STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1331/2025
Our File Reference Number: Farm 1213/11, Johannesdal
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 FARM 1213/11, JOHANNESDAL

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 Farm 1213/11 Johannesdal for:

2.1.1 Departure in terms of Section 15 (2) (b) of the said by-law in order to relax the common boundary line 2.5m to 0.84m (adjacent to farm 1231/12) to accommodate the new Storeroom.

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 applications 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 & ground floor plan, referenced as drawing No: C. November-10, drawn by: R.C dated 10/07/2025. and attached as **Annexure A.**

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

4.2 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

DATE 20/10/2025

Neighbors Consent

Owner Names: SIDNEY JOHN NOVEMBER
Signatures: JOELYN HENRIETTA NOVEMBER
Date:

PLOT No. 1213/4

PLOT No. 1213/12

PLOT No. 1213/11

25920 BOUNDARY

41110 BOUNDARY

38130 BOUNDARY

38970 BOUNDARY

9880 BOUNDARY

LUMLEY STREET

GREENWAY STREET

2500 BLDG. LINE.

4000 BLDG. LINE.

PLEASE NOTE: THIS SEPTIC TANK NO LONGER IN USE.

EXIST. SEPTIC TANK

EXIST. SEWER PIPE

EXIST. RWC.

NEW RWC.

CONC. FLOOR FOR NEW STOREROOM.

NEW STOREROOM

RETAINING WALL

100 PVC PIPE

EXIST. BATHROOM

EXIST. KITCHEN

EXIST. HOUSE

EXIST. LOUNGE

EXIST. BEDROOM

EXIST. BEDROOM

EXIST. STOEP

EXIST. GARAGE

EXIST. GARAGE

TIP-UP GARAGE DOOR SHOWN DOTTED, OMITTED

NEW 1500 WIDE DOUBLE LEAF ALUMINIUM DOOR TO OWNER'S SPECIFICATION

EXIST. BALCONY LINE

EXIST. BALCONY LINE

NEW POSITION OF 2400W x 2100H ALUM. FOLD-A-SIDE DOOR, KINGZO 800 SERIES SPARTAN (SWARTLAND RANGE) (EXIST. WINDOW OMMITTED)

FOLD-A-SIDE DOOR MOVED TO NEW POSITION.

EXIST. BBQ AREA

RC CONC. DECK TO R.C. ENGINEER'S DETAILS

EXIST. BBQ

EXIST. BBQ

SEE DRG. C.NOVEMBER-11 FOR DETAILS OF BBQ & CELLAR (STOREROOM)

NOTE: BBQ AREA MOVED TO NEW POSITION. (IN LINE WITH EXIST. HOUSE.)

TO MUN. SEWER CONNECTION.

TO MUN. STORMWATER CONNECTION.

RAINWATER CATCHPIT

10200 INSIDE

10680 O/A GARAGE

8040

8077

19230

PLAN ON FIRST FLOOR OF BBQ AREA.
SCALE 1:100

FLOOR & SITE PLAN.
SCALE 1:100

NOTE:
THIS DRG. TO BE READ IN CONJUNCTION WITH DRG. C.NOVEMBER-11.

EXIST. WINDOW OMITTED ON THIS SIDE.

NEW 600 WIDE x 1500 HIGH ALUMINIUM WINDOW TO OWNER'S SPECIFICATION ABOVE STAIRWAY.

NEW BATHROOM

TILES

NEW 115mm BRICKWALLS

ARCH OVER

EXIST. BEDROOM

EXIST. ROOFLINE

EXIST. BALCONY

NEW BEDROOM

EXIST. LOUNGE

EXIST. BALCONY

PLAN ON FIRST FLOOR
SCALE 1:100

GENERAL SPECIFICATION

1. ROOF CONSTRUCTION : GALV. IBR ROOF SHEETS ON 75 x 50 PURLINS @ ±760 ON TIMBER TRUSSES @ ±760 C/C ON WALLPLATES FIXED TO WALLS WITH GALV. HI IRON.
2. CEILING: (a) BEDROOMS & PASSAGES---KNOTTY PINE FIXED TO RAFTERS. (b) REMAINDER OF DWELLING ---RHINO BOARD ON 40 x 40 BRANDERING SPACED 300 C/C WITH COVED CORNICE.
3. WALLS: 230 THICK EXTERNALLY & PLASTERED INSIDE & OUTSIDE. AIRBRICKS TO BE RODENT PROOF & MINIMUM OF ONE PER ROOM. PROVIDE 2 HIGH & 2 LOW LEVEL AIRBRICKS IN GARAGE.
4. WINDOWS: ALUMINIUM----P.G. ALUMINIUM WINDOWS CATALOGUE.
5. TILING: BATHROOM & TOILET TO BE TILED 1500 HIGH WITH TILES TO OWNER'S SPECIFICATION.
6. FLOOR CONSTRUCTION: FINISH AS SHOWN ON PLAN ON 25mm SCREED ON 100mm THICK CONCRETE FLOOR ON DPC ON WELL COMPACTED HARDCORE FREE OF CLAY & / OR ORGANIC MATTER. EXCAVATE FOR ALL FOOTINGS TO A DEPTH TO PROVIDE A SOLID & UNIFORM FOUNDATION.
7. OPENINGS: LAY OVER ALL OPENINGS GREATER THAN 2.0m TWO "STRESSO" R.C. LINTE WITH A MINIMUM BEARING OF 230mm SUPPORTED IN THE MIDDLE FOR 5 TO 14 DAYS LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATIONS.
8. GENERAL: FLEXIT CLOSED EAVES. TIMBER OR ALUMINIUM FACIA. ALUMINIUM RAINWATER GOODS. 75 x 75 RHS DOWNPIPES & SEAMLESS ALUMINIUM GUTTERS. STORMWATER CHANNELS FOR RAINWATER DISPOSAL.
9. SILLS: INTERNAL: 15mm THICK NUTEC WINDOW-SILLS. BATHROOM & KITCHEN INTERNAL SILLS TO BE GLAZED TILES. EXTERNAL SILLS TO BE FACEBRICK ON EDGE.
10. SKIRTINGS: 75mm ARRIS ROUNDED MERANTI THROUGHOUT.
11. CONCRETE FOUNDATIONS & FLOOR SLAB MIXES: BY VOLUME 1 PART CEMENT TO 4 PARTS OF SAND TO 5 PARTS OF COARSE AGGREGAT COMPRESSIVE STENGTH OF 10MPa AT 28th day.
12. MORTAR: NON STRUCTURAL INTERNAL WALLS--CLASS III----BY VOLUME 1 PART CEMENT TO 1.6 PARTS OF LIME TO 6 PARTS OF SAND. OTHER WALLS---CLASS II----BY VOLUME 1 PART CEMENT TO 0.8 PARTS OF LIME TO 4 PARTS OF SAND.
13. STRENGTH FOR SOLID MASONRY UNITS: STRUCTURAL TYPE--SINGLE STOREY INTERNAL & EXTERNAL WALLS--7MPa. DOUBLE STOREY INTERNAL WALLS--14MPa. DOUBLE STOREY EXTERNAL WALLS--10.5MPa. NON STRUCTURAL TYPE WALLS--7MPa. ALL OTHER WALLS--7MPa.
14. NOTE: ALL GLASS LARGER THAN 1 SQAURE METRE MUST BE SAFETY GLASS.
15. CONCRETE SLABS, BEAMS, RAMPS & STAIRWAYS TO R.C. ENGINEER'S DETAILS.

NOTE:
THIS DRG. TO BE READ IN CONJUNCTION WITH DRG. C.NOVEMBER-11.

NOTE:
THIS DRG. TO BE READ IN CONJUNCTION WITH BUILDING DEVELOPMENT MANAGEMENT APPROVED DRG. 1377/2021 DATED 15/12/2021.

EXIST. ROOF GALV IBR SHEETS

HANDRAIL

13.870 FFL EXTENSION

BALCONY

EXIST. HOUSE

CONC. BEAM

TIP-UP GARAGE DOOR

10.000 FFL EXIST GARAGE

10.320 FFL EXIST HOUSE

EXIST HOUSE

SOUTH-EAST ELEVATION.
SCALE 1:100

NEW WINDOW FOR NEW BATHROOM

DOWNPIPE

13.870 FFL EXIST HOUSE

PRE-STRESSED CONC LINTELS ABOVE ALL WINDOWS & SLIDING DOORS TO R.C. ENGINEER'S DETAILS.

SOUTH-WEST ELEVATION.
SCALE 1:100

NEW WINDOWS FOR NEW BATHROOM

PRE-STRESSED CONC LINTELS ABOVE ALL WINDOWS & SLIDING DOORS TO R.C. ENGINEER'S DETAILS.

OMIT THIS WINDOW SHOWN DOTTED

EXIST. BALCONY

NORTH-WEST ELEVATION.
SCALE 1:100

NEW 1500 WIDE DOUBLE LEAF ALUMINIUM DOOR TO OWNER'S SPECIFICATION.

TIP-UP GARAGE DOOR SHOWN DOTTED, OMITTED

NEW BALL PLASTER

PLASTER

NEW BEDROOM

EXIST. ROOF GALV IBR SHEETS

EXIST HOUSE

EXIST GARAGE

NGL

800 x 300

SECTION X.X.
SCALE 1:100

DRAUGHTSMAN'S SIGNATURE:

CLIENT'S SIGNATURE:

AREAS: EXIST. HOUSE AND BBQ. AREA ------ 387.624 m²
NEW STOREROOM. ------ 21.475 m²
TOTAL 409.099 m²

PLOT SIZE:----------1503 m²
GROUND FLOOR AREA : 275.222m²
COVERAGE : 18.311%

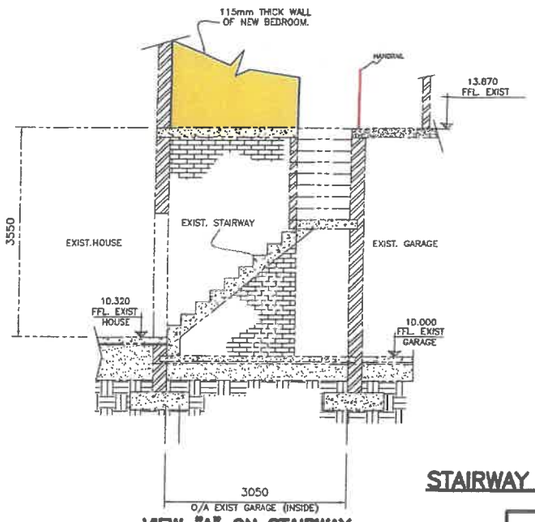
NOTE: EXIST. HOUSE AND BBQ AREA NEW STOREROOM.

R.C.A.D. Robert Cejalvo Architectural Design

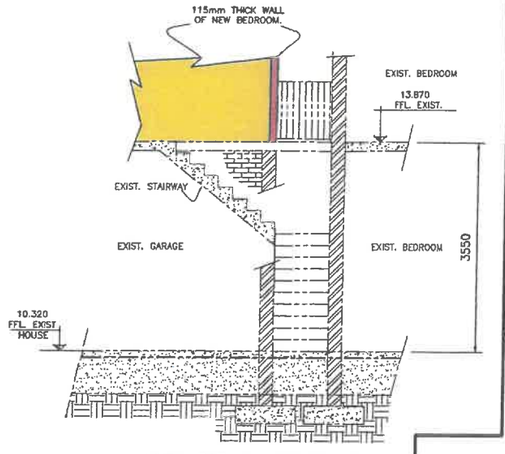
AS BUILT & ADDITIONS TO EXIST HOUSE & BBQ AREA FOR Mr.C. NOVEMBER ON PLOT No. 1213/11, JOHANNESDAL, PNIEL.

CLIENT	SCALE	1:100	DRAWING No.	REV.
CARL NOVEMBER	DRAWN	R.C	C. NOVEMBER-10 AS BUILT.	
DATE: 10/07/2025	CHECKED	R.C		
	DATE	JULY 2025		

A1

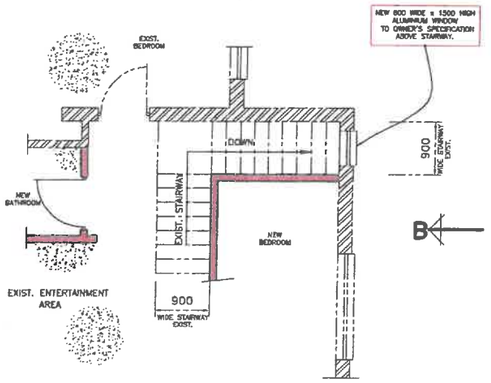


VIEW "A" ON STAIRWAY.
SCALE 1:50

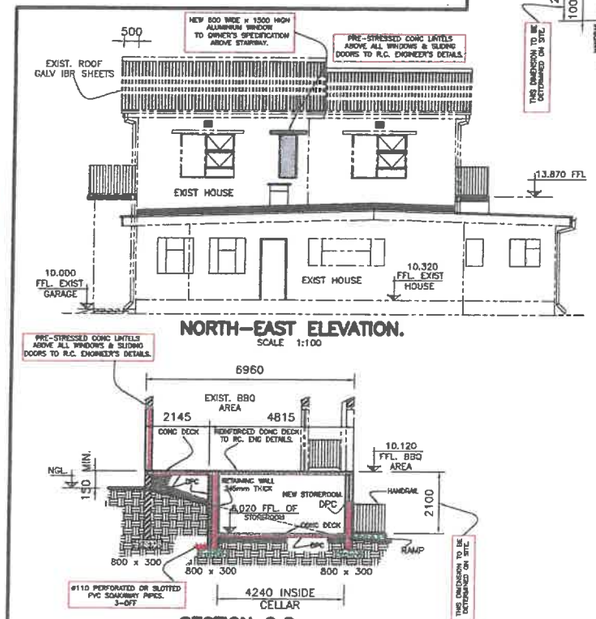


VIEW "B" ON STAIRWAY.
SCALE 1:50

STAIRWAY DETAILS.

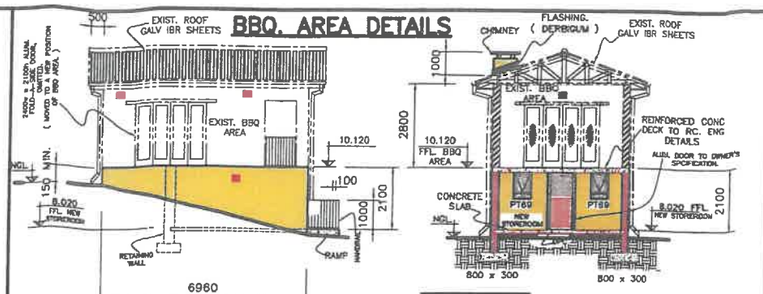


PLAN ON STAIRWAY.
SCALE 1:50



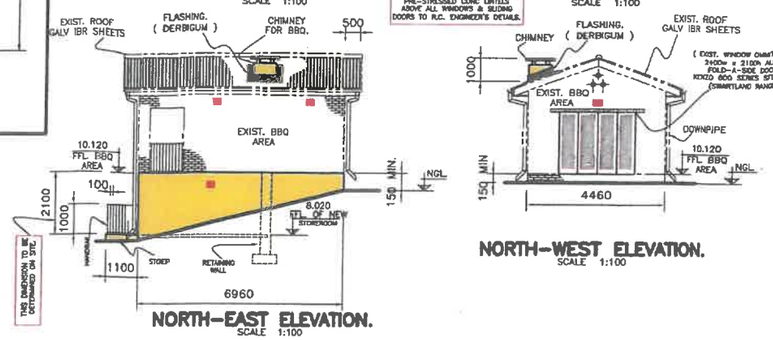
NORTH-EAST ELEVATION.
SCALE 1:100

SECTION O.O.
SCALE 1:100



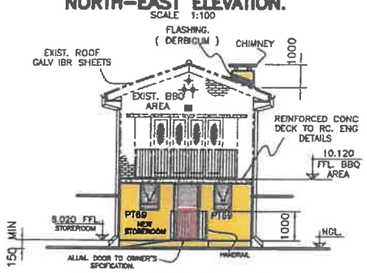
SOUTH-WEST ELEVATION.
SCALE 1:100

SECTION P.P.
SCALE 1:100



NORTH-EAST ELEVATION.
SCALE 1:100

NORTH-WEST ELEVATION.
SCALE 1:100



SOUTH-EAST ELEVATION.
SCALE 1:100

WINDOW SCHEDULE

WINDOW	HEIGHT x WIDTH	LIGHT AREA	No. – OFF
T 96	900 x 600		1 – OFF
TT 918	900 x 1800		1 – OFF
T 912	900 x 1200		1– OFF

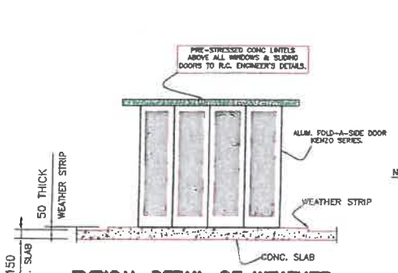
ALUMINIUM--PG ALUMINIUM WINDOWS CATALOGUE.

WINDOW	HEIGHT x WIDTH	LIGHT AREA	No. – OFF
PT69	900 x 600		2 – OFF

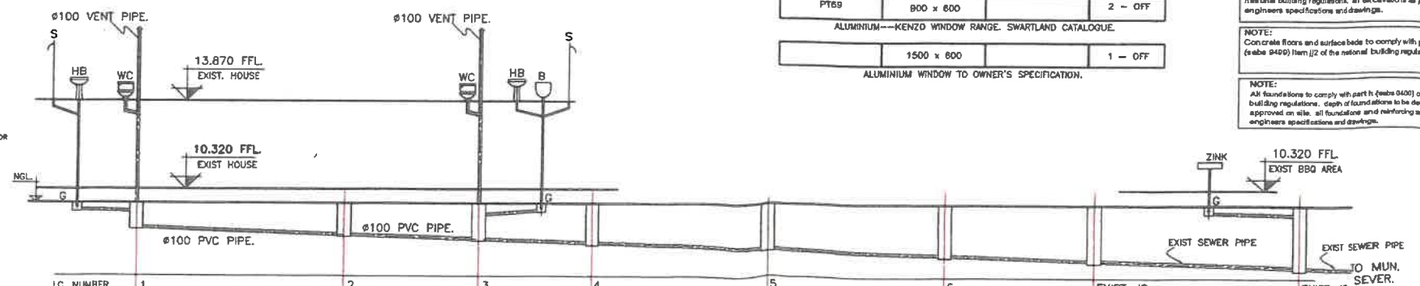
ALUMINIUM--KENZO WINDOW RANGE. SWARTLAND CATALOGUE.

	1500 x 600		1 – OFF

ALUMINIUM WINDOW TO OWNER'S SPECIFICATION.



TYPICAL DETAIL OF WEATHER STRIP AT ALL SLIDING DOORS.
SCALE 1:50



I.C. NUMBER	1	2	3	4	5	6	EXIST. IC
COVER LEVEL	10 100	10 100	10 100	10 100	10 100	10 100	10 100
INVERT LEVEL	9 850	9 617	9 467	9 341	9 141	8 941	8 772
DEPTH	250	483	633	759	959	1 159	1 328
DISTANCE	7000	4500	3780	6000	6000	5070	
GRADIENT	1:30	1:30	1:30	1:30	1:30	1:30	

DRAINAGE SECTION
SCALE 1:100

NOTE:
THIS DRG. TO BE READ IN CONJUNCTION WITH DRG. C.NOVEMBER-10.

GENERAL SPECIFICATION

1. ROOF CONSTRUCTION : GALV. IBR ROOF SHEETS ON 75 x 50 PURLINS @ ±760 C/C ON TIMBER TRUSSES @ ±760 C/C ON WALLPLATES FIXED TO WALLS WITH GALV. HOOP IRON.
2. CEILING: (a) BEDROOMS & PASSAGES---KNOTTY PINE FIXED TO RAFTERS.
   (b) REMAINDER OF DWELLING ---RHINO BOARD ON 40 x 40 BRANDERING SPACED @ 300 C/C WITH COVED CORNICE.
3. WALLS: 230 THICK EXTERNALLY & PLASTERED INSIDE & OUTSIDE. AIRBRICKS TO BE RODENT PROOF & MINIMUM OF ONE PER ROOM. PROVIDE 2 HIGH & 2 LOW LEVEL AIRBRICKS IN GARAGE.
4. WINDOWS: ALUMINIUM----P.G. ALUMINIUM WINDOWS CATALOGUE.
5. TILING: BATHROOM & TOILET TO BE TILED 1500 HIGH WITH TILES TO OWNER'S SPECIFICATION.
6. FLOOR CONSTRUCTION: FINISH AS SHOWN ON PLAN ON 25mm SCREED ON 100mm THICK CONCRETE FLOOR ON DPC ON WELL COMPACTED HARDCORE FREE OF CLAY & / OR ORGANIC MATTER.
   EXCAVATE FOR ALL FOOTINGS TO A DEPTH TO PROVIDE A SOLID & UNIFORM FOUNDATION.
7. OPENINGS: LAY OVER ALL OPENINGS GREATER THAN 2.0m TWO "STRESSO" R.C. LINTELS WITH A MINIMUM BEARING OF 230mm SUPPORTED IN THE MIDDLE FOR 5 TO 14 DAYS. LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATIONS.
8. GENERAL: FLEXIT CLOSED EAVES.
   TIMBER OR ALUMINIUM FACIA.
   ALUMINIUM RAINWATER GOODS.
   75 x 75 RHS DOWNPIPES & SEAMLESS ALUMINIUM GUTTERS.
   STORMWATER CHANNELS FOR RAINWATER DISPOSAL.
9. SILLS:
   INTERNAL: 15mm THICK NUTEC WINDOW-SILLS.
   BATHROOM & KITCHEN INTERNAL SILLS TO BE GLAZED TILES.
   EXTERNAL SILLS TO BE FACEBRICK ON EDGE.
10. SKIRTINGS:
    75mm ARRIS ROUNDED MERANTI THROUGHOUT.
11. CONCRETE FOUNDATIONS & FLOOR SLAB MIXES:
    BY VOLUME 1 PART CEMENT TO 4 PARTS OF SAND TO 5 PARTS OF COARSE AGGREGATE. COMPRESSIVE STENGTH OF 10MPa AT 28th day.
12. MORTAR:
    NON STRUCTURAL INTERNAL WALLS--CLASS III----BY VOLUME 1 PART CEMENT TO 1.6 PARTS OF LIME TO 6 PARTS OF SAND.
    OTHER WALLS--CLASS II----BY VOLUME 1 PART CEMENT TO 0.8 PARTS OF LIME TO 4 PARTS OF SAND.
13. STRENGTH FOR SOLID MASONRY UNITS:
    STRUCTURAL TYPE--SINGLE STOREY INTERNAL & EXTERNAL WALLS--7MPa.
    DOUBLE STOREY INTERNAL WALLS--14MPa.
    DOUBLE STOREY EXTERNAL WALLS--10.5MPa.
    NON STRUCTURAL TYPE WALLS--7MPa.
    ALL OTHER WALLS--7MPa.
14. NOTE:
    ALL GLASS LARGER THAN 1 SQAURE METRE MUST BE SAFETY GLASS.
15. CONCRETE SLABS, BEAMS, RAMPS & STAIRWAYS TO R.C. ENGINEER'S DETAILS.

NOTE:
THIS DRG. TO BE READ IN CONJUNCTION WITH DRG. C.NOVEMBER-10.

NOTE:
THIS DRG. TO BE READ IN CONJUCTION WITH BUILDING DEVELOPMENT MANAGEMENT APPROVED DRG. 1377/2021 DATED 15/12/2021.

GENERAL NOTES:

- All building work shall comply with the requirements of the Local Authority and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400, excluding Part XA), the Building Standards Act No. 103 of 1977, Model Preambles of Trades (2008 edition) and the approved building plans and specifications.
- All building materials used shall be sabs & nhbrc approved.
- All drawings and specifications subject to final adjustments by architects.
- 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.
- Any descrapancies between structural drawings and architectural drawings to be reported to architect prior to construction.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

NOTE - ENERGY EFFECIENCY:
- More than 50% of hot water to be solar heated & heat pumps or gas.
- Insulation in existing & new walls.
- Orientation & sun protection complies to regulation XA of SANS204:2011

GENERAL NOTES:

NOTE:
All foundation 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 the engineers drawings and the architects drawings must be reported before construction commences.

NOTE:
Reinforcing, where required as per structural engineers specification. all reinforcing steel to comply with sabs 0162.

NOTE:
All excavations to comply with part g (sabs 0400) of the national building regulations. all excavations as per structural engineers specifications and drawings.

NOTE:
Concrete floors and surface beds to comply with part j (sabs 0400) item j2 of the national building regulations

NOTE:
All foundations to comply with part h (sabs 0400) of the national building regulations. depth of foundations to be determined and approved on site. all foundations and reinforcing as per structural engineers specifications and drawings.

AREA CALCULATION:

AREAS: EXIST. HOUSE AND BBQ. AREA ----- 387.624 m²
NEW STOREROOM ------- 21.475 m²
TOTAL 409.099 m²

PLOT SIZE:----------1503 m²
GROUND FLOOR AREA : 275.222m² —— NOTE: EXIST. HOUSE AND BBQ AREA, NEW STOREROOM.
COVERAGE : 18.311%

Neighbors Consent
Owner Names: SIDNEY JOHN NOVEMBER
Signatures: JOCELYN HENRIETTA NOVEMBER
Date:

CLIENT'S SIGNATURE:

AREAS: EXIST. HOUSE AND BBQ. AREA ----- 387.624 m²
NEW STOREROOM. -------- 21.475 m²
TOTAL 409.099 m²

PLOT SIZE:----------1503 m²
GROUND FLOOR AREA : 275.222m² —— NOTE: EXIST. HOUSE AND BBQ AREA, NEW STOREROOM.
COVERAGE : 18.311%

Scrip Registered : PrSArchT ST2131

DRAUGHTSMAN'S SIGNATURE:

AS BUILT & ADDITIONS TO EXIST HOUSE & BBQ AREA FOR Mr.C. NOVEMBER ON PLOT No. 1213/11, JOHANNESDAL, PNIEL.

CLIENT	SCALE	1:100	DRAWING No.	REV.
CARL NOVEMBER	DRAWN	R.C	C. NOVEMBER-11 AS BUILT.	
DATE: 10/07/2025	CHECKED	R.C		
	DATE	JULY 2025		

A1