STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17677 (TP901/2024)
Our File Reference Number: Erf 16580, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

.

APPLICATION FOR A DEPARTURE: ERF 16580, 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 16580, Stellenbosch for a departure to relax the common building line (adjacent to Erf 16584) from 5m to 3,41m in order to accommodate the proposed roof over the existing braai area.

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

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

   3.1 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 or Regulations that may be applicable.
   3.2 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.
   3.3 Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. as indicated on building plan no. 001-006, dated 16/04/2024 and drawn by Studio Zet designs and attached as **Annexure A**.

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

4.1 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.

5. 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.

6. 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.

7. **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**

8. 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.

9. 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.

10. 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.

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 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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

29/11/2024
DATE

Annexure A:
Building Plan

Area Schedule	
Name	**Area**
_Ground Floor	169 m²
Enclosed Patio	13 m²
Ground floor additional area	11 m²
Ground Floor Plan	194 m²
_First Floor	54 m²
_First Floor Balcony	2 m²
First floor additional area	4 m²
First Floor Plan	60 m²
Grand total	254 m²

WELTEVREDEN HILLS - SCHEDULE OF FINISHES:

ROOF:
Pitched roof with Chromadeck COLORBOND (African Charcoal) roof sheeting with Kliplok profile at 40°
Flat roof with Youngman – Diamondek SPRINGLOCK 700 (Charcoal) roof sheeting at 3°
FASCIA BOARDS:
Nutec fascia boards to be painted white.
GUTTERS:
charcoal aluminium gutters
DOWNPIPES:
white aluminium down-pipes
EXTERNAL WALLS:
walls to be smooth plastered and painted white as approved by h.o.a. timber pergola: timber pergola structure to be treated and varnished to natural timber colour.
WINDOWS AND DOORS:
windows and doors to be charcoal epoxy coated, fitted with glazing to comply with SANS 0137
GARAGE DOORS:
Aluminium garage doors to be charcoal epoxy coated.
YARD GATES:
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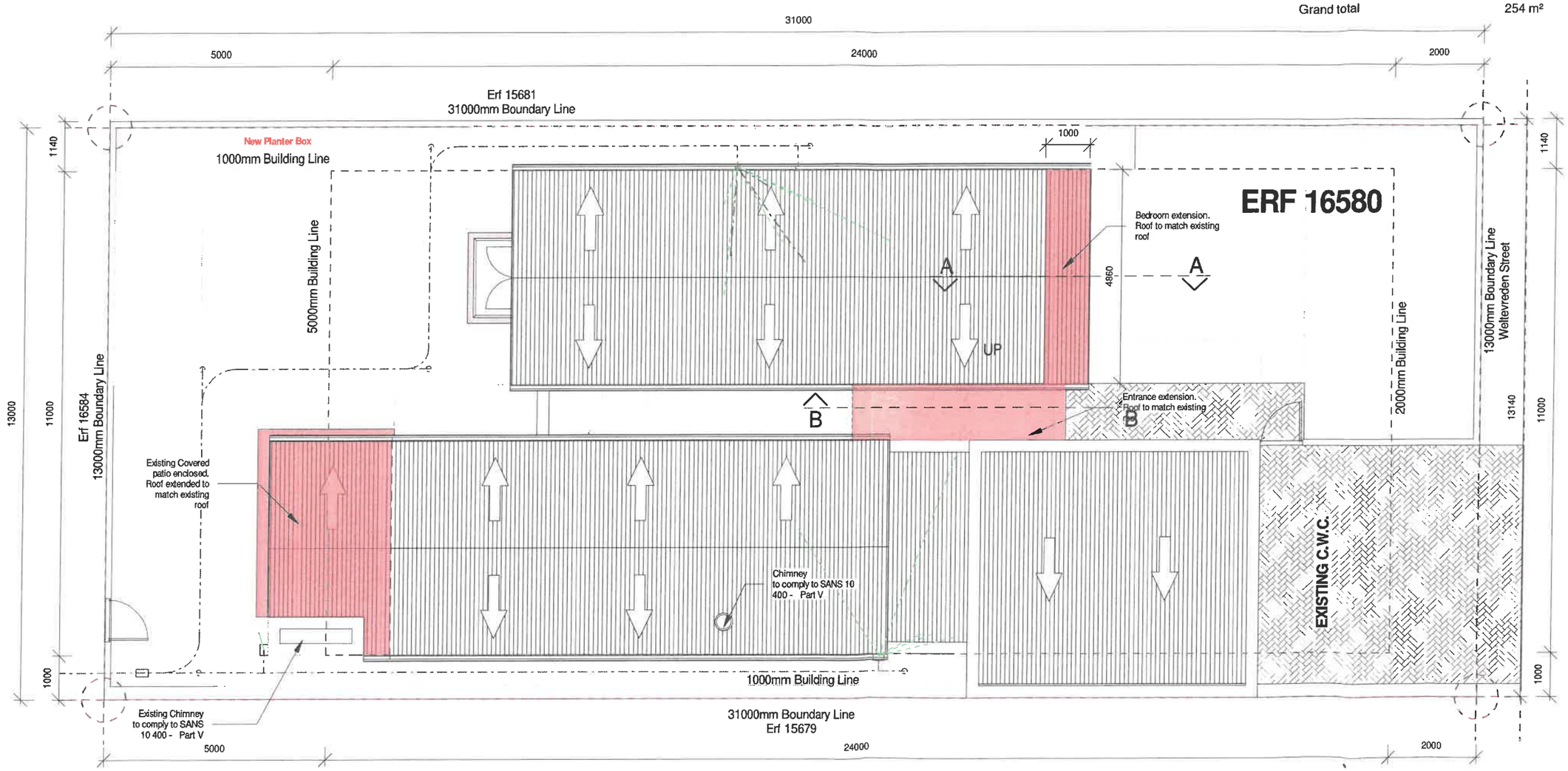
PAVING AND DRIVEWAY:
Brick paving to be natural colour and approved by h.o.a. prior to application
SERVICE FACILITIES:
All service facilities to be contained in the service yard.
SOLAR PANELS:
All solar panels to be black with black frames



Site Plan Layout

Scale 1 : 100

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329 zelda@studiozeldesigns.com
SIGNED.

Site Area:	**403m²**
Coverage Allowed	60%
Coverage Used	48%

Revision	Date	Description
B	2024-07-15	1st Floor Balcony Balustrade updated
A	2024-06-14	Council Submission

STUDIO ZET DESIGNS
T 083 601 7329
E ZELDA@STUDIOZETDESIGNS.COM

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client
Arno Crous & Odette Kotze-Crous

signature

project
Erf 16580 Rider

stand number
Erf 16580 Weltevreden Hills

engineer	tbc
contact	tbc
signature	
project architect	Zelda De Wet
Authorized person	
signature	

drawing description
Site Plan

job number	**drawing number**
WH 16580	**001**

A3	drawn	Zelda De Wet
	scale	1 : 100
	date	Issue Date 16-04-2024

revision number	issued for
B	**Information**

2024/07/15 12:46:59

Area Schedule	
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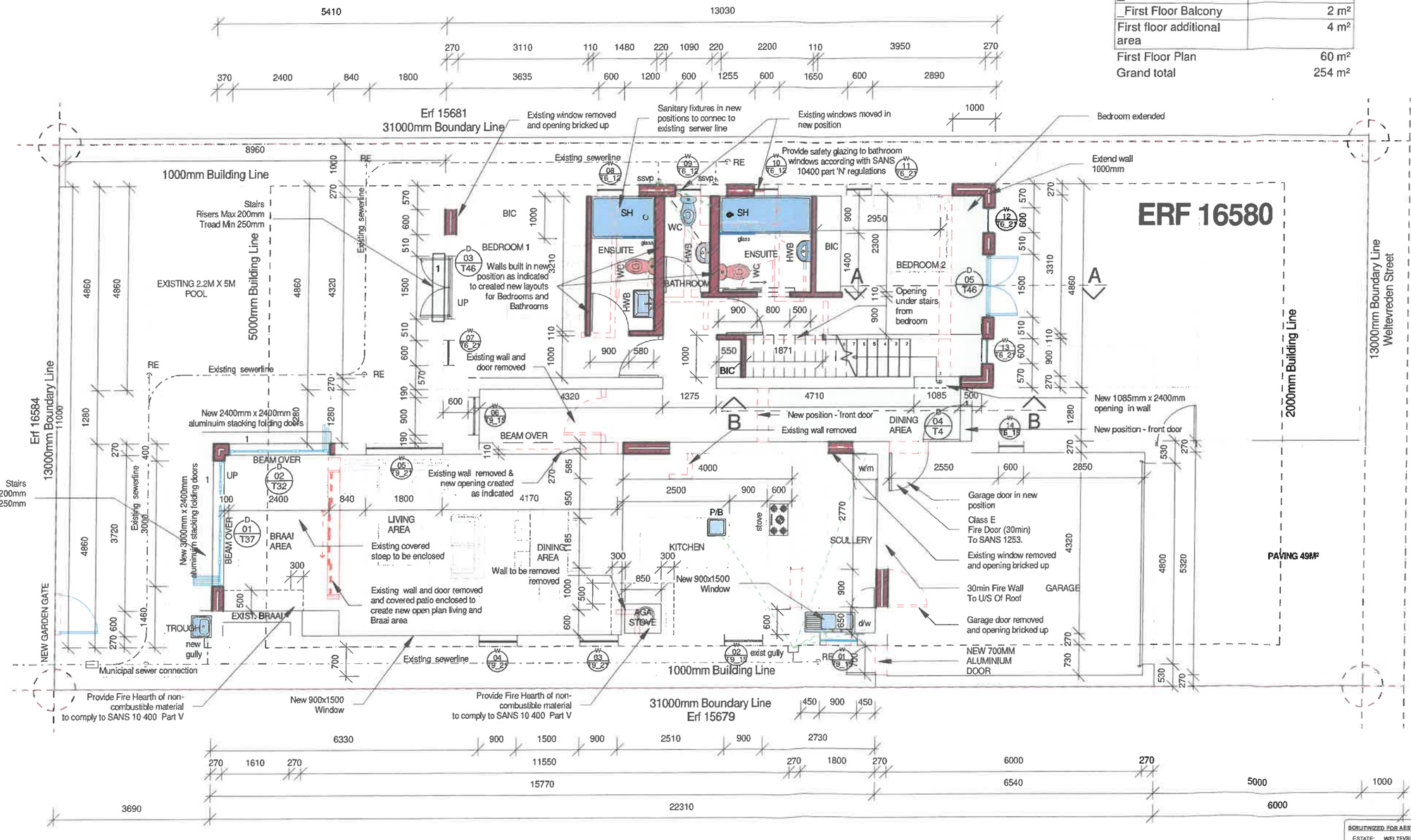

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[redacted]

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client
Arno Crous & Odette Kotze-Crous

signature

project
Erf 16580 Rider

stand number
Erf 16580 Weltevreden Hills

engineer	tbc
contact	tbc
signature	
project architect	Zelda De Wet
Authorized person	
signature	

drawing description
Ground Floor Plan

Job number	**drawing number**
WH 16580	**002**

A3 | drawn: Zelda De Wet | scale: 1 : 100 | date: Issue Date 16-04-2024

revision number | issued for
B | **Information**

2024/07/15 12:47:00

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329
zelda@studiozeldesigns.com
SIGNED.

Site Area:	403m²
Coverage Allowed	60%
Coverage Used	48%

Ground Floor Plan

Scale 1 : 100

Area Schedule	
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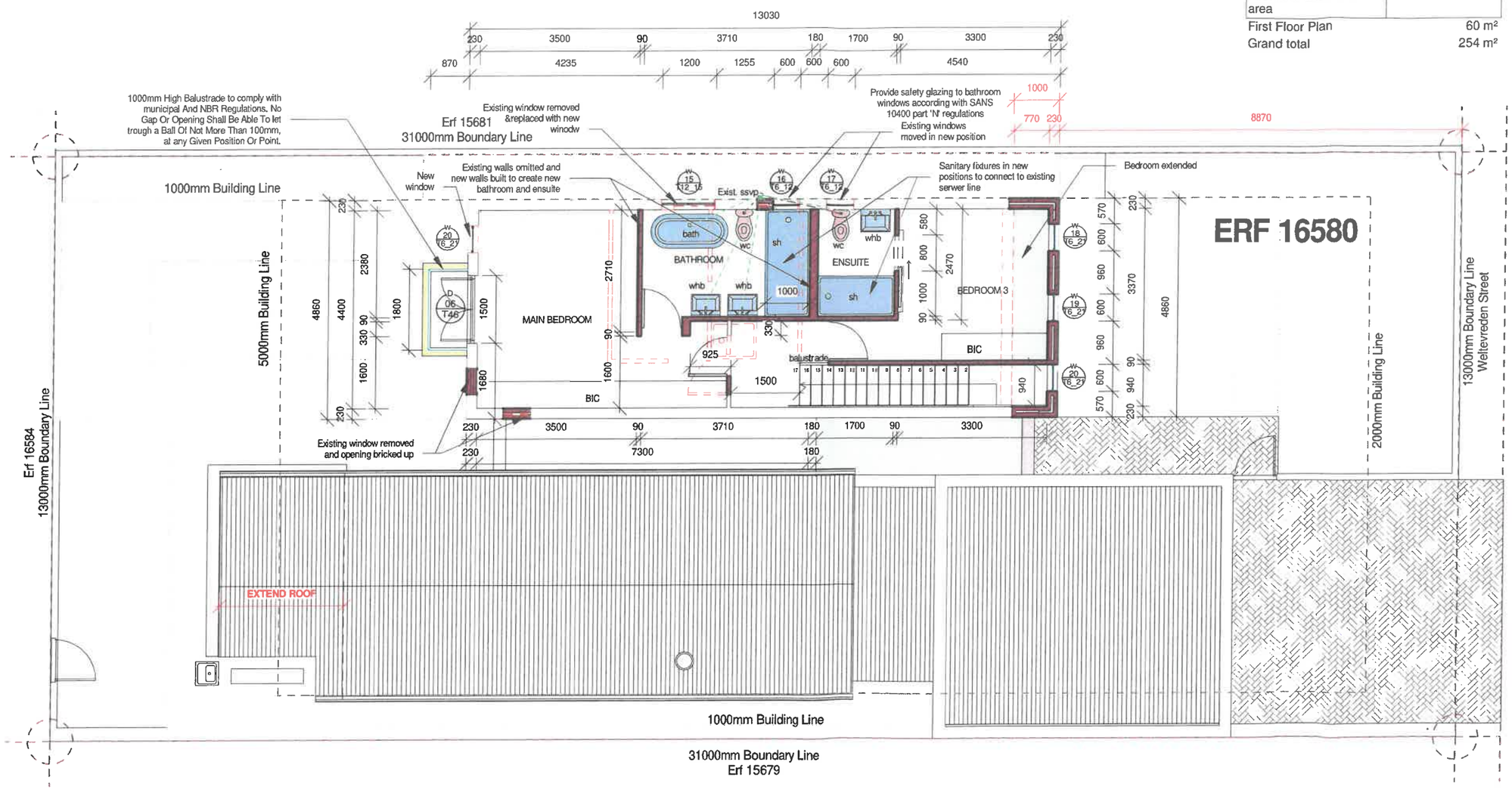

First Floor Plan

Scale 1 : 100

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ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329 zelda@studiozetdesigns.com
SIGNED:

Site Area:	**403m²**
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client
Arno Crous & Odette Kotze-Crous
signature
project
Erf 16580 Rider
stand number
Erf 16580 Weltevreden Hills

engineer	tbc
contact	tbc
signature	
project architect	Zelda De Wet
Autherized person	
signature	

drawing description
First Floor

job number	**drawing number**
WH 16580	**003**

A3 | drawn: Zelda De Wet | scale: 1 : 100 | date: **Issue Date 16-04-2024**

revision number: **B** | issued for: **Information**

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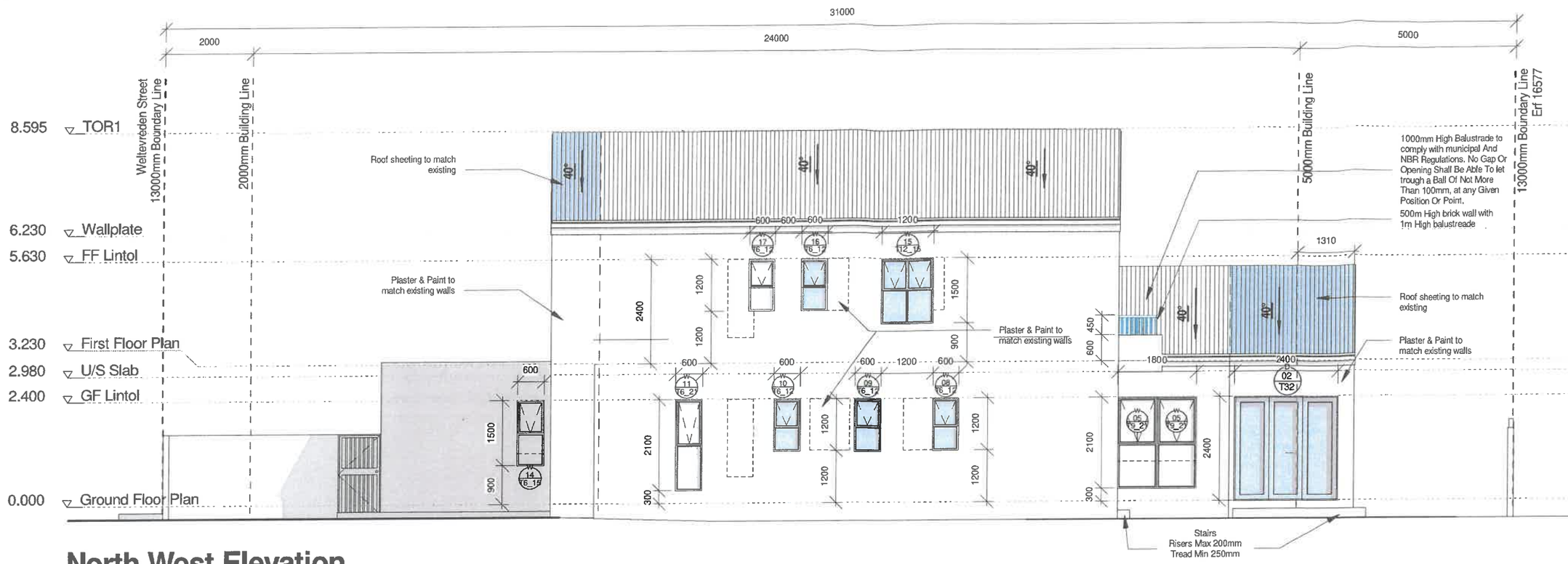

North West Elevation

Scale 1 : 100

North East Elevation

Scale 1 : 100

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A	2024-06-14	Council Submission

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329 zelda@studiozetdesigns.com
SIGNED

Site Area:	403m²
Coverage Allowed	60%
Coverage Used	48%

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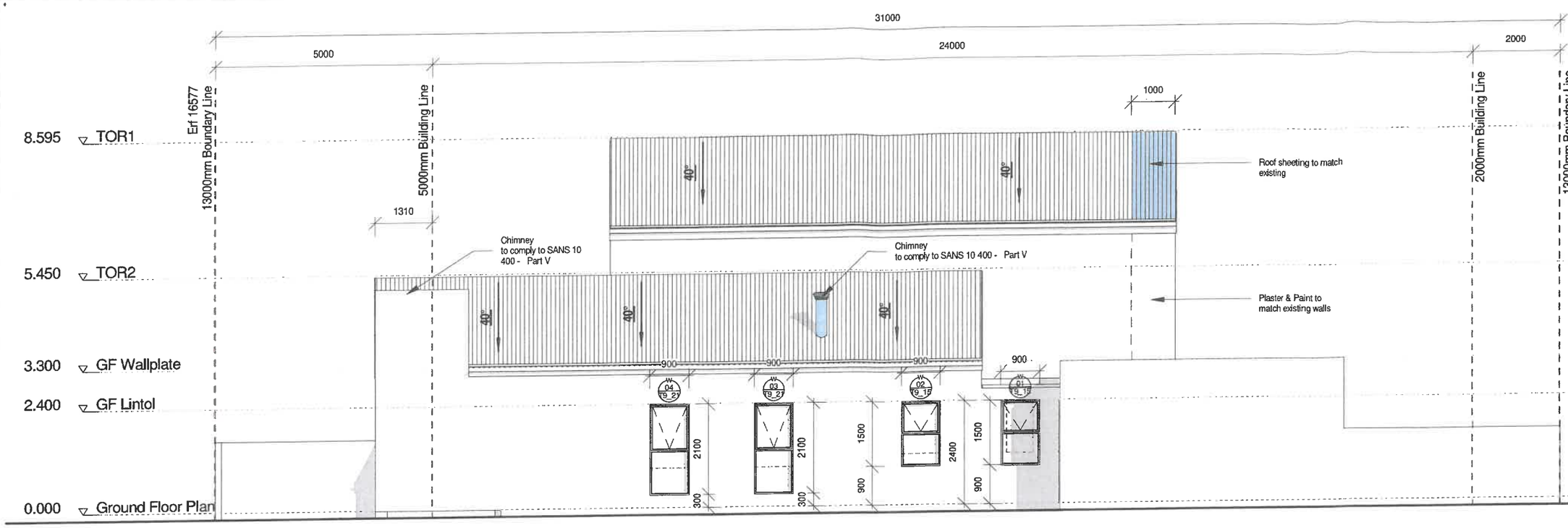
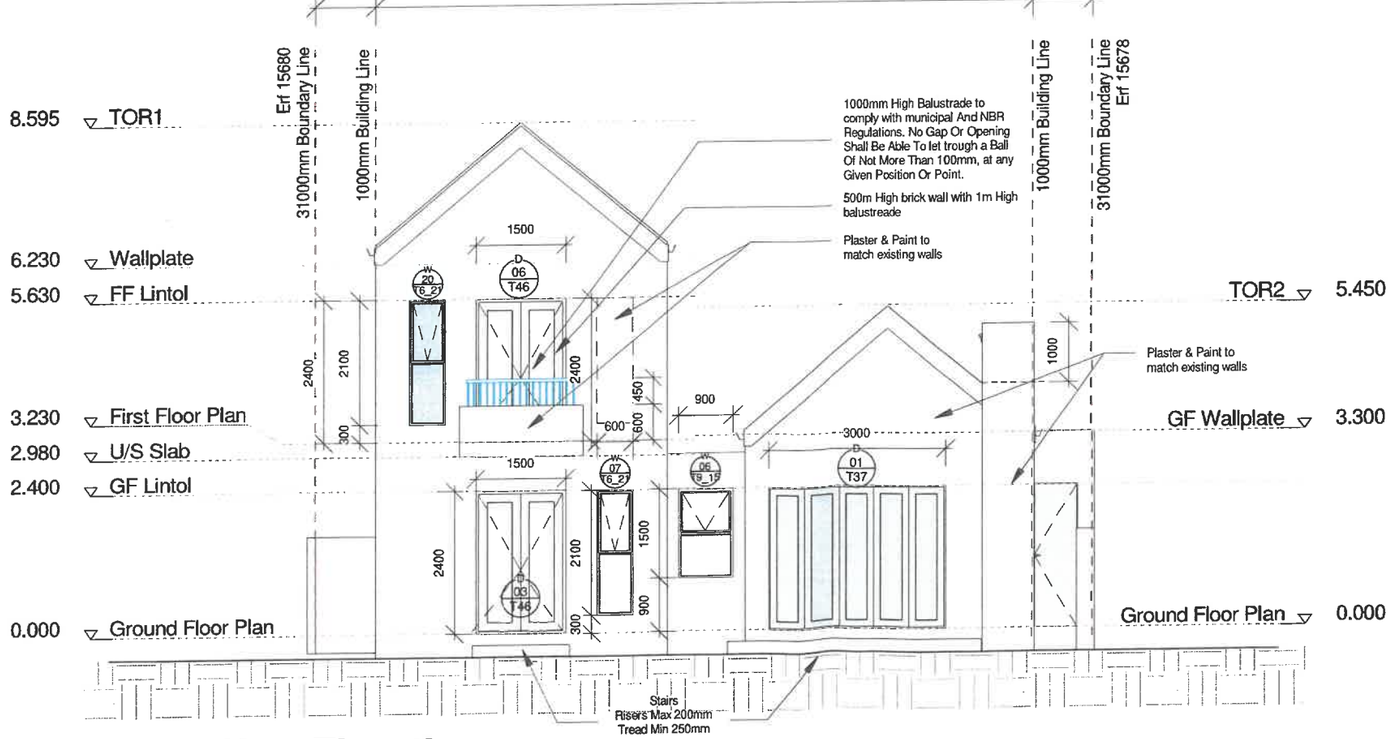
client	Arno Crous & Odette Kotze-Crous
signature	
project	Erf 16580 Rider
stand number	Erf 16580 Weltevreden Hills
engineer	tbc
contact	tbc
signature	
project architect	Zelda De Wet
Authorized person signature	
drawing description	NW and NE Elevations
job number	WH 16580
drawing number	004
A3	
drawn	Zelda De Wet
scale	1 : 100
date	Issue Date 16-04-2024
revision number	B
issued for	Information

2024/07/15 12:47:03



South East Elevation

Scale 1 : 100



South West Elevation

Scale 1 : 100

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A	2024-06-14	Council Submission

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client
Arno Crous & Odette Kotze-Crous

signature

project
Erf 16580 Rider

stand number
Erf 16580 Weltevreden Hills

engineer tbc
contact tbc
signature

project architect Zelda De Wet
Autherized person
signature

drawing description
SW and SE Elevations

job number **WH 16580**
drawing number **005**

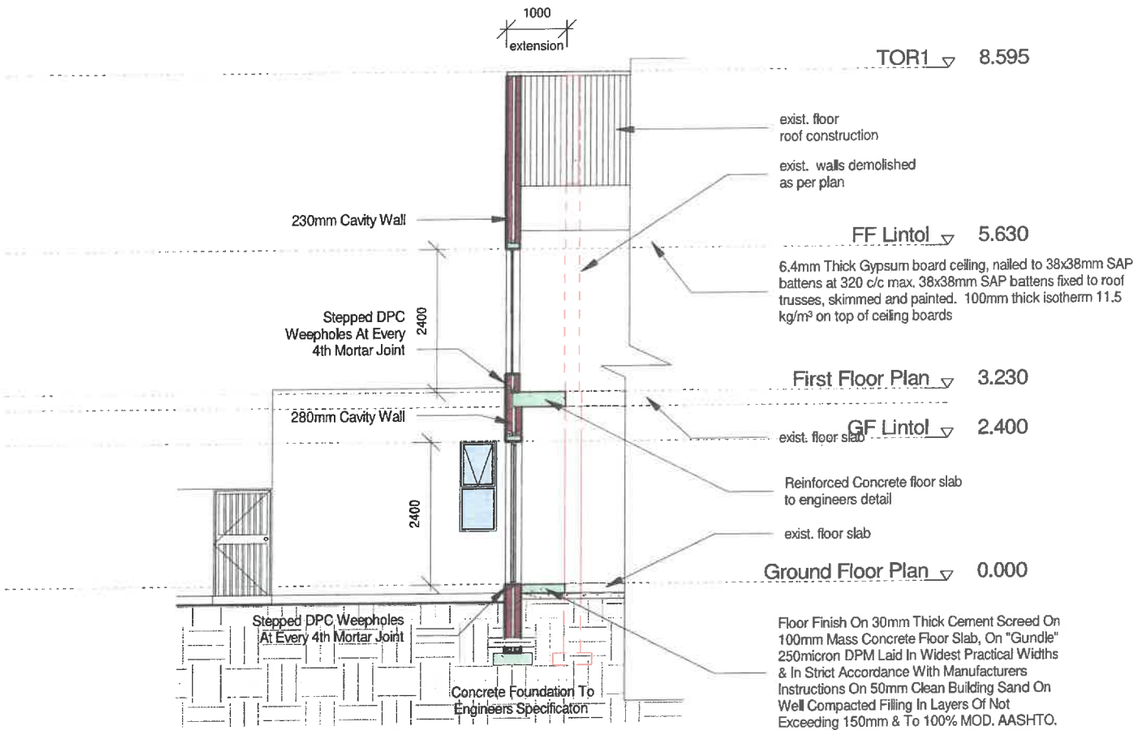
A3
drawn Zelda De Wet
scale 1 : 100
date Issue Date 16-04-2024

revision number **B**
issued for **Information**

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329
zelda@studiozetdesigns.com
SIGNED:

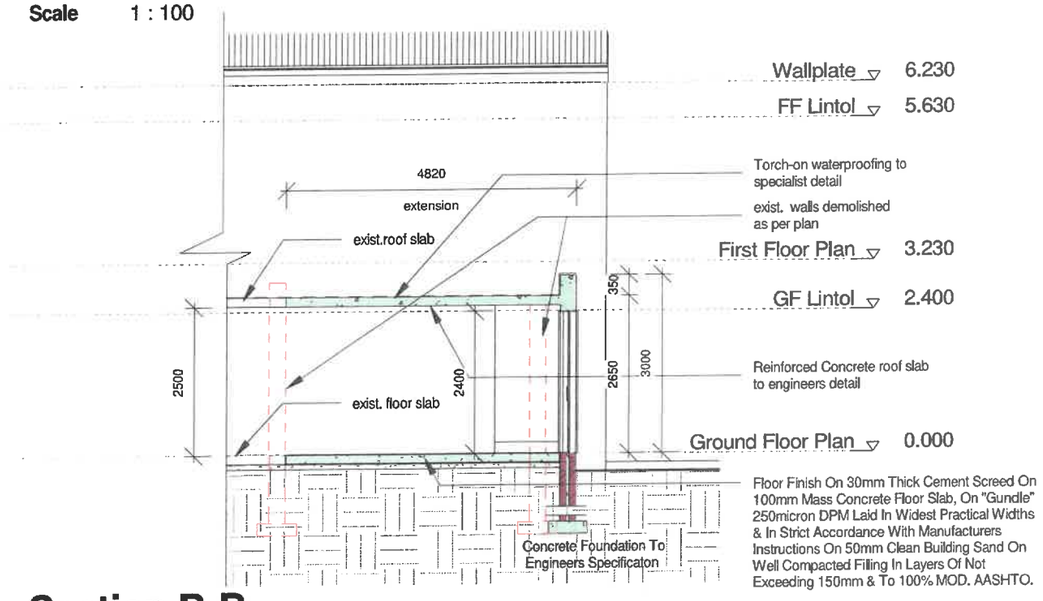
Site Area:	403m²
Coverage Allowed	60%
Coverage Used	48%

2024/07/15 12:47:05



Section A-A

Scale 1 : 100



Section B-B

Scale 1 : 100

Roof Note:

- African Grey GMS 0.5mm chromadeck roof sheeting with Kliplock profile as per estate guidelines 40° on 50 x 75mm purlins at max 900mm c/c on prefabricated roof trusses to manufactures specifications at max 750mm c/c on 114 x 38mm wall-plate. Trusses to be secured with 30m galvanized hoop iron built min 600mm into brickwork.
- Flashings and counter-flashings to be provided as per specialist contractor.
- Prefabricated Roof trusses designed, spaced and installed by specialist installer. Roof specialist to issue a A19 roof certificate. Roof trusses to be adequately braced as per manufacturers specs and to comply with sans 10400.
- Insulation - RadenShield single sided to be installed under purlins.
- Flashings specifications shall be to Safintra Roofing standards and fixed to the sheeting with sealed rivets, all operations must be performed with special tools available from Safintra Roofing.
- Roof trusses to be installed on 114x38mm SAP wallplates. Wallplates to be anchored down by 30 x 1.6mm galvanised hoop iron. Hoop iron to be tied back into walls to minimum depth of 600mm. Hoop iron to be folded up & over wallplates & rafters to be nailed down at both ends.
- Hardwood fascia & seamless aluminium O-Gee gutters & fascia to match roof colour. White downpipes to match existing.
- Fiber cement fascias painted and fixed to roof construction according to manufacturer's specifications.
- All roofs must be fixed with 1.6mm thick x 30mm wide galvanized steel straps
- No part of the roof structure (purlin, batterns, trusses or rafters) may be built through the dividing fire wall between garages and the rest of the house.

WELTEVREDEN HILLS - SCHEDULE OF FINISHES:

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A	2024-06-14	Council Submission

Revision	Date	Description

[redacted]

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signature

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project architect	Zelda De Wet
Autherized person	
signature	

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329 zelda@studiozeldesigns.com
SIGNED
028

drawing description
Sections

job number	**drawing number**
WH 16580	**006**

A3 | drawn Zelda De Wet | scale 1 : 100 | date Issue Date 16-04-2024

Site Area:	403m²
Coverage Allowed	60%
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revision number	issued for
B	**Information**

2024/07/15 12:47:05