STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17222 (TP747/2024)
Our File Reference Number: Erf 236, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI[redacted]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 236, LA MOTTE

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 Erf 236, La Motte for:

2.1.1 A departure in terms of Section 15(2)(b) of the by-law to relax the common building line from 2.5m to 1.039m and the street building line from 4m to 3m for the proposed additions to the existing dwelling house.

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. Th 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 in Drawing No. 236/02/01 A, Drawn By Masterplan Projects Architecture, Dated 21 Feb 2022, 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:

1.1 The encroachment of the building lines does not undermine the character of the area due to the use and the small scale thereof.

1.2 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 residential.

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.

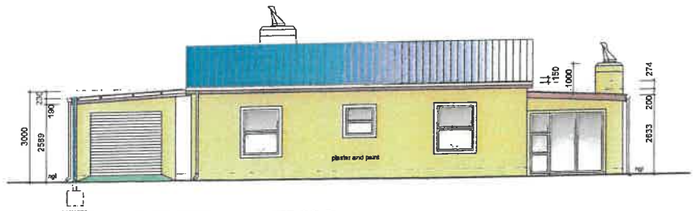
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

13/5/2025
DATE

MASTERPLAN PROJECTS
A R C H I T E C T U R E



NORTH ELEVATION
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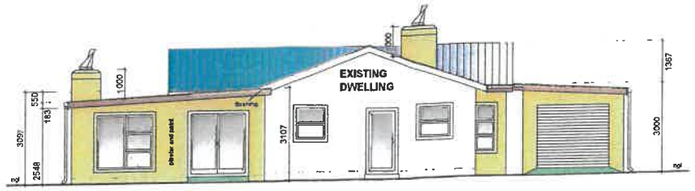

SOUTH ELEVATION
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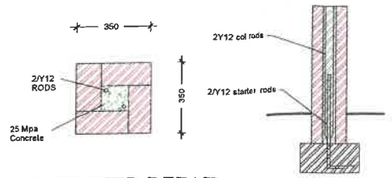


BRICK PIER DETAIL

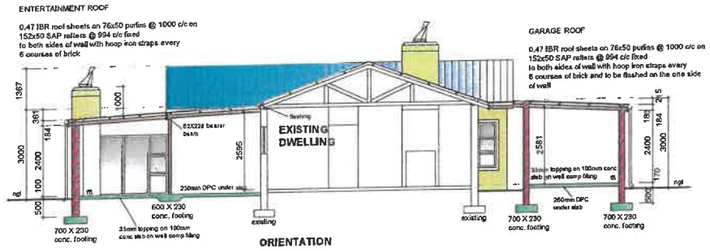
AREA SCHEDULE	
	AREA (m^2)
ERF	538.38
EXISTING HOUSE	67.07
ADDITIONS GROUND FLR	131.83
NEW GARAGE	21.84
NEW CARPORT	32.24
TOTAL FOOTPRINT	242.70
COVERAGE %	45.07 %

ENTERTAINMENT ROOF

0.47 IBR roof sheets on 76x50 purlins @ 1000 c/c on 152x50 SAP rafters @ 994 c/c fixed to both sides of wall with hoop iron straps every 6 courses of brick

GARAGE ROOF

0.47 IBR roof sheets on 76x50 purlins @ 1000 c/c on 152x50 SAP rafters @ 994 c/c fixed to both sides of wall with hoop iron straps every 6 courses of brick and to be flashed on the one side of wall



SECTION A-A
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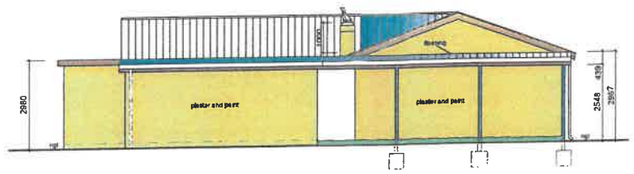
ADDITIONS ROOF 20 PITCH

IBR single length roof sheeting on 76 x 50mm Purlins at 1000c/c on 114 x 38mm Timber Trusses at 900mm c/c on 114 x 38mm Wallplate. Roof fixing 8 no 16mm bolts to heel joints and spaces 1 no 10mm bolts and 4 no 90 x 4mm nails to all other joints 114 x 38mm. Diagonal end bracing nailed to underside of Rafters at each end and in both planes. All Rafters bed to walls with 25 x 2,5mm Galv. m.s Hoop iron built 600mm into Brickwork and spike nailed to all Rafters. 150 micron underley to underside of roof sheeting where required. All timbers used in construction to be grade 5 S.A.B.S Approved.



EAST ELEVATION
1:100

SECTION B
1:100

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011
ALL FOUNDATION IN ACCORDANCE WITH NBR PART 'B'
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART 'B'.

ENERGY EFFICIENCY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.

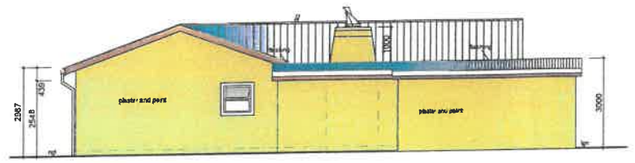
GLAZING

GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS,

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N- ACCESS DOORS AND SIDE LIGHTS. WINDOWS LOWER THAN 500mm FROM FLOOR. WINDOWS LOWER THAN 1,800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²

The specified roof assembly & roof materials do comply with SANS 10400 XA-2011 requirements as the R-Value of 3.71m.s K/W exceeds the minimum required R-Value for climatic zone 4 of 3.71m.s K/W.

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.



WEST ELEVATION
1:100

CONSTRUCTION NOTES

General Notes

the design of this drawing is copyright. All work carried out in strict accordance with local authority and NBR regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesman. Any drainage pipes underside of building to be encased in300mm concrete surround.

Foundations

230mm cavity walls to bear on 700 x 230mm continuous concrete strip foundation. No foundation footings to project beyond site boundary. All foundation to be excavated to a depth of not less than 300mm below ground level, and not more than 3,000m. Foundation cavity to be filled with concrete.

External Load Bearing Walls

External load bearing walls to be 230mm brick walls with NFX clay bricks with min. 50mm cavity with dipped galv. butterfly wall ties per 1m² wall area. 375 micron cranked DPC to all walls, window and door surrounds. Weepholes to every 3rd brick course 625mm min above FFL as well as over lintels. Foundation plinth walls to be 280mm with cavity filled with concrete.

Concrete Surface Bed

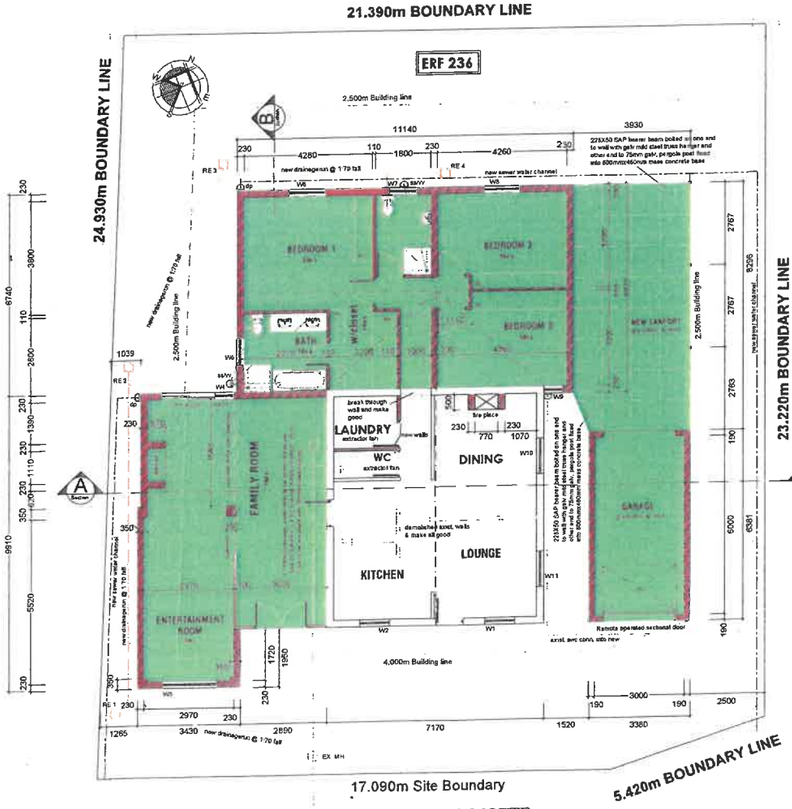
Floor finish on 20mm cement screed on 100mm mass concrete surface bed on 250 micron dpm on 50mm sand bed on well compacted filling.

Precast Lintels

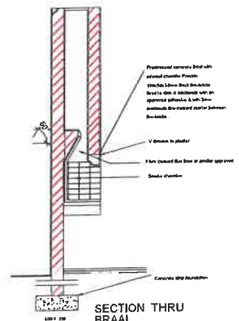
Precast R.C. lintels over all openings and built in 230mm into walls on either side of openings, doors and windows.

Internal Walls

Internal walls to be 110mm walls and 230mm walls clay bricks . 375 micron cranked DPC to all walls, window and door surrounds.

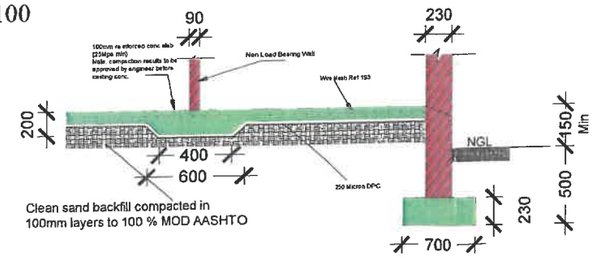


SITE AND FLOOR PLAN
SCALE 1:100



SECTION THRU BRAAI
scale 1:50

FENESTRATION FIRST FLOOR		
NUMBER	SIZE	AREA
W1	1000mm x 1000mm	1.00
W2	1000mm x 1500mm	1.50
W3	1800mm x 1800mm	3.24
W4	600mm x 2100mm	1.26
W5	900mm x 900mm	0.81
W6	1200mm x 1200mm	1.44
W7	900mm x 900mm	0.81
W8	1200mm x 1200mm	1.44
W9	600mm x 1500mm	0.90
W10	1200mm x 1200mm	1.44
W11	1200mm x 1200mm	1.44
TOTAL WINDOW AREA		14.78
NETT FLOOR AREA		168.22
15% OF NETT FL AREA		25.23
14.72m² < 25.23m²		12.62%
WINDOWS COMPLY		



Clean sand backfill compacted in 100mm layers to 100 % MOD AASHTO

FOUNDATION DETAIL

Occupation Classification:	H4	Zoning Classification:	residentail

No	Date	Description	By
1		Changed Roof	DE

ARCHITECT SIGNATURE

CLIENT SIGNATURE

ROOF ASSEMBLY	
	R - VALUE
IBR metal sheets	0.3
Insulation 410 g K/W	0.83
135mm Thick isotherm ceiling insulation	3.38
Gypsum ceiling 6,4mm	0.05
TOTAL R-VALUES	4.56

The specified roof assembly & roof materials do comply with SANS 10400 XA-2011 requirements as the R-Value of 3.71m.s K/W exceeds the minimum required R-Value for climatic zone 4 of 3.71m.s K/W.

NOTE:
NRG Lite glazing to be 6,38mm CLEAR Low E as per NATIONAL GLASS Energy Efficient Range.

HOT WATER SUPPLY

A minimum of 50% by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating

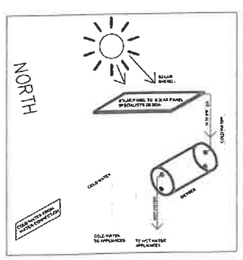
Solar heating system shall comply With SANS 1307 and 10106. The installation shall comply with the requirements given in SANS 10252-1

Hot water must be minimized and the system maintained in accordance with the requirement given in SANS 10252-1.

All exposed pipes to and from the hot water cylinders and central heating system shall be insulated with pipe insulation material with an R-value of 1.00 for pipes with internal diameters up to 80mm (25mm Neoprene) & 1.50 for pipes exceeding 80mm∅.

Hot water vessels and tanks shall be insulated with a material achieving a minimum R-value of 2.0.

Where indicated , a 3.0 kw heat pump with an input power of 0.75kw to generate 3.0kw heating energy complete with loading valve to supply to 150lt or 200lt 400kpa geyser.



WATER RETICULATION DIAGRAM

No combustible material such as timber joist, trimmer, roof trusses, shall be built within 200mm of the inside of chimney flue

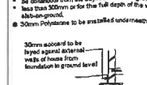
All places where by wall meets roof flashing must be applied

375 Micron dpc under walls at min 150mm above adjacent ground level

AIR INFILTRATION & LEAKAGE

Floors Construction

Concrete slab-on-ground shall have the damp proof membrane installed around the vertical edge of it's perimeter which shall
- have an R-value not less than 1.0
- resist water absorption
- be continuous from the adjacent finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge of the concrete slab-on-ground.
- 50mm Polystarene to be installed underneath floor slabs.



Roofs and ceilings
- Ceiling roofs shall be designed to minimize air infiltration.
- Wall plate and roof junctions shall be sealed.
- The roof shall have tar underlay or rubberized bonner with joints sealed

Classification: H4 - dwelling - 5 people/dwelling
Energy demand
Energy consumption:
- All exposed pipes to and from the hot water cylinders shall be insulated with pipe insulation material with an R-value of 1.00 insulation shall
- be protected against the effects of weather and sunlight
- be able to withstand the temperatures within the pipeng
- Water pipes to be legged into walls with dpc.

MASTERPLAN PROJECTS
A R C H I T E C T U R E
[redacted]

Client:
ADRIAAN BOONZAAIER

Project:
PROPOSED NEW ADDITIONS ON ERF 236 NO 71 LA MOTTE VILLAGE STELLENBOSCH

Drawing: Drawing No : 236/02 / 01 A

FOR SUBMISSION

Scale:	Date:	Drawn:	Checked:
1:100	21 FEB 2022	DHE	PWL