



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16217(TP748/2024)

Our File Reference Number: Erf 231, Johannesburg

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 PERMISSION IN TERMS OF THE ZONING SCHEME FOR AN ADDITIONAL USE (TECHNICAL APPROVAL) ON ERF 231, JOHANNESDAL

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for permission in terms of the zoning scheme to allow an additional use (technical approval) permitting a second dwelling unit on Erf 231, Johannesburg.

BE APPROVED in terms of Section 60 of the said Bylaw.

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

- 2.2.1 The approval only applies to the application under consideration, as indicated on the Floor layout plan, storey and elevations plan referenced Drawing No. ROOC01L23, ROOC02L23, ROOC03L23, ROOC04L23, ROOC05L23, drawn by gmb architects, dated 21.06.2024, 25.1.2023 and 15.04.2024 attached as **Annexure B** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.
- 2.2.2 The development must be undertaken generally in accordance with the Floor layout plan, storey and elevations plan referenced referenced Drawing No. ROOC01L23, ROOC02L23, ROOC03L23, ROOC04L23, ROOC05L23, drawn by gmb architects, dated dated 21.06.2024, 25.1.2023 and 15.04.2024, attached as **Annexure B**.

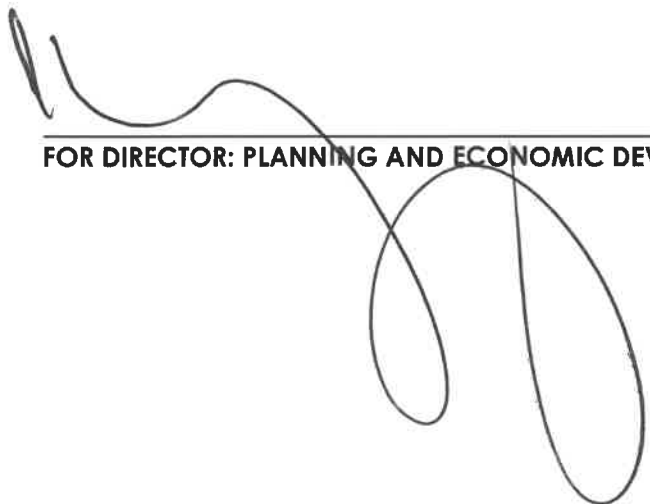
- 2.2.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the use.
- 2.2.4 Building plans must be submitted for all work for which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 2.2.5 The conditions imposed by the Director: Infrastructure Services (Electrical) as contained in the email dated 02 September 2024, attached as **Annexure E**, must be complied with.
- 2.2.6 The conditions imposed by the Director: Infrastructure Services (Civil Engineering) as contained in their memo dated 03 September 2024, attached as **Annexure D**, must be complied with.

2.3 The reasons for the above decision are as follows:

- 2.3.1 The proposal will result in a sensible increase in density which will have a minimal impact on the amenities of the adjoining property owners.
- 2.3.2 The proposed second dwelling unit will adhere to the zoning scheme parameters and the design will be sensitive to its surrounding area.

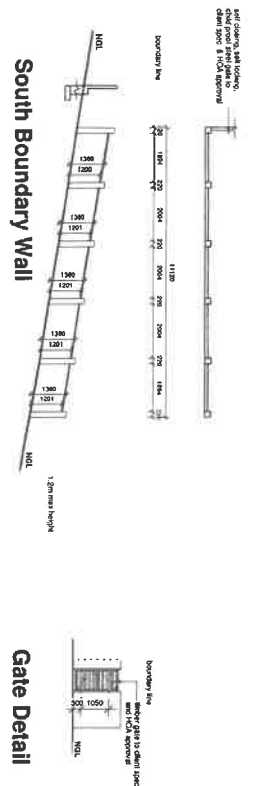
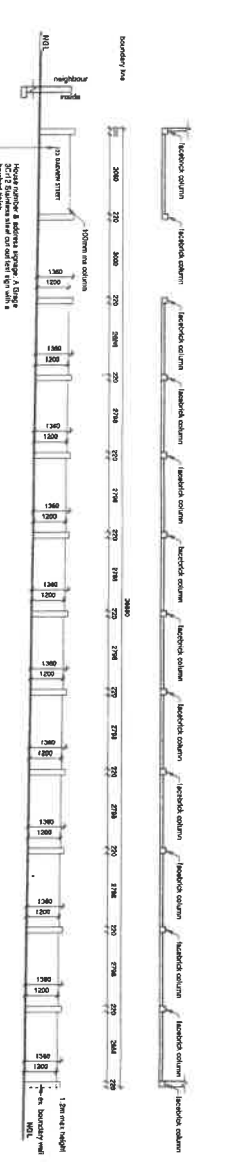
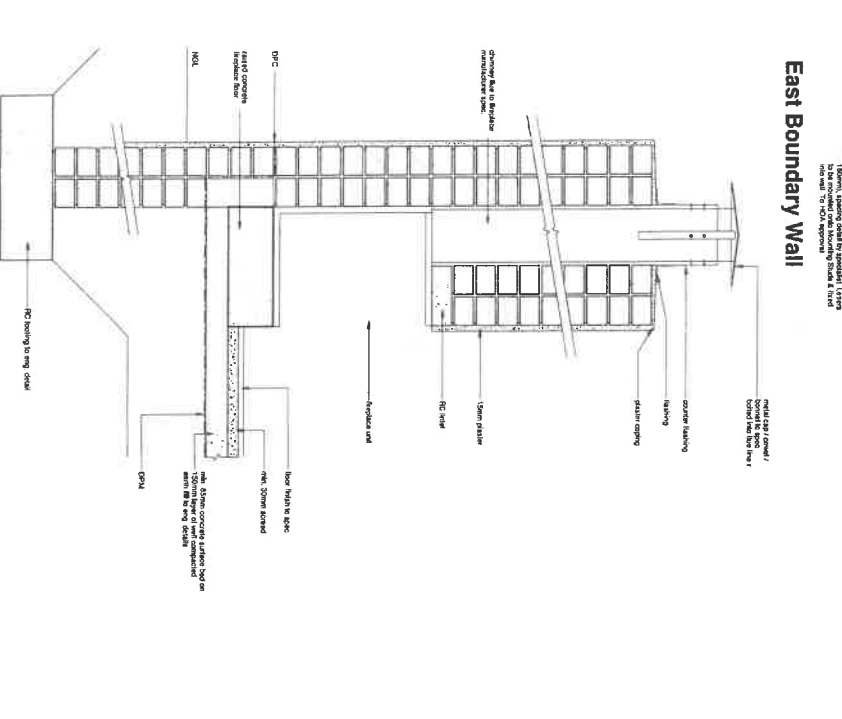
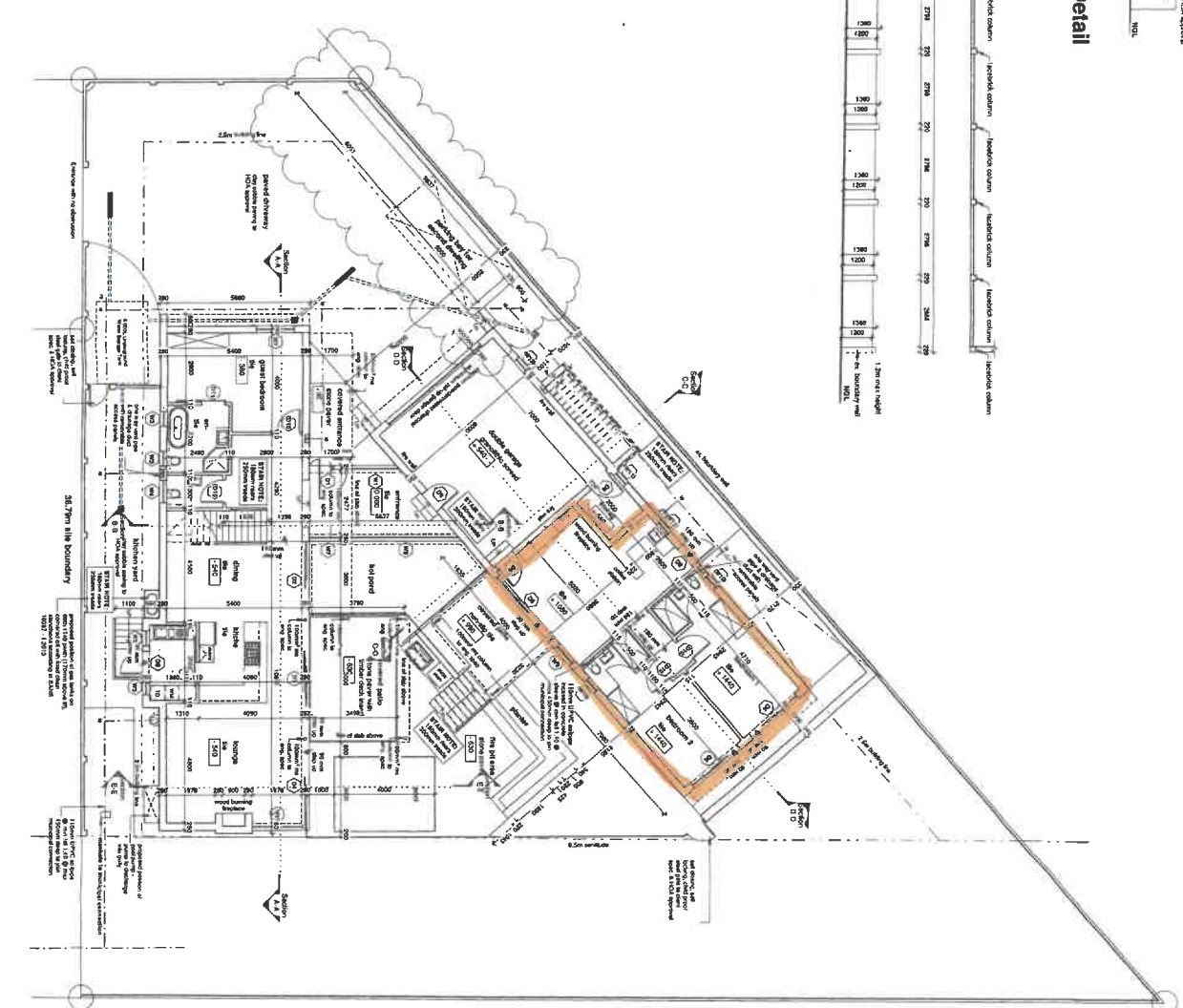
3. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

18/9/2024.
DATE



ARCHITECT

gmb
architects

GLEN BRIDGE

11, GLENVIEW ROAD

DATE	REVISIONS
27.11.2021	REVISED FOR PERMIT
12.01.2022	REVISED FOR PERMIT
27.02.2022	REVISED FOR PERMIT
27.03.2022	REVISED FOR PERMIT
27.04.2022	REVISED FOR PERMIT
27.05.2022	REVISED FOR PERMIT
27.06.2022	REVISED FOR PERMIT
27.07.2022	REVISED FOR PERMIT
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27.03.2023	REVISED FOR PERMIT
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27.12.2029	REVISED FOR PERMIT
27.01.2030	REVISED FOR PERMIT

CLIENT SIGNATURE:

ARCHITECT'S SIGNATURE:

DATE: 29/02/2024

APPROVED BY: Oakville HOA

SIGNED:

REVISIONS:

DATE: 29/02/2024

APPROVED BY: Oakville HOA

SIGNED:

REVISIONS:

DATE: 29/02/2024

APPROVED BY: Oakville HOA

SIGNED:

REVISIONS:

DATE: 29/02/2024

APPROVED BY: Oakville HOA

SIGNED:

REVISIONS:

DATE: 29/02/2024

APPROVED BY: Oakville HOA

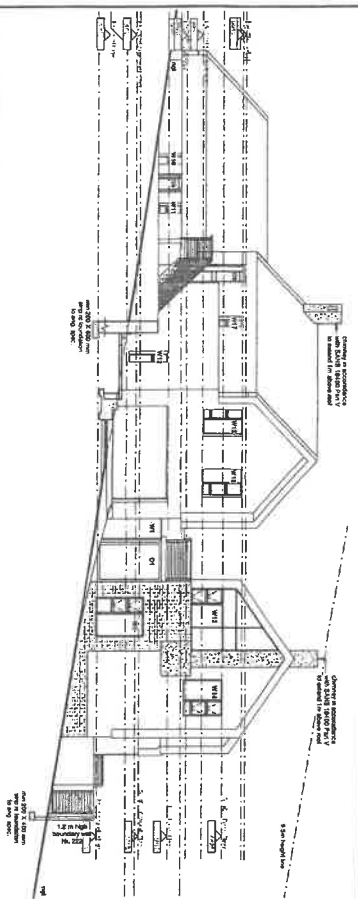
SIGNED:

REVISIONS:

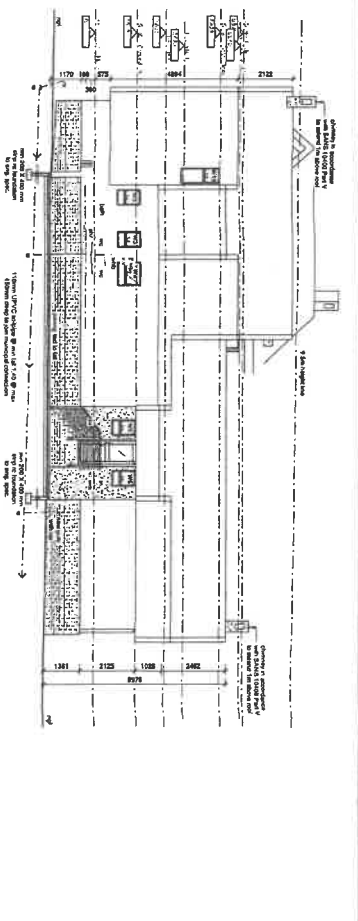
DATE: 29/02/2024

APPROVED BY: Oakville HOA

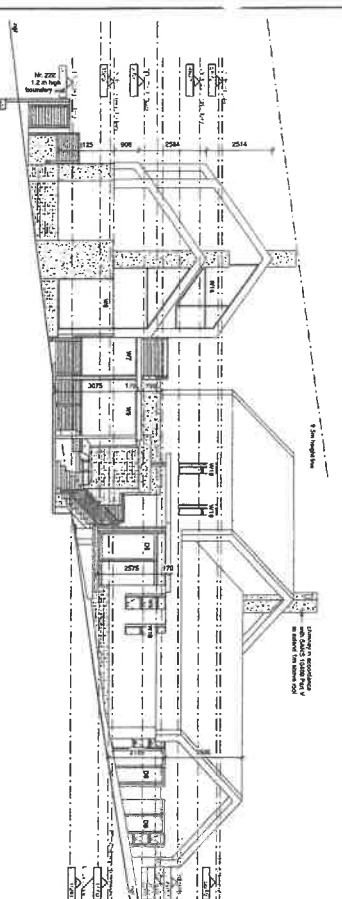
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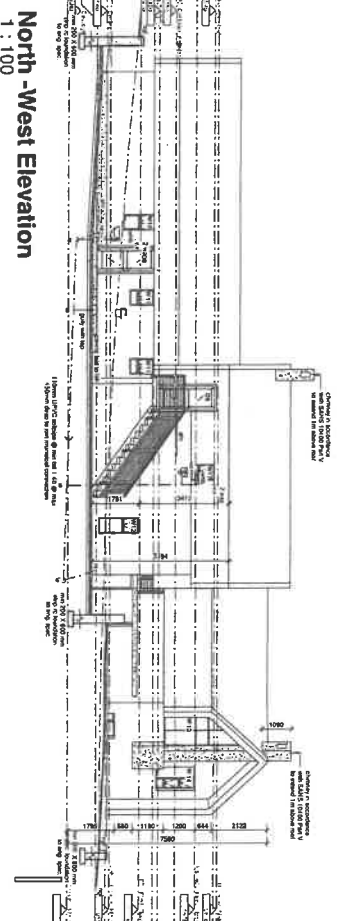
South Elevation
1:100



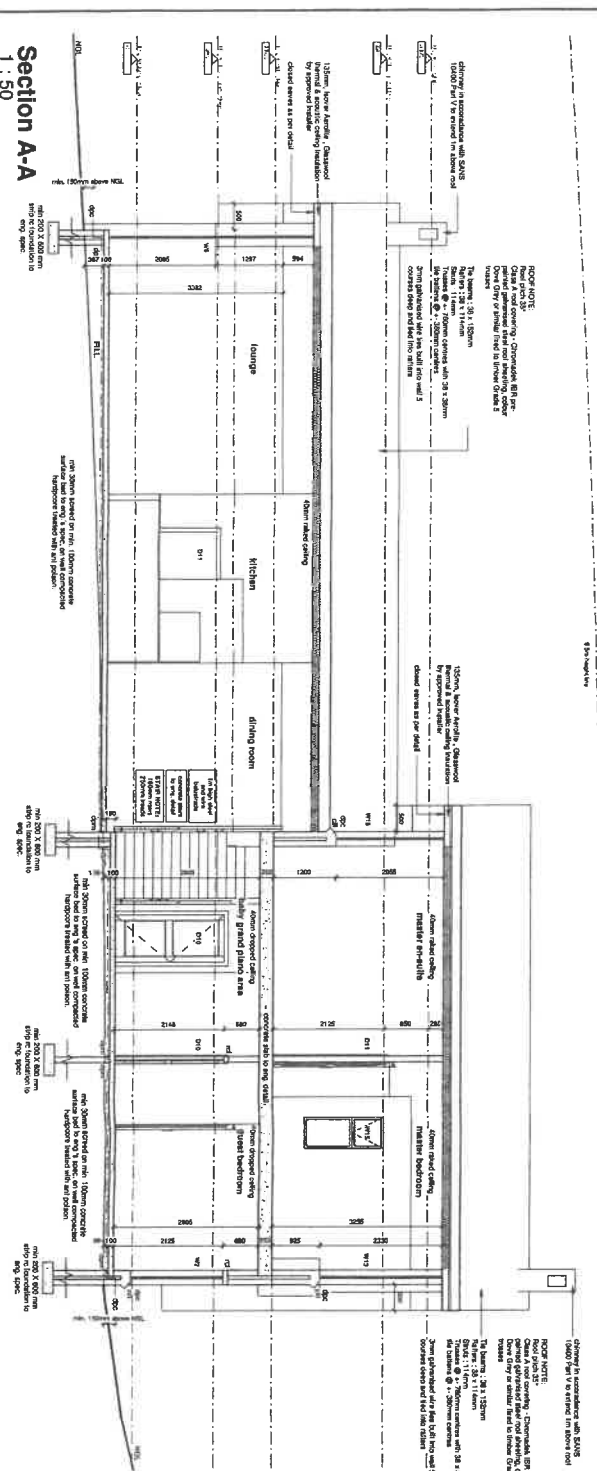
East Elevation
1:100



North Elevation
1:100



North - West Elevation
1:100



Section A-A
1:50

ARCHITECT
gmb
architects
GLEN BRIDGES PRARCH 5346

REVISIONS			
NO.	DATE	REVISION	BY
1	17.11.2024	ISSUE FOR PERMIT	JP
2	18.11.2024	ISSUE FOR PERMIT	JP

CLIENT'S DECLARATION

I, **MR MRS ROOS**, hereby declare that the information provided to the architect is true and correct to the best of my knowledge.

APPROVED BY CLIENT: _____
Date: 29/02/2024

Signed: _____

ARCHITECT'S DECLARATION

I, **MR MRS ROOS**, hereby declare that the information provided to the architect is true and correct to the best of my knowledge.

APPROVED BY ARCHITECT: _____
Date: 29/02/2024

Signed: _____

ENGINEER'S DECLARATION

I, **MR MRS ROOS**, hereby declare that the information provided to the architect is true and correct to the best of my knowledge.

APPROVED BY ENGINEER: _____
Date: 29/02/2024

Signed: _____

CLIENT

MRS ROOS

PROJECT NAME

NEW RESIDENCE FOR MRS ROOS

ADDRESS

1234567890

DATE

29/02/2024

ELEVATIONS & SECTION A-A

DATE

29/02/2024

BY

JP

REVISIONS

DATE	REVISION	BY
11/11/2019	REVISION 1	JB
15/01/2020	REVISION 2	JB
18/03/2020	REVISION 3	JB

AGE TABLE

APPROVED BY	DATE: 28/02/2024
SIGNED:	
CLIENT SIGNATURE:	
ARCHITECT SIGNATURE:	
ENGINEER SIGNATURE:	

COPYRIGHT RESERVED

KEY PLAN	
SELECT FOR CONSTRUCTION	
SELECT FOR REMEDIATION	
SELECT FOR TENDER	
SELECT FOR CONSTRUCTION	
GENERAL NOTES	

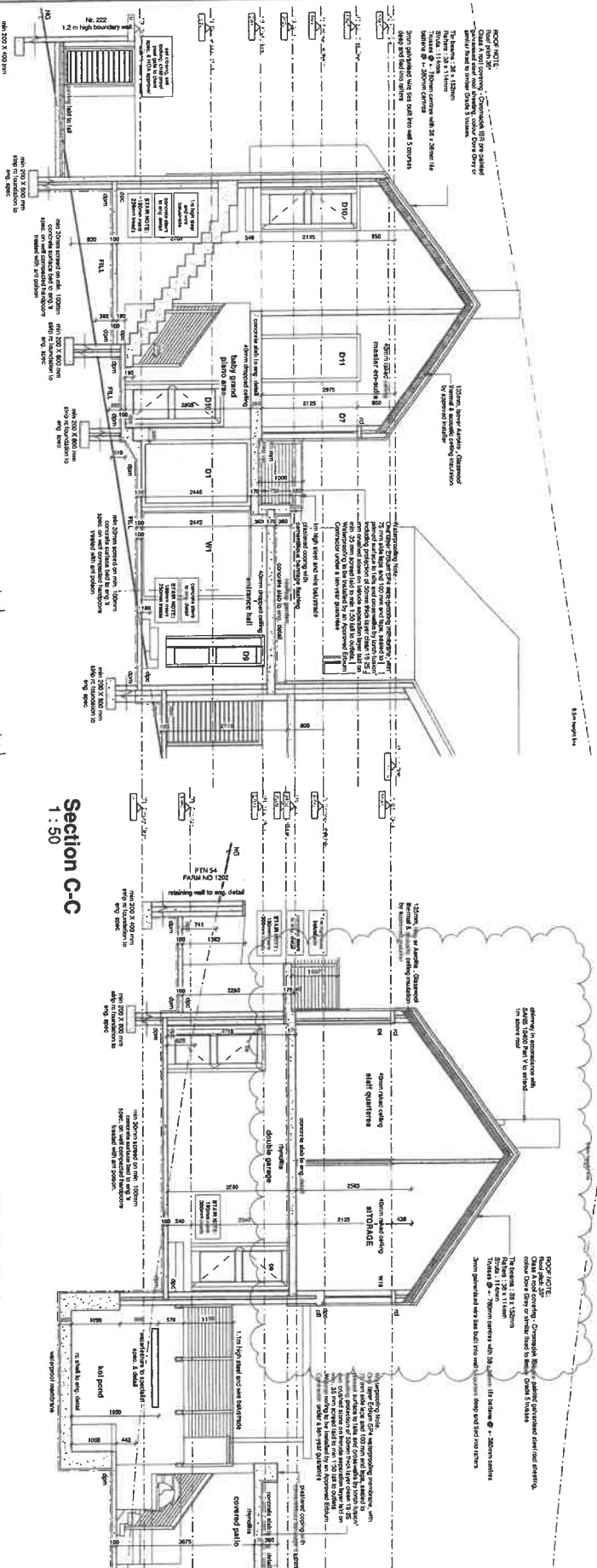
MRS ROOS

PROJECT NAME
NEW RESIDENCE FOR
MRS ROOS

DATE: 23/01/2024
JOHANNESDAL

SECTION B-B & C-C

DATE PROJECT NUMBER	DATE: 23/01/2024
DATE: 23/01/2024	DATE: 23/01/2024
DATE: 23/01/2024	DATE: 23/01/2024
DATE: 23/01/2024	DATE: 23/01/2024



Section B-B
1 : 50

Section C-C
1 : 50

B.O.E. Window sill detail
1 : 10

Roof garden detail
1 : 10

Garage door threshold detail
1 : 10

Base preparation layers for driveway
1 : 10

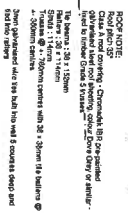
Balcony detail
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AREA TABLE

Signed:

30PFIFTH POINT56000

7:50



1:50

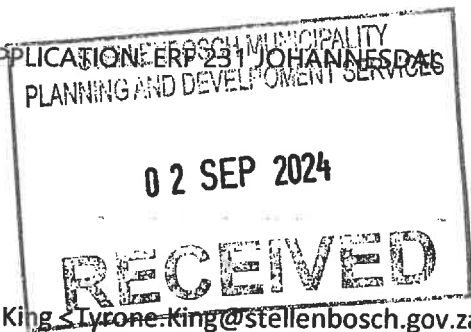
10



3 E

Charlene Williams

From: Salome Newman
Sent: Monday, 02 September 2024 10:42
To: Charlene Williams
Subject: FW: COMMENTS ON LAND USE APPLICATION: ERF 231 JOHANNESDAL



Print en plaas op die leer asb

From: Martin Slabber <Martin.Slabber@stellenbosch.gov.za>
Sent: Monday, 02 September 2024 10:27
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Tyrone King <Tyrone.King@stellenbosch.gov.za>; Xolani Tika (Development Technician) <Xolani.Tika@stellenbosch.gov.za>; Siyanda Sodo <Siyanda.Sodo@stellenbosch.gov.za>; Kurt Titus <Kurt.Titus@stellenbosch.gov.za>; Ilze Fillies <Ilze.Fillies@stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@stellenbosch.gov.za>
Cc: Charne Williams <Charne.Williams@stellenbosch.gov.za>; info@gmbarchitects.co.za; Louisa Engelbrecht <Louisa.Engelbrecht@stellenbosch.gov.za>; Salome Newman <Salome.Newman@stellenbosch.gov.za>
Subject: RE: COMMENTS ON LAND USE APPLICATION: ERF 231 JOHANNESDAL

GENERAL: NONE

CONDITIONS: If any electrical services must move, remove, change or upgrade – apply via recoverable cost application, for applicants cost.

Subject to SANS 10142,204-1-2008, energy savings and efficiency implementation and Municipal bylaws – Only existing electrical connection is available.

1. Installation of 10A electrical control units
2. Solar water heating/heat pump installation
3. Energy efficient lightning
4. Roof insulation
5. Cooking with gas fired appliances
6. Control air condition equipment with energy saving devices.
7. Preheat at least 50% of hot water with alternative energy savings devices.

TX

Groete:
Martin Slabber
Jin. Supt. Dwarsrivier Elect.
Engineering Services

FILE NR:	E 231 JB
SCAN NR:	
COLLABORATOR NR:	773158



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T: + 27 21 808 8338
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www.facebook.com/stellenboschmunicipality



twitter.com/StellMun

Hugenote Road 23 Franschhoek 7690
PO Box 18, Franschhoek, 7690



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	03 September 2024
Our Ref ▫ Ons Verw:	Civil LU 2777
Town Planning Ref:	LU/17179 – TP748/2024
Re ▫ Insake:	Erf 231, Johannesburg: Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for permission in terms of the zoning scheme to allow an additional use (technical approval) permitting a second dwelling unit on Erf 231, Johannesburg.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 The existing municipal sewer and water connection must be used for the proposed second dwelling unit.
- 1.2 No additional sewer and water connection are permitted, unless agreed by the Water Service Department.

Xolani Tika

Technician: Development (Infrastructure Services)

T:\2.0 DEVELOPMENT\01 Land Use applications\2777 (XT) Erf 231 Johannesburg (LU-17179 TP748-2024)\2777 () Erf 231 Johannesburg (LU-17179 TP748-2024).doc