



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: *LU/9974*
Erf Number: *Erf 676, Klapmuts*
Your Reference Number: *None*
Enquiries: *L Olyyn*
Contact No. : *021 808 8672*

REGISTERED MAIL

Eliza Wilson
PO Box 431
205 Merchant Street
KLAPMUTS
7625

Sir/Madam

APPLICATION FOR DEPARTURE: ERF 676, 205 MERCHANT STREET, KLAPMUTS

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, to relax the street building line from **4,0m** to **1,0m** and common building line (adjacent to Erf 675, Klapmuts) from **2,0m** to **0m** for purposes of a garage; to relax the common building line (adjacent to Erf 677, Klapmuts) from **2,0m** to **1,0m** for additions to the existing dwelling; and to exceed the permissible coverage from **50%** to **51%** on Erf 676, 205 Merchant Street, Klapmuts, as indicated on Drawing No. CL676, Drawn by Elton Swartz (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;

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- 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;
- That no run-off (rain water) from the proposed garage be channeled onto the abutting property; and
- 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.

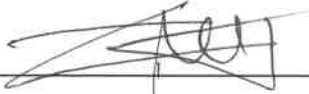
5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, and should be directed to the Appeal Authority and received by the 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



TABISO MFEYA

THE AUTHORISED EMPLOYEE

DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

13/11/2019

DATE

APPENDIX 1

Proposed building plan



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Specification Notes:

FOUNDATIONS
Reinforced conc. slip foundation as per deemed to satisfy rules.
Internal walls to have conc. slab thickening as per deemed to satisfy rules.

WALL CONSTRUCTION
Internal walls to be 70mm plastered & painted brick wall.
External walls to be 140mm plastered & painted block wall.

FLOOR CONSTRUCTION
Floor finish as shown on plan on 25mm concrete on 100mm c/c on 150x25mm SA pipe rafter spaced max. 1200mm c/c on 250mm c/c on 50mm sandbed on well compacted & approved fill.

ROOF CONSTRUCTION
Main Roof - Gable BR roof sheets to match existing BR on 38x38mm SA pipe bolters existing BR on 38x38mm SA pipe bolters on 11x40mm SA pipe precast/galvalume on 150x25mm SA pipe rafter spaced max. 1200mm c/c on 250mm c/c on 50mm sandbed on well compacted & approved fill.
Ridge board ceiling fixed to U/S of 38x38mm SA pipe rafter spaced max. 1200mm c/c on 250mm c/c on 50mm sandbed on well compacted & approved fill.

CEILING CONSTRUCTION
U/S of 38x38mm SA pipe rafter spaced max. 1200mm c/c on 250mm c/c on 50mm sandbed on well compacted & approved fill. 400mm centres fixed to underside of roof construction as detailed above & finished with 10mm cored gypsum cornice - all to match existing.

WINDOWS AND DOORS
All timber windows and doors as per AS/NZS 4100:2012 catalogue and to be good quality hardware.

FREE-STANDING BOUNDARY WALLS
Wall thickness: 140mm
Dimension of plate: 400x400mm
Max. spacing: 2.2m c/c

FLUVE AND BULKHOLE GOODS
All roof sheets and fascia boards to match existing.

DRAINAGE
Roof drains to be 50mm Ø PVC
Subject to be 50mm Ø PVC
Ventpipes to be 50mm Ø PVC
L.s. to all berms and junctions.
All change below surface and penetrating below surface to be 150mm thick conc. slow bends to all junctions happening below surface bed.
Note: all concrete work to SANS 10400 detail.

CATEGORY 1 BUILDING

Tel: 071 2821317 Email: mcudraught@mcu.com
MCU DRAUGHTING

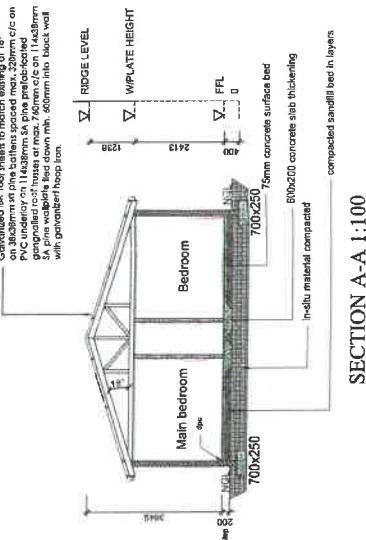
CLIENT: HOUSE WILSON

PROJECT: ADDITIONS & ALTERATIONS TO EXISTING HOUSE ON ERF KL 676 KLAPMUTS STELLENBOSCH

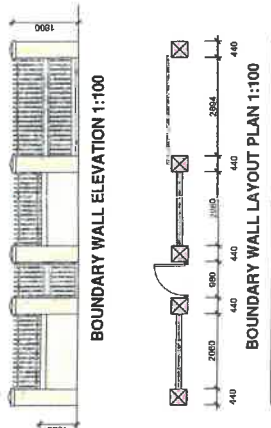
ARCHITECT/DRAWN: ELTON SWARTZ
Reg no: D 1550
Pr. Arch. Draught

PROJ. NO: 606 NO
SCALE: 1:100
DATE: 2018
DRAWN: MCL
REV: /

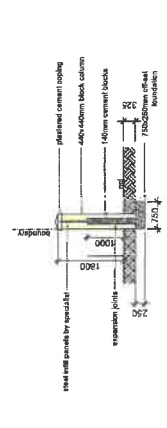
FOR COUNCIL SUBMISSION



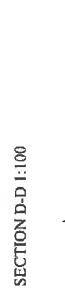
SECTION A-A 1:100



BOUNDARY WALL ELEVATION 1:100



BOUNDARY WALL LAYOUT PLAN 1:100



SECTION D-D 1:100



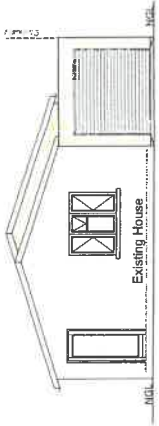
SECTION C-C 1:100

Area Calculation:

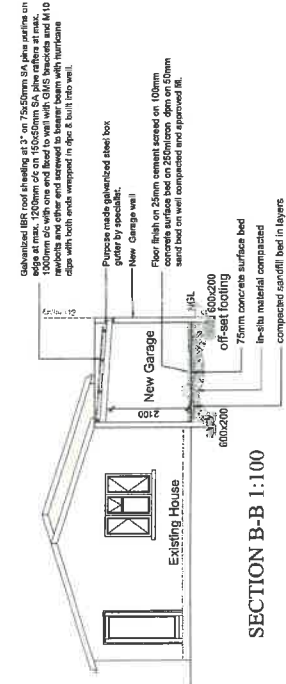
EXTENSION:	60m ²
CARAGE:	13.6m ²
TOTAL ADDITIONS:	73.6m ²
ERE SITE:	200m ²
EXISTING HOUSE:	27m ²
COVERAGE:	51%



NORTH ELEVATION



SOUTH ELEVATION



SECTION B-B 1:100

NOTE: Free-standing boundary walls (Per K) shall be as designed & constructed so that no earth is retained - plates extend to the top of the wall without any reduction in size - walls terminate in a pier or a return and the cores of all piers are solidly filled with mortar or fill concrete where walls are return.

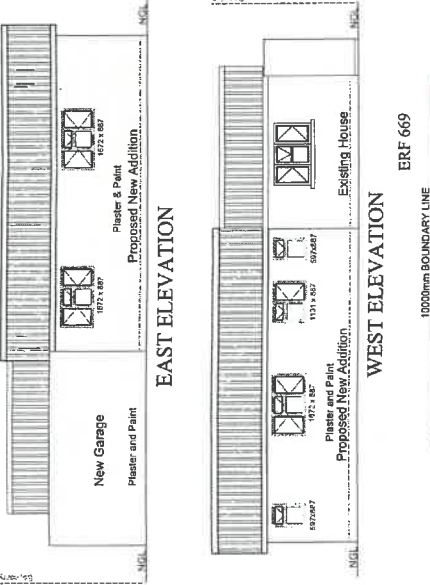
NOTE: Special precautions are to be taken so that wind-driven rain is prevented from entering the interior, door and window frame fitting methods should be done in consultation with the frame manufacturer, the frame may be replaced immediately through the waterproofing membrane.

SANS 10400 Part K
4.2.2 Free-standing boundary and garden walls shall be designed and constructed to meet:
a) The height of the wall above top of ground shall not exceed 1.7 m (Part K);
b) no earth is retained;
c) without any reduction in size;
d) walls terminate in a pier or a return, and the cores of all piers are solidly filled with mortar or fill concrete where walls are return;
e) The cores of all piers are solidly filled with mortar or fill concrete where walls are return.

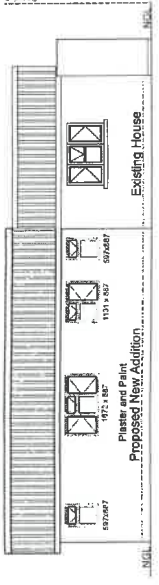
General Notes:
Contractor and sub-contractor to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately. Figure dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
All work to be done in accordance National Building Regulations SANS 6400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
Natural light and ventilation area of all openings to be as per the table below:
0.400 net O natural light area; min. 10% of floor area and natural ventilation min. 5% of floor area.
All glass area bigger than 10m² and at a height of less than 300mm from finished floor level to be 6mm safety glass.
All plumbing and drainage to be installed, completed and tested by registered plumber.

CLIMATE ZONE: 4
SINGLE GLAZING THROUGHOUT

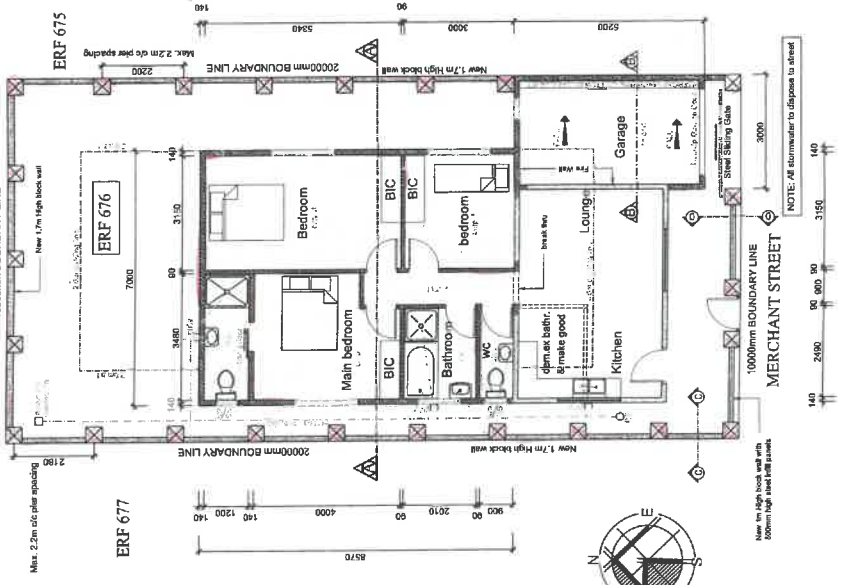
Fenestration Calculation:
NET FLOOR AREA: 50.30m²
TOTAL AREA GLAZING: 6.56m²
1.5% NET FLOOR AREA: 0.7545m²
GLAZING AREA TO NET FLOOR AREA: 0.7545m² / 50.30m² = 1.5%
THEREFORE GLAZING AREA < NET FLOOR AREA
THIS IT COMPLIES WITH MIN. 1.5% ENERGY EFFICIENCY



EAST ELEVATION



WEST ELEVATION



PLAN LAYOUT 1:100

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