



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19292 (TP1206/2025)

Our File Reference Number: Farm 14081/1, Paarl Division

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 1408/1, PAARL DIVISION

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)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Farm 1408/1 Paarl Division a departure:
 - 2.1.1 To relax the common building line from 5m to 3m (adjacent to Farm 1611/0) for the extension of the laundry room .

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, Bylaws, or Regulations that may be applicable.
 - 3.2 The development and building plans generally will be in accordance with the site plan/floor layout plans as referenced Drawing No. 003, Drawn by: Wynland Wilsenach Architects, Dated: 22.04.2025, 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.

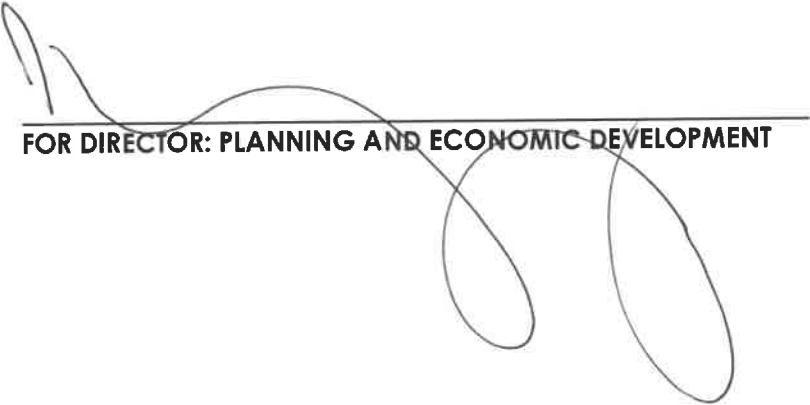
4. The reasons for the above decision are as follows:
 - 4.1 The encroachment of the building line does not undermine the character of the area due to the use and small scale thereof.
5. Matters to be noted:
 - 5.1 None
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal 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.

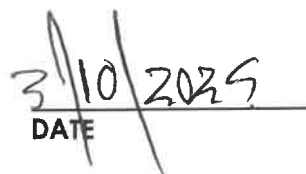
(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

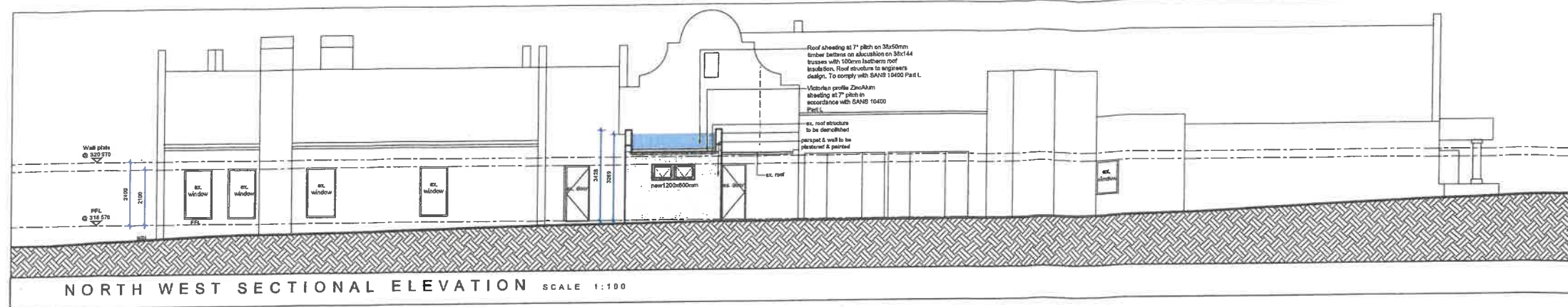
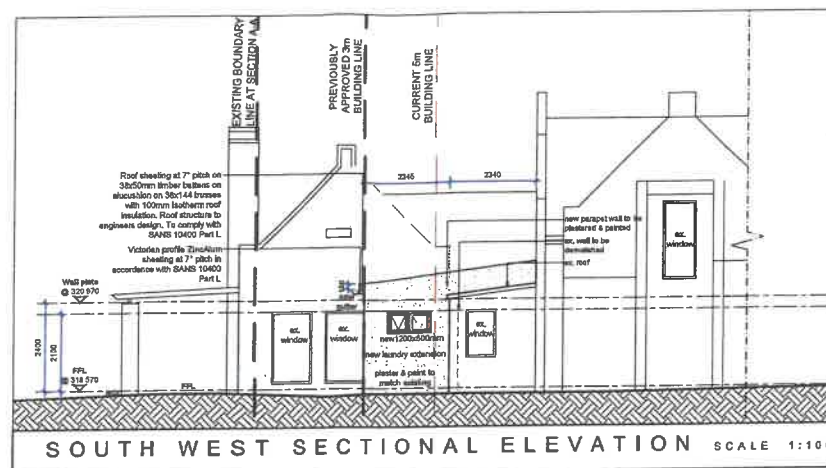
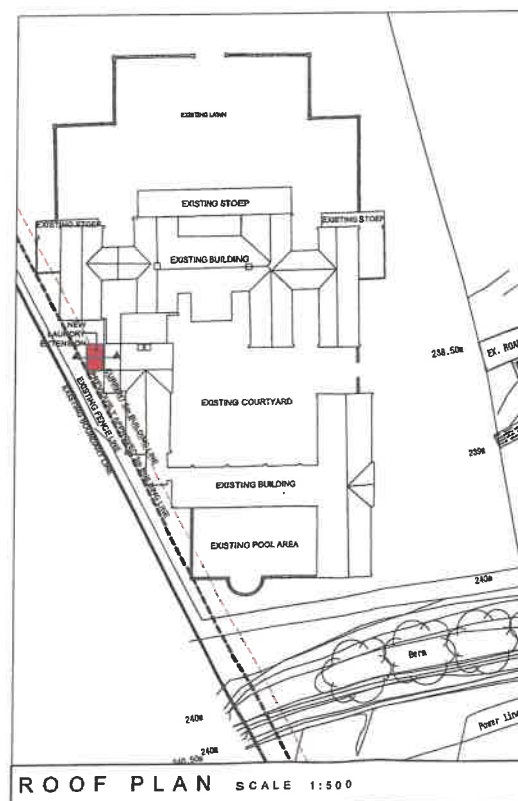
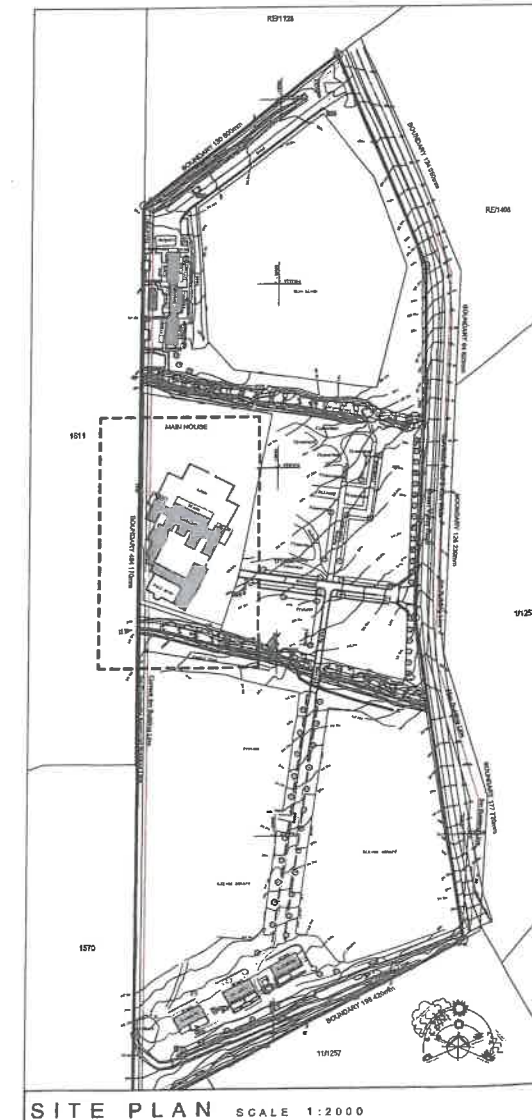
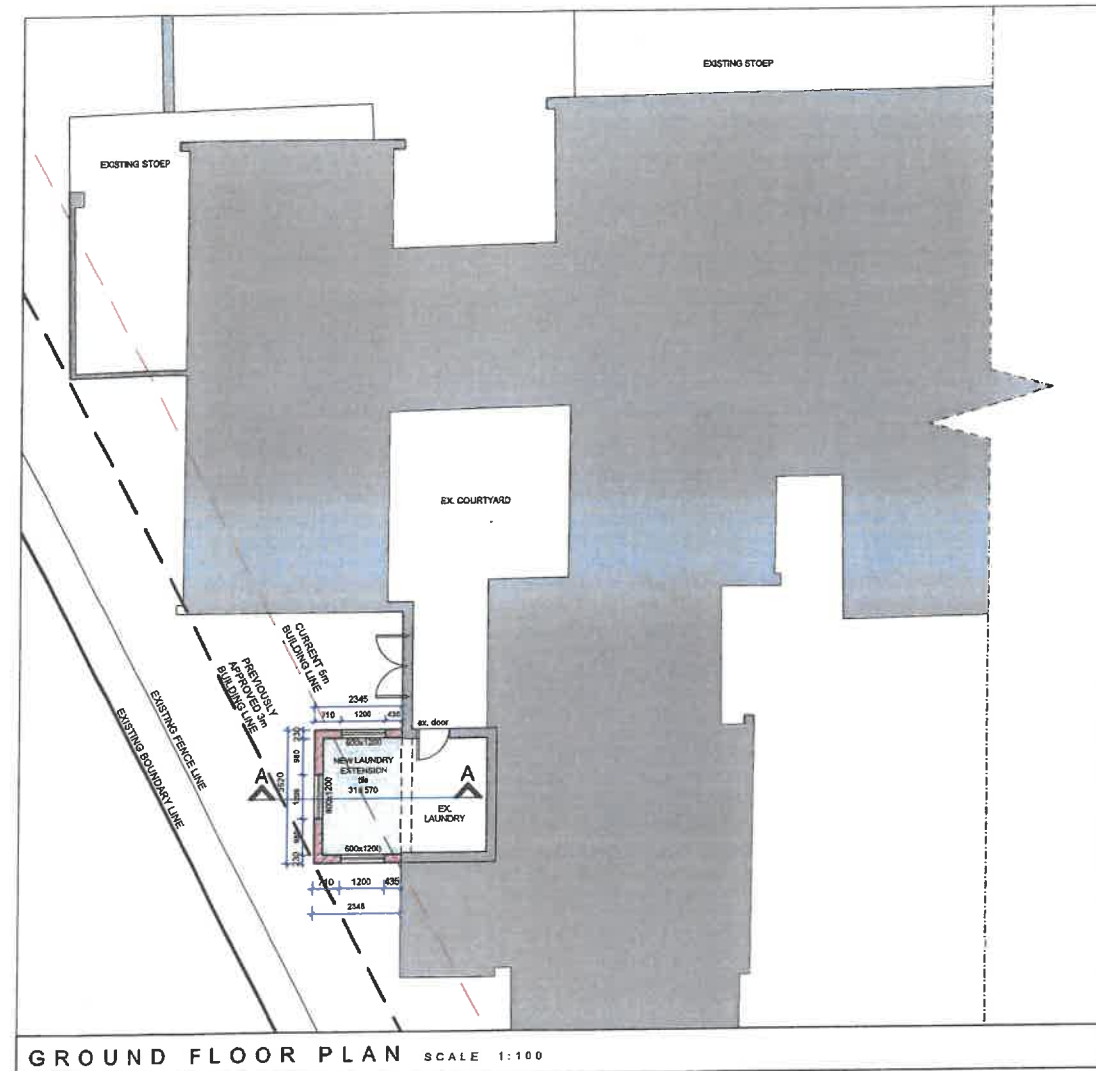
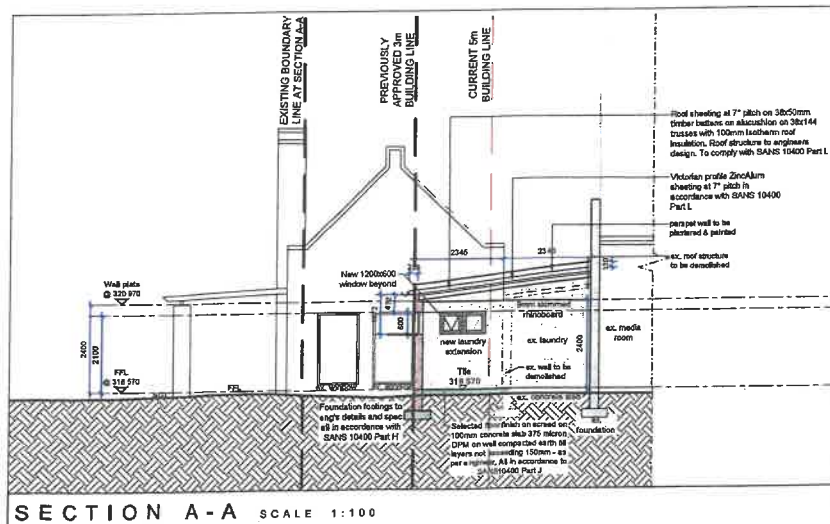
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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



STOP!

THIS DRAWING AND ALL REPRESENTATIONS INCLUDED HEREIN IS, AND REMAINS THE PROPERTY OF WYNAND WILSENACH ARCHITECTS - COPYRIGHT LAW APPLIES.

READ THIS FIRST:

- **WHEN IN DOUBT ASK**
- DO NOT SCALE OFF THIS DRAWING. REFER ONLY TO FIGURED DIMENSIONS.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO SETTING OUT.
- THIS DRAWING IS TO BE READ WITH ALL REFERRED DETAILS.
- ANY DISCREPANCIES AND QUERIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL BUILDING WORK IS TO CONFORM TO SANS10400, ALL NATIONAL BUILDING REGULATIONS, AND ALL RELEVANT LOCAL AUTHORITY REGULATIONS.

A: General

- * No part of the proposed building including foundations to encroach beyond the existing site boundaries.
- * All work is to be executed in strict accordance with the latest SANS 10400 and all related codes.
- * Any discrepancies related to the whole of the works to be brought to the attention of the architect, within reasonable time to find a solution.

B: Structural design

- * All material, installation and maintenance all to comply with SANS 10400 B.
- * All structural work including foundations, ground slabs, suspended R.C. floors, staircases, R.C. beams/slabs, steel beams and all roof truss designs and fixing detailing to be done strictly to engineer's design and specifications.

C: Dimensions

- * All to comply with SANS 10400 Part C.
- * All dimensions and levels are to be checked on site prior to setting out.
- * Do not scale, refer only to figured dimensions.

D: Public Safety
* All work is to be in strict accordance with SANS 10400 Part D Public Safety.

E: Demolition Work
* All work to be done in strict accordance with SANS 10400 Part E Demolition work and engineer's specifications.

Fi Site operations
* All work to comply with SANS 10400 Part F

G: Excavations

- * All work to be strictly according to SANS 10400 Part G Excavations
- H: Foundations
 - * All new foundations to be min 15MPa at 28 days (if not reinforced (1:4:5 coarse aggregate) at min. 200mm thick.
 - * All work to be in strict accordance with SANS 10400 Part H Foundations & engineer's specifications.

- * DPC min 150mm above FGL.
- * All foundation walls to be in strict accordance with SANS 10400 Part KK9 Foundation Walls.
- J: Floor Slabs**
- * All new ground floor and suspended R.C slabs to be designed and specified by Engineer.

- * Refer to notes on drawings.
- * In general, no floor slab to be cast at a thickness of less than 100mm, laid on min. 375 micron DPM, turned up around the perimeter at least the thickness of the slab, on well compacted clean sand, on clean fill compacted in layers not exceeding 150mm.
- * All work to be in strict accordance with SANS 10400 Part J Floors.

K. Walls

- New external brick work to be 280mm cavity walls, or 230mm if continuation of existing, consisting of 115mm good quality ROCKS, tied together with wall ties evenly distributed at 5 ties per square meter of face area.
- New external brick work cavity walls to have Damp Proof Course stepped from internal skin down to external skin with round weep holes at regular intervals (every fifth brick on) in the external skin.
- Cavities below DPC level to be concrete filled.
- All new work is to be in strict accordance with SANS 10400 Part K Walls.
- Engineer's drawings and specifications to be followed for all structural walls and supports.

- * **Is Roof**
- * Grade 6, Class A SAPine shall be used for all non-visible roof structures. All timber shall be verified by engineer for structural stability and design.
- * Refer to notes on drawings for roof materials
- * Roof truss design and fixing, strictly according to engineer's design & specifications.
- * All new work is to be in strict accordance with SANS 10400 Part L Roofs.

N: Glazing

- * All glazing to be in strict accordance with SANS 10400 Part N, Glazing
- * Glass greater than 1m² or less than 500mm from FFL and all access doors to be safety glazing.

Windows and Doors:

- * Pre-cast reinforced concrete lintels are to be built into brick work above all openings not exceeding 3000mm in width, unless otherwise specified by engineer.
- * Brickwork built in between each course for a min of 5 courses above lintels.

O: Lighting and Ventilation

- = Natural lighting - Glazing elements to be not less than 10% of floor area of habitable room.
- = Natural Ventilation - Area of openable sections of windows and doors on external walls to be not less than 5% of floor area of habitable room.
- = New Mechanical ventilation to be Installed in Basement Bathroom.
- = All work is to be in strict accordance with SANS 10400 Part O Lighting and Ventilation.

Walls:
• New 260mm and 230mm clay brick walls → thus comply with regulation XA of SANS1040

Floors:
• No under floor heating applicable, thus no additional insulation required.

NOTE

- All timber to be in accordance with SANS 10005 and shall be certified accordingly.
- DPC to be min 150mm above NGL
- Concrete filled cavities below DPC level
- All structural work including foundations, stairs, timber & steel supports, retaining structures, slabs and their waterproofing strictly to Engineer's details and specifications
- All window and door openings to have DPC waterproofing to specifications right around

COVERAGE SCHEDULE:

SITE AREA	=	75 011 m ²
EX. COVERAGE - MAIN HOUSE	=	954,91m ²
NEW COVERAGE	=	8,49m ²
TOTAL AREA	=	963,4m ²

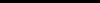
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THE CAMBRAY ESTATE

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4175



CLIENT

408

1000

SECRET

2405
PROJECT NUMBER

MB MAIN HOUSE - LAUNDRY ROOM
EXTENSION

EXTENSION
DRAWING NAME