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OUR REFERENCE: J028
YOUR REFERENCE: LU/13791
DATE: 2 June 2022

Per Email / Per Hand

Dear Sir / Madam

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

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

Application Property Address: 8 Uitsig Road, Rozendal, Stellenbosch

Application Property Number: Erf 4769 Stellenbosch

Applicant: Wilhelm Esterhuizen, Pieterhuizen Planning (Pty) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843

Owner: H. Nel – helmtn@gmail.com – 082 857 0826

Application Reference: LU/13791

Application Type: Application for the removal of restrictive title deed conditions and permanent departure.

Detailed description of land use or development proposal, including its intent and purpose:

Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, for the Removal of Restrictive title deed conditions contained in Title Deed No. T.41202/2017: Clause B.6.(a) & B.6.(b), on Erf 4769, Stellenbosch.

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, for a Permanent Departure to relax the street building line from 1m to 0m in order to accommodate the existing garage on Erf 4769, 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/planning/documents/planning-notices/land-use-applications-advertisements>. 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:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- 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: Wilhelm Esterhuizen - wilhelm@pieterhuizen.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **4 July 2022**.




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 [083 262 4843](tel:083 262 4843) during normal office hours.

Yours faithfully



Wilhelm Esterhuizen

 wilhelm@pieterhuizen.co.za
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

ONS VERWYSING: J028
JOU VERWYSING: LU/13791
DATUM: 2 Junie 2022

Per Epos / Per Hand

Geagte Mnr / Me

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

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

Adres van aansoek eiendom: [Uitsig Straat 8, Rozendal, Stellenbosch](#)

Aansoek eiendom beskrywing: [Erf 4769 Stellenbosch](#)

Aansoeker: [Wilhelm Esterhuizen, Pieterhuizen Planning \(Pty\) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843](#)

Eienaar: [H. Nel – helmutn@gmail.com – 082 857 0826](#)

Aansoek Verwysing: [LU/13791](#)

Tipe Aansoek: [Aansoek vir die opheffing van beperkende titelakte voorwaardes en permanente afwyking.](#)

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

[Aansoek word gedoen ingevolge Artikel 15\(2\)\(f\) van die Stellenbosch Munisipaliteit Grondgebruikbeplanning verordening, 2015, vir die opheffing van beperkende Titelakte voorwaardes vervat in Titelakte Nr. T.41202/2017: Klousule B.6.\(a\) & B.6.\(b\), op Erf 4769, Stellenbosch.](#)

[Aansoek word gedoen ingevolge Artikel 15\(2\)\(b\) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015, vir 'n Permanente Afwyking om die straat boulyn te verslap van 1m na 0m ten einde die bestaande motorhuis te akkommodeer.](#)

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/planning/documents/planning-notice/land-use-applications-advertisements>. 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:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite 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: [Wilhelm Esterhuizen – wilhelm@pieterhuizen.co.za](mailto:wilhelm@pieterhuizen.co.za). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

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 **4 Julie 2022**.

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.

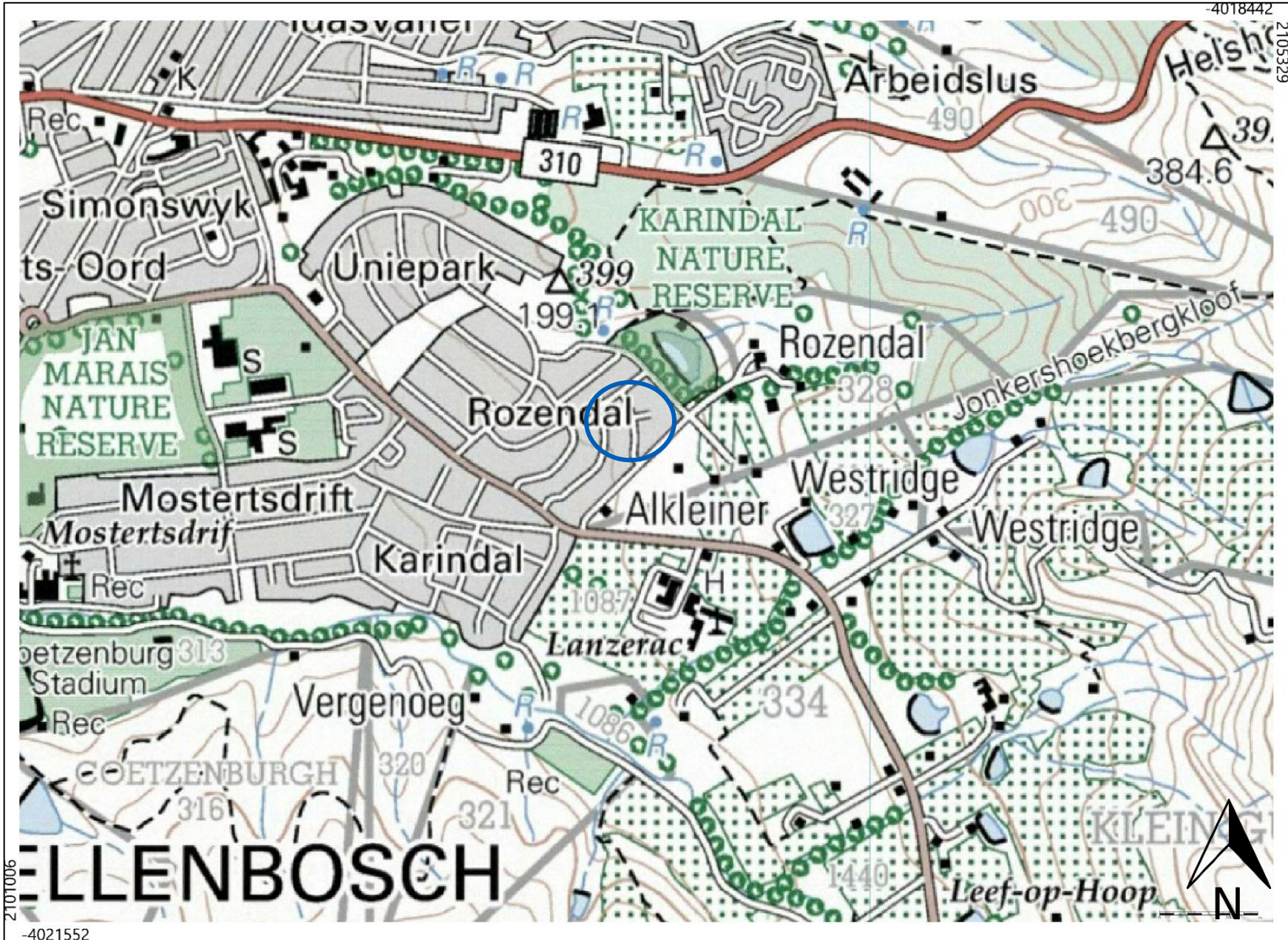
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by [083 262 4843](tel:0832624843) gedurende normale kantoor ure.

Die uwe



Wilhelm Esterhuizen

ANNEXURE A
LOCALITY MAPS OF ERF 4769 STELLENBOSCH



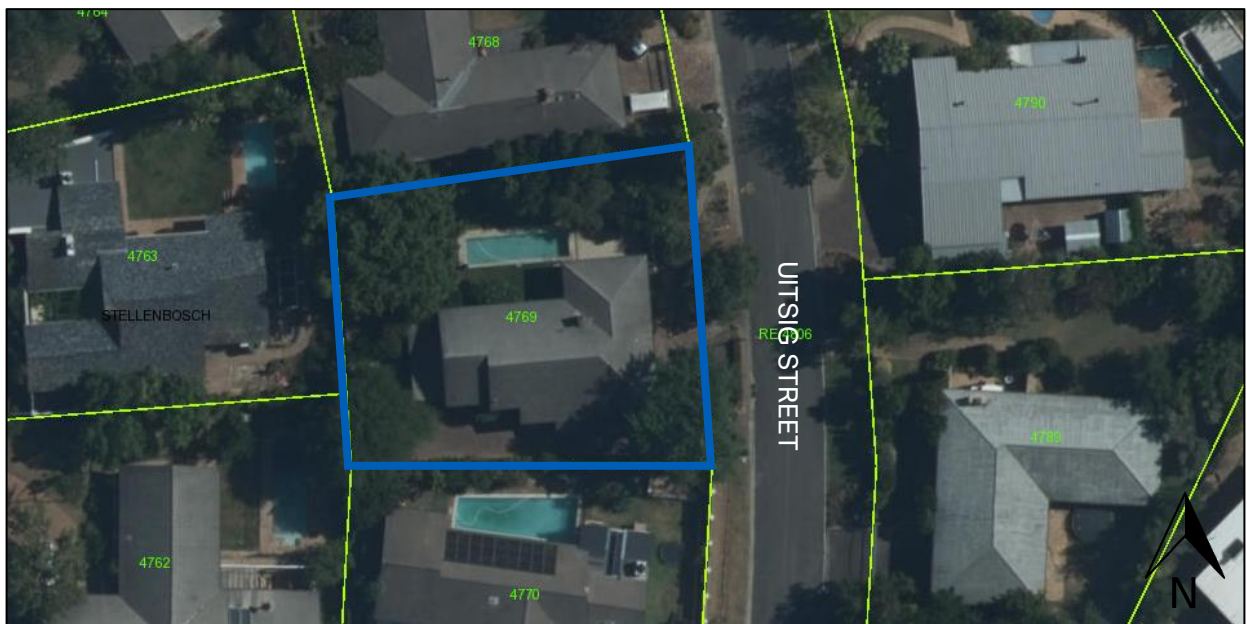


ANNEXURE B

SUMMARISED MOTIVATION REPORT BY PIETERHUIZEN PLANNING

PIETERHUIZEN
P L A N N I N G

**REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS
AND
DEPARTURE
(Summary Motivation Report)
ERF 4769 STELLENBOSCH
AT 8 UITSIG ROAD**



SUBMITTED TO:

Interested and Affected Parties

ON:


2 June 2022

BY:

PIETERHUIZEN
P L A N N I N G

PIETERHUIZEN PLANNING (PTY) LTD
2021/472575/07

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1. INTRODUCTION AND APPLICATIONS REQUIRED

The purpose of this report is to motivate the applications required to regularise the existing development of a braai room and double façade garage on Erf 4769 Stellenbosch (hereafter referred to as “the property”). Further applications will also allow the future development of the property with a second dwelling, subject to a future application for a technical approval.

In terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-Law, 2015 (hereafter referred to as “the By-Law”), *Pieterhuizen Planning (Pty) Ltd* hereby officially apply for the following:

In terms of Section 15(2)(f): For the **removal of restrictive title deed conditions B.6.(a) and B.6.(b)** from Deed of Transfer No. T.41202/2017.

In terms of Section 15(2)(b): For a **departure** from Section 55.(2)(b) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, to allow the existing garage to be 0m in lieu of 1m from the street boundary with Uitsig Street.

2. THE PROPERTY

2.1 Ownership and Title Deed

Erf 4769 Stellenbosch is registered in the names of [REDACTED] (hereafter referred to as “the owner”), measures 954m² in extent, and is held by Deed of Transfer No. T. [REDACTED] – see

The owner of the property has duly authorised *Wilhelm Esterhuizen of Pieterhuizen Planning (Pty) Ltd* to submit the required land use applications to the Stellenbosch Municipality.

2.2 Conveyancer Certificate

As mentioned, the property is held by Deed of Transfer No. T. [REDACTED]. *Conveyancer Grant Alastair Gregory Hill* from *Miller Bosman Le Roux Attorneys* has certified that the following conditions in the said deed, restricts the development of the property:

B.6.(a): Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Dorpkommissie en die plaaslike owerheid goedkeur, met dien verstande dat indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander

geboue wat deur die skema toegelaat word, kan toelaat, onderworpe aan die voorwaardes en beperkings wat in the skema bepaal word.

B.6.(b): Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 6,30 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meter van enige ander grens opgerig word nie.

2.3 Surveyor General Documents and Background

The **General Plan**, below, (S.G No. 10625/1969) illustrates the cadastral identity of the property within the context of the Stellenbosch Extension No. 16 Subdivision. The restrictive title deed conditions, as identified by the conveyancer certificate and mentioned under Section 2.2 of this report, was imposed by the Administrator of the Cape of Good Hope when the subdivision of this extension was approved. It is therefore argued that all properties illustrated in Figure 1, below, are (or were at some point) subject to the listed restrictive title deed conditions.

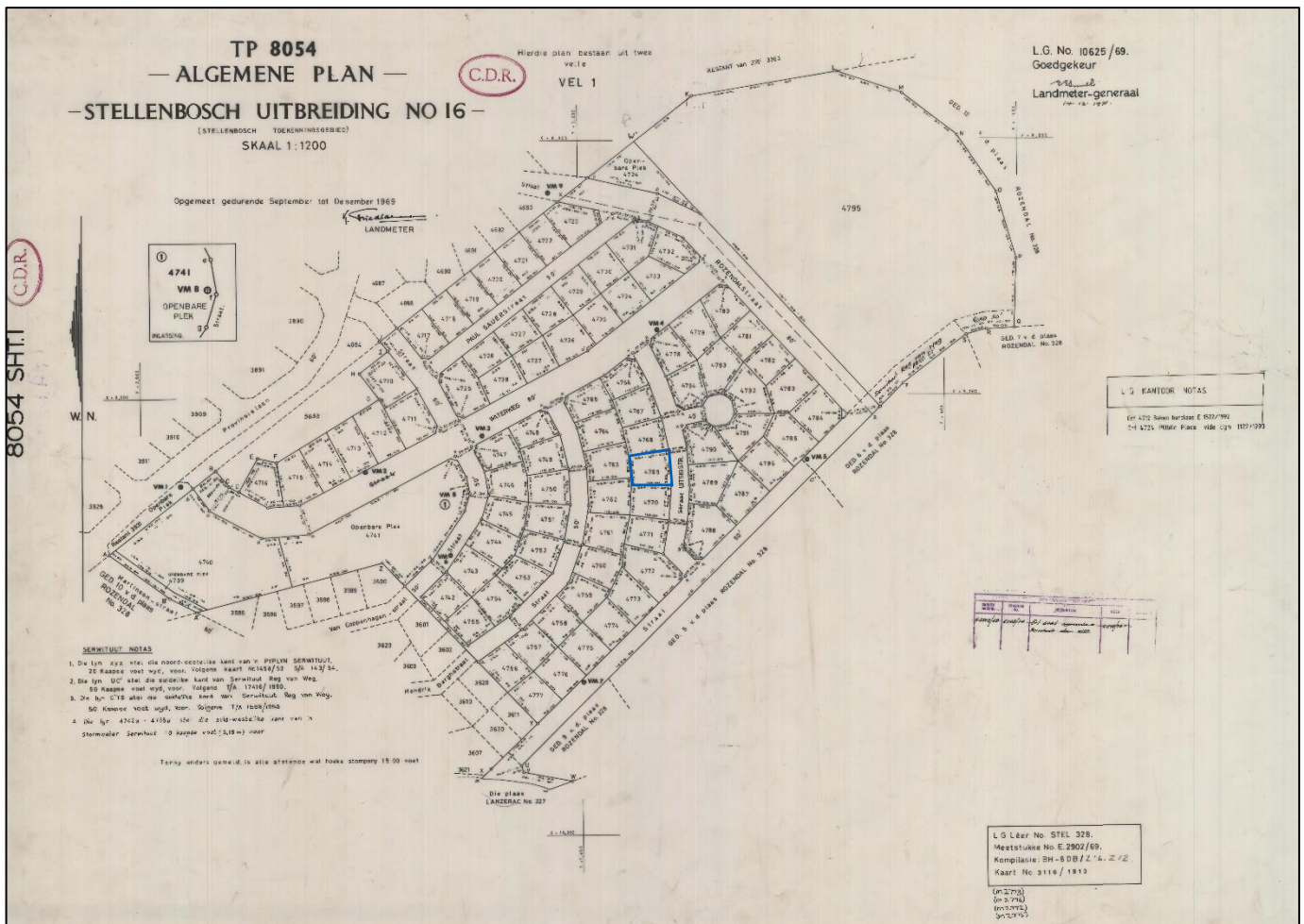


Figure 1 General Plan

2.4 Locality and Context

With reference to the **Locality Map**, Figure 2 below, the property is situated in eastern residential suburb of Stellenbosch, known as Uniepark/Rozendal.

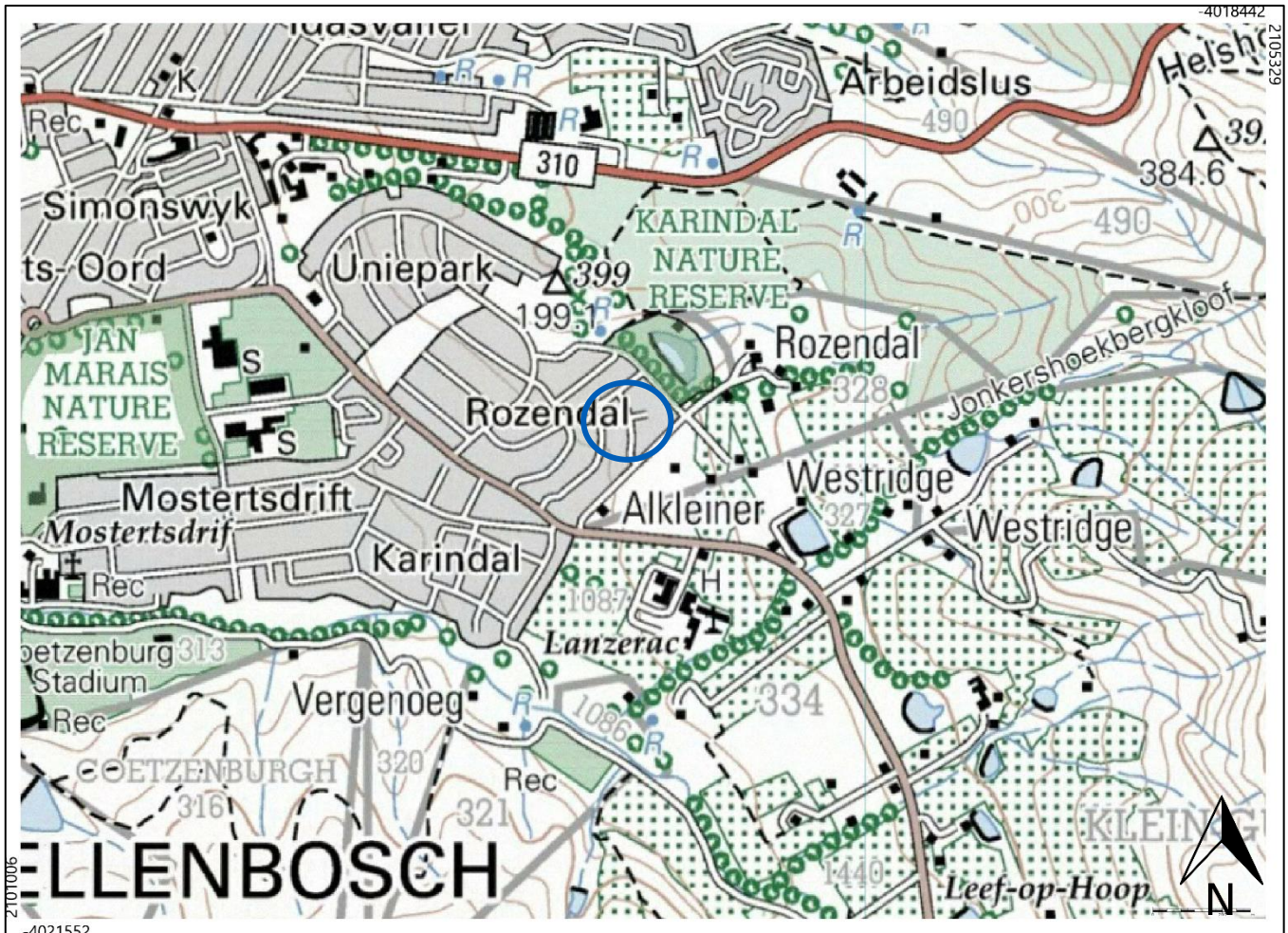


Figure 2 Locality Map of the Property

The **Aerial Photographs**, Figures 4 below, illustrates that the property is located at 8 Uitsig Street and is further bounded by Erf 4768 (north), Erf 4770 (south) and Erven 4762 and 4763 (west). Access to the property is from Uitsig Street, abutting the property to the east.

Uitsig Street is a relatively short street servicing 13 single residential homes in terms of access. It is argued that this street will not experience a large volume of vehicular traffic at any time during the day.

The property is currently improved with a single storey dwelling house, braai room and double façade garage. It should be noted that the braai room and double façade garage was added to the existing dwelling house prior to land use management or building plan approval.



Figure 4 Aerial Photograph of the Property

2.5 Zoning

The zoning of properties situated in the Stellenbosch Municipality is regulated in terms of the Stellenbosch Zoning Scheme By-Law, 2019 (hereafter referred to as “the Zoning Scheme”). Below is an extract of the Stellenbosch Municipality’s **Zoning Map**, indicating the property zoned Conventional Residential. According to the Zoning Scheme, the purpose of this zone is to, *inter alia*, make provision for moderate densification through additional dwellings with similar character and built form.

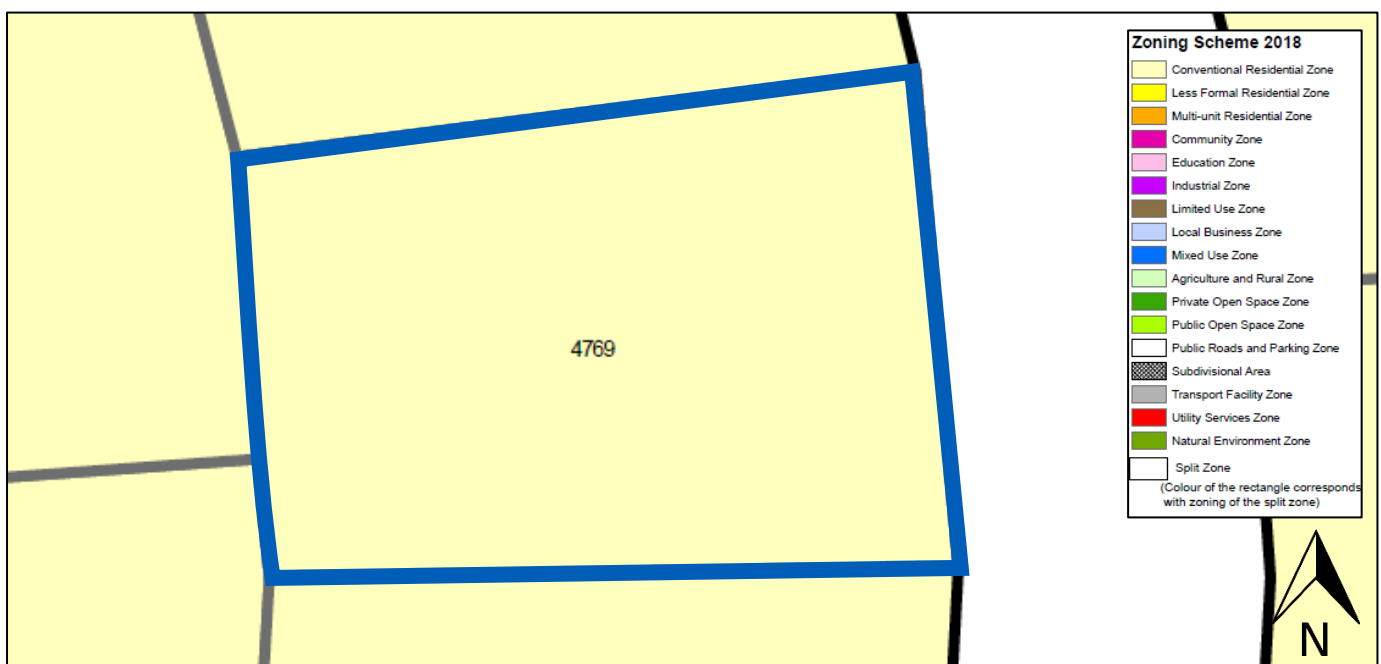


Figure 5 Extract of the Zoning Map

The following land uses and development parameters, in terms of the Zoning Scheme, are applicable to the property:

ERF 4769 STELLENBOSCH CONVENTIONAL RESIDENTIAL ZONE 1 337M ²	
Land Uses / Development Parameters	Zoning Scheme Permissions
Primary Uses	Dwelling House
Additional Uses (Technical Approval Required)	Bed and breakfast establishment; Home day care centre; Home occupation practice; Home lodging; Second dwelling; Occasional use (one event/year); Private road.
Consent Uses (Consent Use Application Required)	Commune; Extramural facility; Group housing; Guest house; House shop; Occasional use (>one event/year); Tourist dwelling unit; Additional uses exceeding parameters in this chapter.
Street Boundary Building Lines	4m
Common Boundary Building Lines	2.5m (0m for garages and carports not higher than one storey)
Coverage	50% (547m ²)
Height	2 Storeys
Parking:	
- Dwelling House	2 Bays
- Second Dwelling	1 Bay

Table 1 Zoning Scheme Land Uses and Development Parameters

3. PROPOSED DEVELOPMENT

3.1 Summary of Proposal

As mentioned, the property is currently developed with a single storey dwelling house, a braai room and a double façade garage. With reference to the site development plan (drawing number 01 dated 25/08/2021), drawn by *Tim Ziehl Architects* and attached to this motivation report as **Annexure F**, this application involves the regularisation of the existing braai room and double façade garage that was developed prior to land use management and building plan approval – see Figure 6 below for an overlay of the plan with the aerial photograph.



Figure 6 Extract the Site Development Plan (Site Plan)

3.2 Assessment of Proposed Development

In order to assess the proposed development, cognisance should be taken of the identified restrictive title deed conditions as well as the land uses and development parameters pertaining to properties zoned Conventional Residential as per the Zoning Scheme.

Accordingly, the proposed additions and alterations is assessed in Table 2 below:

ERF 451 STELLENBOSCH CONVENTIONAL RESIDENTIAL ZONE 1 337M ²			
Land Uses / Development Parameters	Zoning Scheme Permissions	Restrictive Title Deed Conditions	Proposal
Primary Uses	Dwelling House	B.6.(a): One Dwelling Only	Dwelling House
Additional Uses	Second dwelling		
Street Boundary Building Lines	4m 1m for garages	B.6.(b): 6.3m	0m (garage)
Common Boundary Building Lines	2.5m (0m for garages and carports not higher than one storey)	B.6.(b): 3.15m	1m (garage)
Coverage	50% (547m ²)	B.1.(c): One Third Built Upon (364.67m ²)	37.47% (358.22m²)
Height	2 Storeys	N/A	1 Storeys
Parking: - Dwelling House	2 Bays	N/A	2 Parking (garage)

Table 2 Assessment of Proposal

4. APPLICATIONS

From Table 2, above, it should be noted that it is not the intention of the owner to develop a second dwelling on the property in this instance. They do, however, want to remove the restrictive title deed condition pertaining to the number of dwellings permitted on the property (restrictive title deed condition B.6.(a)– this will allow them (or future owners) to develop a second dwelling on the property on the condition that an application for a technical approval be approved by the Stellenbosch Municipality. The existing garage contravenes restrictive title deed condition B.6.(b) as well as Section 55.(2)(a) of the Zoning Scheme.

Therefore, formal applications are hereby made for the following:

In terms of Section 15(2)(f): For the **removal of restrictive title deed conditions B.6.(a) and B.6.(b)** from Deed of Transfer No. T. [REDACTED], which read as follows:

B.6.(a): Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Dorpkommissie en die plaaslike owerheid goedkeur, met dien verstande dat indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat, onderworpe aan die voorwaardes en beperkings wat in the skema bepaal word.

B.6.(b): Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 6,30 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meter van enige ander grens opgerig word nie.

In terms of Section 15(2)(b): For a **departure** from Section 55.(2)(b) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, to allow the existing garage to be 0m in lieu of 1m from the street boundary with Uitsig Street.

5. ADJUDICATION AND MOTIVATION

5.1 Motivation in Terms of Section 39.(5) of the Western Cape Land Use Planning Act, 2014

Section 33.(5) of the By-Law states that the Municipality must have regard to certain considerations which is derived from Section 35.(5) of the Western Cape Land Use Planning Act, 2014 (hereafter referred to as "LUPA"). The motivation, in terms of the said consideration, follows:

Section 33.(5)(a): the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;

It is unlikely that the restrictions currently add any financial value to the owners of properties within the Stellenbosch Extension No. 16 Subdivision. The deletion of the restrictive conditions will allow for the development of the property largely in line with the provisions of the Zoning Scheme. The existing building on the property is designed to respect the surrounding built environment of the area. The proposal will be in character with and be compatible with the surrounding, existing urban single residential landscape. It is not believed that the proposed deletion of the conditions will have any undesirable impact on the character or property values of the erven in this sought-after and popular area.

Section 33.(5)(b): the personal benefits which accrue to the holder of rights in terms of the restrictive condition;

It is not believed that the “holders” of these rights currently enjoy any personal benefits. As mentioned above, the existing building on the property is in character with the surrounding natural and built environment.

Section 33.(5)(c): the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;

The removal of the restrictive title deed conditions will allow for the regularisation of the existing buildings on the property. It will also allow for the future development of the property in accordance with the permissions of the Zoning Scheme.

By removing the restrictive title deed condition pertaining to the amount of dwellings permitted on the property, the owner of the property will be able to develop a second dwelling in the nearby future in response to a possible market demand for additional housing options in Stellenbosch Town. This is due to the property being well located from educational institutes and the town centre.

The property will be developed in line with the Stellenbosch Municipality’s approved policies. Furthermore, the deletion of the title deed conditions will allow for the owner to develop the property in accordance with the primary and additional use rights (subject to a technical approval).

Section 33.(5)(d): the social benefit of the restrictive condition remaining in place in its existing form;

It is not believed that there is any social benefit (including to the broader society) in the restrictive conditions being retained in their existing form, e.g. it does not concern a public open space or community facility used or accessible to the general public. On the contrary, there is sufficient reason to motivate that the proposed deletion of the restrictive conditions is indeed considered to have a social benefit.

If the conditions are not deleted, the erf will lose the opportunity of being developed to its full potential and within the envisaged provisions of the current zoning scheme.

Section 33.(5)(e): the social benefit of the removal, suspension or amendment of the restrictive condition; and

The deletion of the restrictions will have a positive social benefit given that it will enable a development that is desirable within an existing residential urban area.

The removal of the restrictive title deed conditions will also allow for the possibility of developing an additional housing option within close proximity of the Stellenbosch Central business District and various educational institutes. This will result in the residents of the dwelling house and second dwelling to be closer to economic, social, and educational opportunities.

Furthermore, and given the character of the area, it is believed that the proposed deletion of the conditions will have a positive social impact (benefit).

The deletion of the restrictive conditions will ensure that valuable and extra housing stock may be added to an existing urban area where there is a relatively high demand for residential properties.

Lastly, the removal of the restrictive title deed conditions will not result in the overdevelopment of the property which might result in a negative social impact. In fact, any further development will be regulated by the applicable Zoning Scheme.

Section 33.(5)(f): whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The proposal will not remove the beneficiaries' right completely as applicable Zoning Scheme, with its development rules, will remain in place to regulate the further development of the property.

The proposed deletion is seen as a reasonable and acceptable way to allow for the development of the property.

5.2 Motivation for the Departure from Section 55.(2)(a) of the By-Law

Section 55.(2)(a) of the By-Law states that *carports are permitted up to 0 meters from the street boundary and garages are permitted up to 1 meter from the street boundary*. After various correspondence with different department within the Stellenbosch Municipality, it is noted that the practical reasoning behind this 1m setback for a garage is to allow for sufficient sightlines when a vehicle exists the said garage.

In this instance, it should be noted that the street boundary of the property is set back approximately 4.5m from the “black top” of Uitsig Street. With no significant road bend prevalent in Uitsig Street, it is argued that this 4.5m setback will be sufficient to ensure the safe exit of vehicles from the garage to the road.

5.3 Motivation in Terms of Section 65 of the By-Law

Section 65 of the By-Law relates to the adjudication of applications submitted in terms of the By-Law. The applications required, as set out in Section 4 of this report, are assessed in Table 3 below, against the general criteria for the consideration of applications as set out in Section 65(1) of the MPBL:

Assessment of Applications in terms of Section 65(1) of the By-Law	
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)(a) 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 Annexure G for feedback received during email correspondence with the Stellenbosch Municipality Infrastructure Services Department regarding the departure from Section 55.(2)(a) of the By-law.
c. Desirability of land use	<p>The land use will remain that of residential and is in line with the current zoning of the property. The application for the removal of restrictive title deed conditions to allow for the future development of a second dwelling on the property, is considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <ul style="list-style-type: none"> - 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. - The approval of the removal of restrictive title deed conditions will not result in an unusual advantage for the owners of the property. Any future development will have to comply with the provisions of the applicable Zoning Scheme. - The possible development of a second dwelling on the property, resulting in a marginal increase in density, is appropriate in the context of the area and will contribute to a more compact urban environment. - The existing rights of the surrounding neighbours will not be significantly impacted in a negative way. - The proposed land use will not negatively impact the existing infrastructure in the area.
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.
h. Impact on municipal engineering services.	No impact.
i. The IDP and SDF	<p>The Stellenbosch Municipality's Spatial Development Framework guides 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, any future development of a second dwelling 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 possible future densification of the property will allow for an extra family to live within close proximity to the Stellenbosch Central Business District, educational institutes such as schools, as well as natural recreation areas.</p> <p><i>Clarify and respect the different roles and potentials of existing settlements:</i> As identified throughout this report, the property 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 (if a second dwelling were to be developed in the future), whilst providing them with a residence close to various amenities and facilities.</p>

	<p><i>Ensure balanced, sustainable communities:</i> 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 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. Considering the location of the property together with the possible land uses, this application is contributing to a less congested municipality.</p> <p>The removal of the restrictive title deed conditions will enable the future development of a second dwelling unit on the property 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. The removal of the restrictive title deed conditions will also enable the current (and future) owners to develop the property generally in accordance with the development rules and parameters as set out in the applicable zoning scheme.</p> <p>Furthermore, the main principles of the SDF include the following:</p> <ul style="list-style-type: none"> - The principles of walking distance, functional integration, socio-economic integration, appropriate densification, and the urban edge should inform settlement design. - The usage of land should be based on its highest and best long-term sustainable use as opposed to its long-term financial return. - 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. - Development approvals should be guided by the need to achieve the settlement densities needed to make the public transport system financially and operationally viable. - 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. <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><u>Spatial Justice:</u> Aligned. The proposal includes an opportunity of a second dwelling within proximity of various schools and other points of interest.</p> <p>Considering the location of the property, it 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><u>Spatial Sustainability:</u> Aligned. The proposal complies with this principle by ensuring that the future 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><u>Efficiency:</u> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of the resources on the property.</p> <p><u>Good Administration:</u> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><u>Spatial Resilience:</u> 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.
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Table 3 *Motivation of the Applications*

6. CONCLUSION

The applications have been made in terms of Section 15(2) of the By-Law for the removal of restrictive title deed conditions and for a departure to allow for the regularisation of the existing garage on the property. This report has demonstrated that the proposed applications will not have a material impact on the surrounding property owners and that the proposal is considerate towards the existing built environment. It is therefore recommended that these applications should be approved.

PIETERHUIZEN PLANNING (PTY) LTD

2 June 2022

ANNEXURE C
SITE DEVELOPMENT PLAN

ERF SIZE:	955.9m ²
EXISTING BUILDING AREA:	257.8m ²
COVERAGE FACTOR:	27%
NEW ADDITION AREA:	100.42m ²
TOTAL BUILDING AREA:	358.22m ²
NEW COVERAGE:	37.47%

HEALTH & SAFETY
 PRINCIPAL CONTRACTOR TO MAKE ADEQUATE PROVISION FOR HEALTH & SAFETY MEASURES FOR THE DURATION OF THE CONSTRUCTION PROCESS. PRINCIPAL CONTRACTOR TO COMPLY WITH THE HEALTH & SAFETY ACT (ACT 85 OF 1993) AND CONSTRUCTION REGULATIONS G.N.R. 1010 OF JULY 2003. PRINCIPAL CONTRACTOR TO PROVIDE CLIENT WITH HEALTH & SAFETY PLAN BEFORE CONSTRUCTION WORK BEGINS.

ENGINEERING NOTE:
 ALL ENGINEERS DETAILS AND SPECIFICATION WILL & MUST BE SUBMITTED BEFORE ANY BUILDING WORK COMMENCES ON SITE.

USE OF DRAWINGS:
 ALL ARCHITECTURAL DRAWINGS NEEDS TO BE READ AND APPLIED IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS AT ALL TIMES.

ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS.

ON-SITE CHANGES:
 ANY ON-SITE CHANGE TO THE DESIGN OR CONSTRUCTION OF THE APPROVED PLAN FIRST NEED TO BE COMMUNICATED TO THE ARCHITECT AND APPROVED BEFORE ANY DEVIATION FROM THE ORIGINAL APPROVED DRAWINGS CAN COMMENCE. IT REMAINS THE RESPONSIBILITY OF THE HOME OWNER TO ADHERE TO ALL THE STIPULATIONS OF THE CONSTRUCTION PROCEDURES BY LAW.

ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS. MAIN CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION.

GLAZING (SANS 10400, PART N):
 STANDARD 4mm CLEAR FLOAT GLASS THROUGHOUT, EXCEPT SAFETY GLASS TO ALL PANELS BELOW 1.00 METER ABOVE FFL AND PANELS LARGER THAN 1.00sqm. DOORS AND SIDE LIGHTS SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL. WINDOW AREA TO BE MIN 10% OF FLOOR AREA WITH 5% OPERABLE SECTIONS.

GLAZING MATERIAL SHALL COMPRISE EITHER WITH GLASS THAT COMPLIES WITH THE REQUIREMENTS OF PARTS 1 TO 5 OF SANS 50572, OR POLYCARBONATED SHEETING. FRAMES TO RECEIVE GLAZING MATERIALS SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2, OR BE CAPABLE OF WITHSTANDING THE WIND AND IMPACT LOAD DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B WITHOUT DEFLECTING MORE THAN 1/175TH OF THEIR SPAN. A WINDOW THAT HAS A SILL HEIGHT LOWER THAN 500MM FROM THE FLOOR MUST BE GLAZED WITH SAFETY GLAZING MATERIAL, THAT COMPLIES WITH THE REQUIREMENTS OF SANS 1263-1.

FENESTRATION (SANS10400, PART XA):
 BUILDINGS WITH UP TO 15% FENESTRATION AREA TO NETT FLOOR AREA PER STOREY COMPLY WITH THE MINIMUM ENERGY PERFORMANCE REQUIREMENTS. THE BUILDING IS CLASSIFIED AS 'H4 - DWELLING IN CLIMATIC ZONE 4. FOR FENESTRATION TO COMPLY FOR THIS NEW DWELLING, GLAZING TO BE CLEAR DOUBLE LOW-E GLASS.

SILLS:
 EXTERNAL BRICK SILLS AT MIN. 5 DEGREE ANGLE, PLASTERED AND PAINTED. INTERNAL BRICK SILLS WITH 90 DEG ANGLE, PLASTERED AND PAINTED.

CORNICES AND SKIRTINGS:
 INSTALL NUTEC NU-DORIC PLAIN 75 CORNICE. TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

INSTALL 75x22MM S.A. PINE SKIRTING. TO BE VARNISHED / PAINTED AS PER CLIENT. TOP OF SKIRTING TO BE CAMFERED AT 45 DEGREE ANGLE.

LIGHT AND VENTILATION (SANS 10400, PART O):
 LIGHT AND VENTILATION TO COMPLY WITH SABS 10400 AND NATIONAL BUILDING REGULATIONS. THE TOTAL AREA OF AN OPENING, A DOOR OR AN OPENABLE GLAZED WINDOW THAT COMPLIES WITH REQUIREMENTS OF 4.3.1.1.2 (A) OR (B) OF SANS 10400-O SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA OF THE ROOM. NATURAL LIGHTING: THE TOTAL AREA OF SUCH OPENING, OR TOTAL AREA OF OPENINGS, INCLUSIVE OF FRAMES AND GLAZING BARS, SHALL NOT BE LESS THAN 10% OF THE FLOOR AREA OF THE ROOM. ALL ROOMS NOT ADEQUATELY VENTILATED ARE TO HAVE MECHANICAL VENTILATION.

ROOF CONSTRUCTION (SANS 10400, PART L):
 THE FIRE RESISTANCE OF ANY ROOF OR CEILING ASSEMBLY (OR BOTH), COMPLETE WITH LIGHT FITTINGS OR ANY OTHER COMPONENT WHICH PENETRATES THE CEILING, AND THE DEGREE OF NON-COMBUSTIBILITY OF SUCH ASSEMBLY SHALL COMPLY WITH THE RELEVANT REQUIREMENTS IN SANS10400-T AND SANS 10400-V, AS APPLICABLE. NO PART OF THE ROOF OR CEILING ASSEMBLY, MADE OF WOOD OR ANY OTHER COMBUSTIBLE MATERIAL, SHALL PASS THROUGH A SEPARATING ELEMENT OF A BUILDING (IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T). ALL WATERPROOFING SPECIFICATIONS TO BE OVERSEEN AND APPROVED BY SPECIALIST CONTRACTOR.

SOFFIT, FASCIAS & ROOF EAVES:
 TO MATCH EXISTING.

DRAINAGE (SANS 10400, PART P):
 ANY DRAINAGE SYSTEM INSTALLATION MUST BE ABLE TO WITHSTAND AN INTERNAL WATER PRESSURE OF 50kPa AND AN EXTERNAL PRESSURE OF 30kPa WITHOUT LEAKING. IT MUST REMAIN WATERTIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.24 OF SANS 10400-P, UNDER NORMAL WORKING CONDITIONS.

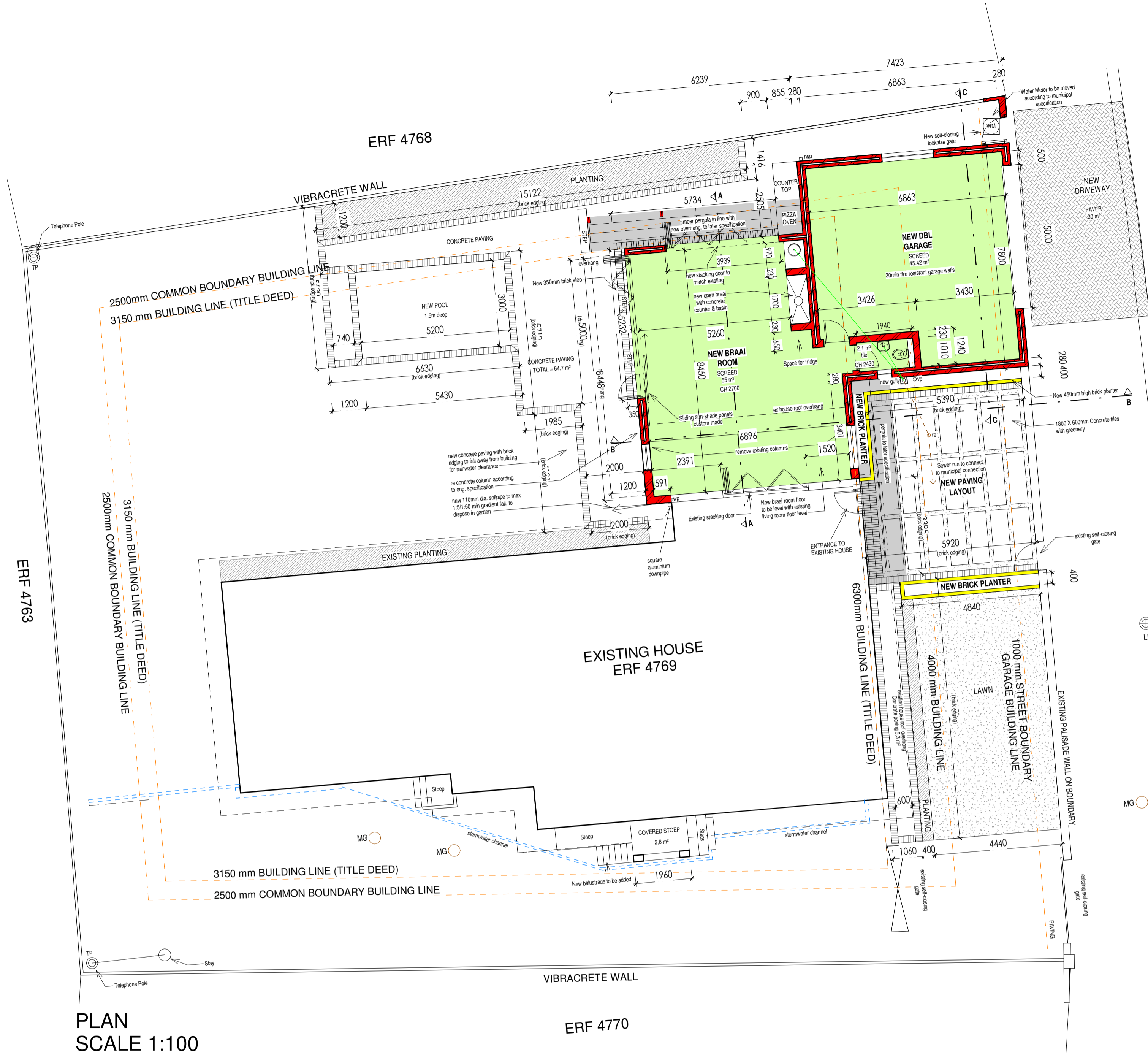
WHERE ANY CONSERVANCY TANK IS REQUIRED, SUCH CONSERVANCY TANK SHALL BE SITED NOT LESS THAN 2M FROM THE ERF BOUNDARY, OR ANOTHER STRUCTURE AND BE CONSTRUCTED WITH A MEANS OF ACCESS FOR CLEANING. CONSERVANCY TANKS SHOULD BE CONSTRUCTED TO PREVENT CONTAMINATION OF WATER SUPPLIES BY LEAKAGE OR SPILLAGE. THEY SHOULD BE IMPERMEABLE TO THEIR CONTENTS AND TO SUB-SOIL WATER. SOLID AND HOLLOW CONCRETE AND CALCIUM SILICATE MASONRY UNITS SHALL HAVE A NOMINAL COMPRESSIVE STRENGTH OF NOT LESS THAN 10.5 MPa AND 7MPa RESPECTIVELY, AND BURNT CLAY MASONRY UNITS SHALL HAVE A NOMINAL COMPRESSIVE STRENGTH OF NOT LESS THAN 14 MPa AND A WATER ABSORPTION OF NOT MORE THAN 12%.

ANY MACHINE WHICH IS PERMANENTLY CONNECTED TO A DRAINAGE INSTALLATION SHALL DISCHARGE THROUGH A TRAP INTO A WASTE PIPE (EG. WASHING MACHINE, DISH-WASHING MACHINE).

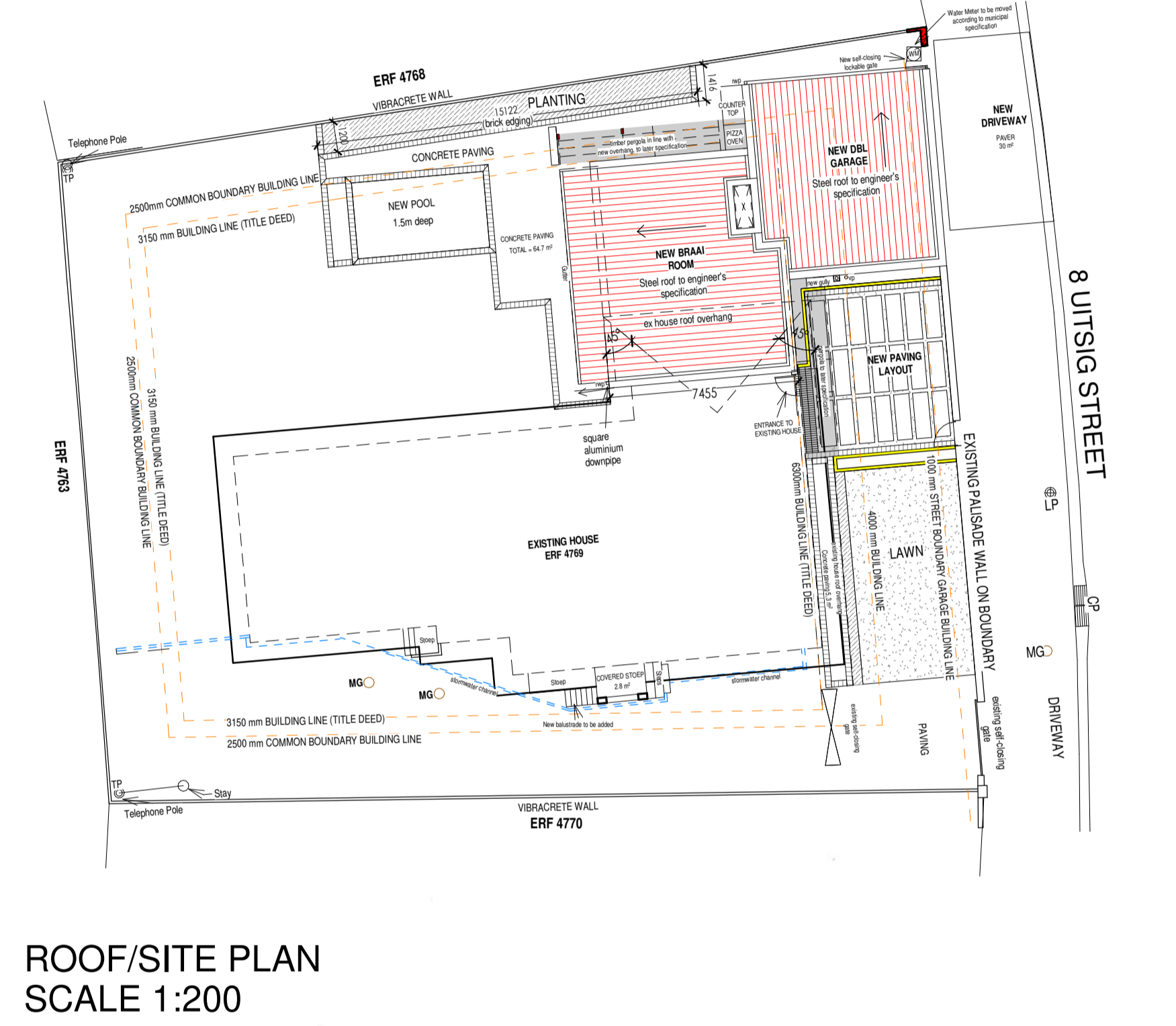
ALL UNDERGROUND DRAINAGE PIPES ARE TO BE 110mm UPVC AND LAID TO FALL TO MANHOLE DRAIN AT MIN. 1:60 AND MAX 1:5 FALL, WHICH COMPLY TO LOCAL AUTHORITY'S REGULATIONS. EACH DRAIN LINE TO VENTILATE WITH 50mm DIA. VENTPIPE. ALL WASTE PIPES TO BE 40mm DIA UPVC DRAINAGE PIPES. ALL PIPES SUPPLYING WATER TO SHOWER AND BATH TO BE 20mm DIA CLASS 2 COPPER PIPE. ALLOW FOR A BALANCED WATER SYSTEM, DRAINS WITH LESS THAN 300MM COVER TO BE ADEQUATELY PROTECTED. MAX LENGTH OF DRAIN LINE NOT TO EXCEED 25 METERS WITHOUT A ROODING EYE. FIXTURE TO ANTI-SYPHONED OR DEEP SEALED TRAPS TO BE PROVIDED WHERE APPLICABLE. MIN. 1 OPEN GULLEY TO BE PROVIDED TO EACH DRAINAGE INSTALLATION. NO PERSON SHALL PERFORM THE TRADE OF PLUMBING AS CONTEMPLATED IN GOVERNMENT NOTICE NO.R.1875 OF 31 AUGUST 1979 UNLESS HE IS A TRAINED PLUMBER OR APPROVED COMPETENT PERSON.

THE WATER SUPPLY OUTLET TO ANY WASTE FIXTURE SHALL BE SITUATED NOT LESS THAN 20MM ABOVE THE FLOOD-LEVEL RIM OF FIXTURE.

WATER METER:
 SUPPLY 22MM DIA. WATER CONNECTION PIPE WITH APPROVED WATER METER AS PER LOCAL AUTHORITY SPECIFICATIONS.



PLAN SCALE 1:100



ROOF/SITE PLAN SCALE 1:200

GENERAL NOTES:

TRADESMAN (SANS 10400, PART A):
 NO PERSON SHALL PERFORM THE TRADE OF PLUMBING UNLESS HE IS A TRAINED PLUMBER OR WORKS UNDER THE ADEQUATE CONTROL OF A TRAINED PLUMBER OR APPROVED COMPETENT PERSON.

BUILDING MATERIALS (SANS 10400, PART A):
 MATERIAL USED IN THE ERECTION OF A BUILDING SHALL BE SUITABLE FOR THE PURPOSE FOR WHICH IT IS MANUFACTURED - THERE SHOULD BE NO COMPROMISE OF THE DESIGN INTENT OF ANY DESIGN SOLUTION THAT SATISFIES THE REQUIREMENTS OF A FUNCTIONAL REGULATION.

ALL TIMBER USED IN THE ERECTION OF A BUILDING SHALL BE TREATED AGAINST TERMITE AND WOOD BORER ATTACK AND FUNGAL DECAY IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10005 AND SHALL BEAR THE PRODUCT CERTIFICATION MARK OF A BODY CERTIFIED BY THE SOUTH AFRICAN NATIONAL ACCREDITATION SYSTEM.

STRUCTURAL (SANS 10400, PART B):
 ALL UNDERPINNING AND STRUCTURAL REPAIRS (IF REQUIRED) ARE TO BE STRICTLY IN ACCORDANCE TO THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

DIMENSIONS (SANS 10400, PART C):
 ANY HABITABLE ROOM (KITCHEN, SCULLERY AND LAUNDRY EXCLUDED) TO BE MIN. 6M² WITH NO LINEAR DIMENSION LESS THAN 2M. ALL HABITABLE ROOMS IN GENERAL TO HAVE MIN. CEILING HEIGHT OF 2.4M. (ACCEPTIONS ARE APPLICABLE) PASSAGE AND ENTRANCE HALL TO HAVE MIN. CEILING HEIGHT OF 2.1M. BATHROOM, SHOWER-ROOM, LAUNDRY OR ROOM CONTAINING A TOILET PAN TO HAVE A MIN. CEILING HEIGHT OF 2.1M ABOVE ANY AREA WHERE A PERSON WOULD NORMALLY BE IN A STANDING POSITION. OPEN MEZZANINE FLOOR WHICH HAS AN AREA NOT EXCEEDING 25% OF THE AREA OF THE FLOOR IMMEDIATELY BELOW TO HAVE A MIN. 2.1M ABOVE AND BELOW THE MEZZANINE FLOOR.

SITE OPERATIONS (SANS 10400, PART F):
 TEMPORARY SANITARY FACILITIES ARE TO BE PROVIDED FOR THE PERSONNEL EMPLOYED / INVOLVED WITH THE CONSTRUCTION OF THE NEW ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING (ONE SANITARY FACILITY FOR EVERY THIRTY - OR PART THEREOF. THIS IS TO BE REMOVED AFTER THE COMPLETION OF THE BUILDING WORK. IT IS TO BE CLEAN AND IN A HYGIENIC CONDITION AT ALL TIMES AND BE POSITIONED SO AS NOT TO BE OFFENSIVE.

BEFORE ANY FOUNDATION IS LAID, THE AREA TO BE COVERED BY ANY BUILDING IS TO BE PROPERLY CLEARED OF VEGETABLE MATTER, TREE STUMPS, TIMBER AND OTHER CELLULOSE MATERIAL, DEBRIS OR REFUSE AND ANY MATERIAL CONTAMINATED WITH FAECAL MATTER.

WHERE ANY BUILDING IS SITUATED WHERE WATER WILL DRAIN NATURALLY TOWARDS IT, DRAINAGE SHALL BE PROVIDED TO DIRECT SUCH WATER AWAY FROM SUCH A SITE OR BUILDING, TO A STORMWATER DRAIN OR TO DISPOSE OF IT IN SOME OTHER SAFE APPROVED MANNER.

ALL SURPLUS MATERIAL AND MATTER ARISING FROM THE ERECTING OR DEMOLISHING OF ANY BUILDING IS TO BE REMOVED DURING AND AFTER THE COMPLETION THEREOF FROM THE SITE AND FROM ANY OTHER LAND OR PUBLIC STREET OR PUBLIC PLACE AFFECTED BY SUCH MATERIAL OR MATTER.

LEVELS:
 LEVELS AND DIMENSIONS: THE BUILDING IS TO BE LAID OUT AND ERECTED IN THE POSITION AND TO THE LEVELS AS INDICATED ON THE PLAN & SITE LAYOUT PLAN. THE CONTRACTOR, SUB-CONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS AND LEVELS ON-SITE BEFORE COMMENCING ANY WORK. ALL BUILDING WORK TO COMPLY WITH SANS 10400 EDITION 3 AND MUNICIPAL BYLAWS.

LAND SURVEYOR TO CONFIRM ALL BOUNDARY PEGS AND TO CHECK ALL LEVELS BEFORE CONSTRUCTION COMMENCES.

TOP SOIL SHALL BE REMOVED FROM THE AREA TO BE BUILT UPON. ALL GRADING AND LEVELING TO BE DONE BY CONTRACTOR.

FOUNDATIONS (SANS 10400, PART H):
 CONCRETE FOUNDATION TO BE CONSTRUCTED HAVING A STRENGTH OF NO LESS THAN 10 MPa AT 28 DAYS, OR BE MIXED IN PROPORTIONS BY VOLUME 1(CEMENT):4(SAND):5(COURSE AGGREGATE) OF ORDINARY PORTLAND CEMENT, SAND AND 26MM STONE FOOTINGS, FOR LOADBEARING WALLS.

FOUNDATION DESIGN SHALL PREVENT THE PASSAGE OF MOISTURE TO THE INSIDE OF THE BUILDING. THE UPPER SURFACE OF FLOOR SLABS AT ANY POINT SHALL NOT BE LESS THAN 150MM ABOVE THE SURROUNDING FINISHED SURFACE LEVELS.

ALL FOUNDATIONS DESIGNED AND SPECIFIED BY A PROFESSIONAL STRUCTURAL ENGINEER TAKES PREFERENCE.

MINIMUM REQUIREMENTS:
 LOAD BEARING WALLS = MIN. 250 x 730mm
 NON LOAD BEARING WALLS = 250 x 690mm

FOUNDATIONS WALLS HIGHER THAN 1 METER TO BE 340mm THICK.
 FOUNDATIONS WALLS HIGHER THAN 1.5 METER TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.

PROVIDE MIN. 300x850x850mm CONCRETE FOOTING TO ALL FREE STANDING COLUMNS.

CONCRETE STRIP FOUNDATIONS TO BE LAID IN A SOLID AND UNIFORM TRENCH AND MUST COMPLY WITH SANS 10400-B AND SANS 1044-H.

FLOOR CONSTRUCTION (SANS 10400, PART J):
 THE FLOOR OF ANY LAUNDRY, KITCHEN, SHOWER-ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL SHALL BE A WATER-RESISTANT FLOOR (E.G. CONCRETE FLOOR, OR A FLOORING SYSTEM THAT CAN HOLD ANY SURFACE WATER WITHOUT DETERIORATING IN ANY WAY UNTIL THE WATER CAN EVAPORATE, BE DRAINED OR BE REMOVED AND THE FLOOR CAN ACCOMMODATE ANY MOVEMENT IN THE FLOORING SYSTEM WITHOUT LOSING ITS IMPERMEABLE PROPERTIES).

ANY CONCRETE FLOOR SLAB SUPPORTED ON GROUND OR FILLING MUST BE CONSTRUCTED SO THAT ANY MOISTURE PRESENT IS PREVENTED FROM PENETRATING THE CONCRETE FLOOR SLAB. ANY EXTERNAL FLOOR SLAB THAT CANTILEVERS MUST HAVE A DRIP DETAIL TO UNDERSIDE TO EDGE IN ACCORDANCE TO ARCHITECT'S SPECIFICATION.

GROUND STOREY: (SURFACE BED)
 FLOOR FINISH AS SPECIFIED ON PLANS ON 35MM CEMENT SCREED ON 100MM CONCRETE SLAB (GRADE 25 OR HIGHER) ON 250 MICRON U.S.B. GREEN WATERPROOFING MEMBRANE - JOINTED WITH D.P.C. (200MM OVERLAP AT JOINTS) ON 50MM CLEAR RIVER SAND BED ON WELL COMPACTED FILL. FILL FROM SUITABLE MATERIAL COMPACTED IN LAYERS TO 93% MOD AASHTO DENSITY (FILLING SHALL BE PLACED IN UNCOMPACTED LAYERS NOT EXCEEDING 100MM IN RESPECT OF HAND COMPACTION OR 150MM IN RESPECT OF COMPACTION BY MECHANICAL MEANS. EACH LAYER SHALL BE WELL COMPACTED BEFORE ADDITIONAL FILL MATERIAL IS ADDED) FINISHED FLOOR LEVEL TO BE MIN. 150MM ABOVE NATURAL GROUND LEVEL.

FIRST STOREY: (SUSPENDED FLOOR)
 REINFORCED CONCRETE SLAB ACCORDING TO STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS. IN-SITU OR RIB-AND-BLOCK CONCRETE FLOOR CONSTRUCTION TYPE TO BE CONFIRMED BY OWNER. PROVIDE 2x6mm NUTEC CEMENT BOARDING HORIZONTALLY BETWEEN BRICKWORK AND CONCRETE SLABS ON LOAD BEARING WALL. PROVIDE 10MM SAGEX VERTICALLY BETWEEN BRICKWORK AND CONCRETE SLABS AND SURFACE BED (ALL ACCORDING TO STRUCTURAL ENG DESIGN).

DAMP-PROOF COURSE:
 ANY MATERIAL USED AS A DAMP-PROOF COURSE SHALL COMPLY WITH THE RELEVANT REQUIREMENTS CONTAINED IN SANS 248, SAND 298 OR SANS 952-1 OR SHALL BE THE SUBJECT OF AN ACREDITMENT CERTIFICATE IF THE PRODUCT IS NOT COVERED BY THESE STANDARDS.

DOORS AND WINDOWS:
 WINDOWS AND DOORS TO LINE UP WITH VERTICAL DPC. ALL WINDOWS TO BE SEALED ALL ROUND. ALL TO BE POWDER-COATED ALUMINIUM TO COLOUR OF CLIENT SPEC.

WALL CONSTRUCTION (SANS 10400, PART K):
 ALL WALL CONSTRUCTION AND BRICK WORK TO COMPLY WITH SANS 10400 PART K, PART B & PART T. ALL STRUCTURAL WORK TO CONFORM WITH NHRC REGULATION. THE HEIGHT OF WALLING BUILT IN A DAY SHOULD GENERALLY NOT EXCEED 1.3M TO 1.5M.

EXTERNAL: LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE CORBRICK (FBA) NOMINAL COMPRESSIVE STRENGTH CLAY FACE BRICKS. THE INTERNAL AND EXTERNAL SKINS TO BE TIED TOGETHER WITH BRICKFORCE EVERY 4TH BRICK/COURSE.

CAVITY WALLS TO BE TIED TOGETHER WITH BUTTERFLY TIES AT MAX. 450MM VERTICAL C/C AND MAX. 600MM HORIZONTAL C/C.

INTERNAL: LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE CORBRICK ROK'S (NFP) NOMINAL COMPRESSIVE STRENGTH COROMAX CLAY BRICK WITH PLASTERED AND PAINTED FINISH.

FOR SINGLE STOREYS NO VERTICAL FACE SHALL BE HIGHER THAN 6.50 METERS MEASURED EXTERNALLY FROM THE NGL VERTICALLY BELOW IT.

ALL NEW BRICKWORK TO BE PLASTERED AND PAINTED ACCORDING TO CLIENT SPEC.

INTERNAL: 115mm WITH BRICKS OF 7MPa, WITH IN-SITU CONCRETE SURFACE BED APPROX. 400mm WIDE AND 200mm DEEP (DEPTH OF 100mm MASS CONCRETE SURFACE BED INCLUDED). TO BE SMOOTH-PLASTERED, PRIMED AND FINISHED WITH 2 x COATS OF PAINT.

BRICKFORCE SHALL BE PLACED ABOVE WINDOWS AND DOORS IN-BETWEEN EACH LAYER OF BRICK (WITHIN EACH OF 3 COURSES ABOVE THE OPENINGS) AND SHALL BE IN ACCORDANCE WITH SANS 935 FOR A GRADE 2 COATING.

BRICKFORCE SHALL COMPRISE OF TWO HARD-DRAWN WIRES THAT CONSIST OF TWO MAIN WIRES OF DIAMETER NOT LESS THAN 2.8MM AND NOT MORE THAN 3.55MM HELD APART BY EITHER PERPENDICULAR (LADDER-TYPE) OR DIAGONAL (TRUSS-TYPE) CROSS WIRES.

IN CAVITY WALLS, WEEPHOLES SHALL BE FORMED IN THE OUTER LEAF OF WALLING AT INTERVALS THAT DO NOT EXCEED 1000MM AND IMMEDIATELY ABOVE THE DAMP-PROOF COURSES BY LEAVING PERPEND JOINTS OPEN FOR A HEIGHT OF APPROX. 50MM. CAVITIES SHALL BE KEPT FREE OF MORTAR AND DEBRIS AS THE WORK PROCEEDS. TIES SHALL BE CLEANED OF MORTAR DROPPINGS.

CAVITY SHALL BE FILLED WITH CONCRETE BETWEEN FOUNDATIONS AND GROUND FLOOR DPC AND 3 BRICK COURSES BELOW WALL PLATE.

MOVEMENT JOINTS:
 CONTRACTOR TO ALLOW FOR MOVEMENT JOINTS IN FLOOR SLABS & WALLS WHERE DEEMED NECESSARY TO ENGINEERS SPECIFICATION. JOINTS TO BE SEALED WITH "JOINTEK"

WATERPROOFING
 WINDOWS AND DOORS TO LINE UP WITH VERTICAL DPC. ALL WINDOWS TO BE SEALED ALL ROUND.

WATERPROOFING TURN-UPS AGAINST MASONRY, IF NOT LINKED TO THE STEPPED DAMP-PROOF COURSES IN CAVITY WALLS, SHALL BE COUNTER FLASHED WITH THE SAME MEMBRANE AND CUT INTO THE WALLS TO A DEPTH OF AT LEAST 40MM TO PREVENT DELAMINATION DUE TO MOISTURE PENETRATION INTO THE WALLS ABOVE THE WATERPROOFING SYSTEM.

PROVIDE A SEAMLESS WATERPROOFING SYSTEM BY APPROVED WATERPROOFING CONTRACTOR AROUND CHIMNEY.

LINTOLS:
 LINTOLS: SHALL BE PROVIDED ABOVE ALL WINDOW AND DOOR OPENINGS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2.9 OF SANS 10400-K.

PRECAST LINTOLS OVER DOOR AND WINDOW OPENINGS MUST BE BUILT IN AS PER SPECIFICATION OF THE MANUFACTURER WITH A MIN. OVERLAP OF 250MM BOTH SIDES.

REINFORCED BRICK LINTOLS:
 OPENING 1000-2000MM - 1 COURSE REINFORCING
 OPENING 2100-3000MM - 2 COURSES REINFORCING
 OPENING 3100-3900MM - 5 COURSES REINFORCING
 OPENING 3900-5100MM - 6 COURSES REINFORCING

MORTAR OR PLASTER MIXTURE (MINIMUM REQUIREMENT - AS PER SANS C11)
 MORTAR SHALL HAVE THE MIX PROPORTIONS OF A CLASS II MORTAR MIX AS PER SANS C11. LIME TO BE INCLUDED INTO THE MIXES WHERE ALLOWED AS PER S.A.N.S. - TO COMPLY WITH THE REQUIREMENTS OF SANS 523 AND SHALL BE OF THE CLASS A2P TYPE.

ALL SAND USED SHALL CONTAIN NO ORGANIC MATERIAL NOR ANY PARTICLES AND COMPLY WITH THE REQUIREMENTS OF SANS 1090 FOR MORTAR SAND.

PLASTER CEMENT MUST BE MIX 1 PART CEMENT, 1.5 PARTS LIME AND 6 PARTS SAND.

CEILING CONSTRUCTION:
 STANDARD 6.4 MM RHINOBOARD CEILING FLUSH NAILED TO UNDERSIDE OF 38x38MM PINE BRANDING. JOINTS TO BE COVERED WITH FIBRATAPE, ENTIRE CEILING SMOOTH SKIMMED AND PAINTED WITH AN UNDERCOAT AND 2X COATS OF PAINT. 38x38MM BRANDING TO BE AT 450MM C/C. CROSS BRANDING SHALL BE CUT IN BETWEEN THE LONGITUDINAL BRANDING AT CENTRES THAT DO NOT EXCEED 900MM.

STAIRWAYS (SANS10400, PART M):
 THE HEADROOM AT ANY POINT ON ANY STAIRWAY SHALL BE 2.1M MINIMUM, MEASURED VERTICALLY FROM THE CH LINE, AND THE WIDTH OF ANY STAIRWAY, MEASURED TO ANY ENCLOSING WALL OR BALUSTRADE, SHALL NOT BE LESS THAN 750MM. ANY LANDING SERVING TWO FLIGHTS IN THE SAME STRAIGHT LINE SHALL HAVE A LENGTH OF NOT LESS THAN 900MM AND HAVE A WIDTH OF NOT LESS THAN THAT OF SUCH FLIGHTS. THE RISE OF ANY STEP SHALL NOT EXCEED 200MM. THE TREAD OF ANY STEP SHALL BE MINIMUM 250MM, PROVIDED THAT WHERE THE STAIRWAY DOES NOT HAVE SOLID RISERS, EACH TREAD SHALL OVERLAP THE NEXT LOWER TREAD BY NOT LESS THAN 25MM. STAIRWAY PROTECTION (WHETHER A SECURE WALL, SCREEM, RAILING OR BALUSTRADE) SHALL NOT BE LESS THAN 1M HIGH AND SHALL HAVE NO OPENING MORE THAN 100MM THE HANDRAIL TO ANY FLIGHT OF STAIRS SHALL BE ON AT LEAST ONE SIDE OF THE FLIGHT WHERE THE WIDTH OF THE FLIGHT IS LESS THAN 1.1M, AND ON BOTH SIDES WHERE THE WIDTH EXCEEDS 1.1M. ANY FLIGHT OF STEPS WHICH CONTAINS MORE THAN THREE RISERS SHALL HAVE PROTECTION / BALUSTRAIDING.

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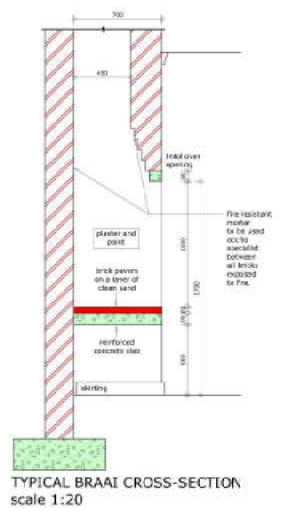
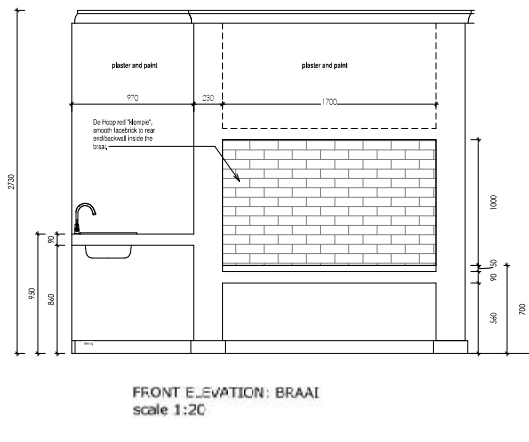
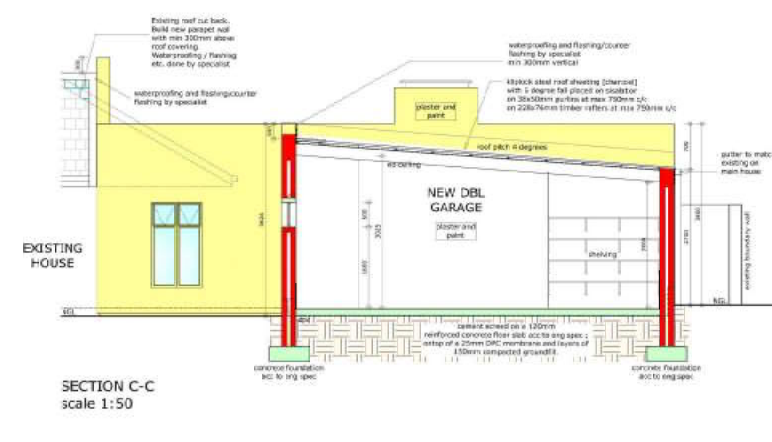
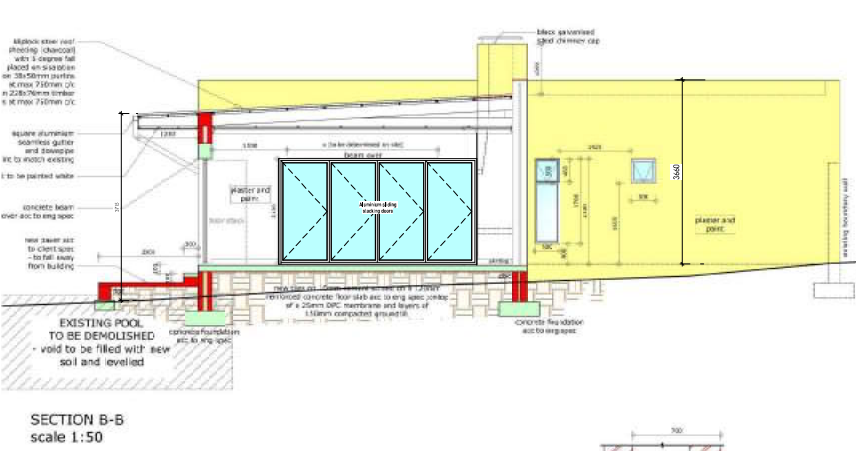
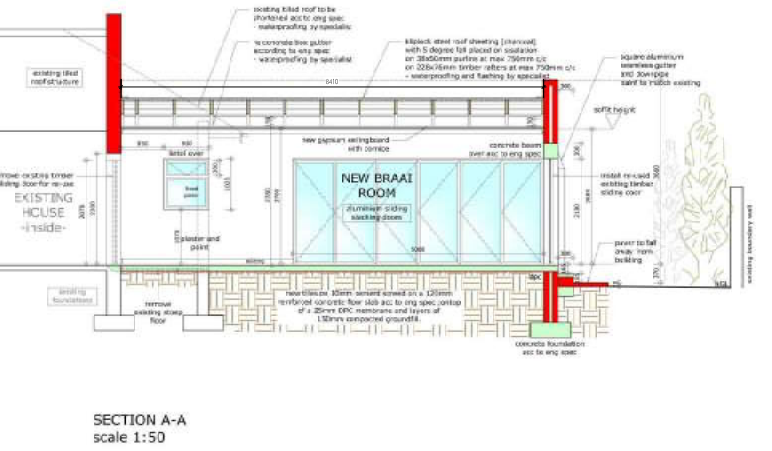
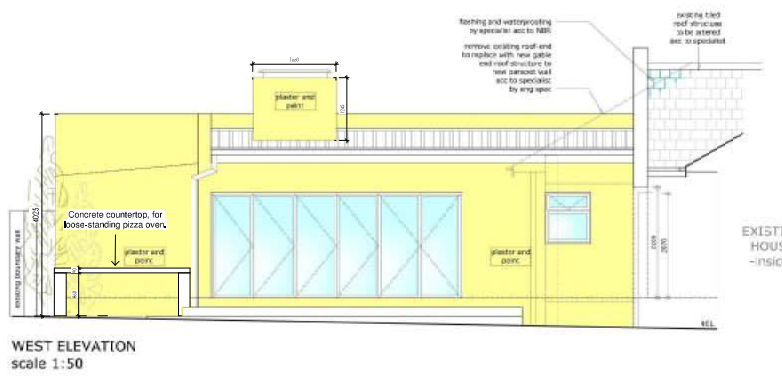
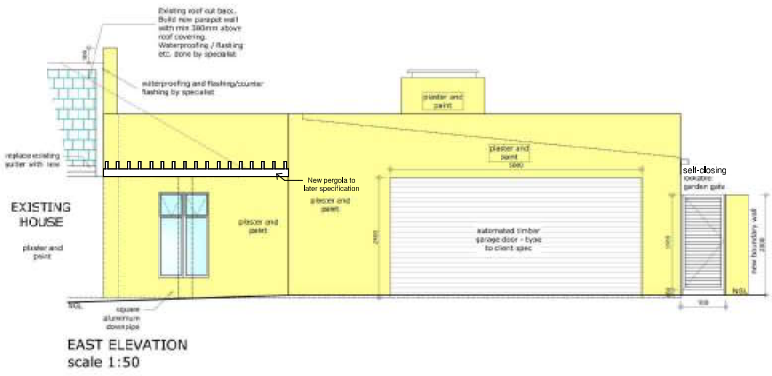
ARCHITECT SIGNATURE: _____

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PROJECT:	HOUSE NEL	ALTERATIONS TO EXISTING HOUSE FOR MR. & MRS. NEL ON ERF 4769, 8 UITSIG ST, STELLENBOSCH
TECHNICAL DRAWING:	GENERAL PLAN LAYOUT	INDIEN BY SUBMISSION TO MUNICIPAL & CONSTRUCTION
DATUM DATE:	2021-08-25	GET. DWN. TZ. NAGESIEN CHECKED TZ. PROJECT NR. 1286
SKAAL SCALE:	1:200/1:100	TEKENING NR. DRAWING NO. 01 A



FIRE PROTECTION (SANS 10400, PART 1)
PARTITION WALLS AND PARTITIONS SHALL HAVE A MINIMUM FIRE RESISTANCE OF NOT LESS THAN 20 MINUTES AND BE NON-COMBUSTIBLE. ANY WALL AND FLOOR BETWEEN ANY RESIDENTIAL GARAGE AND ANY HABITABLE ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MINUTES. FIRE WALLS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF. THE GARAGE ACCESS DOOR FROM GARAGE TO HABITABLE INTO THE DWELLING IS TO BE A 50 LB GEM THICK, 30 MINUTE FIRE DOOR. THESE DOORS ARE TO BE SELF-CLOSING.

FIRE PROTECTION (SANS 10400, PART 1 - FLOOR CONT.)
NO OTHER FLOOR JOIST OR TRIMMER OR ANY OTHER SUBSTRUCTURE MATERIAL SHALL BE BUILT INTO ANY RESULT, OR BE THE JOINT OF THE INSIDE OF A CHIMNEY, OR PENETRATE A FIRE SEPARATION ELEMENT.

ELECTRICITY
ALL ELECTRICAL WORK ARE TO COMPLY TO LEGAL AUTHORITIES BY-LAWS.

SPECIFIC HEATING (SANS 10400, PART 1)
THE HEIGHT OF A CHIMNEY OUTLET SHALL NOT BE LESS THAN 1.0 ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SMOKE CHIMNEY AND THE ROOF. HOT WATER HEAT EXCHANGER OR TRIMMER OR ANY OTHER COMBUSTIBLE MATERIAL SHALL BE BUILT INTO A HEARTH. COMBUSTIBLE MATERIAL, SUCH AS A TYPICAL FLOOR JOIST, TRIMMER OR ROOF TRUSS, SHALL NOT BE BUILT WITHIN 200MM OF THE JOINTS OF A CHIMNEY.

PIPE INSULATION (SANS 10400, PART 1)
ALL HOT WATER SERVICE PIPES ARE TO BE CLASSED WITH INSULATION WITH AN R-VALUE FOR THE FOLLOWING:
SMALLER AND EQUAL TO 80mm 3/4" = M N B-WALL OF 1 GREATER THAN 80mm 3/4" = MIN. R-VALUE OF 1.3

HOT WATER SERVICES (SANS 10400, PART 1)
AT LEAST 50% OF THE ANNUAL AVERAGE OF ELECTRICITY USED FOR WATER HEATING MUST BE MET BY OTHER MEANS SUCH AS SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS OR PROCESSES. HOT WATER VESSELS AND DRAINS SHALL BE INSULATED WITH A MATERIAL ACHIEVING A R-VALUE OF 2.

MANUFACTURE GOODS
INSTALL 120mm FIRE RATED SQUARE GRASSHOPPER LIGHTS TO BE SECURED TO WALL/FLOOR SCANDS WITH BRACKETS IN ESS STATED OTHERWISE.

WATER SERVICES
WATER SERVICES TO BE IN ACCORDANCE WITH THE WATER SERVICES ACT AND REGULATIONS. WATER SERVICES TO BE PROVIDED AND BE CONNECTED TO THE MAINS BY THE LOCAL AUTHORITY.

STORMWATER (SANS 10400, PART 1)
MEANS OF CONTROL AND DISPOSAL OF ACTUALIZED STORMWATER WHICH MAY RUN OFF FROM ANY FATHOMABLE BUILDING IS TO BE PROVIDED AND BE CONNECTED TO THE MAINS BY THE LOCAL AUTHORITY.

STORMWATER PIPES
STORMWATER PIPES SHOULD BE DISCHARGED INTO A SPA OR SILENT BUT MAY DISCHARGE TO ANOTHER GUTTER OR INTO ANOTHER SURFACE IF IT IS DRAINAGE, WHERE A DOWNWATER PIPE DISCHARGE INTO ANOTHER SURFACE, A PIPE SHALL BE FITTED TO DIVERT WATER AWAY FROM THE BUILDING. WHERE DISCHARGE FROM A ROOF WITH AN EFFECTIVE AREA GREATER THAN 200m² DISCHARGES THROUGH A SINGLE DOWN THE GUTTER, A DOWNWATER DISCHARGE PIPE SHALL BE FITTED TO THE SIDE TO ENSURE THAT THE DOWNWATER AT THE RECEIVING GUTTER IS SUFFICIENT SO THAT IT DOES NOT OVER THE HEIGHT OF THE RECEIVING GUTTER. ALL GUTTERS TO BE 100MM DIA.

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DRAWING RECEIVED BY: _____ ARCHITECT SIGNATURE: _____
DATE: _____

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HOUSE NEL REFERENCE TO PROJECT HOUSE NO. AND PROJ. NO.
DRAWING: SECTIONS & ELEVATIONS
DATE: 2021-08-25
SCALE: 1:50/1:20

DESIGNED BY: TJZ
CHECKED BY: TJZ
DRAWN BY: TJZ
PROJECT NO: 1286

DATE OF ISSUE: 02
DRAWING NO: 02