



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16986

Our File Reference Number: Farm 345/8, 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 TEMPORARY DEPARTURE: FARM 345/8, STELLENBOSCH DIVISION

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 Bylaw, 2023 on Farm 345/8, Stellenbosch Division for:
 - 2.1.1 Temporary Departure in terms of Section 15 (2) (c) of the said by-law, to permit the leasing out of an employee housing unit to long term tenants.
- 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 proposed applications 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.
 - 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 be generally in accordance with the Site Development Plan, referenced as drawing No: 200, Project No: F 0610, dated: 15/02/2010 and Floor Plans

referenced as Drawing No: 100, dated: 09/09/2011, Drawn By Rauld Cyster Architectural technologist and attached as **Annexure A**.

3.4 This approval is valid for **five (5) years** from date of final notification, after which period the use will revert to the main purpose of an employee housing unit.

3.5 If there is a need for employee housing unit, no new application for this purpose will be considered until the temporary leasing to long term tenants has been suspended.

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

4.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

4.2 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will remain agriculture.

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.

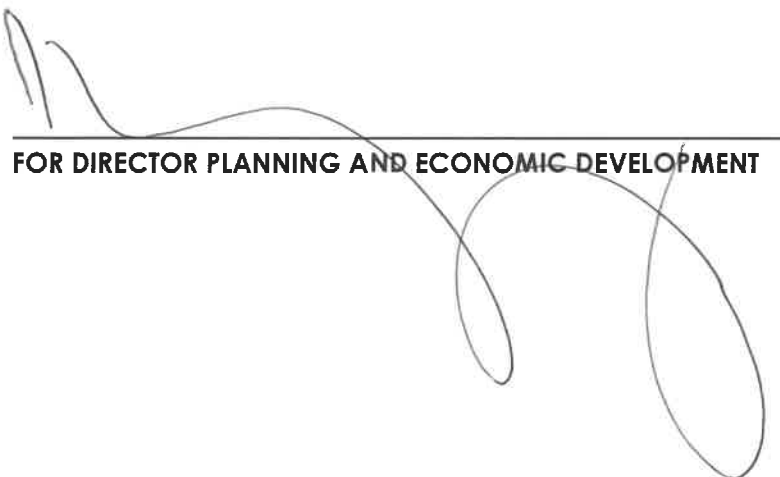
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above the title line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

9/5/2025
DATE:

SITE PLAN

Scale 1:1000

D. GLENCONNER

350/2

SITE PLAN

PROPOSED
CONVERSION OF EXISTING
COTTAGE TO LABOURERS
COTTAGE ON FARM 345/8
JONKERSHOEK

Mr. & Mrs. GROENEWALDT

Ruud Cyster
Architectural technologist

Registration No. 2004
Tel: 021 955 1500
Fax: 021 955 1501
Email: info@ruudcyster.co.za

FOR MUNICIPAL APPRV.

[Signature]

18/11/2018

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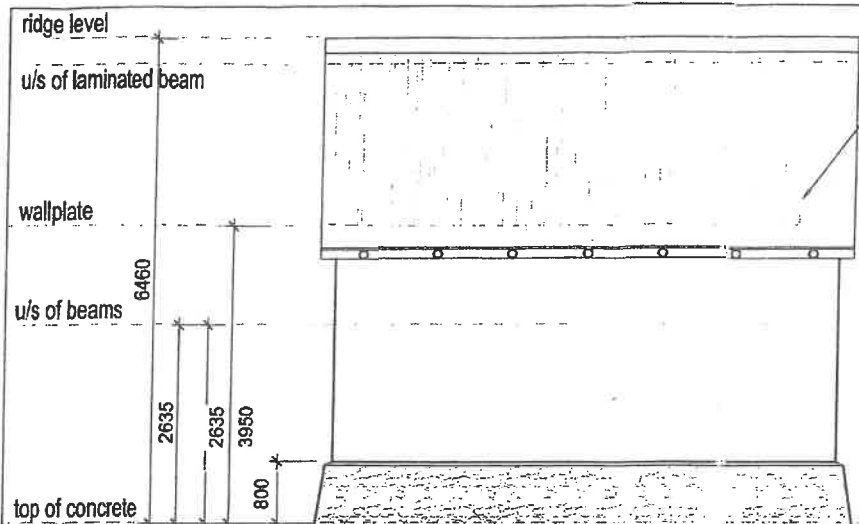
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NORTH ELEVATION
scale 1:100

ROOF:
chromodeck s-profile roof sheeting
colour charcoal on 75x50mm SA pine
purlins on 150mm Ø gumpole roof
trusses on 114x38 wallplate. trusses
to be tied down min. 6 brick courses
with hoop iron straps.

75x50mm laminated beam by engineer
ROOF:
chromodeck s-profile roof sheeting
colour charcoal on 75x50mm SA pine
purlins on 150mm Ø gumpole roof
beams on 75x50 wallplate. Rafters
to be tied down min. 6 brick courses
into brickwork with hoop iron straps.
CEILING:
Isoboard ceiling fixed
to u/s of purlins
between rafters

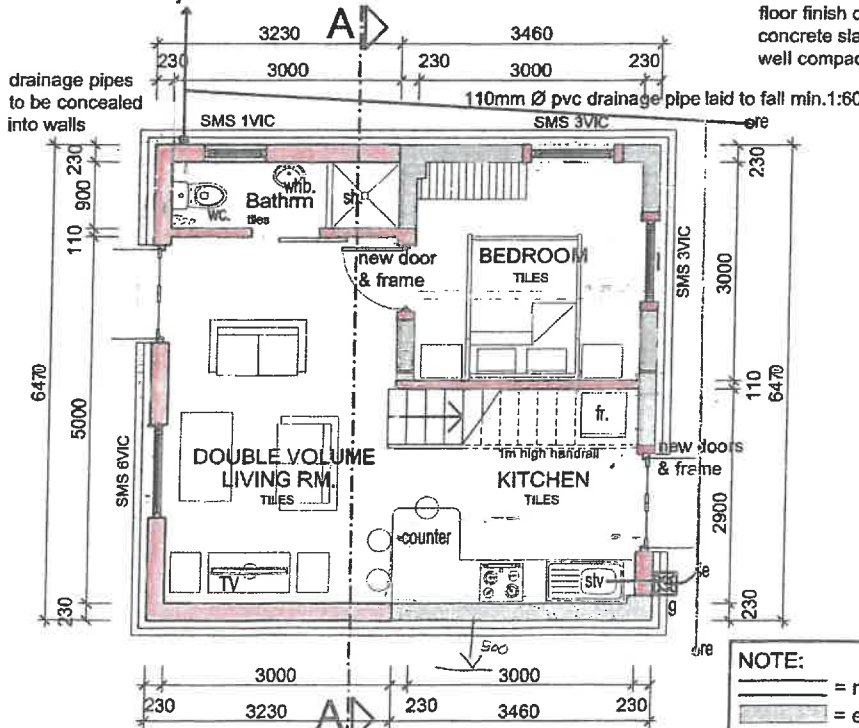
NOTE:
remove existing flatroof
over existing shed

lam. flooring on 22mm board on
150mm Ø treated wooden poles ends
wrapped in dpc & built into walls.
Alternatively use 150x50mm SA pine
beams @ 400mm centers

existing footings to be inspected
by engineer for structural integrity.

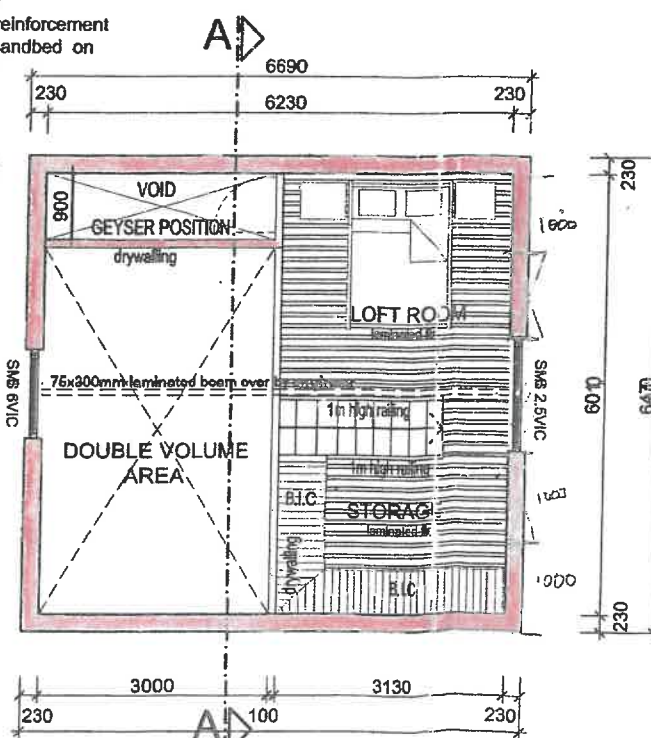
new 700x230
conc. footing
SECTION A-A
scale 1:50

to new concervancy tank

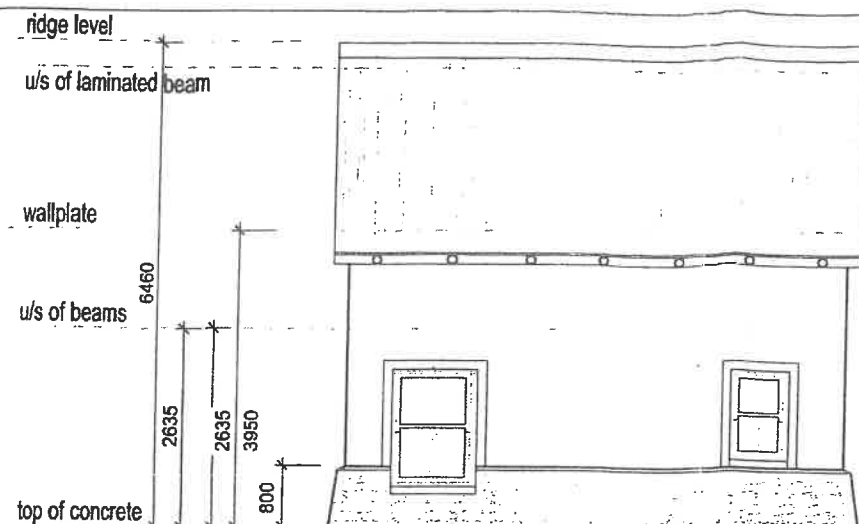


GROUND FLOOR PLAN
scale 1:50

NOTE:
= new walls
= existing walls
= stone cladding
= demolish walls



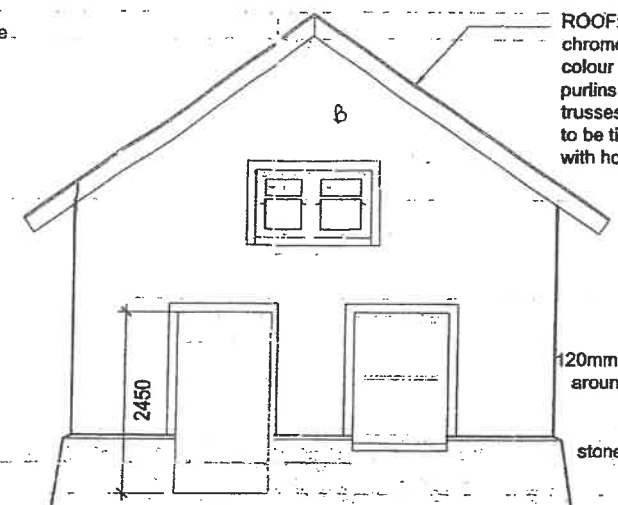
FIRST FLOOR PLAN
scale 1:50



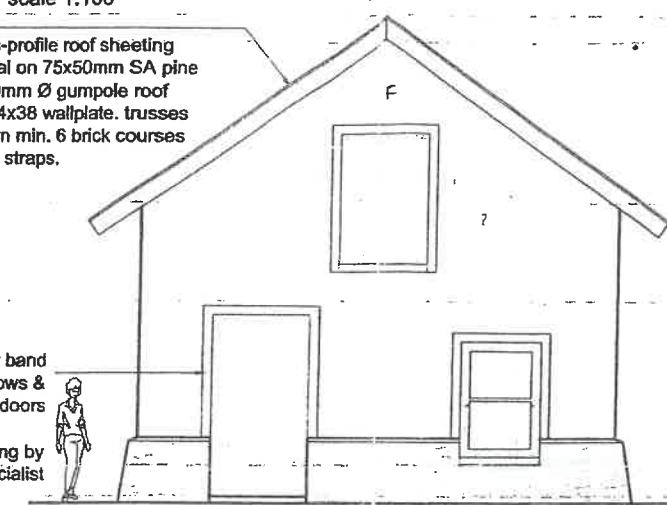
SOUTH ELEVATION
scale 1:100

ROOF:
chromodeck s-profile roof sheeting
colour charcoal on 75x50mm SA pine
purlins on 150mm Ø gumpole roof
trusses on 114x38 wallplate. trusses
to be tied down min. 6 brick courses
with hoop iron straps.

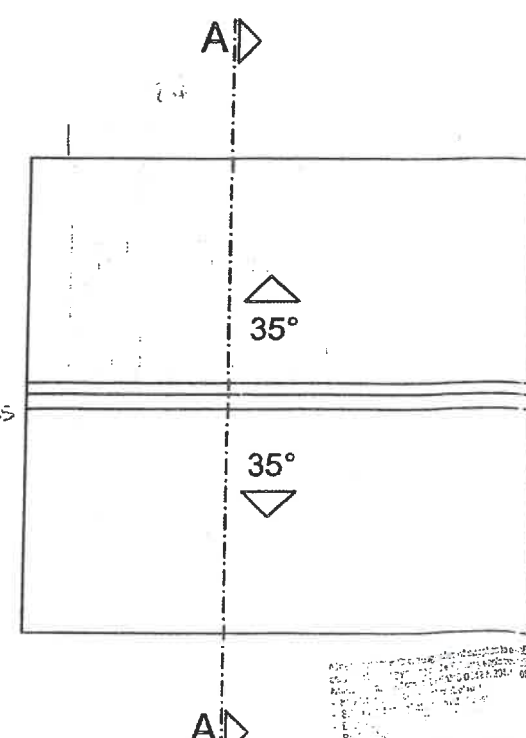
120mm plaster band
around windows &
doors
stone cladding by
specialist



WEST ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100



ROOF PLAN
scale 1:50

AREAS:	
EXISTING (REMAINING)	22m ²
ADDITIONS	
GROUND FLOOR	22m ²
LOFT FLOOR	22m ²
TOTAL COTTAGE:	66m²
COVERAGE:	
PLOT AREA:	± 44 500m ²
COVERED AREA:	47m ² = .3%

GENERAL NOTES:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance National building regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned, to be adhered to.
4. Natural light and ventilation area of all openings in accordance SABS 0400 Part 0 natural light area: min.10% of floor area and natural ventilation: min.5% of floor area.
5. All glass areas bigger than 150mm and at a height of less than 300mm from finished floor level to be fitted with safety glass.
6. All cavities below floor level to be filled with concrete and dpc to be stepped.

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWING

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK

ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS

110 mm WALLS : 700 x 230 mm STRIP FOUNDATIONS

FOR NEW 230 mm WALLS : 700 x 230 mm STRIP FOUNDATION

ALL TO ENGINEERS DETAIL

WALL CONSTRUCTION

INTERNAL WALLS 110mm PLASTERED AND PAINTED OR 230mm WALLS WHERE SHOWN ON PLAN

EXTERNAL WALLS 230mm BRICK WALLS CLADDED WITH 200mm STONES WITH 50mm CAVITY

GROUND FLOOR CONSTRUCTION

FLOOR FINISH AS SHOWN ON PLAN ON 20 mm CEMENT SCREENED ON 100 mm CONCRETE SURFACE BED ON 250 mm CRACK DPM ON 50 mm SAND BED ON WELL COMPACTED AND APPROVED FILL

FIRST FLOOR CONSTRUCTION

LAM. FLOORING ON 22mm BOARD ON 150mm Ø TREATED WOODEN POLES ENDS WRAPPED IN DPC & BUILT INTO WALLS. ALTERNATIVELY USE 150x50mm SA PINE BEAMS @ 400mm CENTERS

WINDOWS AND DOORS

ALL DOORS & WINDOWS AS PER ELEVATIONS AND OF GOOD QUALITY.

WINDOWS TO BE ALUMINIUM TO MATCH EXISTING HOUSE

ROOF CONSTRUCTION

CHROMODECK S-PROFILE ROOF SHEETING COLOUR CHARCOAL ON 75x50mm SA PINE PURLINS ON 150mm Ø GUMPOL ROOF TRUSSES ON 114x38 WALLPLATE. TRUSSES TO BE TIED DOWN MIN. 6 BRICK COURSES WITH HOOP IRON STRAPS.

CEILING CONSTRUCTION

GROUND FLOOR - CEILING BOARDS PAINTED WHITE

FIRST FLOOR - ISOBARD CEILING FIXED TO US OF PURLINS BETWEEN RAFTERS.

VERANDAH - BAMBOO CEILING FIXED TO US OF PURLINS

RAINWATER GOODS

100mm PVC GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 75 mm DIA. PVC RIDGES

OTHER

X 1 AIRBRICKS PER ROOM PRESTRESSED

PRECAST CONC. UNITS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS

DRAINAGE

NEW DRAINAGE SOL PIPES 100mm DIA UPVC, ENCASED IN CONCRETE WHERE IT PASSES UNDER BUILDING AND CONCEALED IN WALLS. WASTEPIPES 38 mm SOL PIPES 100 mm VENTPIPES 50 mm I.E. TO ALL SINKS AND JUNCTIONS. ALL DRAINAGE BELOW SURFACE BED AND PENETRATING THRU FOUNDATION WALLS ENCASED IN min 500mm THK CONC. SLOW BENDS @ ALL JUNCTIONS HAPPENING BELOW SURFACE BED

NOTE:

ALL CONCRETE & ROOF WORK TO BE ADVISED BY STRUCTURAL ENGINEER.

CLIENT:		Mr. & Mrs. GROENEWALDT	
PROJECT TITLE:		PROPOSED CONVERSION OF EXISTING COTTAGE TO LABOURERS COTTAGE ON FARM 345/8 JONKERSHOEK	
DRAWING TITLE:		FLOOR PLANS SECTION ELEVATIONS	
PROJECT NO:	F 0610	SCALE:	1:100
DRAWING NO:	100	DATE:	09/09/2011
REV:	00	DRAWN:	RUALD
FOR MUNICIPAL APPRV.			