



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: *LU/9752*  
Erf Number: *Erf 9741, Stellenbosch*  
Your Reference Number: *None*  
Enquiries: *N Dafeti*  
Contact No. : *021 808 8640*

## REGISTERED MAIL

Mr. Cedric Williams  
41 Bergispres Street  
Cloetesville  
**STELLENBOSCH**  
7600

Sir/Madam

## APPLICATION FOR DEPARTURE: ERF 9741, CLOETESVILLE, STELLENBOSCH

1. Your application for departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, for the following:
  - to relax the street building line from **3m** to **2m** in order to accommodate the proposed additions to the existing dwelling house;
  - to relax the common building lines (both sides & rear) from **1,5m** to **0,23m**, **0m** and **1m** respectively in order to accommodate the proposed covered parking area on the ground floor and the main bedroom with en-suite above the proposed parking area (adjacent to Erf 9742), a fire place and book store room (adjacent to Erf 9740) and a laundry and toilet (rear);
  - to exceed the permissible coverage from **53%** to **85%** in order to accommodate the existing and the proposed structures on Erf 9741, Stellenbosch, as indicated on Drawing No. 1905/28A, dated 28 May 2019 and drawn by Masterplan Projects and Architecture (See **APPENDIX 1**), refers.
2. The Authorised Employee hereby **approves, in whole** your application for a departure in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that;

- The approval applies only to the application for departure in question (See **APPENDIX 1**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
- Building plans must be submitted, all applicable departmental recommendations be obtained and building plans be approved by this Municipality, prior to any building work commencing on site;
- This approval becomes null and void if approval could not be obtained from Council's internal departments, e.g. Fire Services, Engineering Services, Building Management, etc.
- This departure approval shall lapse if not exercised within 5 years from date of final notification;
- Council reserves the right to impose further conditions if deemed necessary.

3. Reasons for the above decision are as follows:

- The adjacent affected property owner(s) granted their written consent and no further advertising was deemed necessary.
- The proposed land use is in line with the zoning of the property.
- All other land use parameters will still be complied with.
- All other departments will still be afforded an opportunity to comment on the final building plan, which may result in the amendment of the approval.
- The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.
- The subject application can for the above-mentioned reasons be supported from a land use management perspective, considering that all due administrative processes to make an informed decision has been complied with.

4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be in compliance with the procedures for appeals stipulated in section 80 of the said legislation.

5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at [www.stellenbosch.gov.za/planning\\_portal](http://www.stellenbosch.gov.za/planning_portal), and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Advice centre, within 21 days of registration of this decision letter together with proof of payment of the appeal fee.



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



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**THE AUTHORISED EMPLOYEE (T MFEYA)**

**DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

02/10/2019  
DATE

# APPENDIX 1

## Proposed building plan

T: +27 21 808 8111 • F: +27 21 886 6899

Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



# MASTERPLAN PROJECTS ARCHITECTURE

## CONSTRUCTION NOTES

**GENERAL NOTES:**  
 The design of this drawing is copyright.  
 All work carried out in and accordance with local authority and NBR regulations.  
 All relevant details, levels and dimensions to be checked on site prior to commencement of this work.  
 The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing.  
 All dimensions to be taken in preference to scaling of drawings.  
 All dimensions are given in millimeters.  
 The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the agent immediately.  
 No portion of building to encroach over boundary lines.  
 All electrical and drainage work to be done in accordance with local authority and NBR regulations.  
 Any drainage pipes under slabs or building to be encased in 100mm concrete surround.

**FOUNDATIONS:**  
 230mm walls to bear on 600 x 250mm continuous concrete strip foundations. No foundation footing to project beyond site boundary.

**CONCRETE SURFACE BED:**  
 Floor finish on 30mm cement screed on 100mm mass concrete surface bed on 200mm down on 500mm sand bed on well compacted filling.

**EXTERNAL LOAD BEARING WALLS:**  
 External load bearing walls to be 230mm cavity walls with NFX clay bricks with min 50mm cavity with 5 hot dipped galv. butterfly wall ties per 1m<sup>2</sup> wall area. 375 micron cranked DPC to all walls and window and door surrounds. Weepholes to every 3rd brick course 170mm min above FFL as well as over lintels. Foundation plinth walls to be 280mm with cavity filled with concrete.

**INTERNAL NON-LOAD BEARING WALLS:**  
 External load bearing walls to be 230mm cavity walls with NFX clay bricks with min 50mm cavity with 5 hot dipped galv. butterfly wall ties per 1m<sup>2</sup> wall area. 375 micron cranked DPC to all walls and window and door surrounds. Weepholes to every 3rd brick course 170mm min above FFL as well as over lintels. Foundation plinth walls to be 280mm with cavity filled with concrete.

**PRECAST LINTELS:**  
 Precast R.C. lintels over all openings and built in 280mm into walls on either side of opening, doors and windows.

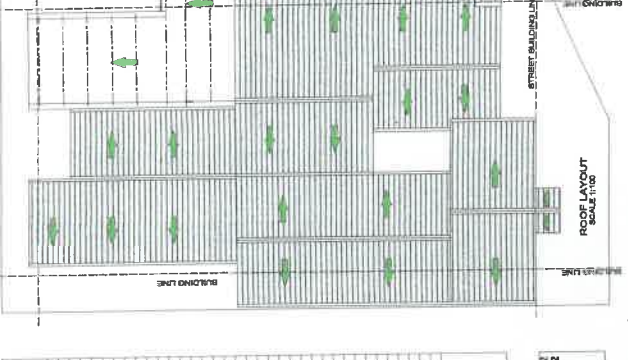
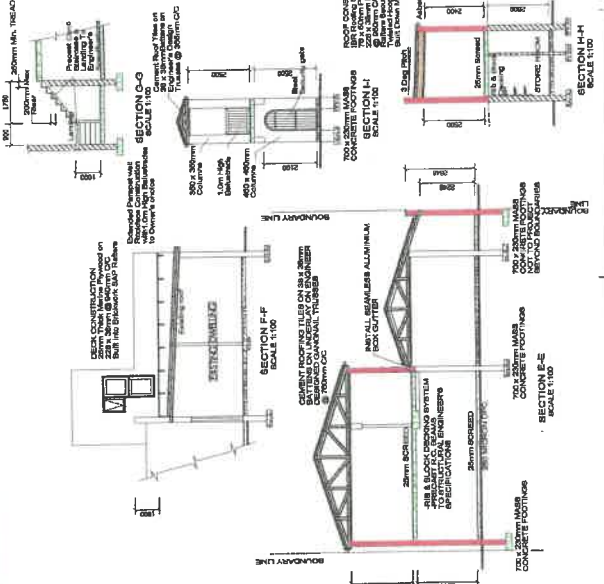
**MASTERPLAN PROJECTS**  
**ARCHITECTURE**  
 Stellenbosch, South Africa / PO Box 561, Stellenbosch 7599  
 Cell: 082 883 5664 / Tel: 021 883 1417 / Email: masterplan@masterplan.com

Client: **MR & MRS C. WILLIAMS**

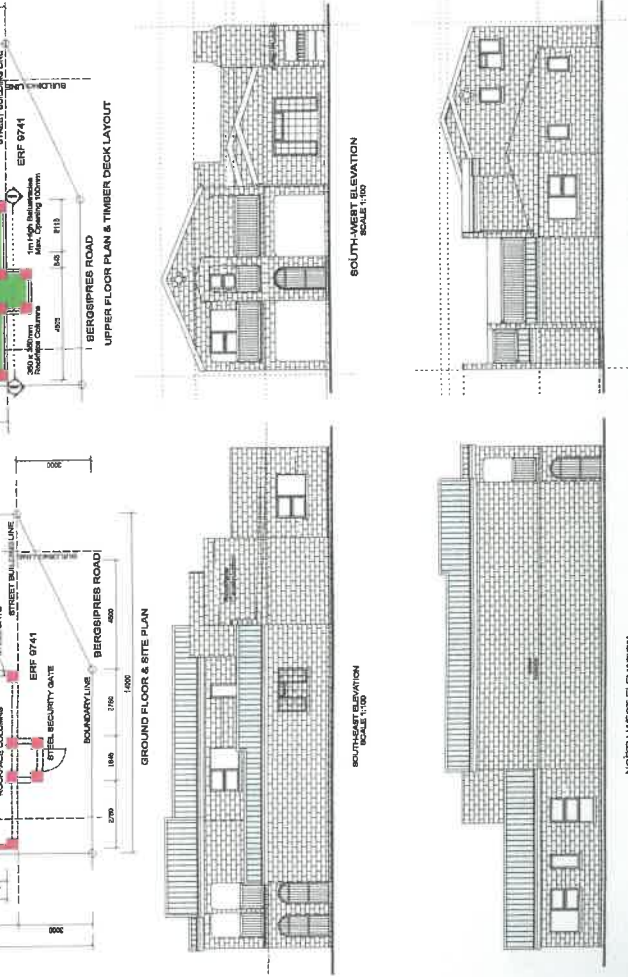
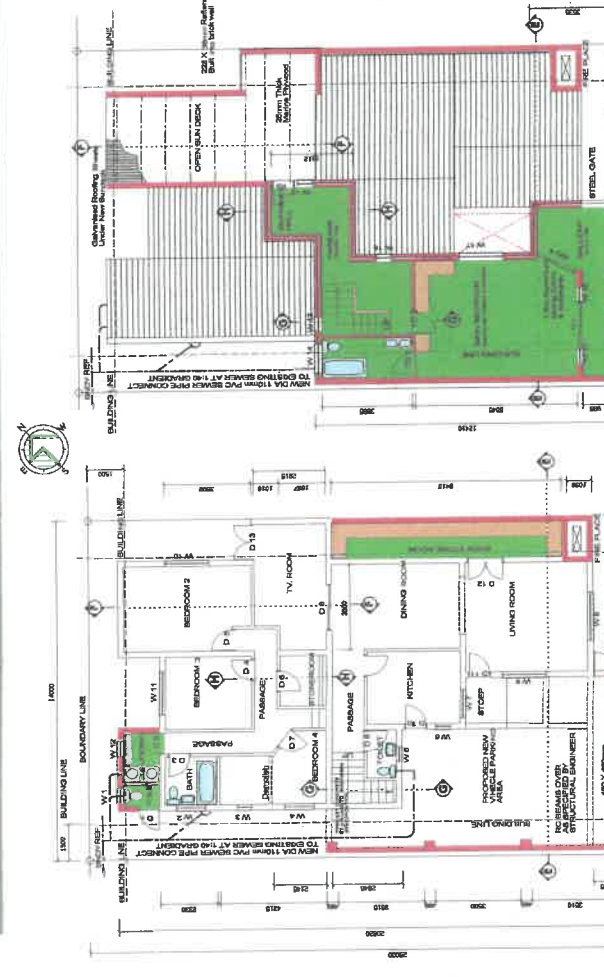
Project: **PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING ERF 9741, BERGSPRIS ROAD, CLOETESVILLE, STELLENBOSCH**

Drawing: **MUNICIPAL SUBMISSION DRAWING**

Drawing: 1905/25 A ..... Date: 29.05.2019 ..... Drawn: LUKA .....  
 1905/25 A ..... Date: 29.05.2019 ..... Drawn: LUKA .....



FENESTRATION	
GROUND & FIRST FLOOR	
NO.	SIZE
W1	600 x 800mm
W2	1200 x 1200mm
W3	600 x 1200mm
W4	1200 x 1200mm
W5	600 x 1200mm
W6	600 x 1200mm
W7	1200 x 800mm
W8	1800 x 1200mm
W9	1800 x 1200mm
W10	1800 x 1200mm
W11	600 x 1200mm
W12	600 x 1200mm
W13	600 x 800mm
W14	1200 x 1200mm
W15	600 x 800mm
W16	600 x 800mm
W17	1800 x 1200mm
W18	600 x 800mm
W19	600 x 800mm
TOTAL (WINDOWS)	21.24m <sup>2</sup>
SLIDING DOORS	
SD1	1200 x 1800mm
SD2	1200 x 1800mm
SD3	1200 x 1800mm
SD4	1200 x 1800mm
SD5	1200 x 1800mm
TOTAL (SLIDING DOORS)	36.54m <sup>2</sup>
TOTAL	57.78m <sup>2</sup>
NET GROSS FLOOR AREA	141.26m <sup>2</sup>
NET FIRST FLOOR AREA	85.90m <sup>2</sup>
TOTAL NET FLOOR AREA	227.16m <sup>2</sup>
16% OF NET FLOOR AREA	36.35m <sup>2</sup>
16% OF NET FLOOR AREA	36.35m <sup>2</sup>
COVERAGES	88%



ERF 9742

*Handwritten signature and date:*  
 [Signature] 05 June 2019