



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18477 (TP988/2024)

Our File Reference Number: Erf 8058, 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 ON ERF 8058 STELLENBOSCH

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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 8058, - Stellenbosch for:
 - 2.1.1 A departure in terms of Section 15(2)(b) of the said bylaw to relax both common building lines from 2.5m to 0m respectively (adjacent to Erf 8059 and Erf 8060) to accommodate the proposed tank storages and workroom / shed on Erf 8058, Paradyskloof - 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 proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the 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 Drawing No. 300, Drawn By EJVV, Dated March 2023 and attached as **Annexure B**.

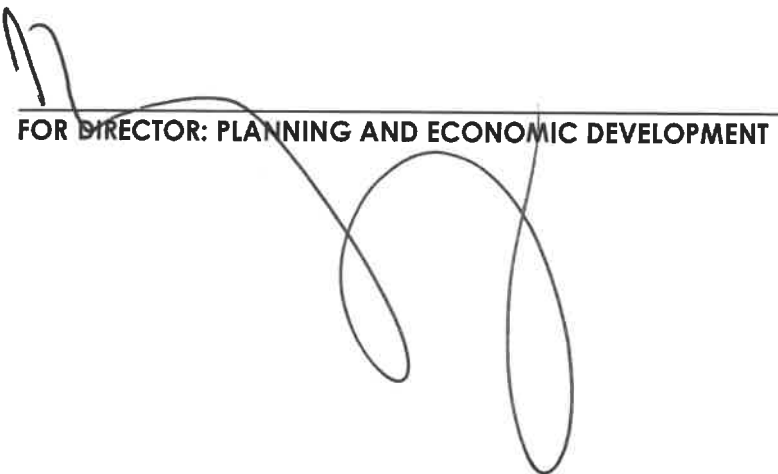
- 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
4. The reasons for the above decision are as follows:
- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 4.2 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.
5. Matters to be noted:
- 5.1 This approval is solely granted for DIY projects and for storing power tools specified by the applicant. It does not extend to any project or business-related activities.
6. 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.
7. 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.
8. **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**
9. 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.
10. 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.
11. 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.

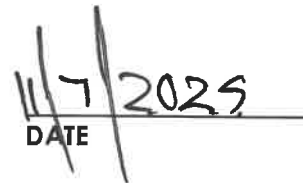
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. 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



DATE

SANS 10400-XA: DEEM TO SATISFY REGULATIONS:

REGULATION 4.1 - HOTWATER SUPPLY:

- More than 50% of Project hot water will be provided by a solar water system
- The hot water system shall comply with SANS 1020, SANS 1085, SANS 1024 and SANS 1025-1
- All hot water pipes shall be insulated with insulation to a minimum level.

20 - 50mm HOTWATER PIPE INSULATION:

1
R² m²/m

REGULATION 4.2.1.B - BUILDING ENVELOPE:

1. BUILDING CLASSIFICATION:

H

2. CLIMATIC ZONE IN R.S.A.

1

3. ORIENTATION & SHADING:

- Building is situated in NORTH and the main entrance is North-East
- Living spaces is an integrated part of a single North-East

4. EXTERNAL ENVELOPE WALLS - REGULATION 4.4.3.2:

- 230mm thick wall plaster inside and outside:

0.5
R² m²/m

- 270mm thick wall plaster inside and outside:

1.1
R² m²/m

5. FENESTRATION REQUIREMENTS:

- Building fenestration requirements:

14 %

6. ROOF CONSTRUCTION - REGULATION 4.4.5:

- metal roof sheets + asbestos reinforced barrier with roof 50mm or gap between metal sheet + asbestos + 100mm insulation or Thick Pile + 60mm gypsum ceiling

3.7
R² m²/m

- clay or concrete tiles + 150mm insulation or Thick Pile + 60mm gypsum ceiling

3.7
R² m²/m

7. UNDER TILE HEATING ELEMENTS - (IF INSTALLED) REQUIREMENT 4.4.2:

- compacted soil + 50mm rigid expanded polystyrene (Isospan) + USB slabs underlay

1
R² m²/m

8. OTHER SERVICES THAT USE ENERGY:

- A/C and mechanical air vent system in use

SCHEDULE AREAS:

GROUND FLOOR = 247.21 m²

ERF AREA = 1133 m²

COVERAGE = 21.8 %

FLORIDA STRAAT

REPENSSTRAAT

ERF 8059

ERF 8058

ERF 8080

ADDITIONS

AS BUILT

ADDITIONS

NOTES:

1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from all other consultants related to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.

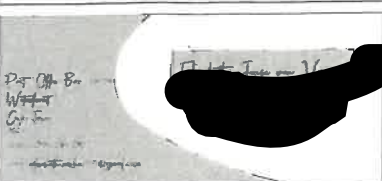
COUNCIL SUBMISSION

REV	DATE	DRAWN	DESCRIPTION

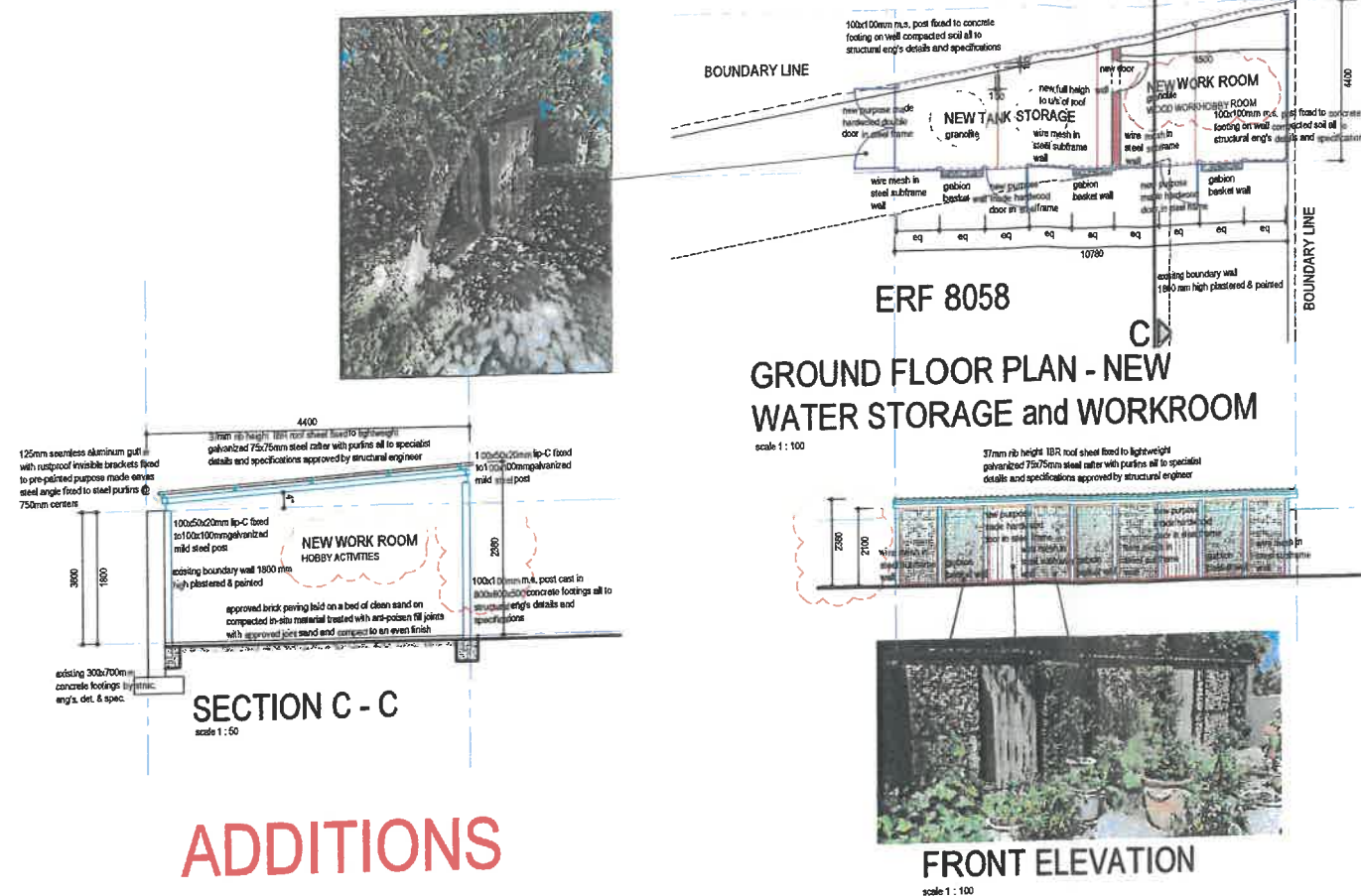
CLIENT:
Mr. Barry Swart

PROJECT TITLE:
PROPOSED NEW AMENDMENTS TO THE EXISTING DWELLING ON ERF 8058 CNR OF REPENS AND FLORIDA STREETS PARADYSKLOOF

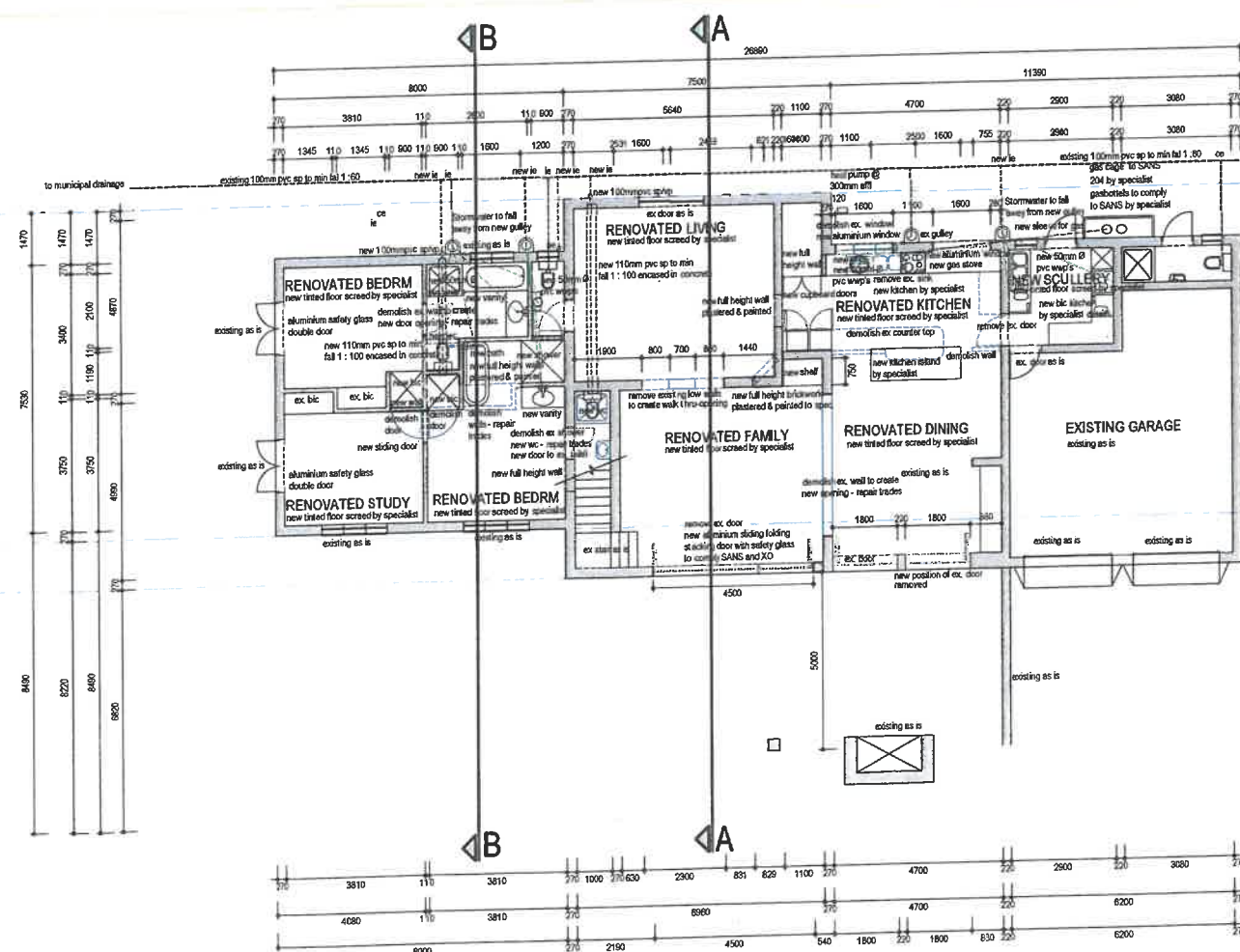
DRAWING TITLE:
SITE PLAN



PROJECT No.: BS	SCALE: 1 : 100
DRAWING No.: S00	DATE: MARCH 2023
REV: 00	DRAWN: EAV



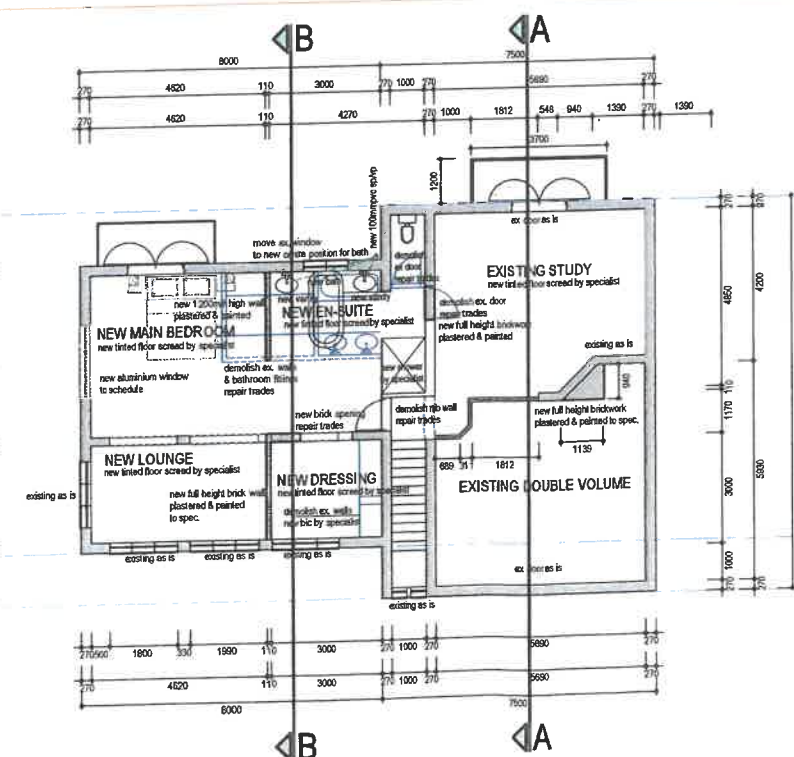
ADDITIONS



GROUND FLOOR PLAN

scale 1 100

AS BUILT



FIRST FLOOR PLAN

scale 1 : 100

NOTES:

- NOTES:**
1. All works to be done in accordance with the National Building Regulations.
 2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and of the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design and construction of the building, and requirements of such design codes are to be considered a minimum standard for the works.
 3. The Contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and any regulations promulgated in terms of the Act or the Factories Machinery and Building Works Act of 1941.
 4. The Contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 8001/ISO 8001, able to be checked to the satisfaction of the Client, for all materials and workmanship, whatever the sources, must be requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 8000 family of standards then monitor these works accordingly.
 5. All drawing must be read in conjunction with all the relevant drawings, schedules and specifications from all other consultants related to the project.
 6. All portions of the works related to any service or consultants information to be done in accordance with the National Building Regulations.
 7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
 8. All dimensions and levels must be checked on site by the contractor before proceeding.
 9. Work to be executed by competent persons qualified for the specific trade.

COUNCIL SUBMISSION

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CLIENT:
Mr. Barry Swart

PROJECT TITLE:
**PROPOSED NEW AMENDMENTS TO
THE EXISTING DWELLING ON ERF
8058 CNR OF REPENS AND FLORIDA
STREETS PARADYSKLOOF**

DRAWING TITLE:
GROUND FLOOR & FIRST FLOOR PLANS

Put Off B-
With
Go For

PROJECT No.: BS	SCALE: 1 : 100
DRAWING No.: 100	DATE: MARCH 2023
REV.	DRAWN: E.M.V