



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17013 (TP703/2024)

Our File Reference Number: Erf 17668 Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MA

Sir / Madam

APPLICATION FOR A DEPARTURE: ERF 17668, 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) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 17668, Stellenbosch for:
 - 2.1.1 Departure in terms of Section 15(2)(b) of the bylaw to permit structures outside the property's approved development platform and setback line as prescribed by the design guidelines applicable to the subject property.

BE APPROVED in terms of Section 60 of the said Bylaw.
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 development and building plans be generally in accordance with the building plan, Drawn by: Salt Architects; Dated 06/03/2024; Drawing No: M000 to M004 and attached as **Annexure A**.
 - 3.3 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.

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

4.1 The encroachment of the building line does not undermine the character of the area due to the use (garage, braai area etc) and small scale thereof.

4.2 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will remain residential.

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.

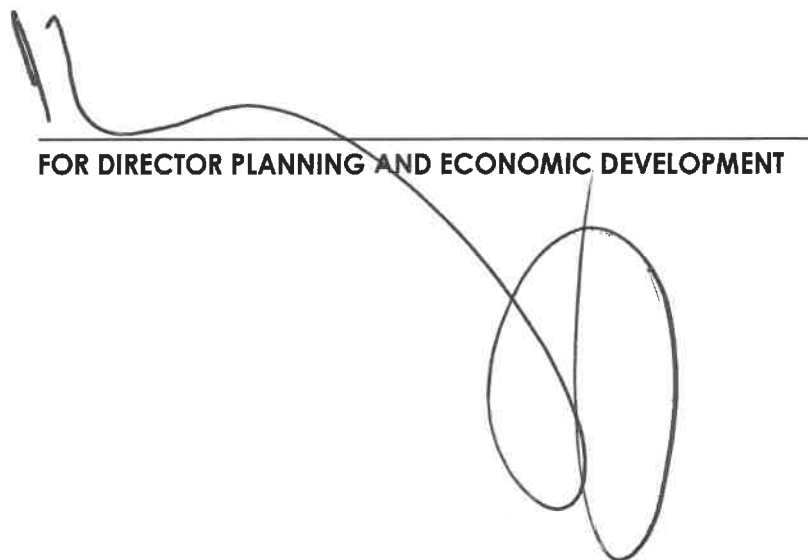
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

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



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

16/9/2024
DATE



STELLENBOSCH
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ANNEXURE A

GENERAL NOTES AND SPECIFICATION:

Notes:
All work as per NBR and SANS 10400 (or SABS 0400-1990, where applicable / not covered in SANS 10400) and to approval of the Local Authority. Do not scale from these drawings. Signed dimensions take preference. Drawings to be read in conjunction with each other.

SA Bure of Standards:
All materials used to be approved by the SABS. Contractor to advise the Architect, without delay, if any situation should arise whereby this is not possible and obtain written authorisation before continuing.

Occupational Health and Safety:
Act 63 of 1993 ("Occupational Health and Safety Act"), as amended, will be applied. Owner to retain the services of a certified Occupational Health and Safety Officer.

Excavations of Foundations and Drainage Trenches:
Excavations to be done as required for approved works and as per Structural Engineer, as approved by the Local Authority. No excavation exceeds 3m depth.

Construction Joints and Expansion Joints:
Joints from 10mm "Joints" with hoopiron bands every 4th brick course protruding through "Joints". Hoopiron bands built in minimum 500mm to either side of joint. Seal joints with "Acryseal" by "Sika Waterproofing Systems" (or similar approved) and paint sealed joint.

Doors & Windows:
All doors and windows to be designed to AAMASA performance classification A3 (SANS 10160) for external units and AAMASA performance classification A1 (SANS 10160) for internal units, As per schedule.

Glazing:
To comply with SANS 10137, SANS 10400 part N, All safetyglass to be permanently marked as such, to comply with SANS 12631. All glazing to be minimum 4mm thick. All glazing within 500mm of the FFL to be safety glass, all glazing in doors to be safety glass, all glazing within 1000mm of doors to be safety glass.

Natural Light & Ventilation:
Habitable rooms to have natural light to a minimum of 10% of the floor area.
Habitable rooms to have natural ventilation to a minimum of 6% of the floor area.

Stairs / Steps:
Open stairs to comply with SANS10400 part M, Risers = 200mm maximum, Treads = 250 with min 25mm overlap plus 275mm. Balustrades min 1000mm above floor level with max dia 100mm openings.

Waterproofing of Walls:
Lay 375 micron SABS approved polyethylene dampcourse (DPC), stepped to outer side brickwork, laid over entire width of brickwork wall, minimum 150mm overlap at ends and crossings. Same DPC to be laid over all brick openings, below windowsills, at slopes of window frames / door frames.

Waterproofing of Parapet Walls / Gable Walls:
"Sika SikaSeal" flexible acrylic waterproofing system applied strictly according to manufacturer specification and with the use of the G2 membrane.

Waterproofing of Internal Showers:
"Cemflex" and cement plaster on "metling" on floor and to walls to a height of approximately 2100mm. Floodtest shower before commencing any finishing.

Plaster of External Walls:
Class B throughout, steel wood floated as appropriate to the finish it will receive, as specified. All reveals and window sills / door sills to be completed at the same time as the walls. Finish without inconsistencies, especially around openings. Texture of new plaster to match the texture of the existing plaster.

Plumbing:
All plumbing and drainage to be installed, completed and tested by an approved licensed plumber in strict accordance with the Local Authority regulations. Plumbing to SABS 0352. Copper or PEX-AL-PEX tubing to be used for plumbing inside building and external water butures fitted directly to dwelling. Class 1 minimum for above ground work and Class 2 minimum for below ground work (for non-aggressive soil conditions) also Class 3 to be used below ground. Compression joints used throughout, unless otherwise specifically requested / approved by Architect. Hot water piping to be thermally insulated as required by SANS 10400-XA.

Balanced Water Supply System:
To be 20mm PVC or Polypropylene piping system, including a stopcock. A balanced water system to be controlled through a "Cobra Masterflow" or similar approved unit, positioned on external wall with easy access; position to be confirmed with the Architect. Allow for all necessary valves, fittings & labour to achieve above. Entire water recirculation system to be pressure tested before sections are closed up, including the issue of a pressure test certificate to the Architect.

Foulwater Drainage:
110mm diameter uPVC pipes, gullies, long radius bends, etc. with rodding eye system, 2-way ventralve (ventpipes) to the top of each run, to include a clearing eye. Couple up with existing foulwater drainage system, as shown. Test the system before covering up. Pipes above ground to SABS 0417. Pipes below ground laid to SABS 1200 LD and SABS 0112, minimum 1:80 fall and maximum 1:5 fall, minimum invert of 450mm. Coupling pipes to be bendable ring seals. Joints to be welded solvent joints. Bends to be long radius bends (minimum 600mm radius). Foulwater drainage below driveways to be laid in clean, well compacted, river sand and covered with a protective concrete slab of approximately 100 x 800mm and to a depth to accommodate parking / gardening overhead. Foulwater drainage below buildings to be laid in clean, well compacted, river sand and protected in concrete of 400 x 400mm minimum and to a depth to accommodate building overhead.

Electrical:
Only registered Electricians will be allowed to do the electrical installation (ECA membership number may be requested by the Architect). The contractor will complete the works strictly according to Local Authority regulations and acknowledged standards. Test the electrical installation, inform the Local Authority to inspect at completion. The contract will not be deemed as complete until such time as a certificate of compliance is issued to the Architect.

Cleaning of Site:
The Contractor shall clean up after all trades, wash glazing, wash windowframes, wash doors and doorframes and leave the works in a clean and neat condition ready for occupation. Any rubble and waste originating from the works will be removed from the site at regular intervals. The ground will be raked around the works to a width of 2000mm. Any BS to external areas will be clean soil (or excavated material) and shall not contain any building rubble. The site shall be cleaned / cleared every Friday, before site is vacated. All rubble / waste shall be protected against wind at all times to ensure that it does not litter the site or adjacent sites.

ENERGY EFFICIENCY:

Notes:
All work as per NBR and SANS 10400-XA:2021 (or SANS 204:2021, where invoked by SANS 10400-XA:2021) and to approval of the Local Authority.

Orientation:
Refer to floor plans. Climatic zone 4.

Shading:
Roof overhangs and shutters as shown on plans and sections.

External walls:
Refer to floor plans, 230mm clay made brick cavity walls, complies with SANS 10400-XA part 4.4.3.2.

Penetration:
Trimmer framed system, all as per schedules. All new external doors and operable windows to be fitted with rubber gasket to minimise draught / air leakage to a maximum of 2,00 L/m²/m², non-operable windows maximum air leakage of 0,31 L/m²/m² - all as per SANS B13.

Roof assembly and thermal insulation:
Install thermal insulation, as per specification, roof assembly to comply with SANS 10400-XA with total R-value of 3,3,85 m²K/W for heat flow upward direction.

Services:
Lighting and power - lighting not to exceed 5W/m² and 5KW usage per annum.

Hot water supply:
Hot water heating is provided at 60°C by kerastone boiler and 50L/capita stored i.e. 260L. The requirement of the Rational Design is for a Coefficient of Performance (C.o.P) of 3.0 as per ITS air source heat pump &W units or equal approved such that the heat pumps are capable of providing all expected heating requirements without invoking resistance heating. All hotwater service pipes to be insulated with a minimum of 25mm minile rubber (Amulflex) insulation or equal approved to achieve an R-value of 1.0 m²K/W and hot water storage to SANS151 and Class B performance.

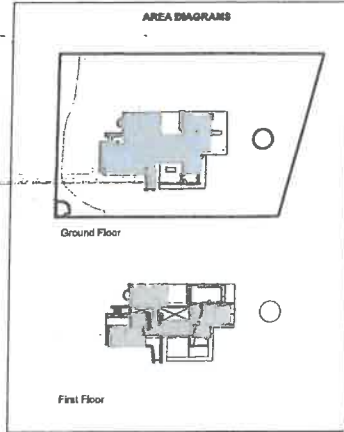
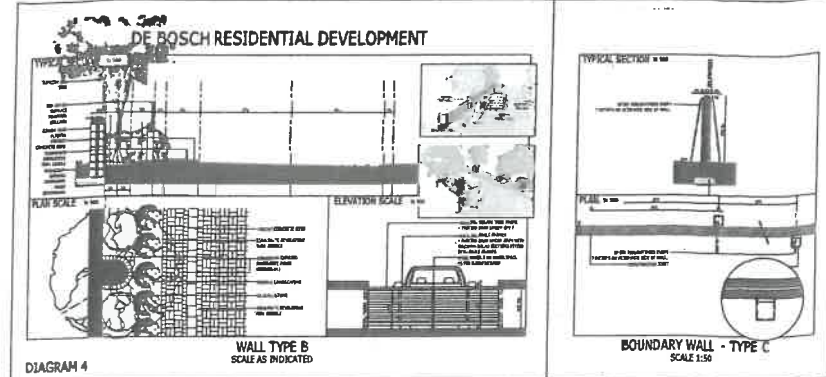
R-Value:
Total roof R-value: 4,4 (Complies) - (min 3,7 R-value required)
Total wall R-value: 0,6 (Complies) - (min 0,35 R-value required)
Floors comply with requirements of SANS 10400-XA
50% of hot water supply to be heated with alternative means.

MATERIAL	R-VALUE
Alu-Zinc Corrugated Roof Sheeting	0 m²K/W
Isolation	1,27 m²K/W
Glasswool 60mm	1,25 m²K/W
Isoboard 30mm	1,14 m²K/W
22mm SA Pine Ceiling	0,22 m²K/W
Total:	3,88 m²K/W

SITE INFORMATION	
ERF NO:	17668, Stellenbosch
ERF AREA:	2901m²
OCCUPANCY:	144
ADDRESS:	11 Rivierbosch, De Bosch Estate, Stellenbosch

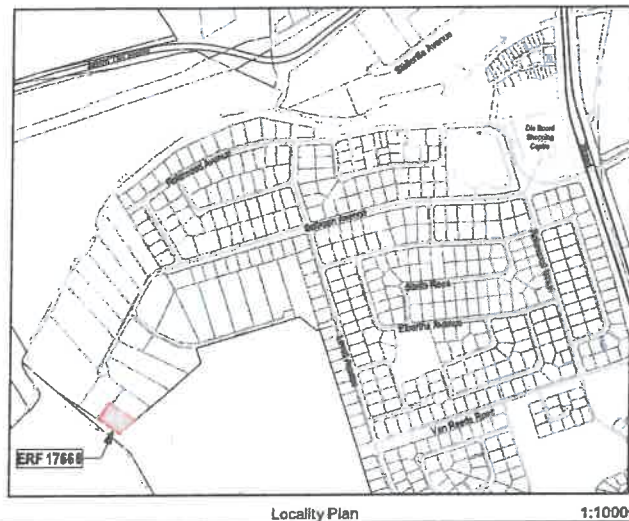
ZONING INFORMATION	
Zoning	Conventional Residential Zone (CR)
Primary Uses:	Dwelling house
Dwelling House	
Applicable Land Unit Area	> 1500m² 2901m²
Ground Floor Building Area	353m²
First Floor Building Area	243m²
Total Area	456m²
Coverage	750m² 353m²
Max Height above base level: Top of Roof	8,0m
Building Line: Street Boundary	5,0m
Building Line: Common Boundary	3,0m
Building Line: Common Boundary	10,0m

Base Level Calculation	
Burn of all corner heights divided by 4	
106,76 + 110,25 + 108,80 + 108,29 = 434,10 / 4	
Base Level = 108,80m	



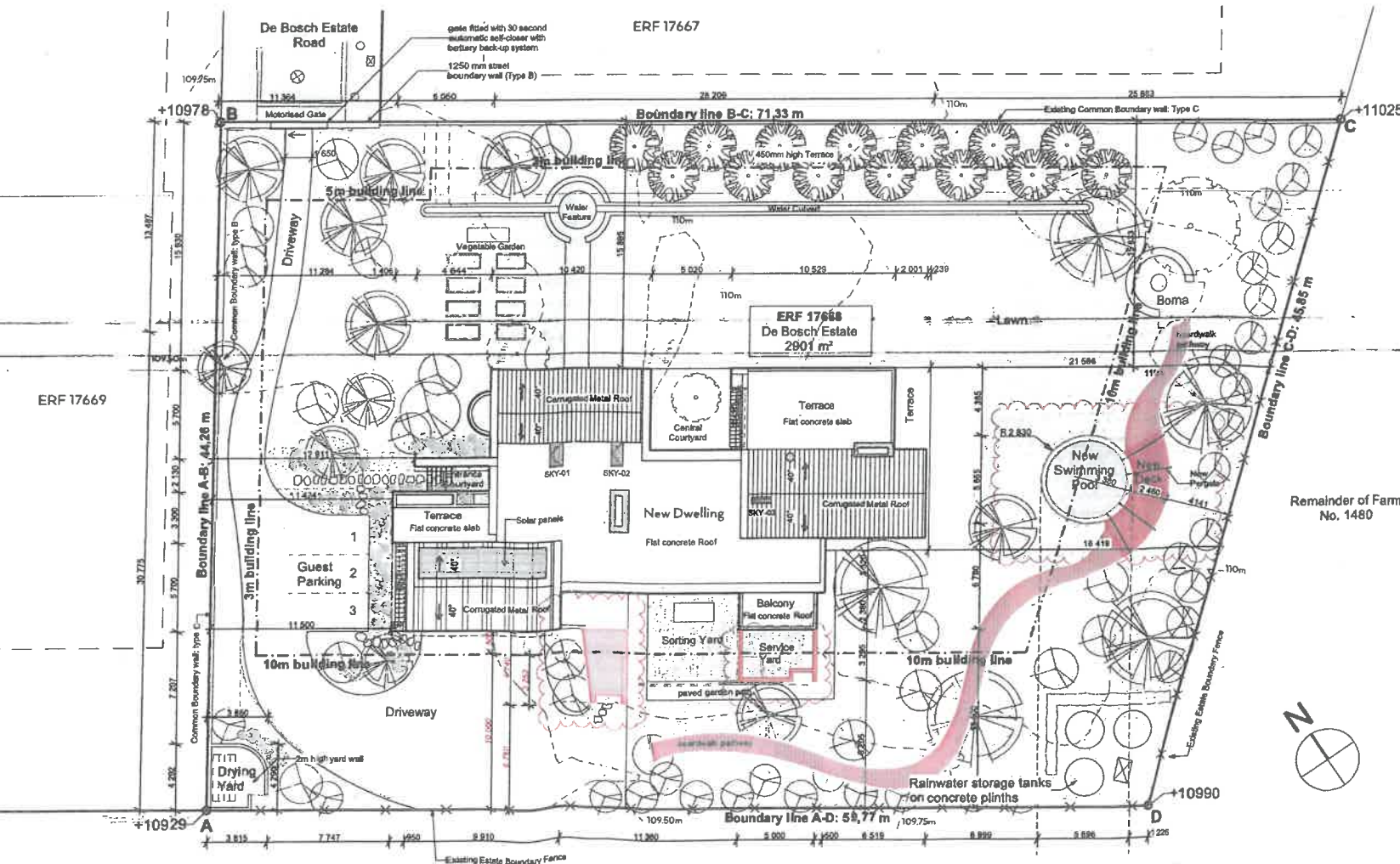
De Bosch Residential Development Wall Type B and C

1:100



Locality Plan

1:10000



Portion 2 of Farm No. 1480

Site Plan

1:200

GENERAL NOTES

1. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND/OR ANY OTHER CONSULTANT(S) DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK AND ITS DURATION

2. THE CONTRACTOR IS TO CONFIRM ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER

3. ALL WORK TO BE GENERALLY IN ACCORDANCE WITH THE PROVISIONS OF THE RELEVANT PORTION OF SABS 1200 AND NATIONAL BUILDING REGULATIONS (ACT NO. 103 OF 1977) AND AMENDMENTS AND ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS OF THE RELEVANT LOCAL AUTHORITY

4. REINFORCEMENT DETAIL IN ACCORDANCE WITH ISSUED DRAWINGS

5. THE CONTRACTOR IS TO CONFIRM CONCRETE STRENGTH, IF NOT SHOWN

6. FOR ALL FOUNDATIONS - 50mm BLINDING TO BE CAST BENEATH ALL STRUCTURAL CONCRETE

7. SHOP DETAILS OF ANY STRUCTURAL STEEL TO BE PREPARED FOR ENGINEERS' APPROVAL BEFORE COMMENCEMENT OF FABRICATION

8. ALL DIMENSIONS ARE IN MILLIMETRES (mm), UNLESS OTHERWISE INDICATED

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

1st Floor, La Gratitude Offices,
97 Dorp Street, Stellenbosch, 7600
Tel: (021) 861 3800 E-mail: stel@tv3.co.za

SUPPORTED - 02/04/2024

EDWIN SWANEPEL - SACAP Reg. No. 4621

NO.	DATE:	DESCRIPTION:
A	19/07/2023	Issue for Approval
B	17/08/2023	Client's approval for Approval
C	06/03/2024	Issue for Municipal Approval

SALT
ARCHITECTS

CURT
Dag Trust IT299/2022(C)

ARCHITECT
GJ Roberts P21288

PROJECT TITLE
New Residence at ERF 17668
11 Rivierbosch, De Bosch Estate, Stellenbosch

DRAWING TITLE
SITE PLAN

WORKSTAGE
STAGE 4.1

PURPOSE OF DRAWING
FOR MUNICIPAL APPROVAL

SCALE	1:200	PROJ. NO.	089	DWG. NO.	MOD0	REV.	C
DRAWN	S. Wessels	CHECKED	GJ Roberts				
DATE	06/03/2024						

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SUPPORTED - 02/04/2024

EDWIN SWANEPEL - SACAP Reg. No. 4621

REVISIONS:

NO.	DATE	DESCRIPTION
A	19/07/2023	Issue for Approval
B	17/08/2023	Changes drawn for Approval
C	06/03/2024	Issue for Municipal Approval

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CLIENT
Dag Trust IT299/2022(C)

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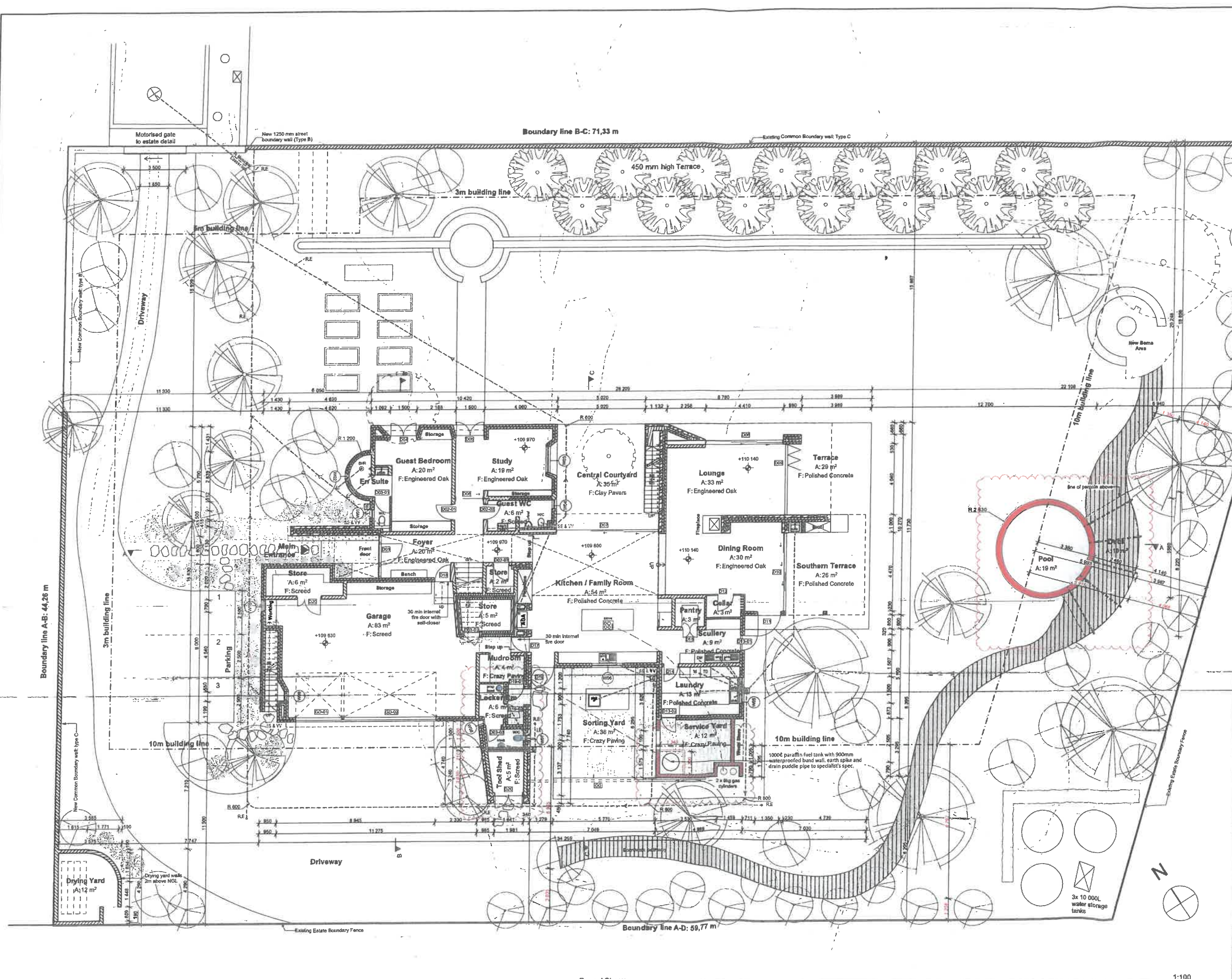
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New Residence at Erf 17668
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DRAWING TITLE
GROUND STOREY LAYOUT PLAN

WORKSTAGE
STAGE 4.1

PURPOSE OF DRAWING
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SCALE	PROJ. NO.	DWG. NO.	REV.
1:100	089	M001	C
DRAWN	S. Wessels	CHECKED	GJ Roberts
DATE	06/03/2024		



Ground Storey

1:100

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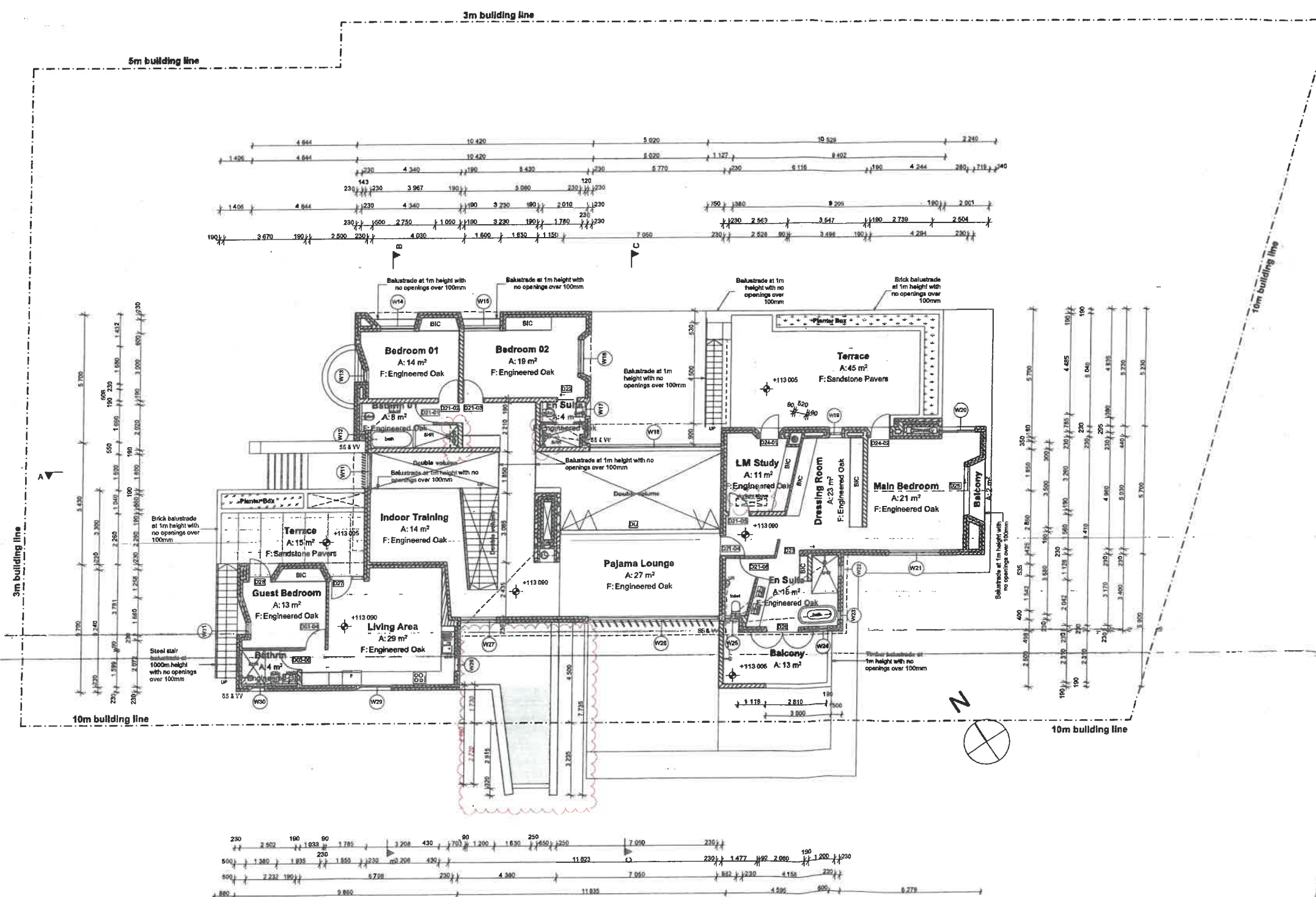
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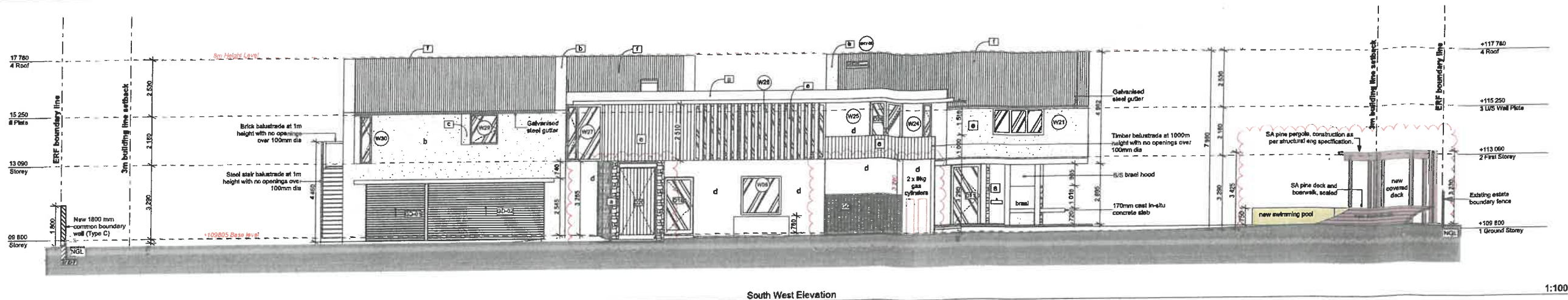
DRAWING TITLE
FIRST STOREY LAYOUT PLAN

WORKSTAGE
STAGE 4.1

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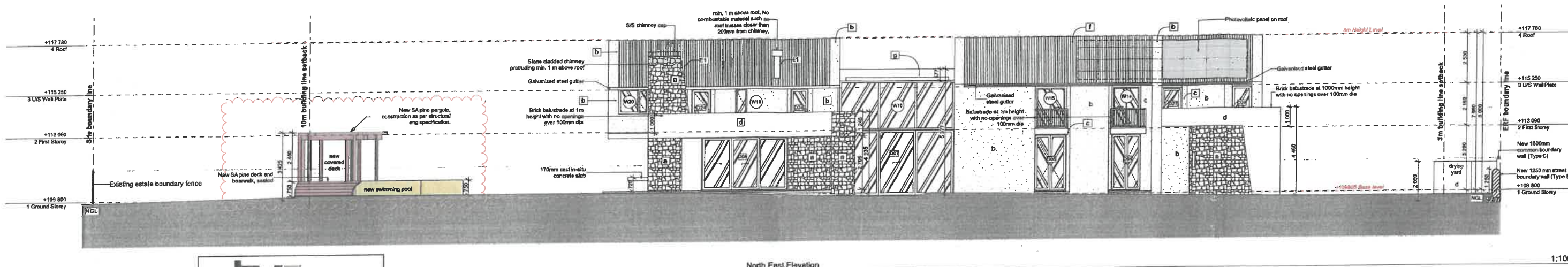
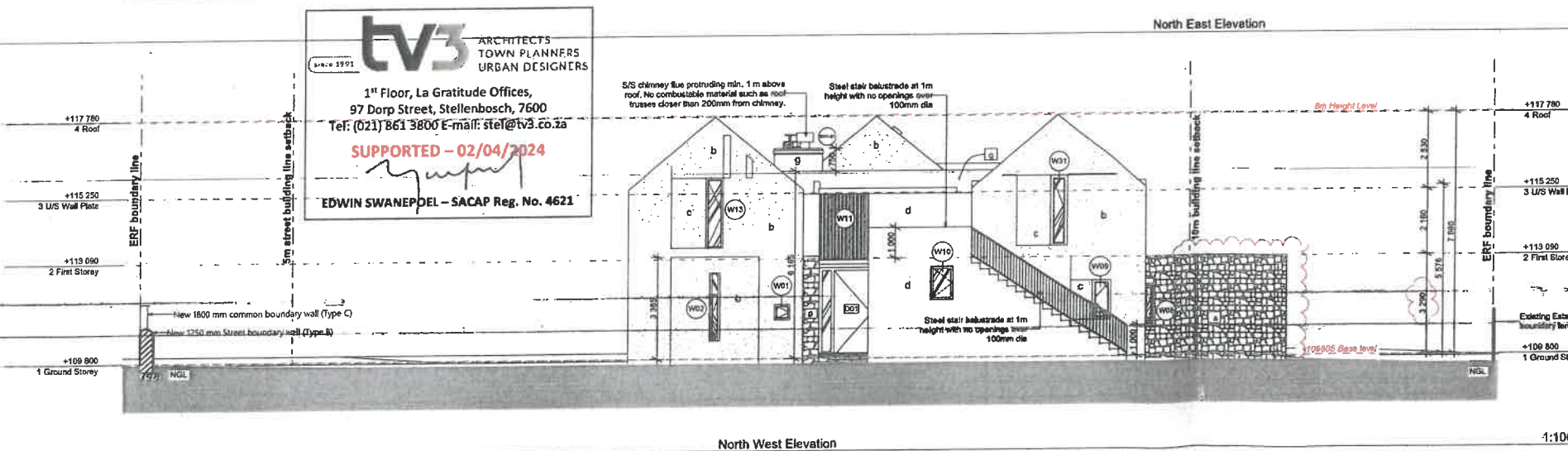
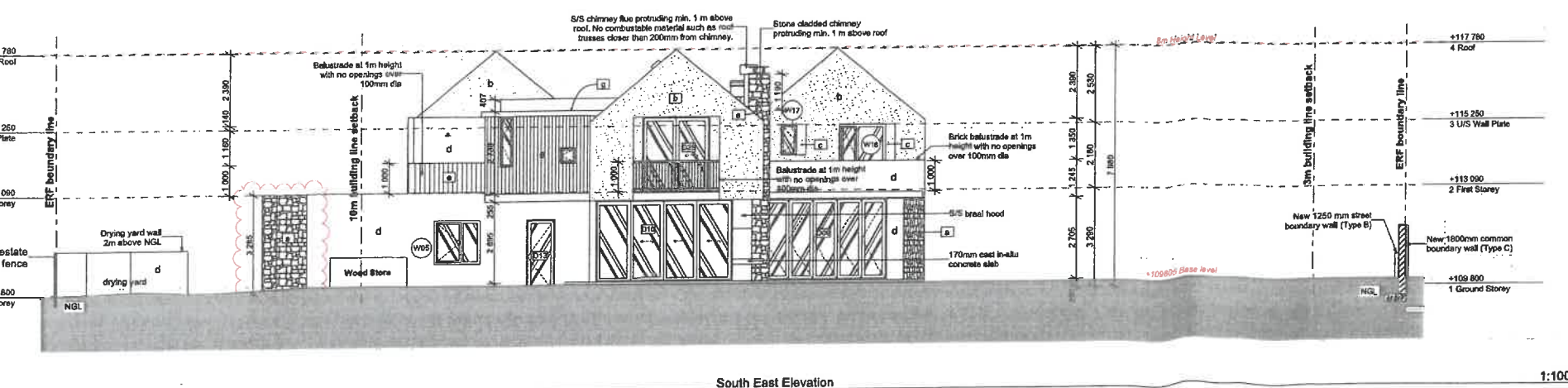
SCALE	1:100	PROJ. NO.	089	DWG. NO.	M002	REV.	C
DRAWN	S. Wessels	CHECKED	G.J. Roberts				
DATE	06/03/2024						





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SPECIFICATION OF EXTERNAL MATERIAL & FINISHES

- | | |
|----|---|
| a) | Natural Stone - Marnesbury shale
Random stone walling by pointing |
| b) | Vertical Plaster - Marmoran Combed Plaster
Colour: Plascon Resplendent (Y4-D2-3) |
| c) | Smooth Plastered Reveal
Marmoran Akroshen
Colour: Plascon Resplendent (Y4-D2-3) |
| d) | Plastered & Painted Walls - Slightly textured
Colour: Plascon Plaster 61 |
| e) | Lunawood Exterior Cladding & Louvres
19 x 188 mm Luna Panel System |
| f) | S-profile pre-coated metal roof sheeting
Colour: Colourplus Rain Cloud |
| g) | Cementcrete TPC Roof Coating
Colour: Concrete Grey |
| | Window and door frames -
Powdercoated Interpon D, Stone Grey
and Sealed timber |

NO.	DATE	DESCRIPTION
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B	17/10/2023	Changes included for Approval
C	06/03/2024	Issue for Municipal Approval

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Dag Trust (T299/2022(C))

ARCHITECT
GJ Roberts Pr21288

PROJECT TITLE
New Residence at Erf 17668
11 Rivierbosch, De Bosch Estate, Stellenbosch

DRAWING TITLE
ELEVATIONS

WORKSTAGE
STAGE 4.1

PURPOSE OF DRAWING
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WALLS:
W11 Wall types
W11-1 Generally 230mm/230mm (for foundation & abutment) drycast concrete fill/cast brickwork walls. Built up from concrete blocks, "battered" every brick course.
W11-2 External Cast Brick Walls
 Generally 230mm/230mm every half brick course above ground floor level. Generally built up from concrete blocks, "battered" every brick course. 300mm concrete walls minimum 150mm (also built up from concrete blocks) for a course over finished wall. Refer to Structural Engineer's General Notes for W11s requirements.
W11-3 Internal Cast Brick Walls:
 Generally 230mm/230mm every half brick course above ground floor level. Generally built up from concrete blocks, "battered" every brick course. 300mm concrete walls minimum 150mm and 190mm (each direction) built up from foundation / piled walls. Internal walls built up from concrete blocks, "battered" every brick course over finished wall. Refer to Structural Engineer's General Notes for W11s requirements.
W12 Wall Finishes
 W12-1 To receive plaster and paint.
 W12-2 To receive plaster and paint.
 W12-3 To receive plaster to be approved before proceeding with order.
W13 Plaster and paint on internal walls:
 To be plastered as appropriate to the finish to be received, as specified. All walls to be plastered/batted as appropriate to the finish to be received. All internal and exterior walls / door frames to be plastered with a minimum of 12.5mm of plaster. Plaster work must be completed at the same time as the brickwork. Plaster applied in accordance with the manufacturer's instructions. Plaster to be applied to paint specification, in order to be confirmed by architect. Plaster treatment and application to be in accordance with manufacturer's instructions.



FLOOR CONSTRUCTION:

F3-1 Surface:
Reinforced concrete surfaced to structural engineer's details, 100mm 25Mpa concrete surface reinforced with 193 mesh insulation, 250 micron DPM on 60mm sand binding layer on well-compacted sub in layers of max 150mm. Saw cut joints at intervals to structural engineer.

F3-2 Suspended RC Slab to struct eng details and specifications:
Reinforced concrete suspended slab to structural engineer's details.

F3-3 Suspended Timber Floor:
Timber floor structure to structural engineer's design and detail.



ELEMENTS:
E1 Fire place:
 Fire place and flue installation to comply with SANS part V:2018

E3 Stormwater catch pit:
 Surface drain 250mm x 250mm x 75mm diameter RainDrain Nylon - colour Cement Grey.
 Drain to be connected to Draxlex sub-soil drainpipe.

E6 Sub soil drain pipe:
 Drains double wall HDPE sub-soil drainpipe with corrugated outer wall and smooth inner wall. Joints to be done with precast sealing rings positioned on its 3rd valley from the end of

[illegible]

[REDACTED]

PROJECT TITLE
New Residence at Erf 17668
11 Rivierbosch, De Bosch Estate, Stellenbosch

DRAWING TITLE
SECTIONS

WORKSTAGE	PURPOSE OF DRAWING
STAGE 41	FOR MUNICIPAL APPROVAL

DATE	ISSUED	BY	REV.
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SCALE	1:100	PROJ. NO.	DWG. NO.	REV.
DRAWN	S. Wessels	089	MOD4	C

DATE	06/03/2024	CHECKED	GJ Roberts
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