STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18699(TP1092/2025)

Our File Reference Number: Erf 12011, 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 PERMANENT DEPARTURE ON ERF 12011, 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 in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for the following departures on Erf 12011, Stellenbosch:

a. To relax the common building line (adjacent to Erf 12012, Stellenbosch) from 1,5m to 0m in order to accommodate the proposed new laundry room,
b. To relax the common building line adjacent to Erf 12014, Stellenbosch from 1,5m to 1,08m in order to accommodate the proposed addition (en-suite) to the existing main bedroom,
c. To exceed the permissible coverage from 50% to 55% in order to accommodate the proposed additions to the existing house (new laundry room & en-suite)

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:

i. The development must be undertaken in accordance with building plan referenced as Drawing No. P2404 layout 1-2, dated June 2025 and drawn by Newton Fincham Architects and attached as **Annexure A.**
ii. 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.

iii. 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.

iv. Building plans must be generally in accordance with the building plan as referenced drawing no. P2404 layout 1-2, dated June 2025 and drawn by Newton Fincham Architects and attached and attached as **Annexure A**.

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

a. The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.

b. The proposed structure over the street building line will have a minimal impact on the streetscape due to the location of the proposed structures (behind existing structures).

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.

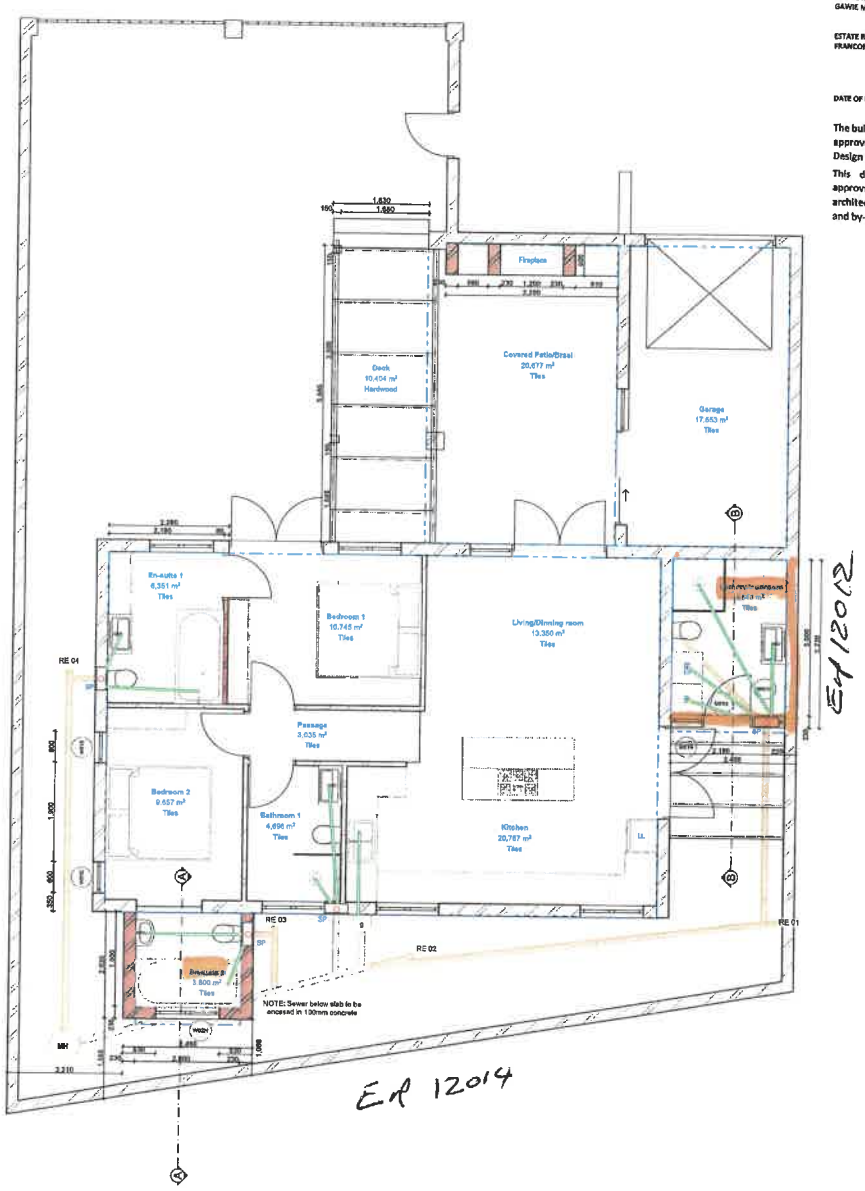
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21/7/2025

DATE



Ground Floor Layout 1:50

WELGEVONDEN ESTATE

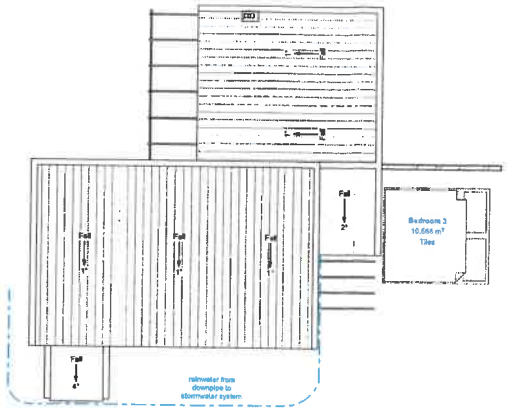
ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

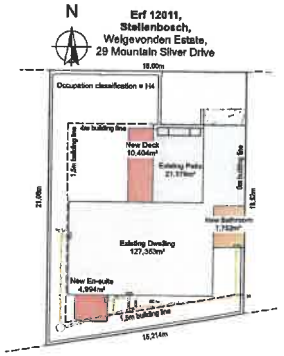
DATE OF WHOA APPROVAL: 8 July 2024

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

This does not guarantee successful Municipal approval. The onus remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.



Roof Layout 1:100



Site Layout 1:200

ADDITIONAL NOTE:

ALL NEW WORK AND FINISHES TO COMPLY WITH WELGEVONDEN ESTATE ARCHITECTURAL GUIDELINES

GENERAL NOTES:
All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensioning to be verified on site. Any discrepancies to be reported to the SE immediately. NOTIFICATION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Read in conjunction with Engineer's details. ALL REINFORCED CONCRETE TO BE CAST ACCORDING TO STRUCTURAL ENGINEERS DESIGN AND DETAILS. The building owner is responsible for ensuring that their property is SANS compliant and signed off by a qualified Engineer.

BRICKWORK: SANS 10400 Part K. Stabilisers in stabilising bond with minimum joint thickness of 10mm, header rods minimum 3 rows, 4.5m SANS on thickness. Block bonds to be half stone at corners. Provide stabilisers in each layer for foundation walls. (6 layers minimum), wall layer above windows and doors and at 4 course intervals. Use stainless steel ties. Provide brick bonding and bute to all other 200mm brickwork at 2.4m intervals. Brick bonding in each course every 4 layers for 110mm and 230mm brick walls.

FOUNDATION: SANS 10400 Part H
Foundations to comply with foundations criteria specified. Concrete mixes as 1:3:6 unless noted otherwise.

FILLING: SANS 10400 Part J (J2.2.3)
Ground to be compacted in layers not more than 300mm layers to 90% MOD AASHTO, 93% MOD AASHTO or otherwise as specified by Engineer.

FIRE PROTECTION: SANS 10400 Part T
The requirements of the Act will be planned to have been satisfied if the following elements of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING:
SANS 10400 Part N, SABS 0137:1991, SANS 1263-1Clear glass unless specified. Work all sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 800mm FROM GROUND LEVEL AND LARGER THAN 1 m², SQ 4 Safety Glass.

DRYSTONE: SANS 0164
With 300 thk.

PLASTER WORK:
12mm layer plaster minimum 12mm thick.

ROOF:
Construction is intended to comply with SANS 10400 Part L and SANS 1200 G(b)

RAINWATER DISPOSAL:
Provide 1 in paved ground building with 1st gradient/fibre structure where practical, 1 in 100 PIPES TO BE INSTALLED WHERE PRACTICAL, 1% (1in100) maintenance building on every rainwater goes as practical possible.

STORM WATER: SANS 10400 Part H
Provide 1 in paved ground building with suitable means for the control and disposal of stormwater stormwater which may run off from site to surrounding, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: 1 NON COMPLIANT BALUSTRADE IS A SAFETY BARRIER. DESIGN OF THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY, SHALL BE IN TERMS OF Part S, Part D and Part U, SANS 10160-3:2011, Block and Masonry Design for Buildings. Provide on stairway last rail on attached on drawing, minimum balustrade height 1000mm, Opening between rails and / or droppers not to exceed 90mm, Rails, droppers or rail not allowed to project in a manner to cause injury with the require of SANS 10400-S.

SEWER: All sanitary appliances to be supplied with anti-siphon traps under sanitary fittings to SABS requirements. All of all sanitary fittings to be in accordance with the requirements of the local authority. Sufficient rodding eyes to be installed in all drains and W.C. and sanitary pipes to be accessible. Sewage pipes under floors or buildings and at change direction and must be resistant to 300mm pressure.

SITE PREPARATION:
Remove top-soil and organic material within border footprint of building and paving. Apply material not to be used as backfill, keep pile dry. Wetlands top-soil and re-use where possible.

DAMPCOURSE BRICK:
Minimum 300mm thick 1:3SPs on DPC. Expansion joints to be provided 20M max.

SHORING AND CORBELING:
Shoring & corbeling where required as specified.

SPACE HEATING & EXHAUSTS:
In terms with SANS 10400, Part V.

WATERPROOFING: SANS 10400 Part XA/H and Sec.R(b)(i) (ii)
Provide 250 micron DPC under [redacted]

[redacted]

STAMPS / SIGNATURES:

ERF 12011 Stellenbosch Welgevonden Estate

Areas:

Existing Dwelling	121,311 m²
Existing Patio	21,61 m²
Total existing	148,73 m²
Covered (Footprint)	148,73 m²
Total	148,73 m²
To be Demolished	
Total Deck	10,404 m²
New Bathroom	7,75 m²
New En-Suite	4,99 m²
Total new	23,35 m²
Coverage (Footprint)	13,75 m²
Total	21,16 m²
To be Retained in Coverage	
Erf size	350,00 m²
Coverage (Footprint)	161,48 m² 54,40 %
Total	171,88 m² 0,58

Revision History

Revision	Date	Revision Details
01	29/01/2025	Issued for discussion
02	25/04/2024	Issued for discussion
03	4 March 2024	Issued for discussion
04	03/07/2024	Issued for HOA approval

Proposed additions & alterations on ERF 12011, Stellenbosch, Welgevonden Estate, For owner: Ruan Botha

Drawing Name

Drawing Status
Home Owner's Association

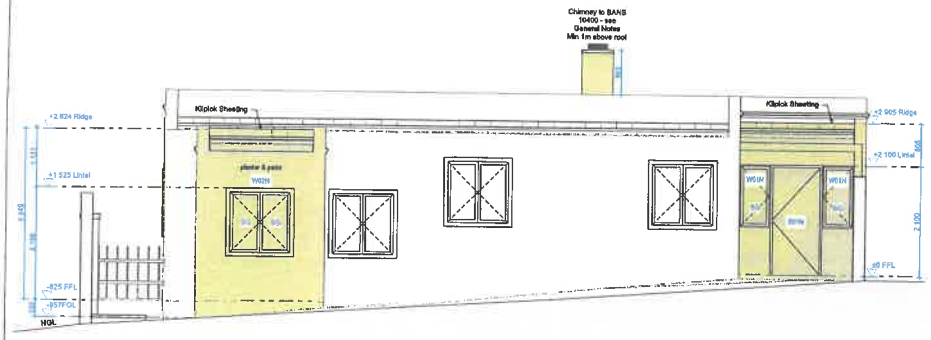
Drawn by
Janco Cervachio

Checked by
Newton Finchare

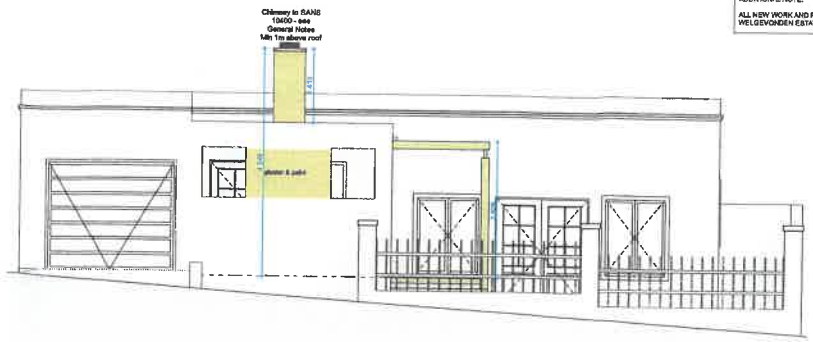
Drawing Scale
As Shown

Layout ID
1

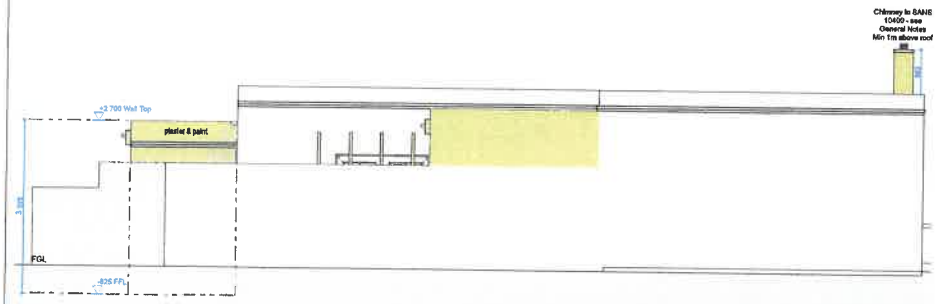
Project No
P2404



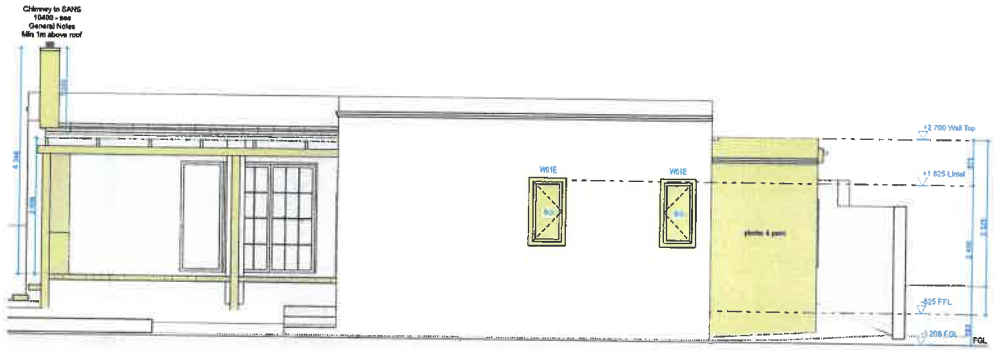
North Elevation 1:50



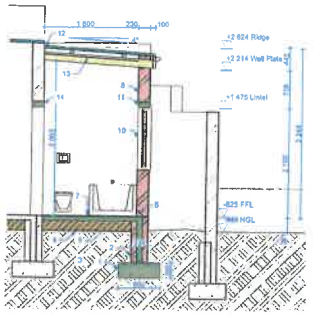
South Elevation 1:50



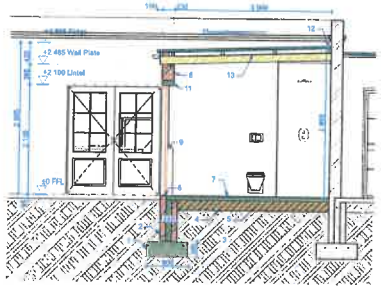
West Elevation 1:50



East Elevation 1:50



A Building Section 1:50



B Building Section 1:50

WELGEVONDEN

SECTION LEGEND:

All external and internal colours and finishes to client specification.

FFL - final floor level, NGL - natural ground level
FFL min 150mm from NGL
All retaining walls, suspended floors and reinforced concrete work to be according to structural engineer's design and detail.

1. RC strip foundations by engineer. All foundations to conform to SANS 10400 Part H.
2. 330mm brick rising walls with brickforce each course, 20mpa concrete infill to floor level.
3. Well compacted level hardcore.
4. Hardcore filling.
5. 85mm RC Surface bed on min 250u DPM on 50mm sand blinding. Expansion joints to engineer's detail.
6. Stepped DPC layer between foundation walls and above, insert uniform sized weepholes minimum every 3 bricks at junction of floor slab with cavity walls.
7. Floor finish to client's specification. Expansion joints to engineer's design.
8. 230 brick wall with 75mm galv. Brickforce min. Every 4th course. Exterior colour to match existing dwelling. Interior to client's specifications.
9. External & internal doors as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
10. Windows as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
11. Piers /lintels above openings unless specified otherwise by engineer. Use brickforce each course above lintels. Stepped DPC layer between lintel and above. Insert uniform sized weep holes minimum every 3 bricks at junction of lintel with cavity walls.
12. Roof: Pitch as shown. Corrugated Metal Sheeting on 50x76mm CCA EA Pine purlins at 800mm ctc on 76x152mm Capelain laminated beams. Ensure roof is anchored down to wall as per NBR. 10x225mm Nutec Fascia, colour to be charcoal.
Industrial 125x155mm OG Aluminium extruded gutters & 100x100mm downpipes by specialist. Colour to be charcoal.
All to be signed off by engineer.
13. Skimmed plasterboard ceiling on 50x76mm ceiling battens between each purlin.

Door Schedule	
Label on plan	D01E
Quantity	1
W x H Size	900x2 100
Lintel Height (m) above FFL	2 100
View from Reveal Side	900 / 2 100
Door area including frame	2,06
Orientation	North
Position	Bathroom 2
Home Story	Ground floor
Type	Single Swing
Frame Material	Aluminium
Finish	To Match Existing
Ironmongery	Allowed for in PC amounts. Contractor to allow for installation.
Glass.	N/A

Window Schedule			
Label on plan	W01E	W01H	W02H
Quantity	2	2	1
W x H Size	600x1 200	600x1 200	1 200x1 200
Lintel Height (m) above FFL	2,48	2,10	2,10
Sill Height	1 250	900	900
Elevation View	600 / 1 200	600 / 1 200	1 200 / 1 200
Window area including frame	0,72	0,72	1,44
Position	Bedroom 2	Laundry/Mudroom	En-suite 2
Home Story	Ground floor	Ground floor	Ground floor
Orientation	East	North	North
Type	Side Hung	Side Hung	Double Side Hung
Frame Specification	Aluminium	Aluminium	Aluminium
Finish Specification	To match existing	To match existing	To match existing
Sill	N/A	N/A	N/A

ADDITIONAL NOTE:

ALL NEW WORK AND FINISHES TO COMPLY WITH WELGEVONDEN ESTATE ARCHITECTURAL GUIDELINES

GENERAL NOTES:
All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER IMMEDIATELY. Read drawings in conjunction with all relevant consultants' drawings and specifications. WORK TO BE ACCORDING TO STIPULATIONS IN SANS 10400 PART A AND DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

EXCAVATIONS: SANS 10400 Part H. Sidewalls in excavated sand with 1:4 cement joint thickness of 10mm. Interior walls minimum 110mm thick for non-habitable. Steel bands to be kept clean of mortar. Provide effective damp proof course to all walls not less than 150mm above finished floor level. Provide weepholes and joints and in cavity brickwork, one course layer of 75mm brickforce and butterfly bonding to all else 330mm thickness. Use 75mm brickforce to each course every 4 layers for 110thk and 230thk brick walls.

FOUNDATION: SANS 10400 Part H
All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J,J,G,H
Backfill to be compacted in layers not more than 150mm layers in maximum. Compact to min. 90% MOD.AASHTO or otherwise as specified by Engineer.

FIRE PROTECTION SANS 10400 Part V
The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part V and practices the local authority.

GLAZING:
SANS 10400 Part N, SANS 0137:2005, SANS 1263: Clear Glass unless specified. Glass as shown. Glass widths. SAFETY GLASS IN ALL DOORS AND WINDOWS LESS THAN 500mm FROM GROUND LEVEL AND LARGER THAN 1 m2. SG = Safety Glass.

DRYSTOP: SANS 1934
With slip-ring.

PLASTER WORK:
One layer plaster minimum 13mm thick.

ROOF:
Construction & Material to comply with SANS 10400 Part L and SANS 1950:2008

RAINWATER DISPOSAL:
Provide for gutter around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE WELLSLED/MARKED PROPERLY. We highly recommend painting on every rainwater pipe as previously painted.

STORM WATER: SANS 10400 Part H
The owner of any site shall provide suitable means for the control and disposal of stormwater generated within that site on all time and throughout the building operation. CONTRACTOR MUST ENSURE THAT EXCAVATIONS OR partly COMPLETED BUILDINGS WORK UP ITSELF/DURING PROPERTIES DURING CONSTRUCTION and THAT STORMWATER DRAINAGE IS SUFFICIENT.

ESTATE AND BUILDING: A NON COMPLIANT BALUSTRADE OR A BALUSTRADE WHICH IS NOT CONSTRUCTED AND INSTALLED CORRECTLY TO SANS 10400 Part S, Part O and Part N, SANS 10160-3:2011. Steps and risers as shown. Risers as indicated as maximum. Treads not as indicated as shown, minimum balustrade height 1000mm. All balustrades to comply with part O or stipulated not to exceed 20mm. Any balustrade or wall protecting a change in level of more than 1m must comply with the requirements of SANS 10400-S

SANITARY: All sanitary appliances to be supplied with antisiphon trap under horizontal branching or WBC requirements. All to all connections and changes of product with marked covers to ensure level. Sufficient access panels to be installed in all walls over 1.5 m. All sanitary pipes to be concealed. Except pipes under floors or buildings are to change direction and must be encased in 100mm concrete.

SITE PREPARATION:
Remove top soil and organic material within footprint of building and paving. Loose material not to be used as backfill. Keep site dry. Stockpile top soil and re use where possible.

SUBFLOOR BEDS:
Minimum 150mm thick 15MPa on DPC. Expansion joints to be provided 20m2 max.

SKIRTING AND CORNICING:
Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400 Part V.

[redacted]

SACAP : 6248

STAMPS / SIGNATURES:

ERF 12011 Stellenbosch Welgevonden Estate

Areas:

EXISTING APPROVED	
Existing Dwelling	171,353 m²
Existing Patio	21,88 m²
Total existing	348,75 m²
Coverage (Footprint)	348,75 m²
Floor	348,75 m²
To be included in Coverage	
NEW ADDITIONS	
New Deck	21,88 m²
New Entrance	7,75 m²
New En-Suite	4,96 m²
Total new	39,31 m²
Coverage (Footprint)	12,75 m²
Floor	33,18 m²
To be included in Coverage	
ACTUAL	
Erf size	598,21 m²
Coverage (Footprint)	345,68 m² 54,40 %
Floor	377,68 m² 0,58

Revision History

Revision	Date	Revision Details
0a	30/01/2025	Issued for discussion
0b	27/02/2025	Issued for discussion
0c	11/03/2025	Issued for discussion
0d	11/03/2025	Issued for HOA approval

Proposed additions & alterations on ERF 12011, Stellenbosch, Welgevonden Estate,
For owner: Ruan Botha

Drawing Name

Drawing Status
Home Owner's Association

Drawn by
Jance Conradie

Checked by
Newton Fincham

Drawing Scale
As Shown

Layout ID
2

Project No
P2404