



Application Number: LU/17442(TP841/2024)

Our File Reference Number: Erf 16555, 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 PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME ON ERF 16555, WELTEVREDEN, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the following application(s) in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 16555, Stellenbosch for a departure to relax the common building line (adjacent to Erf 16556) from 1m to 0m in order to accommodate the double garage and guest suite.

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:

- a) The approval will lapse if not implemented / confirmed within five years from the date of final notification of approval of the application.
- b) 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.
- c) 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.

- d) No windows or door openings allowed on the erf boundary.
- e) Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. as indicated on building plan no. 01369-vander merwe-stb16555-20230805, pages 1-4, dated 06/08/2023 and drawn by Exact Plan and attached as **Annexure A.**

2.3. The **reasons** for the above decision are as follows:

2.3.1. The proposed additions are in line with the existing land use of the property and will thus have not impact negatively on the character of the area.

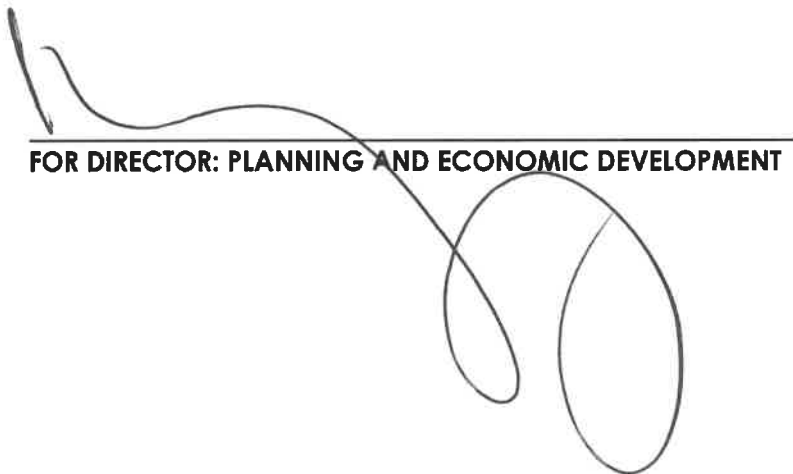
- 3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
- 4. Appeals must be submitted by completing the required form 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.
- 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 appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
- 8. An applicant who lodges 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 in the case of any approval, is suspended, and 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



A large, stylized handwritten signature in black ink, consisting of a series of loops and curves, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

8/10/2024
DATE

Annexure A: Building Plan

SPECIFICATIONS:

SUBSTRUCTURE

Foundations: 30MPa Concrete foundations to external / load bearing walls to be 800x300mm and slab thickening to internal walls to be 600x200mm. No foundation may project beyond art boundary. All walls 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 brick-force in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.
Column Foundations: not applicable

SUPER STRUCTURE

Floor Construction:
Solid Floor: 100mm concrete slab on 250mm DPC lap joined, sealed and turned up around the perimeter of and for the full length of the slab on 80mm sand binding on min 150mm well compacted FRL.
Suspended Floor: concrete slab to engineer detail

External walls:
Walls: 125mm supporting wall with Kwik-frame system to engineer detail. External masonry walls to achieve min CR-value of 60h
Windows and doors: All windows and doors to have aluminium frames, all sliding and folding-and-stacking doors to be fitted with single low e glazing, the aggregate conductance and solar heat gain of the glazing shall not exceed the values obtained by multiplying the net floor area with the constants for conductance (1.4) and solar heat gain (0.12), as per fenestration schedule. All glazing to comply with requirements of sams 10137 and sams 10400 part 4 - access doors and sidelights to have safety glass, windows lower than 800mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.

Roof:
Pitched roof: Chromadeck roof sheeting with Kloplok profile to h.o.a. approval colour at 40° on sikaclon 405 multipurpose underlay on 76x50mm purlins at min 900mm c/c on prefabricated roof trusses to manufacturers specifications at max 750mm c/c on 14x25mm wall-plate. Trusses to be secured with 30m galvanized hoop iron built min 800mm into brickwork. Flashing and counter-flashing to be provided as per specialist contractor.
Flat Roof: Chromadeck roof sheeting with Kloplok profile to h.o.a. approval colour at 40° on sikaclon 405 multipurpose underlay on 76x50mm purlins at max 900mm c/c on 15x50mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Tace brackets. All timbers to be DPC wrapped where built into brickwork.
Rainwater Goods: Seamless aluminium O-Gee gutters fixed to 22x32mm hardwood fascia boards to discharge into seamless aluminium down pipes in accordance with manufacturers specifications.
Roof Assembly: the roof assembly shall achieve a min total r-value of upward heat flow not less than 3.7
The roofing material has a r-value of 0.06 (metal)
the skin plastered ceiling has a r-value of 0.28 (metal)
130mm "therm-guard" cellulose fibre insulation has an r-value of 3.35
total 3.79

Internal Division

Walls: Kwikframe walling system or equal approved
Doors: All internal timber doors to be paneled semi-solid doors, painted white.
Balustrades: Balustrades to be min 1m high with max vertical openings of 100mm

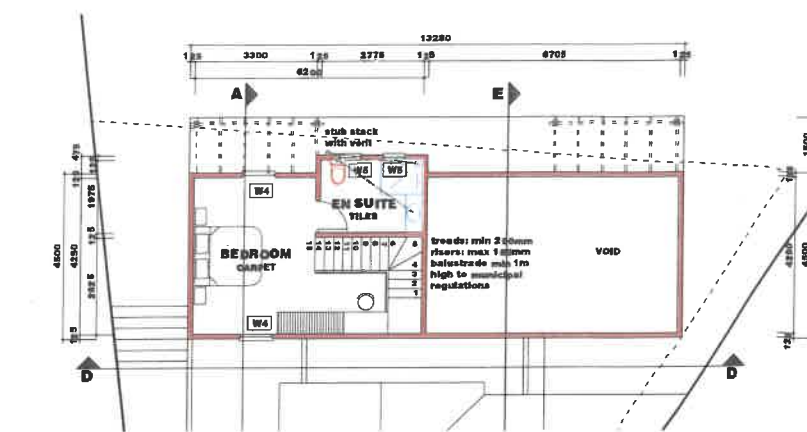
FINISHES:

Externals:
Walls: All walls to be smooth plastered and painted to owner (preliminary specification by Plascon)
Pavement: Concrete paving on 25mm sand binding on well compacted FRL. All overland storm water to be taken away from building and towards roadside.

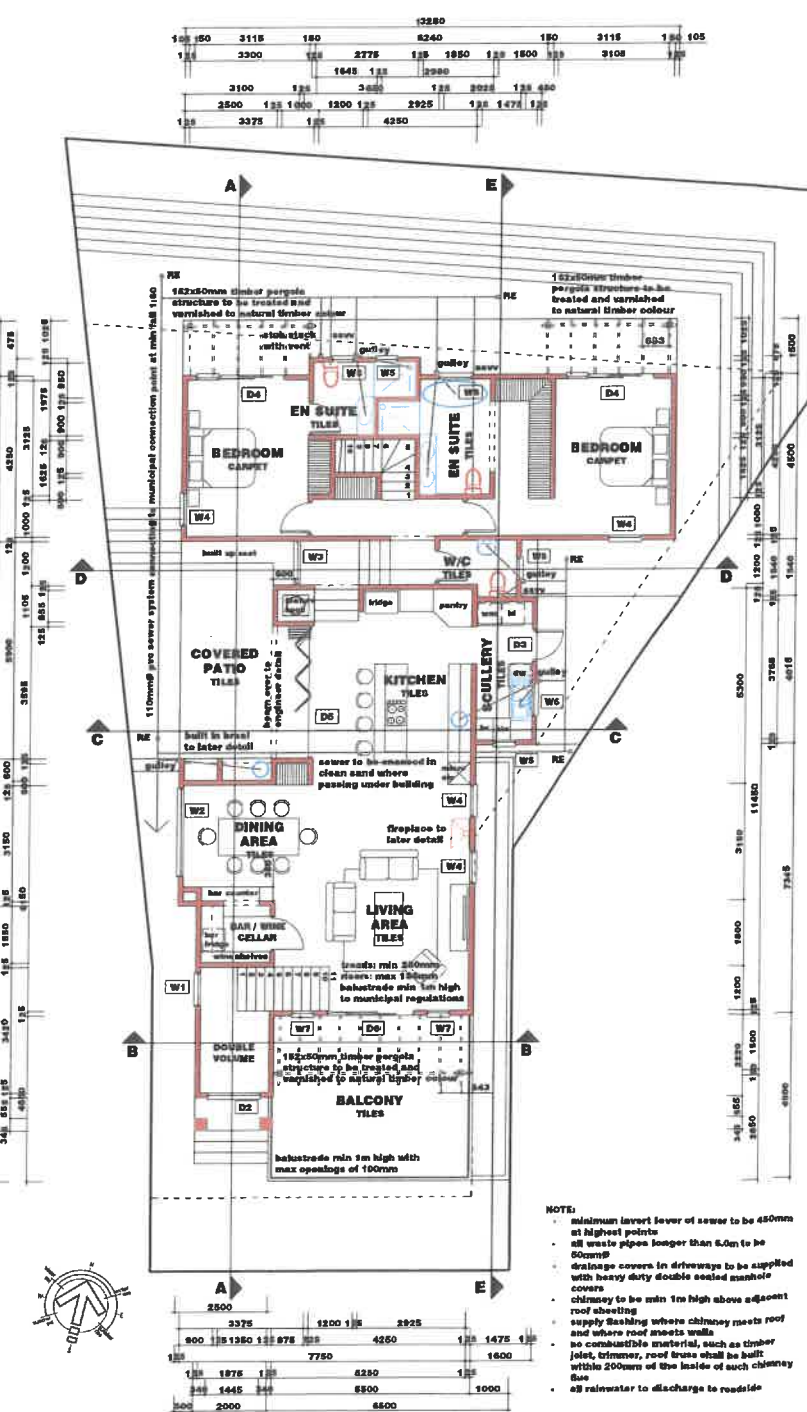
Internals:
Walls: Generally plastered with 1 coat plaster, skinned and painted to owner detail
Floors: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 180mm above NGL
Ceilings: No ceiling to garage. 38x38mm Ceiling bradders at max 920mm c/c fixed to u/s of roof trusses, with 6.4mm gypsum ceiling boards to be skinned and painted with 135mm Therm-guard insulation fitted to specialist contractor.
Joinery: All built in cupboards, vanity units and kitchen cupboards to owner design and colour specifications.

SERVICES:

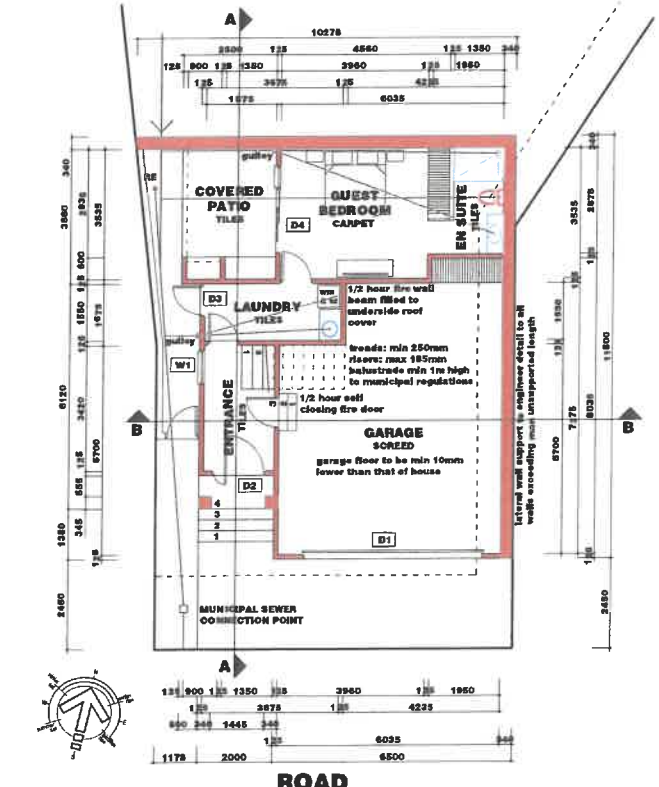
Electrical: All electrical installations to comply with local authority requirements and SANS 10400. Distributions, reticulation and lighting as per electrical layout provided.
Plumbing: All plumbing installations to comply with local authority requirements and SANS 10400. Hot water cylinders to be located in roof space with cold relocation layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe. Hot water consumption calculated at 2 persons per bedroom = 8 capita x 50L of hot water daily to have medium consumption = 400L. 2 x 200L Kwiksol water heater with 6 x solar panels to specialist contractor. All exposed pipes to be and from hot water cylinder and central heating system shall be insulated with pipe insulation internal diameter of pipe <80mm = r-value to be min 1 and >80mm = r-value to be min 1.5. Hot water vessels shall be insulated with a material achieving a min r-value of 2.0
Ventilation and Lighting: All areas to comply with municipal regulations and SANS 10400 L.E. min 6% of floor area ventilation and min 10% of floor area lighting
Drainage: All wall drains to be closed system 110mm PVC pipes with min fall of 1:60. All vent pipes to be 80mm PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bonds to have min 600mm inside radius. All drains below building to be encased in clean sand and all round.



• **FIRST FLOOR PLAN**
SCALE 1:100



• **GROUND FLOOR PLAN**
SCALE 1:100



• **BASEMENT FLOOR PLAN**
SCALE 1:100

SCHEDULE OF FINISHES:

roof:

fascia boards

gutters

downpipes:

external walls:

timber pergola:

windows and doors:

garage doors:

yard gates:

balustrades:

boundary walls:

paving and driveway:

service facilities:

solar panels

pitched roof with Chromadeck COLORBOND (African Charcoal) roof sheeting with Kloplok profile at 40°

Nutec fascia boards to be painted white

charcoal aluminium gutters

white aluminium down-pipes

walls to be smooth plastered and painted white as approved by h.o.a.

timber pergola structure to be treated and varnished to natural timber colour

windows and doors to be charcoal epoxy coated, fitted with glazing to comply with SANS 0137

aluminium garage doors to be charcoal epoxy coated

steel yard gates to be painted charcoal - design to be approved by h.o.a.

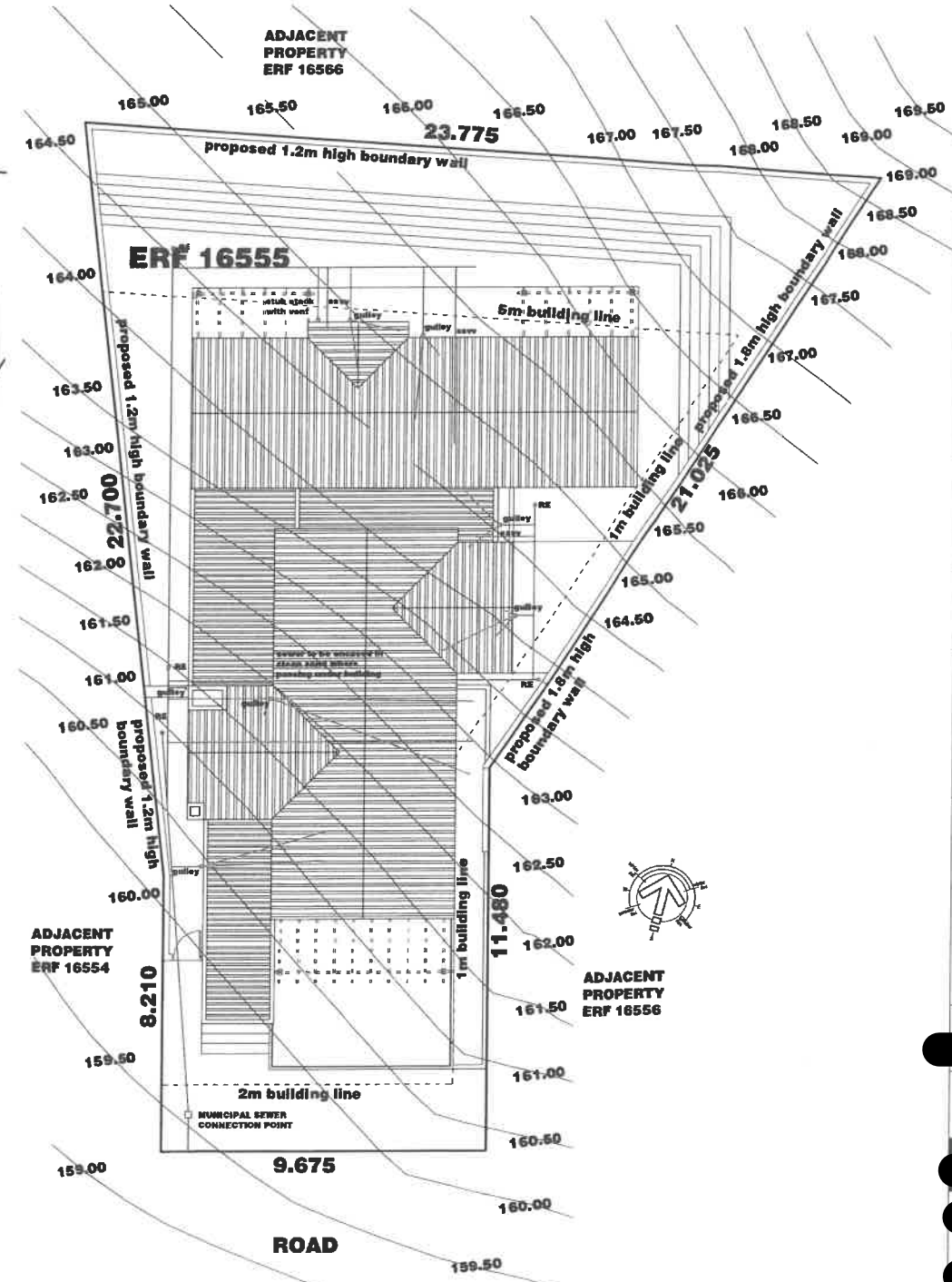
steel balustrades with vertical design to be painted charcoal with timber top rail, varnished to natural timber colour

solid walls to be plastered and painted to white, with rounded plaster detail as per H.O.A. approval

brick paving to be natural colour and approved by h.o.a. prior to application

all service facilities to be contained in service yard

all solar panels to be black with black frames



• **SITE AND ROOF PLAN**
SCALE 1:100

Signature : Owner Erf 16556

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: WELTEVREDEN HILLS

DATE: 2024/02/12

CONTACT: 08 26 11 11 11

SIGNED: [Signature]

018

PARAMETERS:

PROPOSED:	
basement floor:	85.45m²
covered patio:	9.78m²
ground floor:	147.90m²
covered patio:	20.55m²
first floor:	28.85m²
TOTAL:	289.50m²
TOTAL AREA:	289.50m²
TOTAL FOOTPRINT:	210.55m²
SITE AREA:	428.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	49.19%

PLEASE NOTE:
THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSON'S ATTENTION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

CLIENT:

PROPERTY:

ERF 16555

STELLENBOSCH

ADDRESS:

WELTEVREDEN HILLS ESTATE

STELLENBOSCH

DRAWING:

COUNCIL SUBMISSION

REVISIONS:

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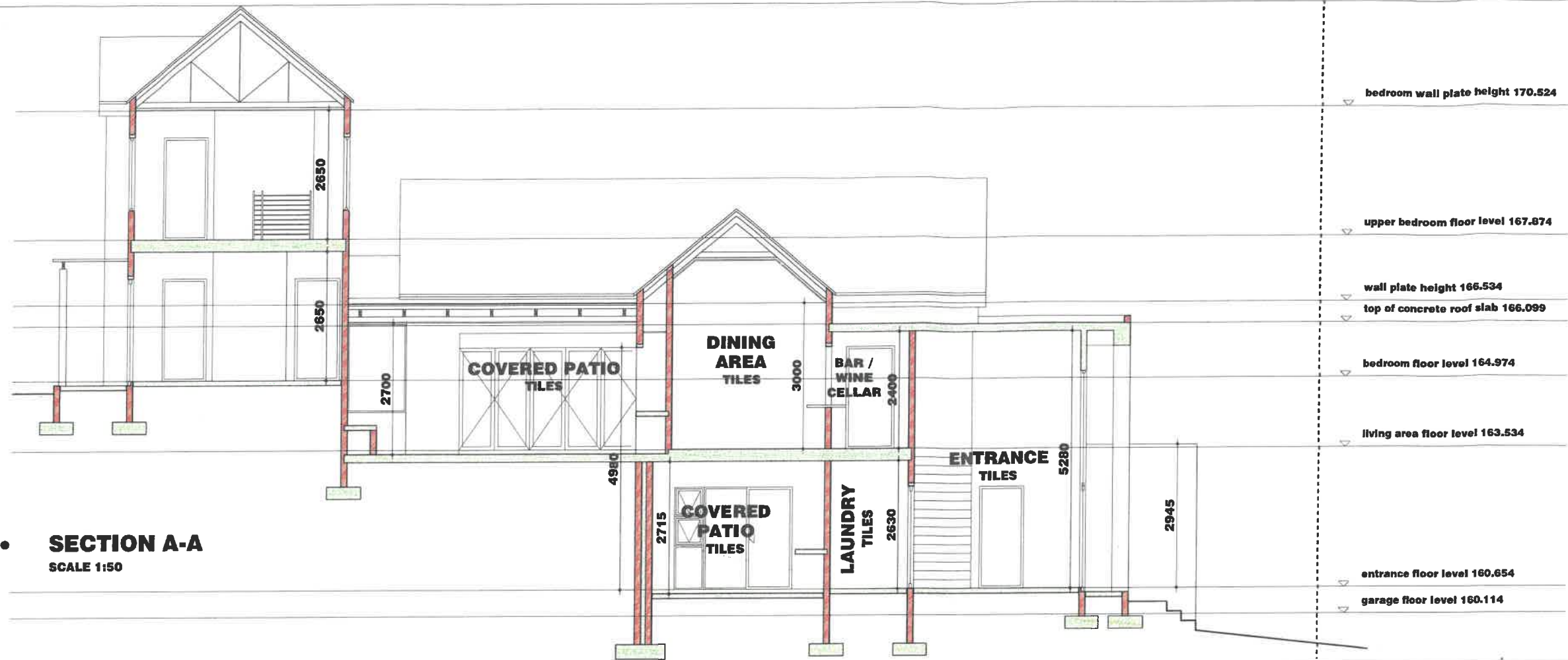
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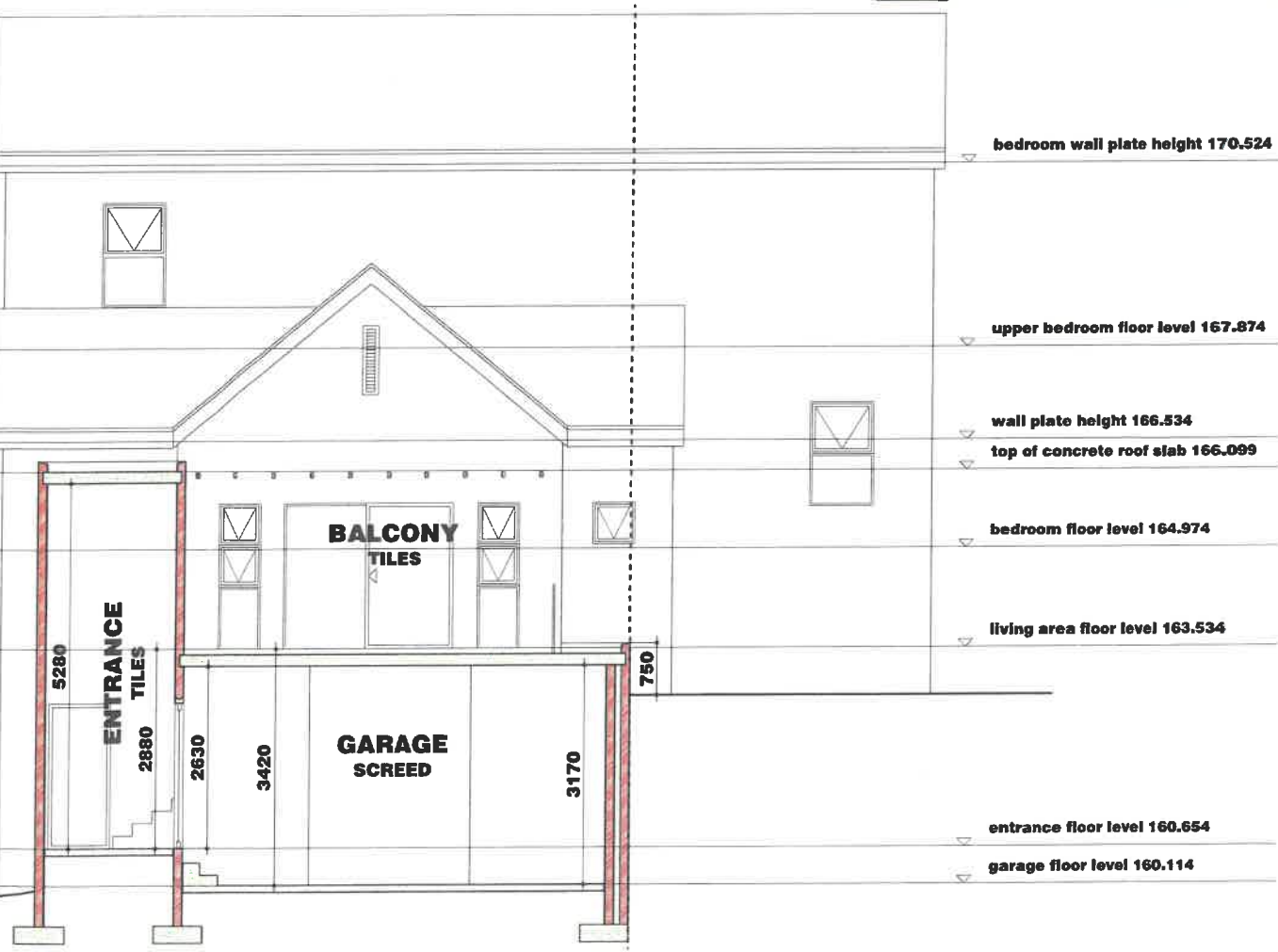
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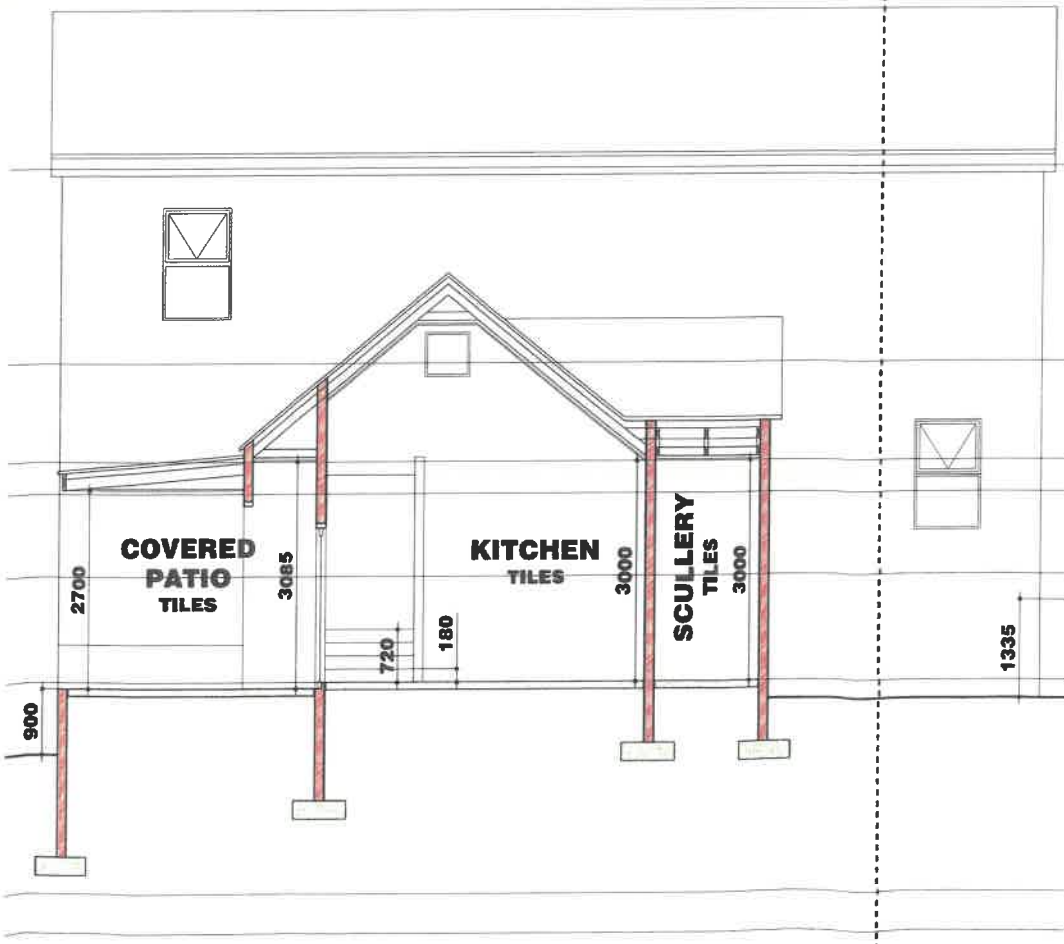
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SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



SECTION C-C
SCALE 1:50

Signature : Owner Erf 16556

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: WELTEVREDEN HILLS

DATE: 2024/02/12

NAME: [REDACTED]

CO: [REDACTED]

SIGNED: [Signature]

018

PARAMETERS:

PROPOSED:	
basement floor:	85.45m²
covered patio:	9.78m²
ground floor:	147.90m²
covered patio:	20.55m²
first floor:	25.85m²
TOTAL:	289.50m²
TOTAL AREA:	289.50m²
TOTAL FOOTPRINT:	210.55m²
SITE AREA:	428.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	49.19%

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CLIENT: [REDACTED]

PROPERTY: ERF 16555
STELLENBOSCH

ADDRESS: WELTEVREDEN HILLS ESTATE
STELLENBOSCH

DRAWING: COUNCIL SUBMISSION

REVISIONS:

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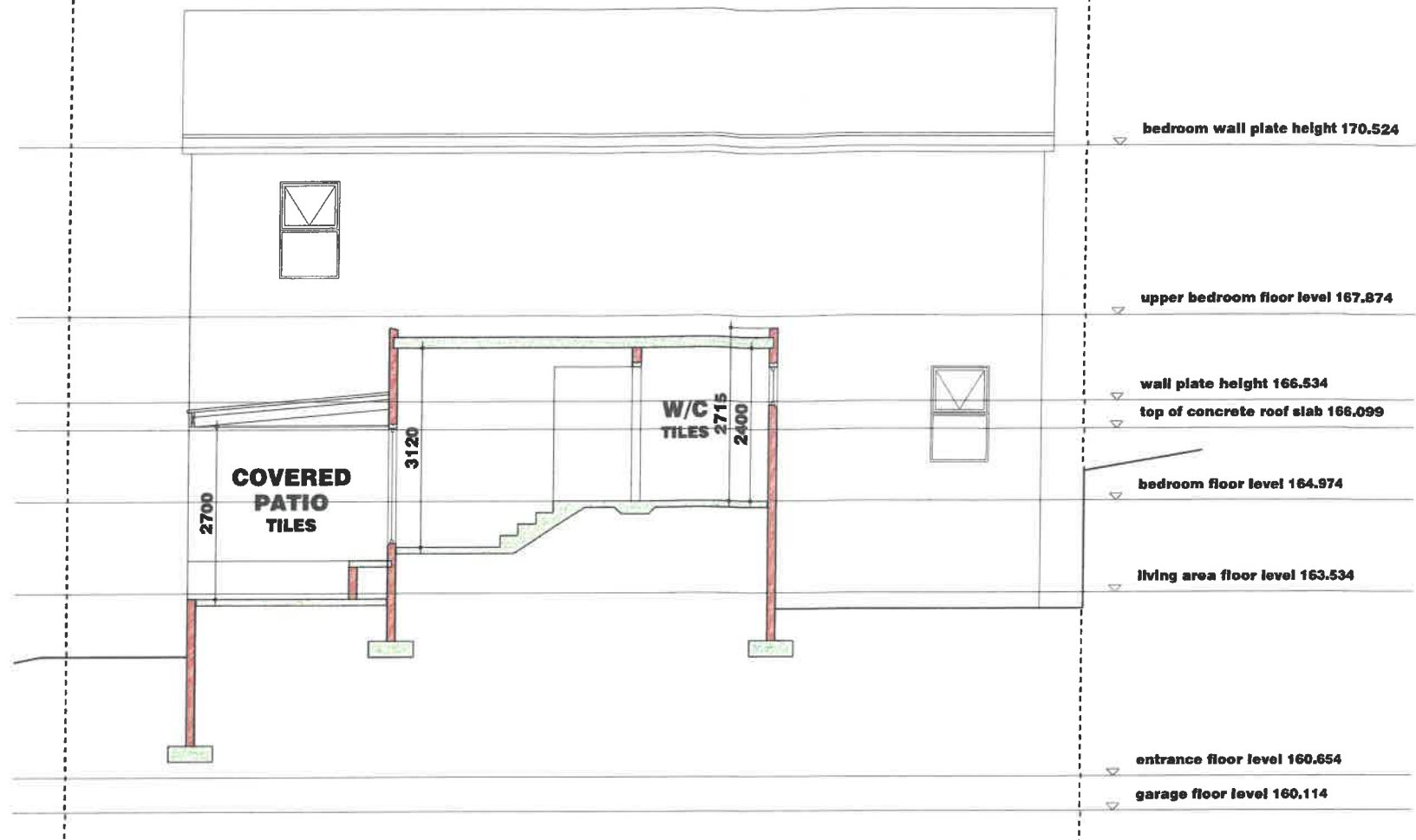
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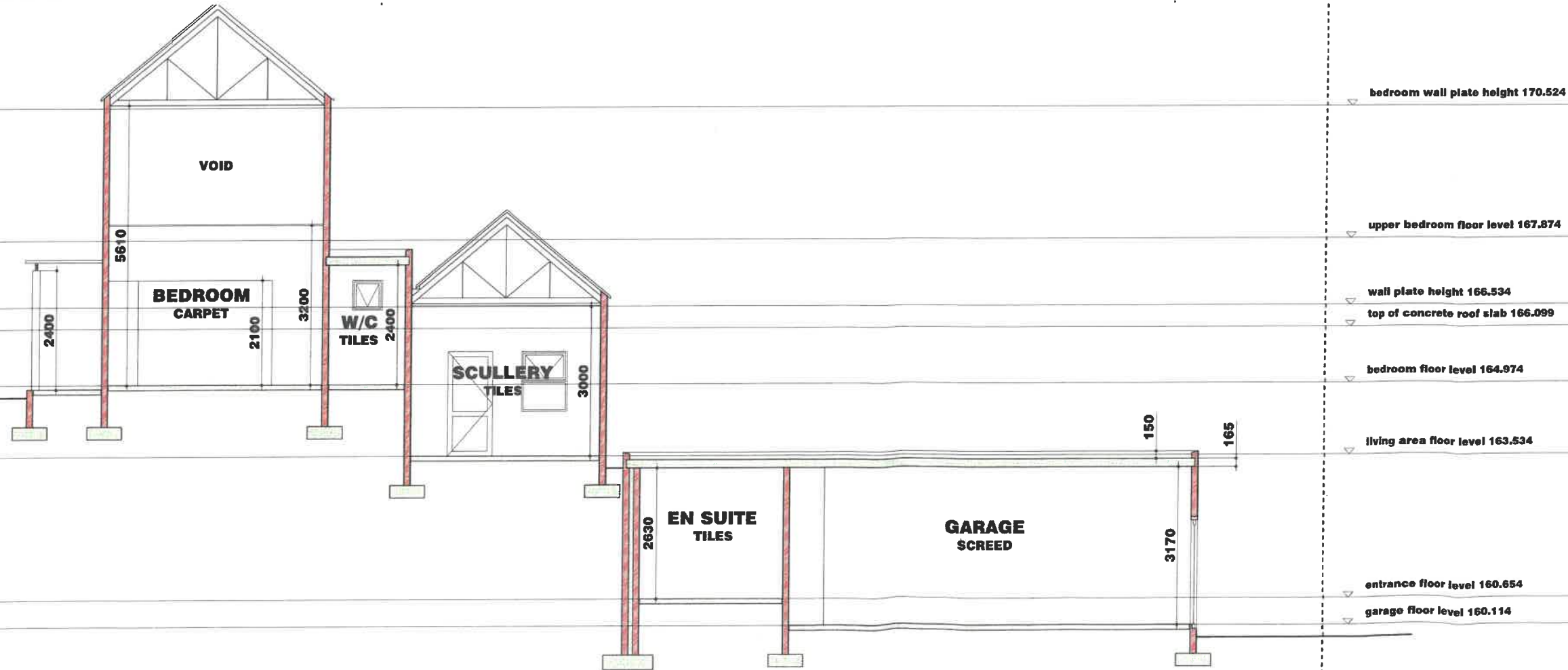
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SECTION D-D
SCALE 1:50



SECTION E-E
SCALE 1:50



Signature : Owner Erf 16556

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: **WELTEVREDEN HILLS**

DATE: 2024/02/12

SIGNED:

018

PARAMETERS:

PROPOSED:	
basement floor:	88.45m²
covered patio:	9.75m²
ground floor:	147.80m²
covered patio:	20.85m²
first floor:	28.85m²
TOTAL:	289.50m²

TOTAL AREA: 289.50m²

TOTAL FOOTPRINT: 210.55m²

SITE AREA: 428.00m²

COVERAGE ALLOWED: 50.00%

COVERAGE ACTUAL: 49.19%

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CLIENT:

PROPERTY: **ERF 16555**
STELLENBOSCH

ADDRESS: **WELTEVREDEN HILLS ESTATE**
STELLENBOSCH

DRAWING: **COUNCIL SUBMISSION**

REVISIONS:

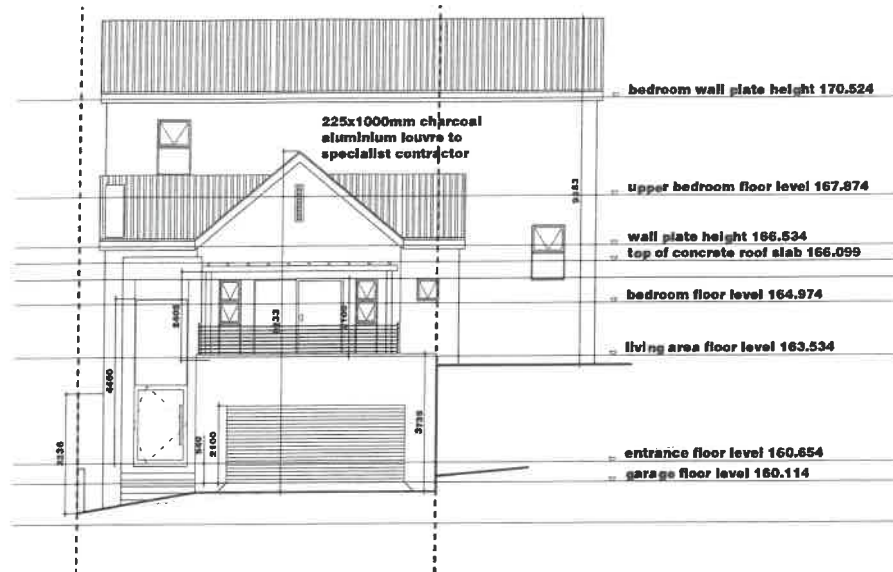
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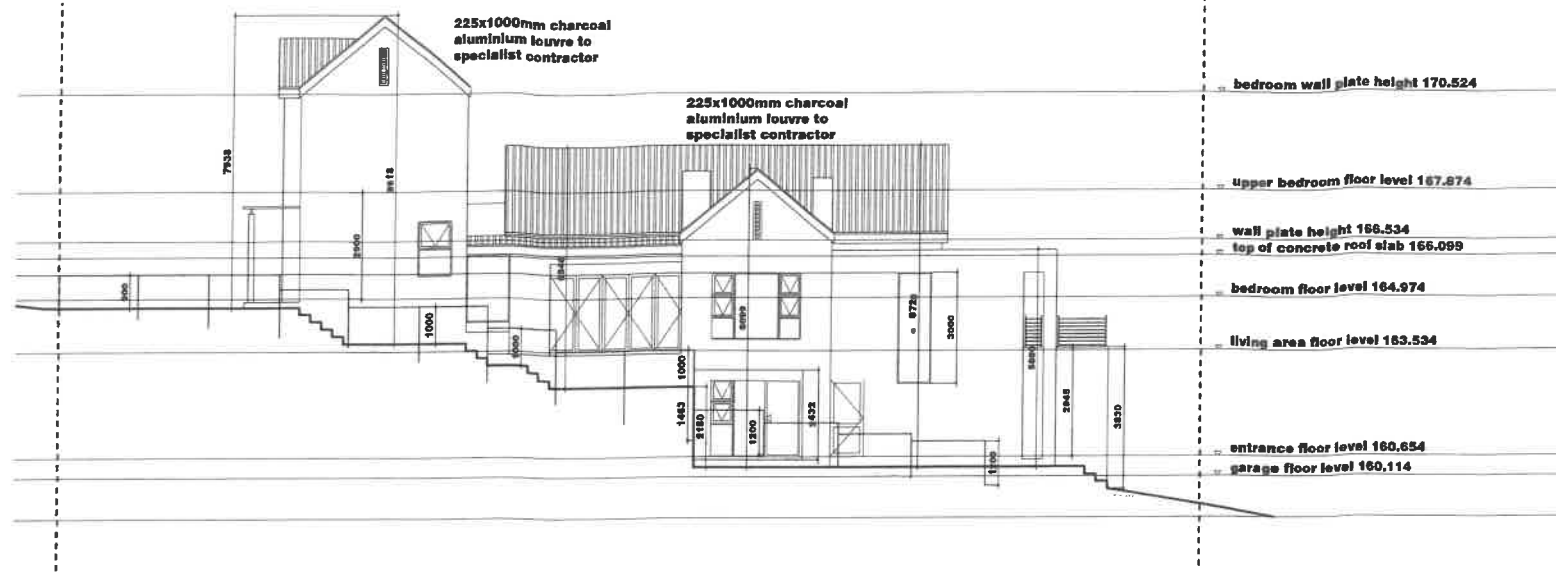
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3 of 4

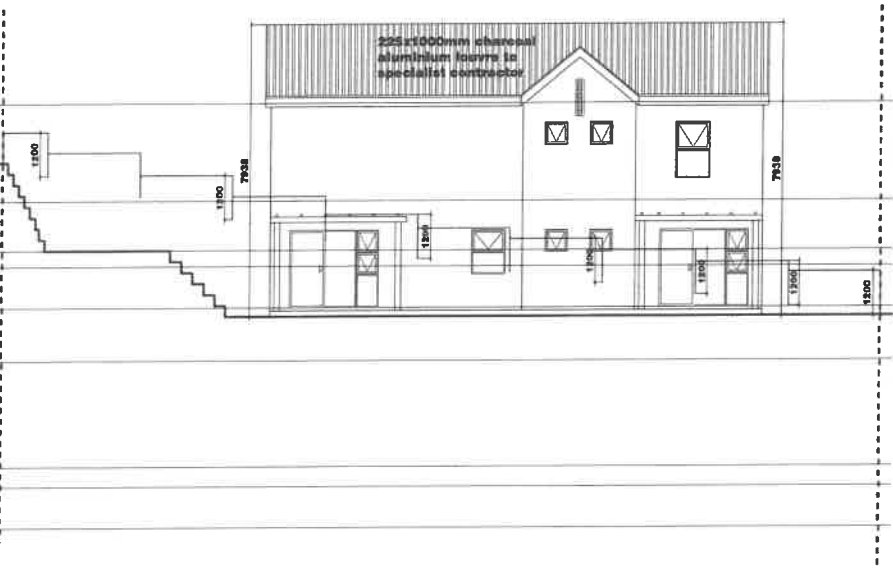
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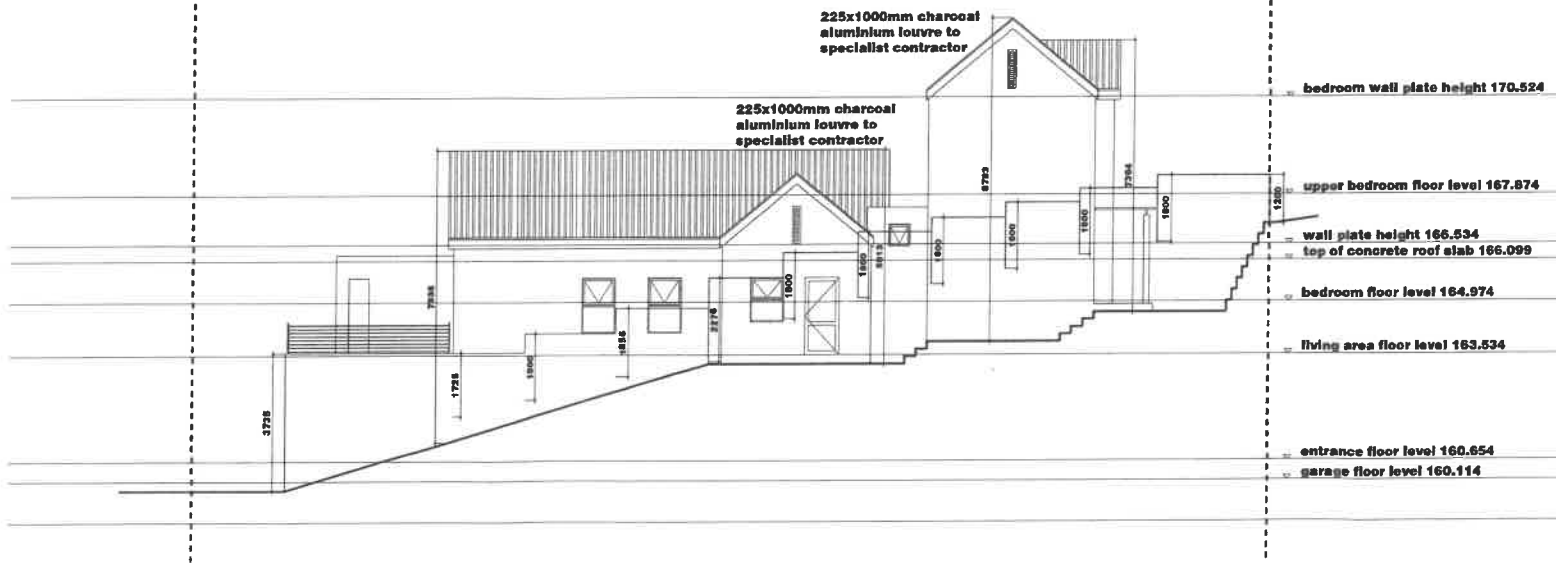
• **SOUTH ELEVATION**
SCALE 1:100



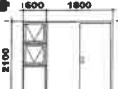
• **WEST ELEVATION**
SCALE 1:100



• **NORTH ELEVATION**
SCALE 1:100



• **EAST ELEVATION**
SCALE 1:100

D 1	D 2	D 3	D 4	D 5	D 6	
						
door code: purpose made description: automated garage door with horizontal slats finish: charcoal epoxy coated aluminium glazing: no glazing quantity: 1	door code: purpose made description: timber pivot front door finish: charcoal epoxy coated aluminium glazing: transcendent glazing quantity: 1	door code: purpose made description: aluminium single swing door with opening panels finish: charcoal epoxy coated aluminium glazing: safety glazing quantity: 2	door code: SD1821 description: aluminium sliding door with side light window finish: charcoal epoxy coated aluminium glazing: safety glazing quantity: 3	door code: purpose made description: aluminium folding and stacking door finish: charcoal epoxy coated aluminium glazing: safety glazing quantity: 1	door code: SD2421 description: aluminium sliding door finish: charcoal epoxy coated aluminium glazing: safety glazing quantity: 1	
W 1	W 2	W 3	W 4	W 5	W 6	W 7
						
door code: purpose made description: fixed pane aluminium window finish: charcoal epoxy coated aluminium glazing: clear glazing quantity: 1	door code: PT2416 description: top hung aluminium window finish: charcoal epoxy coated aluminium glazing: clear glazing quantity: 1	door code: purpose made description: fixed pane aluminium window finish: charcoal epoxy coated aluminium glazing: clear glazing quantity: 1	door code: PT1816 description: top hung aluminium window finish: charcoal epoxy coated aluminium glazing: clear glazing quantity: 4	door code: PT18 description: top hung aluminium window finish: charcoal epoxy coated aluminium glazing: clear glazing quantity: 4	door code: PT1812 description: top hung aluminium window finish: charcoal epoxy coated aluminium glazing: 1 x translucent glazing 2 x clear 4mm glazing quantity: 2	door code: PT421 description: top hung aluminium window finish: charcoal epoxy coated aluminium glazing: clear glazing quantity: 2

• **WINDOW AND DOOR SCHEDULE**
SCALE 1:100

Signature : Owner Erf 16556

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: **WELTEVREDEN HILLS**

DATE: 2024/02/12

CONT: [REDACTED]

SIGNED: [Signature]

018

PARAMETERS:

PROPOSED:	
basement floor:	85.45m²
covered patio:	9.76m²
ground floor:	147.90m²
covered patio:	20.55m²
first floor:	28.88m²
TOTAL:	289.50m²
TOTAL AREA:	289.50m²
TOTAL FOOTPRINT:	210.55m²
SITE AREA:	428.00m²
COVERAGE ALLOWED:	50.00%
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CLIENT:

PROPERTY: **ERF 16555**
STELLENBOSCH

ADDRESS: **WELTEVREDEN HILLS ESTATE**
STELLENBOSCH

DRAWING: **COUNCIL SUBMISSION**

REVISIONS:

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