



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17444(TP842/2024)

Our File Reference Number: Erf 16585, 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 A PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME ON ERF 16585, 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 16585, Stellenbosch for a departure to relax the common building line (adjacent to Erf 16586) from 1m to 0m in order to accommodate the proposed storeroom.

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) Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. as indicated on building plan no. 01161-giel-stb16585-20220511, pages 1-3, dated 26/01/2024 and drawn by Exact Plan and attached as **Annexure A**.

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

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.

2. 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.

3. 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.

4. **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**

5. 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.

6. 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.

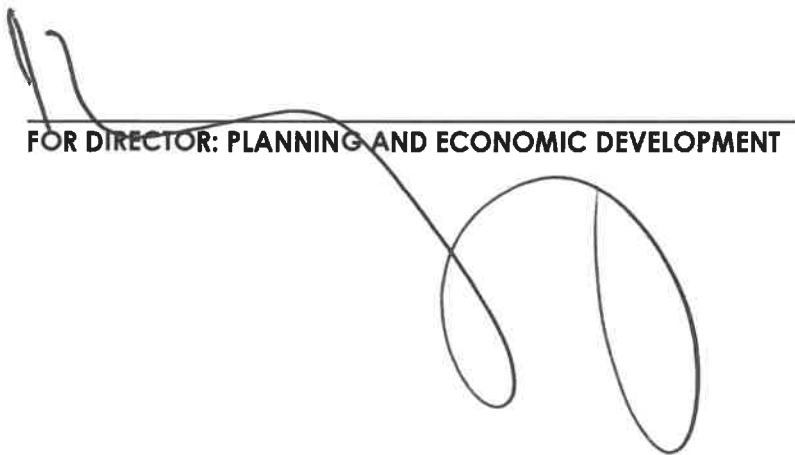
7. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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.

8. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
9. 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

BODY CORPORATE APPROVAL:

LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE
Foundations: 300MPa Concrete foundations to external / load bearing walls to be 700x250mm and slab thickening to internal walls to be 600x300mm unless otherwise specified by engineer. No foundation may project beyond erf boundary. All water 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 brickface in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.
Column Foundations: Foundations to brickwork columns to be min 800x800x300mm. Foundations to steel posts to be min 600x600x800mm. All column foundations to be confirmed by engineer.

SUPER STRUCTURE
Floor Construction:
Solid Floors: 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 50mm sand binding on min 150mm well compacted fill. All areas where under-floor heating is installed shall have isoboard insulation fitted underneath the concrete slab, with a min R-value of 1.0.
Suspended Floors: All suspended slabs to be designed and detailed by engineer.
External envelope:
Walls: 230mm supporting wall with 50mm cavity, 90mm cement mad brickwork or equal approved with brickface in every 4th course, to be smooth plastered and painted. Stopped DPC to be provided to all external walls. Provide min 400mm brickwork between all lintels and wall plate / rafter and provide cavity wall ties at 2.5 ties per m².
All openings less than 3000mm wide to have precast concrete lintels over and all openings bigger than 3000mm wide to have RC concrete beam / steel beam over to engineer design and detail. External masonry walls to achieve min CR-value of 80h.
Windows and doors: All windows and doors to have aluminium frames, all sliding and folding-and-sliding 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 (0.13), as per fenestration schedule. All glazing to comply with requirements of sams 10117 and sams 10400 part II - access doors and sidelights to have safety glass, windows lower than 900mm from floor, windows lower than 1800mm above pitch line of slabs and shop fronts to be safety glass.

Roof
Pitched Roof: Dark dolphin GMS 0.5mm chromadeck roof sheeting with Killock profile to h.o.a. approval colour at 40° on sialation 405 multipurpose underlay on 38x38mm battens at min 320mm c/c on prefabricated roof trusses to manufacturers specifications at max 750mm c/c on 114x38mm wall-plate. Trusses to be secured with 30m galvanised hoop iron built min 600mm into brickwork. Flashings and counter-flashing to be provided as per specialist contractor.
Flat Roof: Dark dolphin GMS 0.5mm chromadeck roof sheeting with Killock profile to h.o.a. approval colour at 1° on sialation 405 multipurpose underlay on 75x50mm purlins at max 900mm c/c on 22x250mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanised Teco brackets. All timbers to be DPC wrapped where built into brickwork.
Concrete roof slab: "Walsbury Brown" stone chips to owner detail on double layer Derigum waterproofing on screed to fall towards full bore outlets on 85mm rigid polyurethane board on precast concrete roof slab to engineer design and specification.
Rainwater Goods: Seamless aluminium O-Gee gutters fixed to 22x25mm hardwood fascia boards to discharge into seamless aluminium down pipes in accordance with manufacturers specifications. All gutters, barge boards and down pipes to be painted white.
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 0.38 (metal)
the skim plastered ceiling has a r-value of 0.06
125mm "thermguard" cellulose fibre insulation has an r-value of 3.28
total 3.72

Internal Divisions
Walls: 110mm and 220mm clay ROK brickwork or equal approved
Doors: All internal timber doors to be paneled semi-solid doors, painted white.
Balustrade: Balustrade to be min 1m high with max vertical openings of 100mm

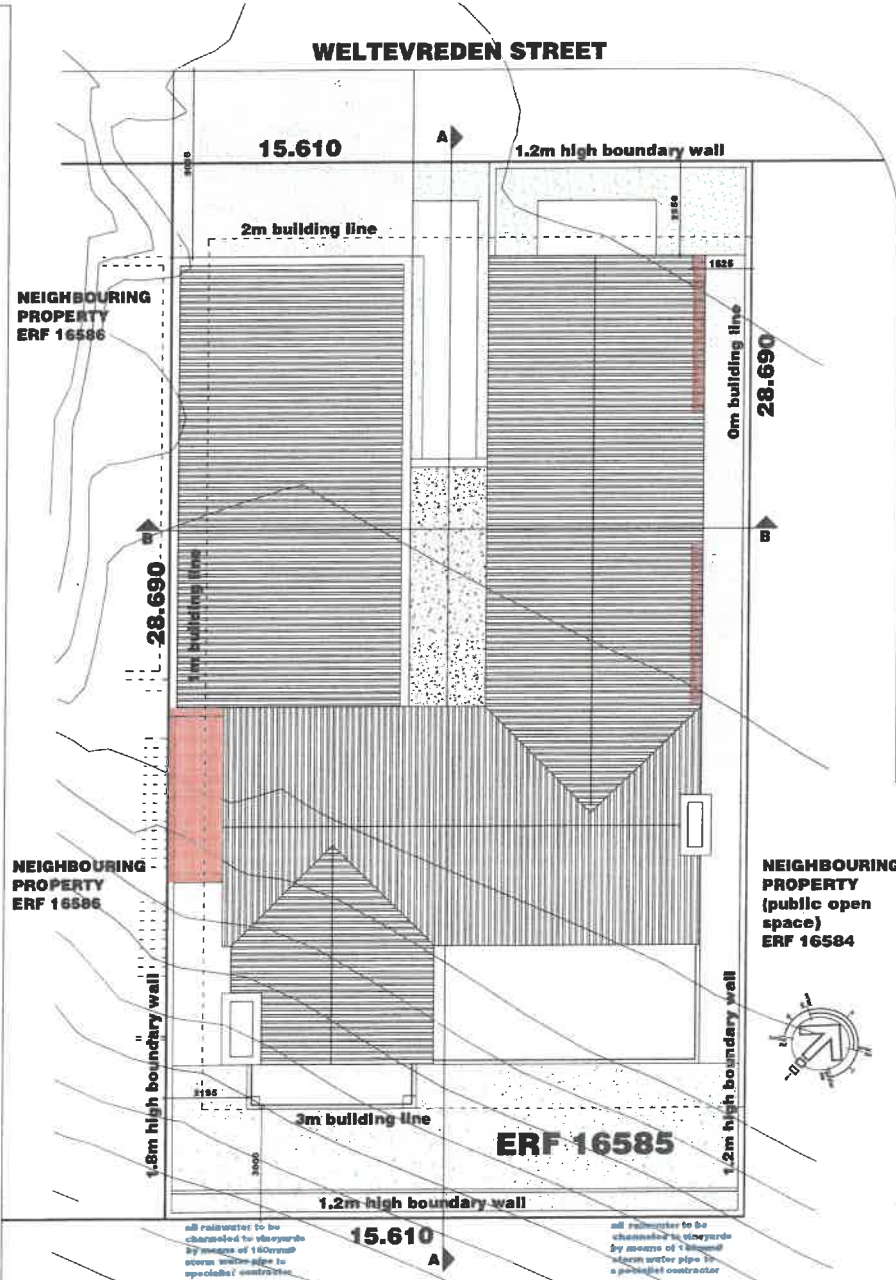
FINISHES
External:
Walls: All walls to be smooth plastered and painted to owner (preliminary specification by Plascon)
Patios / Courtyards: cement pavers on 25mm sand binding on well compacted fill. All overland storm water to be taken away from building and towards roadside.
Internal:
Walls: Generally plastered with 1 coat plaster, skimmed and painted to owner detail
Floors: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 150mm above NGL
Ceilings: No ceiling to garage. 38x38mm Ceiling bradders at max 320mm c/c fixed to u/s of roof trusses, with 4.4mm gypsum ceiling boards to be skimmed and painted with 150mm Therma-crete 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 reticulation 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 Kwikot water heater with Kwikot heat pump to be fitted (5.2kW unit to serve 200L geyser). All exposed pipes to and from hot water cylinder and central heating system shall be insulated with pipe insulation.
Internal diameter of pipe <80mm = 100, >80mm = 150. Hot water vessels shall be insulated with a thermal cladding achieving a min r-value of 2.0
Ventilation and lighting: All areas to comply with municipal regulations and SANS 10400 L.L. min 5% of floor area ventilation and min 10% of floor area lighting

Drainage: All soil drains to be closed system 110mmSP PVC pipes with min fall of 1:50. All vent pipes to be 50mmSP PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bends to have min 600mm inside radius. All drains below building to be encased in 150mm concrete all round.

• NORTH WEST ELEVATION
SCALE 1:100

• SOUTH WEST ELEVATION
SCALE 1:100



• SITE AND ROOF PLAN
SCALE 1:100



• NORTH EAST ELEVATION
SCALE 1:100

SIGNED: [Signature]

PARAMETERS:

EXISTING:	
lower ground floor	240.00m²
upper ground floor	98.20m²
TOTAL:	338.20m²
PROPOSED:	
lower ground floor extension:	3.00m²
covered storage area:	6.80m²
TOTAL:	9.80m²
TOTAL AREA:	348.00m²
TOTAL FOOTPRINT:	250.00m²
SITE AREA:	448.00m²
COVERAGE ALLOWED:	60.00%
COVERAGE ACTUAL:	55.04%

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.

DRAWING: COUNCIL SUBMISSION

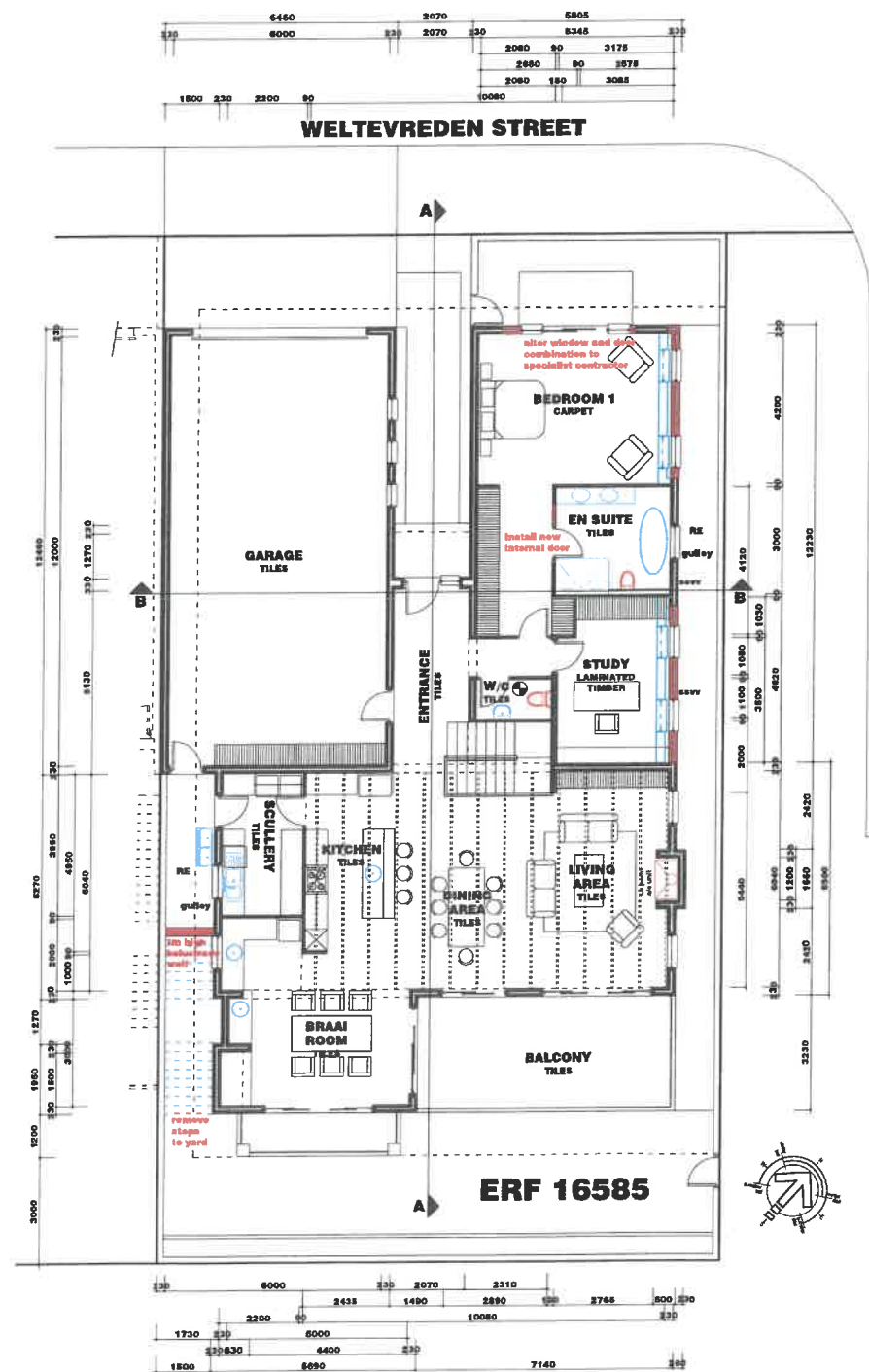
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• A RIDER PLAN	28/01 MDB
• B change done	date person
• C change done	date person
• D change done	date person

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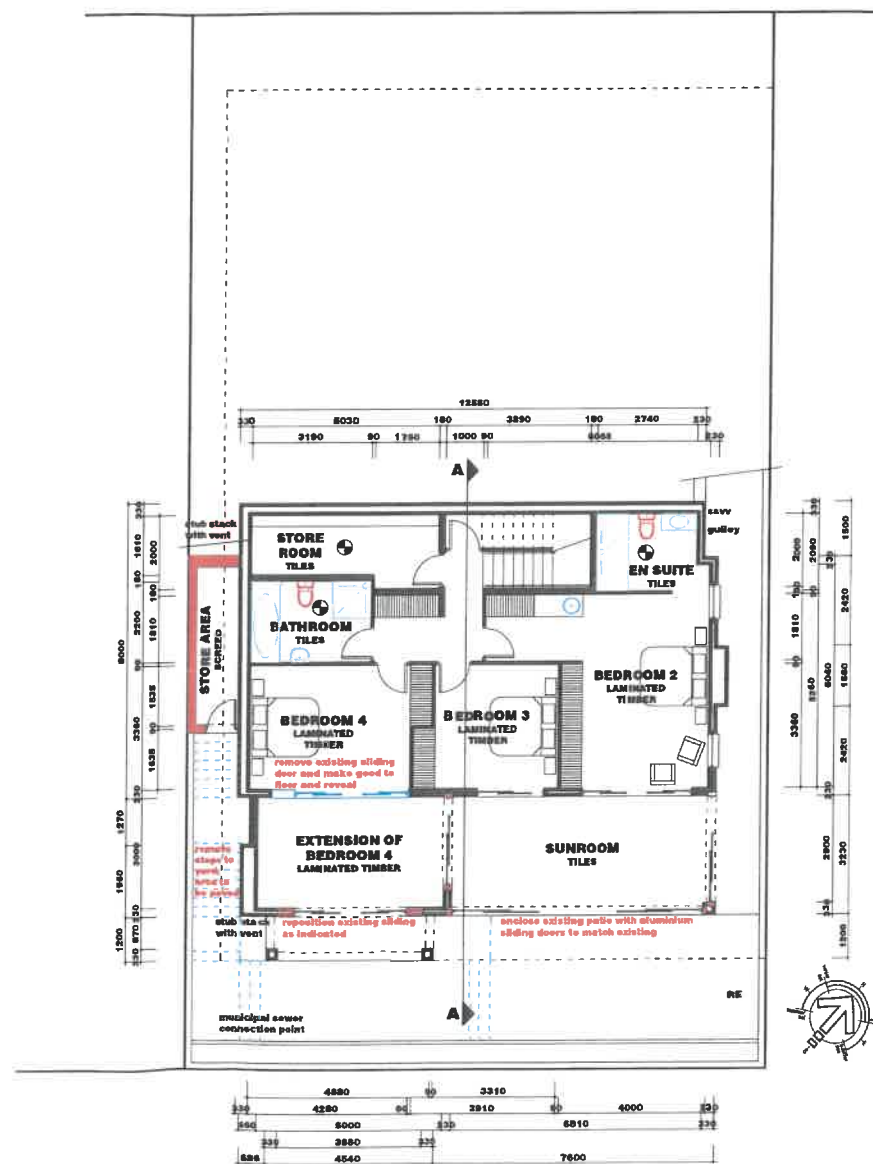
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as shown	1 of 3	2024-01-26

• **GROUND FLOOR PLAN**
SCALE 1:100



• **BASEMENT FLOOR PLAN**
SCALE 1:100



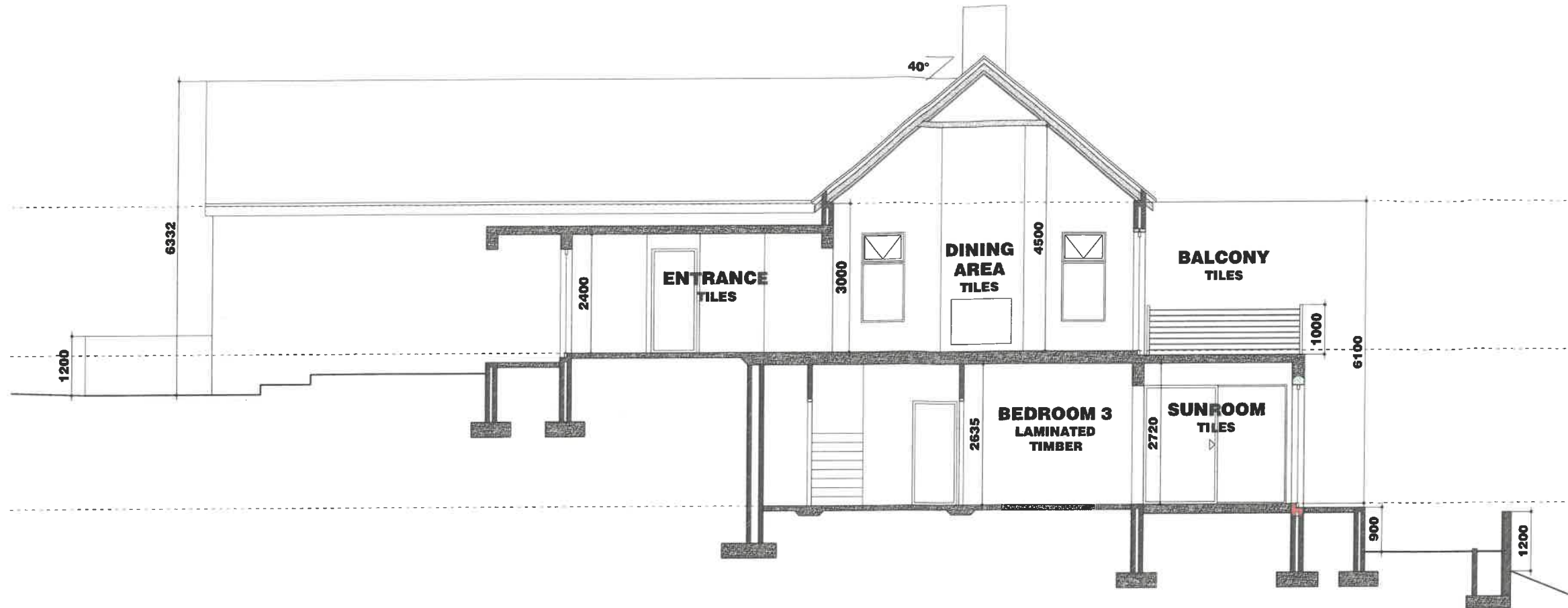
PARAMETERS:		
EXISTING:		
lower ground floor:	260.00m ²	
upper ground floor:	98.20m ²	
TOTAL:	358.20m ²	
PROPOSED:		
lower ground floor extension:	3.00m ²	
covered storage area:	6.80m ²	
TOTAL:	9.80m ²	
TOTAL AREA:	368.00m ²	
TOTAL FOOTPRINT:	260.00m ²	
SITE AREA:	448.00m ²	
COVERAGE ALLOWED:	60.00%	
COVERAGE ACTUAL:	58.04%	
PLEASE NOTE:		
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DRAWING: COUNCIL SUBMISSION

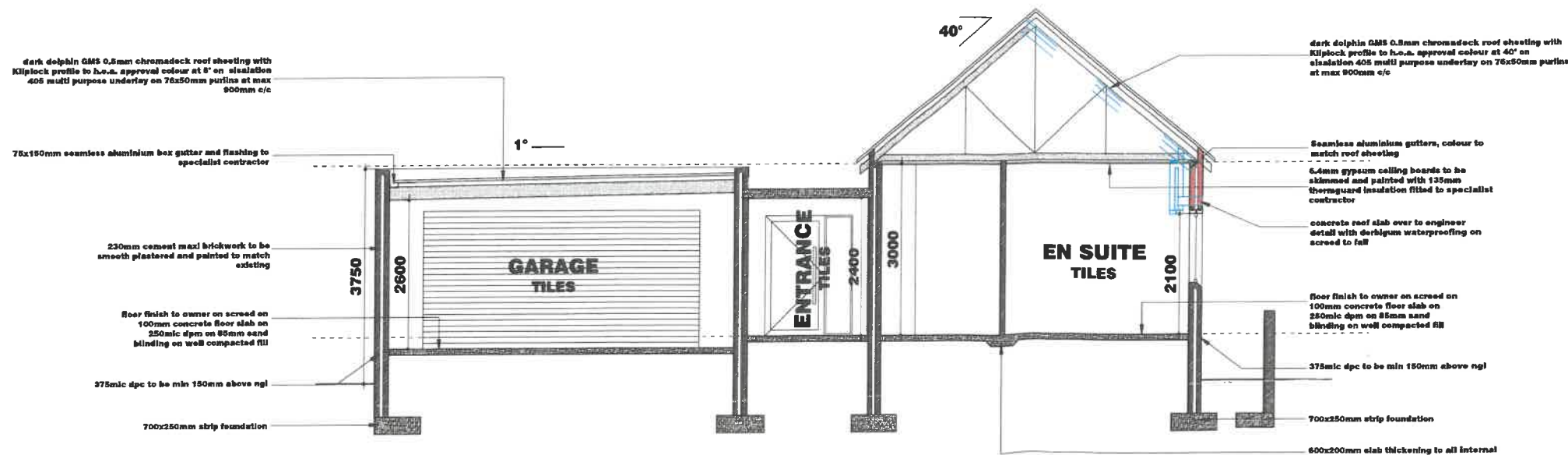
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• A	RIDER PLAN	26/01	MDB
• B	change done	date	person
• C	change done	date	person
• D	change done	date	person

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SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/02/12
NAME: Zekia de Vries
CONTACT: 083 601 7329
zekia@saluhozeldesigns.com
SIGNED: 

PARAMETERS:	
EXISTING:	
lower ground floor:	260.00m²
upper ground floor:	98.20m²
TOTAL:	358.20m²
PROPOSED:	
lower ground floor extension:	3.00m²
covered storage area:	6.80m²
TOTAL:	9.80m²
TOTAL AREA:	368.00m²
TOTAL FOOTPRINT:	260.00m²
SITE AREA:	448.00m²
COVERAGE ALLOWED:	60.00%
COVERAGE ACTUAL:	58.04%

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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: S BELLINGAN
PROPERTY: ERF 16585
STELLENBOSCH
ADDRESS: WELTEVREDEN HILLS ESTATE
STELLENBOSCH
DRAWING: COUNCIL SUBMISSION

REVISIONS:			
•	A	RIDER PLAN	26/01
•	B	change done	date
•	C	change done	date
•	D	change done	date

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