



Application Number: LU/11801

Our File Reference Number: Erf 3749, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [ashmind@sun.ac.za](mailto:ashmind@sun.ac.za)

Sir / Madam

**APPLICATION FOR DEPARTURE: ERF 3749, 51 JONKERSHOEK ROAD, STELLENBOSCH**

1. The above applications refer.
2. The duly authorised decision maker has decided on the above applications as follows:

2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for a departure to relax the common building line (adjacent to Erf 7307) from 2,5m to 1m in order to accommodate a portion of the proposed dwelling house on Erf 3749, Stellenbosch as indicated on the site plan no. 3749-301 dated 25 May 2020 and drawn by Vukani architectural design.

**BE APPROVED**, in terms of Section 60 of the said By-Law.

**2.2 Reasons for the above Decision**

- (a) The proposal is residential in nature and should blend in well with the surrounding land uses;
- (b) The proposal is in line with the residential character of the area and is supported from the town planning point of view as it will be keeping with size and scale of the existing houses in the Mostertdrift area.

**2.3 That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:**

- (a) That this approval applies only to the departure in question as per floor layout Plan 3749-301, dated 25 May 2020 and drawn by Vukani architectural design and shall not be construed as authority to depart from any legal prescriptions or requirements;
- (b) The bathroom window facing Erf 7307, Stellenbosch, be frosted to the satisfaction of the Director: Planning and Economic Development to mitigate the effect on the privacy of the affected property;
- (c) Building plans be submitted for approval.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

4. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

- (d) whether the appeal is lodged against the whole decision or a part of the decision;
- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) That the appeal includes the following declaration by the Appellant:
  - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
  - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [Lenacia.Kamineth@ Stellenbosch.gov.za](mailto:Lenacia.Kamineth@ Stellenbosch.gov.za).
6. An applicant 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.
7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. An applicant who lodge 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, 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



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**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

13/10/20.

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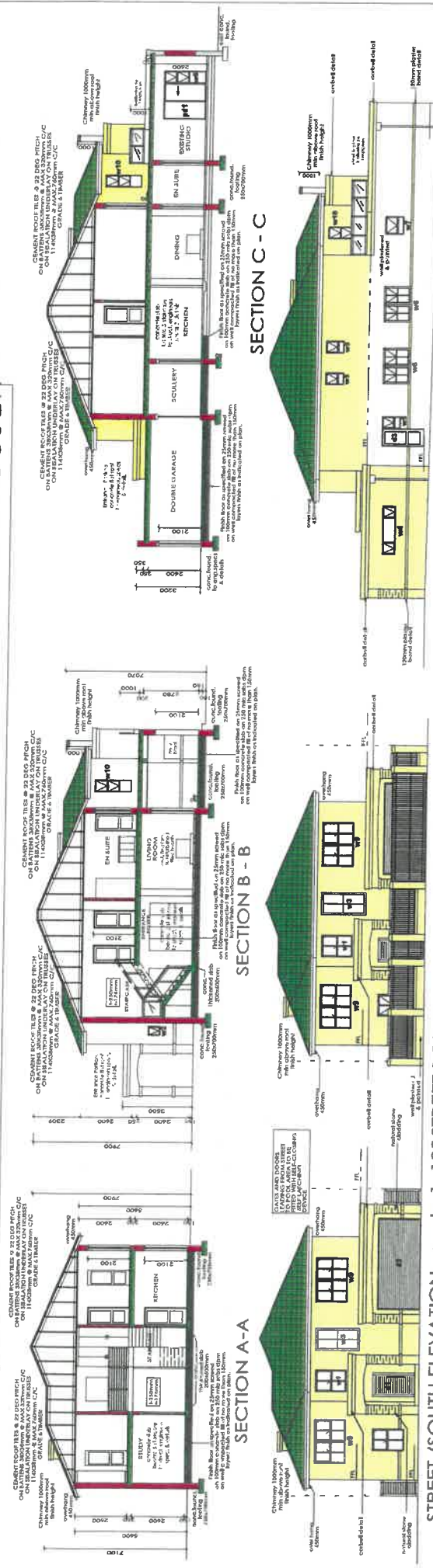
DATE

**CC: OBJECTOR**

**Erf 7307 SB**

E-mail: [adrianaweilbach@gmail.com](mailto:adrianaweilbach@gmail.com)

# COUNCIL SUBMISSION - ERF 3749 - 51 JONKERSHOEK RD - STELLENBOSCH



**AREA** 425sqm  
**New Garage** - 41sqm  
**New Ground floor** - 140sqm  
**New Flat floor** - 140sqm  
**New Balcony** - 23sqm

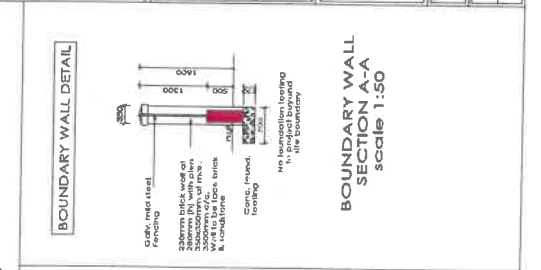
**TOTAL New Area** - 365sqm  
**COVERAGE** - 240 sqm / 425 = 56%  
**BULK** - 240 x 40 sqm - 380sqm / 625 = 0.6  
**COMPLIANT**

**VUKANI ARCHITECTURAL DESIGN**  
 VUKANI@TVWEB.CO.ZA  
 072 976 4568  
 ST 1043

**PROPOSED ADDITION TO EXIST DWELLING FOR:**  
**MR D.R. CLARKE**  
 ERF no 3749, 51 JONKERSHOEK RD  
 STELLENBOSCH

**COUNCIL SUBMISSION**

DRAWING TITLE: **BOUNDARY WALL SECTION A-A**  
 SCALE: **1:100**  
 REV. NO: **A3** DATE: **25/08/2020**



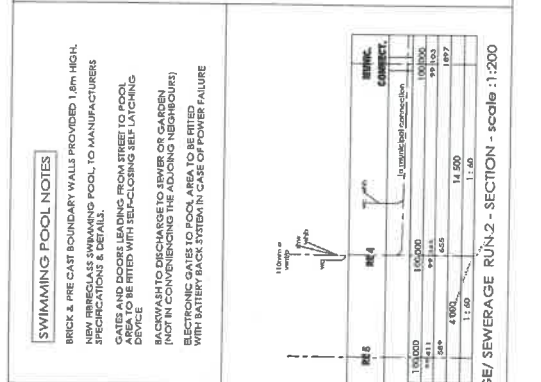
**BOUNDARY WALL DETAIL**

100mm DIA SEWERPIPE WITH MINIMUM FALL OF 1:40. DRAINAGE UNDER BUILDINGS OR DRIVEWAYS TO BE ENCASED IN 100mm X 100mm CONCRETE HEAD OF DRAIN TO BE VENTED INCLUDING BRANCH LINES EXCEEDING 6m IN LENGTH. DRAIN WITH LESS THAN 300mm COVER TO BE PROTECTED BY A METAL GRATE. ON OTHER SETBACKS PROVIDES WHERE APPLICABLE. MAXIMUM LENGTH OF DRAININGS NOT TO EXCEED 25m WITHOUT THE PROVISION OF AN INSPECTION CHAMBER OR RODDING EYE. TO THE EXTERIOR, ALL DRAININGS TO BE SEALY SEALED AND VENTILATED TO THE EXTERIOR AIR WITHIN ENCLOSED AREA. PROVIDE X2 STANDPIPES.

**BOUNDARY WALL SECTION A-A**  
 scale 1:50

**DRAINAGE NOTES**

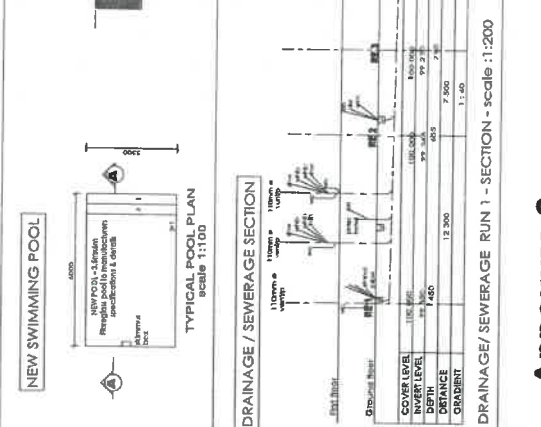
ALL PLUMBING TO BE CARRIED OUT BY REGISTERED PLUMBER. THE PLUMBER IS TO SUPPLY ALL MATERIALS AND FITTINGS IN ACCORDANCE TO THE REQUIREMENTS CONTAINED IN THE SANS 10400 BUILDING REGS. ENSURE THAT ALL INVERT LEVELS AND FALLS ARE ADEQUATE. CONNECT UP TO FITTINGS AND ISOLATING STOPCOCKS AS PER BUILDING REGULATIONS. ALL NECESSARY PLUMBING COMPLIANCE CERTIFICATES TO BE SUPPLIED TO OWNER.



**SWIMMING POOL NOTES**

BRICK & PRE CAST BOUNDARY WALLS PROVIDED 1.8m HIGH. NEW BRICKS AS SPECIFIED POOL TO MANUFACTURERS SPECIFICATIONS & DETAILS. GATES AND DOCK LEADING FROM FREEZE TO POOL AREA TO BE FITTED WITH SELF-CLOSING SELF LATCHING DEVICE. BACKWASH TO DISCHARGE TO SEWER OR GARDEN (NOT IN CONJUNCTION WITH THE ADJOINING NEIGHBOUR). ELECTRONIC GATES TO POOL AREA TO BE FITTED WITH BATTERY BACK UP IN CASE OF POWER FAILURE.

**TYPICAL POOL SECTION**  
 scale 1:100

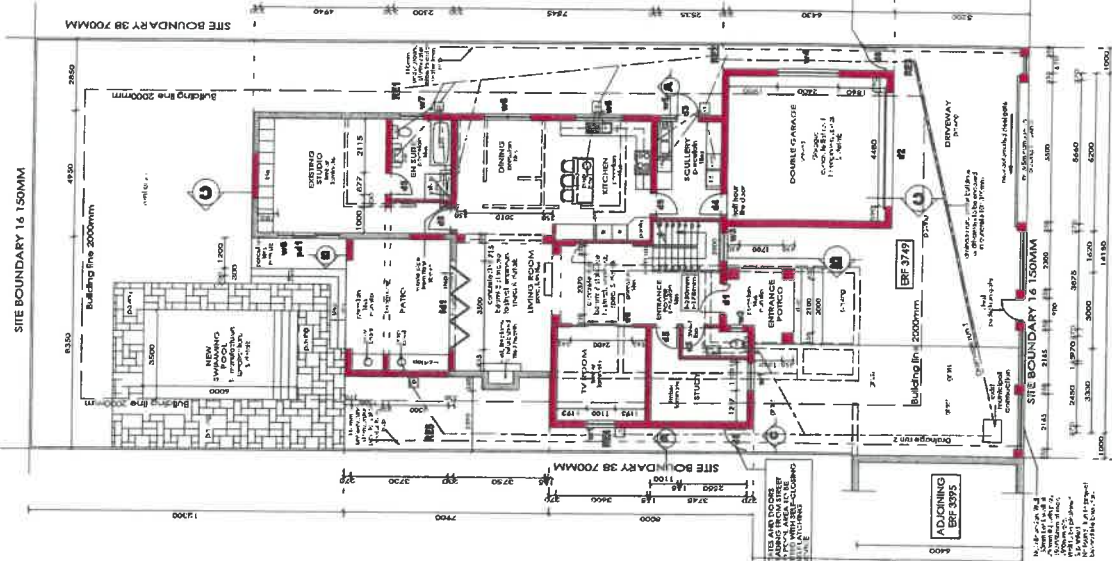


**DRAINAGE / SEWERAGE SECTION**  
 scale 1:100

ITEM	DESCRIPTION	QUANTITY	UNIT
1	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
2	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
3	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
4	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
5	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
6	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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10	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
11	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
12	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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18	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
19	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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21	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
22	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
23	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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25	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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60	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
61	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
62	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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66	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
67	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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70	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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79	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
80	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
81	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
82	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
83	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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86	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
87	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
88	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
89	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
90	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
91	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
92	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
93	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
94	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
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96	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
97	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
98	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
99	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m
100	150mm dia. 3.0m long drainage pipe with manhole & gate	1	m

**DRAINAGE / SEWERAGE RUN 1 - SECTION - scale 1:200**

# COUNCIL SUBMISSION - ERF 3749 - 51 JONKERSHOEK RD - STELLENBOSCH -

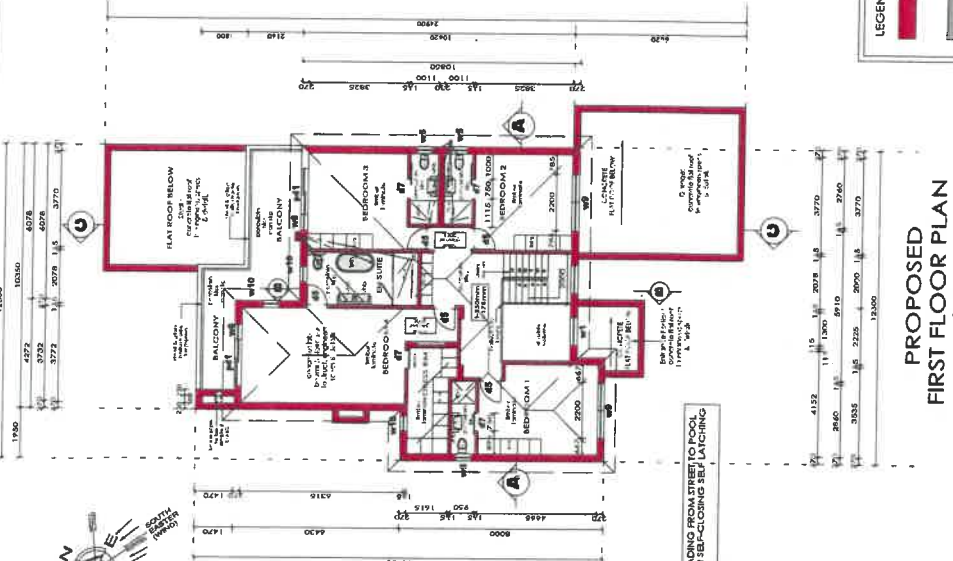


**SITE & GROUND FLOOR PLAN - scale 1:100**

## ENERGY EFFICIENCY

**HOT WATER SUPPLY:**  
 -INSTALL HEATING SYSTEM REGULATED WITH AN ANTI-SCALDING VALVE (AS VALVED) (W/VALVE 2)  
 -INSULATE ALL EXPOSED HOT WATER PIPES WITH:  
 - 25MM WALL THICKNESS (W/VALVE 1)  
 - 40MM WALL THICKNESS (W/VALVE 2)  
**FLOOR:**  
 -INSULATE FLOOR UNDERSTAIR PROFILES.  
**ROOF:**  
 -INSTALL INSULATION (R VALUE 1.0) OR BLANKET (R VALUE 0.5) ESTIMATED ROOF & CEILING (R VALUE 0.5)  
 -ANNUAL ENERGY DEMAND (E<sub>AD</sub>) = 29.88 kWh (R VALUE 0.5)  
**WATER HEATING:**  
 -ANNUAL 50% OF HOT WATER HEATING SHALL BE PROVIDED BY SOLAR HEATING SYSTEM OR HEAT PUMP INSTALLATION WITH A 13% EFFICIENCY RATIO.  
 -INSULATION OF:  
 - 25MM WALL THICKNESS (W/VALVE 1)  
 - 40MM WALL THICKNESS (W/VALVE 2)  
**WATER HEATING:**  
 -ANNUAL 50% OF HOT WATER HEATING SHALL BE PROVIDED BY SOLAR HEATING SYSTEM OR HEAT PUMP INSTALLATION WITH A 13% EFFICIENCY RATIO.  
 -INSULATION OF:  
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**WATER HEATING:**  
 -ANNUAL 50% OF HOT WATER HEATING SHALL BE PROVIDED BY SOLAR HEATING SYSTEM OR HEAT PUMP INSTALLATION WITH A 13% EFFICIENCY RATIO.  
 -INSULATION OF:  
 - 25MM WALL THICKNESS (W/VALVE 1)  
 - 40MM WALL THICKNESS (W/VALVE 2)

**ROOF PLAN**  
scale 1:200



**PROPOSED FIRST FLOOR PLAN**  
scale 1:100

**LEGEND:**  
 NEW BRICKWORK  
 EXIST BRICKWORK  
 BRICKWORK WALLS

**WINDOWS & DOORS:**  
 USE MINERAL WOOL INSULATION TO MEET DIRECT ACCORDANCE WITH TAB-600  
**DOORS:**  
 -ALL DOORS TO BE 2100mm HIGH  
 -DOORS TO BE 900mm WIDE  
 -DOORS TO BE 2100mm HIGH  
 -DOORS TO BE 900mm WIDE  
**WINDOWS:**  
 -ALL WINDOWS TO BE 2100mm HIGH  
 -WINDOWS TO BE 900mm WIDE  
 -WINDOWS TO BE 2100mm HIGH  
 -WINDOWS TO BE 900mm WIDE  
**GLAZING:**  
 -GLAZING TO BE 2100mm HIGH  
 -GLAZING TO BE 900mm WIDE  
 -GLAZING TO BE 2100mm HIGH  
 -GLAZING TO BE 900mm WIDE

**SPECIFICATIONS:**  
 1. ALL MATERIALS TO BE SUPPLIED BY THE MANUFACTURER.  
 2. ALL MATERIALS TO BE SUPPLIED BY THE MANUFACTURER.  
 3. ALL MATERIALS TO BE SUPPLIED BY THE MANUFACTURER.  
 4. ALL MATERIALS TO BE SUPPLIED BY THE MANUFACTURER.  
 5. ALL MATERIALS TO BE SUPPLIED BY THE MANUFACTURER.

**DOOR SCHEDULE:**  
 All new internal doors to be semi solid timber  
 All folding (sliding) to be aluminium before manufacture.  
 All opening sizes to be confirmed before manufacture.  
 d1 - 1200mm(h) x 2100mm(w) Timber Panel Front Door - (1 of)  
 d2 - 800mm(h) x 2100mm(w) Garage Sectional door - (1 of)  
 d3 - 830mm(h) x 2032mm(w) - frame semi solid door glass - (1 of) - self closing door  
 d4 - 830mm(h) x 2032mm(w) - frame solid door - (1 of)  
 d5 - 813mm(h) x 2032mm(w) - frame semi solid door - (1 of)  
 d6 - 2400mm(h) x 2100mm(w) aluminium framed double glass track-sliding door - (1 of)  
 d7 - 762mm(h) x 2032mm(w) timber sliding door on track-sliding door  
 d8 - 900mm(h) x 1800mm(w) timber sliding glass - (2 of) self closing mechanism  
 d9 - 800mm(h) x 2100mm(w) aluminium folding sliding - (1 of)  
 d10 - 800mm(h) x 2100mm(w) aluminium folding sliding - (1 of)  
**WINDOW SCHEDULE:**  
 All new windows to be aluminium epoxy-chessboard  
 All windows to be top hung  
 All opening sizes to be confirmed before manufacture  
 w1 - 1100mm(h) x 1550mm(w) - Alumina - (3 of)  
 w2 - 600mm(h) x 600mm(w) - Alumina - (2 of) with vinyl laminate - (1 of)  
 w3 - 1200mm(h) x 2100mm(w) - Alumina fixed panel - (1 of)  
 w4 - 2400mm(h) x 600mm(w) - Alumina - (1 of)  
 w5 - 600mm(h) x 600mm(w) - Alumina - (4 of)  
 w6 - 2100mm(h) x 1300mm(w) - Alumina - (2 of)  
 w7 - 900mm(h) x 600mm(w) - Alumina - (1 of)  
 w8 - 600mm(h) x 2100mm(w) - Alumina - (2 of)  
 w9 - 2110mm(h) x 1550mm(w) - Alumina - (2 of)  
 w10 - 600mm(h) x 1800mm(w) - Alumina - (3 of)

**PROPOSED ADDITION TO EXIST DWELLING FOR:**  
**MR D.R. CLARKE**  
 ERF NO 3749 51 JONKERSHOEK RD STELLENBOSCH

**COUNCIL SUBMISSION**

**DRWG NO:** 3749-300  
**SCALE:** 1:100  
**REV. NO:** A3  
**DATE:** 28/05/2020

**VIKANI ARCHITECTURAL DESIGN**  
 vikani@vika.co.za  
 021 978 7526  
 072 290 4999  
 8110459