



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14432

Our File Reference Number: Farm 488, Stellenbosch

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 PERMISSION REQUIRED IN TERMS OF SECTION 15(2)(G) OF THE STELLENBOSCH
MUNISPAL LAND USE PLANNING BY-LAW, 2015 ON FARM 488, 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 in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for a Permission required in terms of the zoning scheme to allow for an additional use (Technical approval) in order to construct more than one employee house (Manager's house) on Farm 488, Stellenbosch Division. See **Annexure C**

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

2.3 The approval only applies to the proposed Technical approval under consideration, as indicated on the relevant site and floor layout plan and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.4 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.

2.5 The development be undertaken generally in accordance with the building plan as referenced 03-02 – 03-10 Rev1-3, dated 29 March 2021, drawn by Ben Burger Architect and attached as Annexure C.

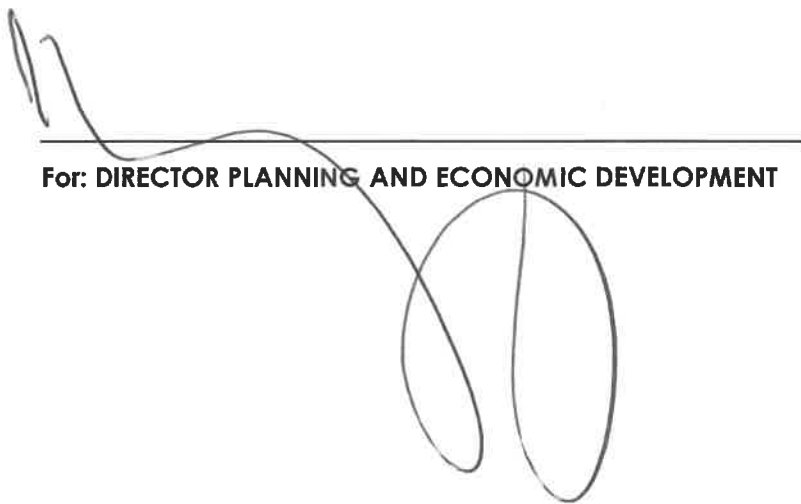
2.6 Building plans be generally in accordance with the floor layout plan as referenced 03-02 – 03-10 Rev1-3 dated 29 March 2021 drawn by Ben Burger Architect and attached as Annexure C.

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

- 3.1 The proposed development is directly connected to the farming activities on this subject property.
- 3.2 The proposal is in line with the prescriptions of the Western Cape Land Use Planning Rural Guidelines as it supports the sustainable utilisation of agricultural resources.
- 3.3 The applicant has justified the need for the additional employee housing (manager's dwelling) in support of the horse stud facility.

4. You may now act on the above decision subject to compliance with the conditions of approval.

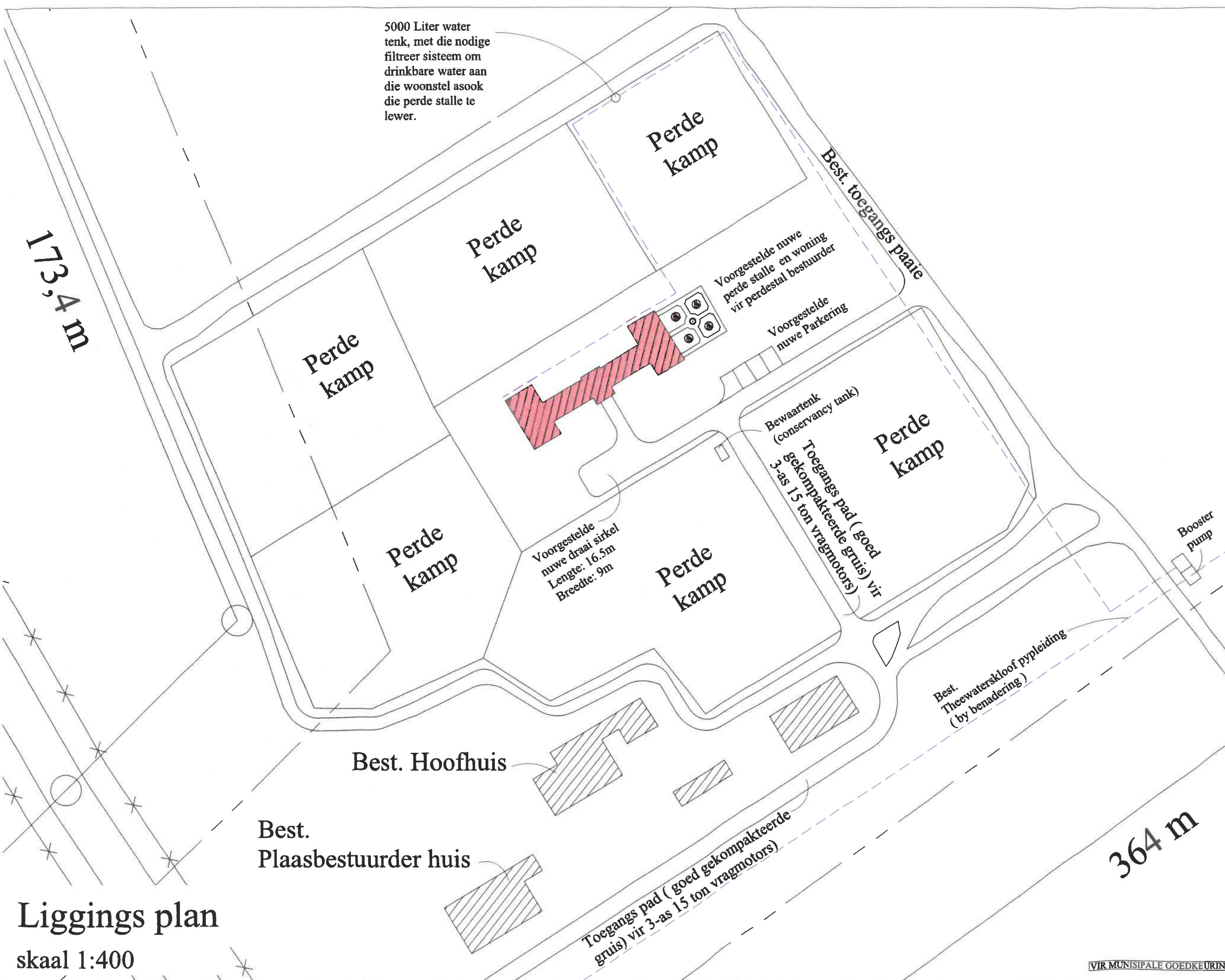
Yours faithfully



For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

30/8/2023
DATE

Annexure C:
Building plans



5000 Liter water
tenk, met die nodige
filtreer sisteem om
drinkbare water aan
die woonstel asook
die perde stalle te
lewer.

173,4 m

Perde
kamp

Best. toegangs paaie

Perde
kamp

Voorgestelde nuwe
perde stalle en woning
vir perdestal bestuurder

Voorgestelde
nuwe Parkering

Perde
kamp

Bewaartenk
(conservancy tank)

Toegangs pad (goed
gekompakteerde gruis)
vir 3-as 15 ton vragnmotors)

Perde
kamp

Perde
kamp

Voorgestelde
nuwe draai sirkel
Lengte: 16.5m
Breedte: 9m

Perde
kamp

Booster
pump

Best.
Theewaterskloof pypleiding
(by benadering)

Best. Hoofhuis

Best.
Plaasbestuurder huis

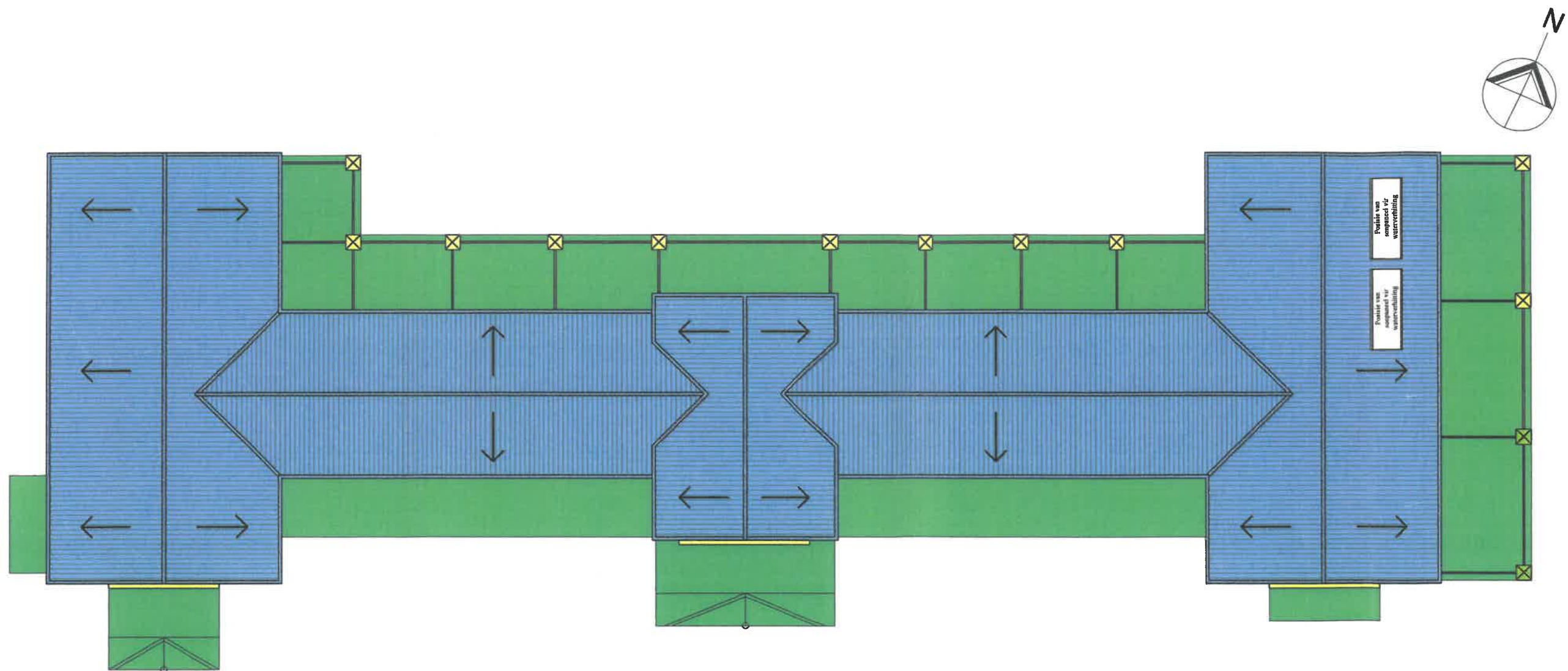
Toegangs pad (goed gekompakteerde
gruis) vir 3-as 15 ton vragnmotors)

364 m

Liggings plan
skaal 1:400

VIR MUNISIPALE GOEDKEURING

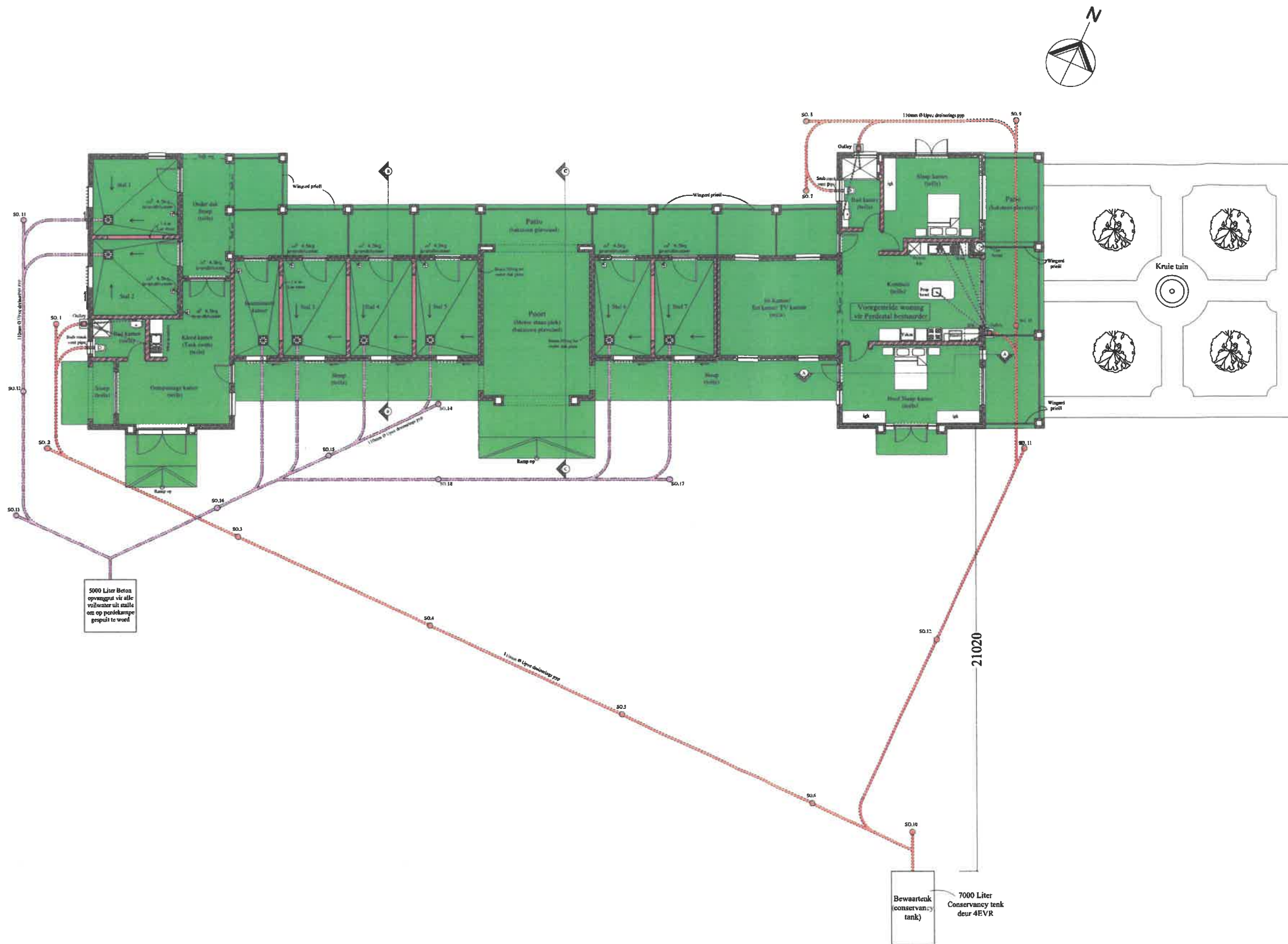
CONSULTANT	Valene Sackie ARCHITECT CONSULTING SAULIP STREET		
	REV	DATE	DESCRIPTION
	01 02	03/29/2022 11/28/2022	Building use clarified Additional information provided
CONDITIONS	FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.		
PROJECT TITLE	BEN BURGER ARCHITECT DE STEENBRUG BOSMANS CROSSING STELLENBOSCH BOX 876		
	Tzadik Arabian Stud.		
	Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch		
DRAWING DESCRIPTION	Liggings plan		
CHECKED	Ben Burger		SACAP 7839
SCALE	1:400	DRAWN Erich	DATE 03/29/2021
PROJECT NUMBER	2483	DWG No.	03 - 02 Rev2



Dak plan skaal 1:100

VIR MUNISIPALE GOEDKEURING

CONSULTANT	Valene Sadie ARCHITECT CONSULTING SHEPHERD		
REV	DATE	DESCRIPTION	
01	03/29/2022	Building use clarified	
CONDITIONS	FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.		
<p>BEN BURGER ARCHITECT</p> <p>DE STEENBRUG BOSMANS CROSSING STELLENBOSCH</p>			
PROJECT TITLE	Tzadik Arabian Stud.		
PROJECT DESCRIPTION	Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch		
DRAWING DESCRIPTION	Dak plan		
CHECKED	Ben Burger	SACAP 7839	
SCALE	1:100	DRAWN	Erich
		DATE	03/29/2021
PROJECT NUMBER	2483	DRWG No.	03 - 03 Rev.1



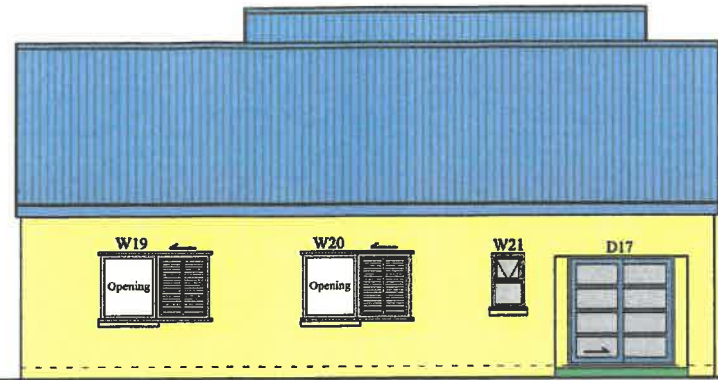
Grond vloer plan skaal 1:100

CONSULTANT	<i>Valene Sadie</i> ARCHITECT CONSULTING <small>SAF 12/2017</small>	
	REV	DATE DESCRIPTION
CONDITIONS	01	03/29/2022 Building use clarified
	02	11/28/2022 Additional information provided
	03	05/25/2023 Increased number of Stables
FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.		

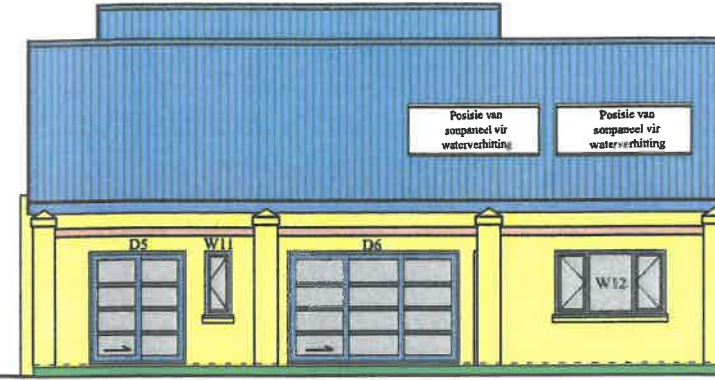
BEN BURGER ARCHITECT
DE STEENBRUG
 BOSMANS CROSSING
 STELLENBOSCH
BOX 476

PROJECT TITLE	Tzadik Arabian Stud.		
PROJECT DESCRIPTION	Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch		
DRAWING DESCRIPTION	Grond vloer plan		
CHECKED	Ben Burger	SACAP 7839	
SCALE	1:100	DRAWN	Erich
DATE	03/29/2021	DATE	03/29/2021
PROJECT NUMBER	2483	DWG No.	03 - 04 Rev3

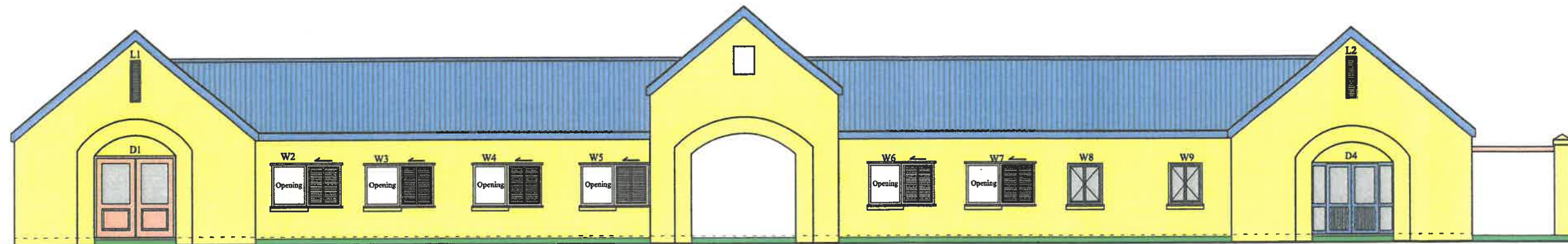
VIR MUNISIPALE GOEDKEURING



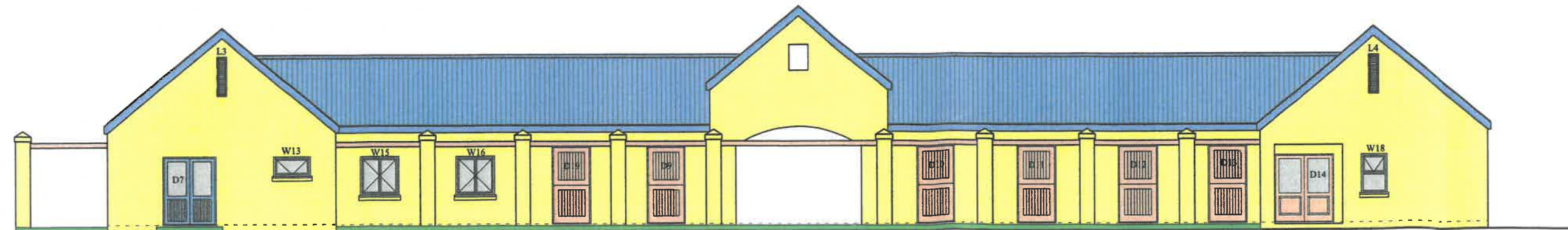
Wes Aansig skaal 1:100



Oos Aansig skaal 1:100



Suid Aansig skaal 1:100

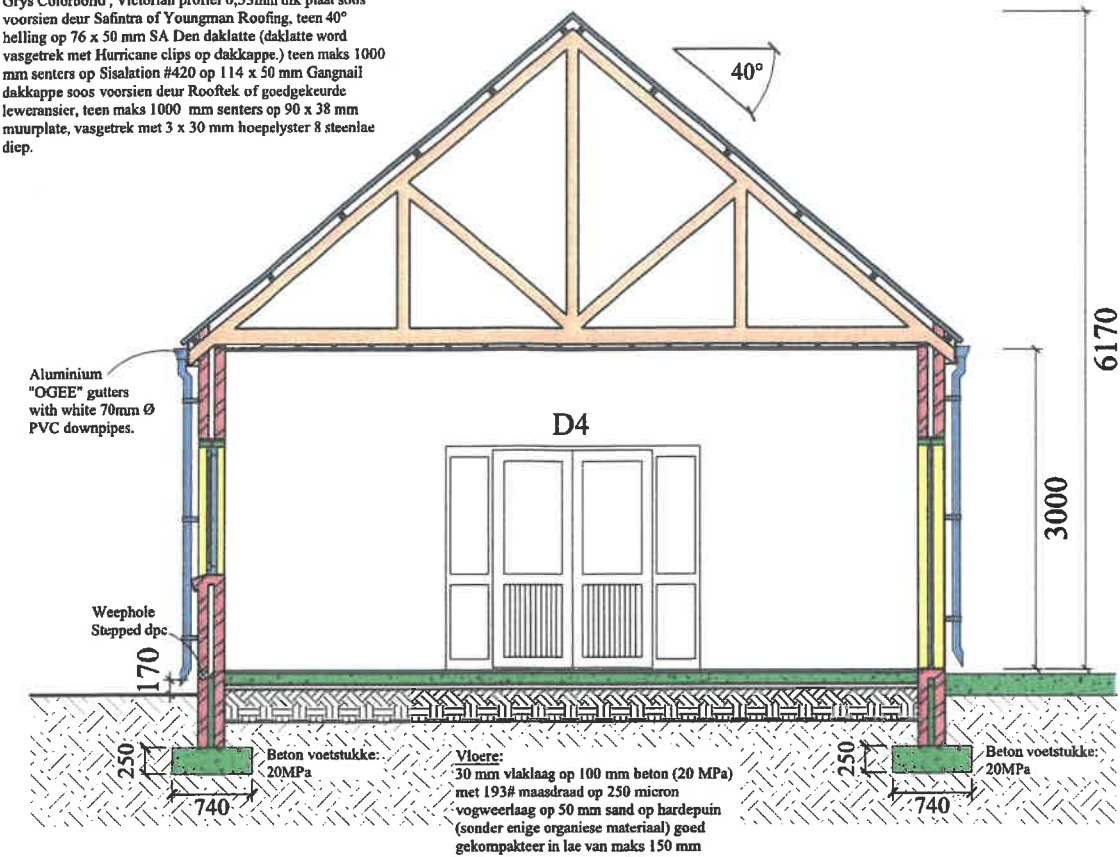


Noord Aansig skaal 1:100

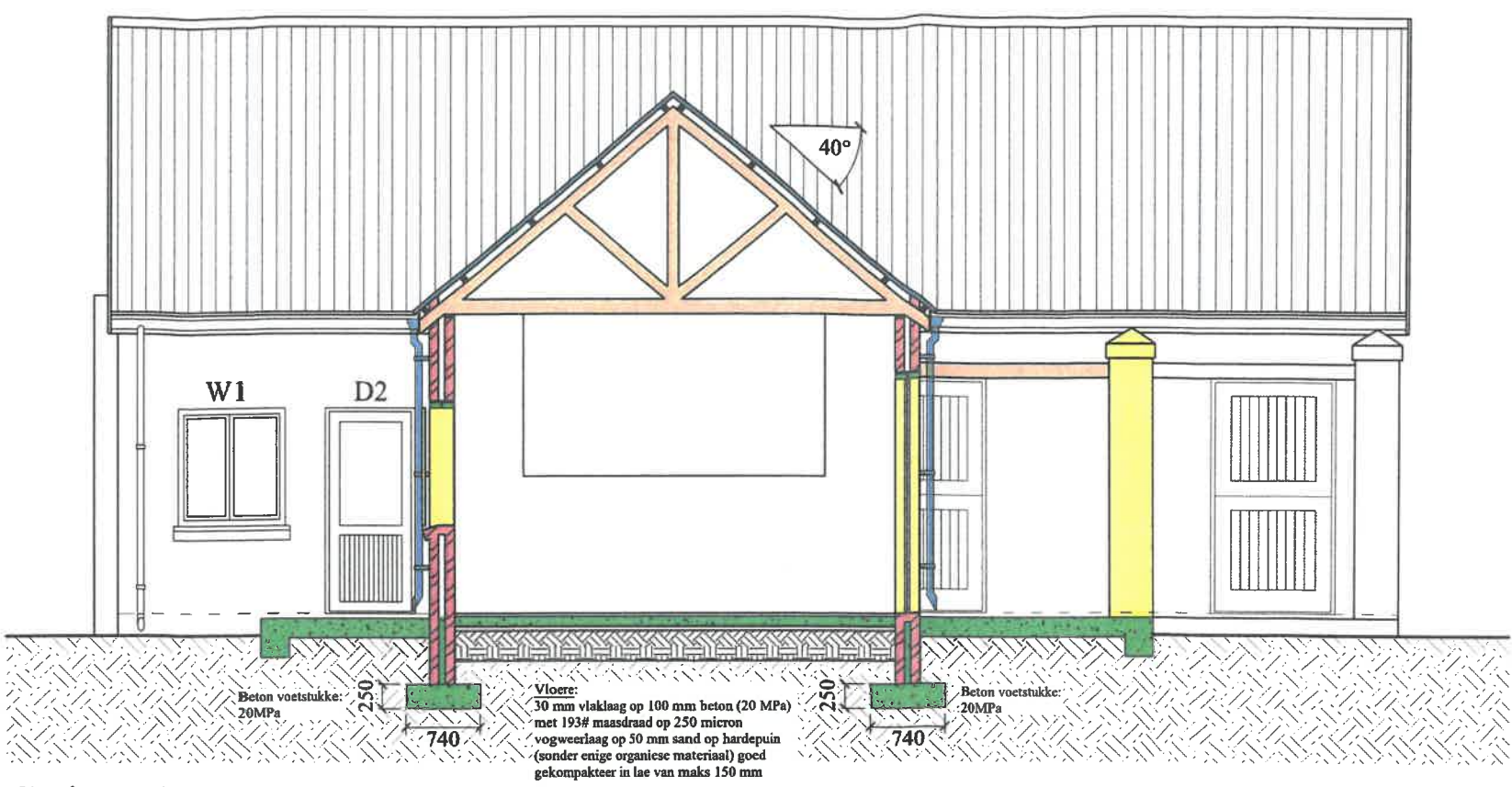
CONSULTANT	<p><i>Valene Sadie</i> ARCHITECT CONSULTING 1 46 58 470447</p>	
	REV	DATE
CONDITIONS	01	03/29/2022 Building use clarified
	02	05/25/2023 Increased number of Stables
<p>FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.</p>		
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PROJECT DESCRIPTION	Voorgestelde nuwe Perdestalle vir eenaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch	
DRAWING DESCRIPTION	Aansigte	
CHECKED	Ben Burger	SACAP 7839
SCALE	1:100	DATE 03/29/2021
PROJECT NUMBER	2483	03 - 06 Rev.2

VIR MUNISIPALE GOEDKEURING

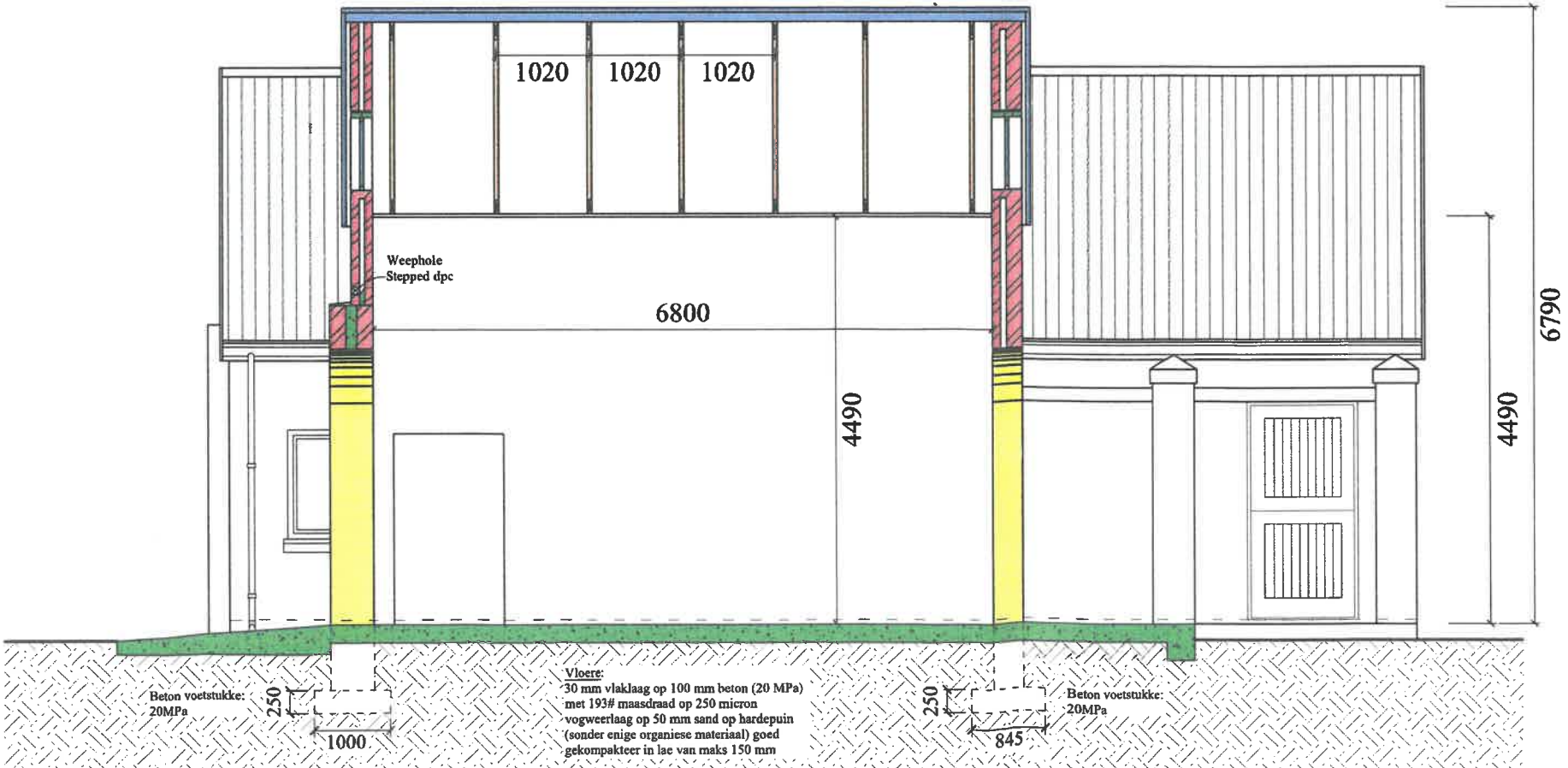
Dak konstruksie:
Grys Colorbond, Victorian profiel 0,53mm dik plaat soos
voorsien deur Safintra of Youngman Roofing, teen 40°
helling op 76 x 50 mm SA Den daklatte (daklatte word
vasgetrek met Hurricane clips op dakkappe.) teen maks 1000
mm senters op Sisalation #420 op 114 x 50 mm Gangnail
dakkepe soos voorsien deur Rooftek of goedgekeurde
leweransier, teen maks 1000 mm senters op 90 x 38 mm
muurplate, vasgetrek met 3 x 30 mm hoepelyster 8 steenlae
diep.



Snit A-A skaal 1:50



Snit B-B skaal 1:50



Snit C-C skaal 1:50

REV	DATE	DESCRIPTION
01	03/29/2022	Building use clarified

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BEN BURGER ARCHITECT
DE STEENBRUG
BOSSMAN'S CROSSING
STELLENBOSCH

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PROJECT DESCRIPTION	Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch		
DRAWING DESCRIPTION	Snitte		
CHECKED	Ben Burger	SACAP	7839
SCALE	1:100	DRAWN	Erich
DATE	03/29/2021	DATE	03/29/2021
PROJECT NUMBER	2483	DWG No.	03 - 07 Rev.1

Valene Sadie
ARCHITECT
CONSULTING

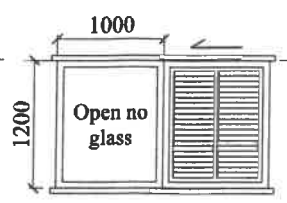
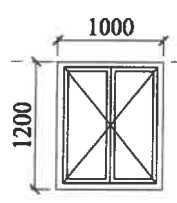
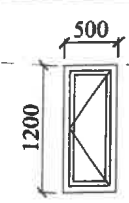
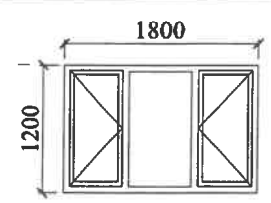
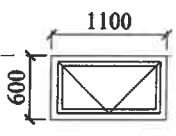
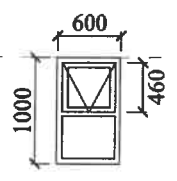
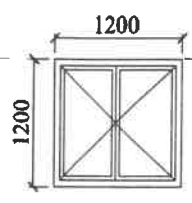
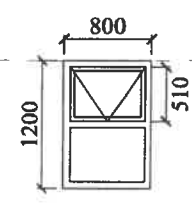
VIR MUNISIPALE GOEDKEURING

2 400 mm 2 100 mm												
	outside view											
inside floor level												
DOOR No.	D1		D2, D3, D8		D4		D5					
AMOUNT	1		3		1		2					
DESCRIPTION	Meranti Double glass door		Aluminium glass door		Aluminium Double glass door with glass side panels		Aluminium Sliding door					
IRONMONGERY	6 x 100mm brass hinges per door and 5 lever lockset by Yale		Closing and locking mechanism as per supplier		Closing and locking mechanism as per supplier		Closing and locking mechanism as per supplier					
GLAZING	6.4 mm Safety glazing (Double glazing)		6.4 mm Safety glazing (Double glazing)		6.4 mm Safety glazing (Double glazing)		6.4 mm Safety glazing (Double glazing)					
FINISH	Paint		Epoxy coated Aluminium		Epoxy coated Aluminium		Epoxy coated Aluminium					
2 400 mm 2 100 mm												
	outside view											
inside floor level												
DOOR No.	D6				D7				D9, D10, D11, D13, D15, D16, D19			
AMOUNT	2				1				7			
DESCRIPTION	Aluminium Sliding door				Aluminium Double glass door				Meranti Stable door			
IRONMONGERY	Closing and locking mechanism as per supplier				Closing and locking mechanism as per supplier				Closing and locking mechanism as per supplier			
GLAZING	6.4 mm Safety glazing (Double glazing)				6.4 mm Safety glazing (Double glazing)				-			
FINISH	Epoxy coated Aluminium				Epoxy coated Aluminium				Painted			
2 100 mm												
	outside view											
inside floor level												
DOOR No.	D14		D17		D20, D22		D18, D21					
AMOUNT	1		1		2		2					
DESCRIPTION	Meranti Double glass door		Aluminium Sliding door		Meranti timber frame, with semi-solid door as per client		Meranti timber frame, with semi-solid door as per client					
IRONMONGERY	6 x 100mm brass hinges per door and 5 lever lockset by Yale		Closing and locking mechanism as per supplier		3 x 100 mm brass hinges per door and 3 lever lockset by Yale		3 x 100 mm brass hinges per door and 3 lever lockset by Yale					
GLAZING	6.4 mm Safety glazing (Double glazing)		6.4 mm Safety glazing (Double glazing)		-		-					
FINISH	Painted		Epoxy coated Aluminium		Painted		Painted					

Deur skedule skaal 1:50

VIR MUNISIPALE GOEDKEURING

CONSULTANT		<div>Valene Gadi</div> <div>ARCHITECT CONSULTING</div> <div>SACAP 510647</div>	
REV	DATE	DESCRIPTION	
01	03/29/2022	Building use clarified	
02	05/25/2023	Updated	
CONDITIONS		FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.	
<div>BEN<div></div><div>BURGER<div></div>ARCHITECT</div><div>DE STEENBRUG</div><div>BOSMANS CROSSING</div><div>STELLENBOSCH</div><div></div><div>BOX 876</div></div>			
PROJECT TITLE		Tzadik Arabian Stud.	
PROJECT DESCRIPTION		Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch	
DRAWING DESCRIPTION		Deur skedule	
CHECKED	Ben Burger		SACAP 7839
SCALE	1 : 100	DRAWN	Erich
		DATE	03/29/2021
PROJECT NUMBER	2483	DRWG No.	03 - 08 Rev.2

2 100 mm				
outside view				
inside floor level				
WINDOW No.	W2, W3, W4, W5, W6, W7, W19, W20	W1, W8, W9	W10, W11	W12
AMOUNT	8	3	1	1
DESCRIPTION	Meranti sliding shutter	Casement Window	Casement Window	Casement Window
GLAZING	-	4 mm Glazing (X1 Low E by PG Glass)	4 mm Glazing (X1 Low E by PG Glass)	4 mm Glazing (X1 Low E by PG Glass)
FINISH	Paint	Epoxy coated Aluminium	Epoxy coated Aluminium	Epoxy coated Aluminium
2 100 mm				
outside view				
inside floor level				
WINDOW No.	W13, W14	W21	W15, W16	W18
AMOUNT	2	1	2	1
DESCRIPTION	T.H.O.O.	T.H.O.O.	Casement Window	T.H.O.O.
GLAZING	4 mm Glazing (X1 Low E by PG Glass)	4 mm Glazing (X1 Low E by PG Glass)	4 mm Glazing (X1 Low E by PG Glass)	4 mm Glazing (X1 Low E by PG Glass)
FINISH	Epoxy coated Aluminium	Epoxy coated Aluminium	Epoxy coated Aluminium	Epoxy coated Aluminium

Venster skedule skaal 1:50

outside view	
WINDOW No.	L1, L2, L3, L4
AMOUNT	4
DESCRIPTION	aluminium louvres
GLAZING	-
FINISH	epoxy coated aluminium

CONSULTANT	Valene Sadie ARCHITECT CONSULTING SACAP 57047	
REV	DATE	DESCRIPTION
01	03/29/2022	Building use clarified
02	05/25/2023	Updated
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BEN BURGER ARCHITECT
DE STEENBRUG
BOSHANS CROSSING
STELLENBOSCH BOX 876

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PROJECT DESCRIPTION	Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch				
DRAWING DESCRIPTION	Venster skedule				
CHECKED	Ben Burger		SACAP 7839		
SCALE	1 : 100	DRAWN	Erich	DATE	03/29/2021
PROJECT NUMBER	2483		DRWG No.	03 - 09 Rev.2	

VIR MUNISIPALE GOEDKEURING

GENERAL CONSTRUCTION NOTES:

1.ROOFS

1.1 MAIN ROOF

Grys Colorbond , Victorian profiel 0,53mm dik plaat soos voorsien deur Safintra of Youngman Roofing, teen 40° helling op 76 x 50 mm SA Den daklatte (daklatte word vasgetrek met Hurricane clips op dakkappe.) teen maks 1000 mm senters op Sisalation #420 op 114 x 50 mm Gangnail dakkappe soos voorsien deur Rooftek of goedgekeurde leweransier, teen maks 1000 mm senters op 90 x 38 mm muurplate, vasgetrek met 3 x 30 mm hoepelyster 8 steenlae diep.

2. THERMAL INSULATION

2.1 40mm Isoboard on ceilings.

3. CEILINGS

3.1 40mm Isoboard.

4. FASCIAS & BARGE BOARDS

4.1 225mm x 12 mm Nutec where applicable.

5. FOUNDATIONS

All strip foundations to walls to be. 250mm thick (20 Mpa concrete)

5.1 Width to 115 wall: 450 mm

5.2 Width to 230 wall: 700 mm

5.3 Width to 280 wall: 850 mm

5.4 Width to 345 wall: 1000 mm

5.5 Dimensions to 345 mm and 460 mm columns:1000 x 1000 x 300 mm

5.6 Foundation mixes: 30 MPa concrete

6. GUTTERS AND DOWNPIPES

Charcoal coloured (to match roofing material)

6.1 Aluminium "OGEE" gutters with white 70mm Ø PVC downpipes.

7.WALLS & COLUMNS:

7.1 Baked Maxi clay bricks of size 230 x 90 x 140mm laid in strecher bond in 1:4 cement/sand dagha mix all strictly by volume.

7.2 All walls to receive 3 courses brickforce above lintols

7.4 All **brick columns** to receive 2 x vertical 16mm diameter rod (re-bar) bent at bottom thru 90 degrees,cast into concrete foundation use brick force every second course. Entire column then concrete filled.

7.3All cavity walls to receive butterfly ties; 5 per square meter in staggered fashion.

7.4 All cavity walls to receive stepped 375 micron D.P.C. Brickgrip by GUNPLAS or similar SABS approved; one course above lintols,over doors and windows

7.5 All cavity walls to receive 3 courses brickforce above lintols.

-All cavity walls to receive weepholes every 3rd brick above D.P.C.

8. PLASTER

8.1 All plaster mixes 1:1:5 cement/lime/sand, all strictly by volume.

9. FLOOR

9.1 Groundfloor:
30mm screed on 100mm concrete (20 MPa) on 250 micron D.P.C by Gundle or similar approved by SABS on 75mm sand on rubble,free of any organic material well compacted in layers of 200mm.Allow for 193 Ref. mesh in concrete.

10. SKIRTINGS

10.1 SA Pine 70 x 22mm (painted where applicable)

CILLS

11.1 Internal cills, plastered.

11.2 External cills, to be plastered

12. WINDOWS (Timber & Aluminium powder coated)

12.1 New sliding aluminium windows and doors. (all powder coated) (see schedule)

13. DOORS

13.1 See door schedule

13.2 **All hardwood timber doorframes have to be protected at all times . Hardwood door frames built-in after plasterwork has been completed.**

14. LINTOLS

14.1 110 x 75 and 150 x 75 prestressed precast over all openings greater than 600mm. Lintols have to be minimum 300 mm longer than opening size.

15. GLAZING

- 4 mm Float glass to areas of less than 0, 5 square meter

- 5 mm Float glass to areas less than 1,0 square meter

- 6,4 mm safety glass to areas over 1,0 sqm

15.3 All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N.

16. PLUMBING AND DRAINAGE

The plumber has to provide a certificate of compliance from the P.R.I . Board . to the Architect , **before he commences with his work .**

16.1 All plumbing and drainage installations to comply with SANS 10252 and 10254

16.2 All waste pipes to be 50mm diameter uPVC

ALL WASTE PIPES IN CONCRETE FLOOR TO BE 50MM DIAMETER.

16.3 All soil pipes to be 110mm diameter uPVC.

16.4 All stacks to be vented as per drawing.

16.5

Sanitaryware,brassware,taps,showerheads, etc. as per client request.

16.6

16.6.1 Allow for 1-200 litre,400 Kpa Geyser suplied by Techron. in roofspace above bathroom

16.6.2 Allow for one 5 litre under counter geyser in kitchen at Tackroom

16.7 No Polycop may be used.

16.8 Allow for two solar panels on the North-East elevation as per drawings to provide at least 50% of hot water consumed by the household.

16.9 The plumber has to install a 22 mm Ø loop system from geyser to all components and back to the geyser .

16.10 Lagging of warm water pipes has to be done in accordance with SANS 10252 & 10254 .

17. TILING

All tiling as per client request

18.AIR BRICKS

18.1 One per bathroom

19. PAINTING

All new masonry and concrete work where applicable to receive one coat masonry primer, and two top coats PVA by Dulux or Plascon. All hardwoodtimber work has to receive one coat Universal undercoat and two top coats non-drip enamel by Dulux or Plascon,where applicable.

All other hardwood timber has to receive three coats RUBBOL.Allow for light sanding in between and allow for 48 hour intervals between coats.

21. Electricity

Electrical contractor has to provide a certificate of competency from his Institute before he commences with his work .

22. All chasing has to be done before plaster work commences .

CONSULTANT			
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01	03/29/2022	Building use clarified	
CONDITIONS	FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.		
<div><div>BEN B U R G E R ARCHITECT</div><div>DE STEENBRUG</div><div>BOSMANS CROSSING</div><div>STELLENBOSCH</div></div> <div><div>TEL: 021 234 2142</div><div></div><div>BOX 876</div></div>			
PROJECT TITLE	Tzadik Arabian Stud.		
PROJECT DESCRIPTION	Voorgestelde nuwe Perdestalle vir eienaar op plaas 488, Somerlus, Vlaeberg pad, Stellenbosch		
DRAWING DESCRIPTION	Spesifikasies		
CHECKED	Ben Burger		SACAP 7839
SCALE	1 : 100	DRAWN	Erich
		DATE	03/29/2021
PROJECT NUMBER	2483		03 - 10 Rev.1

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