



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18401 (TP974/2024)

Our File Reference Number: Erf 16148, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 16148, STELLENBOSCH

1. The above application refers.
 2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 An application for a permanent departure in terms of section 15(2)(b) of the said By-law to permit the relaxation of the Estate's street building line from 5.0m to 3.3m for extensions to the existing garage on Erf 16148, Stellenbosch.
- 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 applies only to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 3.2 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.
 - 3.3 Building plans must be generally in accordance with the site plan (elevation)/ floor layout plan, as referenced in drawing number; 23/05/29/02, 23/05/29/03, dated 30 November 2023 and 23/05/29/01, 23/05/29/02, 23/05/29/03, dated 1 October 2024 drawn by Moller Argitekte attached as **Annexure A**.

3.4 Building plans must be submitted for all work, as well as changes of use of the existing buildings/structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

4.1 The proposed addition is in line with the existing land use of the property and is considered minor as it will not detract from the prevailing character of Brandwacht - Aan - River Estate.

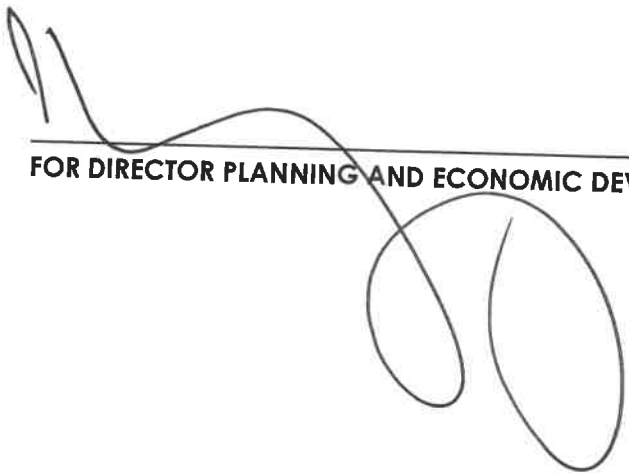
4.2 The proposed additions will have no impact on municipal services.

4.3 The proposal will have a minimal impact on the streetscape.

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

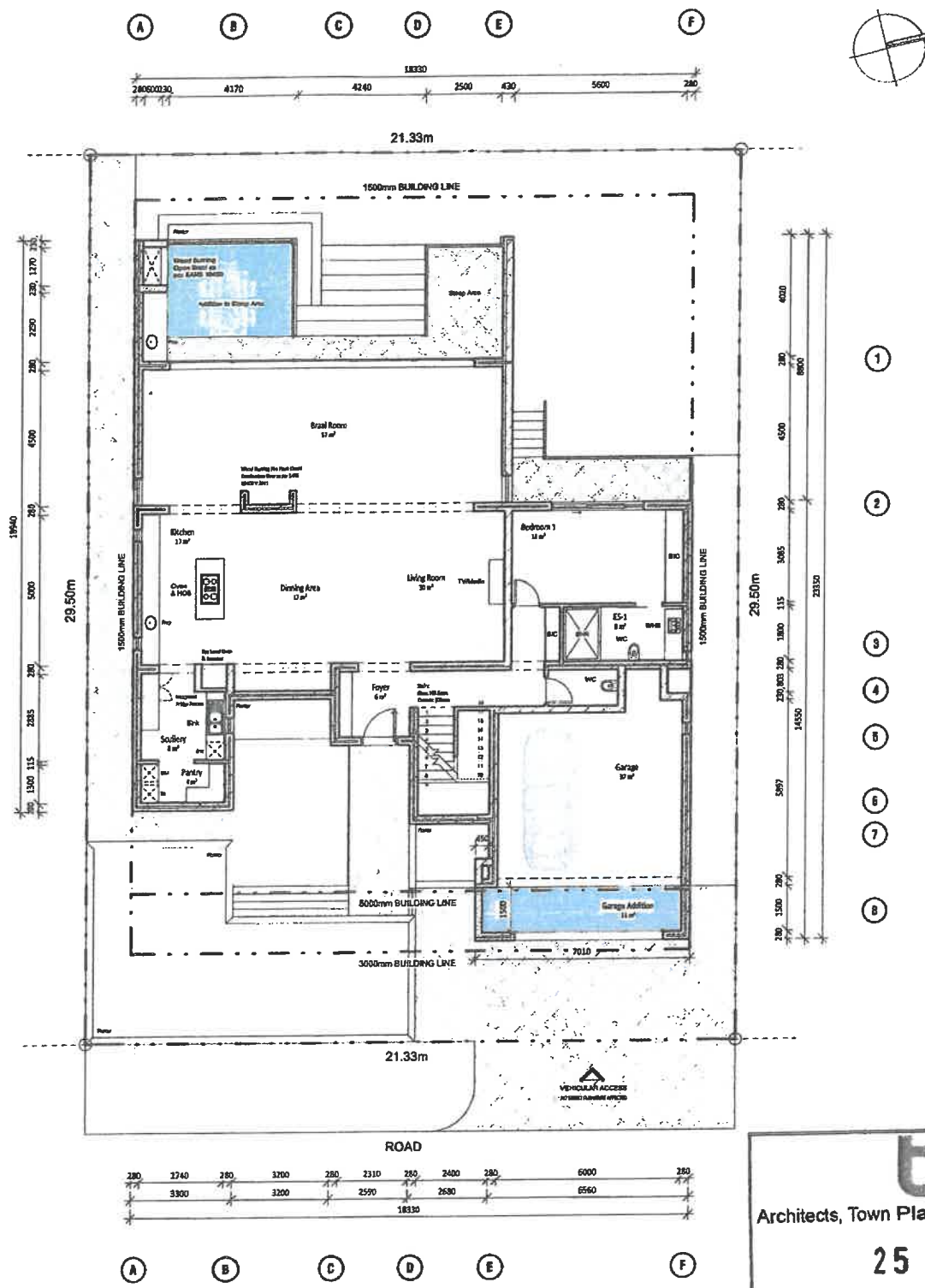
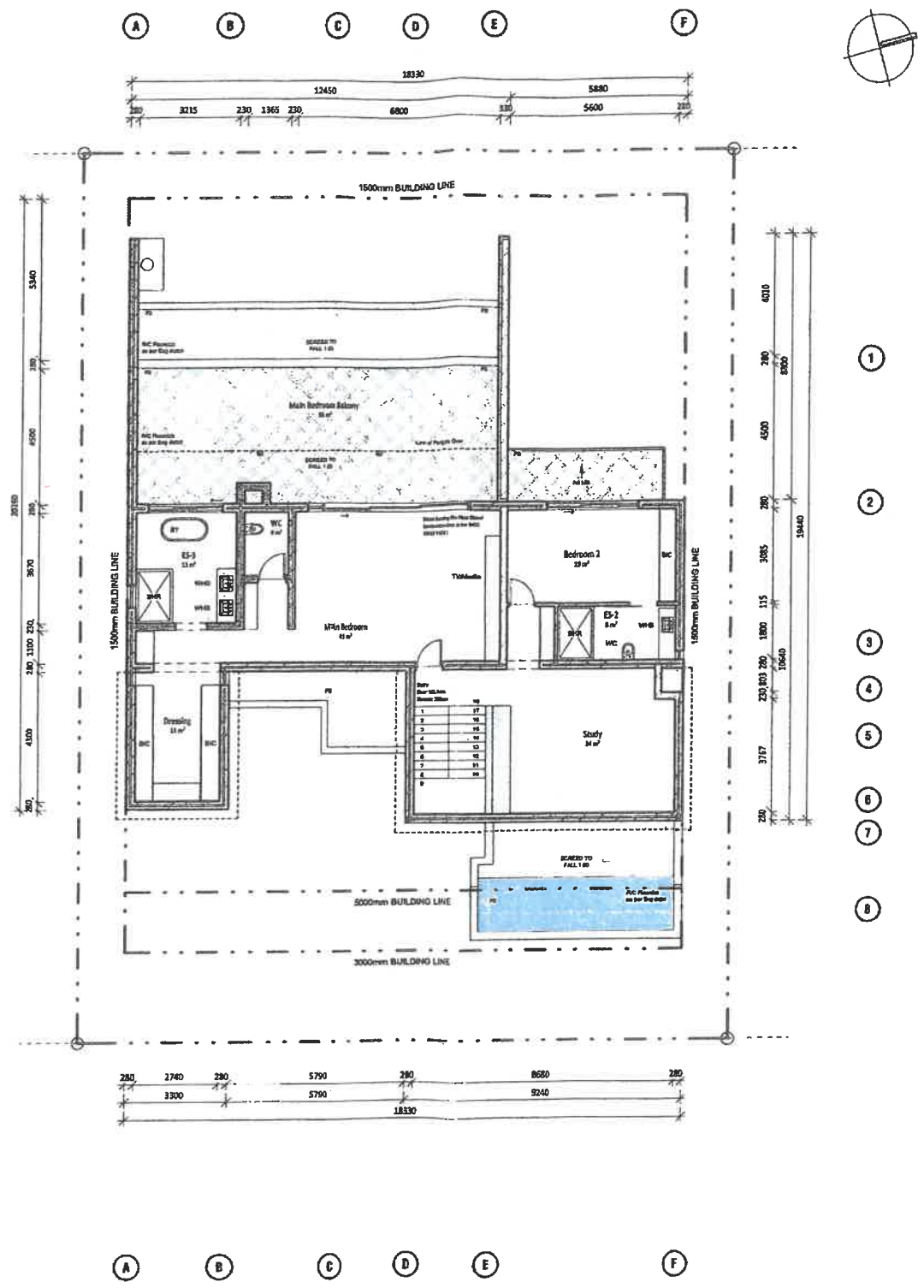
10/7/2025
DATE



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ANNEXURE A



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Architects, Town Planners and Urban Designers
25 JUL 2024
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SIGN *Chenies*

FIRST FLOOR PLAN
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100

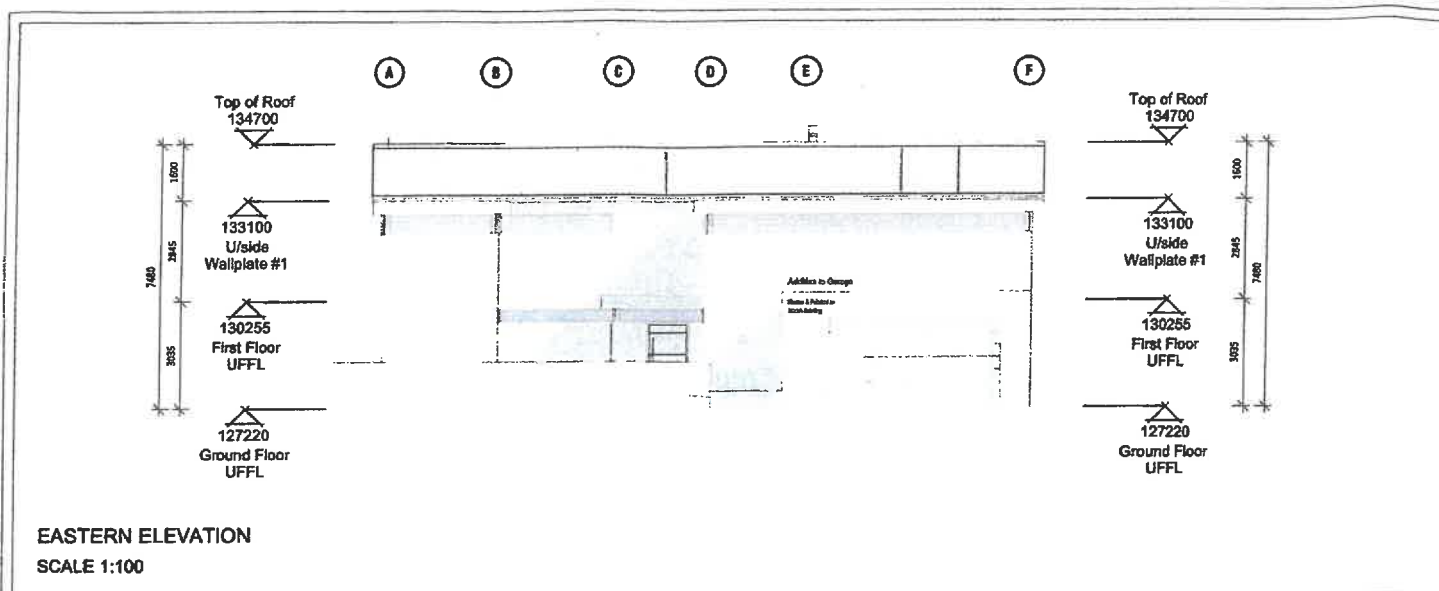
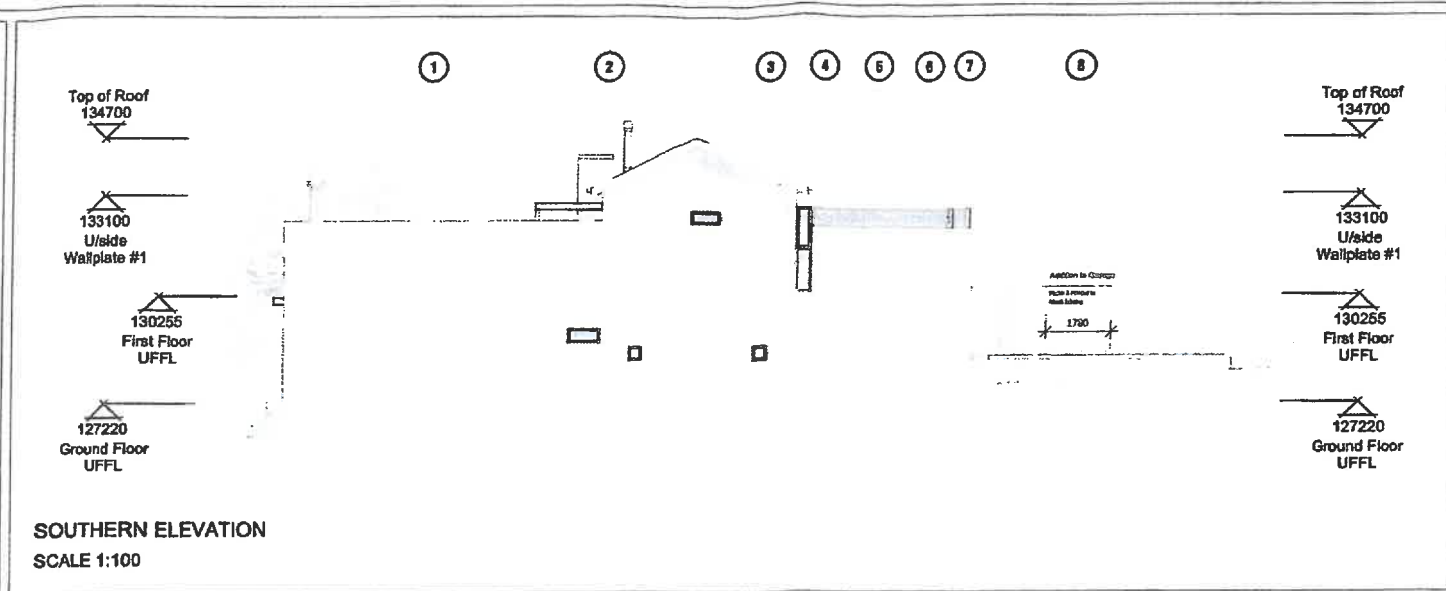
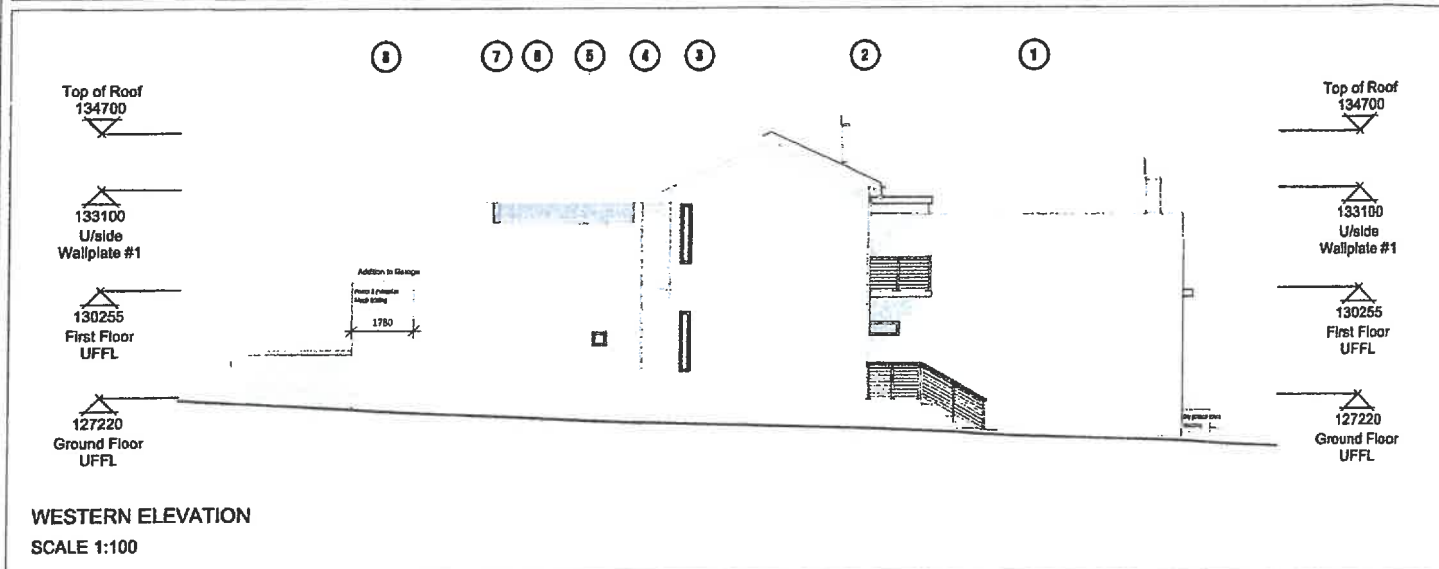
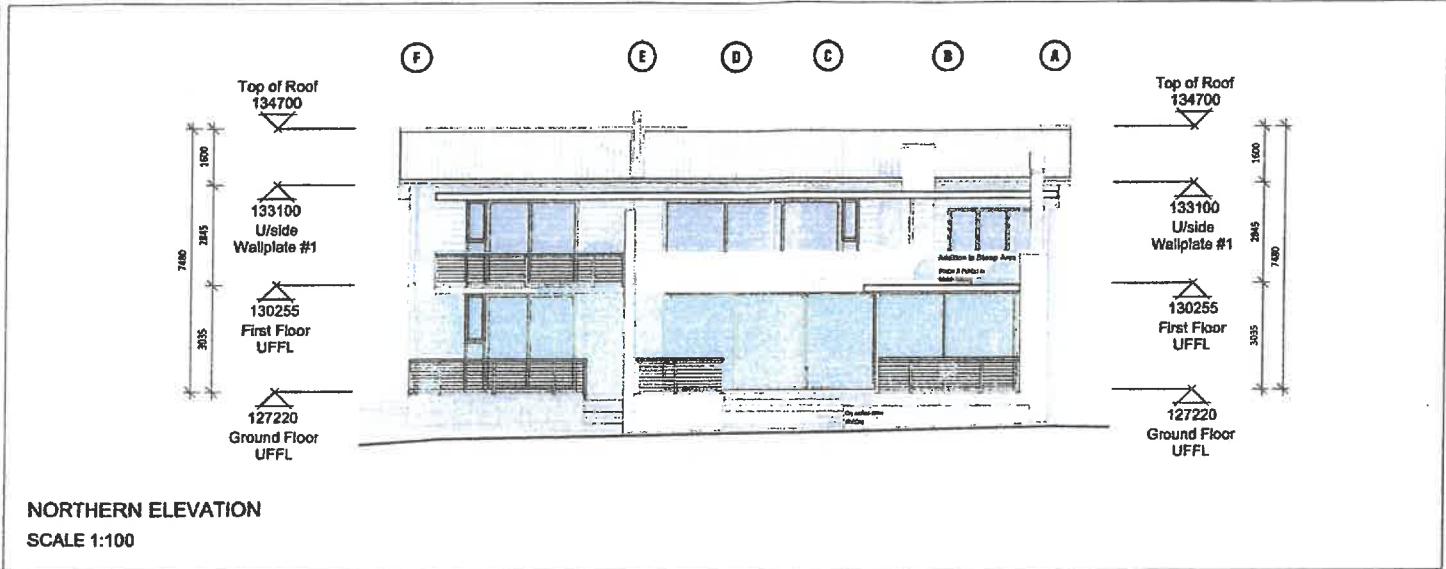
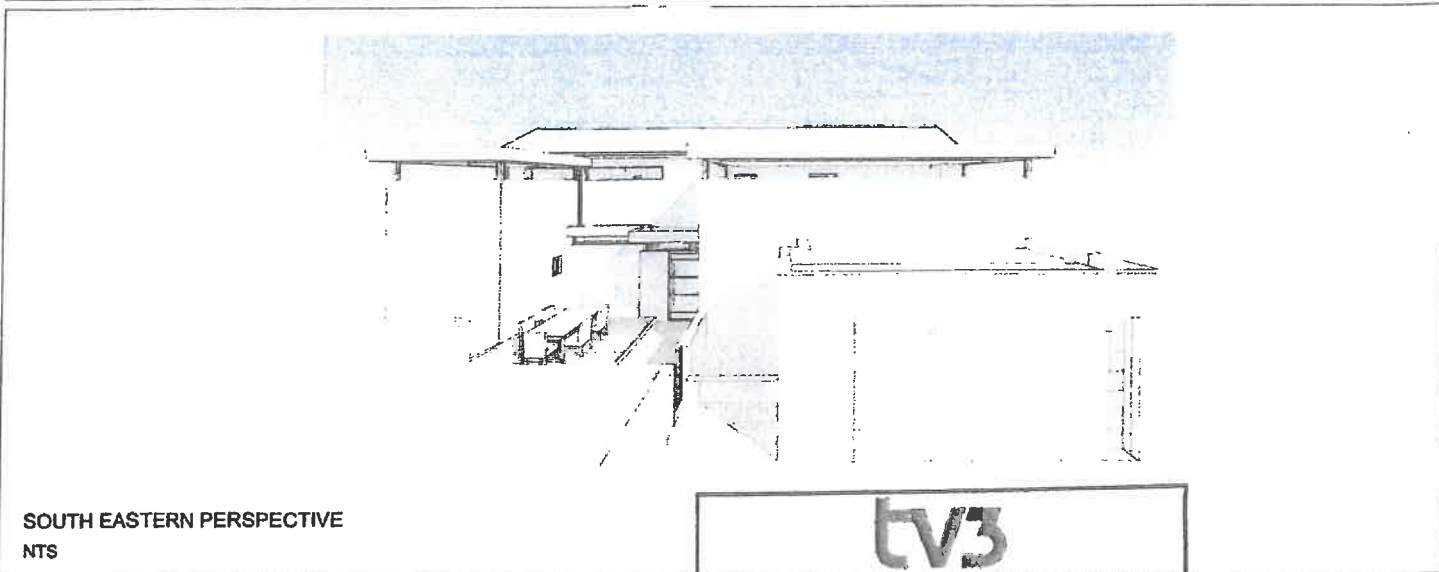
ORIGINAL DOCUMENT DATE: 04/14/23		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION

PROJECT DESCRIPTION:
Proposed Additions & Alterations, Erf
16148, Brandwacht, STELLENBOSCH

DRAWING DESCRIPTION:
FLOOR PLANS

PROJECT / CLIENT:
House Buhrmann

DATE: 11/30/2023 11:38:39 AM
DRAWN: TG
CHECKED: HJM
SCALE: 1:100
DRAWING No.:
2023 / 05 / 29 / 02
DRAWING STATUS:
Designer



ORIGINAL DOCUMENT DATE: 04/14/23		
DOCUMENT VARIATIONS REGISTER:		
NO.	DATE	DESCRIPTION

tv3
Architects, Town Planners and Urban Designers

25 JUL 2024

SUPPORTED

SIGN *At Home*

PROJECT DESCRIPTION:
Proposed Additions & Alterations, Erf
16148, Brandwacht, STELLENBOSCH

DRAWING DESCRIPTION:
ELEVATIONS, PERSPECTIVE

PROJECT / CLIENT:
House Buhrmann

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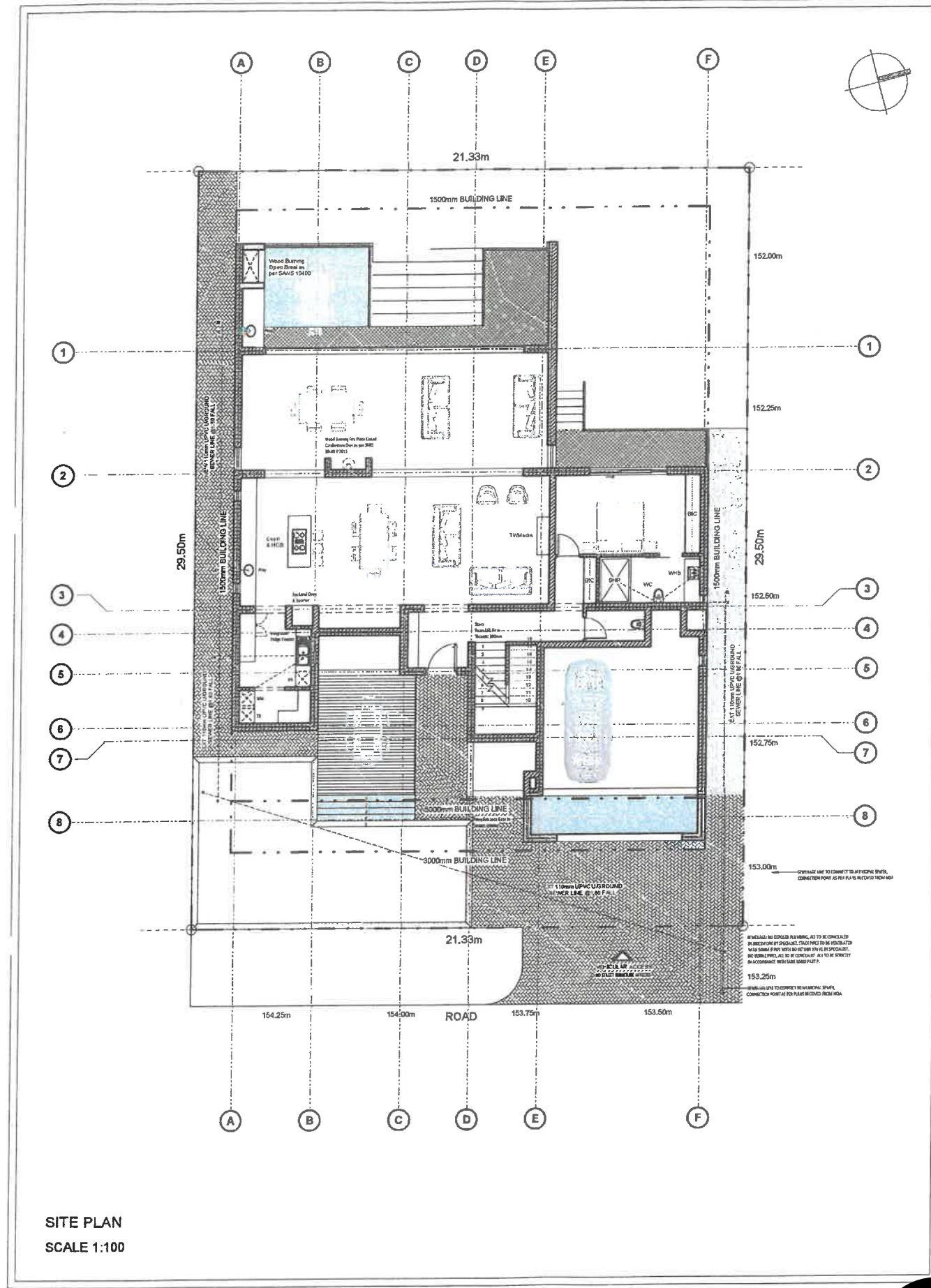
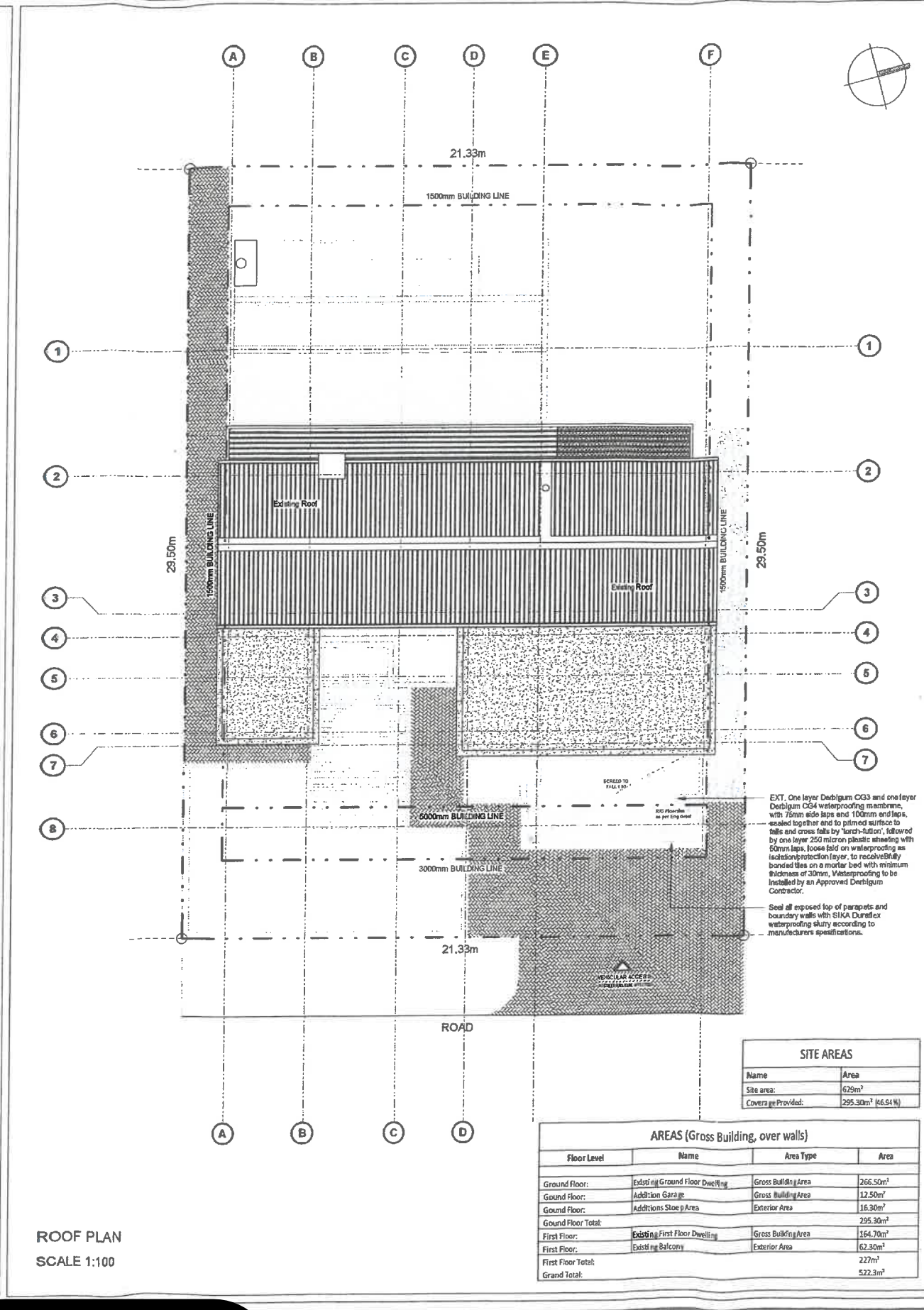
DRAWN: Author

CHECKED: Checker

SCALE: 1:100

DRAWING No.: 2023 / 05 / 29 / 03

DRAWING STATUS: Designer



SPECIFICATIONS

GENERAL FOUNDATIONS:
ALL AS PER STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATION. SOIL TEST THE RESPONSIBILITY OF THE OWNER.
STRUCTURAL ENGINEER TO DESIGN FOUNDATIONS ACCORDING TO SOIL TEST.
REINFORCEMENT & TRENCHES MUST BE VERIFIED BY AN APPROVED BY ENG.
CONCRETE STRIP FOUNDATION TO SABS STANDARDS AT MIN DEPTH OF 600MM BELOW N.G.L.

LATERAL WALL SUPPORT:
LATERAL SUPPORT TO WALLS EXCEEDING MAXIMUM UNSUPPORTED LENGTH AS PER SANS 10400 PART K AS PER STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION.

GENERAL SURFACE BIDS:
100MM CONCRETE SURFACE BED ON APPROVED DPM LAYED WITH 250MM OVERLAPS ON 50MM CLEAN SAND BED ON 300MM COMPACTED FILL IN LAYERS OF 100MM MAX COMPACTED AT 90% MOD AASHTO DPC.
LOWER LIP OF 375 MICRON DAMP PROOF COURSE UNDER CAVITY WALLS TO BE MIN 150MM ABOVE FINISHED GROUND LEVEL AND CAVITY BENEATH CAVITIES MUST BE CONCRETE FILLED.

CERILING:
EXPOSED TRUSSES: 9.5mm Rhinoboard ceiling screwed to 38x38 brackering, not exceeding 1200mm centres, all fixed to trusses/purlins at centres. All joints to be covered using H-profile white pvc jointing strips. All as per manufacturer's instructions. Ceilings skimmed plaster and painted with shadowline finish against wall.
UNDER TRUSSES: 6.4MM RHINOBOARD CEILING FIXED TO U/SIDE OF 38MMX38MM SA PINE BRACKERING @320MM UNDER THE BEAM. CEILING TO BE SKIMMED AND PAINTED. ALL AS PER MANUFACTURER'S SPECIFICATIONS.
BATHROOMS (STEAM): USE 12.5MM MOISTURE RESISTANT GYPSUM BOARDS.

INSULATION:
BETWEEN PURLINS: 75MM THICK ISOTHERM INSTALLED BETWEEN PURLINS AND MAXLEY RADIANT BARRIER INSTALLED UNDER PURLINS AS PER MANUFACTURER'S SPEC.
OVER CEILING: 135MM THICK ISOTHERM INSTALLED OVER CEILING AS PER MANUFACTURER'S SPEC.

FLOORS:
SLAB ON GRADE: APPROVED FLOOR FINISH ON MINIMUM 50MM SCAFFOLD ON REINFORCED CONCRETE SLAB-ON-GRADE ON 250 MICRON USB GREEN POLYESTER DAMPROOF MEMBRANE ON 50MM SAND/SHIMMING LAYER ON COMPACTED EARTH/LL LAYERS OF 150MM. ALL AS PER STRUCTURAL ENGINEER.
SUSPENDED: APPROVED FLOOR FINISH ON MINIMUM 30MM SCAFFOLD ON REINFORCED CONCRETE SUSPENDED SLAB. ALL AS PER STRUCTURAL ENGINEER.

EXTERNAL FINISH:
TYPE A: STANDARD 106 "ROCK" CLAY BRICKS: SABS 227/NFP, 10. MPA
15MM STEEL TROWEL SMOOTH TO RECEIVE PAINT AS PER SPEC.
TYPE B: STANDARD 106 "ROCK" CLAY BRICKS: SABS 227/NFP, 10. MPA WITH DRY PACKED STONE EXTERNAL SKIN.

INTERNAL WALL FINISH:
STANDARD 106 "ROCK" CLAY BRICKS: SABS 227/NFP, 10.5 MPA. 15MM STEEL TROWEL SMOOTH TO RECEIVE PAINT AS PER SPEC.

GLAZING:
GLAZING ACCORDING TO SABS 0137
ALUMINIUM DOORS & WINDOWS:
POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS, COLOUR: NATURAL STONE GREY. MANUFACTURER MUST PROVIDE AAMASA CERTIFICATE OF APPROVAL. MANUFACTURER MUST PROVIDE SHOP DRWS. FOR APPROVAL BY CLIENT. ALL OPENINGS TO BE MEASURED ON SITE BEFORE MANUFACTURING COMMENCES

ROOF:
MAIN ROOF: SHEET METAL - ROOF ANGLE : 35 DEGREES
ROOF COVERING:
ALUMINIUM ZINC COATED ROOF SHEETING (CAPE CHARCOAL) AS PER MANUFACTURER AND ENG DETAIL WITH 9MM RHINOBOARD-SKIMMED AND PAINTED - CEILING FIXED TO U/SIDE OF 38GB BRACKERING @ 320MM WITH 75MM ISOTHERM INSULATION.

OCCUPIED ROOF (EXPOSED TRUSSES):
MAIN MEMBERS TO BE 44MMX14MM. BEST GRADE TRUSSES DESIGNED BY SPECIALIST. SIZES AND FORMS TO BE APPROVED BY ENGINEER.
NOTE: ROOFS TO COMPLY WITH SANS 10400 PART L. ALL ROOFS AS PER STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

STORMWATER: ALL SITE LEVELS AND STORMWATER DRAINAGE TO BE FINALISED ON SITE. ALL SITE WORKS AND PAVING MUST BE GRADED AWAY FROM BUILDINGS. ALL WASTE PIPES TO HAVE ANTI-VAC TRAPS.

GUTTERS: WATER TITE GUTTERING DOMESTIC Ogee PROFILE ALUMINIUM GUTTER, SIZE 125 X 85 X 0.6MM THICK COLOUR CAPE CHARCOAL WITH 80MM Ø UPVC DOWNPIPES, ALL INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

Regulations of SANS 10400 : 2010 and requirements of Stellenbosch Municipality and other authorities concerned to be adhered to

Heights and Levels to be determined on site by Land Surveyor. A generic UFFL is used to and to be related back to site levels.

Contractor to confirm all site levels before start of construction. All heights and levels as per SANS 10400

All Floors of Paving indicated to fall at a minimum of 1:80 gradient away from building - unless otherwise indicated

All Structural Elements, Position, Size and Fixing to be designed and approved by the consulting Structural Engineer

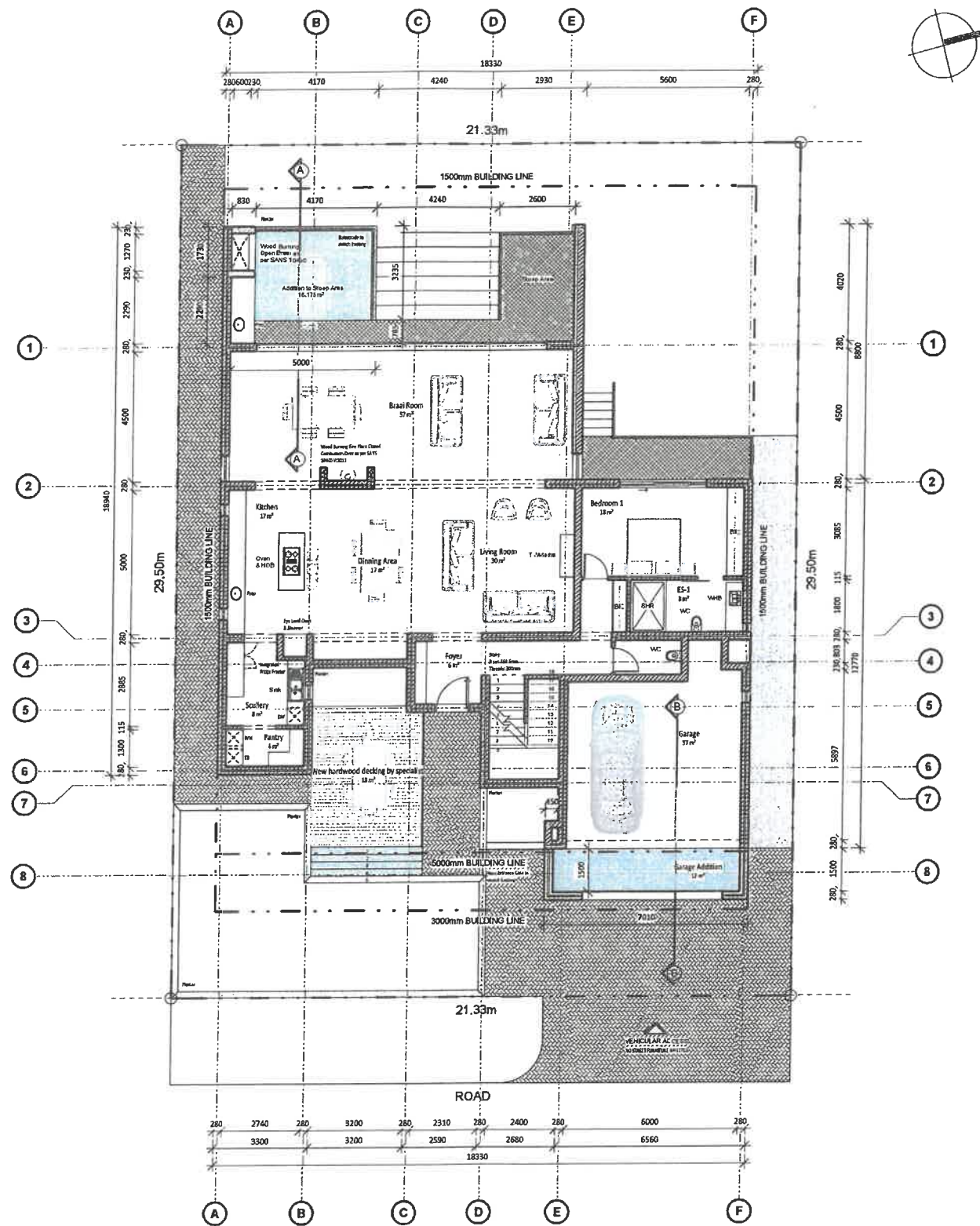
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PROJECT DESCRIPTION:
Proposed Additions & Alterations, Erf 16148, Brandwacht, STELLENBOSCH

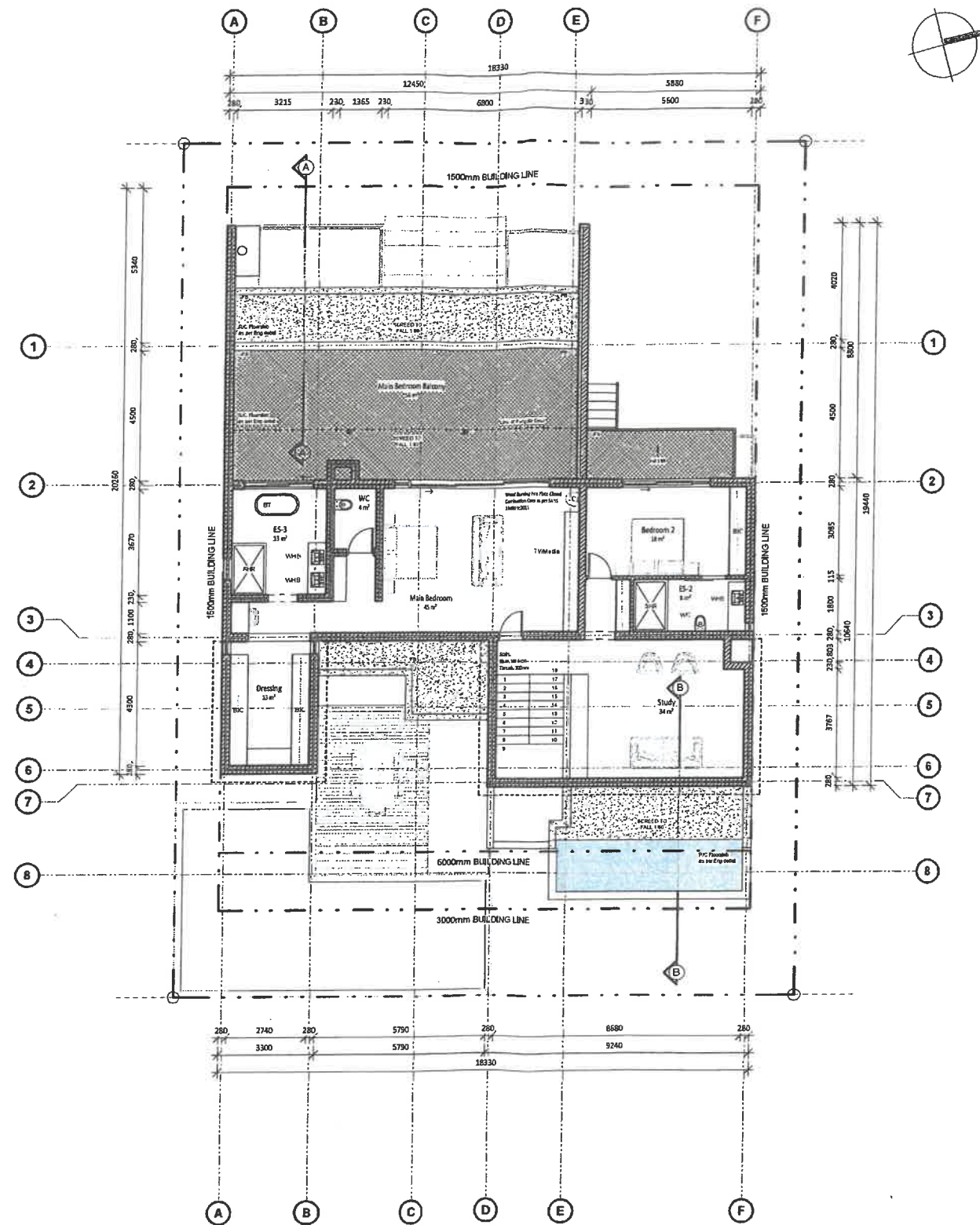
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SITE PLAN, ROOF PLAN

PROJECT / CLIENT:
House Buhmann

DATE: 2024/10/01 13:59:08
DRAWN: TG
CHECKED: HJM
SCALE: 1:100
DRAWING No.:
2023 / 05 / 29 / 01
DRAWING STATUS:
COUNCIL PLANS



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

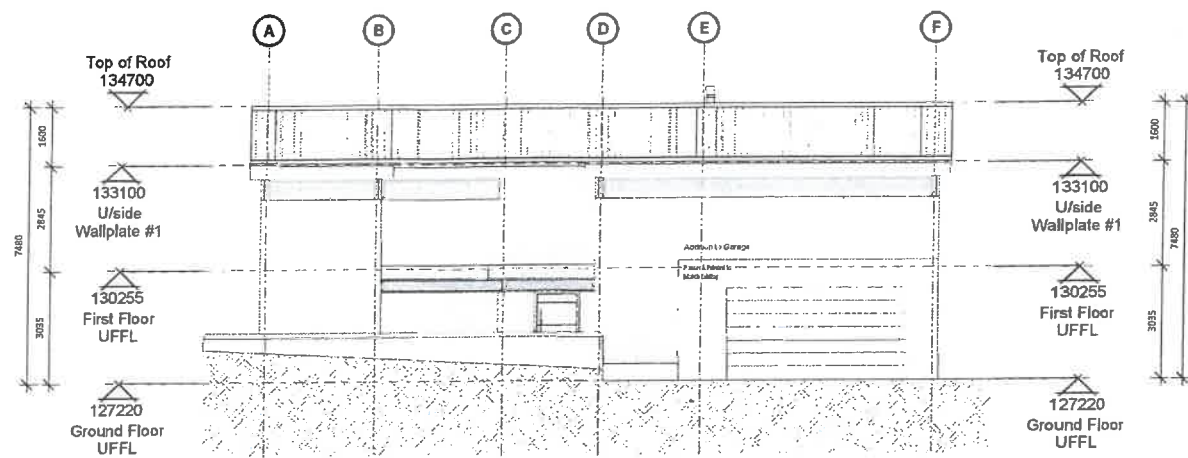
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16148, Brandwacht, STELLENBOSCH

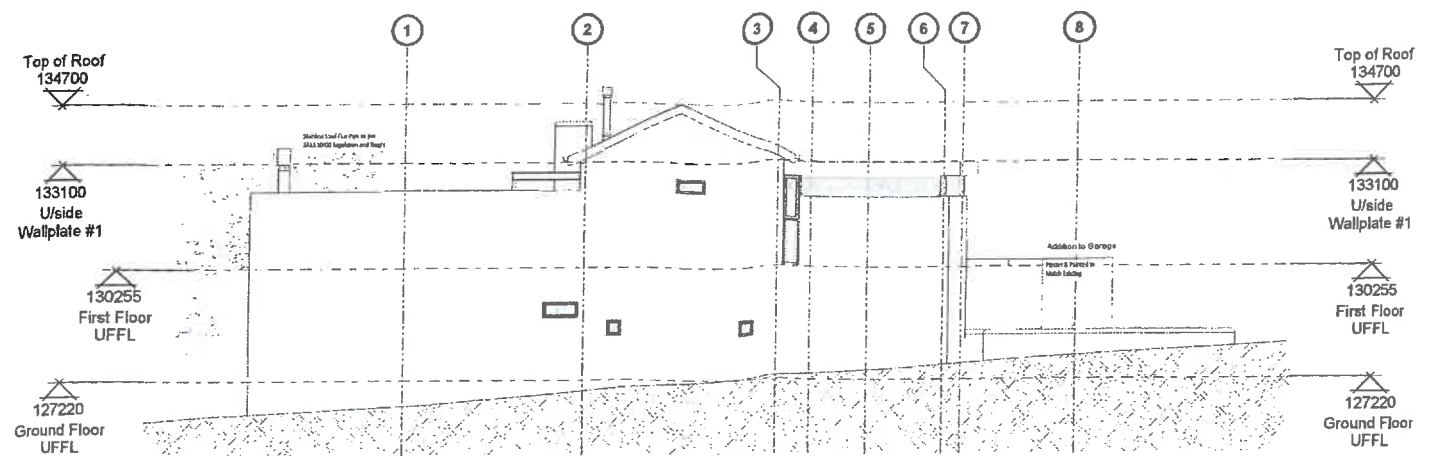
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FLOOR PLANS

PROJECT / CLIENT:
House Buhrmann

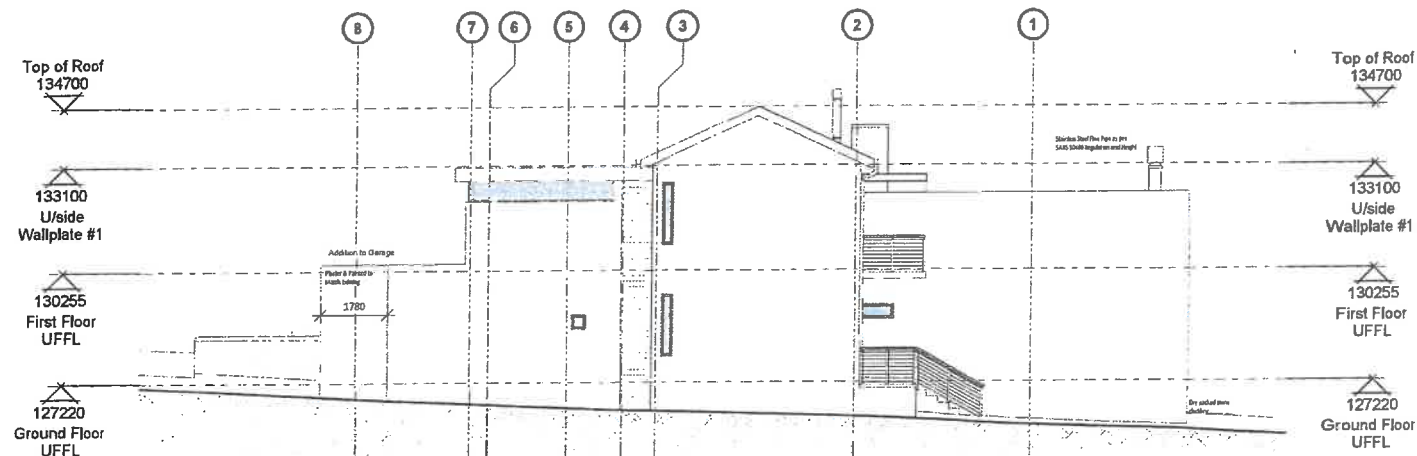
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DRAWING No.:
2023 / 05 / 29 / 02
DRAWING STATUS:
COUNCIL PLANS



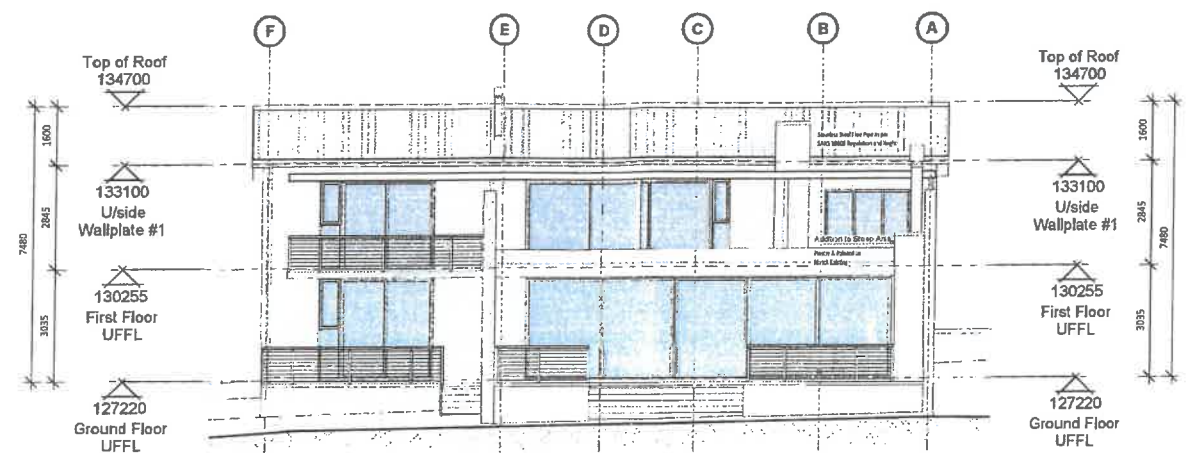
EASTERN ELEVATION
SCALE 1:100



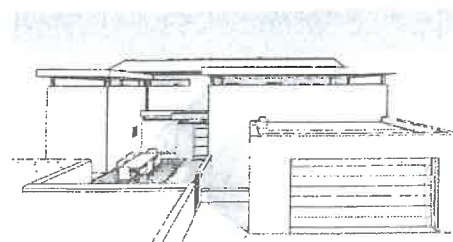
SOUTHERN ELEVATION
SCALE 1:100



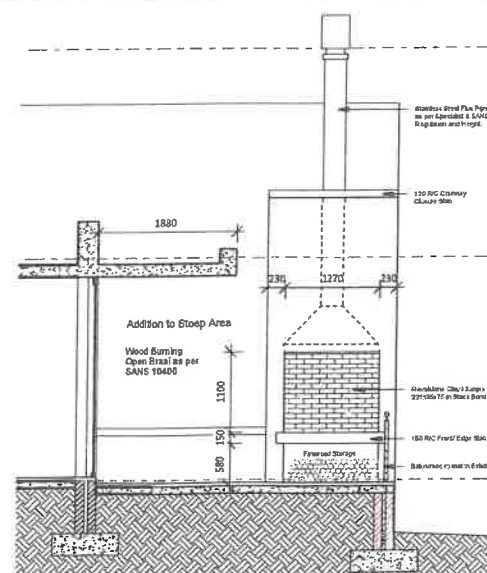
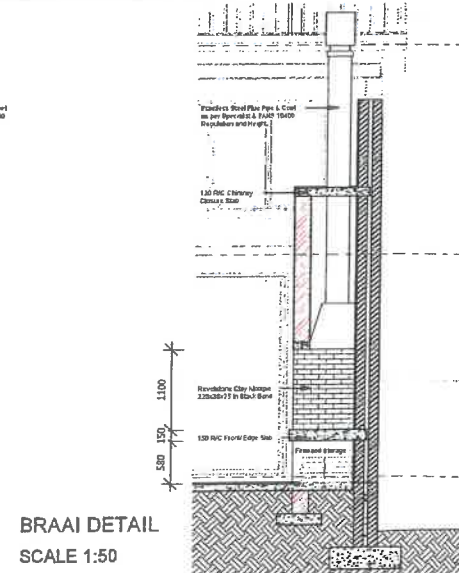
WESTERN ELEVATION
SCALE 1:100



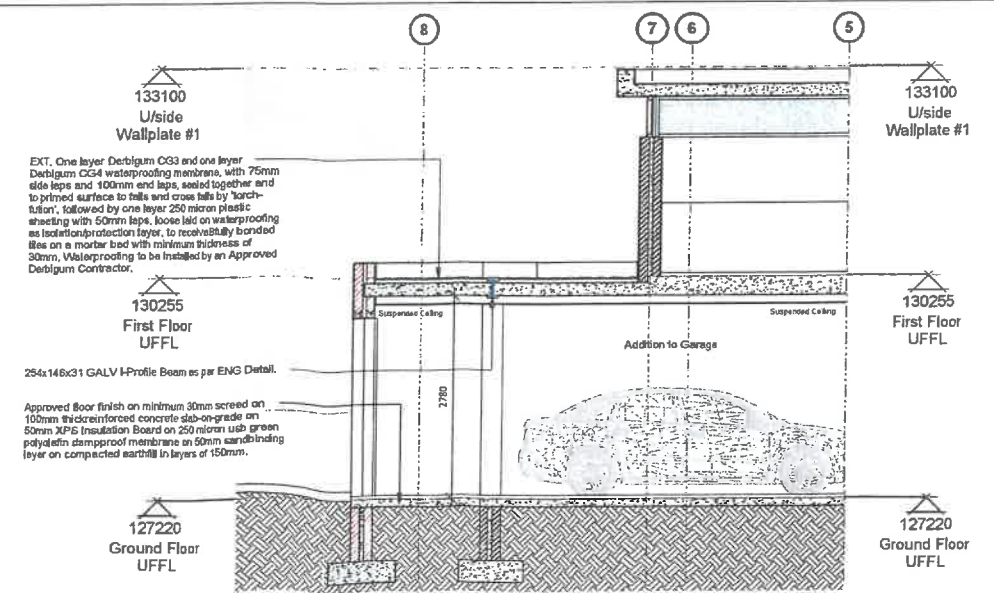
NORTHERN ELEVATION
SCALE 1:100



EASTERN PERSPECTIVE
NTS



SOUTHERN PERSPECTIVE
NTS



ORIGINAL DOCUMENT DATE: 04/14/23		
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PROJECT DESCRIPTION:
Proposed Additions & Alterations, Erf 16148, Brandwacht, STELLENBOSCH

DRAWING DESCRIPTION:
ELEVATIONS, SECTION, PERSPECTIVE

PROJECT / CLIENT:
House Buhrmann

DATE: 2024/10/01 13:59:47
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 CHECKED: Checker
 SCALE: As indicated
 DRAWING No.:
2023 / 05 / 29 / 03
 DRAWING STATUS:
COUNCIL PLANS