



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19112 / TP1216/2025

Our File Reference Number: Erf 670, Kylemore

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PEP

Sir / Madam

APPLICATION FOR A CONSENT USE AND PERMANENT DEPARTURE: ERF 670, KYLEMORE

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 Bylaw 2023, on Erf 670, Kylemore for:
 - 2.1.1 A consent Use in terms of Section 15(2)(o) of the said bylaw to exceed the threshold of additional use to allow for the construction of the proposed second dwelling unit.
 - 2.1.2 A Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the following building lines:
 - 2.1.2.1 The street building lines from 4m to 1.5m to accommodate the proposed new dwelling house on the property.
 - 2.1.2.2 The common building lines from 2.5m to 1.5m (adjacent to Erf 655 & Erf 669) to accommodate the proposed main dwelling unit and the second dwelling unit on the property.

BE APPROVED in terms of Section 60 of the said Bylaw.

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 application 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.

- 3.2 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.
- 3.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 3.4 Building plans be generally in accordance with the site plan/floor layout plan as referenced as Drawing No. F 1425 -100, Drawn by: rdc Design CC, Architectural technologist, Dated: March 2025 and attached as (Annexure B).
- 3.5 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

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

- 4.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- 4.2 The proposal will not be detrimental to the existing streetscape; it will increase the value of properties within 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.

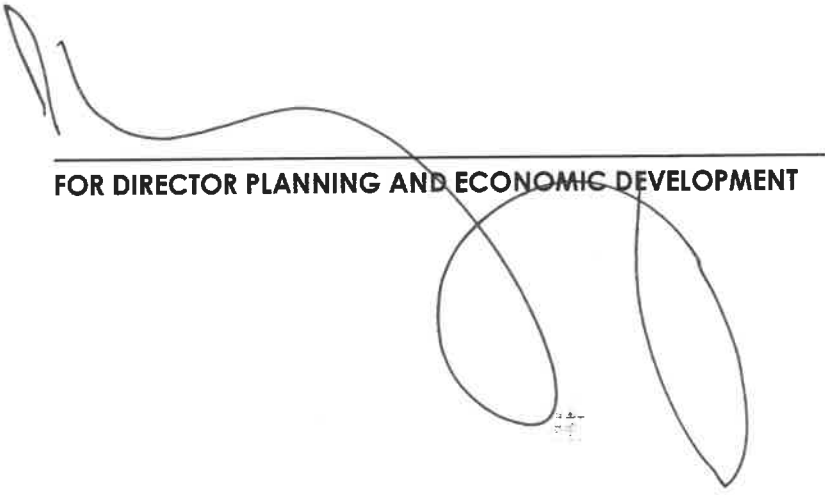
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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



DATE: 24/11/2025

Construction Areas

Covered Areas

Main Dwelling

Ground floor	- 85.00m²
Garage	- 21.00m²
Verandah	- 28.00m²
1 - Total Main Dwelling (incl. garage)	- 137.00m²

Second Dwelling

Ground floor	- 85.50m²
Verandah	- 21.00m²
Carport	- 20.00m²
2 - Total 2nd Dwelling (incl. Carport)	- 126.50m²

COVERAGE

ERF AREA	- 508.80m²
COVERED AREA	- 286.50m²

COVERAGE AREA - 52.30%

BUILDING INFORMATION

Building Classification:	H4
Design Population:	2 Persons per Bedroom
Climatic Zone:	Zone 4
Building Orientation:	North East
Building Envelope:	Single Storey Dwelling

BUILDING COMPONENTS CALCULATIONS & DETAILS

1. EXTERNAL WALLS:

SPECIFICATION

- 230mm wide External masonry cavity walls, with 80mm cavity, constructed with Corobroc 14MPa nominal compressive strength Corobroc 90 NF3 perforated perforated plaster bricks, size 232 x 90 x 114mm, manufactured in accordance with SANS 227:2007, laid in stretcher bond course and bedded and jointed in 10mm thick Class II mortar joints. Provide galvanneal steel battens with steel reinforcement @ 400mm per 1 sqm spacing etc.

SANS 10400-XA:2011 REQUIREMENTS

- The specified 230mm External masonry cavity walls do comply with SANS 10400-XA:2011 requirements. External masonry cavity walling systems exceed the minimum required R-value of 0.35. Please refer to SANS 10400-XA:2011 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

- Selfwelded S-profile Galvalume Metal Roof Sheet
- SA Pine Timber Purlins and Roof Trusses
- Gypsum Ceiling 9.5mm
- Sealed 405 Residential Grade
- 130mm Thick Horizontal Isobeam Ceiling Insulation

TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY

The specified Roof Assembly & Roofing Materials do comply with SANS 10400-XA:2011 requirements as the R-Value of 3.77 m²K/W exceeds the minimum required R-value for climate zone 4 of 3.7 m²K/W.

3. HOT WATER HEATING DETAILS:

Design Population: 2 Bedroom House = 2 Persons per Bedroom = Min 4 Persons
Hot Water Demand: SANS 10252-1:2012 Demand Formula For Dwelling House = 140L TO 160L Per Person Per Day
Hot Water Storage: SANS 10252-1:2012 Storage Formula = 140 TO 160 L Per Person = 560L to 640L
THUS: 4 Persons Require Min 180L and Max 200L of Hot Water Storage

Supply & Storage Installation: 2 x 150Litre Kwikot 500 Dual Shimline Cylinders + 75Litre Kwikot Heat Pump

Heat Pump Specification: Product Code = QT-SM500-02

Heating Capacity = 3.5kW

Hot Water Output = 75 Litres per Hour (75 Litres x 24 Hours = 1800 Litres Per Day)

Water Heater Size = 150 Litre

Power Input = 600W

Installation & Location: Strictly according to Manufacturer's Specifications

Heat Pump to be installed in ceiling space with Geyser Insulation Blankets

Hot Water Pipe Insulation: Saint Gobain ISOVER

Thermal Insulation for the 2 x 150 Litre Hot Water Cylinders will be Saint Gobain Isover Geyser Blanket, a Flexible Foil Faced Glasswool Blanket with a R-value of 1.25 m²K/W. The thermal insulation blanket to be installed strictly in accordance to the manufacturer's specifications in order to comply with SANS 10400-XA:2011 Requirements, paragraph 4.1.4

All hot water pipes to be insulated with Saint Gobain Isover Snap On Geyser Pipe Insulation with a R-value of 1.00 m²K/W, this complying with SANS 10400-XA:2011 Minimum R-Value requirement of 1.00 m²K/W for thermal insulation of hot water pipes smaller than 80mm in diameter, paragraph 4.1.3 & Table 1. The pipe insulation to be installed strictly in accordance to the manufacturer's specifications in order to comply with SANS 10400-XA:2011.

PLEASE REFER TO ANNEXURE B - KWIKOT TECHNICAL DATA BROCHERS & SANS 10252-1:2012 - HOT WATER DEMAND

4. FENESTRATIONS DETAILS:

SANS 10400-XA:2011 paragraph 4.4.2 states that "Buildings with a fenestration area to net floor area per storey that exceeds 15% 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 - FENESTRATIONS CALCULATION DOCUMENTS AND WINDOW AND DOOR SCHEDULE

5. FLOOR DETAILS:

SPECIFICATION

- 100mm Mesh reinforced concrete surface bed cast on 25mm Sandblasting with 0.25mm smooth green polyolefin D.P.M. on 150mm layer of Hardcore filling. Surfaced covered with a 25mm screed and 25mm floor finish. To structural engineers specifications and detailing. No underfloor heating services to be installed.

SANS 10400-XA:2011 REQUIREMENTS

- No underfloor heating services to be installed thus the floor component complies with SANS 10400-XA:2011 requirements, paragraph 4.4.2

GENERAL NOTES:

Swimming Pools - only applicable if indicated on plan.

- Swimming Pool to be designed and constructed that by Specialist
- Swimming Pool's water from the backwash is to discharge into the sewer system.
- Access control to all swimming pools as indicated on site plan.

Garage notes:

- All walls to be 30 minute fire walls.
- Door between garage and dwelling to be a 30 minute fire door and equipped with a self-closing device.

Shedroofs and bulkheads - only applicable where indicated on plan:

- Treads to be minimum 200mm.
- Risers to be maximum 200mm.
- A minimum of 2100mm head clearances, measured vertically from the pitch line and handrail bulkhead thereto.
- Substrate and staircase callings to be minimum 1m high with nos. openings 100mm.
- Where there are more than 3 steps a bulkhead is to be provided as per note above.

Glazing:

- All glazing to comply with requirements of SANS 10137 and SANS 10400 Part M - access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.

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 all 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

- 100mm dia stack & vent

- 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

- 100mm dia stack & vent

- 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

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.

- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.

- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.

- All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to have safety glass.

- All safety glazing panels to be etched with glazing marking and this is to be visible at all times.

- All cavities below floor level to be filled with concrete and dpc's to be stepped.

- No part of building is to encroach the build line.

- All materials to be installed strictly in accordance with manufacturers specifications.

This drawing and all the information contained thereon is the property of RDC Designs cc and must not be copied or disclosed to a third party without their written consent.

CLIENT:

GURCHEN PETERSEN

PROJECT TITLE:

PROPOSED NEW DWELLINGS
FOR GURCHEN & GODWIN
ERF 670 ADAMS STREET
KYLEMORE
STELLENBOSCH

DRAWING TITLE:

(10)
FLOOR PLANS
BUILDING INFORMATION
SANS 10400-XA:2011
SANS 204

PROJECT No.:

F 1425

DRAWING No.:

F 1425 - 100

REV.

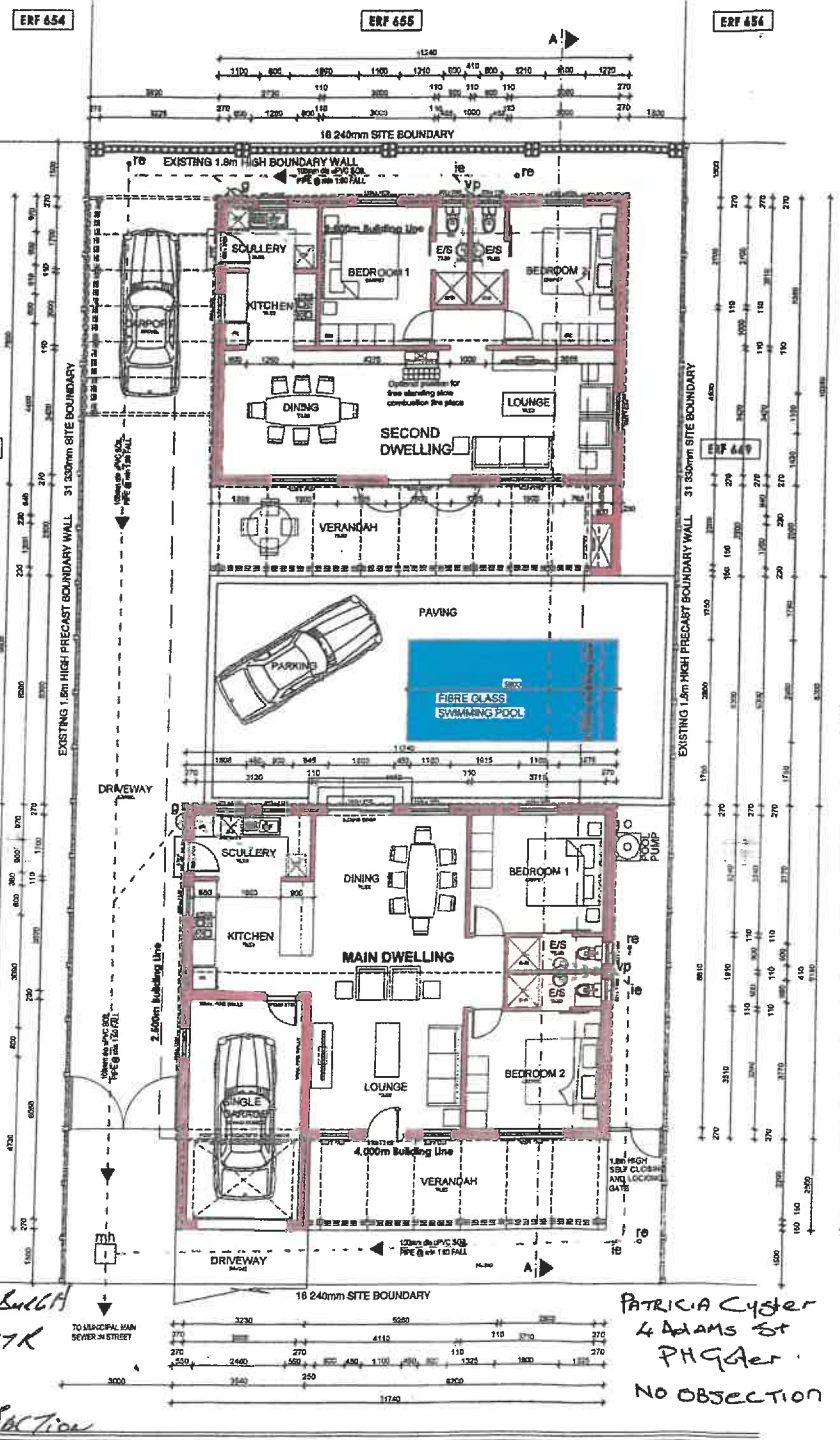
DRAWN:

RDC

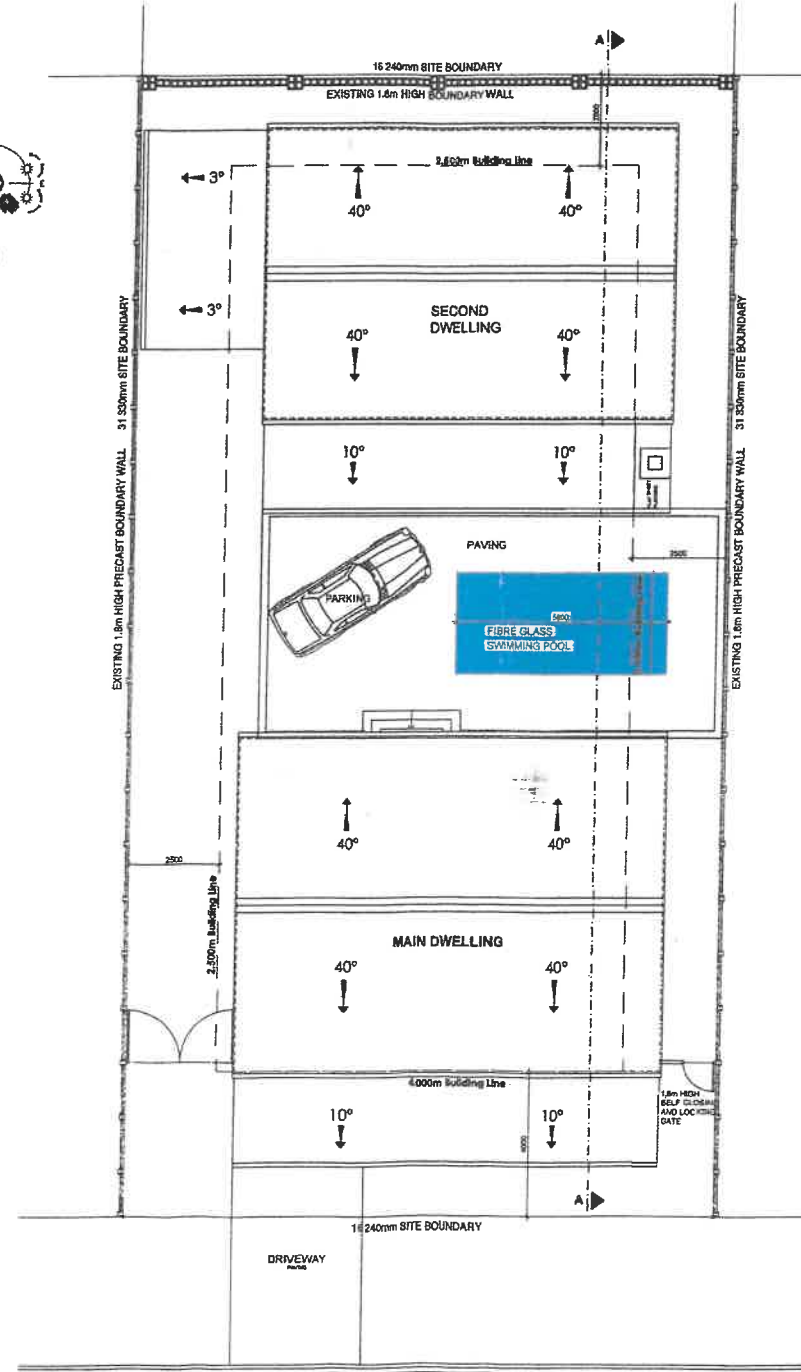
CHECKED:

RDC

FOR COUNCIL SUBMISSION



SITE & GROUND FLOOR PLAN
1:100



SITE & ROOF PLAN
1:100

L.H. MURPHY
2 ADAMS ST
No Objection

PATRICIA CYRUS
4 ADAMS ST
PHQAL
No Objection