



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

INNOVATION CAPITAL • ISIXEKO ESIZA NENQUQU • INNOVASIESTAD

Application Number: LU/7035

Our File Reference Number: Erf 5986, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: andre@atmg.co.za

Sir/Madam

APPLICATION FOR THE DEVIATION FROM THE PROVISIONS OF THE BY-LAW RELATING TO THE CONTROL OF BOUNDARY WALLS AND FENCES: ERF 5986, JONKERSHOEK ROAD, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the approval be granted for the application to deviate from the By-Law relating to the Control of Boundary Walls and Fences to:
 - 2.1.1 Allow for the maximum height of the boundary wall to 2,015m.
 - 2.1.2 Allow for the condition relating to transparency to allow for the combination of solid and transparent wall less than 50% of visually permeable section along Jonkershoek Street; on Erf 5986, Stellenbosch, as indicated on the attached Drawing No. 100 & 200, dated 11 September 2017, drawn by Just Architects (See **Annexure C**).
3. **Reason for the above Decision**
 - (a) The solid boundary wall fit in with the character of the existing residential area and does not interfere with sight lines of vehicles entering or leaving the property or that of passing traffic.

4. **That such approval BE SUBJECT to the following conditions:**
 - (a) The approval applies only to the application for the waiver from the subject by-law in question and shall not be construed as authority to depart from any other legal prescription or requirements from council;
 - (b) The applicant to submit proof of payment for the contravention fee for erecting the wall prior approval;
 - (c) Building plans must be submitted to this Municipality for consideration.

5. Kindly be advised that you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000 ("MSA"), and/or the internal appeal process approved by Council at its meeting held on 29 October 2014. In terms of the aforesaid Council decision, an applicant or objector aggrieved by a decision of Council in respect of an application, may appeal against such decision to the Municipal Manager.

6. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee, 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 within 21 days from the date of this notification letter, provided where the last day for lodging an appeal falls either on a Saturday, Sunday or public holiday, it shall be deemed to be the next working day thereafter.

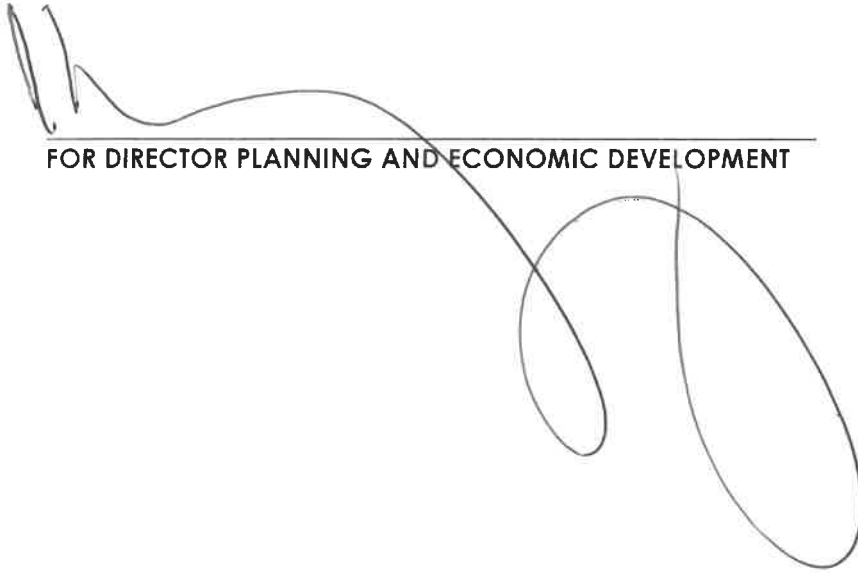
7. An applicant who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

8. 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>).

9. Kindly be advised that objectors (if any) are granted a simultaneous right of appeal in terms of the internal appeal process approved by Council at its meeting held on 29 October 2014.

10. Please note, appellants are not permitted to canvass the Municipal Manager or members of Council before or after the matter is heard.

Yours faithfully



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke that extends across the signature line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

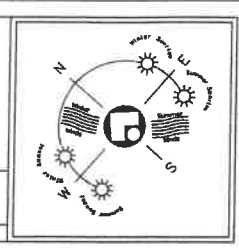
28/7/20
DATE:

General Notes:

1. Contractor shall take the Contractor to submit all levels and dimensions on site before any work is commenced and any differences to be reported to the Architect immediately.
2. Planned dimensions to be taken in preference to any other measurements. All dimensions shall be taken from the 0,00 level unless otherwise stated.
3. All work shall be done in accordance with the requirements of the National Building Regulations and the requirements of the Municipality of Stellenbosch.
4. Natural light and ventilation area of all openings in accordance with the requirements of the National Building Regulations shall be 10% of the floor area. Natural ventilation shall be 1/10th of the floor area.
5. All glass areas below floor level to be 6.30mm safety glass.
6. All concrete below floor level to be 30/30 concrete and dip to be sloped.

Revisions: (See circled areas)

No.	Date	Description
A	11.08.2017	- Changed ADIC and lower roof. - New WC to Show as a shower. - New bathroom arrangement. - Enlarge pool. - Enlarge pool. - New boundary wall. - New roof to covered path.



JUST ARCHITECTS
0824198442

CLERK:
EMPIRE EARTH INVESTMENT 22

PROJECT TITLE:
AS-BUILT OF EXISTING HOUSE ON ERF 5986, 76 JONKERSHOEK ROAD, STELLENBOSCH

PROJECT No.: JA 003 **SCALE:** 1:100

DRAWING No.: 100 **DATE:** 1 SEPTEMBER 2017

REVISIONS: - **DRAWN BY:** JPB/JAN

AS BUILT - FOR SUBMISSION

LEGEND:

Symbol	Description
(Symbol)	CONCRETE WALL
(Symbol)	IRON ROOF
(Symbol)	ASBESTOS ROOF
(Symbol)	WOODEN ROOF
(Symbol)	BRICK WALL
(Symbol)	GLASS ROOF
(Symbol)	IRON ROOF
(Symbol)	WOODEN ROOF
(Symbol)	ASBESTOS ROOF
(Symbol)	CONCRETE WALL
(Symbol)	IRON ROOF
(Symbol)	ASBESTOS ROOF
(Symbol)	WOODEN ROOF

HOT WATER PIPE INSULATION:

THE H.W.P. SHALL BE INSULATED WITH 25MM POLYURETHANE INSULATION. INSULATION SHALL BE APPLIED TO ALL HOT WATER PIPES, INCLUDING THE DOWNPIPE FROM THE HOT WATER HEATER. INSULATION SHALL BE APPLIED TO ALL HOT WATER PIPES, INCLUDING THE DOWNPIPE FROM THE HOT WATER HEATER. INSULATION SHALL BE APPLIED TO ALL HOT WATER PIPES, INCLUDING THE DOWNPIPE FROM THE HOT WATER HEATER.

AREA CALCULATION: ERF 5986

Site Area:	894 m ²
Occurrence Classification:	DWELLING HOUSE
Nature of Project:	ALTERATIONS
Coverage Area:	ALTERATIONS
Coverage (m ²):	114 m ²
Building Area:	46 m ²
Existing Ground Floor Area:	144 m ²
New Additions:	114 m ²
Increase Pool Size:	13,950m LONG
Replace Exist. Street Boundary Wall:	13,950m LONG
Build New Boundary Wall Section:	9,800m LONG

NOTE:
THE ALTERATIONS DOES NOT AFFECT THE FENESTRATION AS THERE WAS NO AREA INCREASE. IF ANY INCREASE IN NEW DOORS OR WINDOWS ALLOWED.

CONSTRUCTION NOTICE

NOTICE TO BE COMPLETED BY THE APPLICANT:

1. A copy of the approved plans shall be submitted to the local authority for their approval.
2. The applicant shall be responsible for the removal of any existing structures that are to be replaced.
3. The applicant shall be responsible for the provision of all services required for the construction of the proposed building.
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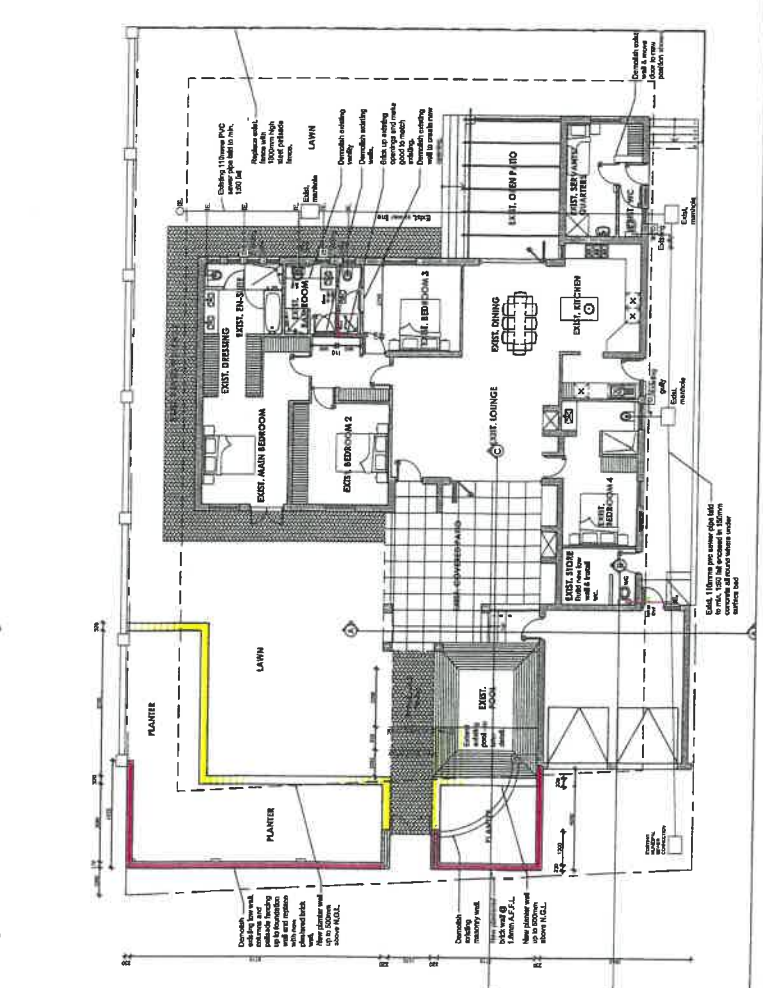
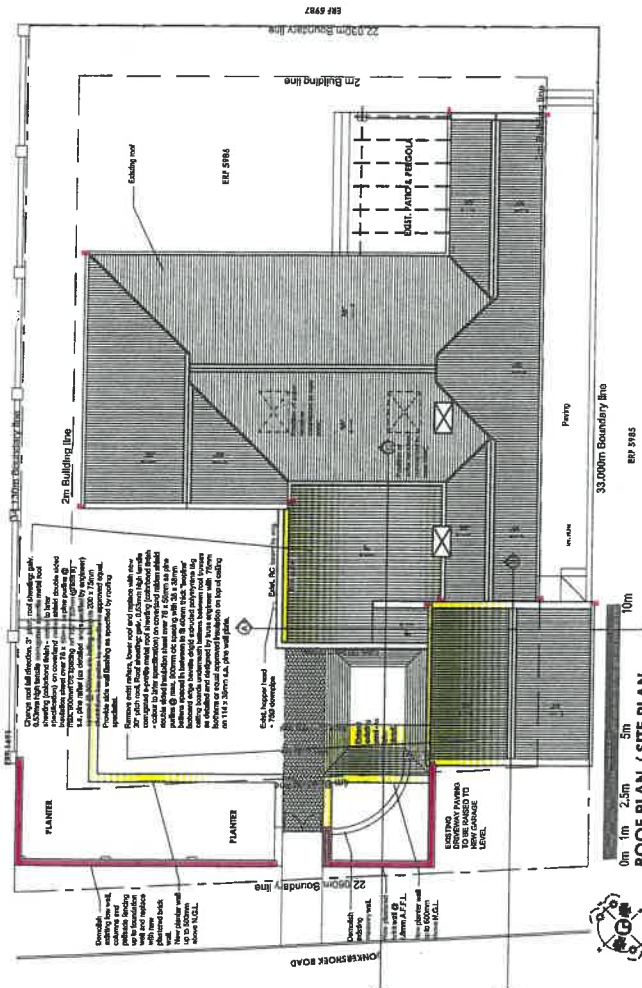
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General Notes:

1. Contractor and Sub-Contractors to check all dimensions and levels on site before any work is commenced and report any discrepancies to the Architect immediately.
2. Plotted dimensions to be taken in preference to written measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance National Building Regulations (SANS 1040) and all relevant standards and specifications. All structures constructed are to be waterproofed.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 1040 Part O natural light area: min. 10% of floor area and natural ventilation min. 5% of floor area.
5. All glass areas lighter than 10mm and at a height of 1.8m from finished floor level to be 6.38mm safety glass.
6. All scaffolding to be erected in blocks with concrete and deck to be supported.

Revisions: (See detailed areas)

No.	Date	Description
A	11.09.2017	<ul style="list-style-type: none"> - Onk Aids and lower roof. - Adjust servant quarters layout. - New entrance arrangement. - New Entrance to Bedroom 3. - New Entrance to Bedroom 2. - Revise boundary wall. - New roof to covered patio.

JUST ARCHITECTS
DRAWING

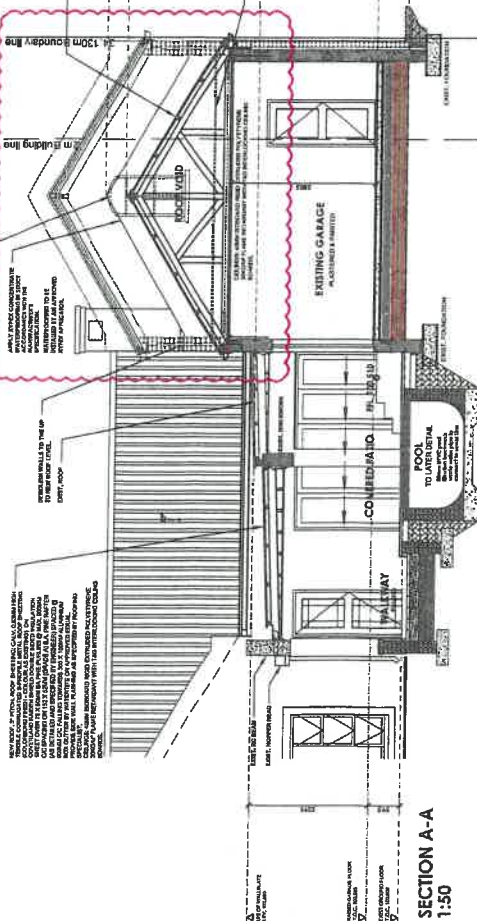
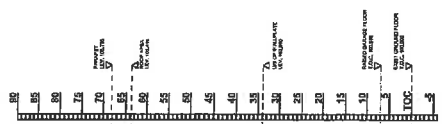
EMPIRE EARTH INVESTMENT 22

AS-BUILT OF EXISTING HOUSE ON ERF 5886, 76 JONKERSHOF ROAD, STELLENBOSCH

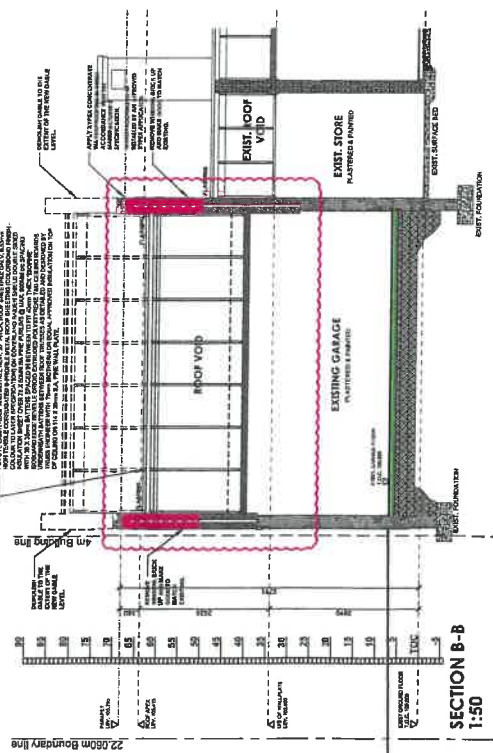
SECTIONS & ELEVATIONS

PROJECT NO:	JA 003	SCALE:	1:100
DRAWING NO:	202	DATE:	11 SEPTEMBER 2017
ISSUE:	A	DRAWN BY:	JPL/JAN

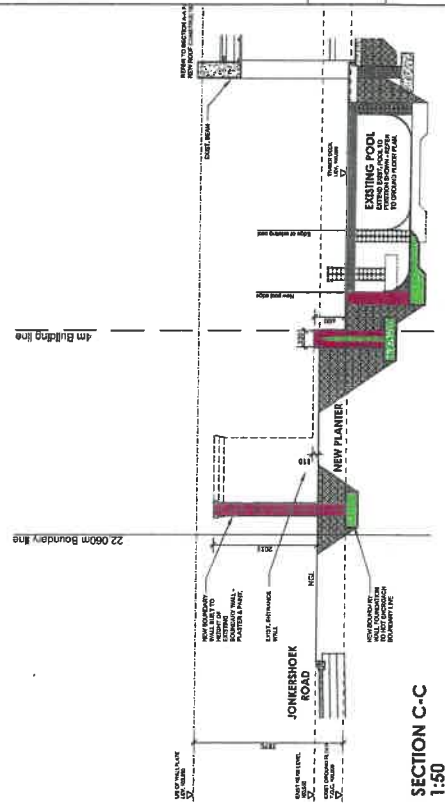
AS BUILT - FOR SUBMISSION



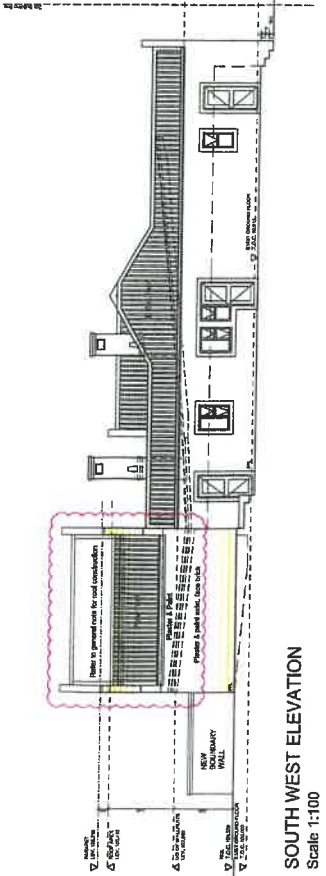
SECTION A-A
1:50



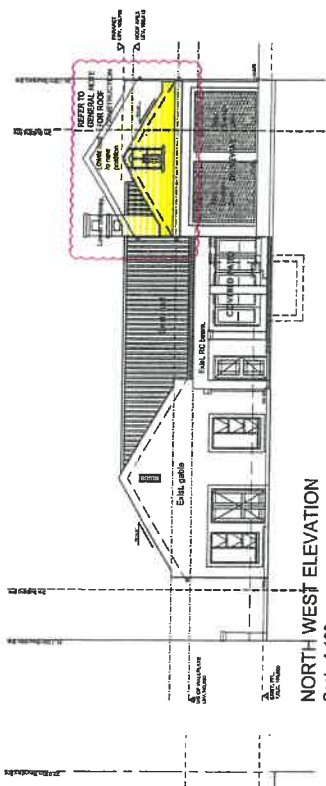
SECTION B-B
1:50



SECTION C-C
1:50



SOUTH WEST ELEVATION
Scale 1:100



NORTH WEST ELEVATION
Scale 1:100