STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15275 (TP315/2023)
Our File Reference Number: Erf 16591, 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 DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015: ERF 16591, WELTEVREDEN HILL ESTATE, 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 a departure on Erf 16591, Weltevreden Estate, Stellenbosch in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law 2015 to:

2.1.1 Relax the common building line from 1m to 0m to construct additions to the existing dwelling house as indicated in Drawing No. 011255-smit-stb16591-20220915, Drawn by Exact Plan Architectural Draughting, dated 2022-09-15, **Annexure B.**

BE APPROVED in terms of Section 60 of the said Bylaw.

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

2.2.1 The approval will lapse if not implemented/confirmed within five years from the date of final notification of approval of the application.

2.2.2 The approval only applies to the proposed departure under consideration 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.

2.2.3 The development must be undertaken generally per the site plan as referenced in Drawing No. 011255-smit-stb16591-20220915, Drawn by Exact Plan Architectural Draughting, dated 2022-09-15, **Annexure B**.

2.2.4 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.

2.2.5 The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive then the most restrictive conditions will apply.

2.2.6 Building plans must be generally per the site plan/floor layout plan as referenced in Drawing No. 011255-smit-stb16591-20220915, Drawn by Exact Plan Architectural Draughting, dated 2022-09-15, **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.

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 and 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.

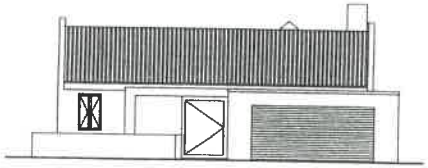
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. 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

For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

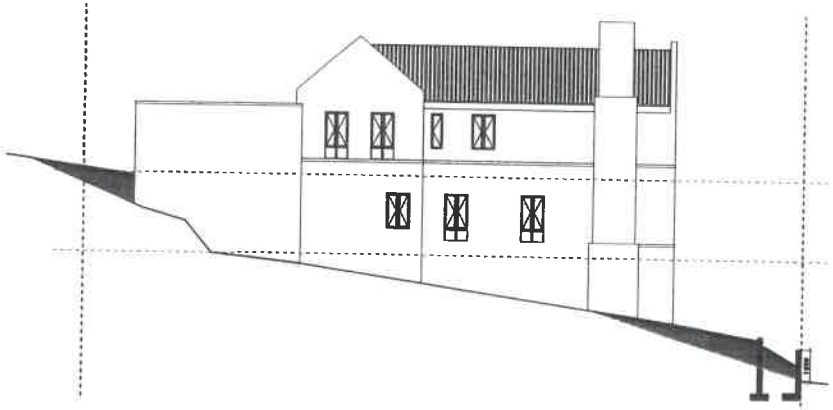
27/6/2023
DATE



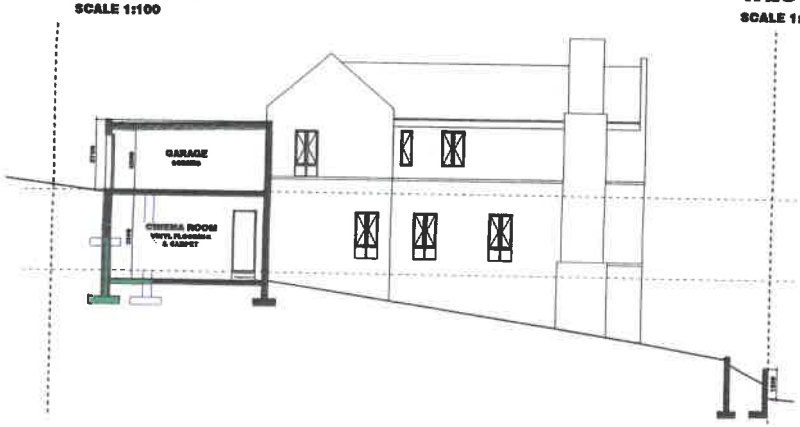
- **NORTH ELEVATION**
  SCALE 1:100

- **EAST ELEVATION**
  SCALE 1:100

- **SOUTH ELEVATION**
  SCALE 1:100



- **WEST ELEVATION**
  SCALE 1:100



- **SECTION A-A**
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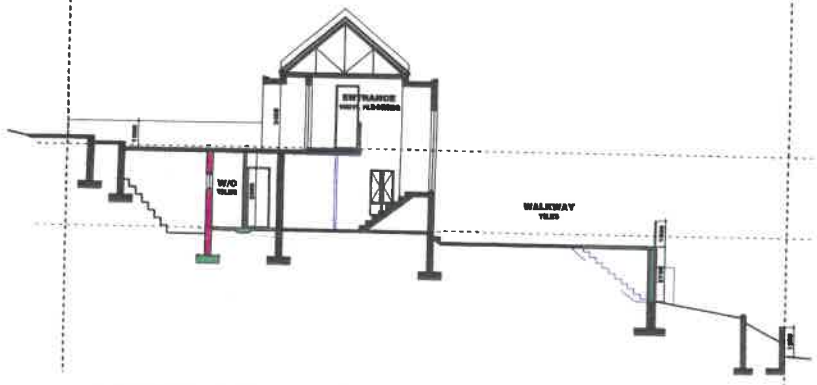

- **SECTION B-B**
  SCALE 1:50

APPROVAL:

owner:
date:

draughtsperson:
date:

SCRUTINIZED FOR AESTHETIC APPROVAL
Date: .....
Name: ..Jaco Niemann.....
Signed: .....
NIEMANN ARCHITECTS AND ASSOCIATES
37 Market street, Stellenbosch, 7600
Tel: 082 449 9442
jaco@niemannarchitects.co.za

PARAMETERS:

EXISTING:
ground floor: 144.30m²
first floor: 154.55m²
TOTAL: 298.85m²

PROPOSED:
extensions: 16.45m²
TOTAL: 16.45m²

TOTAL AREA: 315.30m²
TOTAL FOOTPRINT: 160.75m²

SITE AREA: 400.00m²

COVERAGE ALLOWED: 50.00%
COVERAGE ACTUAL: 40.19%

PLANS NOTE:

THESE ARE TOWN COUNCIL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS.
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSONS ATTENTION PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

HOUSE SMIT

CLIENT: MR JP SMIT

PROPERTY: ERF 16891 STELLENBOSCH

ADDRESS: 20 WELTEVREDEN HILLS ESATE STELLENBOSCH

DRAWING: COUNCIL SUBMISSION

REVISIONS:

•	A	change done	date	person
•	B	change done	date	person
•	C	change done	date	person
•	D	change done	date	person

DRAWING NUMBER:

011255-soil-sh16891-20220915

SCALE:	PAGE:	DATE:
as shown	1 of 2	2022-09-15

EXACT PLAN

[redacted]

EMAIL: EXACTPLAN@GMAIL.COM

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LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE

Foundations: NOTE: Concrete foundations to strip / trench footing walls to be 700x300mm and slab thickening to internal walls to be 600x300mm. No foundation may project beyond erf boundary. All water to discharge away from foundations and towards road side. Depth and size of foundations to suit ground conditions.

Foundation Walls: All foundations walls to have brickforce in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.

Column Foundations: Foundations to brickwork columns to be min 600x600x300mm. Foundations to steel posts to be min 600x600x300mm.

SUPER STRUCTURE

Floor Construction

Solid Floors: 150mm concrete slab on 250mm DPC lay joints, sealed and turned up around the perimeter of and for the full height of the slab on 50mm sand blinding on min 150mm well compacted fill.

Suspended Floors: not applicable

External envelope

Walls: 230mm thick supporting wall with 50mm cavity, 90mm cement sand brickwork or equal approved with brickforce in every 5th course. Stepped DPC to be provided to all external walls. Provide min 450mm brickwork between all lintels and wall plate / rafter and provide cavity wall ties at 5.0 ties per m². All openings less than 2400mm wide to have precast concrete lintels over. External masonry walls to achieve min U-Value of 0.55.

Windows and doors: All windows and doors to have aluminium frames, all sliding and folding / swinging doors to be fitted with single low e glazing, the aggregate combination and solar heat gain of the glazing shall not exceed the values obtained by multiplying the roof floor area with the constant for condensation (1.4) and solar heat gain (0.15), as per foundation schedule. All glazing to comply with requirements of SANS 10137 and SANS 10400 part O - access doors and skylights to have safety glass, windows lower than 800mm from floor, windows lower than 1500mm above pitch line of stairs and shop fronts to be safety glass.

Roofs

Pitched Roofs: Roof: dolphin GRS 0.5mm chromadek roof sheeting with Elliptech profile to 1:4.0 approved colour at 9° on sheltalite SCR multipurpose underlay on timber battens at min 350mm c/c on prefabricated roof trusses to manufacturers specifications at max 700mm c/c on 114x38mm wall plate. Trusses to be secured with 30m galvanized strap iron built into 230mm brick brickwork, Finishes and accommodations to be provided as per specialist contractor.

Flat Roofs: Roof: dolphin GRS 0.5mm chromadek roof sheeting with Elliptech profile to 1:4.0 approved colour at 9° on sheltalite SCR multipurpose underlay on 76x38mm purlins at max 600mm c/c on 152x38mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Tee's. Finishes. All timbers to be DPC wrapped where built into brickwork.

Rainwater Goods: Gravelux aluminium O-Ogee gutters fixed to 50x50mm hardwood fascia boards to discharge into concealed aluminium down pipes in accordance with manufacturers specifications.

Roof Insulation: the roof assembly shall achieve a min total system of upward heat flow and have then 0.7 the roofing material has a r-value of 0.36 (metal)

the slate plasterboard ceiling has a r-value of 0.66

150mm "Bonnegard" cellulose fibre insulation has an r-value of 3.85

total 4.51

Internal finishes

Walls: 110mm and 230mm clay NFK brickwork or equal approved

Doors: All internal timber doors to be panelled hardboard doors, painted white.

Balustrades/Balustrades to be min 1m high with max vertical openings of 100mm

Ceilings

Internal

Walls: All walls to be smooth plastered and painted to colour specification specification by Planner.

Tiles / Countertops: cement pavers on 50mm sand bedding on well compacted fill. All enclosed storm water to be taken away from building and towards roadside.

Internal

Walls: Externally plastered with 1 coat plaster, primer and painted to colour detail

Floor: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 150mm above ISL

Ceilings: to ceiling to garage. Skylights: Ceiling boarding at max 900mm c/c fixed to s/s of roof trusses, with 6.4mm approved ceiling boards to be skimmed and painted with 12.5mm Thermoguard insulation fitted to specialist contractor.

Joinery: All built in cupboards, vanity units and kitchen cupboards to owner design and colour specifications.

SERVICES:

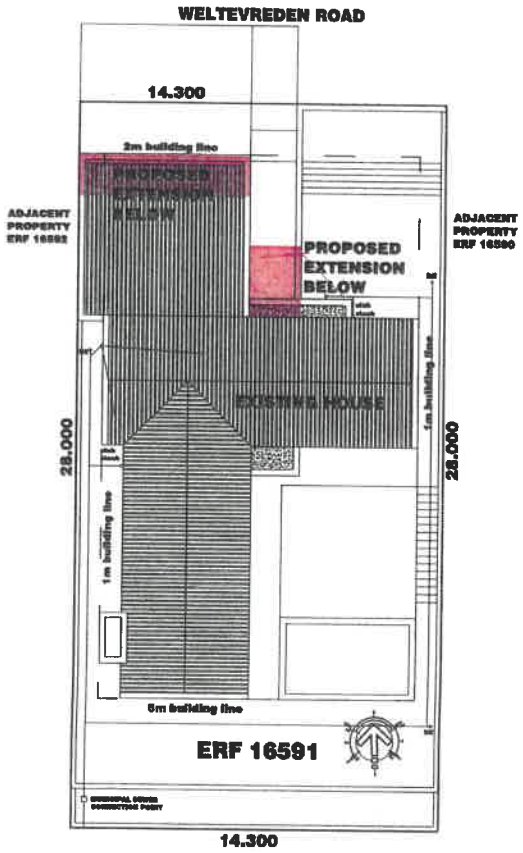
Electricity: All electrical installations to comply with local authority requirements and SABS 10400.

Distribution, reticulation and lighting as per electrical layout provided.

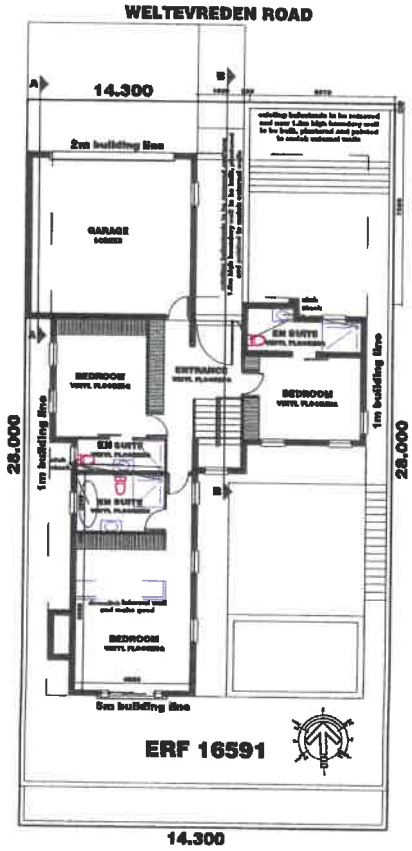
Plumbing: All plumbing installations to comply with local authority requirements and SABS 10400, Hot water system to consist on 1x. 2H vapened pipes to and from hot water cylinder and central heating system shall be insulated with pipe insulating material diameter of pipe <20mm = r-value to be min 1 and >20mm = r-value to be min 1.5. Hot water vessels shall be insulated with a material obtaining a min r-value of 2.0

Ventilation and lighting: All areas to comply with municipal regulations and SABS 10400 Lbs. min 5% of floor area ventilation and min 10% of floor area lighting

Drainage: All soil drains to be cleaned system 110mmø PVC pipes with min fall of 1:60. All vent pipes to be 50mmø PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bends to have min 450mm inside radius. All drains below building to be encased in 150mm concrete all round.



- **SITE AND ROOF PLAN**
  SCALE 1:100



- **GROUND FLOOR PLAN**
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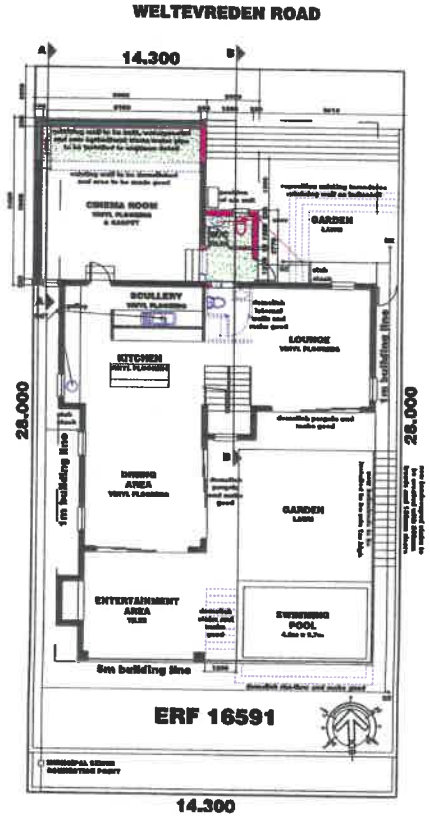

- **BASEMENT FLOOR PLAN**
  SCALE 1:100

APPROVAL:

owner:
date:

draughtsperson:
date:

SCRUTINIZED FOR AESTHETIC APPROVAL
Date: .....
Name: Jaco Niemann
Signed: .....
NIEMANN ARCHITECTS AND ASSOCIATES
37 Market street, Stellenbosch, 7600
Tel: 082 449 9442
jaco@niemannarchitects.co.za

PARAMETERS:

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first floor: 104.30m²
TOTAL: 248.50m²

PROPOSED:
extension: 16.45m²
TOTAL: 16.45m²

TOTAL AREA: 315.30m²
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SITE AREA: 400.00m²

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COVERAGE ACTUAL: 40.19%

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