



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16852 (TP638/2024)

Our File Reference Number: Erf 17624, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING 2023 ON ERF 17624 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)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for a permanent departure for the following on Erf 17624 Stellenbosch:
 - 2.1.1 To increase the floor factor from 0.7 to 0.76 in order to accommodate the proposed basement on Erf 17624 Stellenbosch.
- 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 said By law:**
 - 3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Stellenbosch Municipality or other legislation or by-laws or regulations that may be applicable.

3.2 The development must be undertaken in accordance with the Drawings referenced as Drawing Number: 2023/05/29/01 & 02, drawn by Moller Architects, dated 2023/11/17, attached as **Annexure B**.

3.3 Building plans must be in accordance with the Drawings referenced as Drawing Number: 2023/05/29/01 & 02, drawn by Moller Architects, dated 2023/11/17, attached as **Annexure B**.

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

4.1 The departure to increase the floor factor to accommodate the basement will not undermine the residential 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.

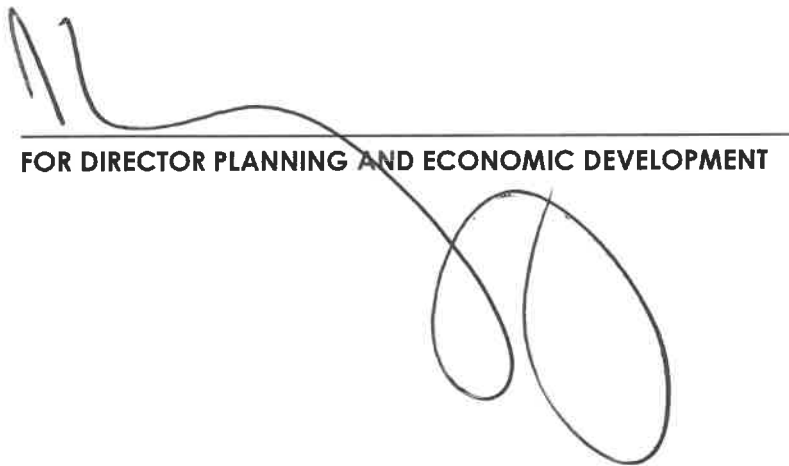
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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

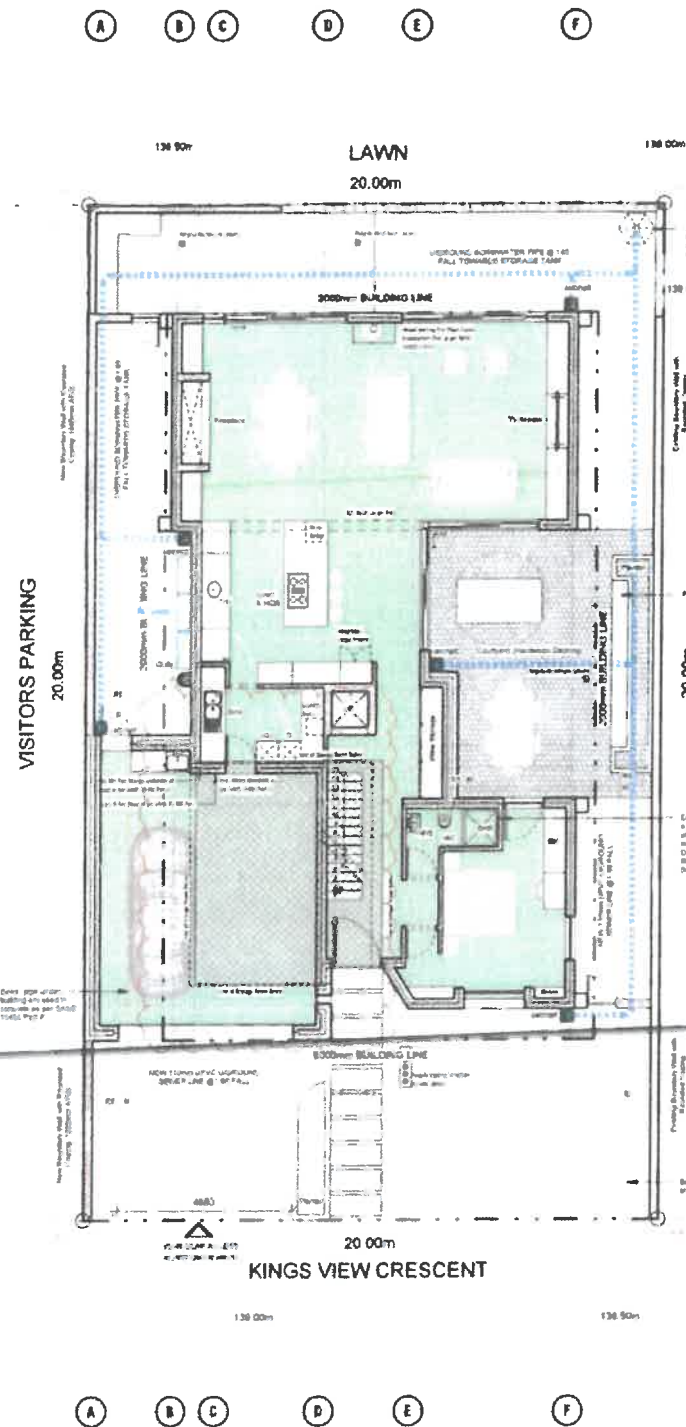


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FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

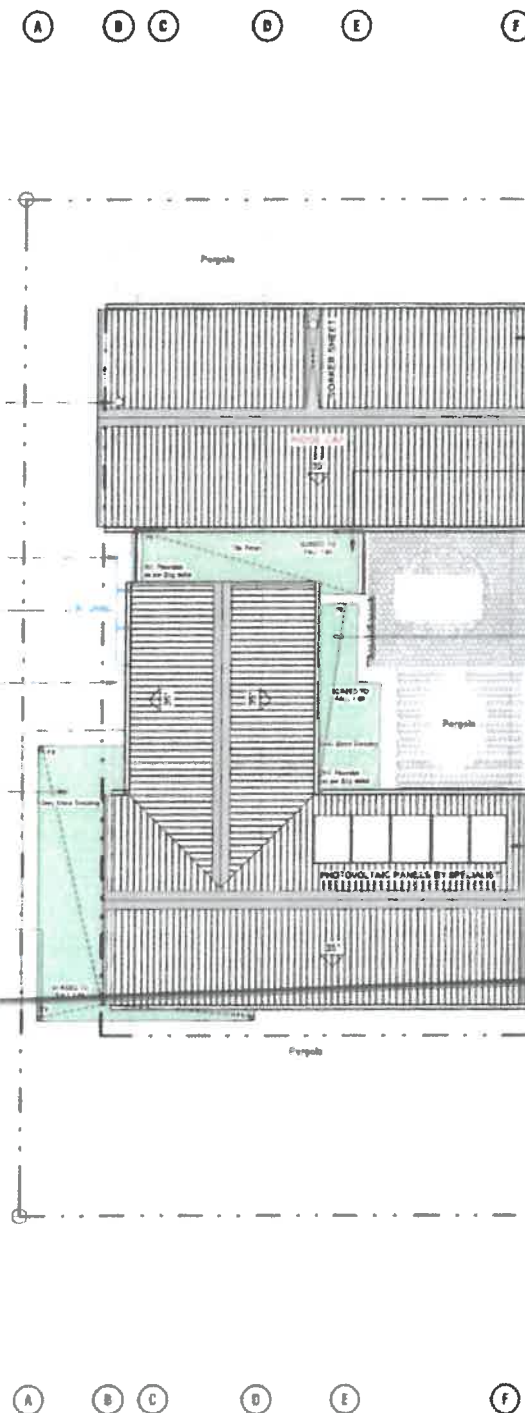
5/8/2024
DATE

ANNEXURE B: SITE PLAN



SITE PLAN
SCALE 1:100

ROOF PLAN
SCALE 1:100



SITE AREAS	
Area	Area
Home	62
Paved Area	449
Site Area	511
Permissible Coverage	54%
Coverage Provided	7211m ² 42.22%

AREAS (Gross Building over walls)			
Floor Level	Room	Area Type	Area
Basement Floor	Basement Floor Dwelling	Gross Building Area	80.6m ²
Basement Floor Total			80.6m ²
Ground Floor	Ground Floor Dwelling	Gross Building Area	211m ²
Ground Floor Total			211m ²
First Floor	First Floor Dwelling	Gross Building Area	183.7m ²
First Floor Total			183.7m ²
Second Floor			145.3m ²
Second Floor Total			145.3m ²
Roof Area			449.75m ² 314.62m ²

SPECIFICATIONS

GENERAL FOUNDATIONS
AS PER STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATION. SOIL TEST THE RESPONSIBILITY OF THE OWNER.
STRUCTURAL ENGINEER TO DESIGN FOUNDATIONS ACCORDING TO SOIL TEST. REINFORCEMENT & TIES MUST BE VERIFIED BY AN APPROVED BY THE CONCRETE STRIP FOUNDATION TO LARS STANDARDS AT MIN DEPTH OF 800MM BELOW R.L.

LATURAL WALL SUPPORT
LATURAL SUPPORT TO WALLS EXCEEDING MAXIMUM UNSUPPORTED LENGTH AS PER SAND 10400 PART 1 AS PER STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION.

GENERAL SURFACE FINISH
100MM CONCRETE SURFACE BED ON APPROVED 200MM LAYERS WITH 250MM OVERLAPS ON 200MM CLEAN SAND BED ON 300MM COMPACTED FILL IN LAYERS OF 100MM MAX COMPACTED AT 80% MOD AIR-TO-DRY. COVER UP OF 375 BRICKON GAMP PROOF COURSE UNDER CAVITY WALLS TO BE WITH 150MM ABOVE FINISHED GROUND LEVEL, AND CAVITY BENEATH CAVITIES MUST BE CONCRETE FILLED.

CEILING
EXPOSED TRUSSES: 5 Sawn Rhinoceros ceiling screwed to 38x38 bracing, not exceeding 1200mm centres. All fixed to trusses/purvis at centres. All joints to be covered using H-profile where not painting strips. All as per manufacturer's instructions. Ceilings shrouded plaster and painted with moisture finish against wall.

UNDER FLOORING 4 SAWN RHINOCEROS CEILING FIXED TO L/SIDE OF 100MMx100MM SA PINE BRACING @ 1200MM UNDER THE BEAM. CEILING TO BE SKIMMED AND PAINTED. ALL AS PER MANUFACTURE'S SPECIFICATIONS. BATHROOMS STEAMS, USE 12 SAWN MOISTURE RESISTANT GYPSUM BOARD.

INSULATION
BETWEEN PURVIS: 75MM THICK BOTHERAM INSTALLED BETWEEN PURVIS AND MAIN LAY RADIANT BARRIER INSTALLED UNDER PURVIS AS PER MANUFACTURE'S SPEC. DOWN CEILING: 115MM THICK 150THAM INSTALLED OVER CEILING AS PER MANUFACTURE'S SPEC.

FLOORS
SLAB ON GRADE: APPROVED FLOOR FINISH ON MINIMUM 300MM SCREEN ON REINFORCED CONCRETE SLAB ON GRADE ON 250 MICRON USB GREEN POLYOLEFIN DAMPROOF MEMBRANE ON 300MM SAND/CLAY LAYER ON COMPACTED EARTH/FILL IN LAYERS OF 150MM. ALL AS PER STRUCTURAL ENGINEER. REINFORCED: APPROVED FLOOR FINISH ON MINIMUM 300MM SCREEN ON REINFORCED CONCRETE SUSPENDED SLAB. ALL AS PER STRUCTURAL ENGINEER.

EXTERNAL FINISH
TYPE A: STANDARD 106 "IRON" CLAY BRICKS SABS 227/19/P 10 MPA 15MM STEEL TROWEL, SMOOTH TO RECEIVE PAINT AS PER SPEC. TYPE B: STANDARD 106 "IRON" CLAY BRICKS SABS 227/19/P 10 MPA WITH OPS PACKED STONE EXTERNA, SBN.

INTERNAL WALL FINISH
STANDARD 106 "IRON" CLAY BRICKS SABS 227/19/P 10 MPA 15MM STEEL TROWEL SMOOTH TO RECEIVE PAINT AS PER SPEC.

GLAZING
GLAZING ACCORDING TO SABS 8137. ALUMINIUM DOORS & WINDOWS: POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS, COLOUR: NATURAL STONE GREY. MANUFACTURE MUST PROVIDE AAMPS CERTIFICATE OF APPROVAL. MANUFACTURE MUST PROVIDE SHOP DRYS FOR APPROVAL BY CLIENT. ALL OPENINGS TO BE MEASURED ON SITE BEFORE MANUFACTURING COMMENCES.

ROOF
DOWN ROOF: SHEET METAL ROOF ANGLE 35 DEGREES. BODY COVERING: ALUMINIUM ZINC COATED ROOF SHEETING (KATE CHARCOAL) AS PER MANUFACTURE AND ENG DETAIL WITH 200MM BRACING, SUBMERGED AND PAINTED. CEILING FIXED TO L/SIDE OF 38x38 BRACING @ 1200MM WITH 75MM BOTHERAM INSULATION.

OCCUPIED ROOF EXPOSED TRUSSES
MAIN TRUSSES TO BE ANALYST LAMIN. BEST GRADE TRUSSES DESIGNED BY SPECIALIST JOBS AND TING TO BE APPROVED BY ENGINEER. NOTE: ROOFS TO COMPLY WITH SAND 10400 PART 1. ALL ROOFS AS PER STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

STORMWATER ALL SITE LEVELS AND STORMWATER DRAINAGE TO BE FINISHED ON SITE. ALL SITE WORKS AND PAVING MUST BE GRADED AWAY FROM BUILDINGS. ALL WASTE PIPES TO HAVE AMT VAL TAPS.

OUTLETS WATER TYPE BUTTERFLY CONSOLE COSE PEOPLE ALUMINIUM CUTTER SIZE 125 X 85 X 5 SAWN PINE COLOUR CAPE CHARCOAL WITH 200MM UPVC DOWNPIPES. ALL INSTALLS TO MANUFACTURE'S SPECIFICATIONS.

Regulations of SABS 10400: 2010 and requirements of Stellenbosch Municipality and other authorities concerned to be adhered to.

Heights and Levels to be determined on site by Land Surveyor. A generic UFFL is used to end to be related back to site levels.

Contractor to confirm all site levels before start of construction. All heights and levels as per SABS 10400.

All Floors of Paving indicated to fall of a minimum of 1:80 gradient away from building - unless otherwise indicated.

All Structural Elements: Position, Size and Fixing to be designed and approved by the consulting Structural Engineer.

ORIGINAL DOCUMENT DATE		04/14/23
DOCUMENT VARIATIONS REGISTER		
NO.	DATE	DESCRIPTION
1	2023/11/17	Approved

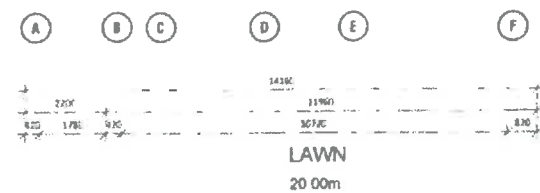
Drawn: 13 Doreilly St, Stellenbosch, 7850, 083 489 0543
Project Arch 21416

PROJECT DESCRIPTION
Proposed new dwelling, Erf #17624, Kings View Estate, STELLENBOCH

DRAWING DESCRIPTION
SITE PLAN, ROOF PLAN

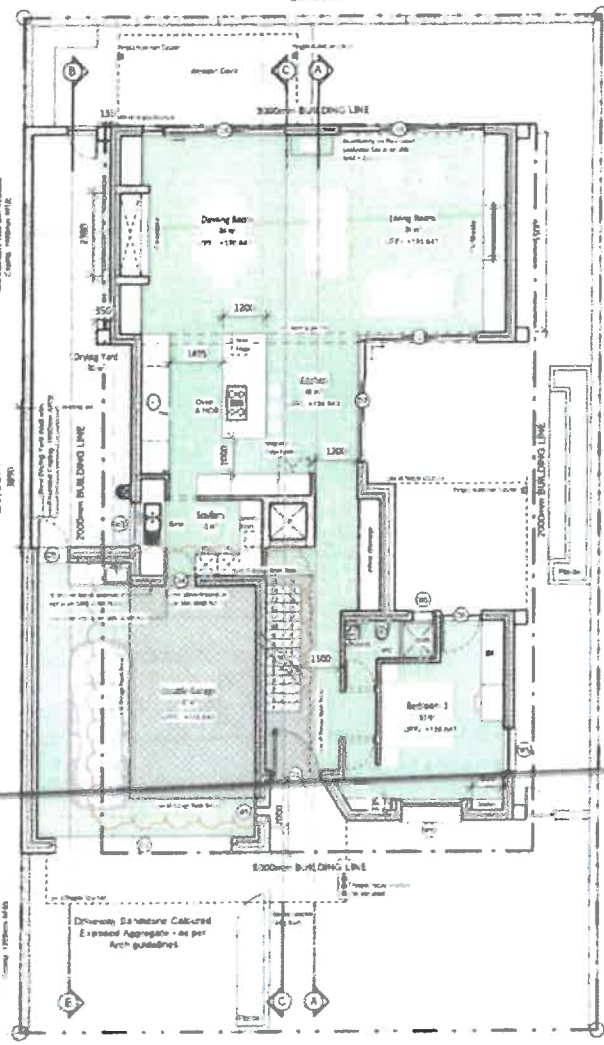
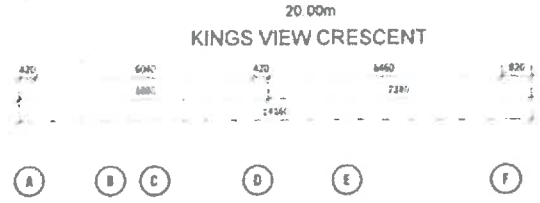
PROJECT / CLIENT
Huis Meyer

DATE	2023/11/17 11:54:34
DRAWN	TG
CHECKED	HJM
SCALE	1:100
DRAWING NO.	
2023/05/29/01	
DRAWING STATUS:	
COUNCIL PLANS	

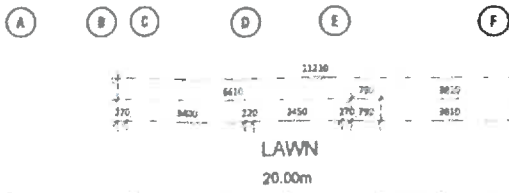


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VISITORS PARKING

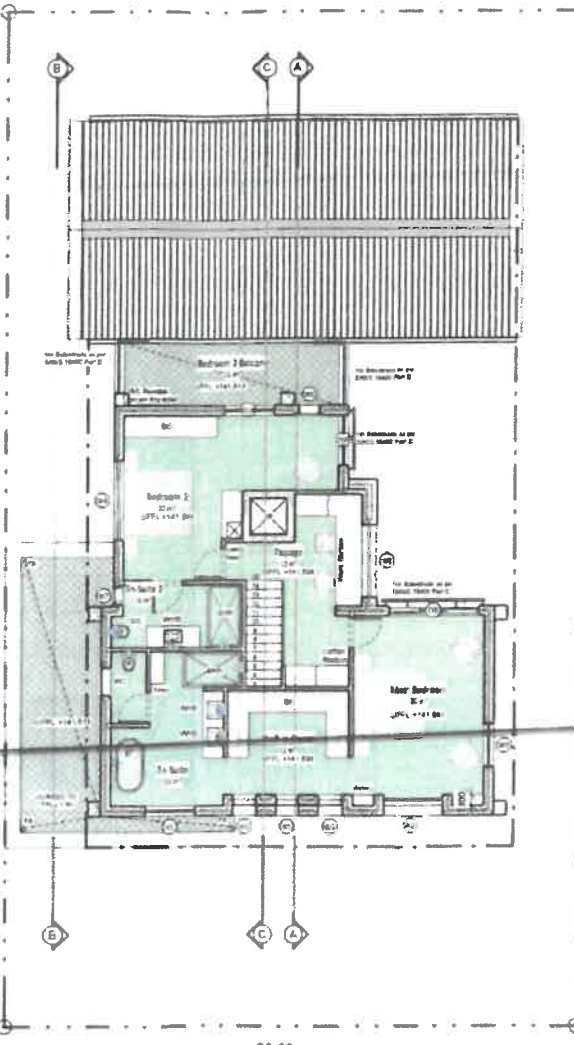
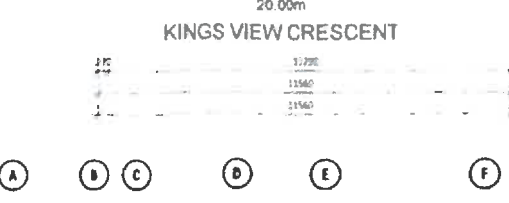


GROUND FLOOR PLAN
SCALE 1:100



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VISITORS PARKING

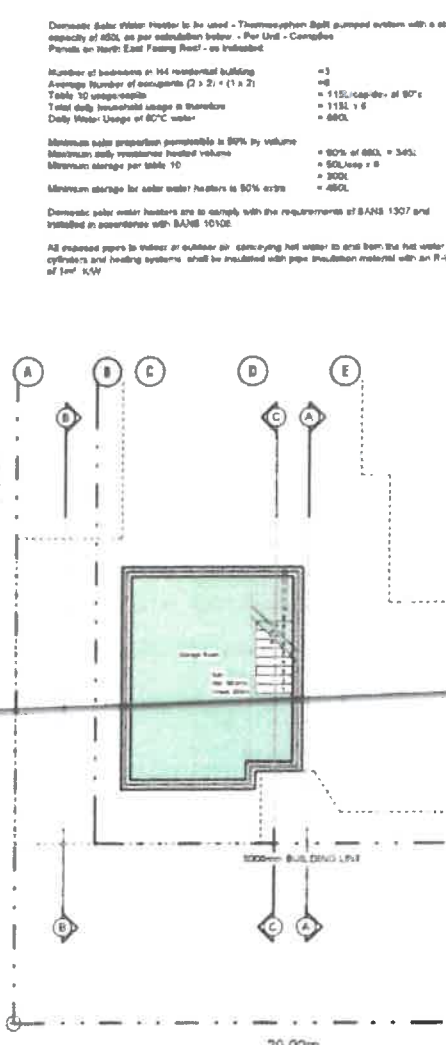
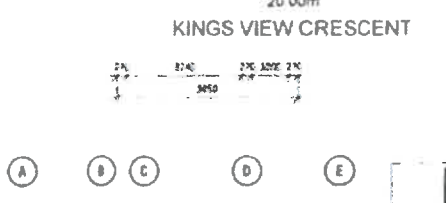


FIRST FLOOR PLAN
SCALE 1:100



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VISITORS PARKING



BASEMENT FLOOR PLAN
SCALE 1:100

ROOF R - VALUE BREAKDOWN	
metal roofsheet	-value 0.20
gypsum insulation 400	-value 1.0
acoustic panel 100mm	-value 0.2.30
external doublewood ceiling	-value 0.05
TOTAL ROOF R-VALUE	1.20

Any change to level > 1.8m shall be provided with a 1m high barrier in accordance with SANS 10400 Part A & B.

Flux min 200mm away from combustible materials including roof timbers ect.

New Drainage installation will comply with SANS 10400 Part P.

All Glazing to comply with SANS 10400 Part N.

HOT WATER SUPPLY

New 2200w Fuelled Hotwater unit under heater. SANS 400RPa approved salt system with 1.00m³ 0.000 0.000 solar panel Hot water demand: 100-150 Liters per day per SANS 10253-1 Storage volume at 60 deg C: 1100-1500 Liters per day per SANS 10253-1

Heater power: 2-3 kW (SANS 10253-1)

90% Of water heating to be provided other than electrically. Provided insulation in exposed hot water piping to and from hot water heater.

Hot water of 1.00 to piping < 50mm dia.

All installations to be done in accordance with SANS 10253-1 and SANS 10106.

All requirements have been met and to comply in terms of PART 3A.

Domestic solar water heater to be used - Thermosyphon type pumped system with a storage capacity of 400L, as per substation below - Per Unit - Complete.

Per Unit on North East Facing Roof - as indicated.

Number of bedrooms in 104 residential building = 3

Average number of occupants (2 x 2) + (1 x 2) = 6

Table 10 usage estimate = 115L/cap/day at 90°C

Total daily household usage in thousands = 115L x 6 = 690L

Daily Water Usage at 90°C water = 690L

Minimum solar proportion permissible is 90% by volume

Maximum daily renewable heated volume = 90% of 690L = 621L

Minimum storage per table 10 = 300L

Minimum storage for solar water heaters is 90% extra = 490L

Domestic solar water heaters are to comply with the requirements of SANS 1007 and installed in accordance with SANS 10106.

All exposed pipes to interior or outdoor air, carrying hot water to and from the hot water cylinders and heating systems, shall be insulated with pipe insulation material with an R-value of 1m² K/W.

ORIGINAL DOCUMENT DATE		84/1423
DOCUMENT VARIATIONS REGISTER		
NO	DATE	DESCRIPTION
1	20/11/11	Basement

Drawn: 13 Decadey Str
S. Houtenbach
7888
houtenbach@stetnet.co.za
cell 993 886 4643

PROJECT DESCRIPTION
Proposed new dwelling, Erf #17624, Kings View Estate, STELLENBOCH

DRAWING DESCRIPTION
FLOOR PLANS

PROJECT / CLIENT
Huis Meyer

DATE	2023/11/17 11:54:48
DRAWN	TG
CHECKED	HJM
SCALE	As Indicated
DRAWING No	
2023/05/29/02	
DRAWING STATUS:	
Council Plans	