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Application Number: LU/18180(TP912/2024)
Our File Reference Number: Erf 1183, Franschhoek
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 1183, FRANSCHHOEK

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.2 The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 for a permanent departure to permit the study, bedroom and balcony to be 0m in lieu of 1m from the common building line (adjoining Erf 1182 Franschhoek), on Erf 1183 Franschhoek.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.3 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

2.4 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

2.5 The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. 17/2023 dated 21 April 2024, and drawn by Elton Swartz, attached as **Annexure A**.

2.6 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.7 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. The **reasons** for the above decision are as follows:

3.1 The proposed new dwelling will not undermine or be detrimental to the character of the surrounding residential area.

4. 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.

5. 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.

6. **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**

7. 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.

8. 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.

9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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

5/2/2025

DATE

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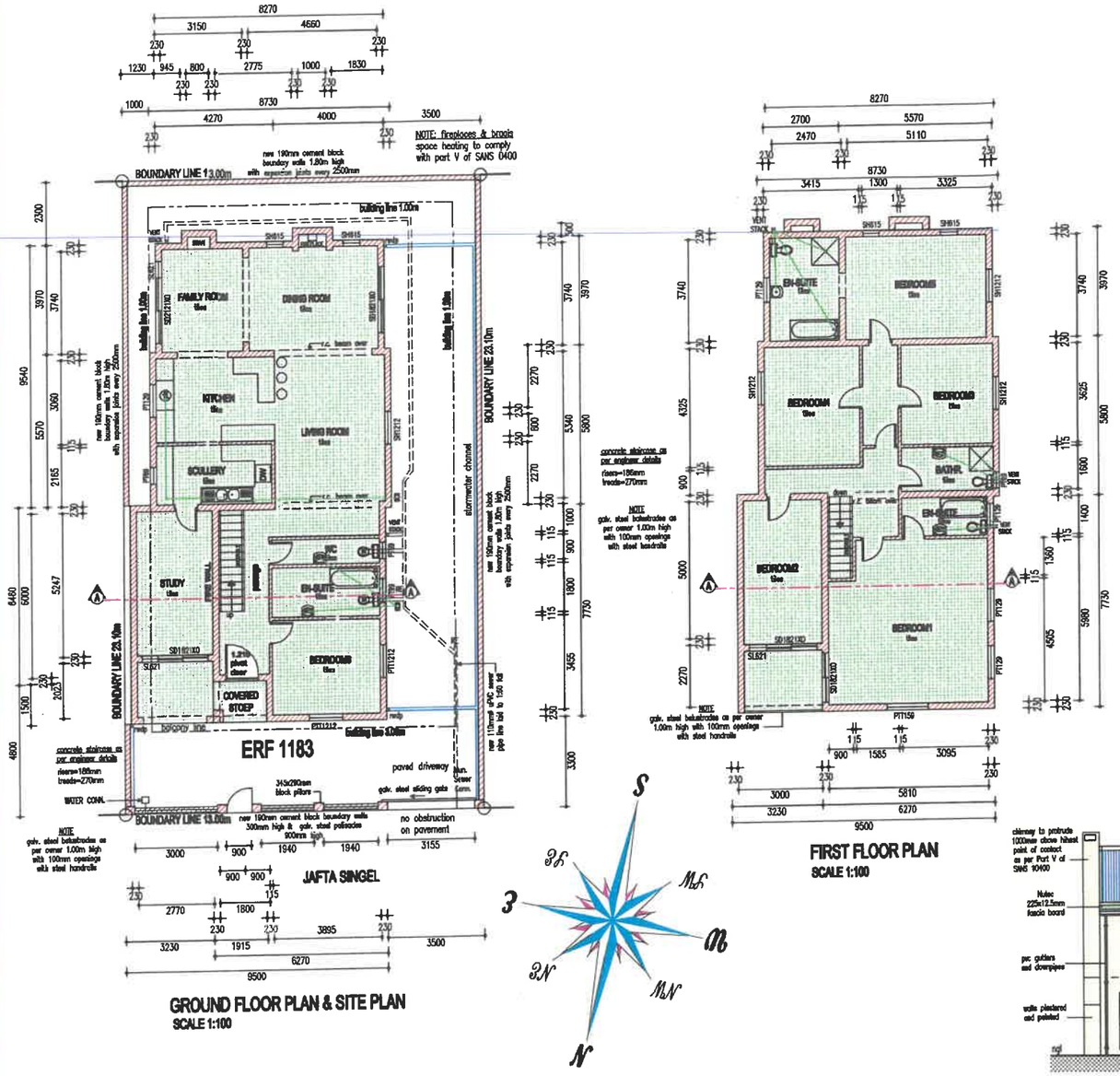
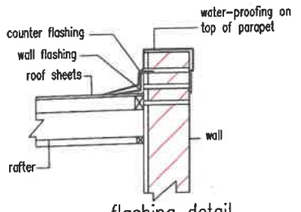
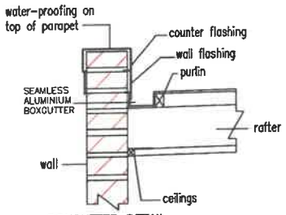
ANNEXURE A

SITE PLAN





flashing detail



BOXGUTTER DETAIL

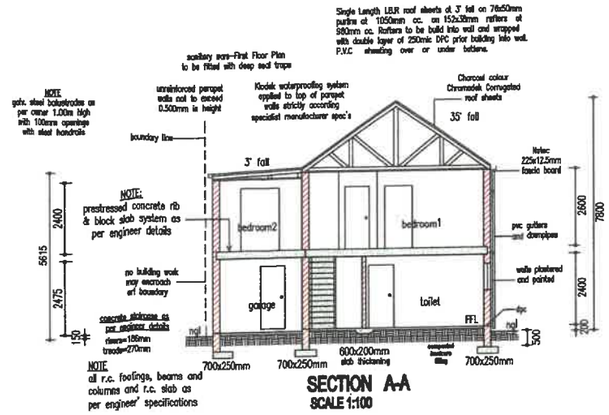
ERF	=	300.30m²
NEW DWELLING	=	118.50m²
GARAGE	=	20.00m²
		138.50m²
NEW FIRST FLOOR	=	118.50m²
NEW BALCONY	=	4.50m²
COVERAGE	=	46%

ALUMINIUM WINDOW SCHEDULE:

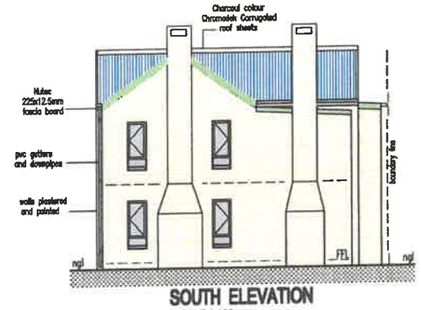
	WIDTH	HEIGHT
PT69	= 600	x 900
PT99	= 900	x 900
PT1212	= 1200	x 1200
SH615	= 600	x 1500
SL621	= 900	x 2100

DOORS SCHEDULE:

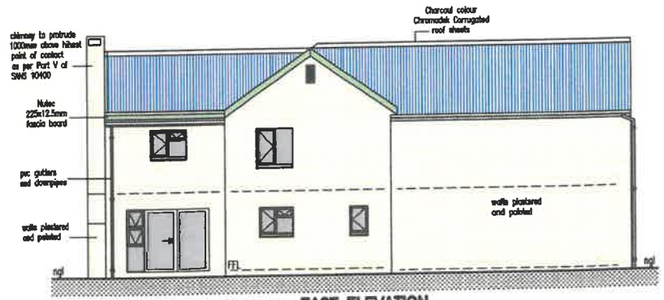
EXTERNAL	= SOLID MERANTI DOOR
KITCHEN	= STABLE DOOR
INTERNAL	= HOLLOW CORE DOORS
SLIDING DOOR	= SD 2121 XO
SLIDING DOOR	= SD 1821 XO



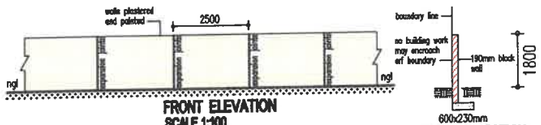
SECTION A-A
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

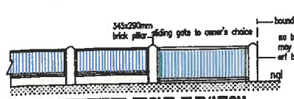


EAST ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

TYPICAL SECTION
SCALE 1:100



FRONT ELEVATION
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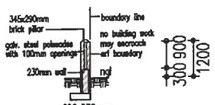

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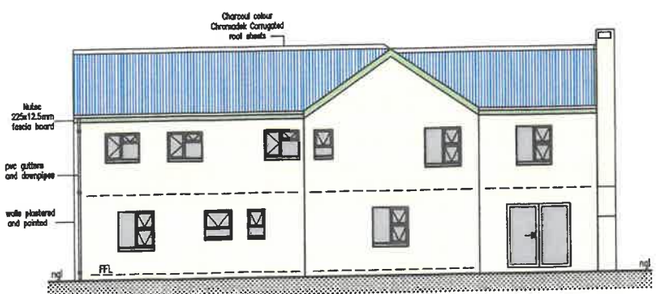

WEST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

ROOF ASSEMBLY CALCULATIONS SANS 10400 XA

- MINIMUM R-VALUE IN OTHER FLOOR CLIMATIC ZONE 4

> Outside air surface	=0.05
> Single Length Corrugated Roof sheets	=0.31
> Stabilation insulation	=0.183
> Ceiling to Roof air space	=0.385
> 150mm Bulk Aerolite Insulation	=2.50
> 6.4 Gypsum Ceiling board	=0.05
> Inside air surface (room)	=0.093
TOTAL R-VALUE	= 3.70

DOORS AND WINDOWS: (SANS 10400, PART O)
External doors to be solid hardcore timber doors with profile in timber frames. Internal doors to be biosonite hollow core doors. Doors according SWARTLAND catalogue. Aluminium windows to be used.

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

BALUSTRADE: (SANS 10400, PART M)
Galv. steel Balustrade as per owner choice with handrail to be max. 1050mm high. Balustrade positioned and openings not to be more than 100mm.

STAIRWAYS: (SANS 10400, PART M)
The headroom at any point on any stairway shall be not less than 2.100m measering vertically from the pitch line and the width of any stairway shall be not less than 750mm. The rise shall be no more than 200mm. The tread shall be not less than 250mm. The handrail shall be not less than 1000mm high.

CONCRETE / PLASTER MIXTURE:
For structural concrete mix must be 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strenght of 10mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1,5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like weeds etc. All plaster work to be troweled.

RAINWATER GOODS : (SANS 10400, PART R)
Seamless WHITE Approved pvc gutters with rectangular fluted 75mmø downpipes, all to be prepainted similar to walls on 225x12mm fibre cement facieboards.

DRAINAGE: (SANS 10400, PART P)
110mmø uPVC drainpipe connected to existing manhole to 1:60 and max. 1:5 fall as indicated on site and ground floor plans, invert level to be min. 450mm deep. Rodding Eye at every bend and min. every 25 metres. Each drainline to worktop with 50mmø ventpipe. Drainpipe to be encased in 300mm concrete surrround when underneath constructed floor and/or driveway.

LINTELS: (SANS 10400, PART K)
Prestressed precast concrete lintels with 230mm min. bearing on both sides. Brickforce as follows: 2.1m-3.0m=4 layers of brickforce, 3.0-3.6m= 5 layers of brickforce, 3.6m-5.1m=6 layers of brickforce.

STORMWATER : (SANS 10400, PART R)
The control and disposal of stormwater must be strict accordance with the requirements of 4.2

GLAZING: (SANS 10400, PART N)
All glazing to comply with requirements of SANS 10137 & SANS 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 fronts to be safety glass and clearly indicated as such on glass at eye level.

ROOF CONSTRUCTION: (SANS 10400, PART L)
Charcoal colour Chromadek Corrugated roof sheets at 35° fall on 76x50mm purlins at 1000mm c/c on 5 GRADE 114x38mm TRUSSES @ MAX 1200mm C/C SPACING. TRUSSES TO HAVE A MAXIMUM SPAN OF 8.00m. TRUSSES TIED WITH BOLTS AT HEEL AND SPLICE JOINTS AT 2x612. TO COMPLY WITH SANS 10400 PART L. Tiebeam to be 114x38mm, King Post to be 152x38mm. GIRDLE 5 BRACE SIZE TO BE 76x38mm WITH WEB SIZE TO BE 114x38mm WITH A NUMBER OF 8 BAYS. Trusses resting on 114x38mm wallplate tied down with 1200x30mmø galvanised hoop iron anchored at a min. of 900mm below ngl into brickwork. Sisalation 4.20 insulation between battten and roof sheeting. Rhinoboard ceilings on 32x38mm brandering at max. 400mm cc. with 75mm rhino cornice. Fibreglass insulationon ceiling board.

WALL CONSTRUCTION: (SANS 10400, PART K)
External and internal walls t o be plastered and painted. SABS approved 220x105x75mm B.O.K bricks layed in stretcher bond in 1:5 cement morter with bricklforce to every third brick course.

FLOOR CONSTRUCTION: (SANS 10400, PART J)
Floor covering on owner's choice on 25mm grano cement screed on 75mm 25mpa concrete slab on 250 micron Dampproof Membrane on 50mm clean sand on well compacted hardcore filling in layers of 150mm max. to 100% MOD. AASHTO free of any organic material.

FOUNDATIONS: (SANS 10400, PART H)
All footings to be constructed in (1:12 M25 concrete, 1:4:5), ordinary Portland cement, sand and 26mm stone for loadbearing walls. All concrete footings to be min. 700x250mm. Footings to be at good footing depth. Steel reinforcement to be introduced where needed. Foundation walls to be filled with concrete up to floor level. Provide 900x900x300mm concrete footings to all free standing columns.

Revision notes:
All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference is to be given to written dimensions above scaling from plan.

Project:
PROPOSED NEW DWELLING AT ERF 1183, JAFTA SINGEL, GROENDAL

Drawn by:	Client:
ELTON SWARTZ	MR. R. BOONZAAIER
PLAN Nr. 17/2023	Date: 2024-04-21
BACAP registered	Scale @ A1: 1:100

[EJS DRADGETTING]
[School Street 23, Kylemore, Stellenbosch, 7608]
[CELL: 061 827 284]