



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1405/2025

Our File Reference Number: Erf 6315 Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M

Sir/Madam

APPLICATION FOR A PERMANENT DEPARTURE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON ERF 6315, STELLENBOSCH.

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2) of the Stellenbosch Municipal Lans Use Planning Bylaw, 2023 on Erf 6315, Stellenbosch for:
 - 2.1.1 **Permission** required in terms Section 15(2)(g) of the said bylaw for permission in terms of the zoning scheme for external additions within the Stellenbosch Urban Conservation Area.
 - 2.1.2 A **permanent departure** in terms of Section 15(2)(b) of the said bylaw for the relaxation of the common building line from 2.5m to 0.4m (adjoining Erf 1419, Stellenbosch) to accommodate the proposed braai structure.

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 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.

3.2 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.

3.3 The development and building plans be generally in accordance with set the of plans as referenced on Drawing No. 06893/Visser/stel6315/rev00, drawn by The Plan Co and dated February 2025, attached as **Annexure A**.

3.4 Building plans must be submitted for all work and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.5 A contravention penalty relating to the unlawful utilisation of land, is payable within 30 days from the date of the letter of approval and prior to building plan approval being granted.

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

4.1 The proposal seeks to legalise an existing braai structure which forms part of a modest outdoor entertainment area adjoining the timber pergolas and the pool terrace, these structures are typically associated with residential areas and shall thus have no impact on the adjoining neighbour or the community.

4.2 The architectural detailing and finishes match the existing dwelling house and the typical structures along the streetscape ensuring design continuity. The proposal shall therefore have no negative impact within the Stellenbosch Urban Conservation Area.

4.3 The proposal has no impact on the existing right of way servitude.

5. **Matters to be noted:**

5.1 None

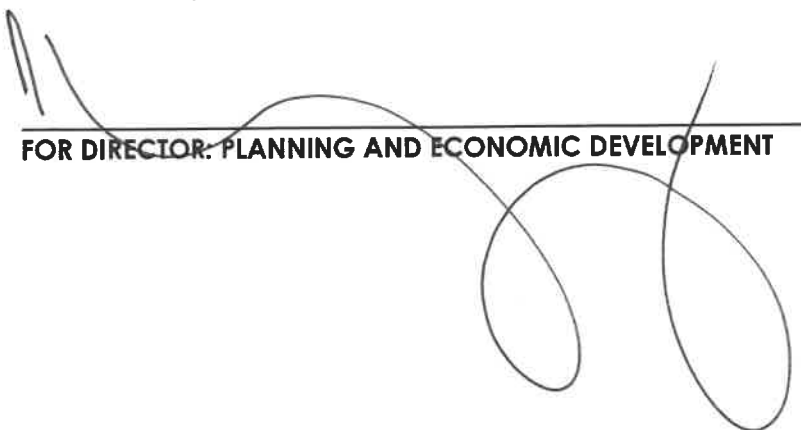
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for 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

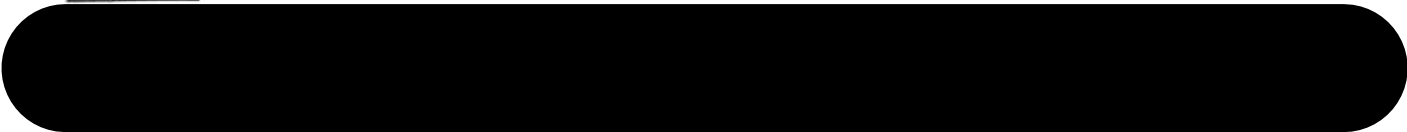


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE

Copies to:





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ANNEXURE A

SITE PLAN

stamp of approval - council

specification - local authority

locality plan

general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction. liability and responsibility will be for the owner or builder. contractor to check and confirm all dimensions and levels prior to the setting out of the works. use figured dimensions, do not scale. any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification, setting out to be done from the surveyors pegs. all work to comply with s.o.s. 10400 codes and local authority rules, regulations and requirements. this spec is intended to supplement the nbr and the nbr takes precedence. copyright subsists over this drawing and remains property of the designers.

signature

owner:

other:

11 02 2025 00 munic drawings fvd



tel 021 851 0792
web www.theplanco.co.za
email info@theplanco.co.za
SACAP reg. no. D0242

project house 6315 - erf 6315
25 van riebeeck street
stellenbosch

existing ground floor	222m²
covered terrace	26m²
existing first floor	135m²
balcony	87m²
total	470m²
footprint	42m²
site	596m²
coverage	42%
zoning	Multi-unit RZ
pergolas	35m²
braai	2m²

sheet info

title site plan | floor plan

date february 2025
scale as shown @ A1
drawn f van dijk
checked s bolha

stage council sub

these are municipal drawings only and may not be used as working drawings page 1 of 2

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer, internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries, water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundation walls
to have 2.5 ll-wires per m² and cavity below dpc to be filled with concrete, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K, 280mm supporting wall with 50mm cavity, 115mm brickwork or equal approved with 2.5m wire wall tie's per sqm of wall, stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. all concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

external doors
all external doors as per owner. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

internal doors
all internal doors to be panelled semi solid, painted white.

cupboards
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

electrical
distribution, installation, wiring refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.

toilets
- dual flush cistern with a 3l & 6l flush taps - max. flow rate of 6l/min
shower heads - max. flow rate of 7l/min
hand wash basins to have metering / demand taps

hot water systems
all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.

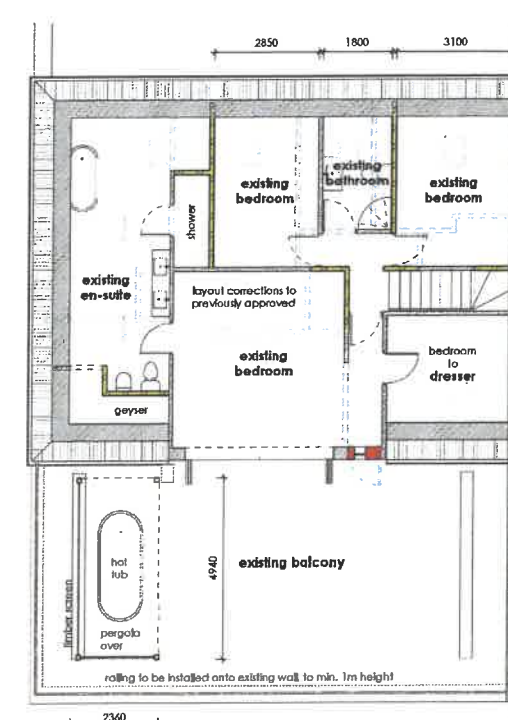
natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 L10 min. 5% of floor area.

artificial light
all habitable rooms to adhere to municipal regulations and SANS 10400 L10, up to 10% of net floor area per storey.

mechanical ventilation
to comply with municipal regulations and s.o.s. part a, extractor to make min. 10 air changes per hour & 25/s per person, to discharge to outside through wall during constructed of non-combustible material, fan not to be connected to artificial lighting system but to remain on for period after w.c. and/or bathroom has been vacated.

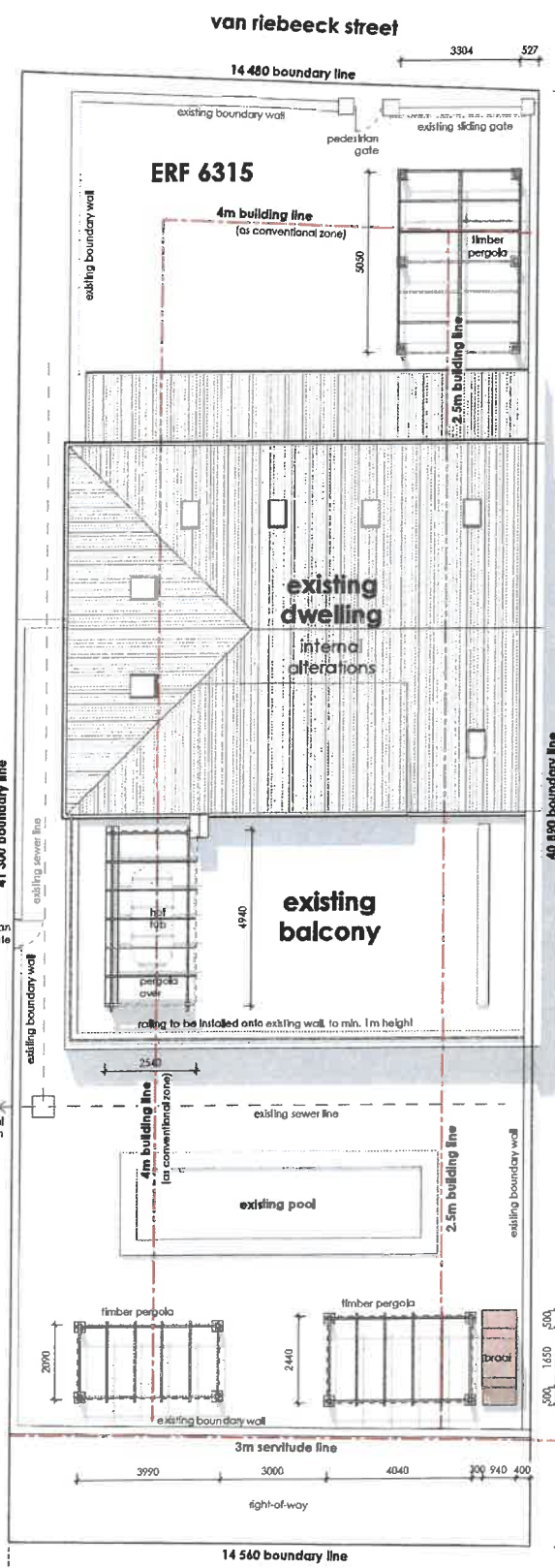
drainage
installation to comply with NBR and SANS 10400-P, to be closed system of 80mm pvc pipes at min. 1:60 and max. 1:40 fall, first inspection eye to be minimum 450mm below ground level, all vent pipes to be 50mm Ø pvc pipes, all heights pertaining to discharge to be checked and confirmed on site prior to installation, all bends to have min 600mm inside radius, all drains below building & driveway to be enclosed clean sand binding.

drywall detail
scale | 1:25



first floor
scale | 1:100

ground floor
scale | 1:100



site plan
scale | 1:100

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alterations & additions

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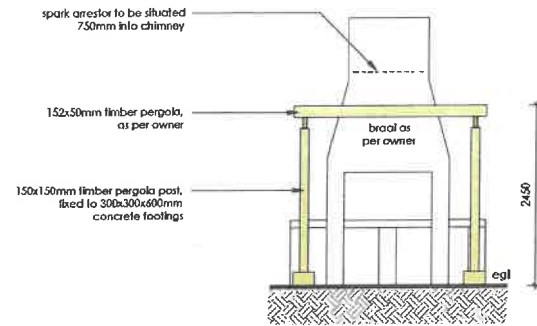
title sections | elevations

date february 2025
scale as shown @ A1
drawn f van dijck
checked s bolha

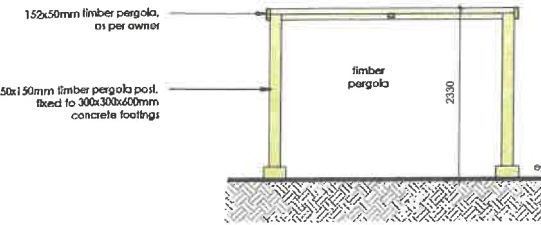
stage council sub

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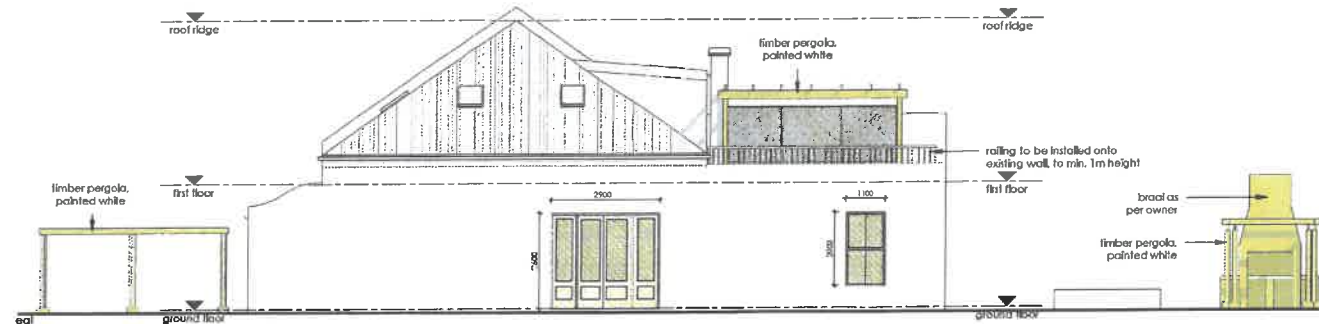
page 2 of 2



section A - A
scale | 1 : 50



section B - B
scale | 1 : 50



west elevation
scale | 1 : 100



south elevation
scale | 1 : 100



north elevation
scale | 1 : 100

FENESTRATION --- DEEMED TO SATISFY (SANS 10400-XA-2021: 5.3-TABLE 4) GROUND FLOOR					
CLIMATIC ZONE					
STOREY	NET FLOOR AREA/m²	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE
WINDOWS					
TYPE NR.	QUANTITY	WIDTH/m	HEIGHT/m	SINGLE WINDOW AREA/m²	ORIENTATION
W01	4	1.1	1.1	1.21	South
				2.2	North
				2.2	South
				2.2	West
				8.80	0.00
TYPE NR.	QUANTITY	WIDTH/m	HEIGHT/m	SINGLE WINDOW AREA/m²	ORIENTATION
W02	2	1.1	1.1	1.21	South
				7.54	0.00
TYPE NR.	QUANTITY	WIDTH/m	HEIGHT/m	SINGLE WINDOW AREA/m²	ORIENTATION
W03	2	1.1	1.1	1.21	South
				15.95	16.16
				0.00	12.47
TYPE NR.	QUANTITY	WIDTH/m	HEIGHT/m	SINGLE WINDOW AREA/m²	ORIENTATION
W04	2	1.1	1.1	1.21	South
				0.00	12.47
FENESTRATION					
Net Glazing % PER FLOOR AREA				NORTH	SOUTH
				8.60	14.36
ORIENTATION					
				U-value	SHGC
north, north-east, north-west, east, west				Any Solution	Any Solution
south, south-east, south-west				Any Solution	Any Solution