



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16046 (TP188/2022)

Our File Reference Number: Erf 2912, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: shiproperties@mweb.co.za

Sir / Madam

APPLICATION FOR A TECHNICAL APPROVAL ON ERF 2912, STELLENBOSCH

1. The above application refers.

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

2.1 That the following application(s) in terms of Section 15(2)(g) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for an additional use (technical approval) for the construction of a second dwelling unit on Erf 2912, Stellenbosch

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

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

2.2.1. 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.

2.2.2 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.

2.2.3 Building plans must be generally in accordance with the site plan / floor layout plan as referenced drawing no. FWR/22/09/045 A1, dated September 2022 and drawn by Shafiek Biscombe attached as **Annexure A**.

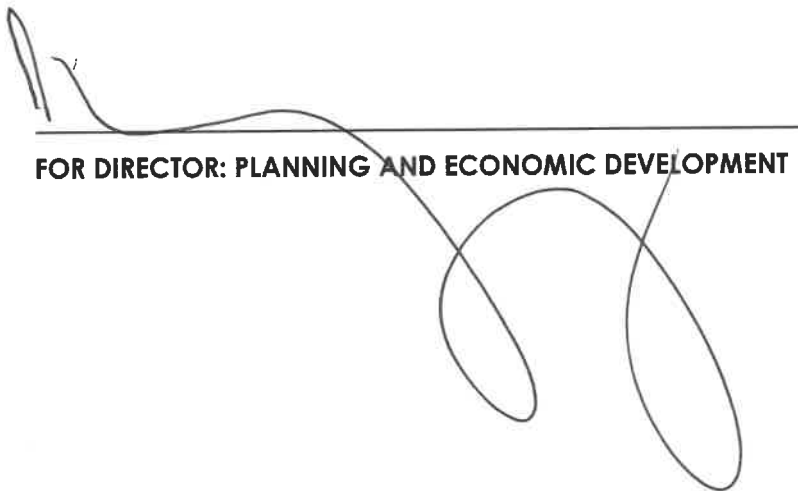
3. The **reasons** for the above decision are as follows:

3.1. The proposal is in line with the principles of the MSDP as it promotes sensible densification.

3.2. Sufficient parking has been provided for the proposed dwelling units.

4. You may now act on the above decision subject to compliance with the conditions of approval.

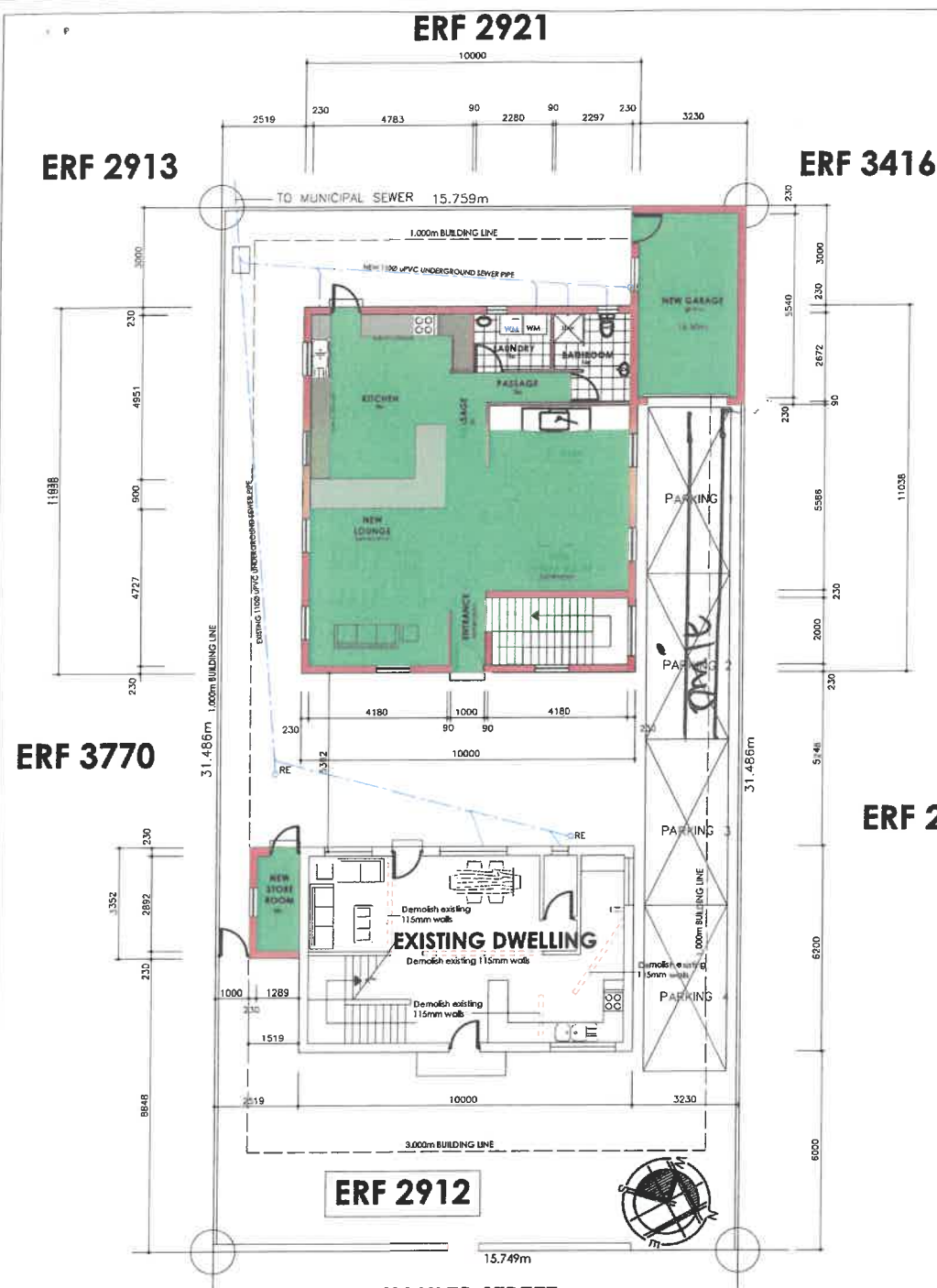
Yours faithfully



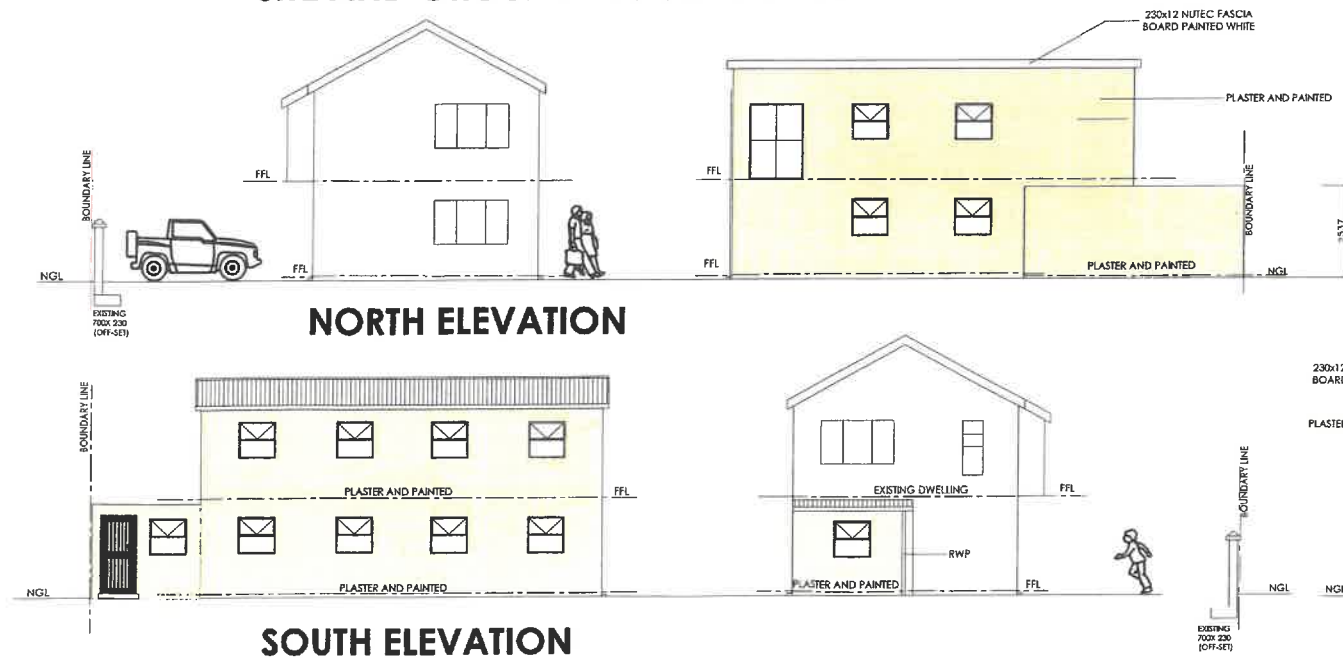
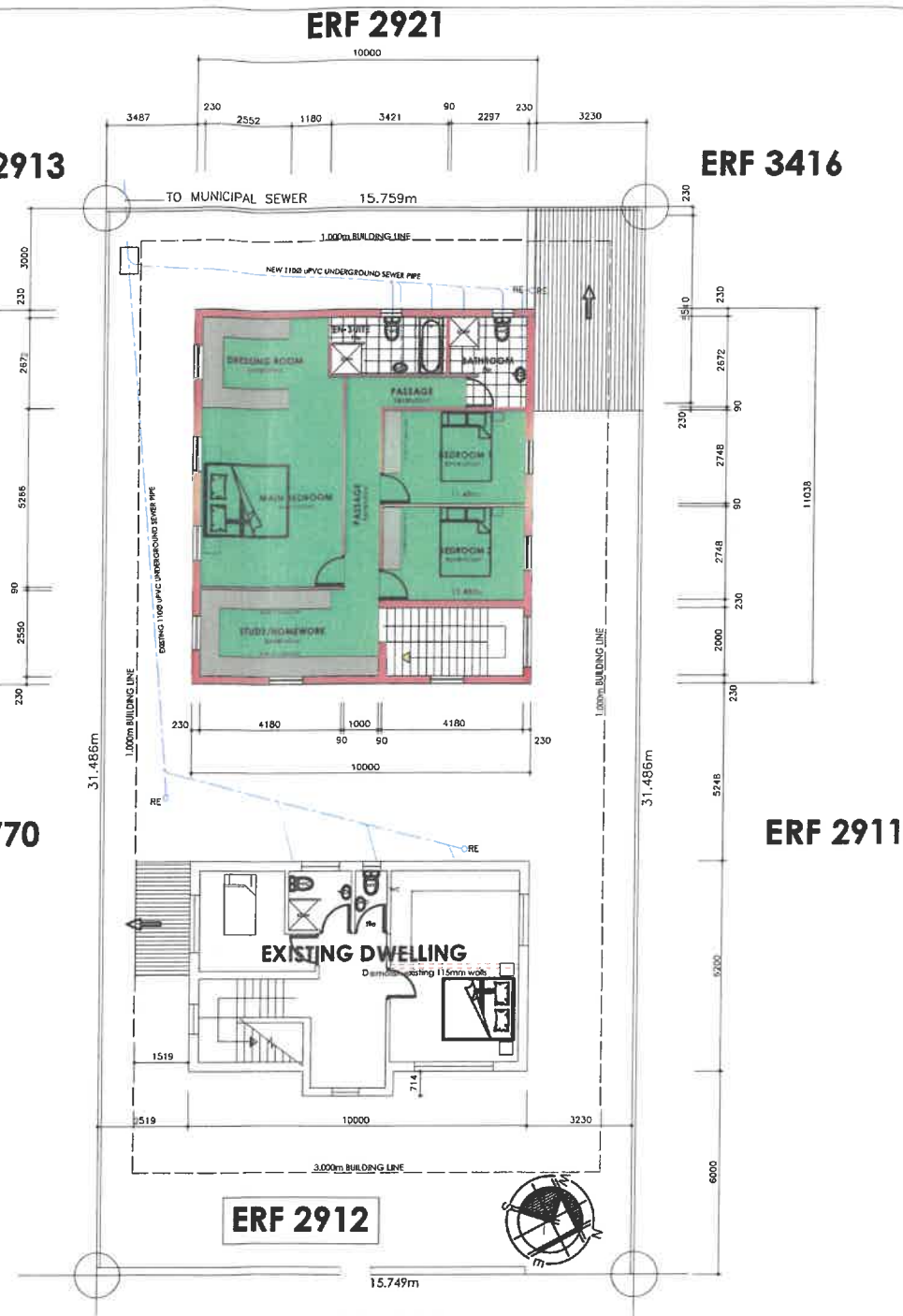
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

17/3/2025
DATE

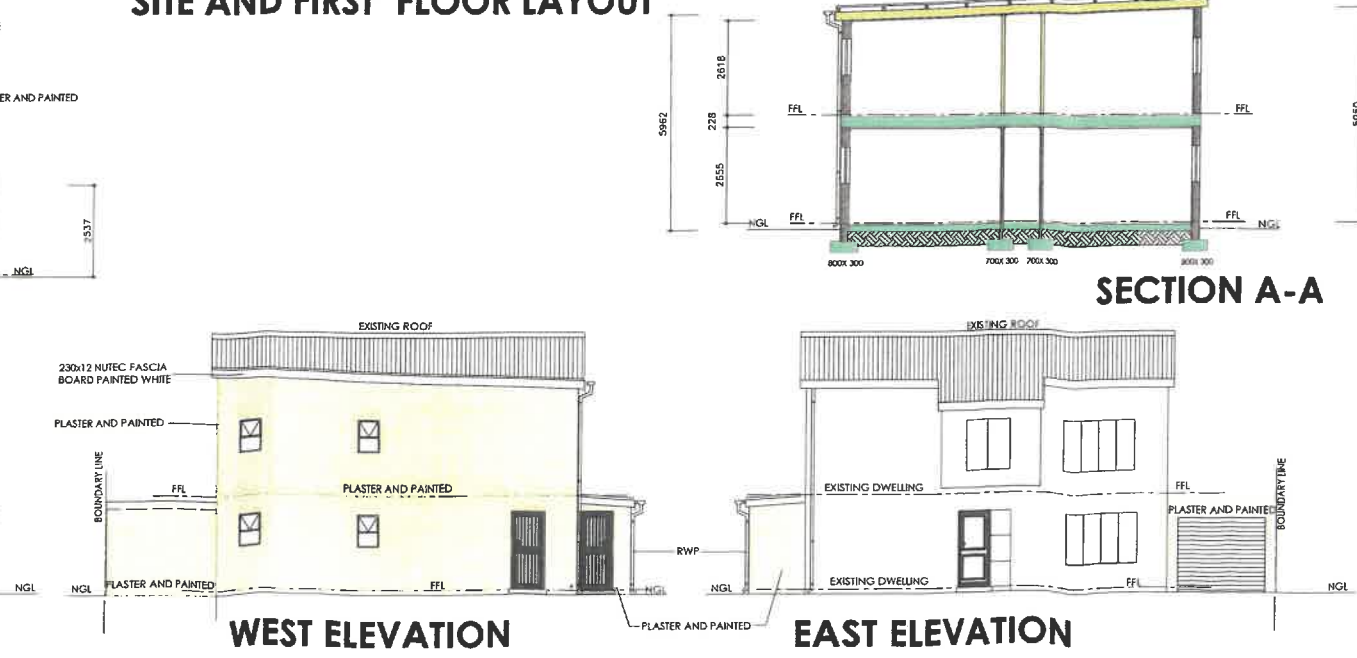
Annexure A:
Building Plan



KAHLER STREET
SITE AND GROUND FLOOR LAYOUT



KAHLER STREET
SITE AND FIRST FLOOR LAYOUT



ROOF FLAT (SANS10400, PART L)
1BR ROOF SHEETING AT 4° SLOPE ON 76X50mm PURLINS AT 1.000mm c/c ON PREFAB MONO TRUSSES (BY MANUFACTURER) AT 900mm c/c FIX WITH GALVANIZED HOOP IRON BUILD 600mm INTO WALL.

CEILING (SANS 10400, PART L)
30mm ISO BOARD ISO PINE CEILINGS FIX TO 38 x 38 BRANDING AT 400mm c/c WITH POLYSTYRENE CORNICE

INTELS
PRE CAST PRE STRESSED CONCRETE INTELS OVER ALL OPENINGS WITH A MINIMUM BEARING OF 230MM ON BOTH SIDES. ALL PRE STRESSED INTELS EXCEEDING 3.0M TO BE INSTALLED TO ENGINEERS SPECIFICATIONS.

GLAZING
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N- ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1.800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1M²

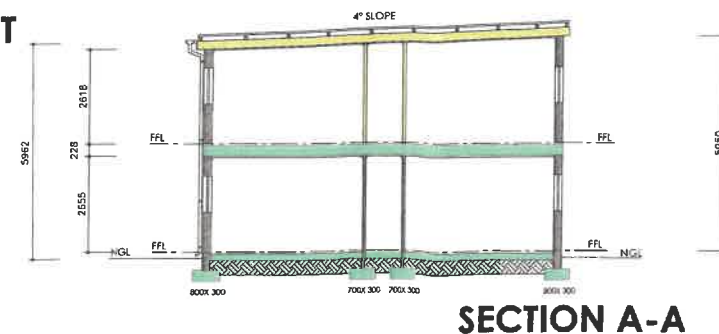
RAINWATER GOODS (SANS 10400, PART R)
PVC MARLEY GUTTERS MOUNTED TO NUTEC FASCIA BOARDS. 75Ø PVC PIPE MOUNTED WITH BRACKET TO WALLS.

STORMWATER (SANS 10400, PART R)
STORMWATER DOWNPIPES TO ROUTED WITH PRE CAST CONCRETE WATERCHANNELS TO ROAD STORMWATER SYSTEM.

FOUNDATIONS (SANS 10400 PART H)
MASS CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 25mpa AT 28 DAYS. MINIMUM REQUIREMENTS LOAD BEARING WALLS OF 230 X 700mm . ALL FOUNDATION FOOTINGS NOT TO PROJECT BEYOND BOUNDARY LINE.

WALLS (SANS 10400, PART K)
EXTERNAL WALLS 230mm SABS APPROVED . INTERNAL WALLS 115mm SABS APPROVED . WALLS TO BE PLASTERED AND PAINTED. BRICK FORCE EVERY 3rd COURSE.

FLOOR CONSTRUCTION (SANS 10400, PART J)
20mm SCREED ON 100mm CONCRETE SLAB ON 250 MICRON DPC WATERPROOFING MEMBRANE ON WELL COMPACTED FILLING.



SECTION A-A

COVERAGE CALCULATIONS	AREA
SITE AREA	496.00m²
EXISTING DWELLING	124.00m²
NEW GROUND FLOOR: (2nd dwelling)	110.04m²
NEW GARAGE:	19.16m²
NEW STOREROOM:	5.09m²
NEW TOTAL FOOTPRINT	196.25m²
NEW 1st FLOOR: (2nd dwelling)	110.04m²
NEW TOTAL	366.29m²
NEW TOTAL FOOTPRINT	196.25m²
PERMISSIBLE COVERAGE	60%
NEW TOTAL COVERAGE	39.56%

PLEASE DO NOT SCALE FROM DRAWINGS. SCALED DRAWING ARE INVALID. CHECK ALL DIMENSIONS AND LEVEL PRIOR TO BUILDING WORKS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THIS OFFICE. IN THE EVENT OF FILLING EXCEEDING A DEPTH OF 500mm, CONSULT A STRUCTURAL ENGINEER TO AVOID FUTURE STRUCTURAL DAMAGES. ALL INFORMATION ON THIS SHEET IS THE PROPERTY OF SHAFIEK BISCOMBE ARCHITECTURAL SERVICES. REPRODUCTION THEREOF IS PROHIBITED. COPYRIGHT IS THEREFOR UPHELD.

FOR SUBMISSION

CLIENT
HOUSE CHIPPENDALE

SHAFIEK BISCOMBE
ARCHITECTURAL
SERVICES
8 PRINCE ROAD, CLIFTON, STELLENBOSCH, 7601, SOUTH AFRICA
shafiekbiscombe@gmail.com
P.Archit. (Reg. Nr. T1539)

PROJECT
PROPOSED 2nd DWELLING ON ERF 2912, KAHLER STREET, IDASVALLEY, STELLENBOSCH

DRAWN BY	S. BISCOMBE
CHECKED BY	M. SITY
SCALE	AS SHOWN
DATE	SEPTEMBER 2022
DRAWING NR.	twr/22/09/045 A1