



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11815

Our File Reference Number: Erf 212, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 212 JAMESTOWN

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 By-law 2023, on Erf 212, Jamestown for:
 - 2.1.1 A departure in terms of Section 15(2)(b) of the said bylaw to relax the common building lines (adjacent to Farm 510/215) from 1m to 0m for the entertainment area with a braai room as well the street building line from 3m to 2m to accommodate the first floor over the lounge and dining room area on the ground floor.

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 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.
 - 3.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No. 100/09 KL 363 A, Drawn by: EJS Consultants, Dated 2018-05-08 and attached as **Annexure B**.

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

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

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:

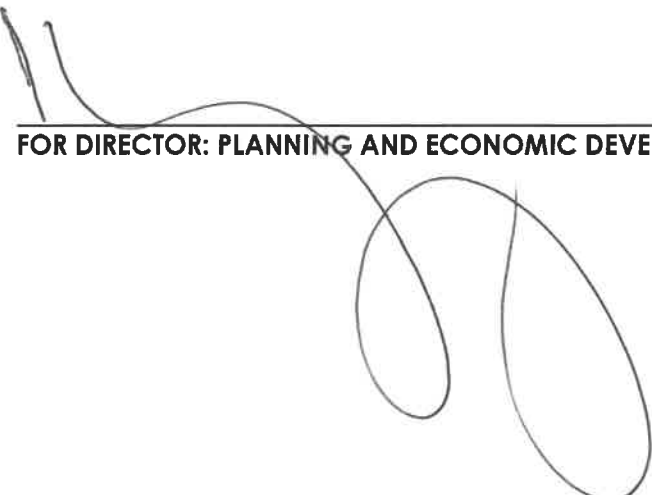
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice 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.

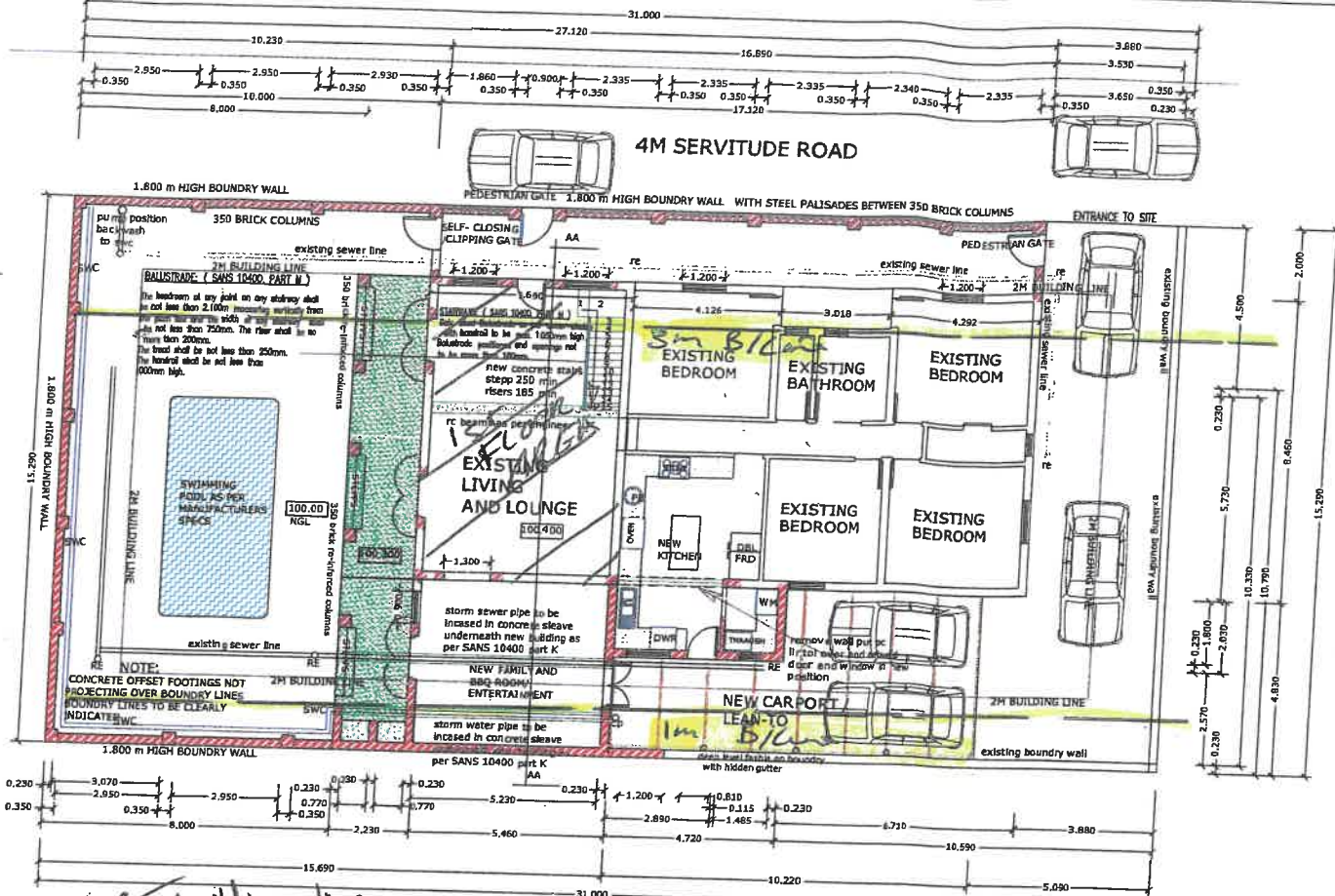
Yours faithfully



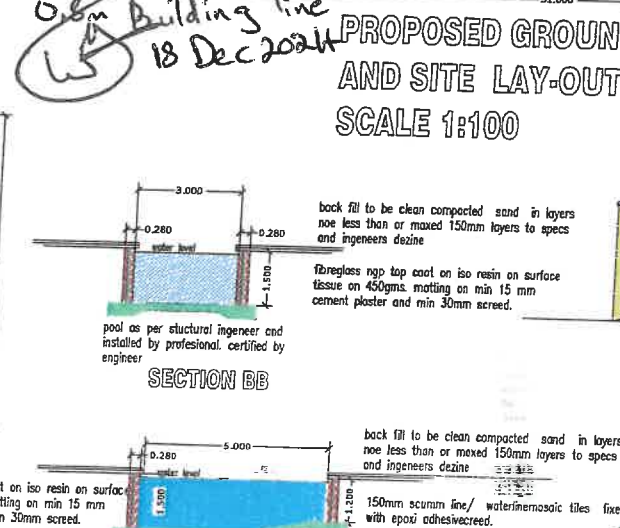
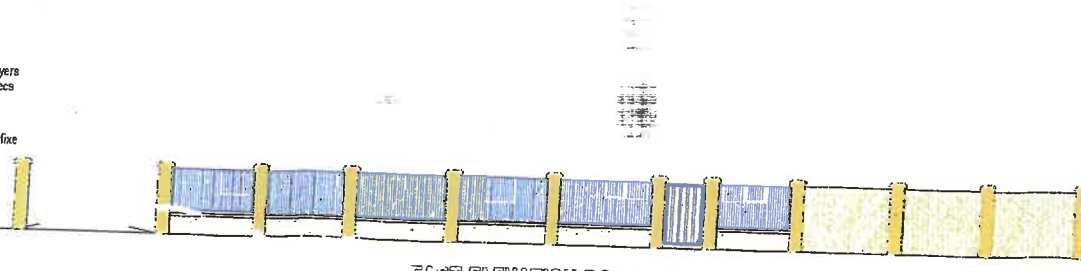
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

25/11/2025

DATE



0.8m Building line
18 Dec 2024
PROPOSED GROUND FLOOR
AND SITE LAY-OUT
SCALE 1:100



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

Concrete floors and surface beds to comply with part j (subs 64(8B)) Item j2 of the national building regulations.

All excavations to comply with part g (subs 64(0)) of the national building regulations, all excavations as per structural engineers specifications and drawings.

All foundations to comply with part h (subs 64(0)) of the national building regulations, depth of foundations to be determined and shown on site, all foundations and reinforcing as per structural engineers specifications and drawings.

Foundations must be cast in strict accordance with the engineer's detail and specification, for all structural work the contractor must refer to the engineer's drawings and any discrepancies between engineer's drawings and the architects drawings must be reported before construction commences.

BUILDING CLASSIFICATION: M6
DESIGN POPULATION: N/A
CLIMATIC ZONE: ZONE 2
BUILDING ORIENTATION: Complies to reg.
3M OF SANS 204:2011
BUILDING ENVELOPE:
Double storey dwelling

GENERAL IF APPLICABLE

135 M THICK NON COMBUSTABLE
ISOTHERM INSULATION R VALUE 3.37
BETWEEN ROOF TRUSSES

RAILS AND ABAUSTRADES AND
RAILS AS PER REG. SANS 10400 D2011

RC STAIRS WITH Gms balustrades to be 1000mm
high with uprights and all openings at max
100mm. cc.
as per proportional anchored to mason works
STAIRCASE:
250 STREADS
85 RISERS OR ELSE AS TO BENG. SPECS

RC-Slab as per engineer and to structural specs.

BBB and Block or similar in situ decking
6mm rusc cement boarding horizontally between
brick work and concrete slab on load bearing walls
under side of slab

ARMOBOND Keycoat skimmed smooth with crestone.
intd or as per owner

[illegible]

GENERAL IF APPLICABLE
300 mm overhangs
4mm nurech fibre cement as per in use
38 x 38 branding framework for work on plaster
16mm coverstrips and painted over openings
internal walls:
smooth steel plaster trowel finish with
one coat plaster primer and finished x 2 coats
washable low sheen pure acrylic paints . of
good quality
rc slab as per engineer and to structural
specs.
rib and block or similar in situ decking
2.6mm nurech cement boarding horizontally
between brick work and concrete slabs on load
bearing walls
under side of slabb
permbond keycoat skimmed:smooth with
crestone.
painted or as per owner
External to be of quality ctya bricks as per
sbs std and plastered and painted
ties and wires as per rate to
regulation every Scourse

1050mm high. Balustrade positioned and spacings not to be more than 100mm.

RAILSTAIRS: (S/NOS 1040D, PART M)

The headroom of any point on any stairway shall be not less than 2.100m, measuring vertically from the pitch line and the width of any stairway shall be not less than 750mm. The stair shall be not more than 200mm. The tread shall be not less than 250mm. The handrail shall be not less than 1000mm high.

STAIRWATER: - (S/NOS 1040D, PART R)

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

VENTILATION

SUPPLY MINIMUM LIGHT LIGHT AREA TO EACH RESPECTIVE ROOM. LIGHT AREA OF EACH ROOM - EITHER THROUGH ALL TYPES WINDOWS AND DOORS OR - EITHER THROUGH ALL TYPES LIGHT GLAZING TO WINDOWS AND DOORS IN DECESS OR LESS THAN THAT REQUIRED FROM FINISHED FLOOR LEVEL OF EACH ROOM. THE LIGHT AREA SHALL BE NOT LESS THAN 1 TO BE SAFETY QUALITIES IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS S/NOS 1400, 1900, PROVIDE ROOMS TO EXTERIOR LIGHTS TO ALL ROOMS AS REQUIRED BY THE LOCAL AUTHORITIES.

GLAZING AND DOOR DESIGN: (S/NOS 1040D, PART J)

Each window aluminium glazing (125x65x6mm thick) colors main clastic profile (125x65x6mm thick) mounted to 15x300mm zinc anodized aluminum with internal hinges at 800mm & top splicing holding aluminium blind trap set over glazing to maintain fire door properties, fixed to walls with bolts, not less than 6mm and door hinges to the inside with 250mm screws set per in use.

(SANS 10400, PART X) HOT WATER SYSTEMS
At least 50% of all hot water must come from a
alternative HEATING source (SOLAR PANELS)

PIPE INSTALLATION:
All hot water pipes and there to be installed to comply with
sensa2040011 4.5.2 has's to be insulated with 100mm
flexible polyester blanket with a min R-value of 2
hot water pipes to be insulated with heavier soap-on rigid
non-combustible lightweight glassfibre reinforced
pipe insulation with pipe facing (similar approved)
nominal density 75 kg/m³, in 1000mm soap-on pipe section
• fitted to pipes and fittings
As per manufacturer recommendation

HOT WATER CONSUMING: REF. TABLE 5 OF 38 OF SANS 10252-1
Hot water demand and storage and heating power & heater power.
drinking houses with minimum to high rental and population of
6 persons with 2 per room.
hot water demand = 115x6=681 l/d
storage volume requirement 6 per 6 persons=240l
heater power 2 be 2-3kw/l/d
heat pump size, water heating device and insulation
of requirements with regards to hot water as stipulated in SANS 10400
have been met

hot water cylinder=1x 200 l standard 600x dyal electric
water heaters (code: EF -200-2d -1) complying with
SABS -1851, overall stand h=530mm high filled with
solar collector, operating at 400 lps with temp. and
pressure safety relief valve including 20 female draincock
with inlet compression
cylinder to be installed horizontally in roof
space try to utilize front and back not connect
to 20mm pipe overflow pipe takes out air valves -
code GSTP-1850 & 22MM POPE WORK INCLUDING
22MM WASHMACHINE - CODE IASHM-200 as-
INSTALLED ON HOT AIRCOLD WATER SUPPLY INSTALLATION
TO INCLUDE A 22W 400V WASHMOT MOTO CONTROL
AND EXPANSION RELIEF VALVE -CODE WASH114-11 L
IN ACCORDANCE TO sensa1054 CORRECTED
SINGLE PHASE ELECTRICAL POPE SUPPLY

GENERAL NOTES:

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.

Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale

All work to be done in accordance National Building Regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.

Natural light and ventilation area of all openings in accordance of floor area and SABS 0400 Part C natural light area: min 10

Client: HOUSE NEWMAN
PARFAIT STREET JAMESTOWN
STELLENBOSCH MUNICIPALITY

Erf: Farm nr. JT 510 / 233

Drawing:
DIMENSIONS
SITE AND FLOOR
LAY OUTS
PLAN Nr.
100/09 KL363 A
2018

Date:
2018-05-08
Scale @ A1:
1:100
SACAP registered
D1550



[Redacted area with a red arrow pointing to it]