



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16545 (TP584/2023)

Our File Reference Number: Erf 5373, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: m

Sir

APPLICATION FOR DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2023 ON ERF 5373, 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 for a departure in terms of Section 15(2)(b) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023 in order to relax the common building lines (adjacent to Erf 13252 & Erf 14426, Stellenbosch) from 1,5m to 0m in order to accommodate the proposed master bedroom and bedroom 3 above the existing garage and the proposed staircase (adjacent to Erf 14426) on Erf 5373, Stellenbosch.

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:
 - 2.2.1 The approval will lapse if not implemented / confirmed within five years from the date of final notification of approval of the application.
 - 2.2.2 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.
 - 2.2.3 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.
 - 2.2.4 Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. as indicated on building plan no. 2023/5373-01,

dated 31 July 2023 and drawn by Donovan Young Architecture and attached as Annexure C.

2.3 The reasons for the above decision are as follows:

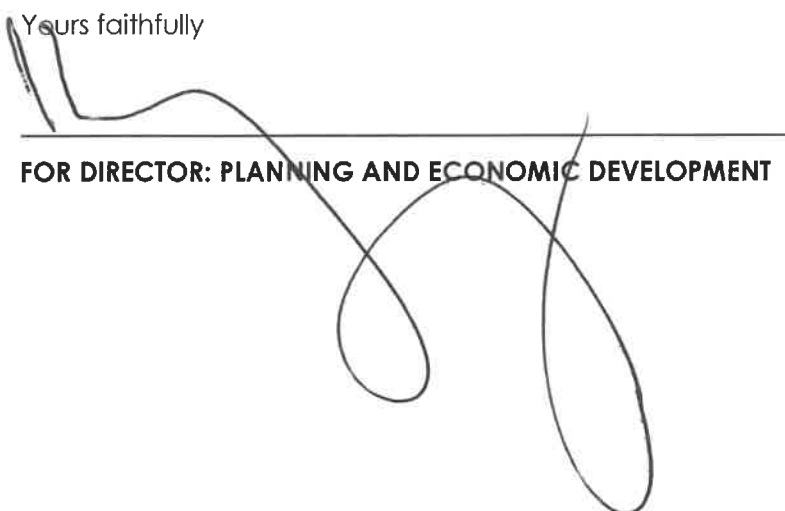
- 2.3.1 The proposed additions are in line with the existing land use of the property and will thus have not impact negatively on the character of the area.
 - 2.3.2 Due to the orientation of the houses in this area of Welgevonden, the proposed additions will not have an impact on the amount of sunlight currently enjoyed by the adjoining property owners
 - 2.3.3 The addition of a passive living area for bedroom use on the property boundary will not result in an adverse impact on the neighbouring property.
 - 2.3.4 The build form is not foreign to the immediate surroundings and streetscape due to the presence of similar departures
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

20/8/2024

DATE

Conductance	1.4	Actual	0.75	34.88%	Passed	1.08	FENESTRATION AREA
SHGC	0.11	Actual	0.51	40.57%	Passed	11.10%	PERCENTAGE FENESTRATION AREA - GROUND STOREY
Net Floor Area	9.73						
Conductance Allowance	13.62						
SHGC Allowance	1.26						
Glazing Performance... Results							
NO	Facing	Width	Height	Count	Area	Area <=	U-Value SHGC Cu SHGC P G H P/H E Factor
19	North East	0.9	1.2	1	1.08	30	4.40 0.44 4.75 0.51 0.000 0 1.20 0.0000 1.08
Totals 4.75 0.51							
FENESTRATION ENERGY CALCULATIONS - GROUND STOREY							

Net Floor Area	92	Actual	17.15	90.97%	Passed	26.63	FENESTRATION AREA
Conductance Allowance	128.8		10.87	90.89%	Passed	28.94%	PERCENTAGE FENESTRATION AREA - FIRST STOREY
SHGC Allowance	1.196						
Glazing Performance... Results							
NO	Facing	Width	Height	Count	Area	Area <=	U-Value SHGC Cu SHGC P G H P/H E Factor
20	North East	0.6	1.5	2	1.80	30	4.40 0.44 7.92 0.85 0.000 0 1.50 0.0000 1.08
18	South West	1	1.5	2	3.00	30	4.40 0.44 13.2 1.39 0.000 0 1.50 0.0000 1.05
11	North East	1.13	1.55	2	3.50	30	4.40 0.44 15.4132 0.00 0.000 0 1.55 0.0000 1.08
18	North East	1.5	1.5	2	4.50	30	4.40 0.44 20.25 0.71 0.000 0 1.50 0.0000 1.08
11	South West	1.13	1.55	2	3.50	30	4.40 0.44 15.4132 0.00 0.000 0 1.55 0.0000 1.05
15	South West	1.13	1.23	2	2.78	30	4.40 0.44 12.23112 1.78 0.000 0 1.23 0.0000 1.05
18	South West	1	1.5	2	3.00	30	4.40 0.44 13.2 1.39 0.000 0 1.50 0.0000 1.05
11	North East	1.3	2.1	2	5.46	30	4.40 0.44 24.024 2.59 0.000 0 2.10 0.0000 1.08
12	North East	1.17	2.1	2	5.33	30	4.40 0.44 23.4696 2.53 0.000 0 2.10 0.0000 1.08
Totals 117.164 52 10.87							
FENESTRATION ENERGY CALCULATIONS - GROUND STOREY							

For Ground Use Only

TAKE NOTE
OPENINGS GREATER THAN 3M WIDE TO HAVE REINFORCED CONCRETE BEAM OVER AS PER ENGINEERS DETAILS AND SPEC'S. WALL LENGTHS EXCEEDING THERE ALLOWABLE LENGTH TO BE DESIGNED BY ENGINEER AS PER SANS 10400 PART K

FINAL FINISHED FLOOR LEVELS TO BE DETERMINED AND CONFIRMED ON SITE BETWEEN PRINCIPLE AGENT AND OWNER. RETAINING WALLS NOT TO BE HIGHER THAN 1.0M ABOVE N.G.L.

ALL REINFORCED CONCRETE SLABS, STAIRCASES, FOUNDATIONS AND BEAMS ARE TO ENGINEER'S SPECIFICATIONS AND DETAILS

DRAINAGE NOTES:

ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH ENGINEER'S INSTRUCTIONS. VENTILATION PIPES 400MM ABOVE ROOF LEVEL. SEWER & STORMWATER PIPES NOT DEEPER THAN 350MM BELOW BUILDING TO BE ENCASED IN MIN. 100MM CONCRETE. MINIMUM FALL OF SEWER PIPES TO BE 1:60 FIT VENT VALVE ON ALL WASTE FITTINGS. WC - 100MM DIA. SOIL PIPE WITH 38MM DIA. WASTEPIPE STACKS & VENTPIPS - 100MM DIA. UNLESS OTHERWISE NOTED OPEN END OF VENT PIPE TO BE MIN 2M ABOVE ANY OPENING INTO BUILDING WITHIN A 5M RADIUS. SUB VENTS TO BE FITTED WITH AN APPROVED 2 WAY VENT VALVE. ALL VENTS, STACKS, GYSEYERS, DOWN PIPES ETC. TO BE CONCEALED. STACKS IN DUCTS WITH ROOFING EYES TO BE ACCESSIBLE FOR CLEANING PURPOSES. ALL BENDS AND JUNCTIONS IN SEWER TO BE FITTED WITH I.E.'S. ALL R.E.'S UNDER PAVING TO BE FITTED WITH MARKED COVERS. PROTECT DRAIN UNDER FOUNDATIONS IN ACCORDANCE WITH PP24 OF SABS 0400. ALL WASTE FITTINGS TO HAVE RESEAL WITH TRAPS AND PIPE TO BE FULLY ACCESSIBLE IF UNDER FLOORS. WITH I.E.'S EITHER END OR CLAMPED TO WALL. THE RADIUS AT THE CENTERLINE OF A BEND AT THE FOOT OF A DISCHARGE STACK, SHALL BE NOT LESS THAN 300MM AND OTHER BENDS 500MM. THE VERTICAL DISTANCE BETWEEN THE INVERT OF THE LOWEST BRANCH DISCHARGE PIPE CONNECTED TO AND THE INVERT OF THE DRAIN AT THE POINT OF CONNECTION OF THE STACK AND THE DRAIN TO BE MIN 500MM WHERE ANY WASTE OR SOIL BRANCHES ARE CONNECTED TO A STACK THE CENTRE LINE OF THE WASTE BRANCH SHALL NOT INTERSECT THE STACK WITHIN 200MM BELOW THE CENTRE LINE OF THE SOIL BRANCH WASTE BRANCHES TO CONNECT SEPARATELY TO STACK

PLUMBING:

PLUMBING PIPES ARE TO BE SUITABLY CONCEALED WITHIN WALLS OR DUCTS AND MAY NOT BE EXPOSED TO THE EXTERIOR

ALL PLUMBING AND DRAINAGE TO BE CARRIED OUT ONLY BY LICENSED PLUMBERS AND DRAIN LAYERS IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE LOCAL AUTHORITY. ALL EXISTING PLUMBING SYSTEMS AND WATER SUPPLY SYSTEMS TO BE THOROUGHLY ASSESSED ON SITE AND CHECKED TO BE IN EXCELLENT WORKING CONDITION. ALL DAMAGED PLUMBING AND WATER SUPPLY FITTINGS TO BE REPLACED IN STRICT ACCORDANCE WITH ARCHITECT'S APPROVAL, SPECIFICATIONS AND INSTRUCTIONS. WATER SUPPLY AUTHORITIES APPROVAL. A BALANCED WATER SYSTEM WILL BE INSTALLED TO MINIMIZE HOT WATER TEMPERATURE FLUCTUATIONS PRESSURE REQUIRED FOR TAPS AND SHOWERHEAD. WASHING MACHINE AND DISHWASHER POINTS (APPLICABLE WHERE SHOWN ON ARCHITECT'S DRAWINGS) - STOPCOCK ABOVE THE WORKTOP & 32MM PVC WASTE OUTLET & CONNECTIONS.

6.4.6 SUPPORTS FOR WATER HEATERS - AS PER SANS 10252-1

WHERE A WATER HEATER OR STORAGE TANK IS SUPPORTED BY ANY PLATFORM, SUCH PLATFORM SHALL BE CAPABLE OF SAFELY SUSTAINING ANY LOADS TO WHICH IT IS LIKELY TO BE SUBJECTED AND SUPPORT THE WATER HEATER IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURERS OF SUCH WATER HEATERS, AND SHALL COMPLY WITH THE REQUIREMENTS IN SANS 10400-4. WHEN A WOODEN PLATFORM IS USED TO SUPPORT A WATER HEATER OF CAPACITY NOT EXCEEDING 2 KL, SUCH WOODEN PLATFORM SHALL, UNLESS OTHERWISE REQUIRED, BE CONSTRUCTED AS FOLLOWS

A) THE DIMENSIONS OF THE PLATFORM SHALL NOT BE LESS THAN THOSE OF THE WATER HEATER OR ANY ASSOCIATED SAFETY TRAY, PLUS AN ADDITIONAL WORKING SPACE OF AT LEAST 500 MM IN WIDTH THAT EXTENDS OVER THE FULL LENGTH OF ONE SIDE OF THE PLATFORM

B) THE SUPPORTS SHALL BE CONSTRUCTED FROM STRUCTURAL TIMBER THAT IS
1) AT LEAST 114 MM x 36 MM IN CROSS-SECTION,
2) PLACED ON EDGE, AND
3) SPACED NOT FURTHER APART THAN 360 MM; AND
THE PLATFORM DECKING SHALL BE CONSTRUCTED OF TIMBER PLANKS THAT ARE AT LEAST 75 MM WIDE AND 25 MM DEEP, AND SUCH DECKING SHALL BE PLACED AT RIGHT ANGLES TO THE SUPPORTS, WITH A SPACE THAT DOES NOT EXCEED 25 MM BETWEEN THEM IF THE DECKING IS TO SUPPORT A LIGHTWEIGHT METAL TANK. A PLATFORM THAT SUPPORTS A WATER HEATER SHALL, IF APPLICABLE, BE SUPPORTED BY AT LEAST TWO LOAD-BEARING WALLS OR TWO SUITABLY DESIGNED ROOF TRUSSES

DRAINAGE INSTALLATION TO COMPLY TO SANS 10400: PART P

WHERE ANY PORTION OF A DRAIN PASSES UNDER A BUILDING, SUCH PORTION SHALL:
A) BE PROTECTED AGAINST THE TRANSMISSION OF LOADS TO IT,
B) BE LAID WITHOUT CHANGE OF DIRECTION OR GRADIENT, AND
C) NOT BE PROVIDED WITH ANY MEANS OF ACCESS FOR CLEANING FROM INSIDE THE BUILDING.

NOTES

1. GYSEYER TO BE INSULATED & GIVE A R - VALUE OF 2

2. HOT WATER PIPES < 80MM TO HAVE A R - VALUE OF 1 & HOT WATER PIPES > 80MM TO HAVE A R - VALUE OF 1.5

WASTE BEHIND TOILET MUST BE FITTED WITH ACCESS CAPS FOR ACCESS TO PIPES AND BE SO CONSTRUCTED AS TO BE WATER TIGHT WHEN SUBJECTED TO A MAXIMUM INTERNAL WATER PRESSURE OF 50 KPA IN TERMS OF PART P (4.16.6) OF SANS 10400.

WASTE PIPES EXCEEDING 6M LENGTH TO BE 50MMØ

3 August 2023
DATE OF REVIEW APPROVED:
THE BUILDING PLAN SUBMITTED HAS BEEN REVIEWED AND APPROVED IN TERMS OF THE ARCHITECTURAL DIRECTIVES AND DESIGN GUIDELINES.
THIS DOES NOT GUARANTEE SUCCESSFUL MUNICIPAL APPROVAL. THE OWNER REMAINS ON THE CLIENT AND HIS OBLIGATION TO ADHERE TO ALL MUNICIPAL REGULATIONS, TENDERS AND BY-LAWS.

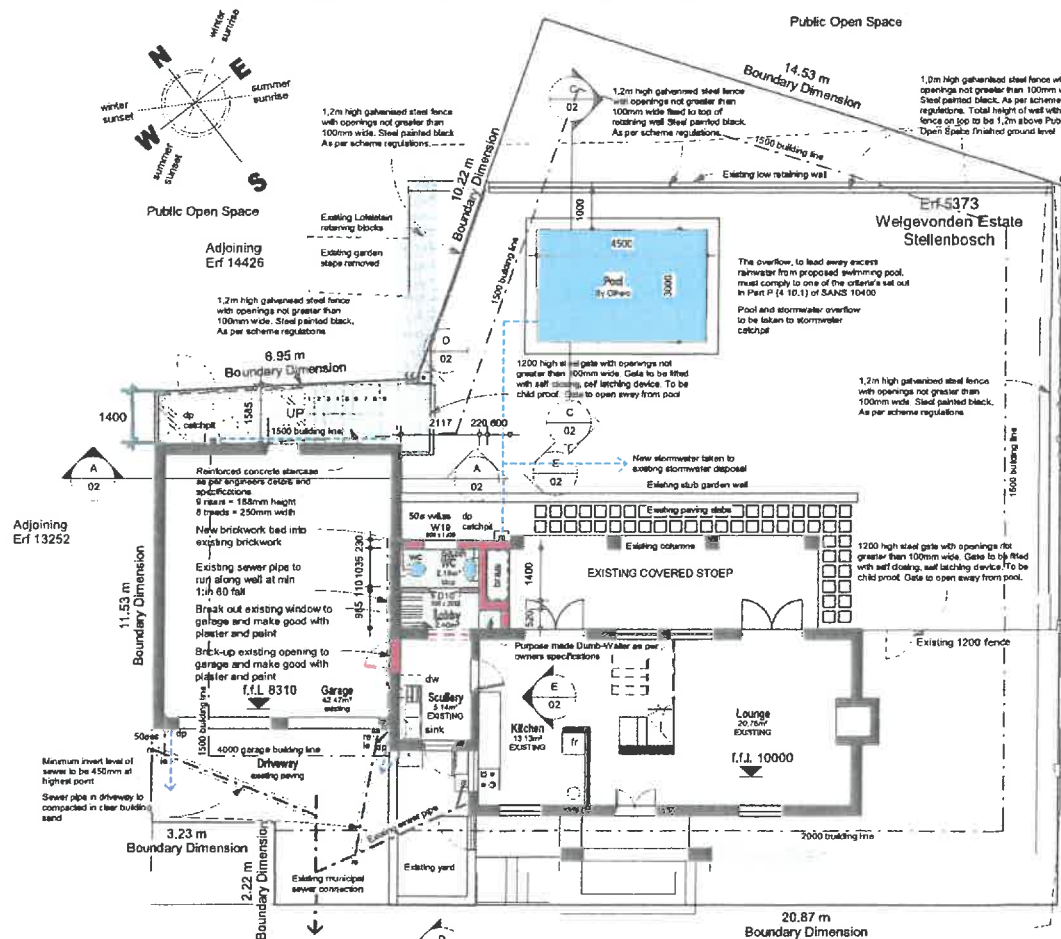
STAFF SIGNATURE
LAWYER SIGNATURE

3 August 2023
DATE OF REVIEW APPROVED:

The building plan submitted has been reviewed and approved in terms of the Architectural Directives and Design Guidelines.

This does not guarantee successful Municipal approval. The owner remains on the client and his obligation to adhere to all municipal regulations, tenders and by-laws.

Structural integrity of existing building to be checked and approved by structural engineer, prior to construction

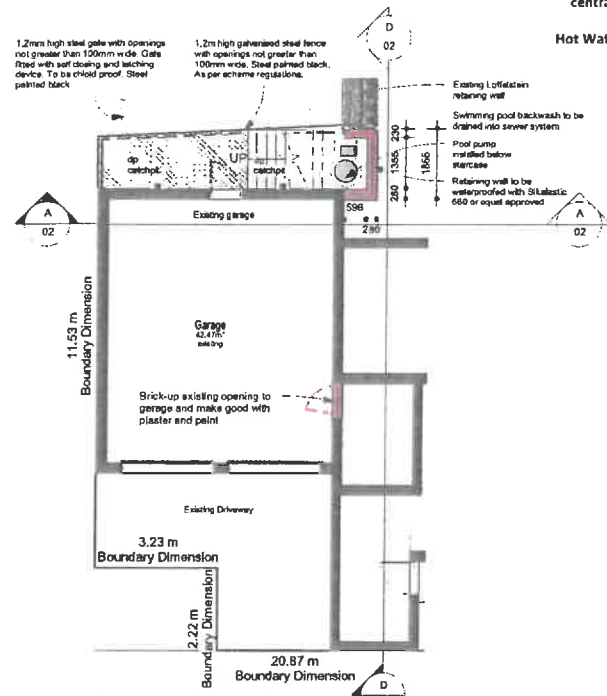


01 Ground Storey

1:100

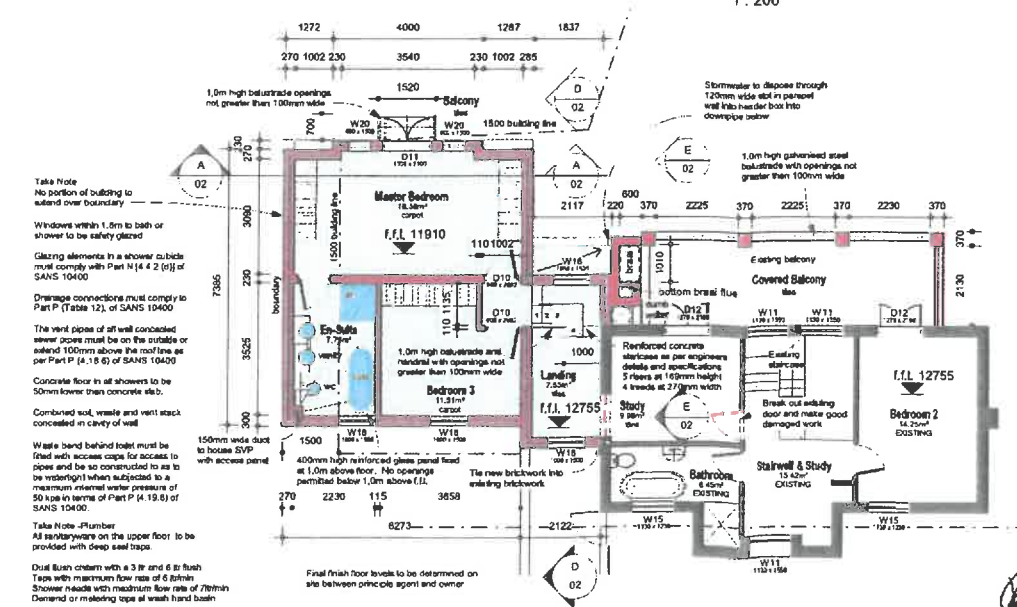
Type Mark	Width	Height	Count	Head Height	Description	Finish
18	1000	1500	4	2100	Maranti timber casement window	Varnished
19	900	1200	1	2100	Maranti timber casement window	Varnished
20	800	1500	2	2100	Maranti timber casement window	Varnished
Grand total: 7						

Type Mark	Width	Height	Count	Description	Finish
10	800	2082	4	6 Panel masonite decorative panel door	Painted according to specifications
11	1300	2100	1	Maranti French glass panel door to match existing	Varnished
Grand total: 5					



04 - Garage Floor Level

1:100



02 First Storey

1:100

Premises	Total hot water demand	Storage volume	Heated power
Dwelling Houses	115 to 140 l/capita/d	50 l/capita	(2 to 5) KW/unit
Medium To High Rental	Persons per Room		
Room Name			
Master Bedroom	2		
Bedroom 3	2		
Total: 4			
Total hot water demand 460 = 1/capita/d			
Storage Volume 200 = 1/capita/d			
Heated Power 4.79			

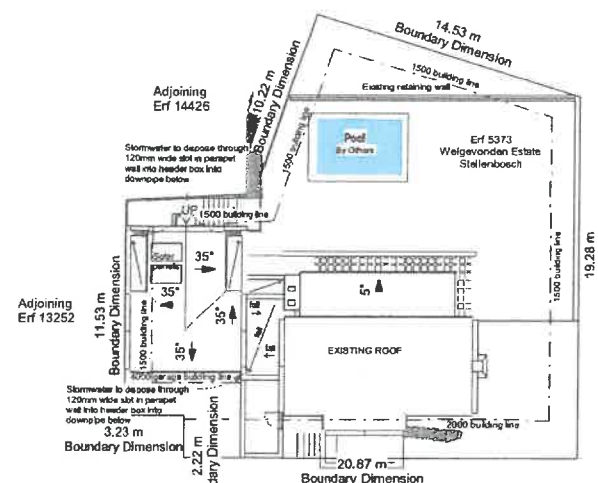
SOLAR WATER HEATING

Dwelling	4	people
Usage per person	115	litre/day
Daily consumption	460	litre
Ambient input Temperature	18	°C
Target Output Temperature	50	°C
Ave. Temperature Difference	32	deg
Specific Heat of H ₂ O Water /kgK	0.182	
Daily Energy Usage	61159.040	
Kwh per day	17.100	
Annual Energy Usage	6241.403	

SOLAR INSTALLATION

Storage capacity	200	litre
Estimated Solar Panel of 2m²	4.19	kWh/m²
m² of solar Panels	4	m²
Annual solar heating energy	5111.80	
Efficiency target = 50% output	3120.70	Min. required
Source annual output	164%	Passed

ALL exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe insulation material with an R-value of 1.
Hot Water Supply 50% of hot water to be supplied by an alternative source other than electricity



03 - Site & Roof Layout

1:200

Finish Schedule

- Inside:
- Walls: To match existing
 - Ceilings: Acrylic White - match existing
 - Doors, frames & skirting: Satin Non-drip Acrylic White, match existing
- Outside:
- Corrugated S-profile metal roof sheeting with pre-painted Chromadek/Colomet finish or similar. To match existing
 - Walls: White - To match existing
 - Plaster Corbeling - White to match walls
 - Outside ceilings: White
 - Fascia's & Barge boards: White
 - Windows and doors: Material used for doors, windows and shutters must be the same throughout and may not be mixed.
 - New timber windows and doors to match existing
 - Varnish: Natural clear timber varnish colours the colour varnish Dark Oak as per "Crown Weatherglow" (or similar approved)
 - Exposed timber rafters: White
 - Seamless "Waterlute" aluminium or similar, standard domestic Ogee gutters, with rectangular fluted downpipes, all to be pre-painted to match existing.
 - Brick paving, e.g. "Corobrick" or similar pavers in approved colours Autumn and De Hoop

Take Note: Final colour choices to be submitted to HOA for approval

REFER TO PAINT SPECIFICATION AS COMPILED BY APPROVED PAINT MANUFACTURER

Finishing Schedule

1:50

Comments	Name	Area
Existing	Covered Patio	20 m²
Existing	First Storey	57 m²
Existing	Garage	49 m²
Existing	Ground Storey	58 m²
Existing 4	New Covered Balcony	186 m²
New	New First Storey Additions	22 m²
New	New Ground Storey Additions	7 m²
New 3		68 m²
Grand total: 7		273 m²

Site Area = 450m²
Coverage Area = 135/450 = 30%

This design is copyright and remains the property of the designer. All dimensions & levels to be checked on site before any work commences. Only if noted dimensions to be followed do not scale from drawings.

Alterations & Additions

Erf 5373
Welgevonden Estate
Stellenbosch

Document Date

31 July 2023

Document Phase

Council Submission

Revision

Sheet Name

Plans, Site & Roof Layout

Drawing No

2023/5373 - 01