STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17202(TP781/2024)
Our File Reference Number: Erf 432, Raithby
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 PERMANENT DEPARTURE: ERF 432, WINELANDS VILLAGE, RAITHBY

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 432, Raithby for:

   2.1.1 a Departure in terms of Section 15(2)(b) of the bylaw to relax the common building line from 2m to 1m in order to permit the proposed staircase.

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 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 Site Development Plan No: 01372-claud-RB432-20230717, Drawn by Michelle De Bruyn (Exact Plan architectural draughting), dated 2024-06-21and 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 proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

   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

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

19/9/2024

DATE

LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE
Foundations: 30MPA Concrete foundations to external / load bearing walls to be 700x250mm and slab thickening to internal walls to be 500x200mm, 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 brickforce 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 600x600x500mm.

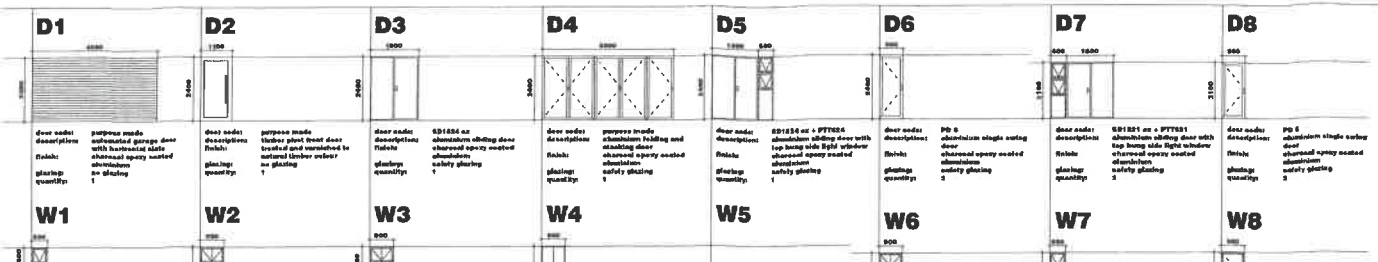
SUPER STRUCTURE:
Floor Construction:
Solid Floors: 100mm concrete slab on 250mic DPC lap joined, sealed and turned up around the perimeter of and to the full length of the slab on 50mm sand blinding on min 150mm wall compacted fill.
Suspended Floors: not applicable
External envelope:
Walls: 230mm supporting wall with 50mm cavity, 50mm cement sand brickwork or equal approved with brickforce in every 5th course. Stepped DPC to be provided in 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. External masonry walls to achieve min U/R-value of 0.35.
Windows and doors: All windows and doors to have aluminium frames, all sliding and fold/gap-and-stacking 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 sans 10137 and sans 10400 part N - 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.
Roof:
Pitched Roof: Charcoal chromadeck roof sheeting with Klipdek profile at 25° on a inclation 406 multipurpose underlay on 76x50mm purlins at min 900mm c/c on prefabricated roof trusses to manufactures specifications at max 750mm c/c on 114x38mm wall-plate. Trusses to be secured with 30m galvanised hoop iron built into 900mm into brickwork. Flashings and counter-flashings to be provided as per specialist contractor.
Flat Roof: Charcoal chromadeck roof sheeting with Klipdek profile at 5° on a inclation 406 multipurpose underlay on 76x50mm purlins at max 900mm c/c on 228x50mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Teco brackets. All timbers to be DPC wrapped where built into brickwork.
Concrete Roof: Screed to fall towards full bore outlets on double layer Derbigum torch-on waterproofing to specialist contractor on concrete roof slab to engineer design and detail. Screed to be topped with "Stalmeisters Screen" stone chips.
Rainwater Goods: Seamless aluminium 0.6mm gutters fixed to 25x203mm hardwood fascia boards to discharge into seamless aluminium down pipes in accordance with manufactures specifications.
Roof Assemblies: the roof assembly shall achieve a min total resitse of upward heat flow not less than 3.7

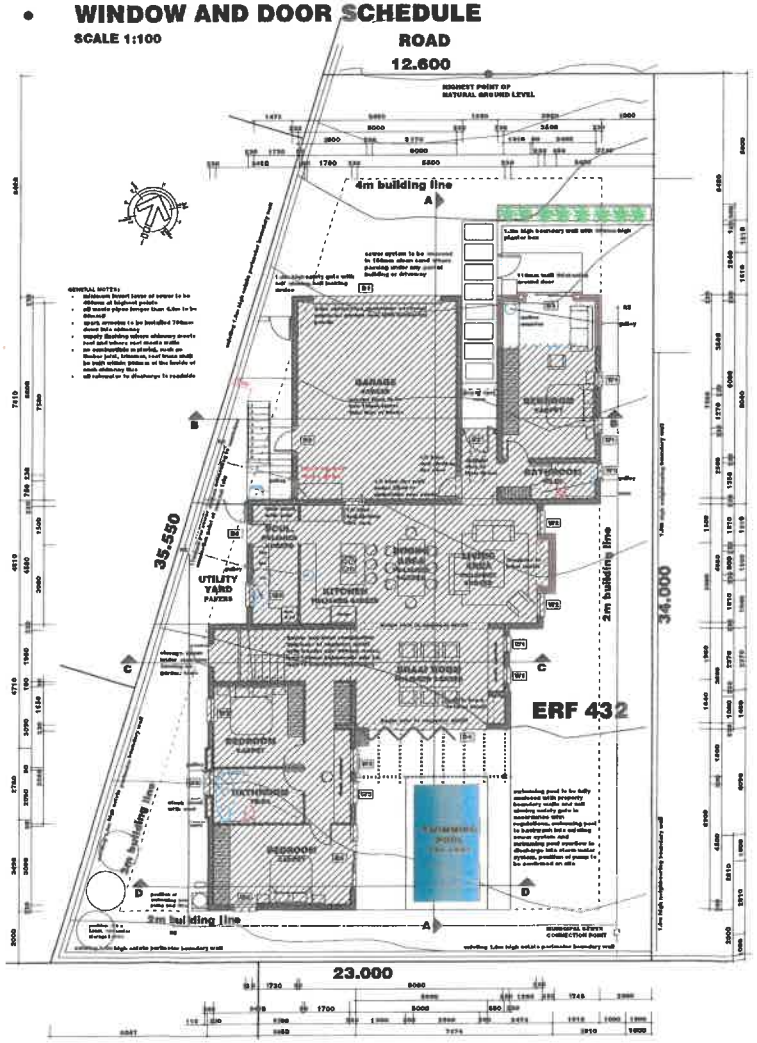
the roofing material has a r-value of	0.38 (metal)
the skim plastered ceiling has a r-value of	0.06
125mm "thorm-guard" cellulose fibre insulation has an r-value of	3.38
total	3.72

Internal Division:
Walls: 90mm and 140mm cement sand brickwork or equal approved
Doors: All internal timber doors to be panelled semi-solid doors, painted white.
Bathrooms: Bathrooms 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 Planeon)
Patios / Courtyards: cement pavers on 25mm sand blinding 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: 38x38mm Ceiling battens at max 320mm c/c fixed to u/s of roof trusses, with 9.4mm gypsum ceiling boards to be skimmed and painted with 125mm Thermguard 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 sahara 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 = 0 capita x 50L of hot water daily to have medium consumption = 400L 2 x 200L Kwikzel water heater with min 12 x solar panels to specialist contractor. All exposed pipes to and from hot water cylinder and central heating system shall be insulated with pipe insulation: internal diameter of pipe <40mm = residue to be min 1 and >40mm = residue to be min 1.5. Hot water vessels shall be insulated with a material cladding achieving a min r-value of 2.0
Ventilation and lighting: All areas to comply with municipal regulations and SANS 10400 i.t.o. min 8% of floor area ventilation and min 10% of floor area lighting
Drainage: All soil drains to be sleeved system 110mmdi PVC pipes with min fall of 1:40. All soil pipes to be 50mmdi 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.

• WINDOW AND DOOR SCHEDULE

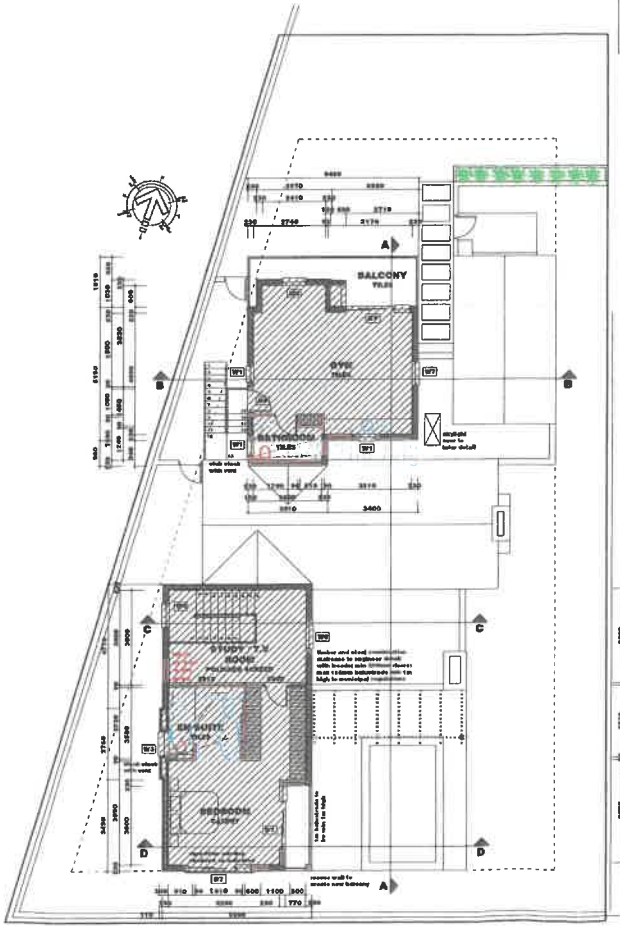
SCALE 1:100





• GROUND FLOOR PLAN

SCALE 1:100



• FIRST FLOOR PLAN

SCALE 1:100

SCHEDULE OF FINISHES:

roof:	pitched roof with Chromadeck COLORBOND (African Charcoal) roof sheeting with Klipdek profile at 40°
fascia boards	Nutec fascia boards to be painted white
gutters	charcoal aluminium gutters
downpipes:	white aluminium downpipes
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:	steel yard gates to be painted charcoal - design to be approved by h.o.a.
balustrades:	steel balustrades with vertical design to be painted charcoal with timber top rail, varnished to natural timber colour
boundary walls:	solid walls to be plastered and painted to white as per H.O.A. approval
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 service yard
solar panels	all solar panels to be black with black frames

PARAMETERS:

EXISTING:

ground floor:	319.75m²
first floor:	52.75m²
loft:	39.10m²
TOTAL:	**311.60m²**

PROPOSED:

ground floor extension:	7.75m²
TOTAL:	**7.75m²**

TOTAL AREA:	**319.35m²**
TOTAL FOOTPRINT:	**227.60m²**
SITE AREA:	**605.00m²**
COVERAGE ALLOWED:	**50.00%**
COVERAGE ACTUAL:	**37.60%**

PLEASE NOTE:
THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS.
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSONS ATTENTION PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

HOUSE BOTES

CLIENT:	MR C BOTES
PROPERTY:	ERF 432 RAITHBY
ADDRESS:	WINELANDS VILLAGE RAITHBY
DRAWING:	COUNCIL SUBMISSION

REVISIONS:

• A	RIDER PLAN	23/02	MDB
• B	change done	date	person
• C	change done	date	person
• D	change done	date	person

DRAWING NUMBER:
01372-claud-RS433-20230717

SCALE:	PAGE:	DATE:
as shown	1 of 3	2024-06-21

EXACT PLAN

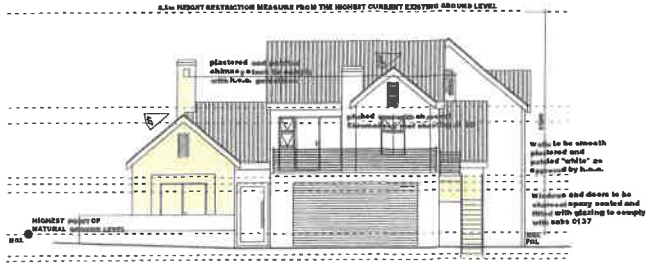
MICHELLE DE BRUYN
SACAP REG NO: PAT 24744614

102 DE HULK WAY
PENHILL ESTATE

TEL: 072 2743 123
[redacted]

Winelands Village Home Owners Association
Building Plans Scrutinized
Date: 22/04/2024
Sign:

SCRUTINIZED FOR AESTHETIC APPROVAL
Date: 22/04/2024
Name: Jaco Niemann
Signed: [redacted]



- **NORTH WEST ELEVATION**
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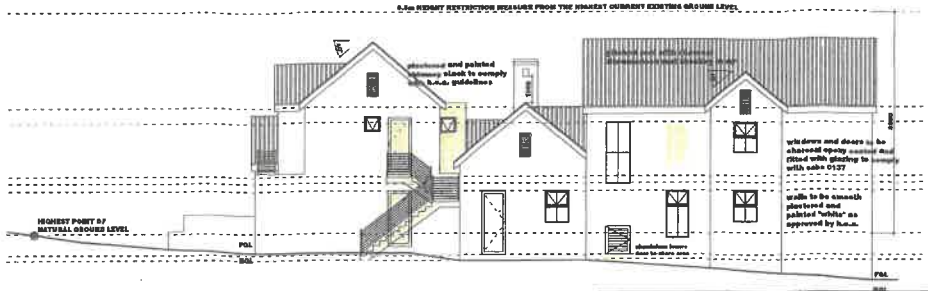

- **SOUTH WEST ELEVATION**
  SCALE 1:100

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Home Owners Association
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Date: 22/04/2024
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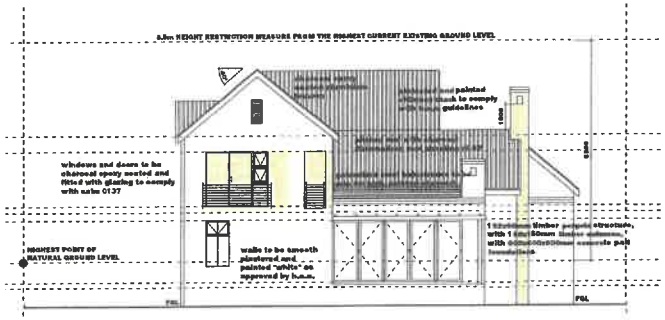
Date. ...22/04/2024.....
Name: Jaco Niemann.....
Signed:.....
NIEMANN ARCHITECTS AND ASSOCIATES
37 Market street, Stellenbosch, 7600
Tel: 082 449 9442
jaco@niemannarchitects.co.za



- **SOUTH EAST ELEVATION**
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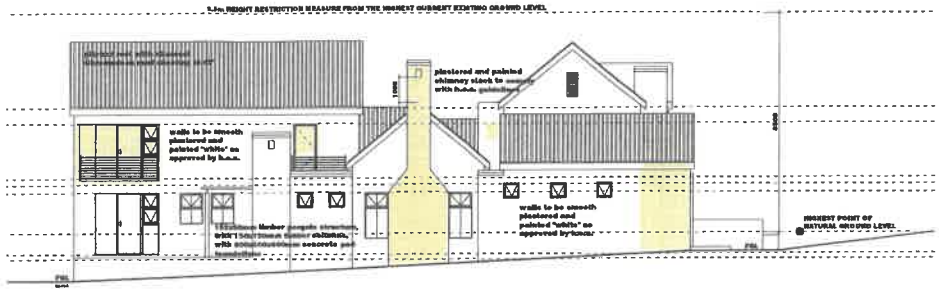

- **NORTH EAST ELEVATION**
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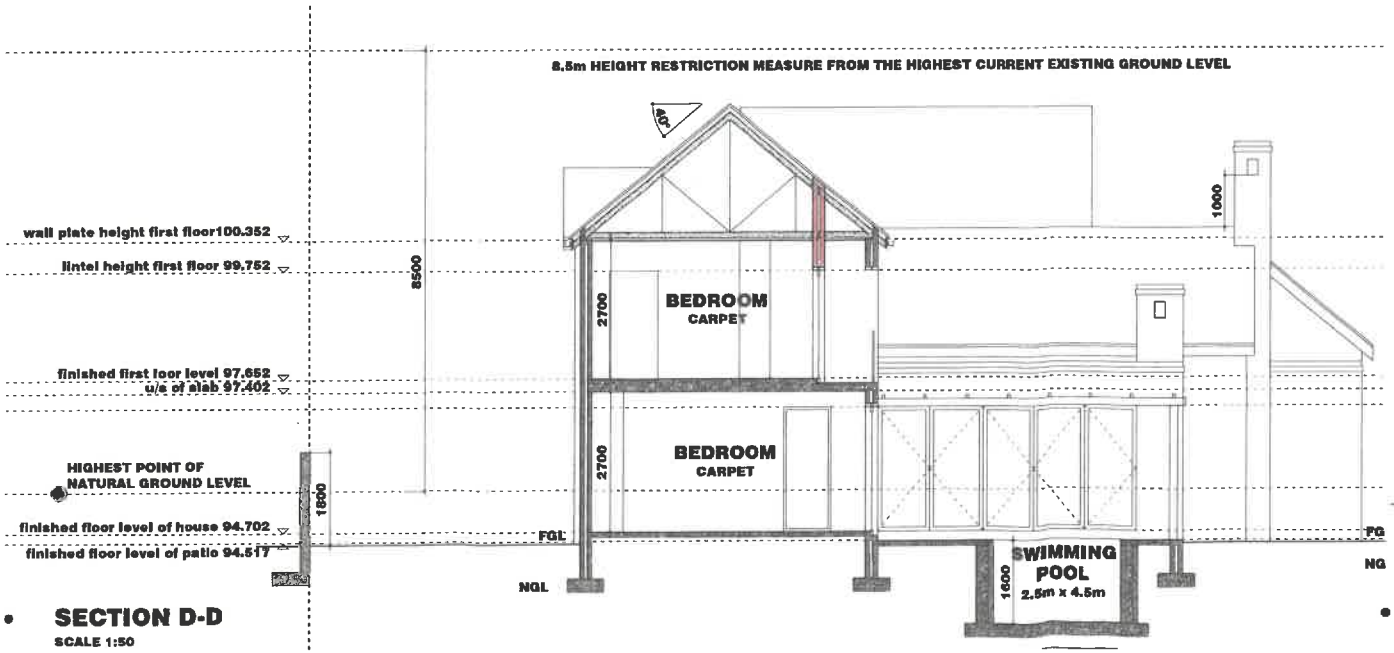

- **SECTION D-D**
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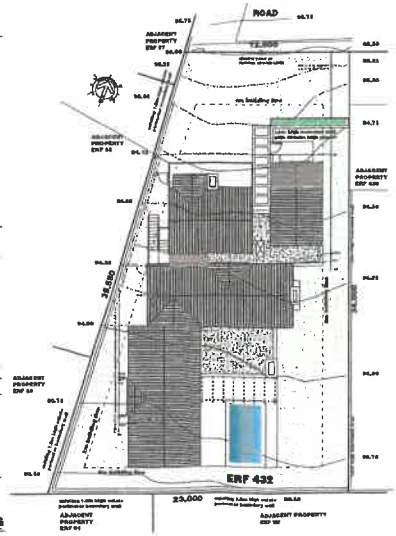

- **SITE AND ROOF PLAN**
  SCALE 1:200

PARAMETERS:

EXISTING:

ground floor	219.75m²
first floor	53.75m²
lofts	36.10m²
TOTAL:	311.60m²

PROPOSED:

ground floor extension	7.75m²
TOTAL:	7.75m²

TOTAL AREA:	319.35m²
TOTAL FOOTPRINT:	227.50m²
SITE AREA:	605.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	37.60%

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PROPERTY: ERF 432
RAITHBY

ADDRESS: WINELANDS VILLAGE
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DRAWING: COUNCIL SUBMISSION

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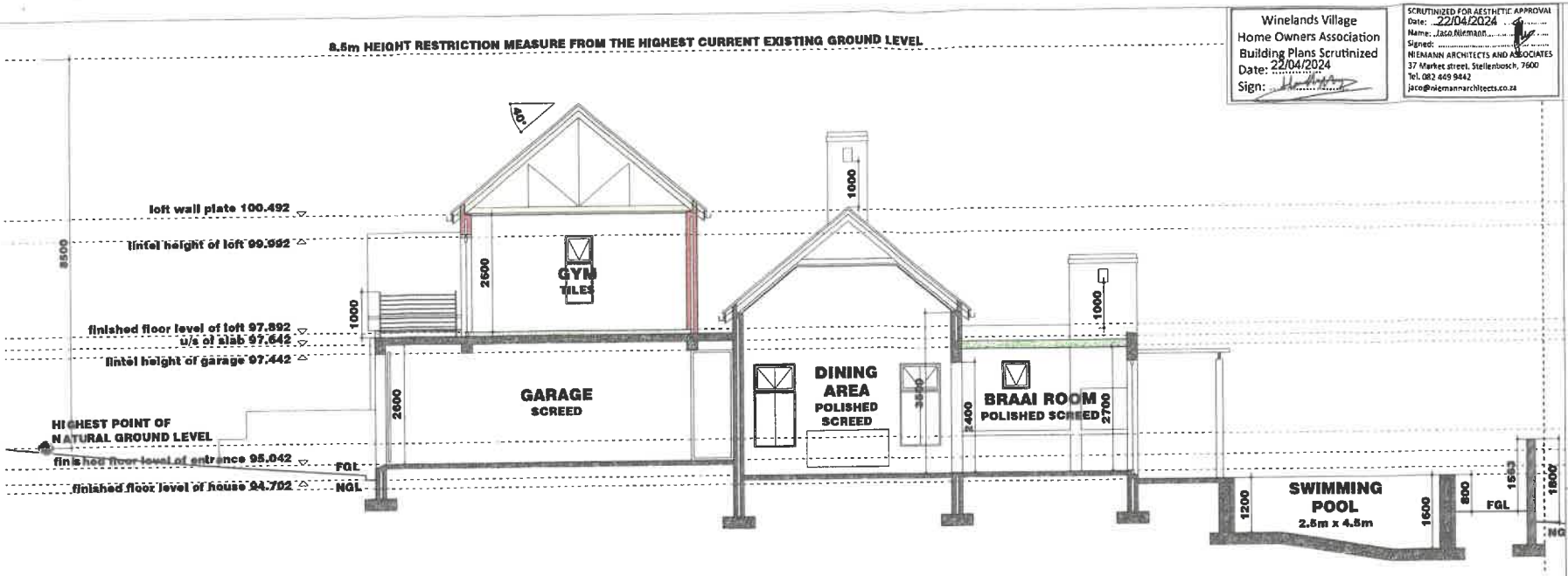
Tel. 082 609 9442
jaco@niemannarchitects.co.za



- **SECTION A-A**

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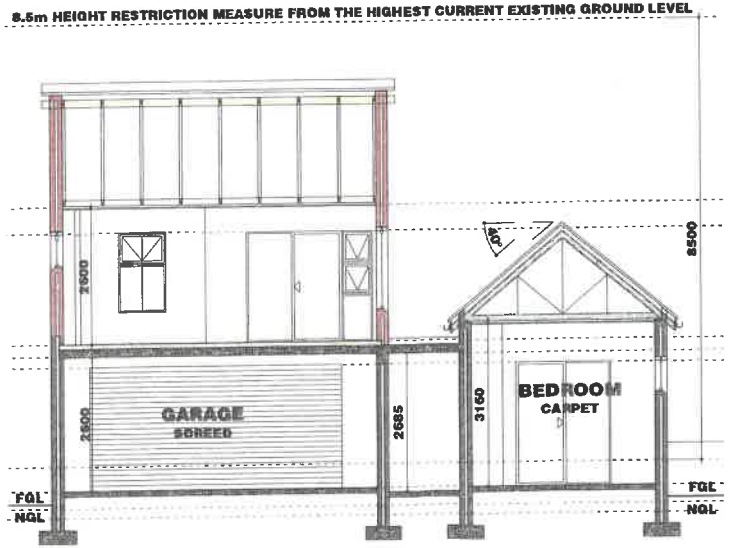

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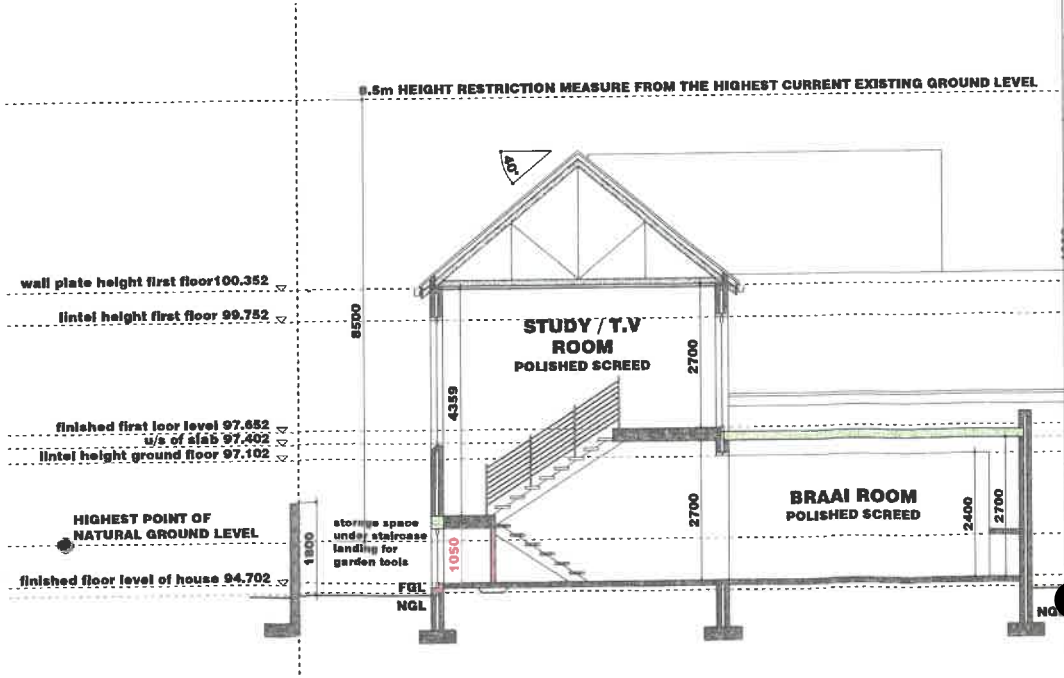

- **SECTION C-C**

PARAMETERS:

EXISTING:

ground floor	219.75m²
first floor	52.75m²
loft	38.13m²
TOTAL:	**311.63m²**

PROPOSED:

ground floor extension	7.75m²
TOTAL:	**7.75m²**

TOTAL AREA:	319.38m²
TOTAL FOOTPRINT:	227.50m²
SITE AREA:	605.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	37.60%

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