STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1271/2025
Our File Reference Number: Erf 104 Kylemore
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 A PERMANENT DEPARTURE ON ERF 104, KYLEMORE

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 Byl-aw 2023, on Erf 104, Kylemore for:

2.1.1 Departure in terms of Section 15(2)(b) of the bylaw to relax the common building line from 2.5m to 0.m to regularize the existing enclosed built in braai area on the property.

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 the 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 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 on Plan No. 31/2023, Drawn by EJS Draughting. Dated 2023/05/17 ands attached as **Annexure B**.

3.3 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30days from the date of the final notification that the approval comes into operation and prior to the approval of any building plan.

3.4 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 lines does not undermine the character of the area due to the use (braai room) and the small scale thereof.

4.2 The proposal is subsequently 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. 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.

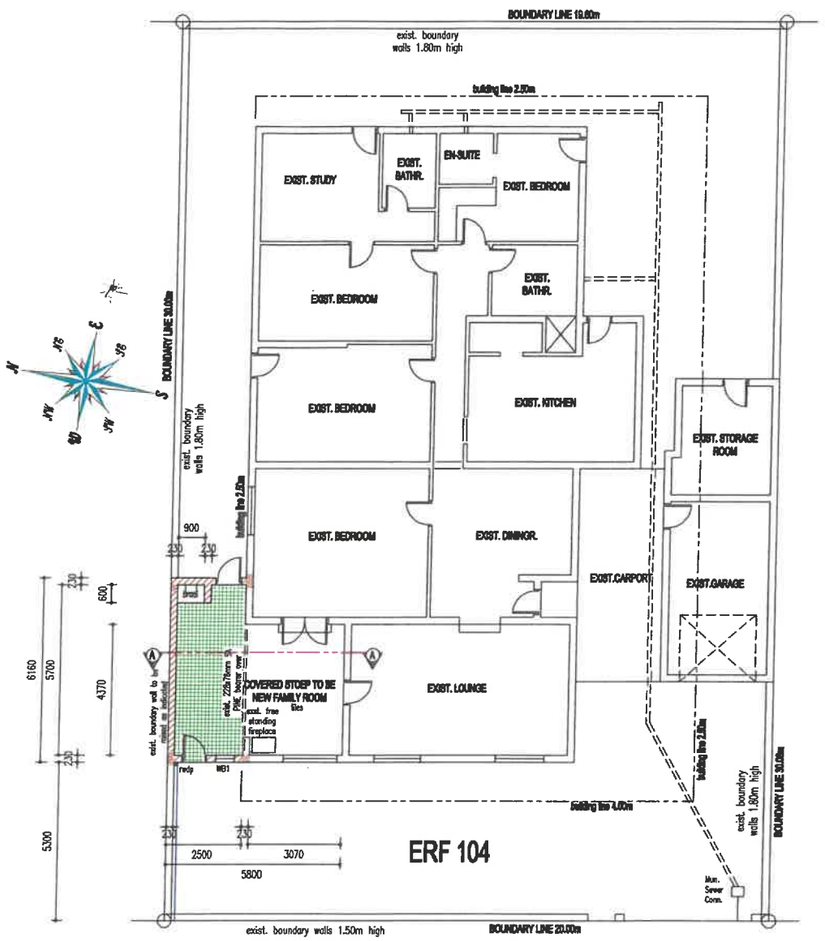
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

29/5/2020.
DATE

ANNEXURE B

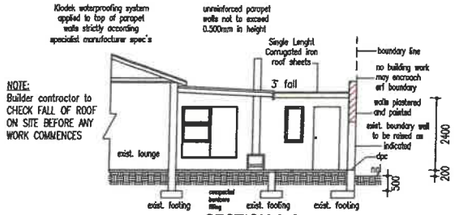


SCHOOL STREET
GROUND FLOOR PLAN & SITE PLAN
SCALE 1:100

SANS 10400-V:2018

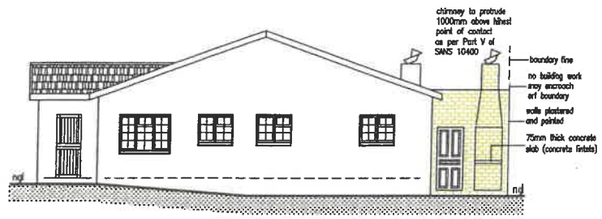
4.4.1 Every fireplace used for the burning of solid fuel shall have a hearth made of noncombustible material of adequate thickness

4.4.2 Such hearth shall extend not less than 500 mm in front of the grate or fire basket and not less than 300 mm beyond each side of such grate or fire basket.

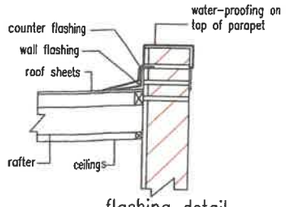


NOTE:
Builder contractor to CHECK FALL OF ROOF ON SITE BEFORE ANY WORK COMMENCES

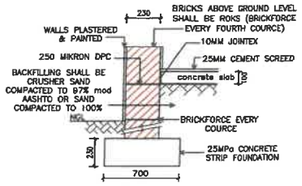
SECTION A-A
SCALE 1:100



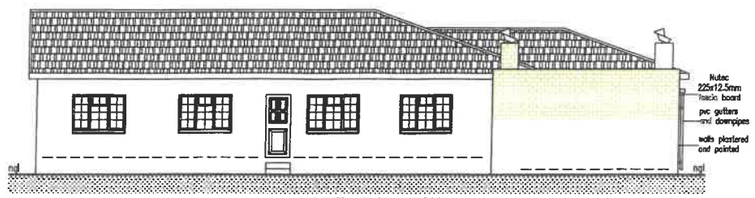
EAST ELEVATION
SCALE 1:100



flashing detail



FOOTING DETAIL



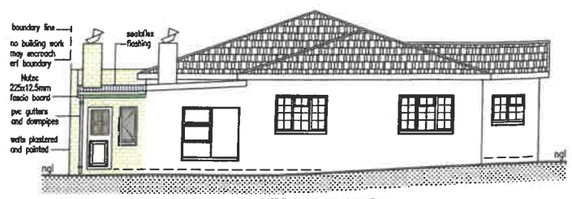
NORTH ELEVATION
SCALE 1:100

WOODEN WINDOW SCHEDULE:

	WIDTH - HEIGHT
WB1	= 600 x 1200

DOORS SCHEDULE:

EXTERNAL	= SOLID MERANTI DOOR
KITCHEN	= STABLE DOOR
INTERNAL	= HOLLOW CORE DOORS



WEST ELEVATION
SCALE 1:100

GENERAL NOTES:

1. 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.

2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Muncipal and Local and Authorities concerned are to be adhered to.

4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min 5% of floor area.

5. All glazing to comply with requirements of SABS 0137- access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.

6. All safety glazing panels shall be etched with glazing marking and this to be safety glass.

7. All cavities below floor level to be filled with concrete and dpc' s to be stepped.

8. No part of construction may encroach building lines.

XA CALCULATIONS

BUILDING INFORMATION:

BUILDING CLASSIFICATION:	H4
DESIGN POPULATION:	2 Persons per Bedroom 2 Bedrooms= 4persons
CLIMATIC ZONE:	Zone 4
BUILDING ORIENTATION:	Refer to site plan
BUILDING ENVELOPE:	SINGLE Storey Dwelling

ROOF MATERIAL AND ASSEMBLY DETAILS:

ROOF MATERIAL SPECIFIED:

• 6.4mm gypsum ceiling:	0.05 m.²K/W
• Sisolation 410:	0.83 m.²K/W
• 130mm think pink isotherm:	2.88 m.²K/W

TOTAL R - VALUE OF SPECIFIED MATERIAL:

The specified Roof Assembly & Roofing Materials do comply with SANS 10400 XA: 2011 requirements as the R-Value of 3.76 m.²K/W exceeds the minimum required R-Value for climatic zone 4 of 3.7 m.²K/W.

HOT WATER HEATING DETAILS:

Design population:	2 Bedrooms house at 2 persons per bedroom = max. 4 Persons
Hot water demand:	SANZ 10252-1:2012 demand formula for dwelling house = (115 to 140) l/person per day =1401X4 persons = 560 liters per day
Hot water storage:	SANS 10252-1:2012 storage formula = (40 to 50) l/person = 501 X 4 persons = 200liters
Thus:	4 persons require min 160l & max 200l of hot water storage

Supply and storage installation:
1 X 200litre Geyser and 751/hour heat pump.

Installation & Location:
Strictly according to Manufacturer' s Specifications 1 X200litre Geyser Insulation Blankets Heat Pump to be installed on exterior facade of house.

Hot Water Pipe insultation: Saint Gobain ISOVER
• Faced Glasswool blanket with a R-value of 1.25 m.²K/W.
• The thermal insulation blanket to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011 Requirements, paragraph 4.1.4
• All hot water pipes to be insulated with Saint Gobain isover Snap On Geyser Pipe insulation with a R-Value of 1.00 m.²K/W thus complying with SANS 10400 XA:2011.
• Minimum R-Value requirement of 1.00 m.²K/W for thermal insulation of hot water pipes smaller than 80mm in diameter, paragraph4.1.4 & Table 1.
• The pipe insulation to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011

FENESTRATION DETAILS:

• Please refer to fenestration calculations.
• Window and door reference numbers to be read in conjuction with attached fenestration document for each building storey.
• All glazing comply with SANS 204 Fenestration Conductance and Solar Heat Gain Requirements, as advised by specialist.
• The thickness of panes of glass shall be determined by a competent person (glazing) in accordance with the requirements of SANS 10137 and based on wind loads determined in accordance with the requirements of SANS 10400-B.
• All glazing to be in accordance with the latest edition of AAAMSA and SANS 100400-N regulations.

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 to be given to written dimensions above scaling from plan.

CALCULATIONS

ERF AREA: =600.00m²

Exist. Covered Carport	= 16.20m²
Exist. Dwelling	=233.20m²
ADDITIONS	= 15.40m²
EXIST. GARAGE	= 18.60m²
EXIST. STORAGE ROOM	= 10.20m²
Building Area:	= 293.60m²
COVERAGE:	48%

ROOF CONSTRUCTION: (SANS 10400, PART L)

EXTENDED FAMILY ROOM ROOF CONSTRUCTION:
Single Lenght Corrugated iron roof sheets 3° fall on exposed 115x38mm purlins Rafters at 850mm cc. fixed to wall with galv. steel hangers. Sisolation 420 insulation between rafter and roof sheeting. Finish off roof with matching fascia boards or with 225x12mm fibre cement and 120mm half round gutters with min. 76mm diam. downpipes. Rainwater to be conveyed to existing natural roof /rainwater flow away or to new rwc's or rwpipes as indicate on site plan.

WALL CONSTRUCTION: (SANS 10400, PART K)
External and Internal walls to be plastered and painted to exist with exist. SABS approved 220x105x75mm R.U.K bricks lay in stretcher bond in 1:5 cement mortar with brickforce to ev third brick course.

FLOOR CONSTRUCTION: (SANS 10400, PART J)
Floor covering on owner's choice on 25mm granc 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 N26 concrete, 1:4:5 ordinary Portland cement, sand and 26mm stone for loadbearing walls. All concrete footings to be min. 700x250mm. Footings to l at good founding depth. Steel reinforcement to be introduce where needed. Foundation walls to be filled with concrete up t floor level. Provide 800x800x300mm concrete footings to all free standing columns.

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, 3.0-3.9m= 5 laye of brickforce, 3.9m-5.1m=6 layers of brickforce,

CONCRETE / PLASTER MIXTURE:
For structurel 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 seeds etc. All plaster work to be troweled.

RAINWATER GOODS : (SANS 10400, PART R)
Seamless WATERITE Approved pvc gutters with rectangular fluted 76mm# downpipes, all to b prepainted similar to walls on 225x12mm fibr cement facieboards.

DRAINAGE: (SANS 10400, PART P)
110mm# 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 ventilate with 50mm# ventpipe. Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway.

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

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 safely glass and clearly indicated as such on glass at eye level. Safety glazing material (where applicable) shall be permanently marked by the installer. Glass in balustrades shall be toughened safety glass unless rigidly supported on all sides.

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

STANDARD ELECTRICAL SUPPLIES:
Supply each room with a light switch and power point, each external door with an external light. DBoard and all other electrical and plumbing / sanitary works, to be finally determined, discussed and sorted out by the owners and the different qualified censed and registered contractors. Electrical installers also to comply to Occupational Health and Safety Act.

ROOF ASSEMBLY CALCULATIONS: SANS 10400 XA

• MINIMUM R-VALUE REQUIRED FOR CLIMATIC ZONE 4

> Outside air surface	=0.03
> Single Lenagh Corrugated Roof sheets	=0.30
> Sisolation insulation	=0.181
> Ceiling to Roof air space	=0.585
> 100 mm Batt Aerolite insulation	=2.50
> 6.4 Gypsum Ceiling board	=0.05
> Inside air surface (room)	=0.051
TOTAL R- VALUE	3.70

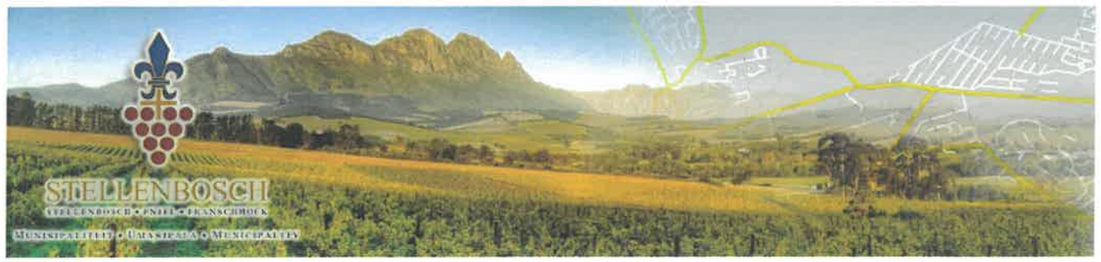
Project

PROPOSED NEW ADDITIONS & ALTERATIONS AT EXIST. HOUSE AT ERF 104, SCHOOL STREET, KYLEMORE

Drawn by:	Client:
ELTON SWARTZ	MR. J.J. SWART
PLAN Nr. 31/2023	Date: 2023-05-17
SACAP registered	Scale@A1: 1:100

FOR COUNCIL APPROVAL

[EJS DRAUGHTING]
[School St[redacted] 7608]



Enquiries	Phone Number	E-mail
Salome Newman	0218088659	salome.newman@stellenbosch.gov.za

BTW/VAT Invoice No: 19665

Invoice VAT Reference: 4700102181

Name: ELTON SWARTZ

Reference No: TP1271/2025

Client Street address: 2 protea street, pniel PNIEL STELLENBOSCH Western Cape South Africa 7690

Client Postal address: 2 protea street, pniel PNIEL STELLENBOSCH Western Cape South Africa 7690

Client VAT No: 0

Invoice Date: 2026/5/25

Payment Due Date: 2026/6/8

Municipality street address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Municipality postal address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Contravention Penalty - dwelling unit with unauthorised building works	1	5 000.00	Per application per property (per use)	5 000.00
				Total Excl VAT	4 347.83
				VAT	652.17
				Invoice Total	**5 000.00**

*VAT Exempt

Created By: Newman, Salome **Signature:** S Newman

Verified By: Newman, Salome **Signature:** S Newman

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: Standard Bank South Africa Acc# 242637280 Branch Code 051001

Please use the following as reference number: TP1271/2025

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.