



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

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Application Number: LU/18809 (TP1134/2025)

Our File Reference Number: Erf 9056, 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: ERF 9056, 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 for permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of the following building lines to accommodate the proposed covered stoeps on Erf 9056 Stellenbosch:

2.1.1 To relax the street building line from 3m to 2.7m (Lang Street)

2.1.2 To relax the common building from 1m to 0m (adjoining a public open space on Erf 11705 Stellenbosch).

2.1.3 To relax the common building line from 1m to 0m (adjoining Erf 9055 Stellenbosch)

2.1.4 To relax the common building line from 1m to 0m (adjoining Erf 9057 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 only applies to the applications 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 The development and building plans be generally in accordance with the site plan and floor plans as referenced on Drawing No. 37/2024, dated 26/03/2025 and drawn by Elton Swartz, attached as **Annexure A**.

3.4 Building plans 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 proposal is in keeping with the current use and the additions are compatible with the surrounding uses.

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:

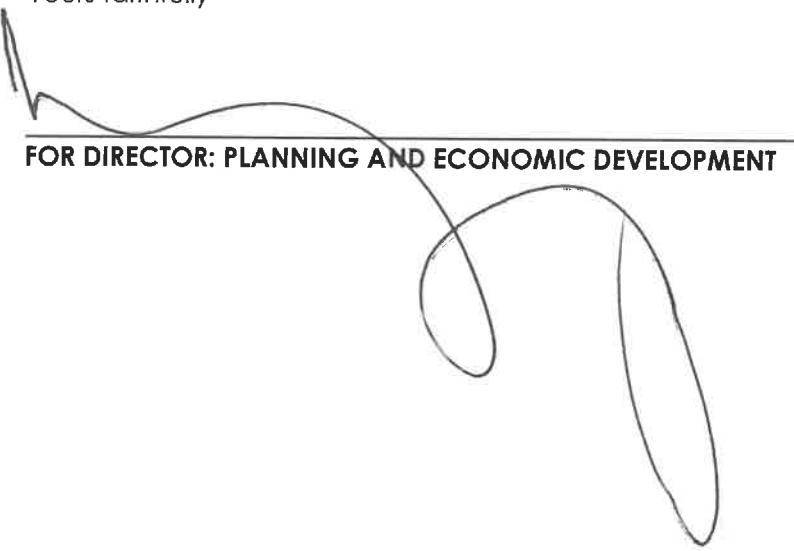
(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (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

26/5/2025
DATE

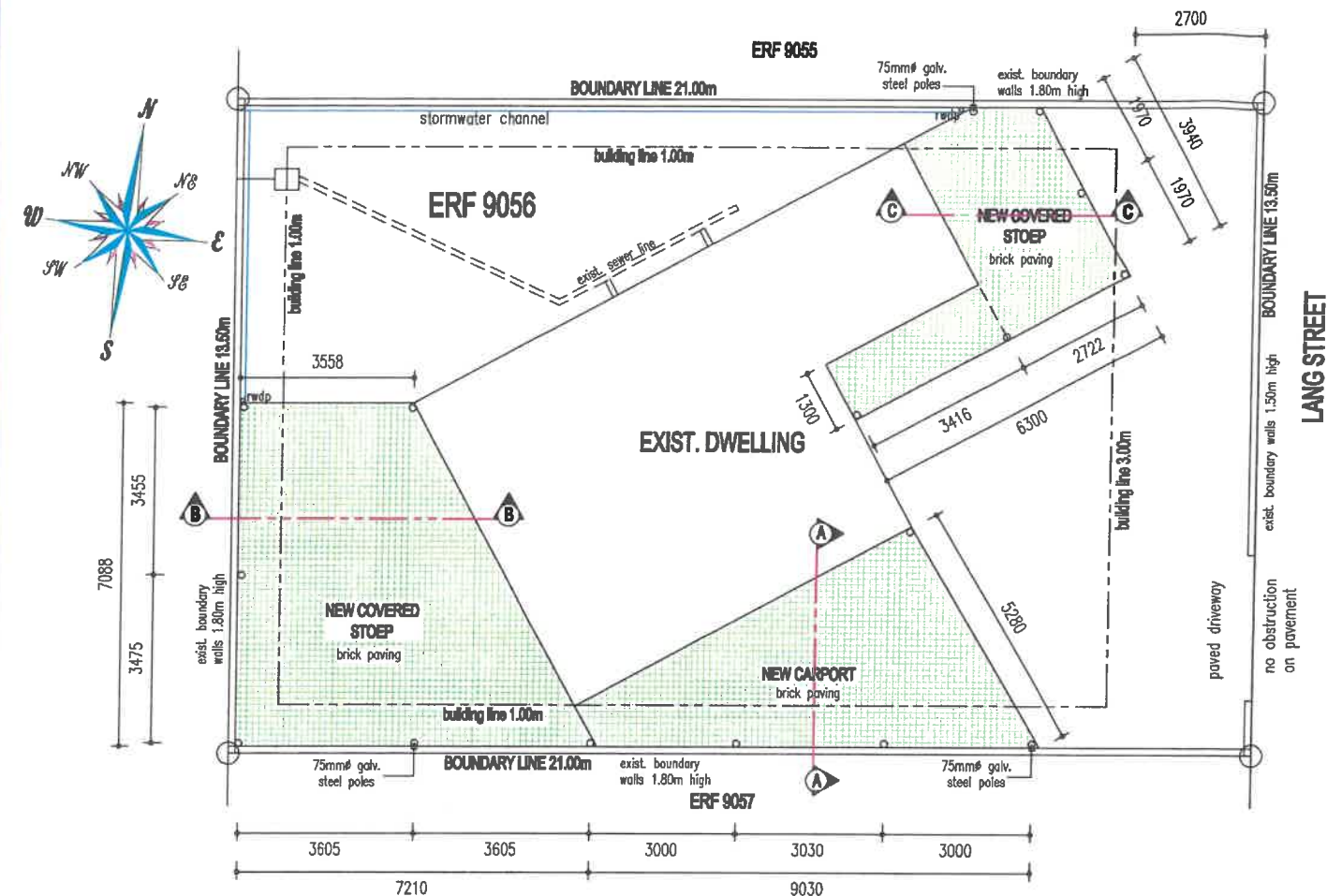


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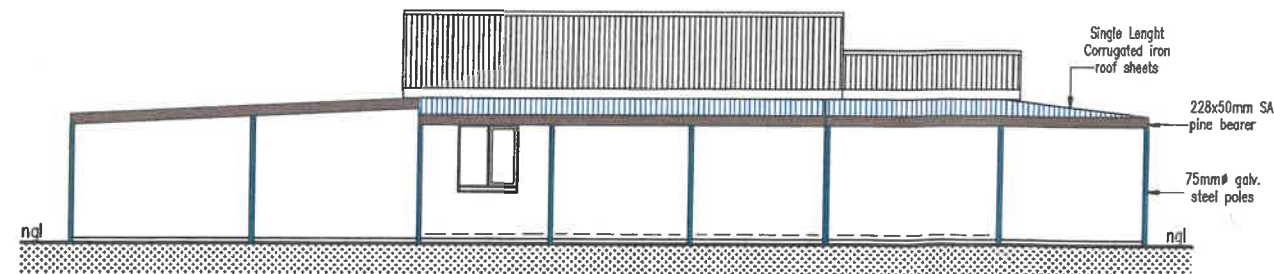
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ANNEXURE A

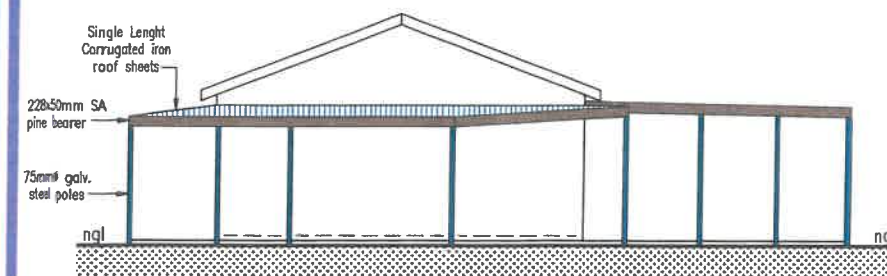
SITE DEVELOPMENT PLAN



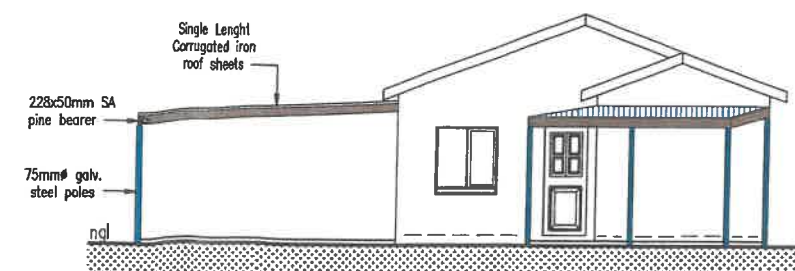
GROUND FLOOR PLAN & SITE PLAN
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



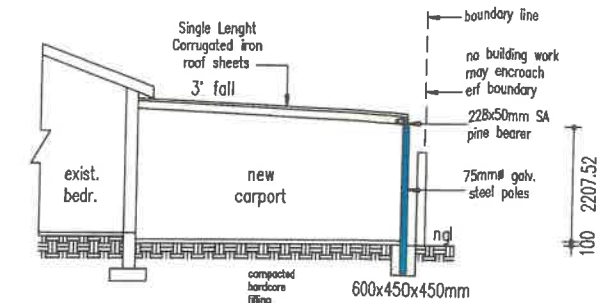
WEST ELEVATION
SCALE 1:100



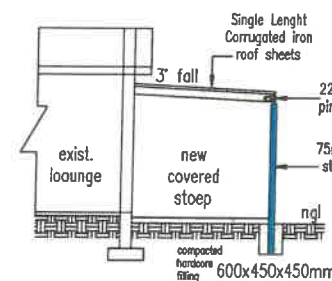
EAST ELEVATION
SCALE 1:100

COVERED STOEP ROOF CONSTRUCTION
pitch 3° Single Length Corrugated iron roof sheets on 76x50mm purlins at 1200mm c/c on 152x38mm rafters at 760mm c/c with back end fixed to wall with galv. steel hangers and front end bolted to 228x50mm beam/fascia resting on 75mm galvanneal steel.

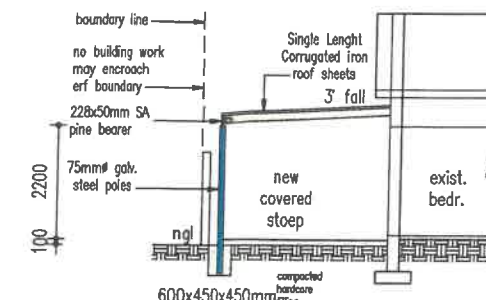
COVERED STOEP ROOF CONSTRUCTION
pitch 3° Single Length Corrugated iron roof sheets on 76x50mm purlins at 1200mm c/c on 228x38mm rafters at 760mm c/c with back end fixed to wall with galv. steel hangers and front end bolted to 228x50mm beam/fascia resting on 75mm galvanneal steel.



SECTION A-A
SCALE 1:100



SECTION C-C
SCALE 1:100



SECTION B-B
SCALE 1:100

ERF	= 283.00m ²
EXIST. HOUSE	= 68.00m ²
NEW COVERED STOEPS	= 51.00m ²
NEW CARPORT	= 23.00m ²
	<u>142.00m²</u>
COVERAGE	= 50%

Revision notes:

All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according to plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.

ROOF ASSEMBLY CALCULATIONS: SANS 10400-XA

• MINIMUM R-VALUE REQUIRED FOR CLIMATIC ZONE 4

> Outside air surface	=0.03
> Single Length Corrugated Roof sheets	=0.30
> Sealed insulation	=0.181
> Ceiling to Roof air space	=0.385
> 100mm Bulk Aerolite insulation	=2.50
> 6.4 Gypsum Ceiling board	=0.05
> Inside air surface (room)	=0.081

TOTAL R-VALUE

3.70

ROOF CONSTRUCTION: (SANS 10400, PART L)

NEW CARPORT ROOF CONSTRUCTION
pitch 3° Single Length Corrugated iron roof sheets on 76x50mm purlins at 1200mm c/c on 228x38mm rafters at 760mm c/c with back end fixed to wall with galv. steel hangers and front end bolted to 228x50mm beam/fascia resting on 75mm galvanneal steel poles.

FLOOR CONSTRUCTION: (SANS 10400, PART J)

Floor covering on owner's choice on 25mm granular cement screed on 75mm 25mpa concrete slab on 250 micron Dampproof Membrane on 50mm clean sand on well compacted hardcore filling in layers of 150mm max. to 100% MOD. ASHTO free of any organic material.

FOUNDATIONS: (SANS 10400, PART H)

All footings to be constructed in (1:12 N26 concrete, 1:4:5), ordinary Portland cement, sand and 26mm stone for loadbearing walls. All concrete footings to be min. 700x250mm. Footings to be at good founding depth. Steel reinforcement to be introduced where needed. Foundation walls to be filled with concrete up to floor level. Provide 900x90x300mm concrete footings to all free standing columns.

CONCRETE / PLASTER MIXTURE:

For structural concrete mix must be: 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strength of 10mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds etc. All plaster work to be troweled.

RAINFALL GOODS: (SANS 10400, PART R)

Seamless WATERITE Approved pvc gutters with rectangular fluted 76mm downpipes, all to be pre-painted similar to walls on 225x12mm fibre cement fasciaboards.

DRAINAGE: (SANS 10400, PART P)

110mm uPVC drainpipe connected to existing manhole to 1:60 and max. 1:5 fall as indicated on site and ground floor plans. Invert level to be min. 450mm deep. Rodding Eye at every bend and min. every 25 metres. Each drainline to ventilate with 50mm ventpipe. Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway.

DOORS AND WINDOWS: (SANS 10400, PART O)

External doors to be solid hardwood timber doors with profile in timber frames. Internal doors to be Mosonite hollow core doors. Doors according to SWARTLAND catalogue. Aluminium windows to be used.

STORMWATER: (SANS 10400, PART R)

The control and disposal of stormwater must be strict accordance with the requirements of 4.2.

Project:

**PROPOSED NEW ADDITIONS
AT EXIST. HOUSE AT ERF 9056,
LANG STREET, CLOETESVILLE**

37/2024

SACAP registered

2025-03-26

Scale @ A2:

1:100

