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29 April 2021

Dear Sir / Madam

#### **NOTICE OF LAND DEVELOPMENT APPLICATION TO INTRESTED AND AFFECTED PARTIES FOR COMMENT**

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 81 Buitekring Road  
Stellenbosch  
7600

Application Property Number: Erf 1084 Stellenbosch

Applicant: Arch Town Planners (Pty) Ltd  
Marike Bolz (072 480 5838)

Owner: Cornelius Johannes De Beer and Anna Maria De Beer  
Contact Number: 083 310 0951

Application Reference: LU/12433

Application Type: Application is made in terms of Section 15(2)(g) of the Land Use Planning By-Law for Permission/Technical Approval in terms of Section 13 of the Stellenbosch Zoning By-Law to accommodate a Second Dwelling on Erf 1084, Stellenbosch.

Application is made in terms of Section 15(2)(f) of the Land Use Planning By-Law for the removal of the restrictive title deed conditions contained in Title Deed No. T4467/2018: Clause D.(iii)(b), D.(iii)(c), D.(iii)(d), E.(b), E.(d) and E.(d)(sig) applicable to Erf 1084, Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- i. The comments must be made in writing;
- ii. The comments must refer to the Application Reference Number and Address,
- iii. The name of the person that submits the comments;
- iv. The physical address and contact details of the person submitting the comments;
- v. The interest that the person has in the subject application;
- vi. The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
  - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Marike Bolz, Arch Town Planners (Pty) Ltd, [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za).

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 31 May 2021.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 072 480 5838 during normal office hours.

Yours faithfully

Marike Bolz

For Arch Town Planners (Pty) Ltd



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29 April 2021

Geagte Mnr / Mev / Mej

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏTRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: 81 Buitekring Pad  
Stellenbosch  
7600

Aansoek eiendom beskrywing: Erf 1084 Stellenbosch

Aansoeker: Arch Town Planners (Pty) Ltd  
Mariuske Bolz (072 480 5838)

Eienaar: Cornelius Johannes De Beer en Anna Maria De Beer  
Kontakbesonderhede: 083 310 0951

Aansoek Verwysing: LU/12433

Tipe Aansoek: Die aansoek vir oorweging is 'n aansoek ingevolge artikel 15(2)(g) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning vir die tegniese goedkeuring ingevolge artikel 13 van die Stellenbosch Sonering By-Wet om 'n tweede woonhuis op Erf 1084 Stellenbosch, toe te laat.

Die aansoek vir oorweging is 'n aansoek ingevolge artikel 15(2)(f) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning vir die opheffing van die beperkende titelaktevoorwaardes vervat in Titelakte Nr. T4467/2018: Klousule D.(iii)(b), D.(iii)(c), D.(iii)(d), E.(b), E.(d) and E.(d)(sig) van toepassing op Erf 1084 Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- i. Die kommentaar moet skriftelik wees;
- ii. Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- iii. Die naam van die persoon wat die kommentaar lewer;
- iv. Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- v. Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- vi. Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
  - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Marike Bolz, Arch Town Planners, [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za).

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 31 Mei 2021.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 072 480 5838 gedurende normale kantoor ure.

Die uwe

Marike Bolz

Vir Arch Town Planners (Pty) Ltd

# REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND TECHNICAL APPROVAL

ERF 1084 STELLENBOSCH



08 APRIL 2021  
(AMENDED)

SUBMITTED TO:  
STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:



Postal Address: 2<sup>ND</sup> Floor, Bakkershuis  
152 Dorp Street  
Stellenbosch, 7600

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## Contents

1.	INTRODUCTION .....	3
1.1	Background Information.....	3
1.2	Planning Brief.....	3
1.3	Applications to Stellenbosch Municipality.....	3
2.	PROPERTY DESCRIPTION .....	4
2.1	Ownership Details .....	4
2.2	Conveyancer Certificate.....	4
2.3	Locality and Context.....	5
2.4	Surveyor General Documents .....	6
2.5	Current Zoning and Land Use .....	7
3.	DEVELOPMENT PROPOSAL.....	8
3.1	Overview.....	8
3.2	Building Parameters .....	10
4.	MOTIVATION.....	11
5.	CONCLUSION.....	15

## Annexures

Annexure A:	Power of Attorney
Annexure B:	Land Use Planning Application Form
Annexure C:	Copy of Deed of Transfer No. T4467/2018
Annexure D:	Conveyancer's Certificate
Annexure E:	Locality Map
Annexure F:	General Plan
Annexure G:	Site Development Plan
Annexure H:	Pre-application Scrutiny Feedback

## Figures

Figure 1:	Locality Map of the Application Site
Figure 2:	General Plan
Figure 3:	Extract of Zoning Map
Figure 4:	Ground Storey of the Proposed Development
Figure 5:	First Storey of the Proposed Development

## Tables

Table 2:	Summary of Uses
Table 2:	Compliance of Proposed Development with Land Use Parameters
Table 3:	Assessment of Application in terms of Section 65 of the By-law

## 1. INTRODUCTION

### 1.1 Background Information

Stellenbosch is a municipal area with a perfect blend of historical and present significance. The municipality features well preserved historical buildings as well as modern development. An indication of an area that celebrates its past while welcoming its future. The geographical location (a mere 50km from Cape Town and 36km from the International Airport) as well as the variety of activities and opportunities, contribute to the economic potential of the area.

Erf 1084 Stellenbosch (hereafter referred to as 'the application site') is a conventional residential erf, within the Stellenbosch Municipal area. The owner of the property seeks to develop the property with a dwelling house and second dwelling, in line with the applicable development parameters as set out in the Stellenbosch Municipality Zoning Scheme By-Law, 2019 (hereafter referred to as 'the Zoning Scheme').

### 1.2 Planning Brief

In light of the above information, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use applications to the Stellenbosch Municipality to allow for the proposed dwelling house and second dwelling.

Please refer to the attached Power of Attorney (**Annexure A**).

### 1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially applies, in terms of Sections 15(2)(f) and 15(2)(g) of the Stellenbosch Municipality Land Use By-Law, 2015 (hereafter referred to as 'the By-Law') for the following:

- i. The **removal of restrictive title deed conditions** from Deed of Transfer No. T4467/2018, which read as follows:
  - D.(iii)(b) dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegebou wat gewoonlik in verband daarmee gebruik word, daarop op te rig;*
  - D.(iii)(c) op nie meer as een-derde van die oppervlakte daarvan mag gebou word nie;*
  - D.(iii)(d) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 20 voet van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 10 voet van die agtergrens of syrens van 'n aangrensende erf nie, met dien verstaande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word, mits sodanige buitegebou nie 'n hoogte van 10 voet te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voorwaardes van toepassing wees op die gekonsolideerde gebied as een erf.*



- E.(b) *Geen gebou van welke aard ookal mag op die erf opgerig word, alvorens die planne en spesifikasies nie aan die eienaars van die dorpsaanleg of hulle opvolgers in regte voorgelê is nie, welke planne en spesifikasies binne 21 dae na voorlegging daarvan goed of afgekeur moet word.*
- E.(d) *Geen dak van enige bouwerk op die erf mag van sinkplaat van enige aard gemaak word nie, behalwe as sodanige dak nie van die straat sibaar is nie. Alle dakke op die erf moet van dieselfde material en konstruksie wees behalwe as die betrokke dak nie van die straat sigbaar is nie.*
- E.(d) *Die omheining van die erf mag alleen opgerig word nadat volle besonderhede i.v.m die beplanning daarvan aan die eienaars van die dorpsaanleg voorgelê is end it deur hul goedgekeur is, dog in geen geval mag enige omheining van enige soort sinkplaat gebou word nie.*

- ii. A **technical approval** to allow for a second dwelling on Erf 1084 Stellenbosch.

This report serves as motivation for the above-mentioned application. The official application form is attached to this report as **Annexure B**.

## 2. PROPERTY DESCRIPTION

### 2.1 Ownership Details

The application site measures 980.1m<sup>2</sup> in extent and is registered in the name of *Cornelius Johannes De Beer and Anna Maria De Beer* (hereafter referred to as 'the owners') and is held by Deed of Transfer No T4467/2018 – see **Annexure C** for a copy of the title deed.

The owners have authorised *Arch Town Planners (Pty) Ltd* by means of Power of Attorney, to prepare and submit this application.

### 2.2 Conveyancer Certificate

*Conveyancer Roelof Johannes Feenstra* from *Roelof Feenstra Inc.* has certified that there are restrictive title deed conditions pertaining to this application and it is therefore required to formally remove the said conditions from the Deed of Transfer No. T4467/2018. As mentioned under Section 1.3 of this report, restrictive title deed conditions D.(iii)(b), D.(iii)(c), D.(iii)(d), E.(b), E.(d) and E.(d) needs to be removed in order to allow for the proposed development and future development on the application site.

Refer to **Annexure D** for a copy of the conveyancer's certificate.

### 2.3 Locality and Context

With reference to the locality map (Figure 1, below and **Annexure E** attached), the application site is located on the corner of Buitekring Road and Pleunis Street. Furthermore, the application site is situated in the southern Stellenbosch suburb of Dalsig, a predominantly residential suburb. Access to the application site is currently gained from Pleunis Street.

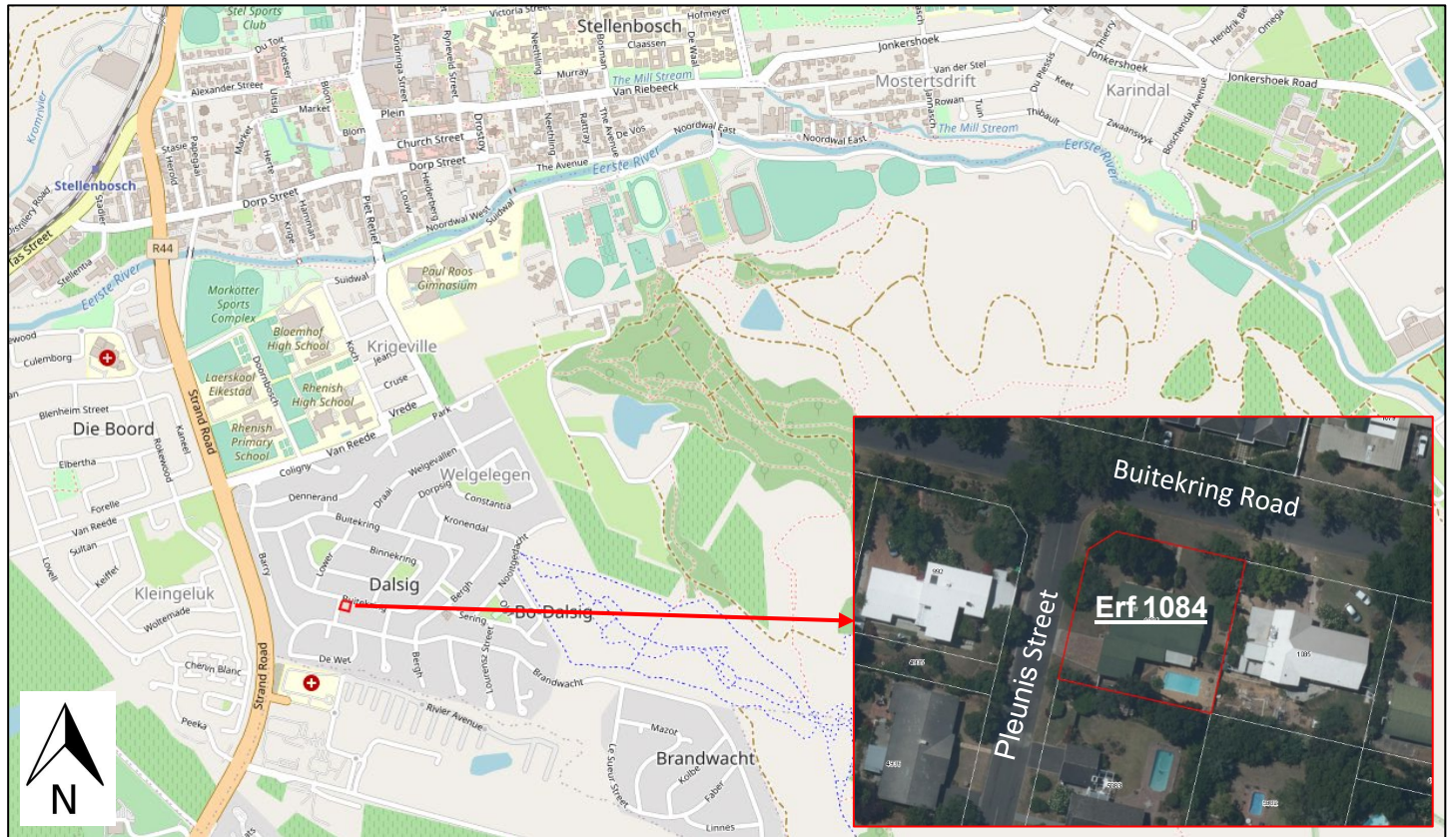


Figure 1 Locality Map of the Application Site

## 2.4 Surveyor General Documents

The General Plan, below and attached as **Annexure F**, illustrates the cadastral identity of the application site and the surrounding street network and erven. No servitude is registered over the property that would be of relevance to the application.

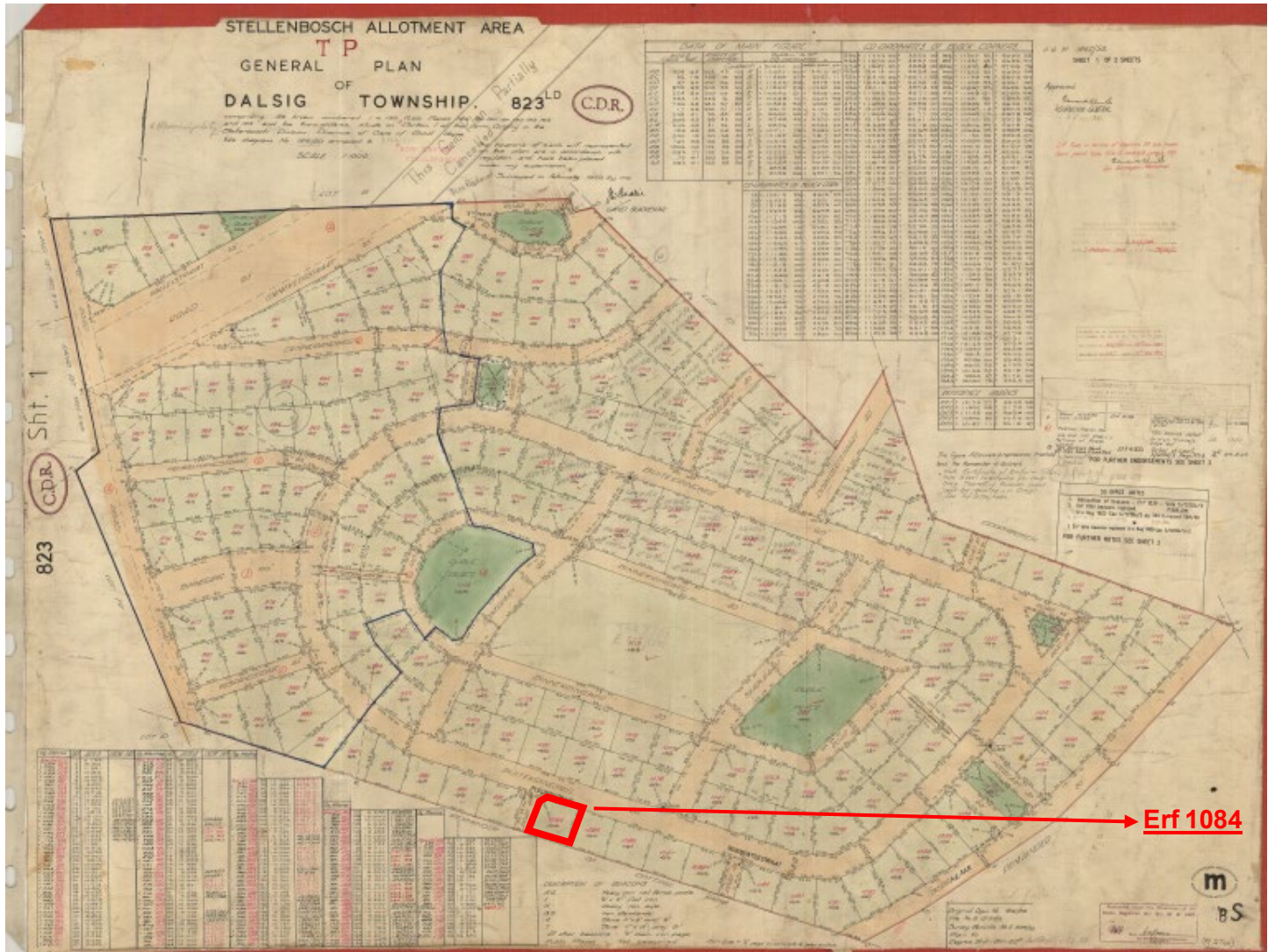


Figure 2 General Plan

## 2.5 Current Zoning and Land Use

The zoning of properties is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019. According to the zoning scheme and as illustrated in Figure 3, the site is zoned as **Conventional Residential Zone**.



Figure 3 Extract of the Zoning Map

According to the Zoning Scheme, the following land uses are permitted on properties zoned **Conventional Housing Zone**:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> <li>Dwelling house</li> </ul>	<ul style="list-style-type: none"> <li>Bed and breakfast establishment</li> <li>Home day care centre</li> <li>Home occupation practice</li> <li>Home lodging</li> <li>Second dwelling</li> <li>Occasional use (one event/year)</li> <li>Private road</li> </ul>	<ul style="list-style-type: none"> <li>Commune</li> <li>Extramural facility</li> <li>Group housing</li> <li>Guest house</li> <li>House shop</li> <li>Occasional use (&gt;one event/year)</li> <li>Tourist dwelling unit</li> <li>Additional uses exceeding parameters in this chapter</li> </ul>

Table 1 Summary of Uses

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Overview

With reference to the Site Development Plan (Drawing Numbers: SD-3496-T101, SD-3496-T201 and SD-3496-T301, prepared by *S-Design Architects*, it is proposed to develop the application site with a dwelling house and a second dwelling (hereafter referred to as 'the proposed development'). Both dwellings will be covered by a sink roof. Access to the proposed development will remain via the existing carriageway crossing from Pleunis Street. The existing carriageway crossing provides vehicular access to a double façade garage. The proposed development will comprise two storeys in height. The Site Development Plan is attached to this report as **Annexure G**.

#### Ground Storey:

The ground storey of the proposed development will accommodate the garage and the dwelling house.

With reference to Figure 4, below, the dwelling house will comprise three bedrooms, two en-suite bathrooms, an additional bathroom, kitchen, and other amenities normally associated with such a dwelling house.

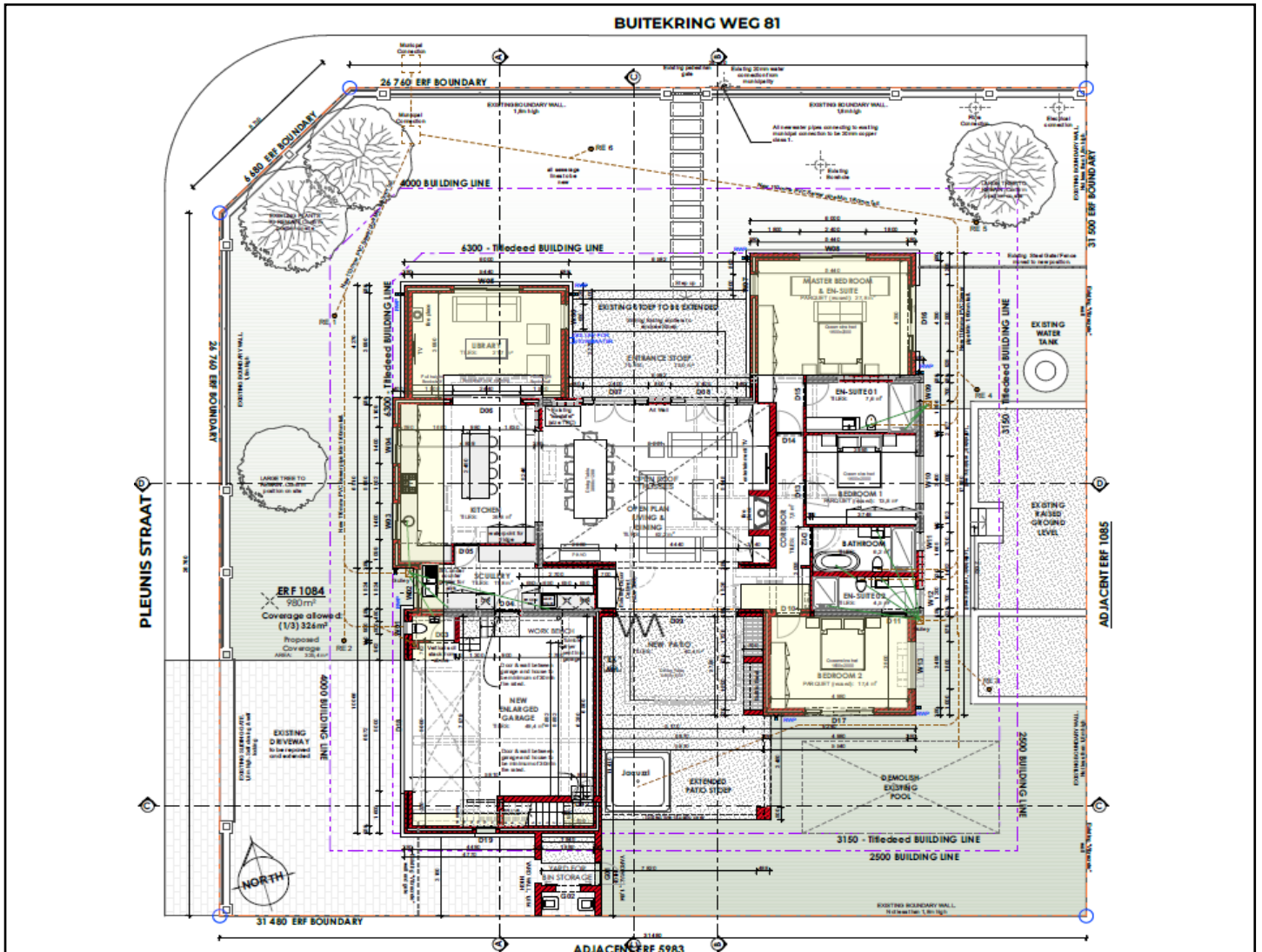


Figure 4 Ground Storey of the Proposed Development

First Storey:

The first storey of the proposed development will accommodate the proposed one-bedroom second dwelling. Access to the second dwelling will be via a staircase from the garage on the ground storey.

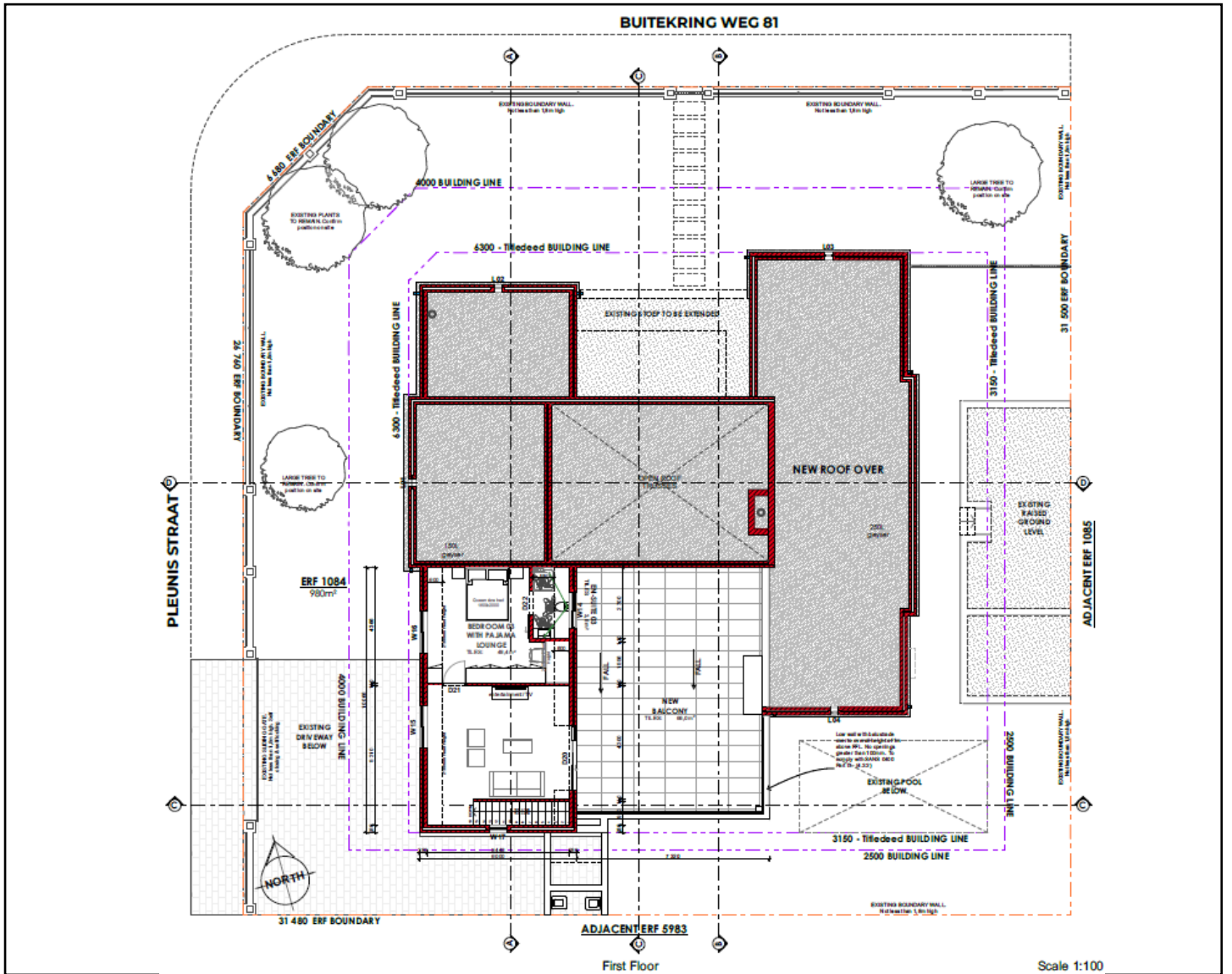


Figure 5 First Storey of the Proposed Development

### 3.2 Building Parameters

The building parameters applicable to the proposed development together with the assessment of the proposed building against the said parameters, are below:

BUILDING DEVELOPMENT PARAMETERS OF THE APPLICATION SITE					
CONVENTIONAL RESIDENTIAL ZONE AND DEED OF TRANSFER NO T4467/2018					
Development Rule	Permissible		Proposed	Applications Required	
	Zoning Scheme	Title Deed		Zoning Scheme	Title Deed
Street Boundary Building Lines	4.0m	6.3m	6.3m from Buitekring Road 6.3m from Pleunis Road	Compliant	Compliant
Common Boundary (cb) Building Lines	2.5m	3.15m	>3.15m from eastern cb 3.15m from southern cb ( <i>except for uncovered yard with a height of &lt;2.1m at 0.0m from southern cb</i> )	Compliant	Compliant
Maximum Coverage	50% 490m <sup>2</sup>	33.33% 326m <sup>2</sup>	33.1% 325m <sup>2</sup>	Compliant	Compliant
Maximum Height	2 Storeys	n/a	2 Storeys	Compliant	n/a
Parking	3 Bays	n/a	4 Bays	Compliant	Compliant

**Table 2** Compliance of Proposed Development with Land Use Parameters

Even though the proposed development complies with the building parameters as set out by the Zoning Scheme and the title deed, it is proposed to remove the restrictive title deed conditions in terms of building lines, coverage, and height. This will enable the owners to develop the application site in line with the latest land use management legislation, in the foreseeable future. Any future additional development of the application site, will however, be subject to building plan scrutiny and approval.

#### 4. MOTIVATION

As set out in Section 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 3, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(f) and 15(2)(g) of the By-law.
b. Procedure followed in processing the application.	To be decided. The proposed development was tested with the Municipality by means of pre-application consultation. See <b>Annexure H</b> for feedback received during the pre-application scrutiny process. All relevant and required documentation are attached to this application and motivation.
c. Desirability of land use	<p>The applications for the removal of restrictive title deed conditions and technical approval to allow for a dwelling house and second dwelling on the application site, are considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <ul style="list-style-type: none"> <li>- The approval of the applications will not have a negative impact on the surrounding properties. This is due to the land use (residential) being in character with the immediate surrounding area.</li> <li>- The approval of this application will not result in an unusual advantage for the owners of the application site. Any future development, will have to comply with the provisions of the applicable Zoning Scheme.</li> <li>- The proposed land use, resulting in a marginal increase in density, is appropriate in the context of the area and will contribute to a more compact urban environment.</li> <li>- The existing rights of the surrounding neighbours will not be significantly impacted in a negative way.</li> <li>- The proposed land use will not negatively impact the existing infrastructure in the area.</li> </ul>
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.



<p>h. Impact on municipal engineering services.</p>	<p>The proposed dwelling house and second dwelling will not have a negative impact on the Stellenbosch municipal engineering services. This is due to the development being a form of sensitive densification within the existing character of the surrounding area. It should also be noted that the Development Contributions for the development will be paid by the owners of the application site.</p>
<p>i. The IDP and SDF</p>	<p>Stellenbosch Municipality recently approved a new MSDF, which is used to guide land use decisions in both the short and long term. This document conceptualizes seven core principles. While not all these principles are of pertinence to this application, the relevant principles are indicated below.</p> <p><i>Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas:</i> This application will not have any impact on the Municipality's natural environment and farming areas as the proposed development is located well within the urban edge.</p> <p><i>Respect and grow cultural heritage:</i> In line with the Stellenbosch Municipality's SDF, the proposed development will contribute to sensitive densification of an established conventional residential area.</p> <p><i>Direct growth to area of lesser natural and cultural significance as well as movement opportunity:</i> The proposed development is regarded as a brown field development, making more efficient use of existing municipal infrastructure. The sensitive densification of the application site will allow for an extra family to live within close proximity to major transport routes, community facilities such as schools, and natural recreation areas.</p> <p><i>Clarify and respect the different roles and potentials of existing settlements:</i> As identified throughout this report, the application site is located within an area earmarked for conventional residential development. The proposed development contributes to this since the approval thereof will contribute to realising the potential of conventional residential properties to be sensitively densified.</p> <p><i>Address human needs for housing, infrastructure, and facilities:</i> As mentioned, the proposed development will enable an additional family to utilise the existing municipal infrastructure of the area, whilst providing them with a residence close to various amenities and facilities.</p> <p><i>Ensure balanced, sustainable communities:</i></p> <p>It is required that future development within Stellenbosch take cognisance of the fact that the municipality is experiencing increased congestion. Development and densification must be prioritised within a radius of 1km of residential areas. It is essential to position</p>

	<p>work opportunities as well as services, within proximity from where people live. Settlement densities needs to be encouraged in order to make public transport viable.</p> <p>Considering the location of the property together with the possible land uses, this application is contributing to a less congested municipality.</p> <p>Optimal Land Use:</p> <p>The Stellenbosch Municipality SDF states that the municipal area faces a shortage of around 20 000 housing units. In order to respect the character of the municipality, it is required to promote and support infill development.</p> <p>The removal of the restrictive title deed conditions will enable the development of a second dwelling unit and as a result will assist in addressing the need for housing opportunities within the municipality without causing any harm to agricultural land or the character of the municipal area.</p> <p>Furthermore, the main principles of the SDF include the following:</p> <ul style="list-style-type: none"> <li>- The principles of walking distance, functional integration, socio-economic integration, appropriate densification, and the urban edge should inform settlement design.</li> <li>- The usage of land should be based on its highest and best long-term sustainable use as opposed to its long-term financial return.</li> <li>- A balanced supply of low, middle- and high-income housing should be ensured in each settlement node to promote integration and minimize the need for travel.</li> <li>- Development approvals should be guided by the need to achieve the settlement densities needed to make the public transport system financially and operationally viable.</li> <li>- Subdivisions, second dwellings, sectional title, re-development of existing low-density areas, infill and brownfield land opportunities should be prioritized over greenfield sites, as guided by the SDF.</li> </ul> <p>The application promotes all the above highlighted principles of the SDF.</p>
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.

n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes densification. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A
p. National policies, norms, and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><b><u>Spatial Justice:</u></b> Aligned. The proposal includes an opportunity of a second dwelling within proximity of various schools, health facilities and other points of interest.</p> <p>Considering the location of the property, it is may be justified that the property owner deserves the opportunity of developing the property to its maximum potential, whilst being sensitive towards the character of the area.</p> <p><b><u>Spatial Sustainability:</u></b> Aligned. The proposal complies with this principle by ensuring that the development of the property will create a more compact Stellenbosch. It will also contribute to the promotion of land development in a location that will limit urban sprawl.</p> <p><b><u>Efficiency:</u></b> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. A dwelling house, on its own, is argued to be an in-efficient use of land, and infrastructure resources. The proposal will allow for the efficient utilisation of the resources on the application site.</p> <p><b><u>Good Administration:</u></b> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><b><u>Spatial Resilience:</u></b> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>
s. Applicable provisions of the zoning scheme	As discussed, the proposed development is in line with the provisions of the Zoning Scheme. The scheme makes provision for a second dwelling on Conventional Residential zoned properties, subject to the Technical Approval from the Stellenbosch Municipality.

Table 3 Assessment of Application in terms of Section 65 of the By-law

In terms of motivating the removal of the restrictive title deed conditions, the following:

It should be noted that the title deed conditions were put in place before the implementation of zoning schemes in order to regulate and protect the existing rights of all property owners in the surrounding area. Since the implementation of the Stellenbosch Zoning Scheme By-Law, 2019 (and previous zoning schemes), it was regarded as the land use management regulating tool.

Without arguing that restrictive title deed conditions are redundant, it should be emphasized that even with the approval of the removal of restrictive title deed conditions, any further development on the application site will still be regulated by the building parameters of the Conventional Residential zone as per the Zoning Scheme (as identified in Table 2 of this report).

## 5. CONCLUSION

To conclude:

- The proposed land use is in line with all applicable National, Provincial and Local policy landscape.
- The proposed additional building is seen as sensible and sensitive densification within the urban edge.
- The proposed development will not have a significant impact on adjoining or surrounding properties with regards to the loss of privacy to the effect to warrant refusal.
- The approval of the proposed development will not result in a visually intrusive building but will rather allow for the development to tie in with the character of the surrounding area.

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. In light of the above information, Council is respectfully requested to favourably consider the application for the following in terms of the Stellenbosch Municipality Land Use By-Law to allow for the proposed development on Erf 1084 Stellenbosch:

- i. The **removal of restrictive title deed conditions D.(iii)(b), D.(iii)(c), D.(iii)(d), E.(b), E.(d) and E.(d)** from Deed of Transfer No. T4467/2018.
- ii. A **technical approval** to allow for a second dwelling on Erf 1084 Stellenbosch.

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Report compiled by:

Wilhelm Esterhuizen

for Arch Town Planners (Pty) Ltd

08 April 2021 (Amended)



Buitekring Road

Erf 1084

Pleunis Street

GENERAL NOTES & SPECIFICATION:  
 All statutory requirements (National Building Regulations and Municipal by-laws) must be adhered to. Contractors are to check and verify all dimensions and levels on the building site before work commences. Figured dimensions and large scale details take preference over scaled dimensions. Refer any and all conflicting information to the architect and other responsible consultants. The design and detail on this drawing is the property of the architect and copyright is reserved.

DOCUMENT VARIATIONS REGISTER:

REV	DATE	DESCRIPTION
A	2020/11/18	CHANGES FROM MUNICIPAL COMMENTS RECEIVED - LETTER DATED 13/11/2020. [REDACTED] note added. [REDACTED] design notes changed. Headroom in lift area - new layout. Higher roof. [REDACTED] 30mm fire door added. Zoning scheme building lines added. Section E-E added.

**Site Clearance:**  
 1. Site clearance to include digging up and removing rubbish, debris, vegetation, hedges, shrubs and trees not exceeding 200mm girth.  
 2. Excavate material from excavations and/or stockpiles on site to be removed to a dumping site to be located by Contractor.  
 3. Earth filling obtained by Contractor from the excavations and/or prescribed stockpiles on site compacted to 98% Mod AASHTO density. Prescribed Density tests on filling Modified AASHTO Density.  
 4. Back excavation of vertical sides of excavation in earth for working space including backfilling compacted of surface under floors, etc. Compacting to 98% Mod AASHTO density. Prescribed Density tests on filling. Soil test to be completed by Structural Engineer.  
 5. Approved liner mixed and applied to manufacturers instructions. Liner floors, etc. including forming and positioning shallow furrows against foundation walls, etc. filling in furrows and ramming.  
 6. All reinforced concrete columns, foundations, beams and lintels to engineers' design and specification and in accordance to SANS 10400.  
 7. All reinforced retaining walls where applicable to structural engineers' design and specification and in accordance to SANS 10400.  
 8. Reinforced concrete Flat or Post Tensioned Slabs to engineers' design and specification.  
 9. RC lintels to be in accordance to SANS 10400.  
 10. UNREINFORCED CONCRETE Slab: 150mm Concrete REINFORCED CONCRETE 250mm 15mm Concrete FINISHING TOP SURFACE OF CONCRETE: Finishing to top surface of concrete smooth with a wood float finish.  
 11. All concrete floor slabs to comply with SANS 10400.  
 Minimum requirements: All slabs to be min 220mm & all rises to max 200mm

**Movement Joints:**  
 12. Ground floor to be 100mm brick reinforced concrete ground floor slab to engineers design on 25mm Polystyrene insulation on 250 mm USB Green GPM on clean sandbed on well compacted earth.  
 13. Slowed to be 30mm on dpm to internal floors.  
 14. Floor finishes as indicated on plan to be installed in strict accordance to manufacturers specification and to comply with SANS 10400

**Waterproofing:**  
 All waterproofing to wall and slab to be in accordance to SANS 10400. All brick walls to include a layer of 375mm Brick DPC extended damp proof course.  
 Below all surface beds one layer of 2000gsm USB Green waterproofing sheeting sealed at laps with pressure sensitive tape.  
 1. All external wall waterproofing to be an external concrete floor joint Sealants, etc. Approved two part polyurethane sealant compound including backing and bond breaker and primer. Also approved sanitary Sealants.  
 2. All internal wall waterproofing to be a two part polyurethane sealant compound including backing and bond breaker and primer. Also approved sanitary Sealants.  
 Please provide 10 year guarantee - as per GP Kostin (QR SIMILAR APPROVED)

**Walls & Wall Finishes:**  
 Provide 25mm Reinforcement boarding horizontally between brickwork and concrete slabs on load bearing walls. Provide 10mm Sages vertically between brickwork and concrete slabs & surface bed.  
 All masonry walls to be constructed in stretcher bond with RCK bricks.  
 A. 230mm External boundary walls and internal load bearing walls where applicable.  
 B. 230mm External boundary walls and internal load bearing walls where applicable.  
 C. 120mm Internal RCK boundary walls where applicable.  
 D. Boundary walls to not exceed 1800mm above NGL.  
 Above 60mm cavity to be in accordance with NBR's & SANS at 900mm horizontal & 450mm vertical centers.  
 External plaster One coat steel floated composit plaster to level of 400mm corners and above windows at 440mm centers.  
 External plaster One coat steel floated composit plaster to smooth & even surface.  
 Plaster: Trade to be painted to Longlife Qualiflex colours.  
 Colour to Architect's Clients specification.

**Windows & Doors:**  
 15. Windows and external doors to be powder coated aluminium COLOUR TO LATER SPEC.  
 16. All glazing to comply with the requirements of SANS 1037: access doors and side lights to have safety glass. Windows below 500mm from floor, windows lower than 1800mm above plot of doors and shopfronts to be safety glass and clearly indicated as such on glass at eye level.  
 17. All internal doors to be semi-solid timber doors with painted finish.  
**Lintels:**  
 PC lintels to be laid in accordance to manufacturers specification over all openings up to 3000mm (max).  
 All lintels to be in accordance to manufacturer's specification.

**Pitched Roofs (40°/4.3°):**  
 1. IBER Polyplast Roof sheeting for all main roofs visible from street to comply with Titledeed restriction. All roofs to be in accordance to manufacturer's specification.  
 2. If Titledeed restriction is not used the following spec will be installed:  
 - Rip-Rak 40° metal roof sheeting (or similar approved) with pre-painted Galn Colorbond finish (Min 420g per sqm) with 1000mm spacing over 100mm roof battens. Sheeting @ indicated slopes, complete with counter and soffit wall flashing and poly closures fixed to timber batten to not more than 750mm spacing on timber roof battens. Spacing no more than 1200mm. All according to structural engineers specification.  
 - Sheet to be laid in strict accordance with manufacturers specification.  
 - All rafters to be tied down with 30mm x 1.2mm hoop iron strap built into wall in accordance with SANS 10400.  
 3. All rafters to be tied down with 30mm x 1.2mm hoop iron strap built into wall in accordance with SANS 10400.  
 4. All gutters to be "Waterstop" fascia gutters (or similar approved) and fascia capings with horizontal soffits finished and installed in strict accordance to manufacturer's specifications and sized in accordance with SANS 10400-R.  
 5. Fascia boards shall be manufactured from cement fibre, size 225mm, painted as per spec. installed in strict accordance to manufacturers specification.  
 6. Flashings shall be manufactured from aluminium 0.8mm colour to be silver. Slope ends must be formed at the apex and the pans turned down at the eaves to form a drip. The roof sheeting shall be closed at the eaves to prevent moisture from seeping under the sheeting.  
 7. All flashings, counter flashings, barge cappings to be standard flashings and cappings with clear coloured finish to match roof sheeting. installed in strict accordance to manufacturers specifications.  
 8. All work must comply with IBER'S SANS 10000 PARTS A, B, C, R, E, V & SANS 1288, SANS 1460, SANS 1707-1, SANS 1707-2, SANS 1783-2, SANS 1783-45, SANS 2001-07, SANS 10000, SANS 10177-2, SANS 10177-3.

**Roof Insulation:**  
 Pitched Roofs (Concrete Trusses)  
 - Outdoor Air Film = R-value 0.03  
 - General roof materials (sheeting & purfins etc) = R-value 0.35  
 - Stratified thermal reflective foil over purfins = R-value 0.35  
 - Roof Air Space = R-value 0.15  
 - ISO-THERM thermal insulation 140mm = R-value of 3.37  
 - 10mm Plyboard Ceiling = R-value 0.06  
 - Indoor Air Film = R-value 0.11  
 Therefore total R-value for roof structure = 4.45 which is greater than the required 3.7, therefore deemed to satisfy.  
 Pitched Roofs (Open Trusses)  
 - Outdoor Air Film = R-value 0.03  
 - General roof materials (sheeting & purfins etc) = R-value 0.35  
 - Stratified thermal reflective foil over purfins = R-value 0.35  
 - 30mm Lambdaboard = R-value 1.25  
 - 100mm ISO-THERM = R-value 2.04  
 - Indoor Air Film = R-value 0.11  
 Therefore total R-value for roof structure = 4.13 which is greater than the required 3.7, therefore deemed to satisfy.

**Callings:**  
 1. Soffit of concrete slab to be skimmed and Painted.  
 2. Skimmed and painted Cypsum Rhinoboard ceiling fixed to 38 x 38 battens at 400mm c/c fixed between rafters. All installed in strict accordance to manufacturers specification.  
**Drainage:**  
 1. Refer to internal drainage layout as per architectural plans.  
 2. All soil and waste pipes to be in accordance with SANS 10400.  
 3. All waste pipes to be 40mm dia. PVC.  
 4. All soil pipes to be 110mm dia. PVC.  
 5. All work to be done in accordance with SANS 10400.  
 6. All soil and waste pipes to be ducted in walls.  
 7. All alterations to main municipal sewer line to be to civil engineers detail design as may be required by the local authority.  
 8. All Soil & Stormwater pipes running under building, driveway or patio areas to be enclosed in concrete for protection.  
 9. Heavy Duty inspection chamber covers to be provided for drainage situated within driveway.

**Light and Ventilation:**  
 1. All light and ventilation to comply with SANS 10400.  
 2. All areas must be adequately lit and naturally or mechanically ventilated to external air.  
 3. All areas artificially ventilated to comply with SABS Code of Practice 0114 Part 1 1973.  
**Hot Water Demand:**  
 At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable comparable to comply with SANS 10000-R.  
 All hot water service pipes shall be clad with insulation with a minimum value of 1 for pipes with an internal diameter of less than 50mm OR 1.5 for pipes with an internal diameter of more than 50mm Thermal insulation, if any, shall be installed in accordance with the manufacturer's instructions. Solar water heating systems shall comply with SANS 1307, SANS 10106 and SANS 10254.

**Penetration Calculations:**  
 Refer to attached ANNEXURE A

ARCHITECT'S SIGNATURE:  
 GING MERTZ | FRANCHISEE | 082 353 3438

CLIENT'S SIGNATURE:  
 SCALE: DATE: 2020/11/18

DRAWING NUMBER: DRAWN BY: REVISION:  
 SD-3496-T101 -

DRAWING:  
 SITE/ ROOF PLAN & GROUND FLOOR PLAN  
 PROJECT:  
 HOUSE DE BEER  
 ERF 1084, Buitekringweg 81, Dalsig, STELLENBOSCH

MUNICIPAL SUBMISSION

S.DESIGN ARCHITECTS  
 152 dorp street | Stellenbosch | South Africa

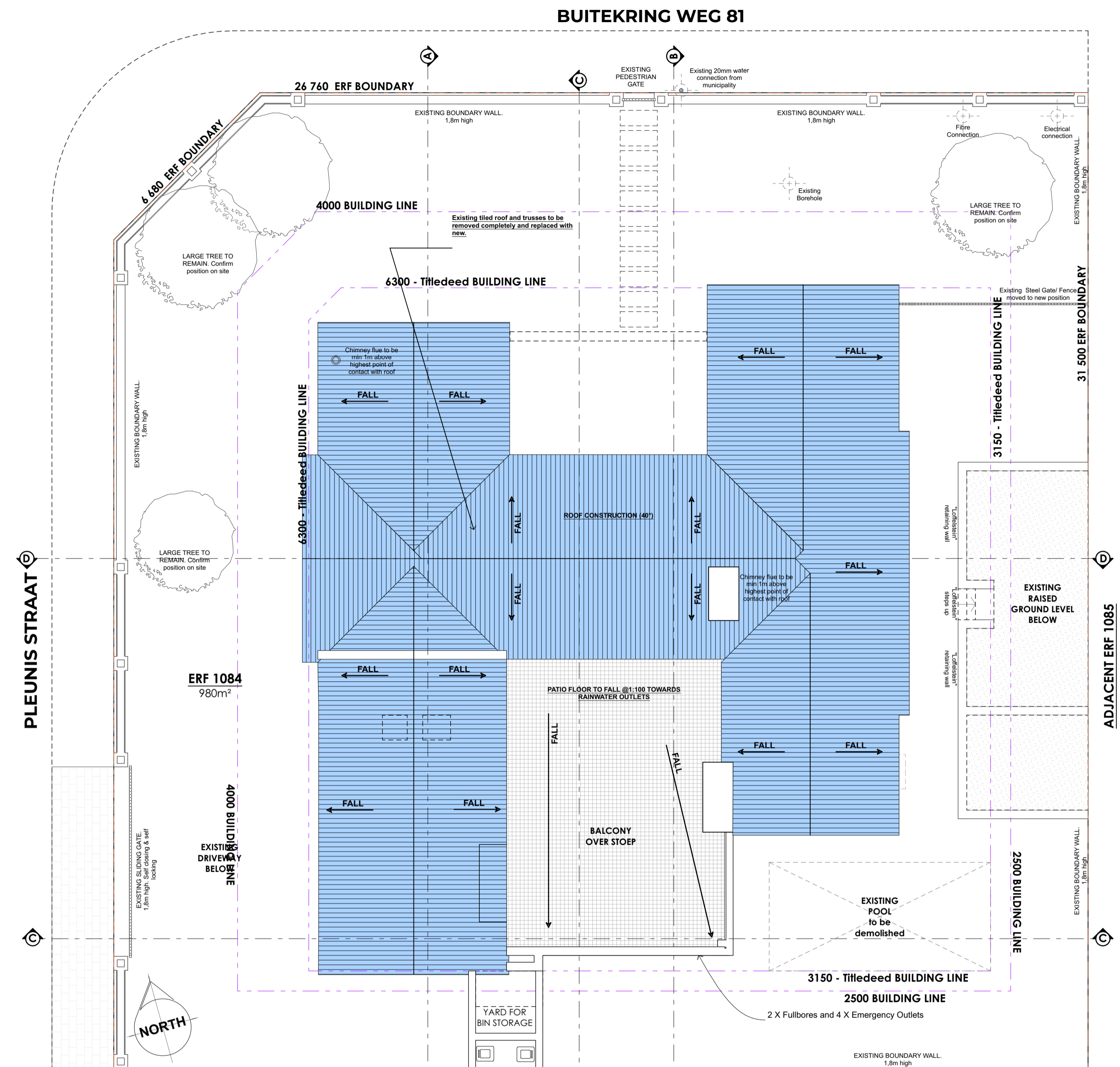
Director: G Lötter, Ph. Arch, SACAP 20734; A Mertz, Ph. Arch, SACAP 21151  
 S.DESIGN (Pty) Ltd - Registration no: 2013/173765/07

AREAS:  
 Site: 980m<sup>2</sup>  
 Existing Coverage: 23%  
 Allowed Coverage = 1/3 of Site (33.33%) 326m<sup>2</sup>

NEW Coverage: 325m<sup>2</sup>  
 33.1%

Existing Ground Floor: 165m<sup>2</sup>  
 Proposed New Ground Floor: 71m<sup>2</sup>  
 Proposed New 1st Floor: 49m<sup>2</sup>  
 Garage: 49m<sup>2</sup>

Total new Ground Floor: 325m<sup>2</sup>  
 Proposed New 1st Floor: 51m<sup>2</sup>  
 Proposed New TOTAL of House: 376m<sup>2</sup>



Roof Plan Scale 1:100

FENESTRATION CALCULATIONS  
 SANS 10400XA & SANS 204

PROJECT: HOUSE DE BEER - ERF 1084, BUITEKRINGWEG 81 - DALSIG, STELLENBOSCH  
 ZONE: CLIMATIC ZONE 4 - RESIDENTIAL H4

Room	Window	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	
GROUND FLOOR																								
Garage	48	1.0	0.25	12	1.0	0.25	12	1.0	0.25	12	1.0	0.25	12	1.0	0.25	12	1.0	0.25	12	1.0	0.25	12	1.0	0.25
Living	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25
Other	26	1.0	0.25	26	1.0	0.25	26	1.0	0.25	26	1.0	0.25	26	1.0	0.25	26	1.0	0.25	26	1.0	0.25	26	1.0	0.25
Library	21	1.0	0.25	21	1.0	0.25	21	1.0	0.25	21	1.0	0.25	21	1.0	0.25	21	1.0	0.25	21	1.0	0.25	21	1.0	0.25
OPEN PLAN Living & Dining	62	1.0	0.25	62	1.0	0.25	62	1.0	0.25	62	1.0	0.25	62	1.0	0.25	62	1.0	0.25	62	1.0	0.25	62	1.0	0.25
Corridor	9	1.0	0.25	9	1.0	0.25	9	1.0	0.25	9	1.0	0.25	9	1.0	0.25	9	1.0	0.25	9	1.0	0.25	9	1.0	0.25
Bedroom 2	17	1.0	0.25	17	1.0	0.25	17	1.0	0.25	17	1.0	0.25	17	1.0	0.25	17	1.0	0.25	17	1.0	0.25	17	1.0	0.25
Bedroom	15	1.0	0.25	15	1.0	0.25	15	1.0	0.25	15	1.0	0.25	15	1.0	0.25	15	1.0	0.25	15	1.0	0.25	15	1.0	0.25
WC	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25
Bedroom 1	14	1.0	0.25	14	1.0	0.25	14	1.0	0.25	14	1.0	0.25	14	1.0	0.25	14	1.0	0.25	14	1.0	0.25	14	1.0	0.25
Master Bedroom & En-suite	34	1.0	0.25	34	1.0	0.25	34	1.0	0.25	34	1.0	0.25	34	1.0	0.25	34	1.0	0.25	34	1.0	0.25	34	1.0	0.25
WC	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25
En-suite	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25
TOTALS	206	1.0	0.25	206	1.0	0.25	206	1.0	0.25	206	1.0	0.25	206	1.0	0.25	206	1.0	0.25	206	1.0	0.25	206	1.0	0.25

MAXIMUM ALLOWED CONDUCTANCE GROUND FLOOR: 0.262 m² x 1.4 = 0.367

MAXIMUM ALLOWED SOLAR HEAT GAIN GROUND FLOOR: 206.2 m² x 0.13 = 26.8

Room	Window	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	
ROOF FLOOR																								
Bedroom & Living	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25
Other	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25	11	1.0	0.25
En-suite	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25	1	1.0	0.25
TOTALS	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25	43	1.0	0.25

MAXIMUM ALLOWED CONDUCTANCE ROOF FLOOR: 0.48 m² x 1.4 = 0.672

MAXIMUM ALLOWED SOLAR HEAT GAIN ROOF FLOOR: 43.4 m² x 0.13 = 5.6

HOT WATER AND ENERGY DEMAND CALCULATIONS  
 SANS 10400XA & SANS 204 & SANS 10252-254

PROJECT: HOUSE DE BEER - ERF 1084, BUITEKRINGWEG 81 - DALSIG, STELLENBOSCH  
 ZONE: CLIMATIC ZONE 4 - RESIDENTIAL H4

Building Classification	Room	Area (m²)	Volume (m³)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)	Area (m²)	U-value (W/m²K)
H4	Dwelling	6	4	30	1	90	4	10	2	12	27	27	27	27	27	27	27	27	27	27	27	27	27	27
TOTALS		120	30	40	24	27																		

CONVENTIONAL ELEMENT HEATING DAILY DEMAND: 14.0 kW

ALTERNATIVE WATER HEATING DAILY DEMAND: 4.7 kW

TO PROVE THAT (B) IS TO COMPLY: 17.1 kW

HEAT PUMP TO BATHROOMS EFFICIENCY COP 3 1.7kW/200L  
 2x Heat Pumps can be used with 2x 200L Geysers

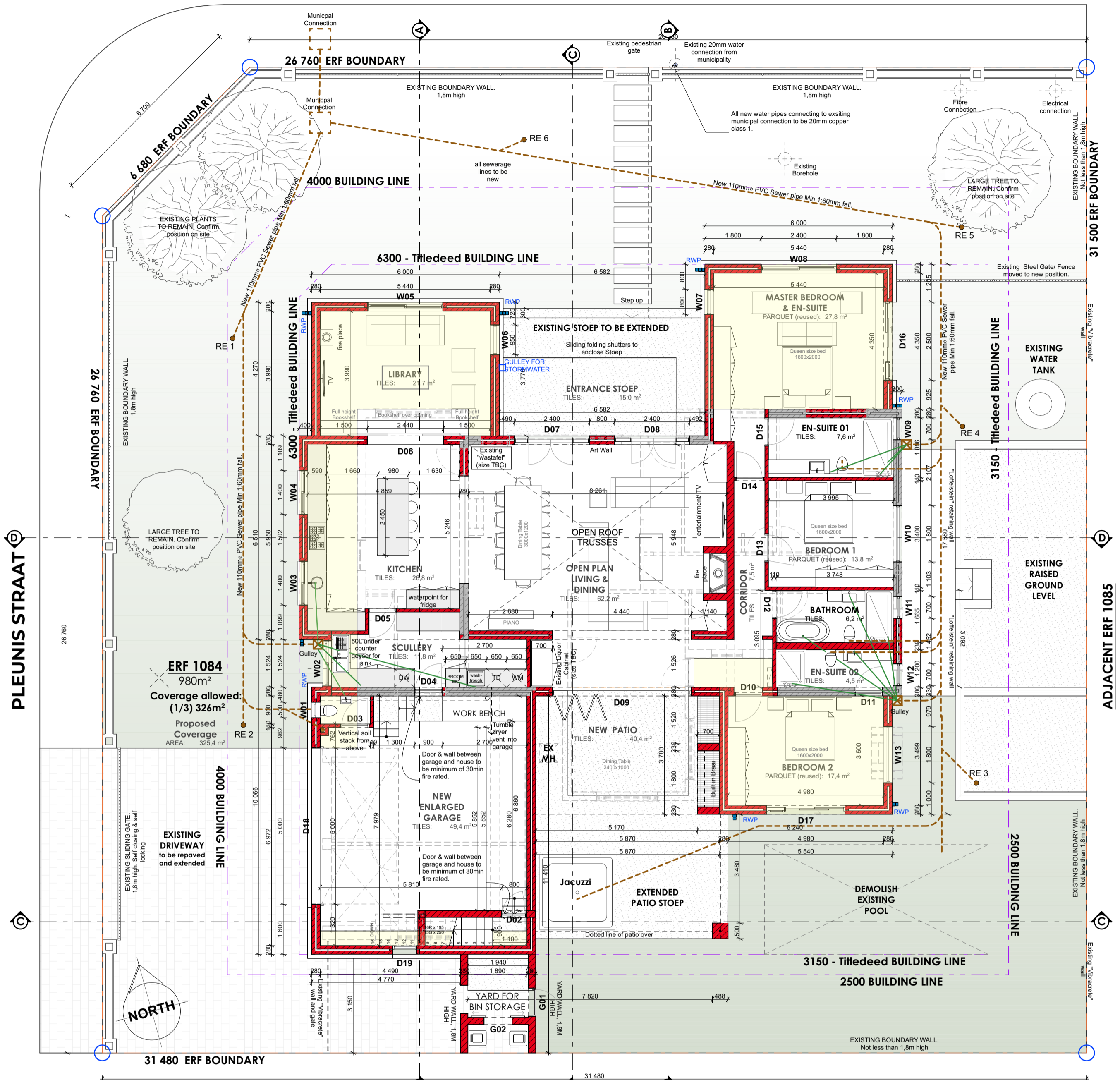
ALTERNATIVELY 2x 200L Geysers with 2x Solar Collectors

NOTE: ALL HOT WATER SERVICE PIPES SHALL BE CAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1 for pipes with an internal diameter of less than 80mm) OR (1.5 for pipes with an internal diameter of more than 80mm)  
 THERMAL INSULATION, IF ANY, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

Building Classification	Lighting Description	Area (m²)	Amount of Energy (kWh)	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	Number of fixtures	Wattage of each fixture (W)	
H4	LED downlights	355.2	40	5	225	4	7	225	4	7	225	4	7	225	4	7	225	4	7	225	4	7	225	4	7
	Ceiling/Soffit lights		7	11	77	4	7	77	4	7	77	4	7	77	4	7	77	4	7	77	4	7	77	4	7
	Hanging Pendant lights		4	10	60	4	7	60	4	7	60	4	7	60	4	7	60	4	7	60	4	7	60	4	7
	LED Wall Lights		5	150	4	7	150	4	7	150	4	7	150	4	7	150	4	7	150	4	7	150	4	7	150
	LED Footlights		6	3	30	4	7	30	4	7	30	4	7	30	4	7	30	4	7	30	4	7	30	4	7
	Extractor Fans		2	75	75	4	7	75</																	

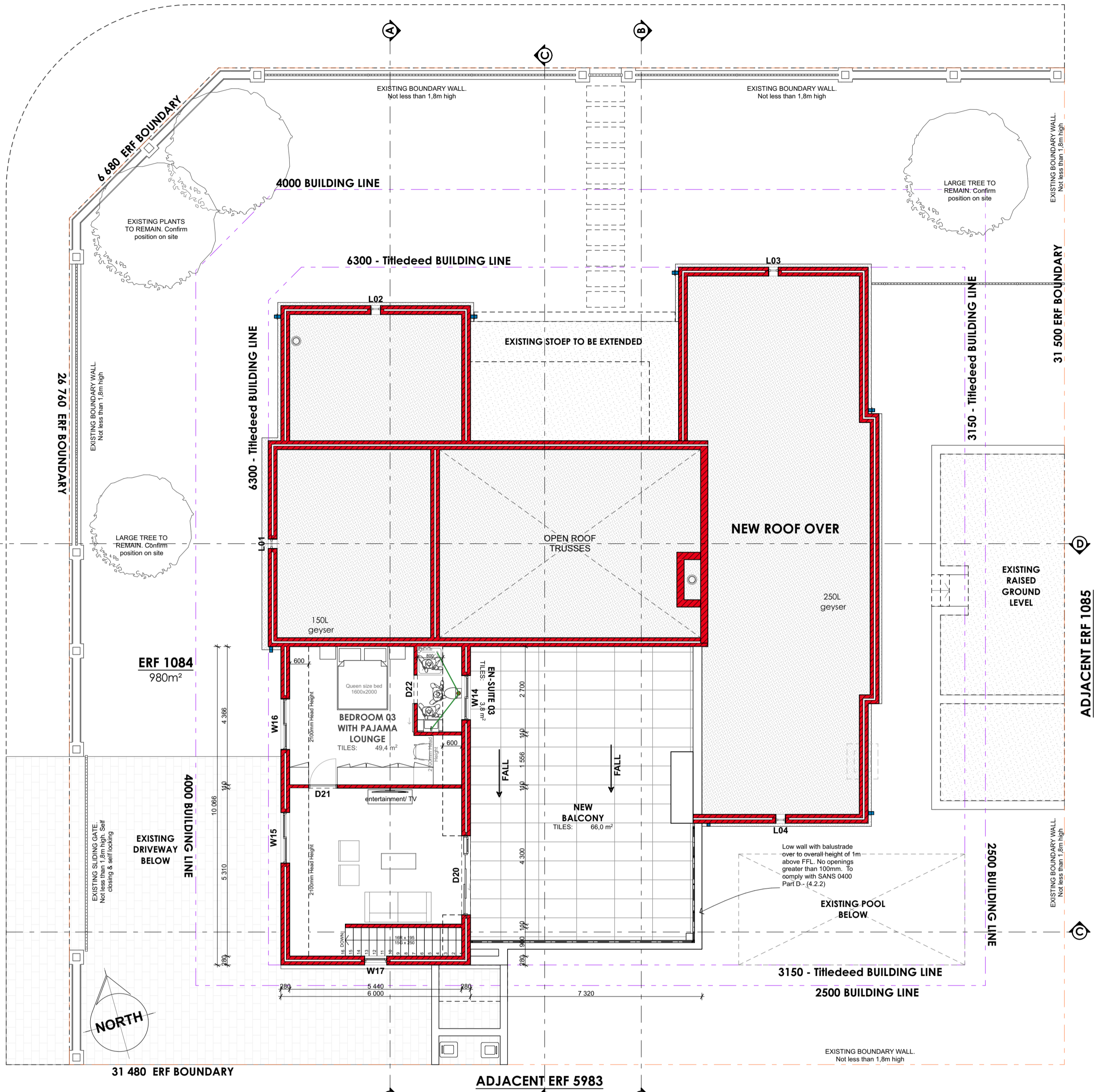
REV	DATE	DESCRIPTION
A	2020/11/18	CHANGES FROM MUNICIPAL COMMENTS RECEIVED - LETTER DATED 13/11/2020. [REDACTED] note 030562: [REDACTED] design/notes changed. Headroom in lift area - new layout. Higher roof. [REDACTED] 30mm floor slab added. Zoning scheme building lines added. Section E-E added.

**BUITEKRING WEG 81**

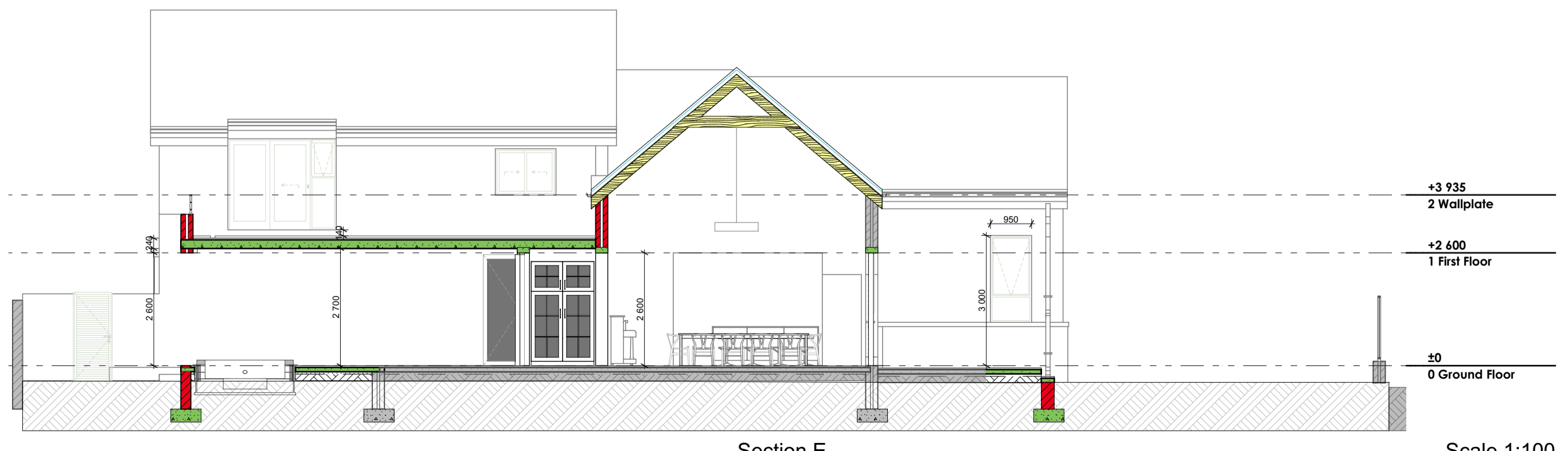


Ground Floor Scale 1:100

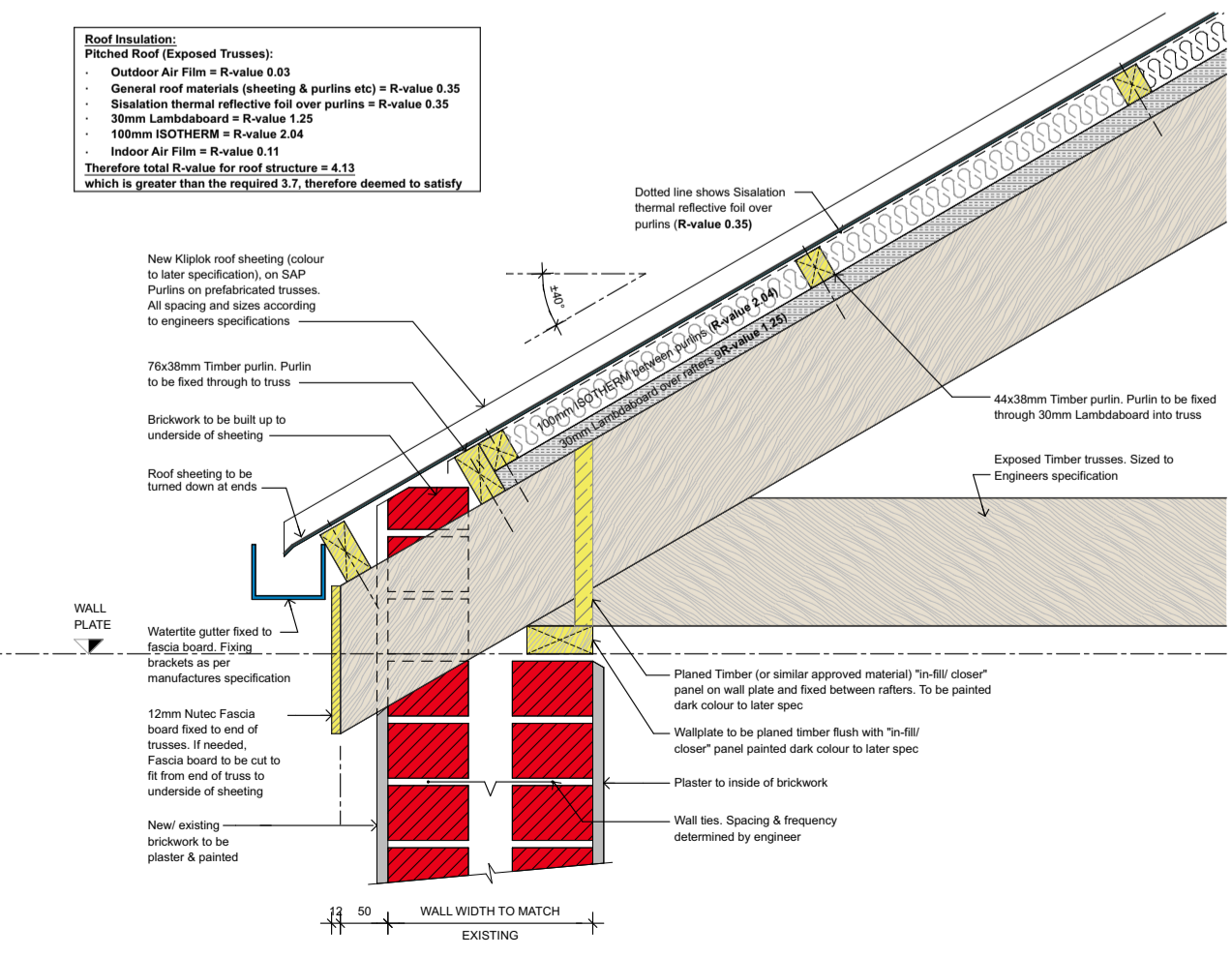
**BUITEKRING WEG 81**



First Floor Scale 1:100



Section E Scale 1:100



TYPICAL EXPOSED TRUSS/EAVES DETAIL Scale 1:10

- Site Clearance:**
- Site clearance to include digging up and removing rubbish, debris, vegetation, hedges, shrubs and trees not exceeding 200mm girth.
  - Excavate material from excavations and/or stockpiles on site to be removed to a dumping site to be located by Contractor.
  - Earth filling obtained by Contractor from the excavations and/or prescribed stockpiles on site compacted to 98% Mod AASHTO density. Prescribed Density tests on filling Modified AASHTO Density by Contractor.
  - Back excavation of vertical sides of excavation in earth for working space including backfilling compacted of surface under floor slabs, etc. Compacting to 98% Mod AASHTO density. Prescribed Density tests on filling. Soil test to be completed by Structural Engineer.
  - Approved filter cloth and applied to manufacturers instructions. Under floors, etc. including forming and positioning shallow formwork against foundation walls, etc. Filling in formwork and ramming.
- Structure:**
- All reinforced concrete columns, foundations, beams and lintels to engineers' design and specification and in accordance to SANS 10400.
  - All reinforced retaining walls where applicable to structural engineers' design and specification.
  - Reinforced concrete Flat or Post Tensioned Slabs to engineers' design and specification.
  - 200mm (max) in accordance to SANS 10400.
  - UNREINFORCED CONCRETE 20mm (min) Concrete REINFORCED CONCRETE 25mm (min) Concrete FINISHING TOP SURFACE OF CONCRETE: Finishing to top surface of concrete smooth with a wood float finish.
  - All concrete steps to comply with SANS 10400. Minimum requirements: All treads to be min 220mm & All risers to max 200mm.
- Movement Joints:**
- Two vertical movement joints between horizontal concrete and brick structures including cement mortar bed. Saw cut joints at all construction joints.
- Floors:**
- Ground floor to be 100mm thick reinforced concrete ground floor slab to engineers design on 25mm Polyethylene insulation on 250 micron USB green DPM on clean sandbed on compacted F5.
  - Second floor to be 30mm on dpm on internal floors.
  - First floor finish as indicated and installed in strict accordance to manufacturers specification and to comply with SANS 10400.
- Waterproofing:**
- All waterproofing to wall and slabs to be in accordance to SANS 10400. All brick walls to include a layer of 375micron Bitrigg DPC embedded sand proof course. Below all surfaces to be a layer of 200micron USB Green waterproof sheeting sealed at laps with pressure sensitive tape.
  - 200mm External boundary walls and internal load bearing walls where applicable.
  - 120mm thick RCC brickwork walls where applicable.
  - Boundary walls to not exceed 1800mm above NGL.
  - Above ground walls to be shown in plan with butterfly feet in accordance with NBR's & SANS at 900mm horizontal & 450mm vertical centers.
  - DPC at slab level and right hand side of all openings with waterproof at floor level at 600mm centers and above windows at 440mm centers.
  - External One coat seal plaster & breather compo plaster to even surface. Internal plaster: One coat steel floated compo plaster to smooth & level surface. Plaster: Trade to paint to Langmans quality colors. Colour to Architect/Client's specification.
- Windows & Doors:**
- All windows and external doors to be powder coated aluminum (COLOUR TO LATER SPEC).
  - All glazing to comply with the requirements of SANS D137: access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above plant of sills and sashpots to be safety glass and clearly indicated as such on glass at eye level.
  - All internal doors to be semi-solid timber doors with painted finish.
- Roofs:**
1. All roofs to be plastered and painted.
  - PC lintels to be laid in accordance to manufacturers specification over all openings up to 3000mm.
  1. BR Polyurethane Roof sheeting for all main roofs visible from street to comply with Titledeed restrictions. All roofs to be finished in the following color: color.
  2. If Titledeed restriction is not valid the following specification will be installed: Rip-luk 450 metal roof sheeting (or similar approved) with pre-painted Color Cleantone from 18m AZ102 per Building Regulations - color to later specification. Sheeting @ indicated slopes, complete with counter and soffit wall flashing and poly corners fixed to timber battens to be min 750mm spacing on timber roof battens spaced no more than 1200mm. All according to structural engineers specification. Sheeting to be laid in strict accordance with manufacturers specification.
  3. All Rafters to be tied down with 30mm x 1.2mm hoop iron strap built into wall in accordance to SANS 10400.
  4. All gutters to be "Waterfall" fascia gutters (or similar approved) and fascia cappings with horizontal soffits to be installed in strict accordance to manufacturers specification and sized in accordance with SANS 10400-R.
  5. Fascia boards to be cement plaster & breather compo plaster 25mm, painted as per spec. installed in strict accordance to manufacturers specification.
  6. All flashings shall be made from metal flashing (not to be made from plastic) to match roofed around roof where necessary. All installed in strict accordance to manufacturers specifications.
  7. All flashings, counter flashings, barge cappings to be standard flashings and cappings with Clean colored finish to match roof sheeting, installed in strict accordance to manufacturers specifications.
  8. All work must comply with NBR'S SANS 10040 PARTS A, B, C, K, R, T, V & SANS 1288, SANS 1460, SANS 1507-1, SANS 1507-2, SANS 1783-2, SANS 1783-3, SANS 2001-01, SANS 10000, SANS 10177-2, SANS 10177-3.
- Roof Insulation:**
- Titledeed Roofs (Concrete Trusses)
- Outdoor Air Film = R-value 0.03
  - General roof materials (sheeting & purlins etc) = R-value 0.35
  - Stabilized thermal reflective foil over purlins = R-value 0.35
  - Roof Air Space = R-value 0.18
  - 200mm Lambdaboard = R-value 0.37
  - 10mm PIR Insulation = R-value 0.06
  - Indoor Air Film = R-value 0.11
- Therefore total R-value for roof structure = 4.43 which is greater than the required 3.7, therefore deemed to satisfy.
- Titledeed Roofs (Open Trusses)
- Outdoor Air Film = R-value 0.03
  - General roof materials (sheeting & purlins etc) = R-value 0.35
  - Stabilized thermal reflective foil over purlins = R-value 0.35
  - 100mm SCOTTSBOND = R-value 1.25
  - Indoor Air Film = R-value 0.11
- Therefore total R-value for roof structure = 4.13 which is greater than the required 3.7, therefore deemed to satisfy.
- Callings:**
- Soil of concrete slab to be skinned and painted.
  - Skinned and painted Cypsum Rhinoboard ceiling fixed to 38 x 38 battens at 400mm c/c fixed between rafters. All installed in strict accordance to manufacturers specification.
- Drainage:**
- Refer to internal drainage layout as per architectural plans.
  - All wall waste pipes to be in accordance with SANS 10400.
  - All waste pipes to be 40mm dia. PVC.
  - All wall pipes to be 110mm dia. PVC.
  - All work to be done in accordance with SANS 10400.
  - All wall and waste pipes to be ducted in walls.
  - All alterations to main municipal sewer line to be to civil engineers detail design as may be required by the local authority.
  - All Soil & Stormwater pipes running under building, driveway or patio areas to be encased in concrete for protection.
  - Heavy Duty inspection chamber covers to be provided for drainage situated within driveway.
- Light and Ventilation:**
- All light and ventilation to comply with SANS 10400.
  - All areas must be adequately lit and naturally or mechanically ventilated to external air.
  - All areas artificially ventilated to comply with SABS Code of Practice 0114 Part 1 1973.
- Hot Water Demand:**
- At least 0.7% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable conventional heat to comply with SANS 10040-3.4.
- All hot water service pipes shall be clad with insulation with a minimum R-value of 1 for pipes with an internal diameter of less than 50mm and 1.5 for pipes with an internal diameter of more than 50mm Thermal insulation, if any, shall be installed in accordance with the manufacturer's instructions. Solar water heating systems shall comply with SANS 1307, SANS 10106 and SANS 10254.
- Penetration Calculations:**
- Refer to attached ANNEXURE A.

ARCHITECT'S SIGNATURE: [Signature]

CLIENT'S SIGNATURE: [Signature]

SCALE: [Blank]

DATE: 2020/11/18

DRAWING NUMBER: SD-3496-T201

DRAWN BY: [Blank]

REVISION: [Blank]

DRAWING: FIRST FLOOR PLANS & SECTION E-E PROJECT: HOUSE DE BEER

ERF 1084, Buitekringweg 81, Dalsig, STELLENBOSCH

MUNICIPAL SUBMISSION

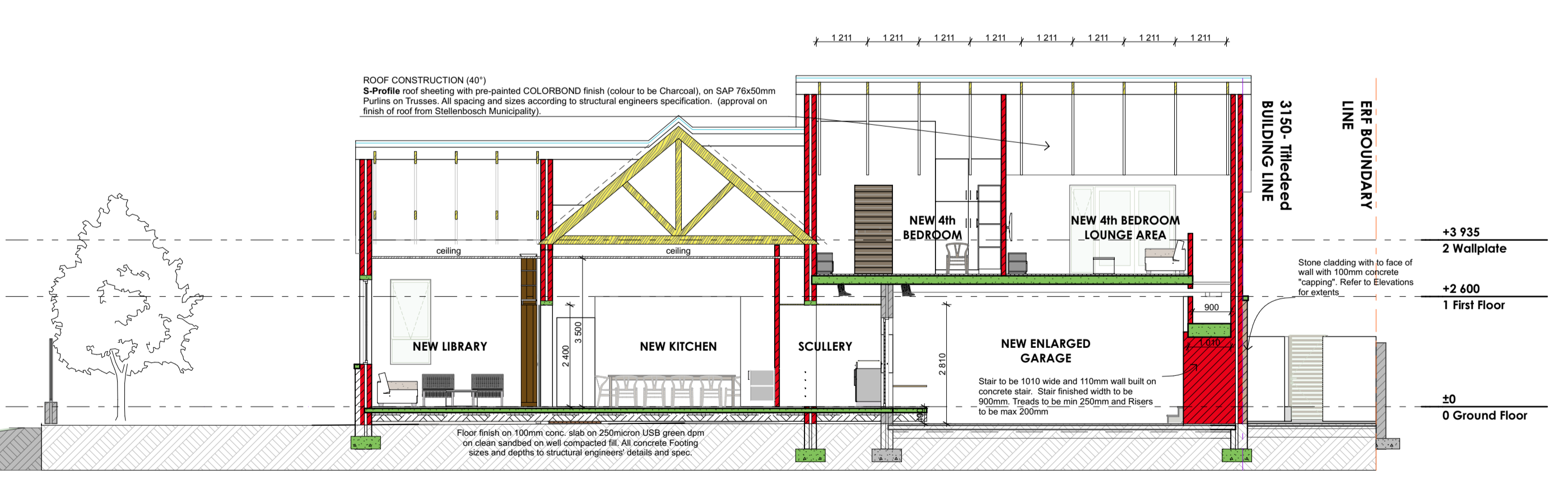
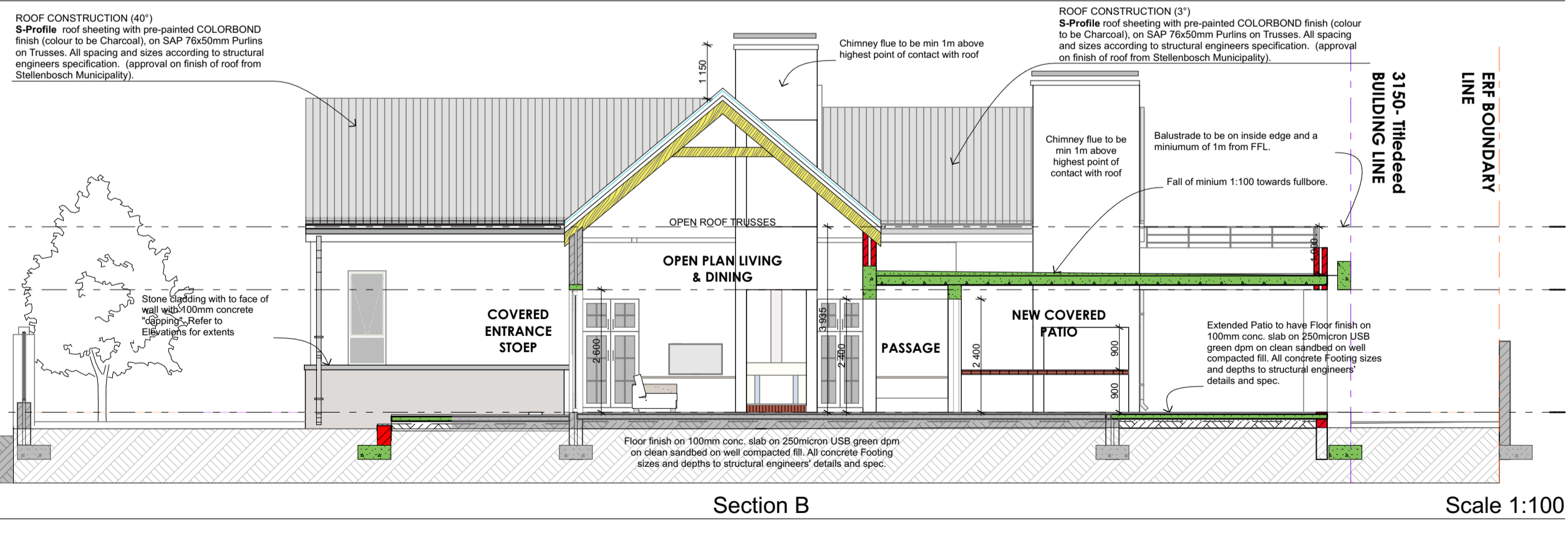
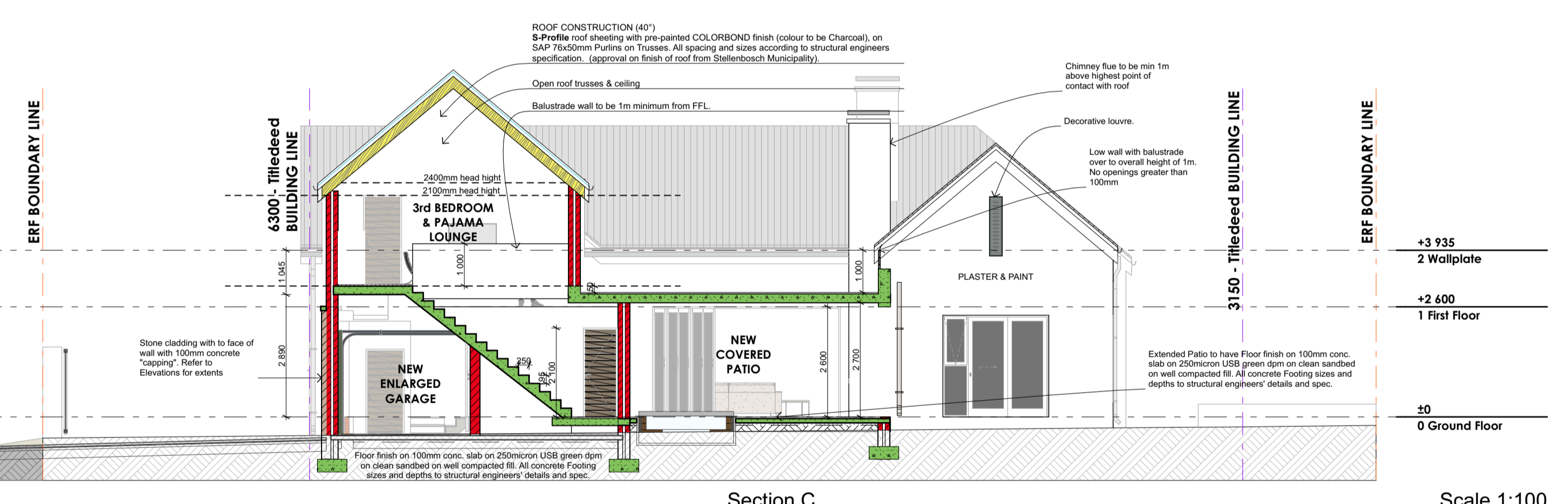
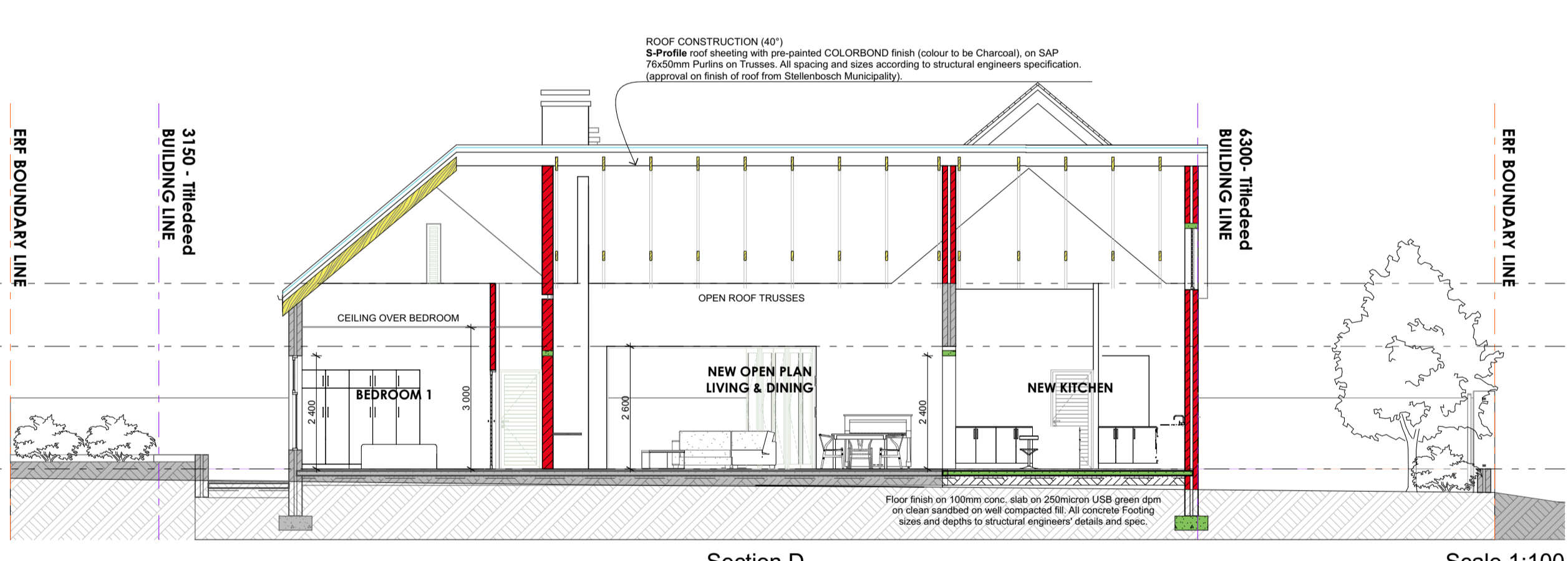
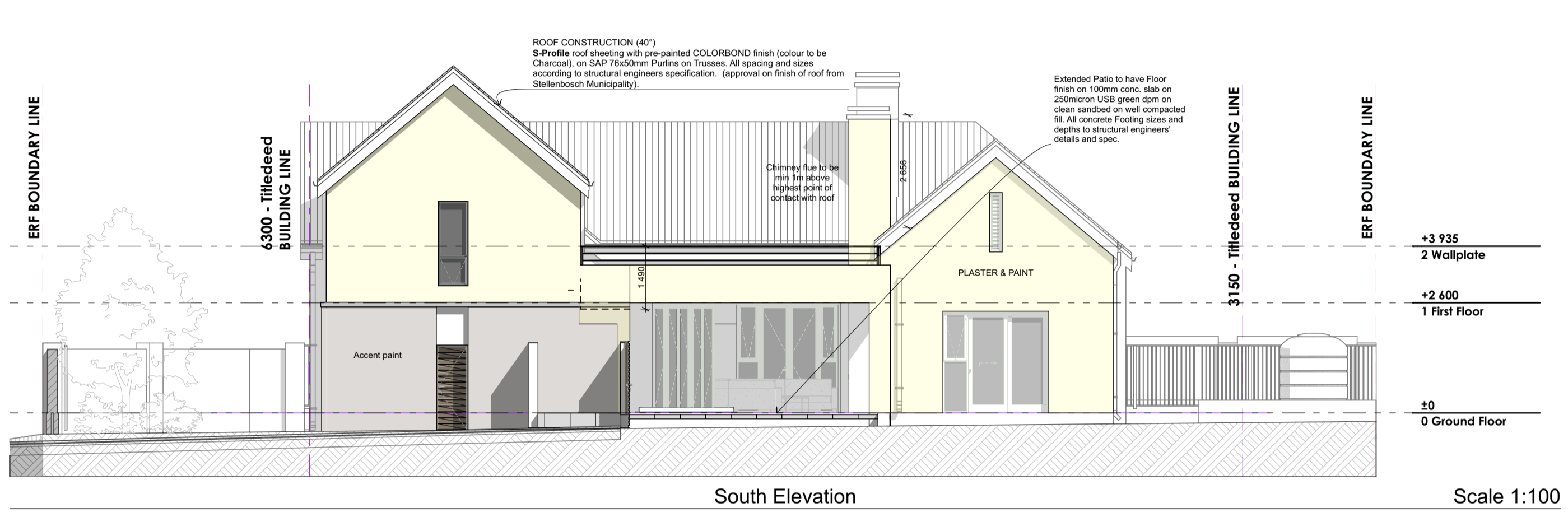
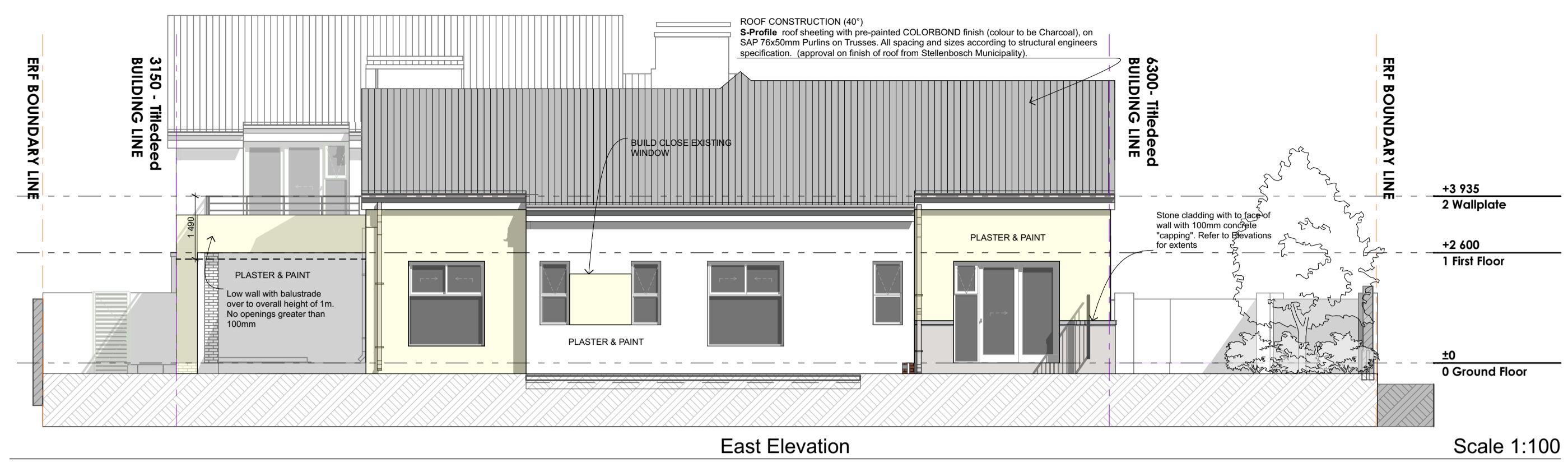
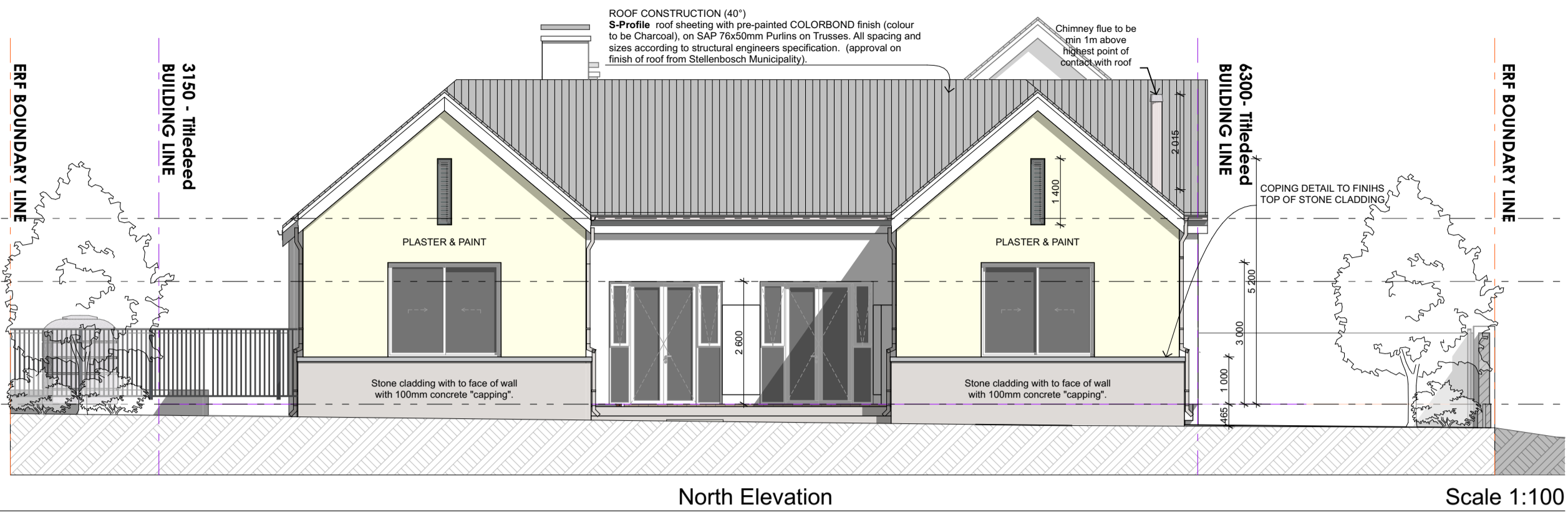
**S.DESIGN ARCHITECTS**  
 152 dorp street | Stellenbosch | South Africa

Director: G. Lötter, Ph. Arch. SACAP 20734; A. Merritt, Ph. Arch. SACAP 21151  
 S.DESIGN (Pty) Ltd - Registration no. 2013/173765/07

GENERAL NOTES & SPECIFICATION:  
 All statutory requirements (National Building Regulations and Municipal by-laws) must be adhered to. Contractors are to check and verify all dimensions and levels on the building site before work commences. Figured dimensions and large scale details take preference over scaled dimensions. Refer any and all conflicting information to the architect and other responsible consultants. The design and detail on this drawing is the property of the architect and copyright is reserved.

DOCUMENT VARIATIONS REGISTER:

REV	DATE	DESCRIPTION
A	2020/11/18	CHANGES FROM MUNICIPAL COMMENTS RECEIVED - LETTER DATED 13/11/2020. CHANGES TO ROOF DESIGN: ROOFING DESIGN/NOTICE CHANGED. HEADROOM IN LEFT AREA - NEW LAYOUT, HIGHER ROOF. FIRE COMMENT: 30mm fire door note added. Zoning scheme building lines added. Section E-1 added.



**Site Clearance:**  
 1. Site clearance to include digging up and removing rubbish, debris, vegetation, hedges, shrubs and trees not exceeding 200mm girth.  
 2. Silt material from excavations and/or stockpiles on site to be removed to a dumping site to be located by Contractor.  
 3. Earth filling by Contractor from the excavations and/or prescribed stockpiles on site compacted to 98% Mod AASHTO Density Prescribed Density tests on filling Modified AASHTO Density.  
 4. Back excavation of vertical sides of excavation in earth for working space including backing consisting of surface layer, etc. Compacting to 98% Mod AASHTO Density Prescribed Density tests on filling. Soil test to be completed by Structural Engineer.  
 5. Approved later filled and/or compacted fill. Under filling, under floors, etc. including forming and positioning shallow formwork against foundation walls, etc. filling in formwork and ramming.  
**Structure:**  
 6. All reinforced concrete columns, foundations, beams and lintels to engineers' design and specification and in accordance to SANS 10400.  
 7. All reinforced retaining walls where applicable to structural engineers' design and specification.  
 8. Reinforced concrete Flat or Post Tensioned Slabs to engineer's design and specification.  
 9. RC In-situ concrete Slabs to be cast in accordance to SANS 10400 and all concrete to be cast in accordance to SANS 10400.  
 10. UNREINFORCED CONCRETE Slab: 150mm concrete REINFORCED CONCRETE 250mm 15mm concrete FINISHING TOP SURFACE OF CONCRETE: Finishing to top surface of concrete smooth with a wood float finish.  
 11. All concrete to be cast in accordance to SANS 10400.  
 Minimum requirements: All trends to be min 250mm & 8 rises to max 200mm.  
**Movement Joints:**  
 12. Two layer method slabs between horizontal concrete and brick surfaces including cement mortar bed. Saw cut joints at all construction joints.  
**Floors:**  
 12. Ground floor to be 100mm thick reinforced concrete ground floor slab to engineers' design on 25mm Polyethylene insulation on 250 micron USB green DPM on clean sandbed on well compacted fill.  
 13. Screed to be 30mm on dpm to internal floors.  
 14. Floor finishes as indicated in schedule in strict accordance to manufacturers specification and to comply with SANS 10400.

**Waterproofing:**  
 All waterproofing to wall and slabs to be in accordance to SANS 10400. All brick walls to include a layer of 375micron Brikkig DPC embedded damp proof course. Below all surface beds one layer of 250micron USB Green waterproofing sheeting sealed at laps with pressure sensitive tape.  
 A. 200mm External RICK Brick cavity walls unless otherwise indicated.  
 B. 230mm External masonry walls and internal load bearing walls where applicable.  
 C. 100mm Internal RICK Brick walls where applicable.  
 D. Boundary walls to not exceed 1800mm above NGL.  
 E. Above 60mm cavity wall to be shown with wall with butterfly and ties in accordance with NBR's & SANS at 900mm horizontal & 450mm vertical centers.  
 DPC's at slab level and right angle to wall to be installed with butterfly and ties in accordance with NBR's & SANS at 440mm centers.  
 External plaster: One coat steel floated compo plaster to even surface.  
 Internal plaster: One coat steel floated compo plaster to smooth & level surface.  
 Paint: Walls to be painted to Langens quality colour.  
 Colour to Architect/Client's specification.

**Windows & Doors:**  
 15. All windows and external doors to be powder coated aluminium (COLOUR TO LATER SPEC).  
 16. All glazing to comply with the requirements of SANS D137: access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above glass of doors and shopfronts to be safety glass and clearly indicated as such on glass at eye level.  
 17. All internal doors to be semi-solid timber doors with painted finish.  
**Slits:**  
 18. All slits to be brick on edge on bathume waterproofing with galvanized steel drip.  
 19. All slits to be plastered and painted.

**Lintels:**  
 PC lintels to be laid in accordance to manufacturers specification over all openings up to 3000mm (max).

**Pitched Roofs (40° & 37°):**  
 1. IFR Polystyrene Roof sheeting for all main roofs visible from street to comply with Titledead restriction. All roofs to be painted in charcoal colour.  
 2. If Titledead restriction is not valid the following spec will be installed:  
 Rip-tek 400 metal roof sheeting (or similar approved) with pre-painted Charcoal Colour finish (Min 420g per sqm) (Supplier's specification) colour to later specification. Sheeting @ indicated slopes, complete with counter and side wall flashing and poly closures fixed to timber frame to not more than 1200mm. All according to structural engineers specification. Sheeting to be fixed in strict accordance with manufacturers specifications.  
 3. All rafters to be tied down with 30mm x 1,2mm hoop iron strap built into wall in accordance with SANS 10400.  
 4. All gutters to be "Waterfall" fascia gutters (or similar approved) and fascia cappings with horizontal soffits fitted and installed in strict accordance to manufacturers specifications and sized in accordance with SANS 10400-R.  
 5. Fascia boards shall be made from aluminium 0,8mm min to two sides. Shear ends must be formed at the apex and the pans turned down at the eaves to form a drip. The roof sheeting shall be installed with purpose made flashings (look to match roof sheeting) notched around ribs where necessary. All installed in strict accordance to manufacturers specifications.  
 6. All flashings shall be made from aluminium 0,8mm min to two sides. Shear ends must be formed at the apex and the pans turned down at the eaves to form a drip. The roof sheeting shall be installed with purpose made flashings (look to match roof sheeting) notched around ribs where necessary. All installed in strict accordance to manufacturers specifications.

**Roof Insulation:**  
 Pitched Roofs (Concrete Trusses):  
 - Outdoor Air Film = R-value 0,03  
 - General roof materials (sheeting & purlins etc) = R-value 0,35  
 - Steelation Thermal reflective foil over purlins = R-value 0,35  
 - Roof Air Space = R-value 0,18  
 - ISO-THERM Thermal insulation 140mm = R-value of 3,37  
 - 10mm Plasterboard Ceiling = R-value 0,06  
 - Indoor Air Film = R-value 0,11  
 Therefore total R-value for roof structure = 4,45 which is greater than the required 3,7, therefore deemed to satisfy.  
 Pitched Roofs (Open Trusses):  
 - Outdoor Air Film = R-value 0,03  
 - General roof materials (sheeting & purlins etc) = R-value 0,35  
 - Steelation Thermal reflective foil over purlins = R-value 0,35  
 - 30mm Lambdaboard = R-value 1,25  
 - 100mm SCOTCHDRYL = R-value 2,04  
 - Indoor Air Film = R-value 0,11  
 Therefore total R-value for roof structure = 4,13 which is greater than the required 3,7, therefore deemed to satisfy.

**Cellings:**  
 1. Soffit of concrete slab to be skimmed and Painted.  
 2. Skimmed and painted Cypsum Rhinoboard ceiling fixed to 38 x 38 battens at 400mm c/c fixed between rafters. All installed in strict accordance to manufacturers specification.

**Drainage:**  
 1. Refer to internal drainage layout as per architectural plans.  
 2. All soil and waste pipes to be in accordance with SANS 10400.  
 3. All waste pipes to be 40mm dia. PVC.  
 4. All soil and waste pipes to be 110mm dia. PVC.  
 5. All work to be done in accordance with SANS 10400.  
 6. All soil and waste pipes to be ducted to walls.  
 7. All alterations to main municipal sewer line to be civil engineers detail design as may be required by the local authority.  
 8. All Soil & Stormwater pipes running under building, driveway or patio areas to be encased in concrete for protection.  
 9. Heavy Duty inspection chamber covers to be provided for drainage situated within driveway.

**Light and Ventilation:**  
 1. All light and ventilation to comply with SANS 10400.  
 2. All areas must be adequately lit and naturally or mechanically ventilated to external air.  
 3. All areas artificially ventilated to comply with SABS Code of Practice 0114 Part 1 1973.

**Hot Water Demand:**  
 At least 0,0% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable energy sources to comply with SANS 10400-10400-10.  
 All hot water service pipes shall be clad with insulation with a minimum value of 1 for pipes with an internal diameter to be 150mm OR 1,2 for pipes with an internal diameter of more than 100mm Thermal insulation, if any, shall be installed in accordance with the manufacturer's instructions. Solar water heating systems shall comply with SANS 1007, SANS 10106 and SANS 10254.

**Penetration Calculations:**  
 Refer to attached ANNEXURE A.

ARCHITECT'S SIGNATURE: GING MERTZ | FRACN | 1303 333 3438  
 CLIENT'S SIGNATURE: [Signature]  
 SCALE: 2020/11/18 DATE  
 DRAWING NUMBER: SD-3496-T301 DRAWN BY: REVISION: [A]

DRAWING: ELEVATIONS & SECTIONS

PROJECT: HOUSE DE BEER  
 ERF 1084, Buitekringweg 81, Dalsig  
 STELLENBOSCH

MUNICIPAL SUBMISSION



Director: G. Lötter, Ph. Arch. SACAP 20934; A. Mertz, Ph. Arch. SACAP 21151  
 S-DESIGN (Pty) Ltd - Registration no. 2013/117876/07