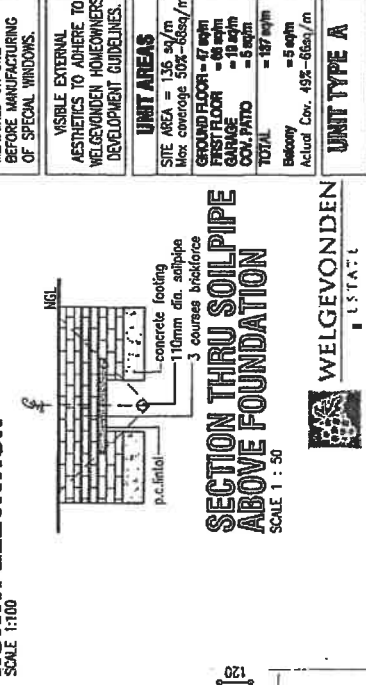
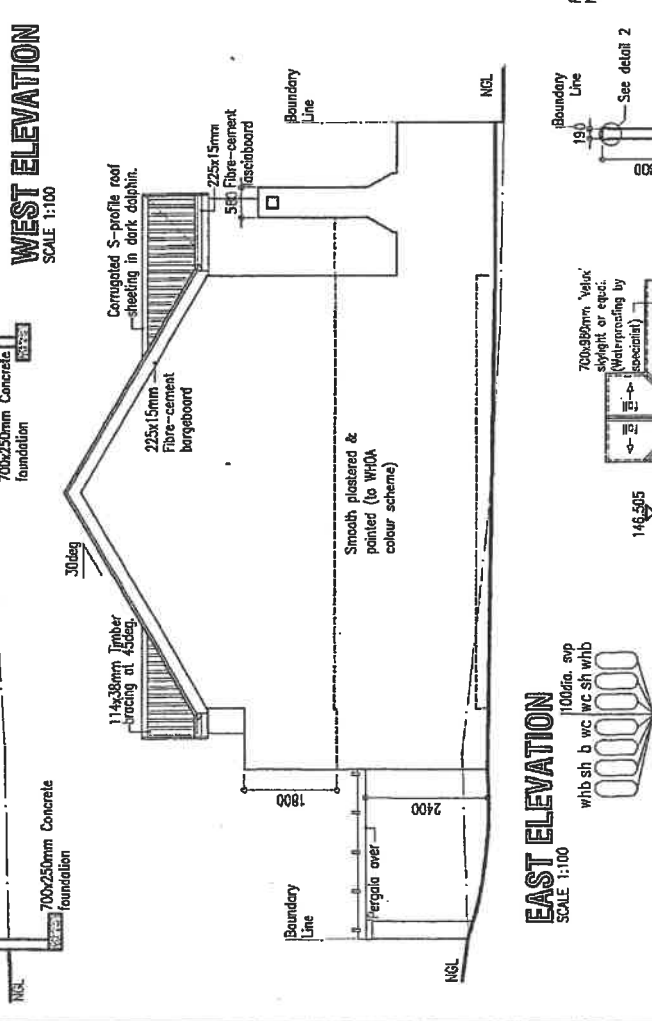
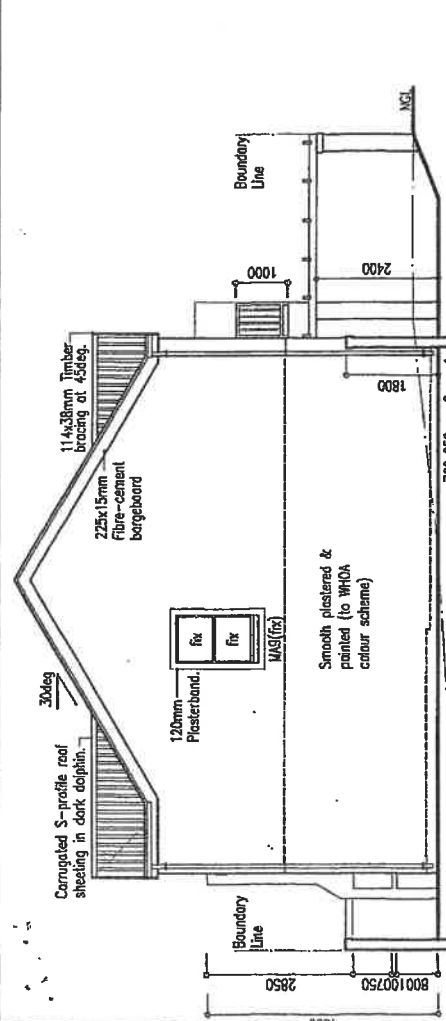
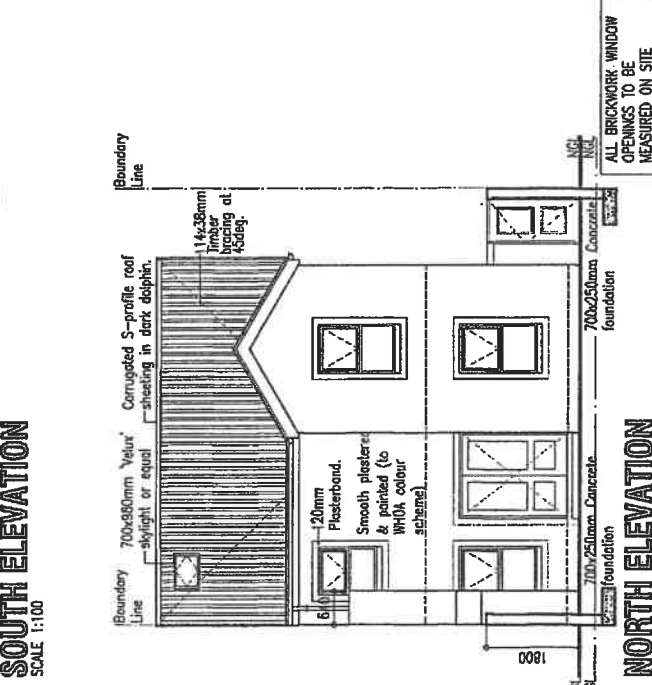
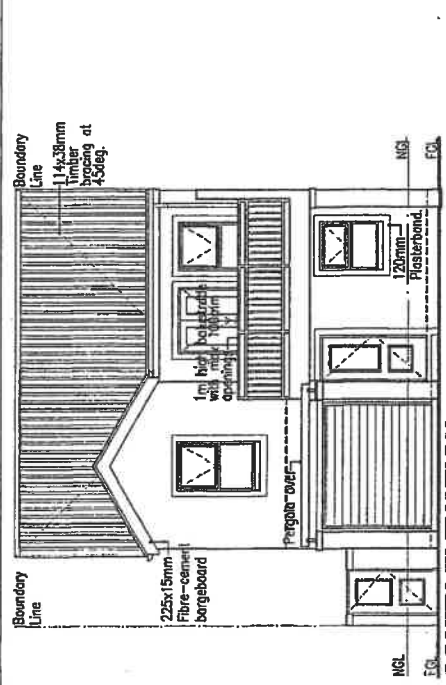
**DETAIL 1**  
 (SECTION THROUGH BLOCKWALL)  
 SCALE 1:100

**DETAIL 2**  
 (PLASTER CAPPING)  
 SCALE 1:20

**ROOF PLAN**  
 SCALE 1:200

**NOTE**  
 100mm Roof overhang.

**DRAINAGE SECTION**  
 SCALE 1:200



**WELGEVONDEN**  
 L S T A T I

**SECTION THRU SOIL PIPE ABOVE FOUNDATION**  
 SCALE 1:50

**DETAIL 1**  
 (SECTION THROUGH BLOCKWALL)  
 SCALE 1:100

**DETAIL 2**  
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 SCALE 1:20

**ROOF PLAN**  
 SCALE 1:200

**NOTE**  
 100mm Roof overhang.

**DRAINAGE SECTION**  
 SCALE 1:200