

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17568(TP860/2024)

Our File Reference Number: Erf 10932, Stellenbosch

Your Reference Number:

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 ON ERF 10932, 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 10932, Stellenbosch for:
 - a. A Permanent Departure in terms of Section 15(2)(b) of the said bylaw to permit the relaxation of the common building line to be 0.77m in lieu of 1m (adjoining Erf 10909 Stellenbosch) and the street building line to be 1.965m in lieu of 3m (Starking Street).

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 said Bylaw:
 - i. The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - ii. The development and building plans be generally in accordance with the Site Plan as referenced on Drawing No. 16/2024, dated 05/05/2024 and drawn by Elton Swartz attached as **Annexure A**.

- iii. Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- iv. 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.

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

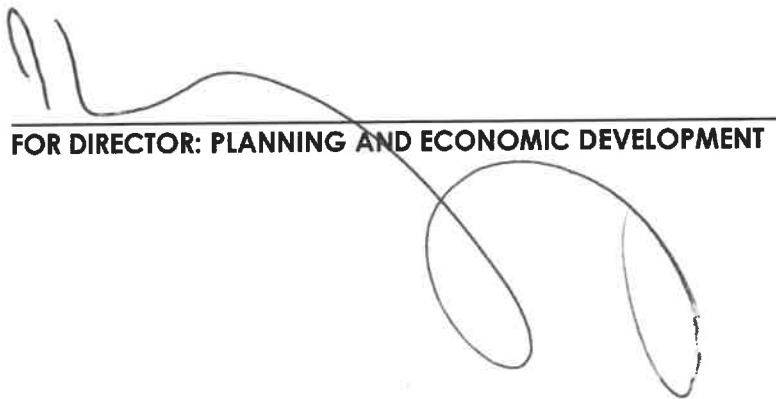
2.3.1. The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

- 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.

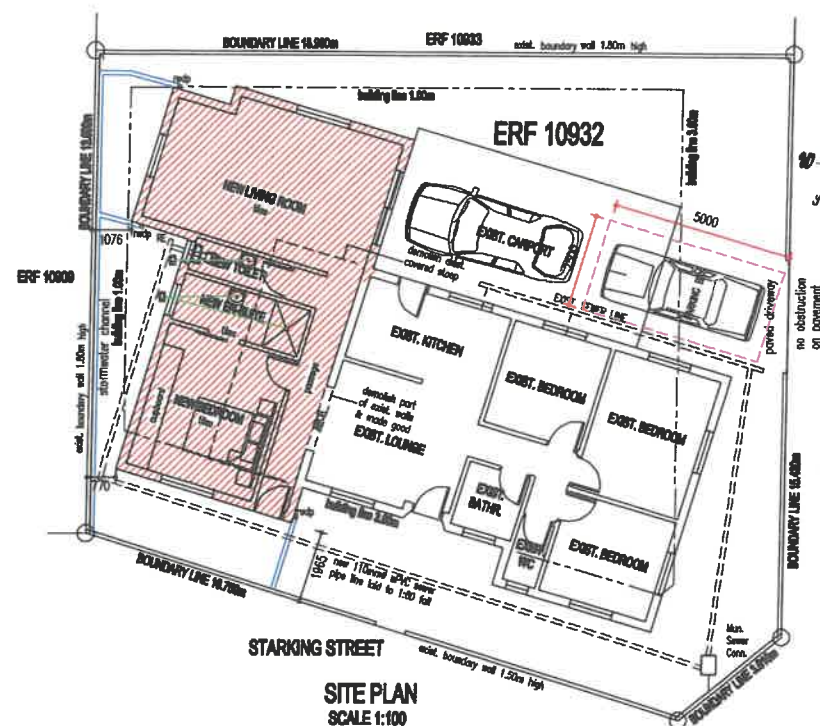
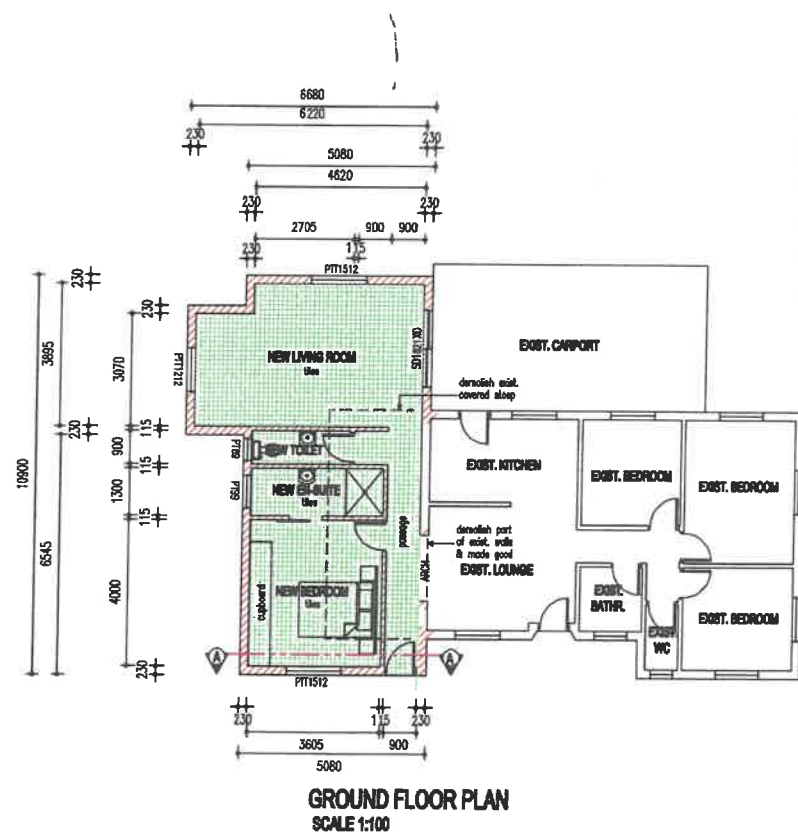
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE 6/11/2024

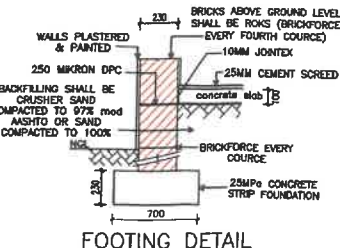
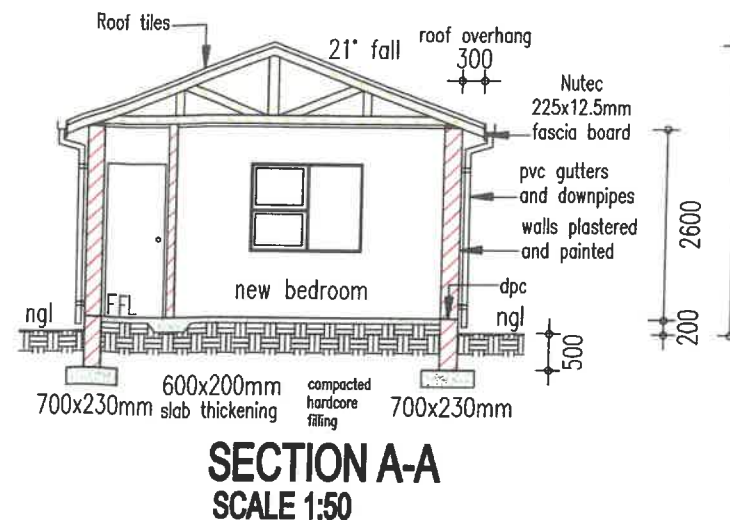


ALUMINIUM WINDOW SCHEDULE:

WIDTH	HEIGHT
PT1212	= 1200 x 1200
PT1512	= 1500 x 1200
PT189	= 900 x 900
PT189	= 600 x 900

DOORS SCHEDULE:

EXTERNAL	= SOLID MERANTI DOOR
INTERNAL	= STABLE DOOR
SLIDING DOOR	= SD 1821 X0



GENERAL NOTES:

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part 0 natural light area: min. 10% of floor area and natural ventilation: min 5% of floor area.
- All glazing to comply with requirements of SABS 0137- access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
- All safety glazing panels shall be etched with glazing marking and this to be safety glass.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

X.A. CALCULATIONS:

BUILDING INFORMATION:

BUILDING CLASSIFICATION:	H4
DESIGN POPULATION:	2 Persons per Bedroom
CLIMATIC ZONE:	2 Bedrooms= 4persons
BUILDING ORIENTATION:	Refer to site plan
BUILDING ENVELOPE:	SINGLE Storey Dwelling

ROOF MATERIAL AND ASSEMBLY DETAILS:

ROOF MATERIAL SPECIFIED:

• 6.4mm gypsum ceiling:	0.05 m ² /K/W
• Slatation 410:	0.83 m ² /K/W
• 130mm thick pink Isotherm:	2.88 m ² /K/W

TOTAL R - VALUE OF SPECIFIED MATERIAL:

The specified Roof Assembly & Roofing Materials do comply with SANS 10400 XA: 2011 requirements as the R-Value of 3.76 m²/K/W exceeds the minimum required R-Value for climatic zone 4 of 3.7 m²/K/W.

HOT WATER HEATING DETAILS:

Design population: 2 Bedrooms house at 2 persons per bedroom = max. 4 Persons
Hot water demand: SANS 10252-1:2012 demand formula for dwelling house
= (115 to 140) l/person per day
= 140 l x 4 persons = 560 litres per day
Hot water storage: SANS 10252-1:2012 storage formula = (40 to 50) l/person = 50 l x 4 persons = 200 litres

Thus: 4 persons require min 160l & max 200l of hot water storage
Supply and storage installation:
1 x 200litre Geyser and 75l/hour heat pump.

Installation & Location:

Strictly according to Manufacturer's Specifications 1 x 200litre Geyser insulation Blankets Heat Pump to be installed on exterior facade of house.

Hot Water Pipe Insulation: Saint Gobain ISOVER

- Faced Glasswool blanket with a R-value of 1.25 m²/K/W.
- The thermal insulation blanket to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011 Requirements, paragraph 4.1.4
- All hot water pipes to be insulated with Saint Gobain Isover Snap On Geyser Pipe Insulation with a R-value of 1.00 m²/K/W thus complying with SANS 10400 XA:2011.
- Minimum R-Value requirement of 1.00 m²/K/W for thermal insulation of hot water pipes smaller than 80mm in diameter, paragraph 4.1.4 & Table 1.
- The pipe insulation to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011

FENESTRATION DETAILS:

- Please refer to fenestration calculations.
- Window and door reference numbers to be read in conjunction with attached fenestration document for each building storey.
- All glazing comply with SANS 204 Fenestration Conductance and Solar Heat Gain Requirements, as advised by specialist.
- The thickness of panes of glass shall be determined by a competent person (glazing) in accordance with the requirements of SANS 10137 and based on wind loads determined in accordance with the requirements of SANS 10400-B.
- All glazing to be in accordance with the latest edition of AAAMSA and SANS 100400-N regulations.

Revision notes:

All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.

CALCULATIONS

ERF AREA:	= 294.00m ²
Exist. Covered Carport	= 29.70m ²
Exist. Dwelling	= 70.00m ²
ADDITIONS	= 61.00m ²
Building Area:	= 160.70m ²
COVERAGE:	= 54%

ROOF CONSTRUCTION: (SANS 10400, PART 1)

Concrete Roof tiles on 38x38mm battens at 945mm c/c at 21° fall on precast 5 GRADE 114x230mm Roof Trusses at 700mm c/c. SPACING TRUSSES TO HAVE A MAXIMUM SPAN OF 4.00m. TRUSSES TIED WITH BOLTS AT JOINTS AND SPICE JOINTS AT 24M12. TO COMPLY WITH SANS 10400 PART 1. Trusses to be 114x230mm. King Post to be 150x35mm. GRADE 5 BRACE SIZE TO BE 75x25mm. WALL SIZE TO BE 114x230mm WITH A NUMBER OF 6 BAUS. Trusses roofing on 114x230mm battens tied down with 1200x35mm galvanized hoop iron anchored at a min. of 100mm below wallplate into brickwork. Slatation 420 insulation between battens and roof covering. Reinforced ceiling on 38x38mm bracing at max. 400mm c/c. with 75mm fibre concrete. Fibreglass insulation on ceiling board.

WALL CONSTRUCTION: (SANS 10400, PART 1)

External and internal walls to be plastered and painted to match with exist. SABS approved 220x105x75mm R.A.K bricks laid in stretcher bond in 1:5 cement mortar with brickwork to every third brick course.

FLOOR CONSTRUCTION: (SANS 10400, PART 1)

Floor covering on owner's choice on 25mm granular cement screed on 75mm 25mpa concrete slab on 250 micron Dampproof Membrane on 50mm clean sand on well compacted hardcore filling in layers of 150mm max. to 100% MOD. ASHTO free of any organic material.

FOUNDATION: (SANS 10400, PART 1)

All footings to be constructed in (1:12) 100% concrete (1:4:5), with 20mm coarse sand, and 20mm coarse for bedding. Walls. All concrete footings to be min. 700x250mm. Footings to be of good bearing depth. Steel reinforcement to be introduced where needed. Foundation walls to be filled with concrete up to floor level. Provide 900x900x300mm concrete footings to all free standing columns.

LEVELS: (SANS 10400, PART 1)

Prestressed precast concrete lintels with 230mm min. bearing on both sides. Brickwork as follows: 2.1m-3.0m=4 layers of brickwork, 3.0-3.8m= 5 layers of brickwork, 3.8m-5.1m=6 layers of brickwork.

CONCRETE/PLASTER MIXTURE:

For structural concrete mix must be 1 part cement, 4 parts sand and 5 parts 19mm gravel stones. A concrete strength of 10mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds etc. All plaster work to be troweled.

DRAINAGE GOODS: (SANS 10400, PART 1)

Seamless WATERITE Approved pvc gutters with rectangular fluted 76mm downpipes, all to be pre-painted similar to walls on 225x12mm fibre cement fasciaboards.

DRAINAGE: (SANS 10400, PART 1)

110mm UPVC downpipes connected to existing manholes to 1:50 and max. 1:5 fall as indicated on site and ground floor plans. Invert level to be min. 450mm deep. Rodding Eye at every bend and min. every 25 metres. Each drainline to ventilate via 50mm ventpipe. Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway.

DOORS AND WINDOWS: (SANS 10400, PART 0)

External doors to be solid hardwood timber doors with profile in timber frames. Internal doors to be Massalca hollow core doors. Doors according SWARTLAND catalogue. Aluminium windows to be used.

STORMWATER: (SANS 10400, PART 1)

The control and disposal of stormwater must be strict accordance with the requirements of 4.2.

GLAZING: (SANS 10400, PART 1)

All glazing to comply with requirements of SANS 10137 & SANS Part N- Access doors and side lights. Windows lower than 500mm from floor, windows lower than 1,800mm above pitch line of stairs and shop fronts to be safety glass and clearly indicated as such on glass at eye level. Safety glazing material (where applicable) shall be permanently marked by the installer. Glass in balustrades shall be toughened safety glass unless rigidly supported on all sides.

(SANS 10400, PART 1) HOT WATER SYSTEMS

At least 50% of all hot water must come from an alternative HEATING source (SOLAR PANELS)

STANDARD ELECTRICAL SUPPLIES:

Supply each room with a light switch and power point, each external door with an external light. Dboard and all other electrical and plumbing / sanitary works, to be finally determined, discussed and sorted out by the owners and the different qualified ceased and registered contractors. Electrical installers also to comply to Occupational Health and Safety Act.

ROOF ASSEMBLY CALCULATIONS: SANS 10400 XA

MINIMUM R-VALUE REQUIREMENT FOR CLIMATIC ZONE 4

> Outside air surface	= 0.05
> Single Layer Composite Roof sheets	= 0.30
> Slatation insulation	= 0.83
> Ceiling to Roof air space	= 0.385
> 100mm Batt Insulation	= 2.50
> 6.4 Gypsum Ceiling board	= 0.85
> Inside air surface (interior)	= 0.251

TOTAL R-VALUE

1.19

Project PROPOSED NEW ADDITIONS & ALTERATIONS AT EXIST. HOUSE AT ERF 10932

Drawn by: _____

Checked by: _____

FOR COUNCIL APPROVAL