



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15581 (TP372/2023)

Our File Reference Number: Farm 1536, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: ulrich.vonmolendorff@stellenbosch.gov.za

Sir/Madam

APPLICATION FOR DEPARTURE IN TERMS OF SECTION 15(2)b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015: FARM 1536, R310 BANHOEK PASS, STELLENBOSCH DIVISION

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 Farm 1536, Stellenbosch Division in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 in order to increase the permissible coverage for an employee housing from 120m² to 140.79m² for the proposed cottage.

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 said Bylaw:

2.2.1 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 Regulations that may be applicable.

2.2.2 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.

2.2.3 Building plans must be generally in accordance with the site plan / floor layout plan as referenced Farm 1536, Stellenbosch, drawn by J.F. Solomons, dated March 2023 attached as **Annexure B**.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

2.3.2 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

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:

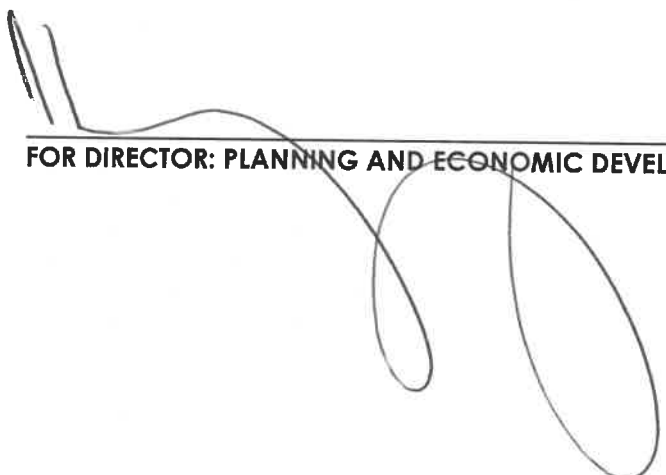
- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

- (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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

35/7/2023
DATE



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ANNEXURE B

SITE PLAN / FLOOR LAYOUT PLANS

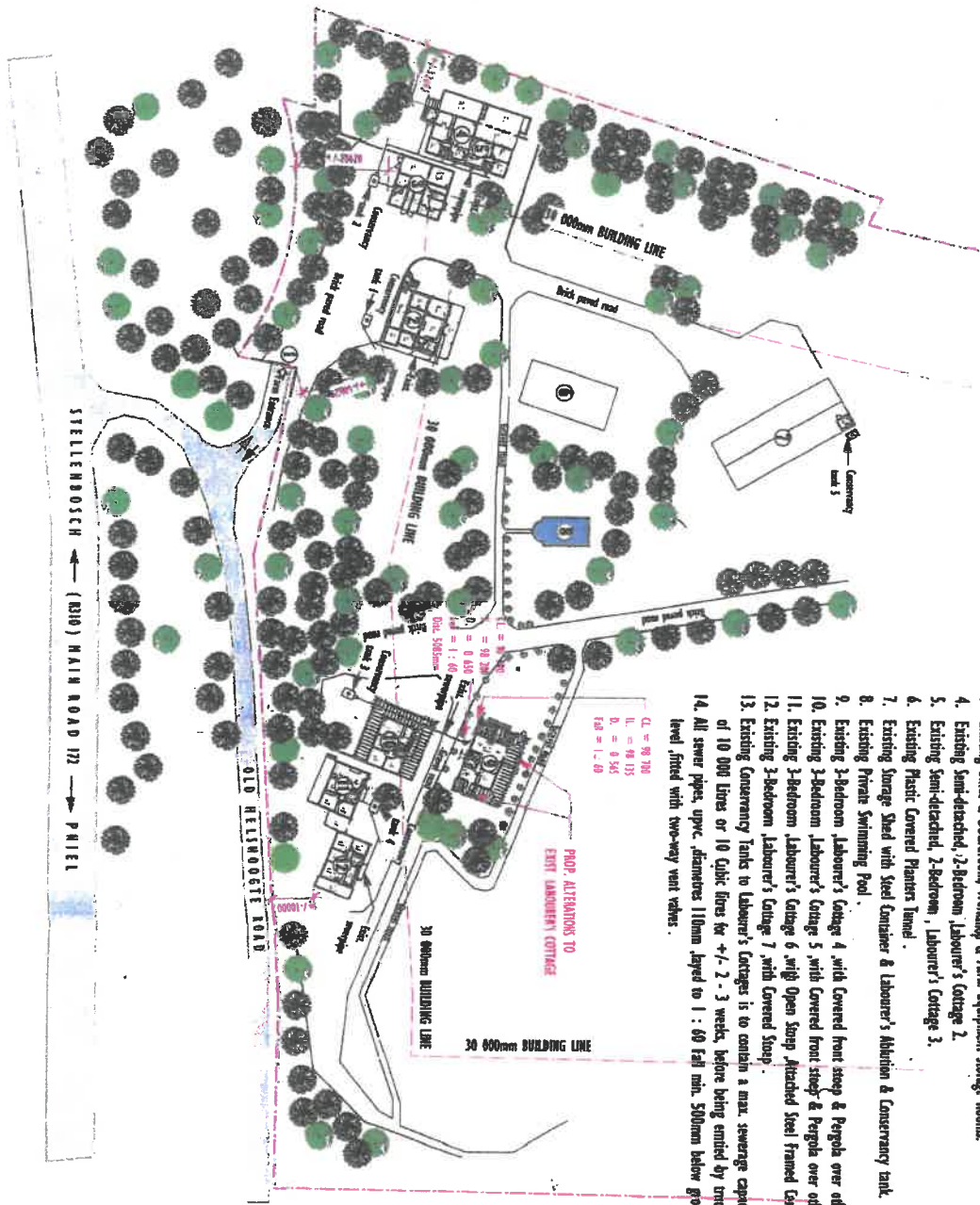
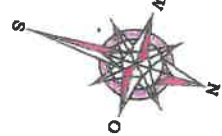
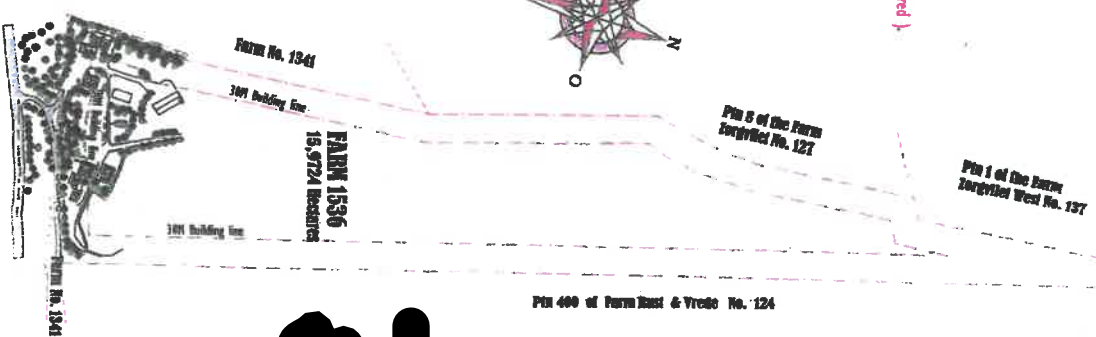
FARM 1536 (15,972 hectares)

(Exst. Labourer's Cottages, office, Boardroom, Workshop & Steel Lay-out)

1. Main Entrance to Farm after Steel Siding gate built into boundary wall.
2. Existing 3-Bedroom, Labourer's Cottage 1.
3. Existing Office & Boardroom, Workshop & Farm Equipment Storage Room.
4. Existing Semi-detached, 2-Bedroom, Labourer's Cottage 2.
5. Existing Semi-detached, 2-Bedroom, Labourer's Cottage 3.
6. Existing Plastic Covered Planter Tunnel.
7. Existing Storage Shed with Steel Siding & Labourer's Abution & Conservancy tank.
8. Existing Private Swimming Pool.
9. Existing 3-Bedroom, Labourer's Cottage 4 with Covered front stoop & Pergola over others (Altered).
10. Existing 3-Bedroom, Labourer's Cottage 5 with Covered front stoop & Pergola over others.
11. Existing 3-Bedroom, Labourer's Cottage 6 with Open Stoop Attached Steel Framed Carport.
12. Existing 3-Bedroom, Labourer's Cottage 7 with Covered Stoop.
13. Existing Conservancy Tanks to Labourer's Cottages; is to contain a max. sewerage capacity of 10 000 litres or 10 cubic feet for +/- 2 - 3 weeks, before being emptied by truck.
14. All sewer pipes, upvc, diameters 110mm laid to 1 : 60 Fall min. 500mm below ground level, fitted with two-way vent valves.

CL = 98 310
DL = 98 335
FL = 1 : 60

PROP. ALTERATIONS TO
EXIST. LABOURER'S COTTAGES



SITE & DRAINAGE LAY-OUT - Farm No. 1536 (Close-up) :

SCALE : 1 : 1000.

NOTES : PAGE 4/5

GENERAL :

All measurements must be checked before any building work commences. Reference must be given to dimensions indicated above measuring from glass. All building work must be done strictly in accordance with national building regulations & local authorities approved. Any irregularities on plan must be cleared with owner or designer before any work is done.

J. F. S. Prodrat & Design

owner signature : *[Signature]*

project : Prop. Alt. & extensions to existing Exst. Labourer's Cottage 4.

OWNER : Farm 1536 R310, Main Road 172, Stellenbosch

date : March 2023

scale : 1 : 200, 1 : 100

drawn : J. F. S. Prodrat

NOTES :

GENERAL :

COVERAGE CALCULATIONS :

Exist. Labourer's Cottage 4 = 07M/2
Exist. Sleep covered = 5.3M/2
Exist. Sleep with Pergola over = 30.21M/2
Prop. extension = 53.19 M/2

REQUIREMENTS FOR HOT WATER SUPPLY :

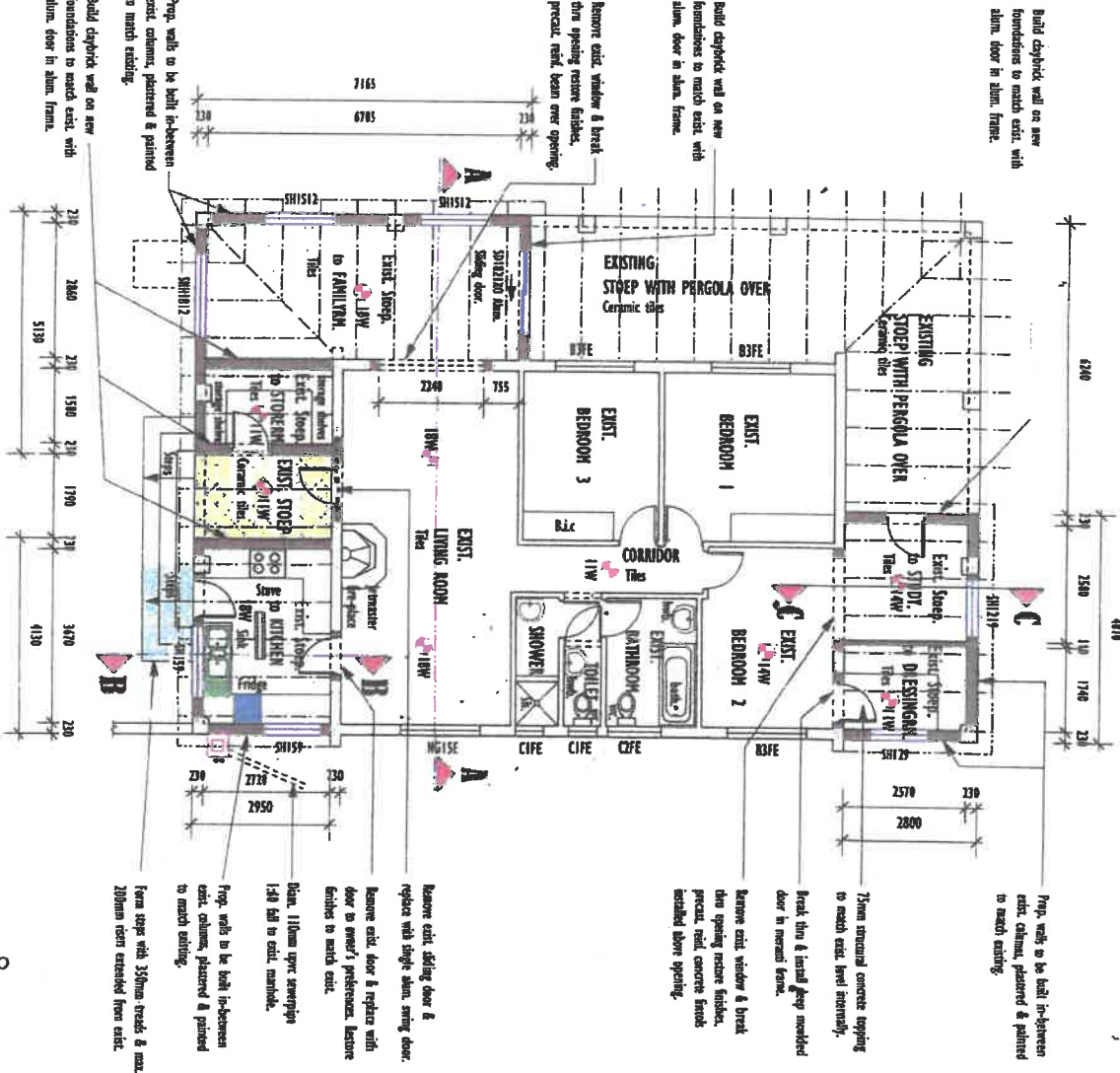
- * A min. of 50% by volume of annual average hot water heating requirements, to be provided by means, other than electrical resistance heating, including but not limited to solar heating, storage pumps, heat recovery from other systems & processes.
- * The volume of annual average hot water heating to be in accordance with table 2 & 5 of SANS 10252-1:2004.
- * Solar water heating systems shall comply with SANS 1007, SANS 10104, SANS 10254 & SANS 10253-1
- * All exposed hot water service pipes to be clad with insulation with a min. thickness of 100 for pipes with internal diameter less or equal to 40mm & pipes with internal diameter more than 40mm, the R-value = 1.50.
- * Thermal insulation, if required, to be installed to manufacturer's specifications & shall :
 - a. Be protected against the effects of weather & sunlight
 - b. Be able to withstand the temperatures within piping
 - c. Achieve the min. total R-values.
- * Hot water vessels & units to be insulated with a material achieving a min. R-value of 2.0
- * Insulation on vessels, tanks & piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.
- * Piping insulation requirements not applicable to open heating water piping, located within the space being heated, where piping is to provide the heating to that space or
- b. enclosed within a concrete floor slab or in masonry.
- * All pipes to comply with SANS 10252-1
- * Piping to be installed includes all flow & return piping within 1 metre of the heating or cooling system & pressure relief piping within 1 metre of the connection to the heating or cooling system. Piping run lengths to be minimised.

FILLING & COMPACTION :

1. Filling to contain fill or no organic matter.
2. Excavate stones larger than 150mm diameter.
3. No more than 10% rock or hard fragments larger than 50mm.
4. Should be placed without significant voids.
5. Any fill exceeding 400mm in height, at any point, to be inspected and designed by a Competent person.
6. Filling shall be mechanical bottom compaction, so that a hand trowel, squeezed, releases firm without any sign of moisture.
7. Filling placed in uncompacted layers not exceeding 100mm, for hand compaction, not exceeding 150mm max. for machine compaction.
8. Does not contain large dry lumps that do not break up during compaction, nor the muddy clay material.

HOT WATER

K20 - Classification	
K21	M
Type of hot water system	Solar with backup element
Hot water demand (SANS 10252 - 1)	140 Litres per day per person
Number of Bedrooms	3
Total demand	3 x 1 x 140 = 420 Litres
Hot water storage capacity required	1120 ± 50% = 420 Litres
Capacity provided	420 Litres



GROUND STOREY PLAN
(Labourer's Cottage) :

SCALE : 1 : 100

J. F. S. Prodrift & Design

Project :
Prop. Alt. & extensions
to existin' Exist. Labourer's
Cottage 4.

Owner :
Farm 1536
R310, Main Road 172,
Stellenbosch

drawn : J. F. S. Prodrift
scale : 1 : 200, 1 : 100
date : March 2023

GENERAL :

All measurements must be checked before any building work commences. Previews must be given to dimensions indicated when measuring from plan. All building work must be done strictly in accordance with national building regulation if local authorities approved. Any irregularities on plan must be cleared with owner or designer before any work is done.

Carpagnots nests were always placed at 24 degrees slope, on substrates 410 to 75 x 50 mm grids at +/- 800 mm centre on prefabricated roof trusses at +/- 800 mm centre on 14 x 3 mm wide steel second floor, hung from ropes attached to roof min. 4 thick corners deep. Bather ends to be covered off with 228 x 30 mm fan fascias primed & painted historical green. No gutters and dampers installed as from suppliers.

Ohio board ceiling sealed to 3/4 x 36mm battens at 450mm centres insert cross members to form separate joints covered up with mesh cloth plastered smoothly, with *orelstone*, then painted as per suppliers spec. Gypsum plaster board cornice installed at corners against walls.

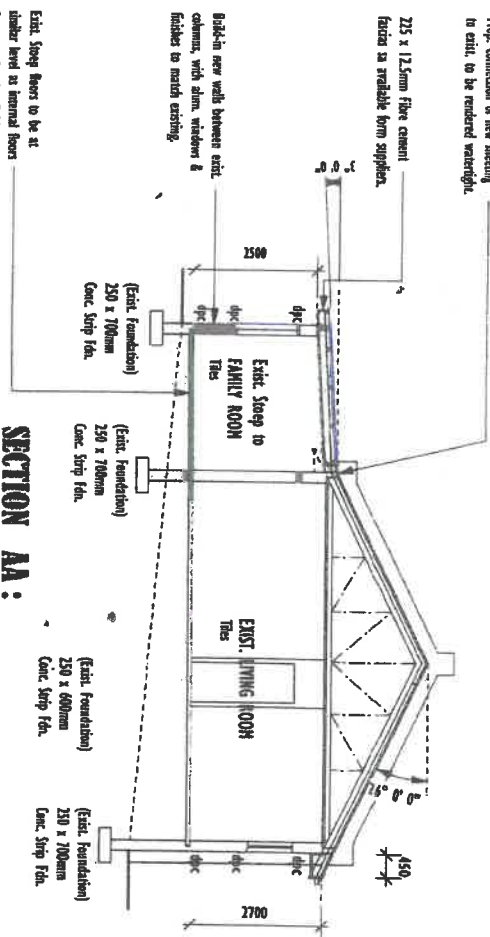
On opening, covered with precast, pre-stressed concrete blocks with insulating on each side of opening. Dry joint walls painted and painted with enamel, opening in each room min 1.4 layers of linoleum covering. Carpet walls min 1.5mm as recommended by supplier. Windows installed every 10' by 10' vertically. 315 square ft installed at each window. 15mm above natural ground level. Beams built to the underside of roof ceiling. All around roof. Carpet walls to be covered throughout up and over, with approved products as true specified. Floor boards around window and door opening, and parapet walls.

Clear glass panels 4mm thick, annealed, observed in closets and bathrooms. Glazed area larger than 0.750M² or lower than 500mm from finish floor level, to be safety glass as per SANS safety standards.

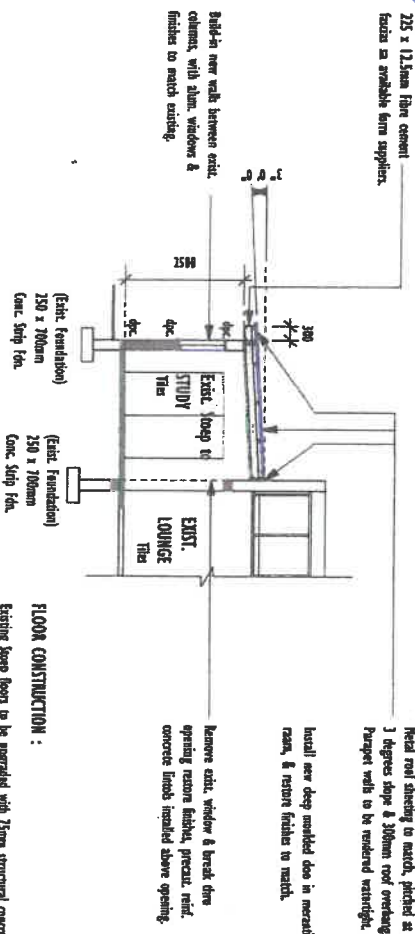
local people who collect 150 x 20mm at +/- 900mm *etc* built into 230mm x 400mm ring beams which project concrete linch over openings max. 115mm deep, wrapped in opm, where built-in, secured with horizontal strapping built-in. Beams built onto +/-350 x 350mm columns plastered and painted. Pyleph wooden members to be primed and painted, historical green with +/-400mm overhangs.

Controlled metal roof sheeting pitched at 3 degrees slope, an elevation 410 on 75 x 50mm joists at +/- 800mm centres on 150 x 50mm balers +/- 800mm centres on 114 x 38mm wallplate secured b.u.m. hoop iron straps, jell-in for min. 6 brick courses deep. Balter ends to be dressed off with 225 x 125mm fibre cement boards pinned & grouted. Pvc gutters & downpipes as from suppliers.

SCALE : 1 : 100.

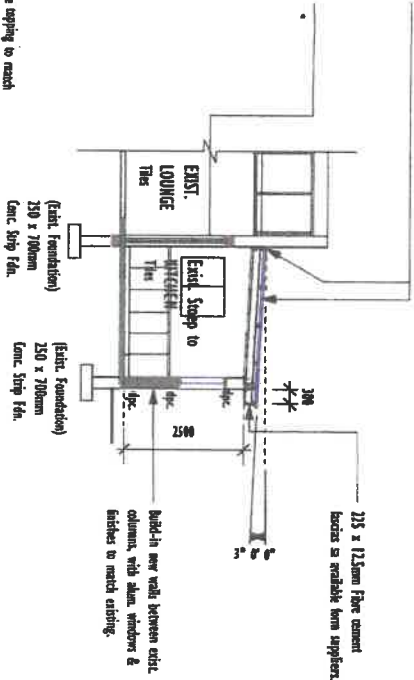


SCALE : 1 : 100.



Existing sleep floors to be upgraded with 75mm structural concrete topping to reach levels of internal floor. The finish on 25mm and cement screed on 75mm concrete floor slab on 250 micron polythene dpm, on 50mm sand/bastard in well compacted hardcore filling at 90% mod. asphalt. Max. layers of compaction 150mm. Slabbing finished around room parameters & nailed to walls.

SCALE : 1 : 100



project :

Prop. Alt. & extensions to existin Exist. Labourer's Cottage 4.

**Farm 1536
R310, Main Road 172
Stellenbosch**

date: March 2023

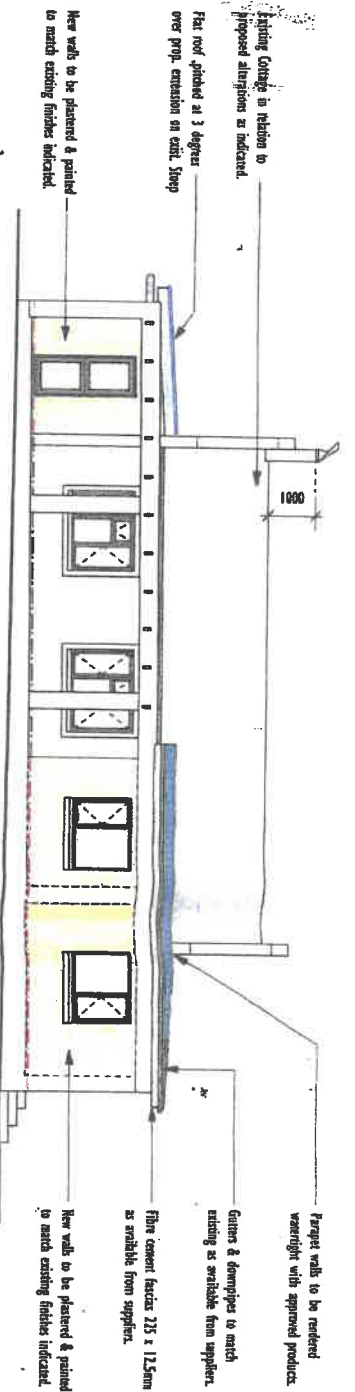
scale : 1 : 200 , 1 : 100

drawn : J. F. Solomons

NOTES :

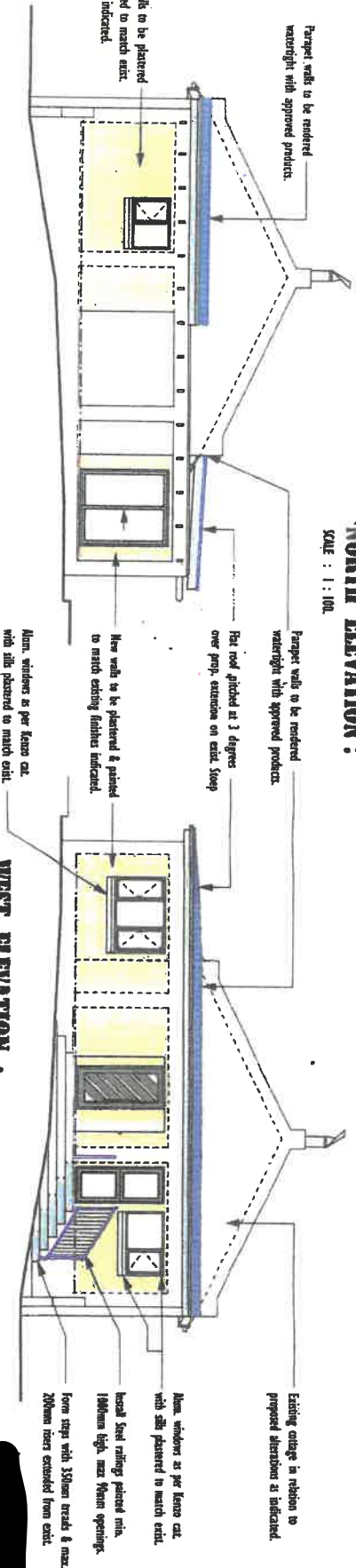
GENERAL :

All measurements must be checked before any building work commences. Preference must be given to dimensions indicated above measuring from pin. All building work must be done strictly in accordance with national building regulations & local authorities approval. Any irregularities on plan must be cleared with owner or designer before any work is done.



NORTH ELEVATION :

SCALE : 1 : 100.

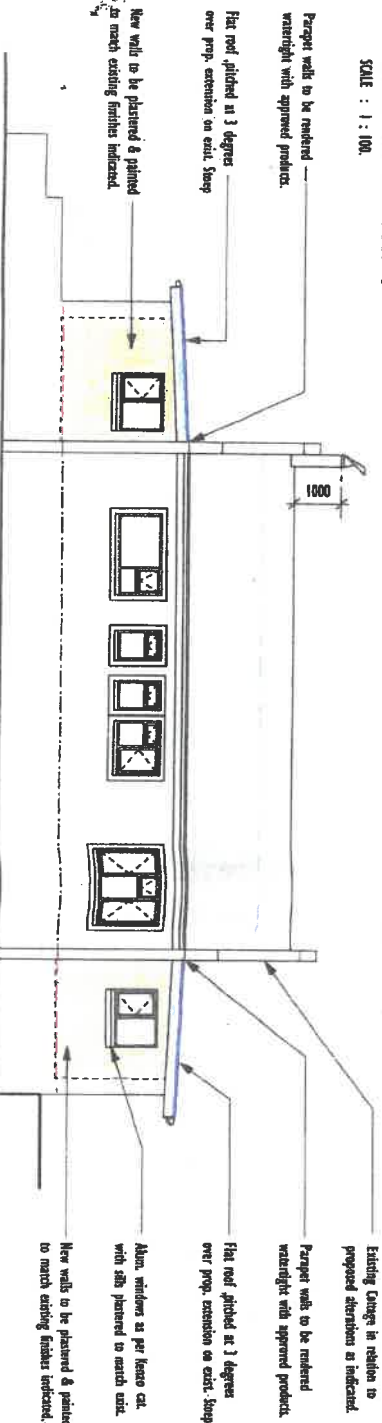


EAST ELEVATION :

SCALE : 1 : 100.

WEST ELEVATION :

SCALE : 1 : 100.



SOUTH ELEVATION :

SCALE : 1 : 100.

OWNER :	Farm 1536 R310, Main Road 172, Stellenbosch
PROJECT :	Prop. Alt. & extensions to exist. Exst. Labourer's Cottage 4.
OWNER SIGNATURE :	

DRG. NO.

DATE : March 2023

SCALE : 1 : 200 , 1 : 100

DRAWN : J. F. Solomons

GENERAL :

All measurements must be detailed before any building work commences. References must be given to dimensions indicated above measuring from plus. All building work must be done strictly in accordance with national building regulations & local authorities approval. Any discrepancies on plan must be cleared with owner or designer before any work is done.

Determining shading projections over glazed areas	
1	$P = 360$ $G = 1200 - 1200 = 100 (< 360)$

NATURAL VENTILATION :	
CONSTANTS :	
CONDUCTANTS	$= 42.35 \times 1.4 = 94.29$
SW6	$= 67.35 \times 0.15 = 0.78$
CONDUCTANCE	
Use clear glass in Alum. frame.	
$A \times U$	$= 11.7 \times 5.4$
	$= 63.32 (< 94.29)$
SOLAR HEAT GAIN :	
NORTHEAST : $(h \times s \times b)$	
	$= (1.08 \times 0.77 \times 0.48)$
	$= 0.57$
NORTHWEST : $2(h \times s \times b)$	
	$= 2(1.8 \times 0.77 \times 0.45)$
	$= 2.34$
SOUTHEAST : $(h \times s \times b) + (h \times s \times b) + (h \times s \times b)$	
	$(1.35 \times 0.77 \times 0.53) + (1.08 \times 0.77 \times 0.53) + (1.08 \times 0.77 \times 0.45)$
	$= 0.61 + 0.49 + 0.54$
	$= 1.64$
SOUTHWEST : $(h \times s \times b) + (h \times s \times b)$	
	$(2.16 \times 0.77 \times 0.70) + (1.35 \times 0.77 \times 0.75)$
	$= 1.31 + 0.70$
	$= 2.09$
TOTAL $= 0.57 + 2.34 + 1.64 + 2.09 = 6.64 (< 0.75)$	
EXT. TO EXIST. COTTAGE COMPARES WITH ENERGY EFFICIENCY	

Panel	Glazed area and P/R value	Shade exposure factor
1	1200 Alum. window P/R = 300 / 900 = 0.33	0.48 for Southwestern facade
2	1500 Alum. window P/R = 300 / 1200 = 0.25	0.35 for Southwestern facade
3	1500 Alum. window P/R = 300 / 900 = 0.33	0.33 for Southwestern facade
4	1200 Alum. window P/R = 300 / 900 = 0.33	0.57 for Southwestern facade
5	1000 Alum. window P/R = 300 / 600 = 0.5	0.65 for Southwestern facade
6	1000 Alum. window P/R = 300 / 1200 = 0.25	0.78 for Southwestern facade
7	1500 Alum. window P/R = 300 / 900 = 0.33	0.75 for Southwestern facade

1	2	3	4
Panel	Facing direction	Area m ²	Shading description (Cottage 2)
1	Northeast	1.08	1.2M x 0.5M Alum./window, Shaded (300mm roof overhang)
Total glazing Area		1.08	
1	Northeast	3.6	1.5M x 1.2M(2) Alum./window, Shaded (300 roof overhang)
Total glazing Area		3.6	
1	Southeast	1.35	1.5M x 0.9M Alum./window, Shaded (300mm roof overhang)
2	Southeast	1.08	1.2M x 0.5M Alum./window, Shaded (300mm roof overhang)
3	Southeast	1.40	0.6M x 1.0M Alum./window, Shaded (300mm roof overhang)
Total glazing Area		3.51	
1	Southwest	2.16	1.8M x 1.2M Alum./window, Shaded (300mm roof overhang)
2	Southwest	1.35	1.5M x 0.9M Alum./window, Shaded (300mm roof overhang)
Total glazing Area		3.51	
Total window & glazing Area		11.7	W/2

LIGHTING	
ENERGY DEMAND	
ALLOWED $4W / m^2$	
$4W / m^2 \times 67.35m^2 = 269.4W$	
$(2 \times 11W \text{ lamps}) + (1 \times 14W \text{ lamp}) + (1 \times 10W \text{ lamp})$	
$= 22W + 14W + 10W$	
$= 100W (< 269.4W)$	
OR $100W / 67.35m^2 = 1.49W / m^2 (< 4W / m^2)$	
ENERGY CONSUMPTION	
ALLOWED $4kWh / m^2 a$ OR $4kWh / m^2 [a = (Year)]$	
$4kWh / m^2 a \times 67.35 m^2 = 269.4 kWh a$	
ASSUME LIGHTS ARE ON FROM 17:00 - 22:00 EACH DAY FROM 175th TO 5th NOV	
THERE ARE :	
$2 \times 11W \text{ lamps}, 1 \times 14W \text{ lamp} \& 1 \times 10W \text{ lamp}$	
$= (2 \times 11W) + (1 \times 14W) + (1 \times 10W)$	
$= 22W + 14W + 10W$	
$= 100W$	
$= 0.100 kW$	
$0.100 kW \times 1120 h a = 112 kWh a (< 269.4 kWh a)$	

GROUND STOREY (Cottage 4) :	
EXIST. STOREY TO KITCHEN :	
Total floor area	$= 18.1 m^2$
Total window area	$= 1.35 m^2$
Max. lighting - 15/100 x 10.1 m²	$= 1.51 m^2$
Min. lighting - 10/100 x 10.1 m²	$= 1.01 m^2$
Max. ventilation - 5/100 x 10.1 m²	$= 0.51 m^2$
Actual ventilation	$= 0.54 m^2$
EXIST. STOREY TO DRESSINGRM. :	
Total floor area	$= 4.47 m^2$
Total window area	$= 1.48 m^2$
Max. lighting - 15/100 x 4.47 m²	$= 0.67 m^2$
Min. lighting - 10/100 x 4.47 m²	$= 0.45 m^2$
Max. ventilation - 5/100 x 4.47 m²	$= 0.22 m^2$
Actual ventilation	$= 0.54 m^2$
EXIST. STOREY TO STUDY :	
Total floor area	$= 6.43 m^2$
Total window area	$= 1.08 m^2$
Max. lighting - 15/100 x 6.43 m²	$= 0.97 m^2$
Min. lighting - 10/100 x 6.43 m²	$= 0.64 m^2$
Max. ventilation - 5/100 x 6.43 m²	$= 0.32 m^2$
Actual ventilation	$= 0.54 m^2$
TOTAL FLOOR AREA	$= 0.735 m^2$
TOTAL WINDOW AREA	$= 10.35 m^2$
PERCENTAGE LIGHTING	$= 15.37 \%$
TOTAL WINDOW AREA	$= 10.35 m^2$
TOTAL VENTILATION	$= 15.22 m^2$
PERCENTAGE VENTILATION	$= 90.43 \%$

J. E. S. Prodraft & Design

owner signature : 

project : Prop. Alt. & extensions to existing Exter. Labourer's Cottage 4.

owner : Farm 1536 R310, Main Road 172, Stellenbosch

drawn by : J. F. Sodermons

date : March 2023

scale : 1 : 200, 1 : 100