



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19103 (TP1215/2025)

Our File Reference Number: Erf 440, Pniel

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PE

Sir/Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 440 PNIEL

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 440, Pniel, for the following:

2.1.1 Departure in terms of Section 15(2)(b) of the said bylaw to relax the common building lines from 2.5m to 1m (adjacent to Erf 439) and the street building lines from 4m to 3.7m to 1.2m (adjacent to Oak and Arcade Street) respectively to accommodate the proposed second dwelling unit on the property.

2.1.2 Consent use in terms of 15(2)(o) of the said bylaw to exceed the threshold of additional use to allow for the proposed second dwelling unit.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

3.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

3.3 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No. 100, Drawn by RDC: Dated 03/09/2025, and attached as **Annexure A**.

3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.4 The existing municipal sewer and water connection points must be used for the proposed second dwelling unit.

3.5 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4. The reasons for the above decision are as follows:

4.1 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

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

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

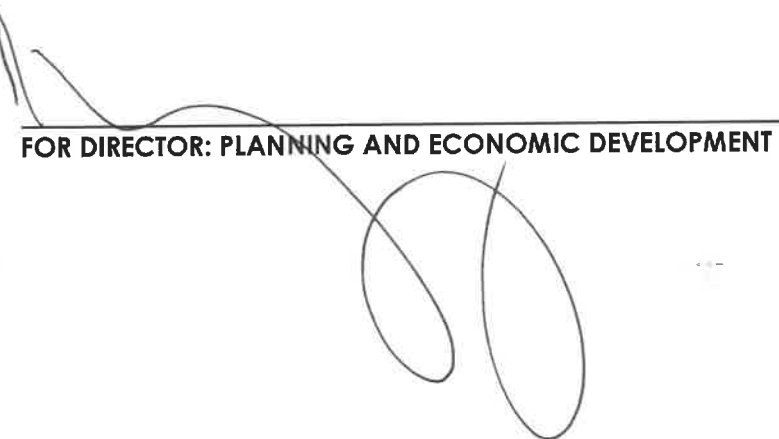
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

20/11/2025
DATE

ERF 439

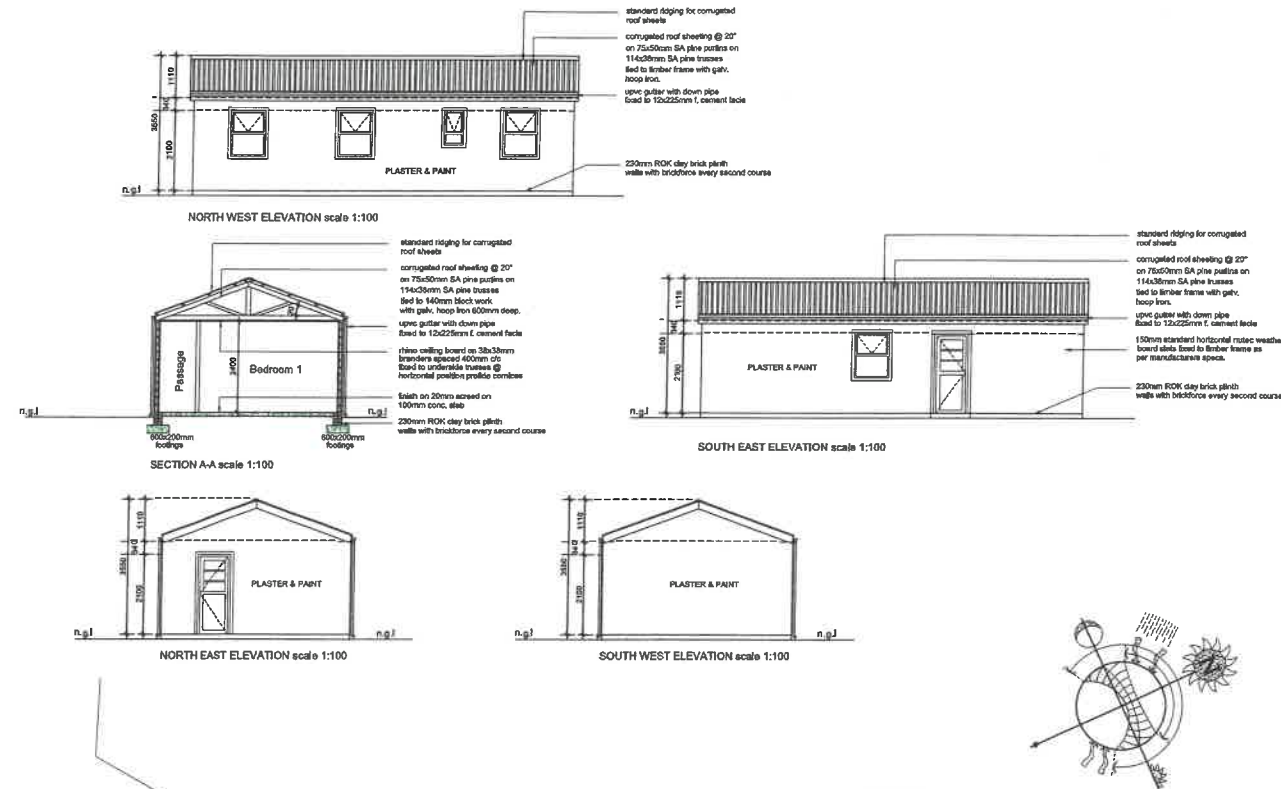
ERF 441

ERF 438

ERF 440

FLOOR PLAN scale 1:100

FLOOR PLAN scale 1:100



FENESTRATION DETAILS:	
NETT FLOOR AREA (m²) : NEW DWELLING	
• Nett Floor Area :	47m²
• 20% Floor Area :	9.4m²
TOTAL FENESTRATION PROVIDED :	
• W1 : 0.50m x 0.90m = 0.45m² x 1 = 0.45m²	
• W2 : 0.90m x 1.20m = 1.08m² x 4 = 4.32m²	
• D1 : 0.60m x 0.80m = 0.48m² x 2 = 0.96m²	
TOTAL GLAZING AREA OF FLOOR : 5.73m²	
5.73m² ÷ 47m² = (12.19%)	
FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREAS AS PER SANS.	
AREAS:	
EXISTING HOUSE	- 105m²
EXISTING STOEP	- 13m²
EXISTING CARPORT	- 40m²
ADDITIONS	
SECOND DWELLING	- 50m²
TOTAL COVERED AREAS - 208m²	
COVERAGE:	
PLOT AREA:	769m²
COVERED AREA:	208m² = 27%

Drainage & Gas Services notes:

- All levels to be checked on site and final adjustments to be made in accordance with Civil Engineer's instructions.
- Inspection eyes on all corners and connections.
- All pipes in walls complete with cleaning and rodding eyes with inspection and repair access.
- Ventilation pipes 400mm above roof level.
- Sewer & Stormwater pipes below building to be encased in min. 100mm concrete.
- Minimum fall of foil sewer pipes to be 1:60.
- Fit vent valve on all waste fittings.
- Pipe sizes:
 - wc & urinal - 100mm dia. upvc sewer pipe.
 - whb - 50mm dia. upvc waste pipe.
 - stacks & ventpipes - 100mm dia. upvc pipe

8. Symbols:

- 100mm upvc soil pipe @ min 1:60 fall to engineer's design.
- 50mm upvc waste pipe built into brick walls
- 50mm dia upvc stack with ventpipe
- 100mm dia upvc stack with ventpipe
- rodding eye
- 100mm upvc downpipe with inspection eye gully for waste water from hwb or sinks.
- manhole

HOT WATER HEATING DETAILS:

Design Population: 2x Bedrooms House with 2 Persons per bedroom = 4 Persons Max.

SANS 10252 recommends water storage capacity of 240L to be provided for a 3 bed house (2x Persons) / Bath = 2 x 2 = 4 persons, Minimum = 40L per capita, (40L x 4 = 160L). Storage capacity provided = 240L. Therefore:

TOTAL ENERGY REQUIRED TO HEAT WATER	(2 Persons / bedroom)
People	4.00
Usage per person(L)	115
Daily consumption(L/day)	460
Water input temperature(°C)	15
Water output temperature(°C)	55
Temperature difference(°C)	40
Specific heat of water (kJ/kg.°C)	4.18
Daily energy usage (kJ)	115
KWH per day	32
Annual energy usage (KWH)	11630
50% of the Annual energy usage (KWH) =	5840

ENERGY USAGE VIA HEAT PUMP SYSTEM AS PER THE HEAT PUMPS & SOLAR INSTALLATION

SUPPLIER SPECIFICS

Recommended SANS 10252-3 Storage capacity(L)	200.00
We propose to install a 3.0KW Heat Pump with average coefficient of performance of 4 and 200L storage tank.	
Flow rate (l/m)	20
Heating capacity (KW/h)	3
Power consumption (KW/h)	0.77
Co-efficient of productivity (COP)	4
Heating time for 200L water storage (min)	160
Annual Heating Energy (KWH)	2529
Efficiency Target > 50% of output (KWH)	5864
Efficiency Produced (KWH)	6751
Efficiency Produced %	75

The value for the annual energy required to heat water per year need to be less than 5840 KWH (50% of the annual energy usage) to comply with the SANS 10252 / 204 requirement that a minimum of 50% per volume of the annual average hot water heating requirement shall be provided by means of solar water heating system (SANS 10252 clause 4.5.2.1).

Installation & Location: Strictly according to Manufacturer's specifications

Cover to be installed in ceiling space with Approved Geyser Installation Manual

Hot Water Pipe Installation: Solid Galvalume (GVL) or similar approved Geyser Material, a Flexible Poly Faced Glue-on Insulation with a value of 1.25 m²K/W. The thermal insulation blanket to be installed in accordance to the manufacturer's specifications in order to comply with SANS 10400 XA2011 requirements, paragraph 4.1.4

All hot water pipes to be insulated with Solid Galvalume or similar approved Geyser Pipe Insulation with a R-Value of 1.8 m²K/W to comply with SANS 10400 XA2011 minimum R-Value requirement of 1.0 m²K/W. Pipes smaller than 10mm in diameter, refer SANS 10400 XA2011 paragraph 4.1.3 & Table 1.

All hot water service pipes to be clad with insulation with a minimum R-value as specified in SANS 10400 XA2011 paragraph 4.1.4 Table 1. All thermal insulation for hot water pipes to be installed in accordance to the manufacturer's specifications.

Hot water installation to be in accordance with SANS 10252 - 1 and SANS 10254.

Solar water heating system installation to be in accordance with SANS 10252, SANS 10254, SANS 10256 and SANS 10252 - 1

BUILDING INFORMATION:

Building Classification: H4

Design Population: 2 Persons per Bedroom

Climate Zone: Zone 4

Building Orientation: North West

Building Envelope: Double Storey Dwelling

BUILDING COMPONENTS CALCULATIONS & DETAIL IN RELATION TO SANS 10400-XA2011 & SANS 204

1. EXTERNAL WALLS:

SPECIFICATION

- 230mm wide External masonry wall, constructed with Corbelled 14MPa nominal compressive strength R.O.K load bearing Face Bricks, size 230 x 190 x 75mm, manufactured in accordance with SANS 227-2007, laid in stretcher bond course and bedded and jointed in 10mm thick Class B mortar joints. Provide galvanneal steel battery wall ties reinforcement @ 4 ties per 1 sqm spacing rule.

SANS 10400 XA2011 REQUIREMENTS

- The specified 230mm External masonry walls do comply with SANS 10400 XA2011 requirements. External masonry walls exceeds the minimum required R-value of 0.35. Please refer to SANS 10400 XA2011 paragraph 4.4.3.2 (a)

2. ROOF MATERIALS & ASSEMBLY DETAILS:

R-VALUE REQUIRED FOR CLIMATE ZONE 4 = 3.7 m²K/W

ROOFING MATERIALS SPECIFIED

- Self-curing Corrugated 5-profile Galvalume Steel Roof Sheet
- SA Pine Trimmer Purlins and Roof Trusses
- Openair Ceiling 6.5mm
- Quasibond 470 reinforced grade
- 130mm Thick Insulated Ceiling Insulation

TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY

The specified Roof Assembly & Roofing Materials do comply with SANS 10400 XA2011 requirements in the R-Value of 3.71 m²K/W exceeds the minimum required R-value for climate zone 4 of 3.7 m²K/W.

3. FENESTRATION DETAILS:

SANS 10400-XA2011 paragraph 4.4.2 states that "Buildings with a fenestration area to nett floor area per storey that exceeds 19% do not meet the minimum energy performance requirements and shall thus comply with the requirements for fenestration in accordance with SANS 204".

PLEASE REFER TO ATTACHED - FENESTRATION CALCULATIONS AND WINDOW AND DOOR SCHEDULE

4. FLOOR DETAILS:

SPECIFICATION

- 100mm Mash reinforced concrete surface bed cast on 75mm Sandblasting with 0.25mm smooth green polyethylene D.P.M. on 150mm layer of Polystyrene Slag. Surfaced with 25mm screed and 25mm floor finish. To structural engineers specifications and details. No underfloor heating service to be installed. SANS 10400 XA2011 REQUIREMENTS
- No underfloor heating service to be installed. The floor component complies with SANS 10400 XA2011 requirements, paragraph 4.4.5

GENERAL NOTES:

- Swimming Pools - only applicable if indicated on plan
- Swimming Pools to be designed and constructed in accordance with SANS 204
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- Access control to all swimming pools as indicated on the plan

DOOR SCHEDULE

- All doors to be 30 minutes fire rated
- Door between garage and dwelling to be a 30 minutes fire door and equipped with a self-closing device.
- Garage door and bathroom - only applicable if indicated on plan
- Doors to be minimum 2000mm
- Doors to be minimum 2000mm

- A minimum of 2100mm head clearance, measured vertically from the pitch line and horizontal balustrade level.
- Subsides and intermediate rafters to be minimum 100mm high with max. spacing 1200mm.
- When there are more than 2 rafters a balustrade to be provided per rafters above.

GLAZING

- All glazing to comply with requirements of SANS 10257 and SANS 10400 Part 4 - access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of doors and shop fronts to be safety glass.

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO
SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE
CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO
ARCHITECT IMMEDIATELY

General notes:

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figure dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
- All work to be done in accordance National building regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned to be adhered to.
- Natural light and ventilation area of all openings in accordance SABS 0400 Part 4 natural light area - min. 10% of floor area and natural ventilation - min. 5% of floor area.
- All glass areas bigger than 10cm and at a height of less than 300mm from finished floor level to be 6mm safety glass.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.

PROPOSED
SECOND DWELLING
ERF 440
PNIEL STELLENBOSCH

DRAWING TITLE:

PLANS
SECTIONS
ELEVATIONS

PROJECT No:	JA 1025	SCALE:	1:100
DRAWING No:	100	DATE:	03/09/2025
REV:	00	DRAWN:	RDC
		CHECKED:	

FOR MUNICIPAL APPROVAL