STELLENBOSCH
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Application Number: LU/16545
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: [redacted]

Dear Mr Heys

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR DEPARTURE ON ERF 5373, STELLENBOSCH (LU/16545 / TP584/2023)

1. This Municipality's decision letter dated 20 August 2024, refers. The appeal process has now been concluded.

2. The Appeal Authority resolved on 29 April 2025 that the Appeal submitted against the decision of the Authorised Decision-maker dated 20 August 2024, in respect of the subject application **BE DISMISSED**, and that the subject decision **BE CONFIRMED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law as follows:

3. 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 By-law and subject to conditions of approval.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-law:

4.1 The approval will lapse if not implemented / confirmed within five years from the date of final notification of approval of the application.

4.2 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 By-laws or Regulations that may be applicable.

4.3 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.

4.4 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**.

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

5.1 Consent from Welgevonden Estate HOA was obtained prior to submitting the land use application.

5.2 The owner has also obtained approval for the relaxation of the building line from Welgevonden Estate HOA which was granted during its EXCOM Meeting that was held on the 30th of January 2025

5.3 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.

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5.4 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.

5.1 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.

5.2 The build form is not foreign to the immediate surroundings and streetscape due to the presence of similar departures.

6. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT **DATE** 13/5/2025

COPIES TO:

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Welgevonden
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Welgevonden Homeowners Association
Erf 14426
WELGEVONDEN
Email: [redacted]

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ANNEXURE C

SITE PLAN

Conductance	14
SHGC	0.11
Zone	4
Net Floor Area	9.73
Conductance Allowance	13.62
SHGC Allowance	1.24
Actual	4.75
	0.51
	-34.88% Passed
	-58.57% Passed
	1.08
	11.10%

FENESTRATION AREA
PERCENTAGE FENESTRATION AREA - GROUND STOREY

							Glazing Performance...			Results						
	NO	Facing	Width	Height	Count	Area	Area c/w	U-Value	SHGC	Cu	SHGC	P	U	H	P/H	U Factor
WINDOWS	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
						1.08		Totals		4.75	0.51					

FENESTRATION ENERGY CALCULATIONS - GROUND STOREY

Net Floor Area	92	
Conductance Allowance	128.8	
SHGC Allowance	11.36	
Actual	117.16	
	10.87	
	90.97% Passed	
	90.89% Passed	
	26.63	
	28.94%	

FENESTRATION AREA
PERCENTAGE FENESTRATION AREA - FIRST STOREY

							Glazing Performance...			Results						
	NO	Facing	Width	Height	Count	Area	Area c/w	U-Value	SHGC	Cu	SHGC	P	U	H	P/H	U Factor
WINDOWS	20	North East	0.6	1.5	2	1.80	30	4.40	0.44	7.92	0.86	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	1.34	0.000	0	1.50	0.0000	1.05
	11	North East	1.13	1.35	2	3.05	30	4.40	0	15.433	0.00	0.000	0	1.35	0.0000	1.08
	10	North East	1.5	1	1	1.50	30	4.40	0.44	6.6	0.71	0.000	0	1.00	0.0000	1.08
	11	South West	1.13	1.35	1	1.75	30	4.40	0.44	7.7066	0.81	0.000	0	1.35	0.0000	1.05
		South West	1.13	1.13	1	1.28	30	4.40	0.44	5.6232	0.68	0.000	0	1.13	0.0000	1.05
		North West	1	1.5	1	1.50	30	4.40	0.44	6.6	0.71	0.000	0	1.50	0.0000	1.05
DOORS	11	North East	2.5	2.1	1	5.46	30	4.40	0.44	24.024	2.59	0.000	0	2.10	0.0000	1.08
	12	North East	2.27	2.1	1	5.33	30	4.40	0.44	23.4652	2.53	0.000	0	2.10	0.0000	1.08
									Totals	117.15432	10.87					

3 August 2023

TAKE NOTE
OPENINGS GREATER THAN 3M WIDE TO HAVE REINFORCED CONCRETE BEAM OVER AS PER ENGINEERS DETAILS AND SPECS.
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 450MM ABOVE ROOF LEVEL. SEWER & STORMWATER PIPES NOT DEEPER THAN 250MM 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 MIN. -300MM DIA. WASTEPIPE STACKS & VENTPIPES-110MM DIA UNLESS OTHERWISE NOTED
OPEN END OF VENT PIPE TO BE MIN 2M ABOVE ANY OPENING INTO BUILDING WITHIN A 3M RADIUS. SUB VENTS TO BE FITTED WITH AN APPROVED 2 WAY VENT VALVE. ALL VENTS, STACKS, GEYSERS, DOWN PIPES ETC. TO BE CONCEALED. STACKS IN DUCTS WITH RODDING 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 SANS 0400. ALL WASTE FITTINGS TO HAVE RESSAL WITH TRAPS AND PIPE TO BE FULLY ACCESSIBLE IF UNDER FLOORS, WITH S,S,S STRAIGHT 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 600MM. 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 600MM WHERE ANY WASTE OR SOIL BRANCHES ARE CONNECTED TO A STACK 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 ARCHITECTS DRAWINGS) - STOPCOCK ABOVE THE WORKTOP & 22MM PVC WASTE OUTLET & CONNECTIONS.

4.6.4 SUPPORTS FOR WATER HEATER - 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 10400J. 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 × 38 MM IN CROSS-SECTION,
2) PLACED ON EDGE, AND
3) SPACED NOT FURTHER APART THAN 600 MM, AND
THE PLATFORM DECKING SHALL BE CONSTRUCTED OF TIMBER PLANKS THAT ARE AT LEAST 75 MM WIDE AND 22 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.

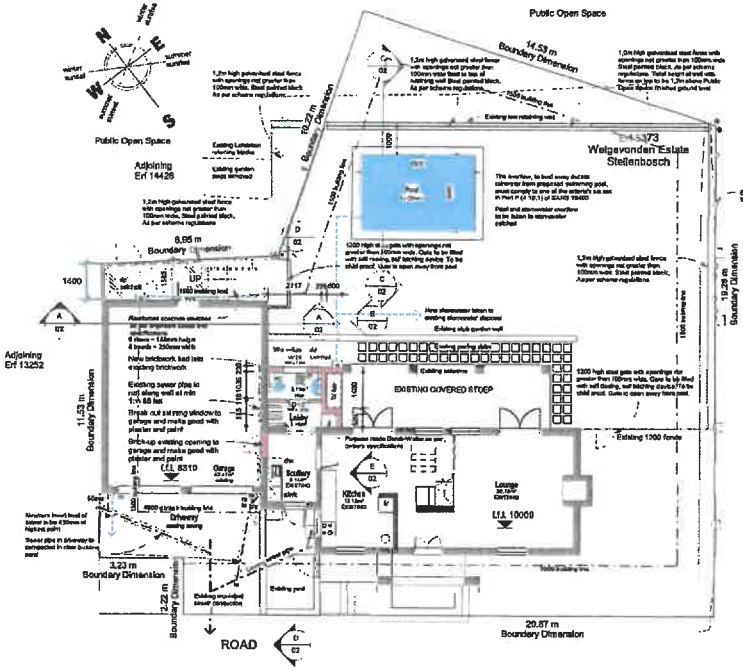
NOTES
1. GEYSER TO BE INSULATED & GIVE A R – VALUE OF 2

2. HOT WATER PIPES < 50MM TO HAVE A R – VALUE OF 1 & HOT WATER PIPES > 50MM TO HAVE A R – VALUE OF 1.5

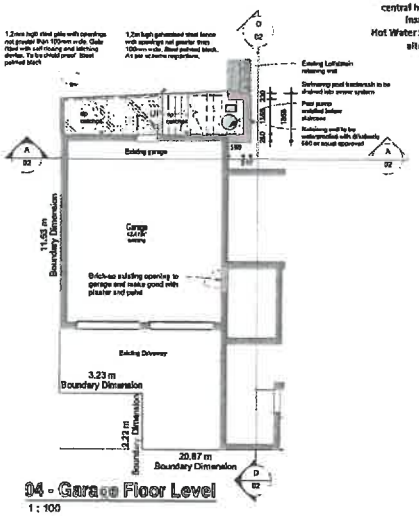
WASTE BEND SEEN NO TOILET MUST BE FITTED WITH ACCESS CAPS FOR ACCESS TO PIPES AND BE SO CONSTRUCTED TO AS TO BE WATERTIGHT WHEN SUBJECTED TO A MAXIMUM INTERNAL WATER PRESSURE OF 50 KPA IN TERMS OF PART P (A.10.6) OF SANS 10400.

WASTE PIPES EXCEEDING 6M LENGTH TO BE 50MM Ø

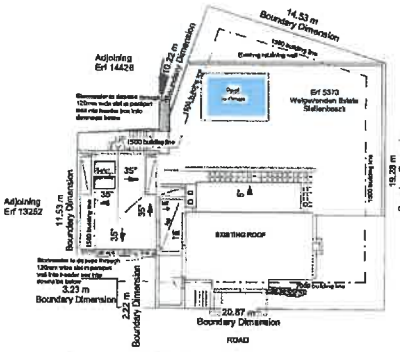
Structural integrity of existing building to be checked and approved by structural engineer, prior to construction



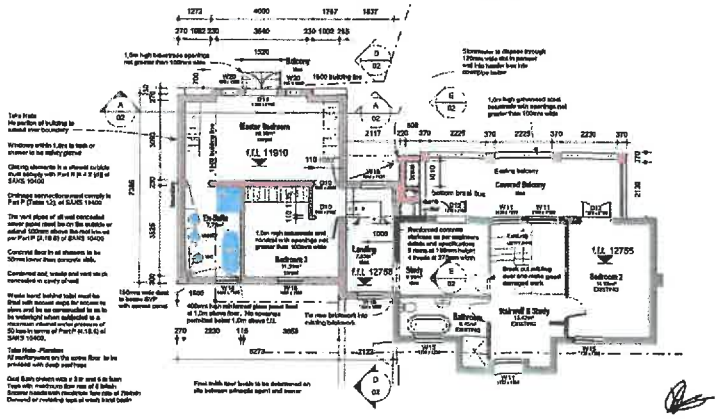
01 Ground Storey
1 : 100



04 - Garage Floor Level
1 : 100



03 - Site & Roof Layout
1 : 200



02 First Storey
1 : 100

New Window Schedule - Glazing as per SANS10400

Type Mark	Width	Height	Head Height	Description	Finish
19	1800	1200	2100	Timber framed casement window	Varnished
20	1200	1200	2100	Timber framed casement window	Varnished
21	1800	1200	2100	Timber framed casement window	Varnished
Grand total: 3					

New Door Schedule - Glazing as per SANS10400

Type Mark	Width	Height	Description	Finish
10	1000	2082	10 Panel composite door with a steel liner	Painted according to specifications
11	1980	2100	Victoria French glass panel doors to match existing	Varnished
Grand total: 2				

Hot Water Demand

Premises	Total hot water demand	Storage volume	Heated power
Dwelling Houses	115 to 140 l/ Persons per Room	50 l/capita	12 to 51 kW/unit
Medium To High Rental			
Room Name	2		
Master Bedroom			
Bedroom 3			
Total	0		
	Total hot water demand 450 l/Unit	Storage Volume 100 l/Capita	Heated Power 4.70

SOLAR WATER HEATING

Dwelling	4	people
Usage per person	115	litre/day
Daily consumption	460	litre
Ambient Input Temperature	16	°C
Target Output Temperature	60	°C
Ave. Temperature Difference	44	deg
Specific Heat Of 1l Of Water J/gK	4.182	
Delta Energy Usages	81535.040	
Sun per day	17.100	
Annual Energy Usage	6241.403	

SOLAR INSTALLATION

Storage capacity	150	litre
Estimated Solar Panel of 2m²	4.39	kWh/m²
m² of Solar Panel	4	m²
Annual solar heating energy	5311.80	
Efficiency target = 50% output	3120.70	Min. required
Source annual output	3646	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

Finish Schedule

Inside:
- Walls: To match existing
- Ceilings: Acrylic White - match existing
- Doors, frames & sliding: Satin Non-drip Acrylic White, match existing

Outside:
- Corrugated S-profile metal roof sheeting with pre-painted Chromadek/Colorrel finish or similar. To match existing
- Walls: White - To match existing
- Plinster 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.
  1. New timber windows and doors to match existing
  2. Varnish: Natural clear timber varnish colours the colour varnish Dark Oak, as per "Crown Weatherglow" (or similar approved)
- Exposed timber rafters: White
- Seamless "Waterlin" 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

Area Schedule (Gross Building)

Comments	Name	Area
Existing	Covered Patio	20 m²
Existing	First Storey	57 m²
Existing	Garage	68 m²
Existing	Ground Storey	58 m²
Existing 4		58 m²
New	New Covered Balcony	22 m²
New	New First Storey Additions	58 m²
New	New Ground Storey Addition	7 m²
New: 5		65 m²
Grand total: 7		373 m²

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

The designs is copyright and remains the property of the designer.
All dimensions & levels to be checked on site before any work commences.
Only figured dimension have to be followed. do not scale drawings.

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Client
House Smith

Project
Alterations & Additions
Erf 5373
Welgevonden Estate
Stellenbosch

Dated Date
31 July 2023

Document Phase
Council Submission

Revision

Sheet Name
Plans, Site & Roof Layout

Drawing no
2023/5373 - 01