STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18512(TP894/2024)

Our File Reference Number: Erf 15699, 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 15699, 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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Byl-aw 2023, on Erf 15699, Mostertsdrift - Stellenbosch for:

a. A departure in terms of Section 15(2)(b) of the said bylaw to relax the street building line from 4m to 1.9m to accommodate the proposed swimming pool.
b. A departure to replace the existing boundary wall with a palisade fence, with a distance of 3 meters for a solid wall exceeding 50% permeability.

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 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.

ii. The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Project No. 15699-102,100,101,300,301,200, Drawn By: Adele Vermeulen Architecture, Undated plan and attached as **Annexure B**.

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.

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

2.3.1. The scale and nature of the proposed development will not compromise the existing character of the surrounding area.

2.3.2. The proposed boundary wall will fit in with the character of the existing residential area and will not interfere with the sight lines of vehicles entering or leaving the property or that of passing traffic.

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.

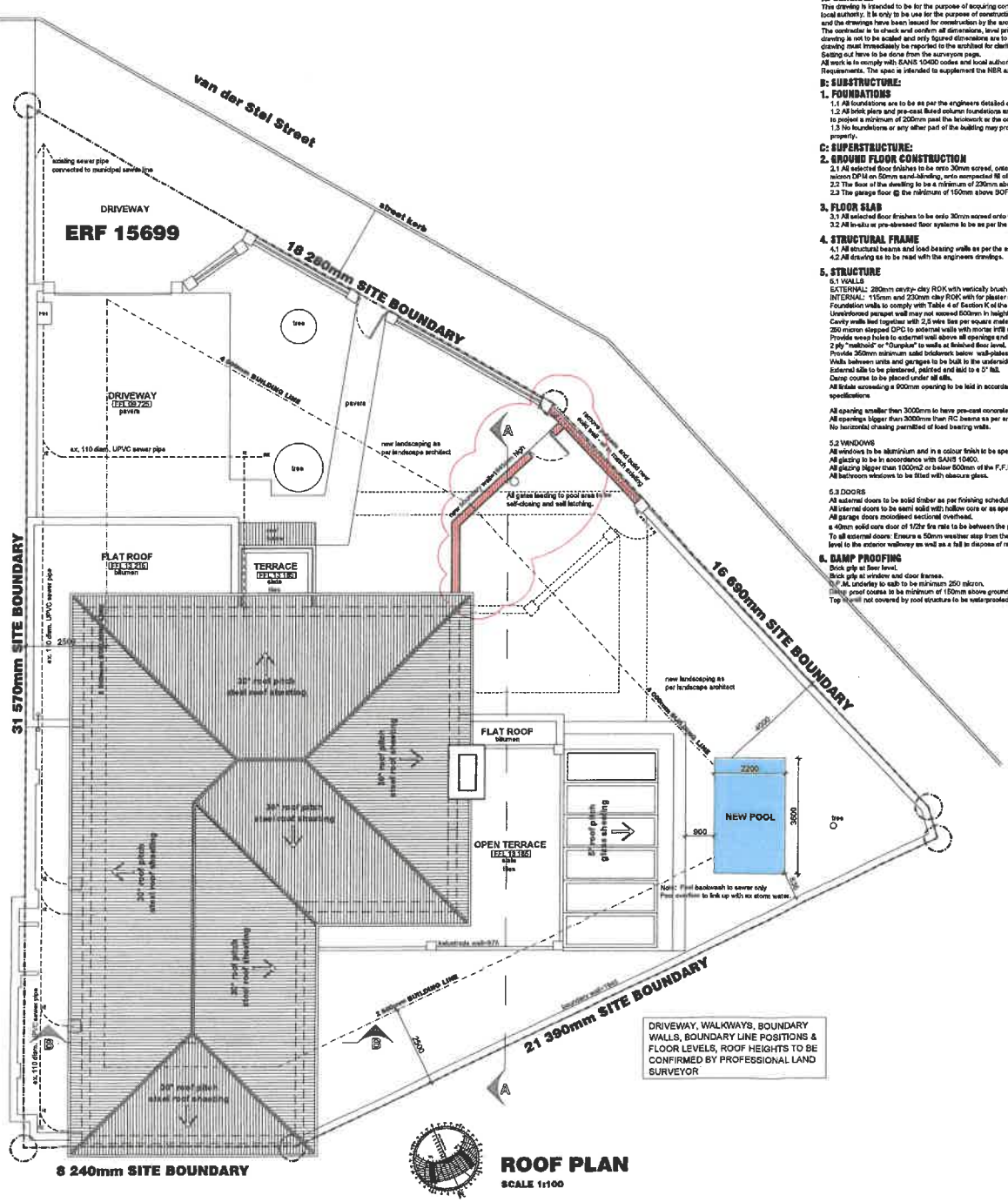
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

25/4/2025

DATE



ROOF PLAN
SCALE 1:100

Specification for local Authority Submission

A: GENERAL:
This drawing is intended to be for the purpose of acquiring construction approval from the local the local authority. It is only to be use for the purpose of construction once approval has been granted and the drawings have been issued for construction by the architect.
The contractor is to check and confirm all dimensions, level prior to setting out of the works. This drawing is not to be scaled and only figured dimensions are to be used. Any discrepancies on the drawing must immediately be reported to the architect for clarification.
Setting out have to be done from the surveyors pegs.
All work is to comply with SANS 10400 codes and local authority rules, regulations and Requirements. The spec is intended to supplement the NBR and the NBR takes precedence.

B: SUBSTRUCTURE:

1. FOUNDATIONS
1.1 All foundations are to be as per the engineers detailed design and specifications.
1.2 All brick piers and pre-cast flated column foundations are to be minimum of 200mm thick and to project a minimum of 200mm past the brickwork or the columns.
1.3 No foundations or any other part of the building may project beyond the boundary of the property.

C: SUPERSTRUCTURE:

2. GROUND FLOOR CONSTRUCTION
2.1 All selected floor finishes to be onto 30mm screed, onto 150mm concrete slab, onto 250 micron DPM on 50mm sand-blinding, onto compacted fill of layers of 150mm max.
2.2 The floor of the dwelling to be a minimum of 230mm above BACK OF FOOTWAY (BOF)
2.3 The garage floor @ the minimum of 150mm above BOF level at the driveway entrance.

3. FLOOR SLAB
3.1 All selected floor finishes to be onto 30mm screed onto floor as below.
3.2 All in-situ or pre-stressed floor systems to be as per the engineers detail design.

4. STRUCTURAL FRAME
4.1 All structural beams and load bearing walls as per the engineers detail design.
4.2 All drawing as to be read with the engineers drawings.

5. STRUCTURE
5.1 WALLS
EXTERNAL: 280mm cavity- clay ROK with vertically brush plaster and paint finish.
INTERNAL: 115mm and 230mm clay ROK with for plaster and paint finish.
Foundation walls to comply with Table 4 of Section K of the SABS 0400.
Unreinforced parapet wall may not exceed 600mm in height.
Cavity walls tied together with 2,5 wire ties per square meter.
250 micron stepped DPC to external walls with mortar infill under DPC.
Provide weep holes to external wall above all openings and ground floor level.
2 ply "methshield" or "Dunplus" to walls at finished floor level.
Provide 350mm minimum solid brickwork below wall-plates.
Walls between units and garages to be built to the underside of the roof and floor slabs.
External sills to be plastered, painted and laid to a 5° fall.
Damp course to be placed under all sills.
All lintels exceeding a 900mm opening to be laid in accordance with manufactures specifications

All opening smaller than 3000mm to have pre-cast concrete lintels
All openings bigger than 3000mm than RC beams as per engineer.
No horizontal chasing permitted of load bearing walls.

5.2 WINDOWS
All windows to be aluminium and in a colour finish to be specified.
All glazing to be in accordance with SANS 10400.
All glazing bigger than 1000m2 or below 500mm of the F.F.L shall be safety glass.
All bathroom windows to be fitted with obscure glass.

5.3 DOORS
All external doors to be solid timber as per finishing schedule.
All internal doors to be semi solid with hollow core or as specified by the client.
All garage doors moladised sectional overhead.
a 40mm solid core door of 1/2hr fire rate to be between the garage and the dwelling.
To all external doors: Ensure a 50mm weather step from the inside floor level to the exterior walkway as well as a fall in dispose of rain water.

6. DAMP PROOFING
Brick grip at floor level.
Brick grip at window and door frames.
D.P.M. underlay to slab to be minimum 250 micron.
Damp proof course to be minimum of 150mm above ground level.
Top of wall not covered by roof structure to be waterproofed as to detail.

7. PATIOS
Tiled onto a cement slab.
Waterproofing green guroles DPC as to detail. Soil treated with ant poison.
All patios to a 2° fall away from the dwelling.

8. CEILINGS
Skimmed Rhino board ceiling nailed to underside 38 x 50 mm brandering at 400 c/c in one direction complete with gypsum cornice to Architects specifications.
The underside of the pre-cast concrete slabs needs to skimmed and painted with a gypsum cornice to Architects specifications.
Iso-Board to the underside of the exposed trusses to be painted white.

9. DRAINAGE
9.1 All materials and workmanship to comply with SABS 1200 municipal regulations and specifications. Head of drains to be adequately vented.
Heavy duty inspection chamber covers to be provided for drainage situated within road reserve.
Drainage within driveways or under building to be adequately protected (concrete embedded).
End of connections to be plugged to prevent ingress ground water.
9.2 All water connections to comply with local authority specifications.
9.3 Drainage work to be left exposed until inspected by Health Department.
Junctions to have marked covers at ground level.
100mm diameter PVC soil waste pipe.
40 / 50mm diameter PVC waste pipe.
75mm deep seal traps to waste fittings.
110mm diameter PVC soil stack / PVC stub-stack.
Minimum fall of sewer pipes to be 1:60.
Invert levels to be min. 450mm - to be checked on site.
9.4 Provide a minimum of one open gully to each drainage installation.
9.5 Drainage fixtures to be antisyphoned or deep seal traps provided (where applicable).
9.6 Maximum length of drain lines not to exceed 25m without the provision of any inspection chamber or rodding eye.
9.7 All work must be done by a registered plumber.
9.8 Sanitary fixture layout as per architects drawings.
9.9 150l 400kpa Hot Water Cylinder to be install within every unit.
The (here) to be provide with a pressure valve and a drip tray.

10. JOINERY
10.1 All kitchen and bedroom cupboards as by specialist.

D : SERVICES

11. ELECTRICAL
11.1 The electrical installation to comply with local authority requirements and SABS 0400.
All work must be done by a registered electrician and a compliance certificate must be issued at the completion of the work.
11.2 The distribution and reticulation as per the architect drawings.

12. VENTILATION
12.1 Natural ventilation to comply with SABS 0400 in terms of a min. 5% of the floor area.
12.2 All rooms that needs mechanical ventilation must be supplied with a extractor fan (rate of 25Lsec) that is linked to the light switch.

13. LIGHTING
13.1 Natural light to comply with SABS 0400 in terms of a min. 10% of the floor area.
13.2 Lighting layout as per architects drawings

14. STORM WATER DRAINAGE
14.1 Surface and subsurface storm water layout to be confirmed.
14.2 Storm water disposal to comply with NBR and Local Authorities.
14.3 A 1000mm paved apron around all dwelling with a pre-cast concrete channel that takes the storm water to the road.

E: GENERAL
Wall areas behind wtb to receive 300mm high tiled splash backs.
All architectural drawings must be read together with all engineers Drawings. If any discrepancies are found it needs to be confirmed with the architect before any work commences.

GENERAL

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3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinary and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
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9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Adele Vermeulen Architects

REVISION

REV	DATE	DRAWN	DESCRIPTION
AB 1	20 03 24	ES	AS-BUILT
A	10 04 24	AV	ISSUE FOR INFORMATION
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PROJECT

RENOVATION
ERF 15699
1 VAN DER STEL AVE
STELLENBOSCH

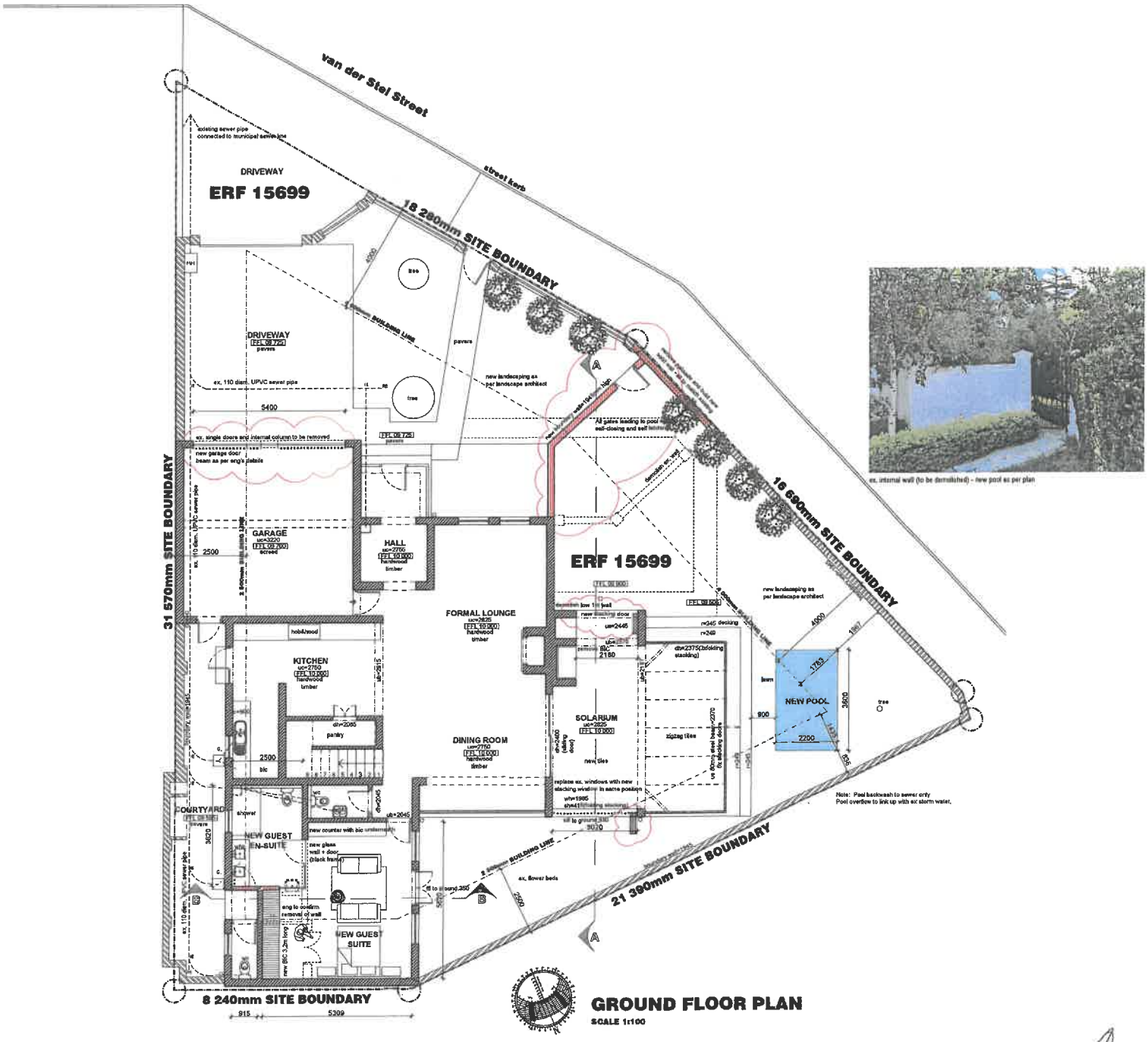
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ROOF PLAN
SCALE: 1:100 @ A2

TITLE

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
15699	1	AR	102	D

DRAWN BY: AV
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ex. internal wall (to be demolished) - new pool as per plan

GROUND FLOOR PLAN
SCALE 1:100

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PROJECT

RENOVATION

ERF 15699

1 VAN DER STEL AVE

STELLENBOSCH

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TITLE

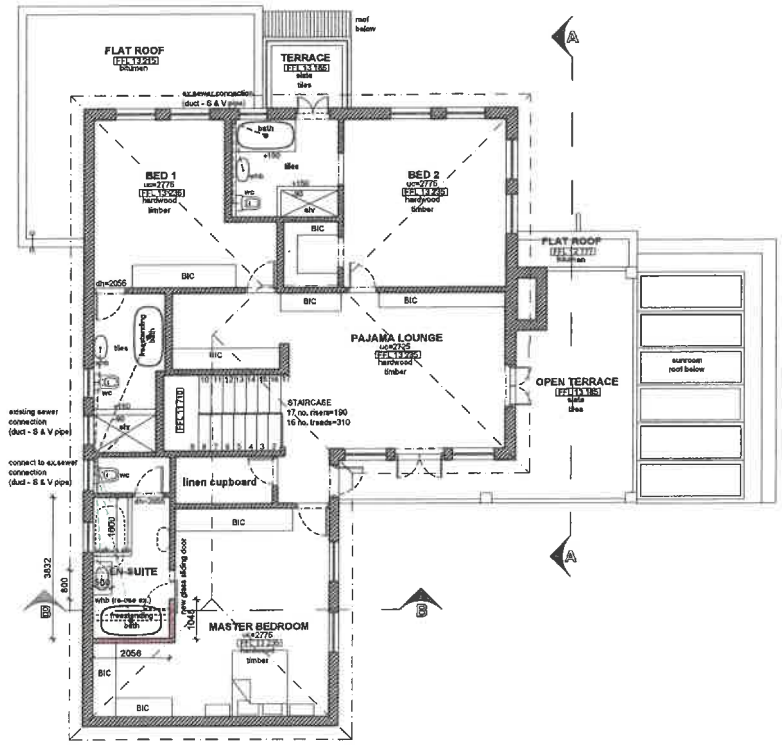
GROUND FLOOR PLAN

SCALE: 1:100 @ A2

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
15699	1	AR	100	F

DRAWN BY: AV

CHECKED BY: AV



FIRST FLOOR PLAN

SCALE 1:100

Area Schedule

site area (erf 15699) = 858m2

GROUND FLOOR:

Ex. ground floor internal dwelling area = 134m2
Ex. garage=36.8m2
Ex staff room =17.6m2
Ex. solarium = 41.7m2
Ex. staff room to become new guest suite area(No increase in floor space)
New swimming pool = 8m2
TOTAL GROUND FLOOR AREA = 193.3m2 (excl. garage)

FIRST FLOOR:

Ex. first floor internal dwelling area = 155.6m2
Ex. stair void = 6.4m2
Ex. uncovered terraces = 29.5m2
TOTAL EXISTING FIRST FLOOR AREA = 155.6m2 (excl. uncovered terraces, stair voids, double volume areas)

TOTAL EXISTING "FLOOR SPACE" (GBA) = 348m2
TOTAL "FLOOR SPACE" (GBA) = 348m2 (no new additions)
(excluding pool room, patio's, pool, deck, garages, double volume spaces, stair voids and uncovered terraces)

Bulk = 0,35
Coverage: Footprint(245m2)/ERF(858m2) = 43%

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PROJECT

RENOVATION
ERF 15699
1 VAN DER STEL AVE
STELLENBOSCH

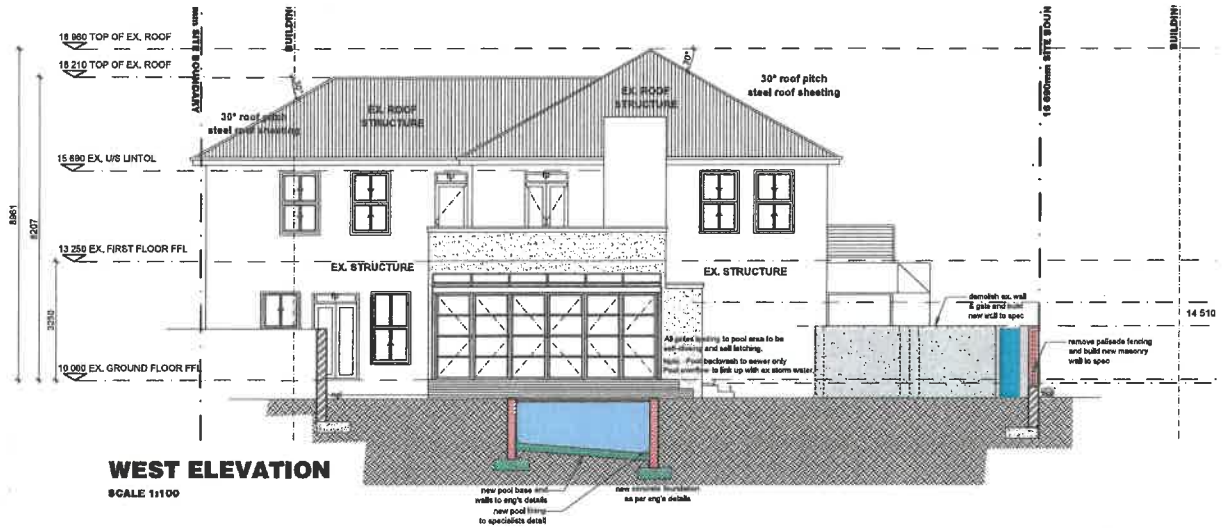
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TITLE

FIRST FLOOR PLAN
SCALE: 1:100 @ A2

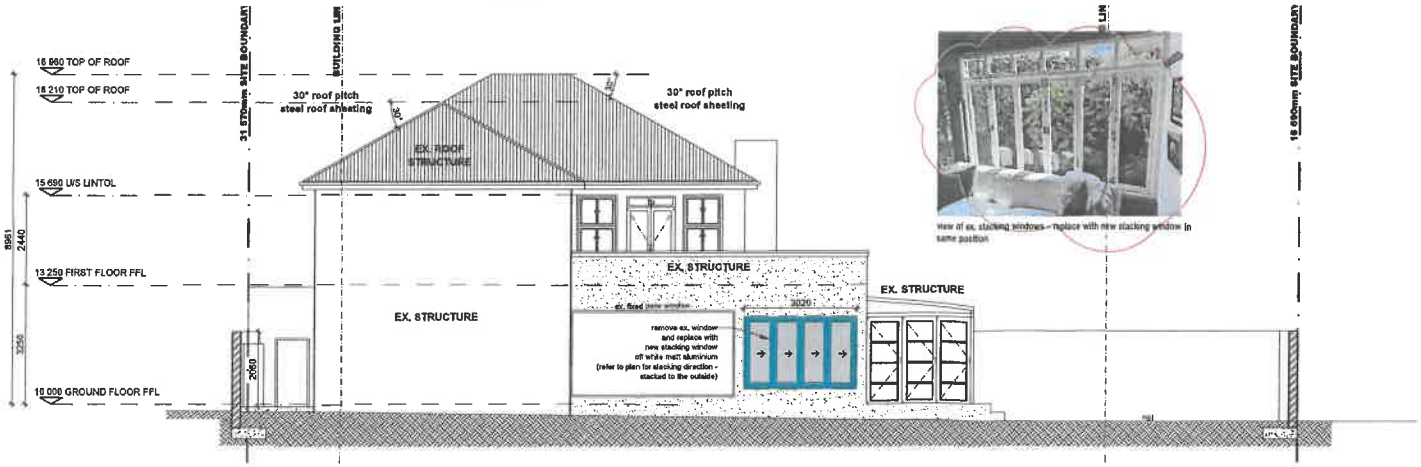
PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
15699	1	AR	101	E

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WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

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PROJECT

RENOVATION

ERF 15699

1 VAN DER STEL AVE

STELLENBOSCH

[redacted]

TITLE

ELEVATIONS 1

SCALE: 1:100 @ A2

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
15699	1	AR	300	D

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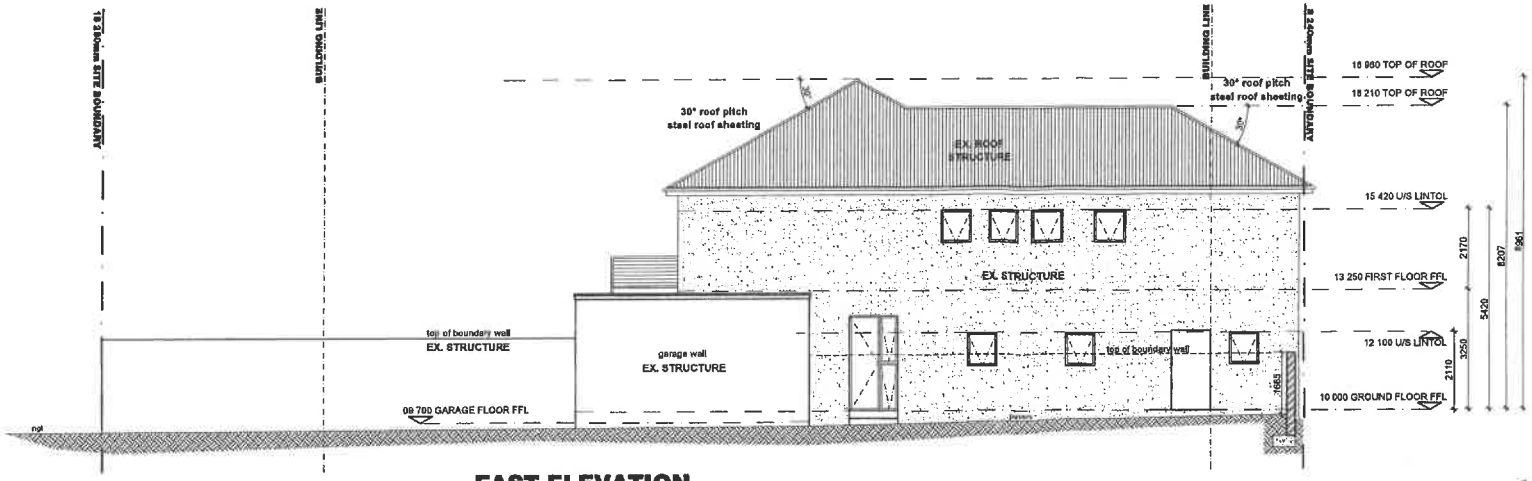
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view of ex. structure - new stacking doors as per plan

SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

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STELLENBOSCH

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TITLE

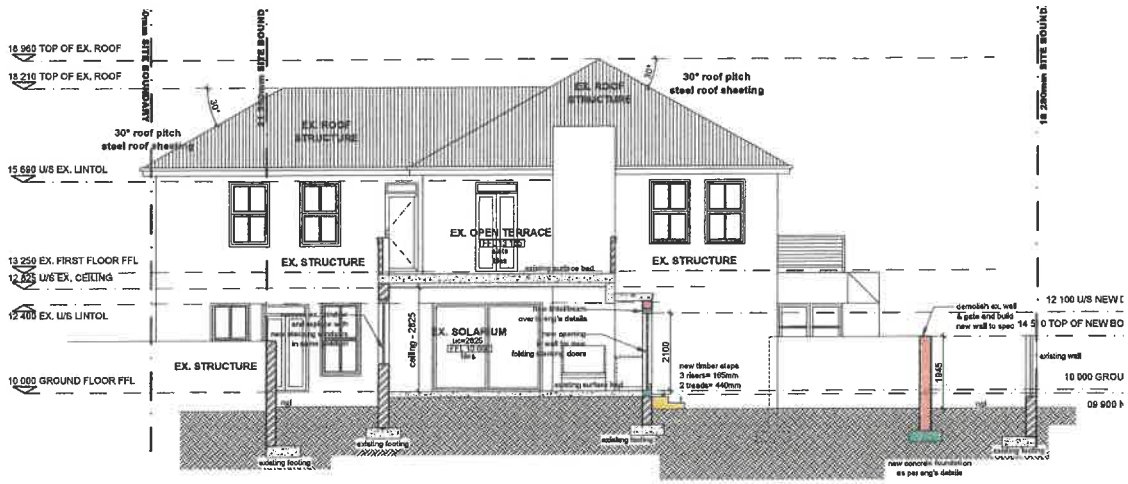
ELEVATIONS 2

SCALE: 1:100 @ A2

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
15699	1	AR	301	D

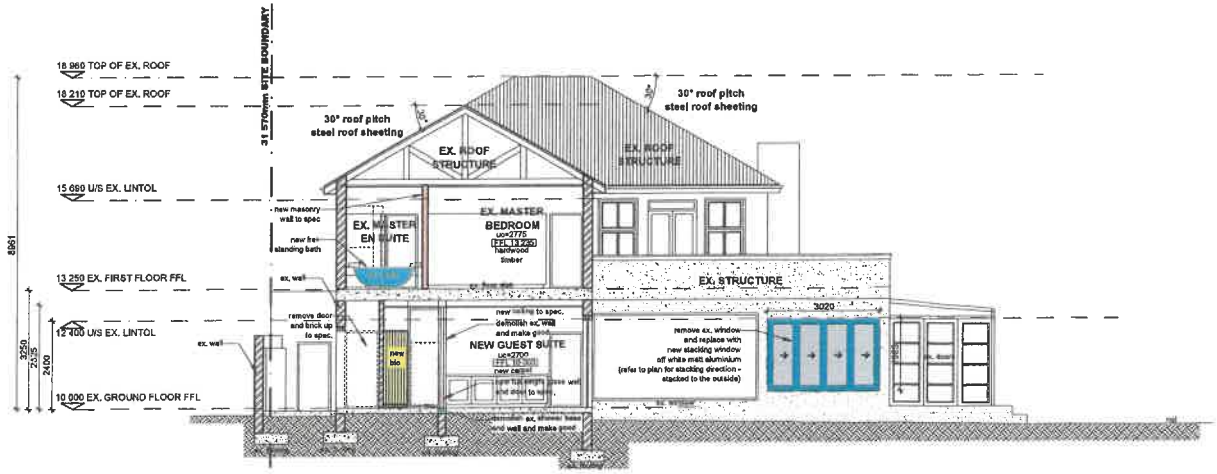
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SECTION A-A

SCALE 1:100



SECTION B-B

SCALE 1:100

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6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Adele Vermeulen Architects

GENERAL

REVISION

REV	DATE	DRAWN	DESCRIPTION
AB 1	20 03 24	ES	AS-BUILT
A	10 04 24	AV	ISSUE FOR INFORMATION
B	15 04 24	AV	ISSUE TO COUNCIL
C	10 06 24	AV	ISSUE TO COUNCIL
D	13 06 24	AV	ISSUE TO COUNCIL

PROJECT

RENOVATION

ERF 15699

1 VAN DER STEL AVE

STELLENBOSCH

TITLE

[redacted]

SECTIONS

SCALE: 1:100 @ A2

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
15699	1	AR	200	D

DRAWN BY: AV

CHECKED BY: AV