



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18461 (TP1045/2025)

Our File Reference Number: Erf 321, Pniel

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-MAIL: [REDACTED]

Sir/Madam

**APPLICATION FOR PERMANENT DEPARTURE ON ERF 321, PNIEL**

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 321, Pniel 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 Erf 327) from 2.5m to 1.818 m and 1.943m for the proposed external staircase on balcony and outbuilding on the property.

**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. Erf PN321-Pages 1-6, Drawn by: J.S.F.Prodraft & Design, Dated July 2024 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 encroachment of the building lines does not undermine the character of the area due to the use (external staircases) and the small scale thereof.
- 4.2 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](mailto: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](mailto: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.

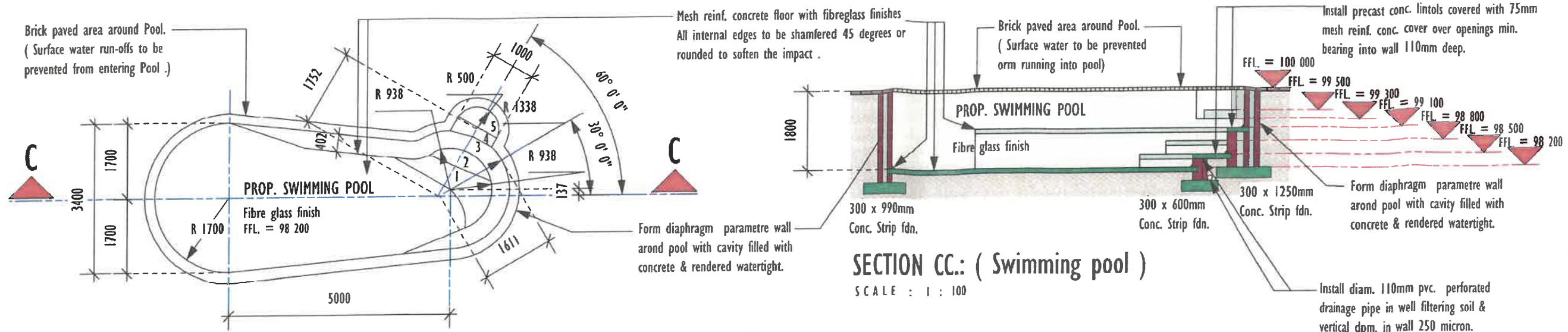
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

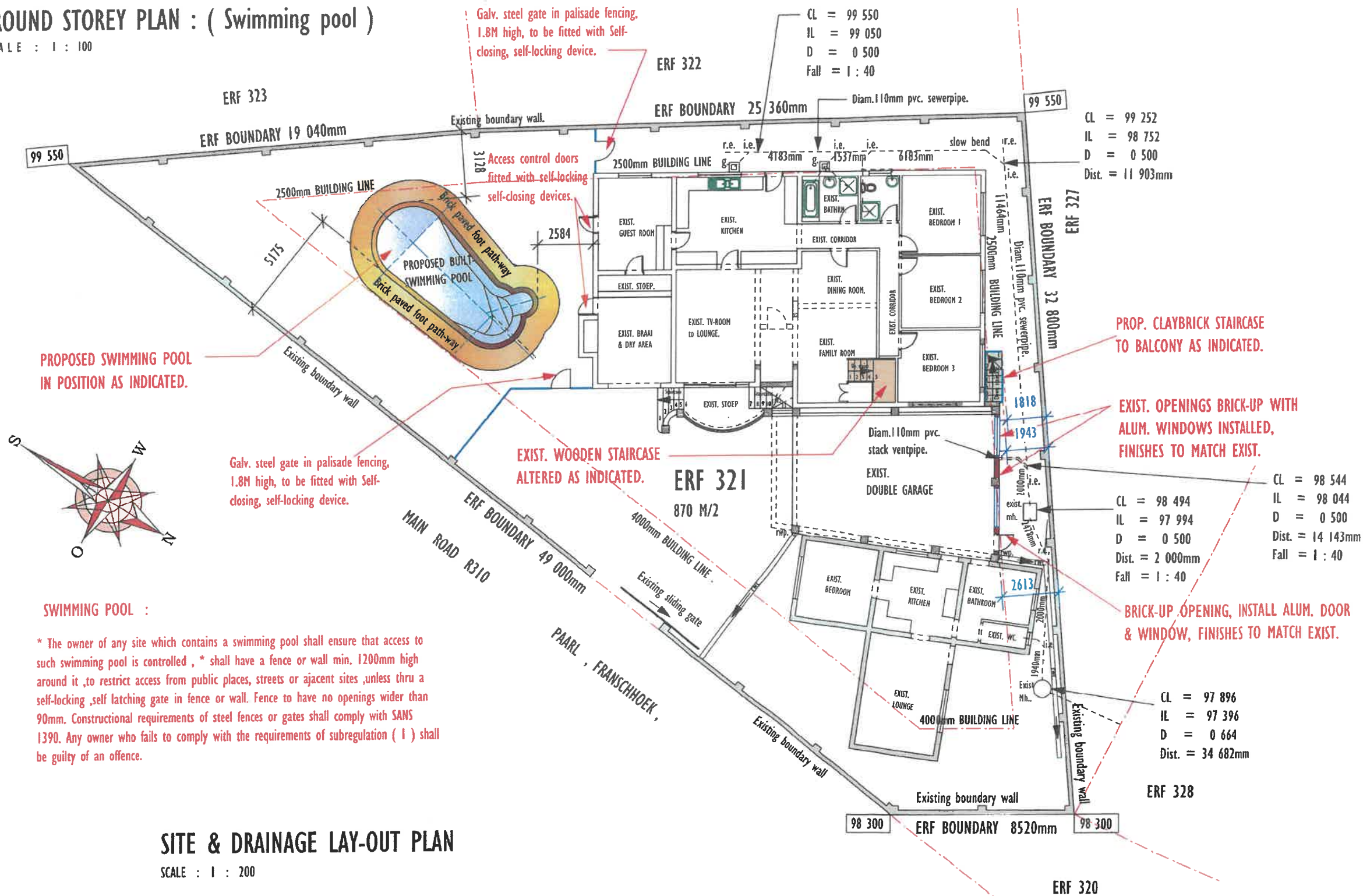
  
\_\_\_\_\_  
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21/7/2025  
\_\_\_\_\_  
DATE



**GROUND STOREY PLAN : ( Swimming pool )**

SCALE : 1 : 100



## SITE & DRAINAGE LAY-OUT PLAN

SCALE : 1 : 200

**NOTES :**

**GENERAL :**

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan. All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be referred to the Designer .

**COVERAGE CALCULATIONS :**

|                            |             |
|----------------------------|-------------|
| ERF AREA                   | = 870 M/2   |
| EXIST. DWELLING HOUSE      | = 192.7 M/2 |
| EXIST. 2ND DWELLING HOUSE  | = 69 M/2    |
| PROP. EXTENSION            | = 68.7 M/2  |
| PROP. DOUBLE GARAGE        | = 68.7 M/2  |
| PROP. COVERED STOEP        | = 5.3 M/2   |
| TOTAL AREA                 | = 404.4 M/2 |
| TOTAL COVER                | = 404.4 M/2 |
| PERCENTAGE COVER           | = 46.5 %    |
| Approximate estimated cost | = R 570 800 |

|                                                                                       |                                           |
|---------------------------------------------------------------------------------------|-------------------------------------------|
|    | Fluorescent light                         |
|    | Stove connection                          |
|    | Electrical Meter                          |
|    | Distributionboard                         |
|    | Two Way Switch                            |
|    | One Way Switch                            |
|  | Double Powerpoint                         |
|  | Single Powerpoint                         |
|  | " Downlighters "                          |
|  | Warmwater Cylinder 200L ( High pressure ) |
|  | External light                            |
|  | Ceiling light                             |

**J. F. S. Prodraft & Design**  
James Solomons

project: ( Rider plan ( Revision 1 )

**Prop. Alt. to exist.  
Dwelling House**

owner : **Mr. W. Van Wyk**  
**Erf 321 ,Main Road ( R310)**  
**Pniel ,7681**  
**Stellenbosch**

tekening no.

datum: July 2024

skaal : 1 : 100

geteken: J. F. Solomons



### REQUIREMENTS FOR HOT WATER SUPPLY :

- \* A min. of 50% by volume of annual average hot water heating requirements, to be provided by means, other than electrical resistance heating ,including but not limited to ,solar heating ,heating pumps ,heat recovery from other systems & processes.
- \* The volume of annual average hot water heating to be in accordance with table 2 & 5 of SANS 10252-1:2004,
- \* Solar water heating systems shall comply with SANS 1307 , SANS 10106, SANS 10254 & SANS 10252-1
- \* All exposed hot water service pipes to be clad with insulation with min R-value of 1.00 ,for pipes with internal diameter less or equal to 80mm & pipes with internal diameter more than 80mm, the R-value =1.50 .

### REQUIREMENTS FOR HOT WATER SUPPLY ( CONT. ):

- \* Thermal insulation ,if required ,to be installed to manufacturer's specifications & shall :
  - a. Be protected against the effects of weather & sunlight
  - b. Be able to withstand the temperatures within piping
  - c. Achieve the min. total R-values.
- \* Hot water vessels & tanks to be insulated with a material achieving a min. R-value of 2.0
- ^ Insulation on vessels ,tanks & piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.
- \* Piping insulation requirements not applicable to space heating water piping.

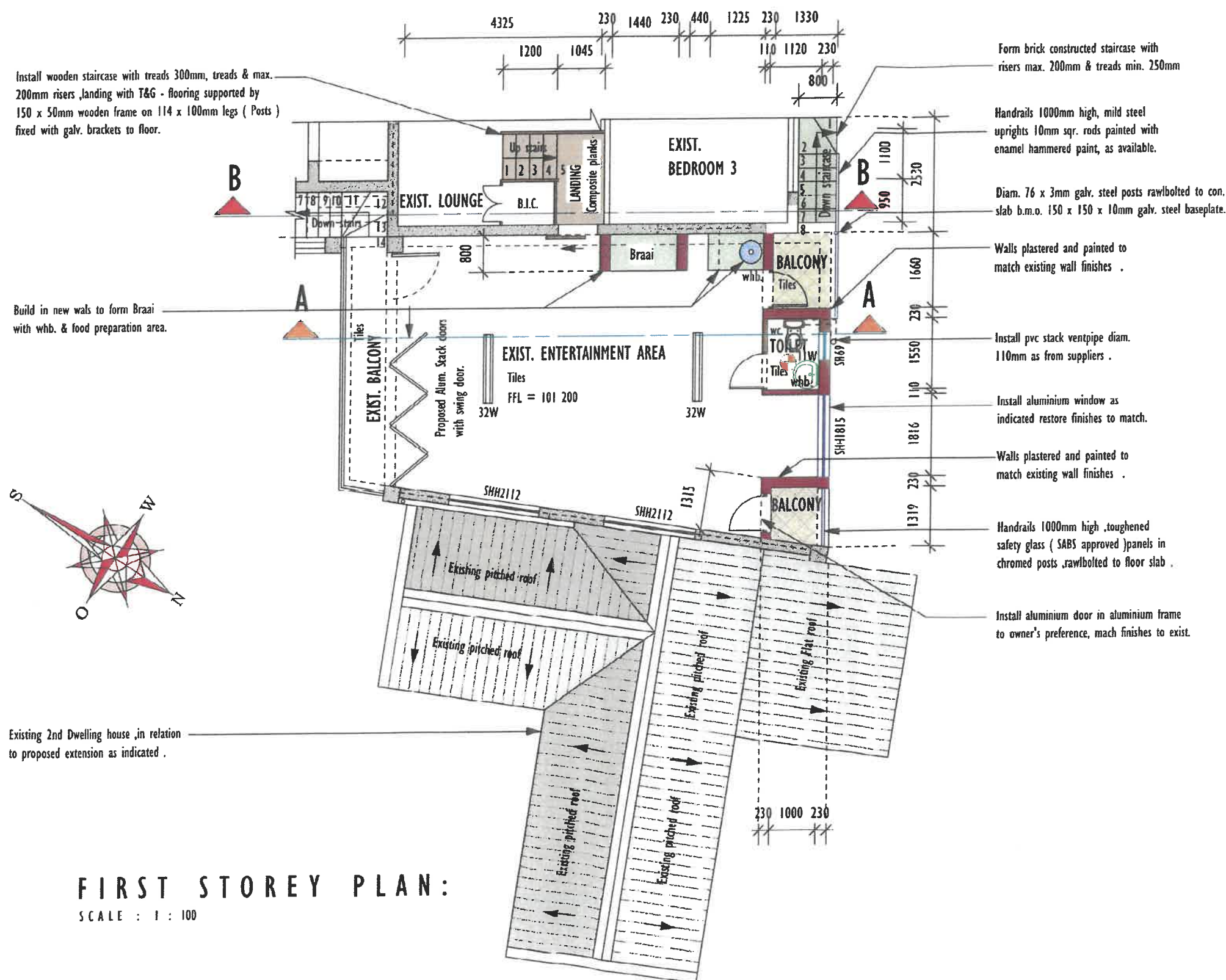
### REQUIREMENTS FOR HOT WATER SUPPLY ( CONT. ):

- a. located within the space being heated ,where piping is to provide the heating to that space ,or
  - b. encased within a concrete floor slab or in masonry.
- <sup>a</sup> All pipes to comply with SANS 10252-1
- <sup>\*</sup> Piping to be insulated includes all flow & returnpiping within 1Metre to the heating or cooling system & pressure relief piping within 1 Metre of the connection to the heating or cooling system. Piping run lengths to be minimized.

**NOTES :**

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**J. F. S. Prodraft & Design**

James Solomons

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**COMPLIANCE FOR ENERGY EFFICIENCY BUILDINGS :****FLOORS :**

100mm mass concrete floor slab on 250 micron d.p.m. installed around the vertical edges turned up for the full depth up to 300mm ,of concrete floor parameter . Floor shall have an R-value of not less than 1.0

**MASONRY WALLS :**

Claybrick walls plastered both sides internally & externally with or without cavity to have min. total R-value of 1.

**ROOF ASSEMBLIES :**

Pitched roof : Corrugated metal roof sheeting ,pitched at 18 degrees slope ,Notty Pine ceiling 10mm ,non reflective out - door and in-door air film( Still air )Total R- value = 0.35 + added R-values of reflective insulation ,5 layers of reflective foil insulation ,1 layer flexible fibre glass blanket ,R-value = 3,4 .Total R-value = 3.75 , direction of heat flow is upwards.

ALUM. WINDOWS AS FRO WISPECO CAT.

**J. F. S. Prodraft & Design**  
James Solomons

Box 424, 21 Standing

project: ( Rider plan ( Revision 1 )

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Exist. Flat roof metal sheeting extended from exist. roof over exist. Stoep area, rendered watertight.

Install fibre cement fascias 225 x 12.5mm as indicated , available from suppliers.

Prop. Chimney for built-in Braai & Preparation area as indicated with finishes to match exist.

Build prop. ablution as indicated with window opening & walls plastered to match existing finishes.

Brick -up exist. opening & install alum. window as indicated, match finishes to existing , render window opening watertight.

**SECTION AA :**

SCALE : 1 : 100

**REVISED ROOF CONSTRUCTION ( Stoep area ) :**

Form roof covering with Corrugated chromadeck metal roof sheeting pitched extended from exist. roof slope on insulation 410 on 76 x 50mm purlins at +/- 900mm c/c on 150 x 50mm rafters at +/-800mm c/c fixed to exist. Bearer beam 228 x 50mm fixed to wall & columns b.m.o. hoop iron straps built-in or galv. brackets rawlbolted to wall .Install gutters & downpipes to match existing .Bearer beam to be rounded off with 225 x 12.5mm fibre cement fascias as available from suppliers . Provide Notty Pine ceilings against 38 x 38mm battens at 450mm/c ,primed and painted .Install quadrant strips in corners against wall and fascias .

**EXIST. REINFORCED CONCRETE FLOOR CONSTRUCTION :**

Floor covering on 25mm floor screed on mesh steel reinforcement ,on precast reinforced concrete floor slabs ,by Top Floors specialists design & specifications .Min. bearing on walls 110mm .Reinforced concrete slabs to remain supported for a min. of 21 days before being removed .Underside of slab to be plastered smooth with cretstone .Gypsum plasterboard cornice or similar ,installed in corners against walls .

**ROOF CONSTRUCTION ( Entertainment Area ) :**

Form roof covering with corrugated chromadeck metal roof sheeting pitched at 18 degrees slope on insulation 410 on 76 x 50mm purlins at +/- 800mm c/c on 228 x 38mm rafters at 800mm c/c fixed to wallplate 114 x 38mm b.m.o. hoop iron straps built-in for min 4 brick courses deep & 2 ( 297 x 38mm bearer beam ,built in with ends wrapped in dpm. .Form roof overhangs of 600mm and 1250mm respectively as so indicated .Rafter ends to be rounded off with 225 x 12.5mm fibre cement fascias as available from suppliers. Overhangs to be closed off with Notty Pine planks primed and painted .Install quadrant strips in corners against wall and fascias .

**CEILING CONSTRUCTION :**

Form ceiling against fall of roof b.m.o. Notty pine planks ,nailed to 38 x 38mm battens at 450mm c/c with members across to form squares . Install Notty Pine cornices in corners against walls . Final finish to comprise of primer undercoat and painted ,colours to be of owner's preferences .

**MASONRY CONSTRUCTION :**

Clay brick walls plastered and painted, with airbrick openings in each room min 4 layers of brickforce above all openings supported with precast ,prestressed concrete lintols with min. bearing on each side of opening, min. 230mm as recommended by suppliers. Install brickforce every 4th layer vertically ,375 micron dpc on walls min. 150mm above natural ground level .Provide beam filling to the underside of roof covering all around roof.

Install wooden staircase with treads 300mm ,treads & max. 200mm risers ,landing with T&G - flooring supported by 150 x 50mm wooden frame on 114 x 100mm legs ( Posts ) fixed with galv. brackets to floor.

**FLOOR CONSTRUCTION :**

Floor covering on 25mm sand cement floor screed on 100mm mesh reinf. concrete floor slab ( Grade 10 ), on damp proof membrane polyolefin ,250 micron on 50mm sandblinding on well compacted hardcore filling in layers of max. 150mm to 90% mod. aashto. Damp proofing to be turned up around parameters of concrete floor ,to full vertical height or higher than floor .Install meranti skirting in corners against walls.

228 x 50mm bearer beam fixed to exist. wall with galv. brackets & to column b.m.o. hoop iron straps .

Corrugated chromadeck metal roof sheeting pitched at 18 degrees slope with waterproofing against parapet walls as from suppliers.

Staircase formed with min. treads 250mm & max. risers 200mm, max. openings between balusters, 90mm wide, handrail height min. 1000mm high, stringers 228 x 50mm thick. Treads formed with block board.

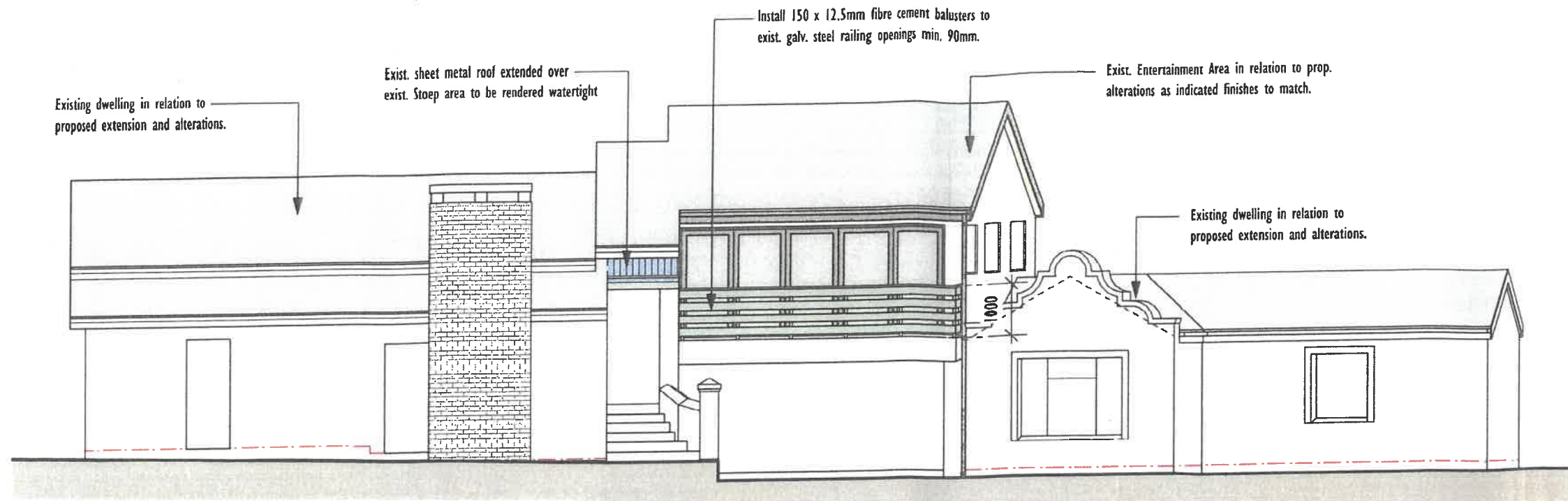
**SECTION BB :**

SCALE : 1 : 100

# NOTES :

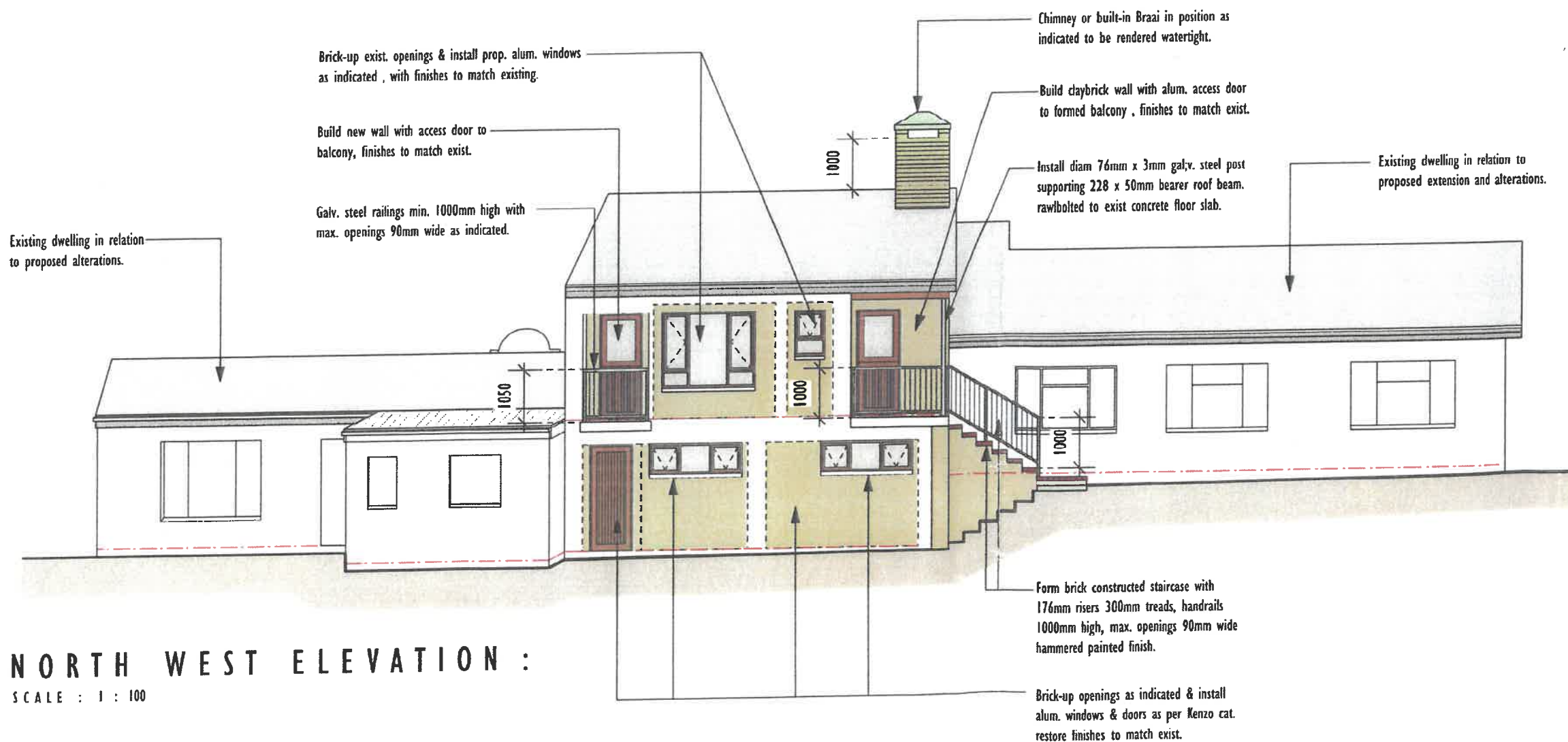
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## SOUTH EAST ELEVATION :

SCALE : 1 : 100



## NORTH WEST ELEVATION :

SCALE : 1 : 100

ALUM. WINDOWS AS PER KENZO CAT.

**J. F. S. Prodraft & Design**  
James Solomons

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| 1                             | 2                | 3        | 4                                                            |
|-------------------------------|------------------|----------|--------------------------------------------------------------|
| Panel                         | Facing direction | Area m/2 | Shading description                                          |
| 1                             | North West       | 0.54     | 0.6M x 0.9 Alum. window, Shaded ( 600mm Roof overhang )      |
| 2                             | North West       | 2.7      | 1.8M x 1.5M Alum. window, Shaded ( 600mm Roof overhang )     |
| Total glazing Area            |                  | 3.24     |                                                              |
|                               |                  |          |                                                              |
| 1                             | North East       | 5.04     | 2.1M x 1.2M(x2) Alum./window, Shaded ( 300mm roof overhang ) |
| Total glazing Area            |                  | 5.04     |                                                              |
| Collective total glazing Area |                  | 8.28     |                                                              |

| 1     | 2                                   | 3                            |
|-------|-------------------------------------|------------------------------|
| Panel | Glazed area and P/H value           | Solar exposure factor        |
| 1     | 600 Window P/H = 600 / 900 = 0.66   | 0.45 for Northwestern facade |
| 2     | 1800 Window P/H = 600 / 1500 = 0.4  | 1.04 for Northwestern facade |
| 3     | 2100 Window P/H = 208 / 1500 = 0.14 | 0.90 for Northeastern facade |

| Determining shading projections over glazed areas |                                                             |
|---------------------------------------------------|-------------------------------------------------------------|
| 1                                                 | P = 600 + 115 = 715<br>G = 1214 - 900 = 314 ( < 500 )       |
| 2                                                 | P = 300 + 115 / 2 = 208<br>G = 2230 - 1200 = 1030 ( > 500 ) |

NATURAL VENTILATION :

CONSTANTS :

CONDUCTANTS = 52.74 x 1.4 = 73.84

SHG = 52.74 x 0.13 = 6.86

CONDUCTANCE

Use clear glass in Alum. frame .

A x U = 8.28 x 5.6

= 46.37 ( < 73.84 )

SOLAR HEAT GAIN :

NORTHWEST : ( A<sub>1</sub> x S<sub>1</sub> x E<sub>1</sub> )+( A<sub>2</sub> x S<sub>2</sub> x E<sub>2</sub> )

= ( 0.54 x 0.77 x 0.45 )+( 2.7 x 0.77 x 1.04 )

= 0.19 + 2.16

= 2.35

NORTHEAST : 2( A<sub>1</sub> x S<sub>1</sub> x E<sub>1</sub> )

= 2( 2.52 x 0.77 x 0.90 )

= 3.49

TOTAL = 2.35 + 3.49 = 5.84 ( < 6.86 )

PROPOSED EXTENSION & ALTERATIONS COMPLIES WITH ENERGY EFFICIENCY

GROUND STOREY :

ENTERTAINMENT & BRAAI AREA :

Total floor area = 51 M/2

Total window area = 7.74 M/2

Max. lighting - 15/100 x 51 M/2 = 7.65 M/2

Min. lighting - 10/100 x 51 M/2 = 5.1 M/2

Min. Ventilation - 5/100 x 51 M/2 = 2.55 M/2

Actual Ventilation = 2.7 M/2

TOILET ( Ablution ):

Total floor area = 1.74 M/2

Total window area = 0.54 M/2

Max. lighting - 15/100 x 1.74 M/2 = 0.26 M/2

Min. lighting - 10/100 x 1.74 M/2 = 0.17 M/2

Min. Ventilation - 5/100 x 1.74 M/2 = 0.09 M/2

Actual Ventilation = 0.36 M/2

TOTAL FLOOR AREA = 52.74 M/2

TOTAL WINDOW AREA = 8.28 M/2

PERCENTAGE LIGHTING = 15.71 M/2

TOTAL WINDOW AREA = 8.28 M/2

TOTAL VENTILATION = 2.64

ACTUAL VENTILATION = 31.88

LIGHTING

ENERGY DEMAND

ALLOWED 5 / m2

4W / m2 x 52.74m/2 = 210.96W

( 1 x 11W Lamps )+( 2 x 32W Lamps )

= 11W + 64W

= 75W

OR 222 / 205M/2 = 1.08 W / m2 ( < 5W / m2 )

ENERGY CONSUMPTION

ALLOWED 4kWh /m2 .a OR 4kWh /m2 [ a = 1 ( Year ) ]

4kWh /m2 .a x 52.74 m2 = 210.96 kWh .a

ASSUME LIGHTS ARE ON FROM 17 :00 -22 :00 EACH DAY /YEAR THAT IS 5h/DAY

52 ( Weeks ) x 7 ( Days ) x 5 ( h ) = 1820 h .a

THERE ARE : 1 x 11W Lamps , 2 x 32W Lamps

= ( 1 x 11W ) + ( 2 x 32W )

= 11W + 64W

= 75W

= 0.075 kW

0.075 kW x 1820 h .a = 136.5 kWh .a ( < 210.96 kWh .a )

J. F. S. Prodraft & Design

James Solomon

project: ( Rider plan ( Revision 1 )

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