STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1288/2025
Our File Reference Number: Erf 436, Raithby
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 436, RAITHBY

1. The above application refers.

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

2.1 Application in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for departure to relax the following building lines to accommodate a new dwelling house on Erf 436, Raithby:

2.1.1 Relaxation of the common building line (adjacent to Erf 437) from 2m to ±1m,

2.1.2 Relaxation of the common building line (adjacent to Erf 435) from 2m to ±1,7m,

2.1.3 Relaxation of the street building line from 4m to ±3.7m.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval

3. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

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 By-laws 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 Plan and Elevation Plan referenced as Drawing No. WV436, drawn by A Opperman and dated 21/07/2025 attached as **Annexure A.**

3.5 No overlooking features such as balconies or doors are permitted in any façades on the second storey where building lines are encroached.

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

4.1 The proposed permanent departure is compatible with the surrounding area and no views, or any other land use considerations will be triggered by the proposed permanent departure.

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

7/8/2025
DATE

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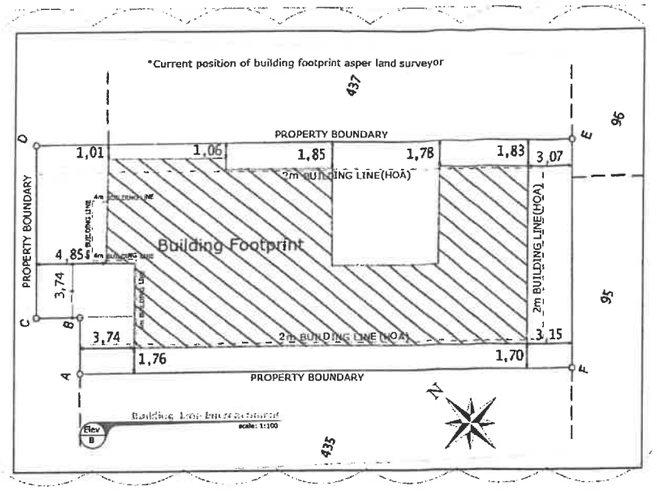
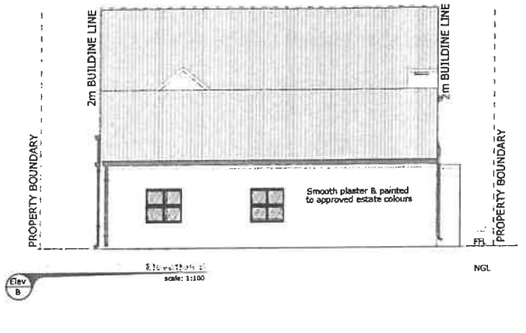
ANNEXURE A:

Site Plan, Floor Plan and Elevation Plan

Winelands Village
Home Owners Association
Building Plans Scrutinized
Date: .....
Sign: 22/07/2025

SCRUTINIZED FOR AESTHETIC APPROVAL
Date: 21-07-2025
Name: Jaco Joubert
Signed: .....
NELVAN ARCHITECTS AND ASSOCIATES
37 Market street, Stellenbosch, 7600
Tel 082 449 9442
jaco@nelvanarchitects.co.za





DEEMED TO SATISFY REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400
A. BUILDING CLASSIFICATION (REGULATION A20) H4 - DWELLING HOUSE

B. STRUCTURAL DESIGN:
THE STRUCTURAL SYSTEM OF THE BUILDING COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M OR N OF SANS 10400, OR IN THE CASE OF TIMBER BUILDINGS WITH THE REQUIREMENTS OF SANS 10082 COMPETENT PERSON (STRUCTURES) TO DESIGN AN IRESPECT THE STRUCTURES

C. DIMENSIONS:
THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400C

D. PUBLIC SAFETY:
A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

F. SITE OPERATIONS:
THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

G. EXCAVATIONS:
THE EXCAVATION RELATING TO A BUILDING IS LESS THAN1.0m DEEP AND IS IN ACCORDANCE WITH THE DETAIL REQUIREMENTS OF SANS 10400-G

H. FOUNDATIONS:
THE FOUNDATIONS FOR THE BUILDING ARE IN ACCORDANCE WITH SANS 10400-B AND THE DETAIL REQUIREMENTS OF SANS 10400-H THE FOUNDATIONS TO THE EXTENSIONS / ADDITION TO AN EXISTING BUILDING ARE THE SAME AS THE EXISTING WHICH HAVE PERFORMED SATISFACTORY A COMPETENT PERSON (CIVIL ENGINEERING) TO BE APPOINTED IN RESPECT OF DEEP FOOTINGS, RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE

J. FLOORS:
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B AND SANS 10400-T. THE REQUIREMENTS OF SANS 10082 AND THE DETAILED REQUIREMENTS OF SANS 10400-J SLABS SUPPORTED ON THE GROUND FLOOR ARE IN ACCORDANCE WITH SANS 10400-H, SANS 10400-V AND THE DETAILED REQUIREMENTS OF SANS 10400-J A COMPETENT PERSON (CIVIL ENGINEER) IS TO BEAPPOINTED IN RESPECT OF THE SLABS AND FILLS

K. WALLS:
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-K THE ROOF FIXING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-K THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

L. ROOFS:
ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L FLAT ROOFS OR RELATED
GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K AND IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L GUTTERS AND DOWN PIPES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T

M. STAIRWAYS:
STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-M WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH A STAIRWAY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-T AND SANS 10400-M

N. GLAZING:
THE TYPE AND FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N THE SELECTION OF GLAZING IS IN ACCORDANCE WITH THE RULES

O. LIGHTING AND VENTILATION:
THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

P. DRAINAGE:
THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P
Q. NON-WATER-BORNE MEANS OF SANITARY DISPOSAL:
THE MEANS OF SEWAGE DISPOSAL WHERE WATER-BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q

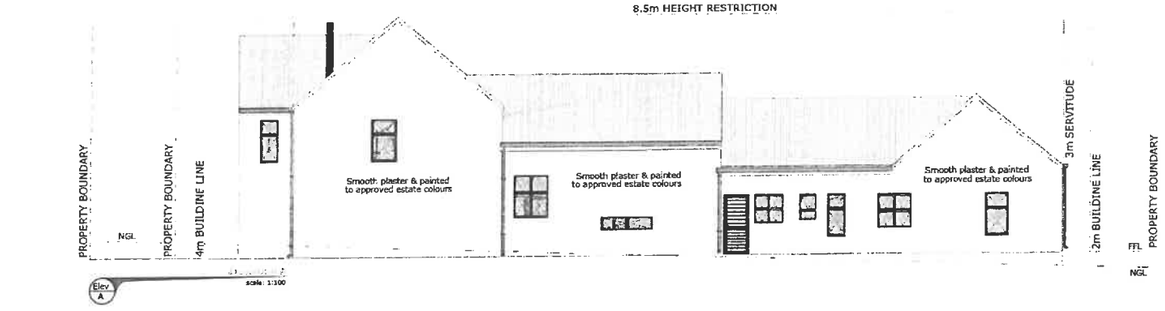
R. STORM WATER DISPOSAL:
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF THE ARCHITECTURAL GUIDELINES.
S. PEOPLE WITH DISABILITIES:
THE MEANS OF PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S

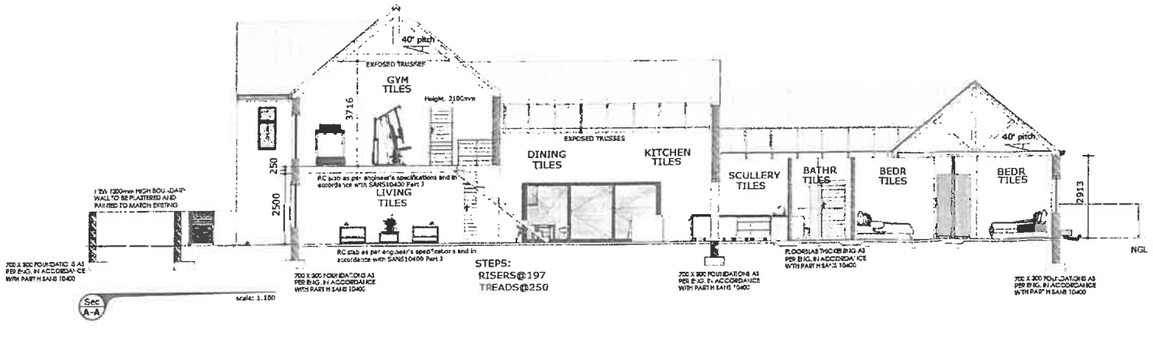
T. FIRE PROTECTION:
THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

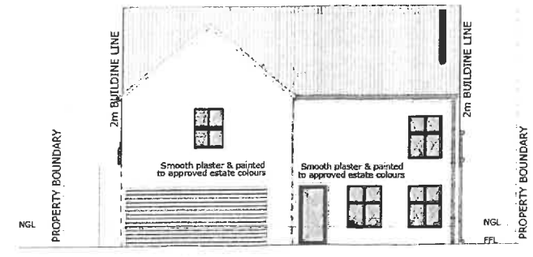
V. SPACE HEATING:
THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE RULES

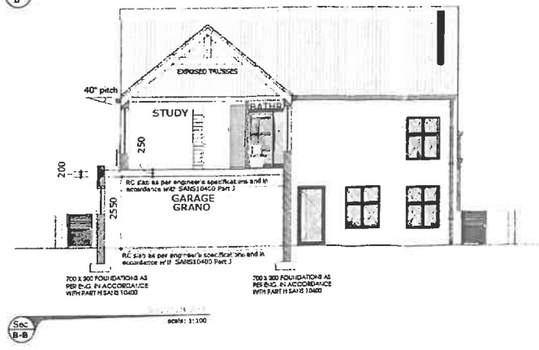
W. FIRE INSTALLATION:
THE FIRE INSTALLATIONS COMPLY WITH THE RULES THE SUPPLY OF WATER ISSIN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XA. ENERGY EFFICIENCY:
THE DESIGN OF THE BUILDING ENVELOPE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA AND CALCULATIONS HAVE BEEN PRESENTED









FOR COUNCIL APPROVAL ONLY

OWNER ADRESS
[redacted]

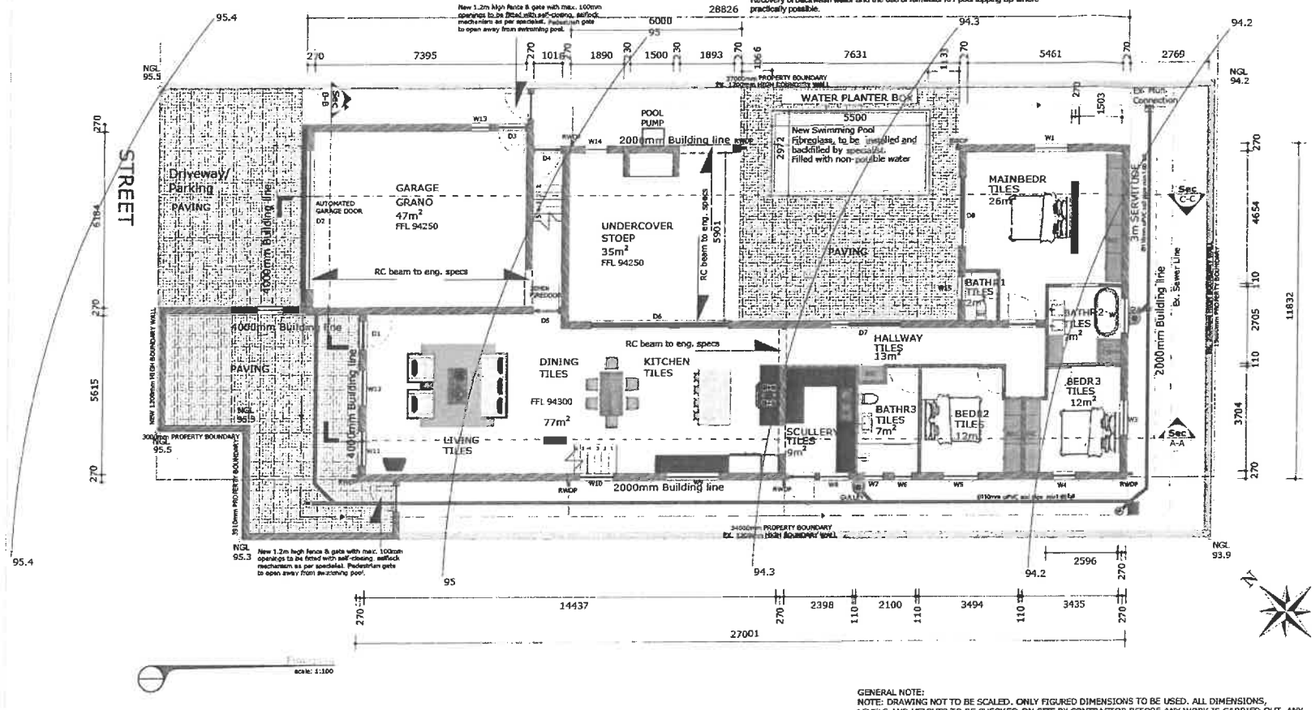
SIGNATURES

PROJECT	WV436
DRAWN BY	A OPPERMAN - 0825573422
CHECKED BY	JE/PAT20631
DATE	July 21, 2025
DRAWING NR	WV436
SHEET	

Winelands Village
Home Owners Association
Building Plans Scrutinized
Date: .....
Sign: 22/07/2025

SCRUTINISED FOR AESTHETIC APPROVAL
Date: 21-07-2025
Name: Jaco Niemann
Signed: .....
NIEMANN ARCHITECTS AND ASSOCIATES
37 Market street, Stellenbosch, 7600
tel. 082 449 9442
jaco@niemannarchitects.co.za

Swimming Pool Notes:
Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced.
Any discrepancies to be reported to the Architect immediately.
All work to be done in accordance National Building Regulations SANS 10400 and all materials supplied to be according to SABS standards.
All requirements of Municipal and Local Authorities concerned are to be adhered to.
Dimensions not to be scaled directly.
New fibreglass pool supplied and installed by specialist.
Backwash to sewerage line.
Overflow to stormwater pipes/channel
Safety gate to be self-close/self-lock.
Pool to be filled with non-potable water
Swimming pool not to be closer than 1000mm from any boundary line.
Pool to be covered with a non-permeable solid pool cover when not in use.
Recovery of backwash water and the use of rainwater for pool topping up where practically possible.



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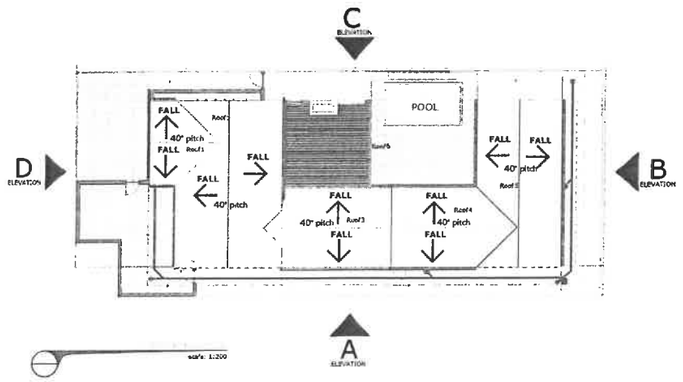

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GENERAL NOTE:
NOTE: DRAWING NOT TO BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. ALL DIMENSIONS, LEVELS AND HEIGHTS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE ANY WORK IS CARRIED OUT. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECTURAL DESIGNER BEFORE COMMENCEMENT OF ANY WORK. FOR COUNCIL APPROVAL PURPOSES ONLY. OWNER USE AT OWN RISK FOR CONSTRUCTION.

STRUCTURAL ENGINEER:
ALL STRUCTURAL ELEMENTS AND COMPONENTS, INCLUDING THE RC STAIRS, RC FLOOR SLABS, CONCRETE FOOTINGS, ROOF TRUSS & RC POOL STRUCTURE DESIGN TO BE ACCORDING TO THE STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS AND MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS

SPECIFICATIONS:
ALL SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE ESTATE ARCHITECTURAL GUIDELINES, ENGINEER'S SPECIFICATIONS AND WINDOW & DOOR SCHEDULES

EXTERNAL WALLS:
EXTERNAL WALLS TO BE 270MM MAXI BRICK CAVITY WALLS WITH BRICK FORCE EVERY3 COURSES. WALLS TO RECEIVE 12MM SMOOTH PLASTER AND BE PREPARED FOR PAINT.

INTERNAL WALLS:
INTERNAL WALLS TO BE 90MM, 190MM OR 230MM MAXI BRICK WITH BRICK FORCE EVERY3 COURSES. WALLS TO BE 12MM SMOOTH PLASTERED AND PREPARED FOR PAINT. INTERNAL WALLS TO GARAGES TO RECEIVE PLASTER AND BE PREPARED FOR PAINT.

FOUNDATION BRICKWORK:
BRICK FORCE EVERY COURSE. FOUNDATION WALLS CAVITIES TO BE FILLED WITH CONCRETE AS PER ENGINEER.
ALL EXTERNAL AND INTERNAL OPENINGS TO HAVE PRECAST PRE-STRESSED CONCRETE LINTELS OVER, UNLESS SPECIFIED OTHERWISE ELSEWHERE. BRICKWORK OVER OPENINGS
TO HAVE BRICK FORCE INSERTED IN EVERY COURSE FOR FOUR CONSECUTIVE COURSES.
375 MICRON SABS APPROVED BRICKGRIP DPC TO BE INSERTED IN ALL EXTERNAL WALLS (STEPPED) AND AROUND ALL WINDOWS AND EXTERNAL DOORFRAMES.

ROOF COVERING :
VICTORIAN METAL SHEETS & CLEAR 3BR POLYCARBONATE ROOF SHEETS (FLAT ROOF) TO MANUFACTURERS SPECIFICATION. (COLOUR CHARCOAL) TO BE INSTALLED AS PER MANUFACTYRER SPECIFICATIONS.
POLYMINIUM 202 ROOF UNDERLAY ON TOP OF 76 X 50 PURLINS SPACED
@ 900MM MAXIMUM CENTERS. PURLINS ON APPROVED SAP RAFTERS SPACED
@ MAXIMUM 750MM FIXED TO APPROVED 38X114MM SAP WALL
PLATE AND TIED DOWN WITH HOOP IRON BUILD INTO MINIMUM 300MM OF BRICKWORK. FLASHING TO ALL CHANGES IN ROOF LEVELS, CHIMNEYS, PARAPETS AND ANY PROJECTIONS APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
ALL CONSTRUCTION OF ROOFING ELEMENTS AS PER PART L OF THE SANS 10400

WALLPLATES:
114X38MM SAP WALLPLATE TIED DOWN AS PER NBR AND SANS CODE OF PRACTICE.

CEILINGS:
INTERNAL CEILINGS SKIMMED: 6.4 MM GYPSUM CEILING BOARDS WITH MESH SCRIM OVER JOINTS WITH 75MM GYPSUM COVED CORNICE ALL NAILED TO BRANDERING AT 400 C-C. SKIM THROUGHOUT. PREPARE FOR PAINT. COLOUR - WHITE. EXPOSED
SECTIONS AS INDICATED ON DRAWINGS

INSULATION:
ROMATHERM POLYESTER INSULATION FIBRE BLANKETS TO BE INSTALLED ABOVE CEILING BOARDS.

FLASHING:
NON-CORROSIVE METAL FLASHING AND COUNTER FLASHING TO ALL HEAD AND SIDE WALL SCENARIOS. APPLY ACRYLIC BANDAGE FLASHING, DRESSED WELL OVER PARAPET WALLS AND PAINT

STAINLESS STEEL BALUSTRADES:
TO BE A MIN OF 1000MM ABOVE F.F.L. IN ACCORDANCE TO SANS 10400, PART M 4.3. CHANGE OF LEVEL MORE THAN 1000MM MUST BE PROVIDED WITH A BALUSTRADE, AS PER REQUIREMENTS OF SANS PART 10400 PART D 4.2. BALUSTRADE HEIGHT= 1000MM. STAINLESS STEEL BALUSTRADES WITH CABLE RAILINGS.
SPACING OF BALUSTERS NOT MORE THAN 100MM CENTRE.
BALUSTRADE TO BE INSTALLED BY SPECIALIST CONTRACTOR

EXTERNAL PAINT:
ALL EXTERNAL WALLS, INCLUDING BOUNDARY & SCREEN WALLS, CHIMNEYS, COLUMNS, BRAAIS, PARAPET WALLS ON ALL SIDES, ECT. TO BE PAINTED AS PER ESTATE ARCHITECTURAL GUIDELINES.

SITEWORKS:
THE AREA TO BE BUILT UPON SHALL BE CLEARED OF ALL RUBBISH, BUSH SHRUBS, AND THE ROOTS OF SAME SHALL BE GRUBBED UP, ALL BY THE BUILDING CONTRACTOR. ON COMPLETION THE BUILDING CONTRACTOR WILL CLEAR THE SITE OF BUILDER'S RUBBLE ONLY. SURPLUS EXCAVATED MATERIAL WILL BE SPREAD OVER THE SITE AT LEVELS AS INDICATED ON COMPLETION OF WORKS.

EXCAVATIONS AND TRENCHES:
WIDTHS AND DEPTHS TO BE AS PER ENGINEER'S SPECIFICATIONS.
EXCAVATIONS TO BE INSPECTED BY THE APPOINTED PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE.

FOUNDATIONS:
AS PER ENGINEER'S SPECIFICATIONS.

CONCRETE SURFACE BED:
LEVELED 100MM THICK, 25 MPA CONCRETE (STEEL MESH AS PER ENGINEER)ON 250 MICRON SABS APPROVED DPM UNDERLAY ON 50MM SAND BED ON FILLING COMPACTED AS PER ENGINEER'S SPECIFICATIONS. 35MM MINIMUM SCREED TO ALL CONCRETE SURFACES. SCREEDS TO VARY IN THICKNESS, FOR TOP OF ALL FINISHES TO BE
ON SAME LEVEL. GARAGE REINFORCED CONCRETE SURFACE BED TO BE SMOOTH STEEL TROWEL, NO SCREED.

PAVING:
ON SUB-BASE/SUB-GRADE ADEQUATELY COMPACTED AND TRIMMED.
COLOUR AS PER PER ESTATE ARCHITECTURAL GUIDELINES.

WATERPROOFING:
THE SURFACE IS TO BE PRIMED WITH A SOLVENT PRIMER BEFORE THE APPLICATION OF 20 CM WIDE HEAT BONDED MEMBRANE
GUSSET SECTION TO THE HORIZONTAL AND VERTICAL CORNERS, APPLY 4MM ELASTOMERIC POLYMER BITUMEN TO THE PRIMED SUBSTRATE
(IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATION). IF THE WATERPROOFING IS EXPOSED TO THE SUN (NO TILES), A UV DEFLECTOR IS TO BE APPLIED IN ACCORDANCE TO THE MANUFACTURE'S SPECIFICATION.

ADDITIONAL NOTES:
1.DO NOT DEVIATE FROM OR CHANGE ANY OF THE FOLLOWING AS SHOWN ON THE APPROVED PLANS:
- EXTERNAL FINISHES
- THE DESIGN, TYPE, SIZES & POSITIONS OF ALL EXTERNAL DOORS, WINDOWS AND GATES
- EXTERNAL DETAIL & DESIGN THAT MAY ALTER THE ELEVATIONS, CHARACTER, STYLE OR AESTHETICS

2. ALL EXTERNAL WALLS, INCLUDING BOUNDARY & SCREEN WALLS, CHIMNEYS, COLUMNS, BRAAIS, PARAPET WALLS ON ALL SIDES ECT. TO BE PLASTERED SMOOTH AND PAINTED AS PER COUNTRY ESTATE SPECIFICATIONS

3. ALL WINDOWS & EXTERNAL DOORS, EXTERNAL DOORFRAMES, GATES, GARAGE DOORS, ECT. TO BE FINISHED IN A COLOUR APPROVED BY THE DEVELOPMENT COMMITTEE. SAMPLES TO BE SUBMITTED FOR APPROVAL.

4. MAXIMUM HEIGHT OF BOUNDARY & SCREEN WALLS TO BE 2100MM ABOVE NGL. ALL BOUNDARY WALLS SHOULD FOLLOW THE SLOPE OF THE LAND WHEREVER POSSIBLE AND NOT BE STEPPED.
-ALL PLUMBING & DRAINAGE PIPES, INCLUDING VENT PIPES TO BE FULLY CONCEALED

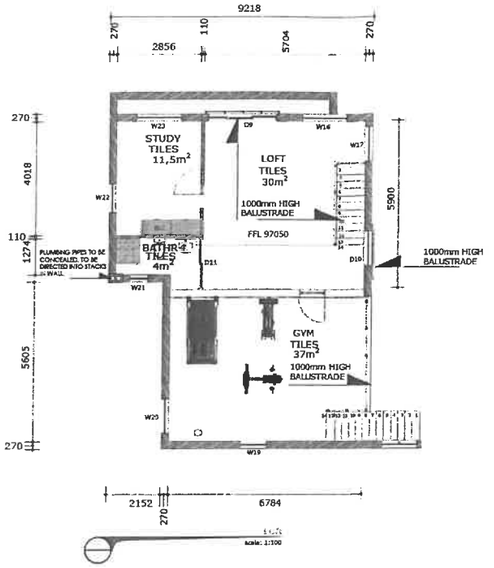
6. EXTERNAL FLOOR COVERING, INCLUDING DRIVEWAYS ANDFLOOR FINISHES TO EXTERNAL STEPS/STAIRWAYS TO COMPLY WITH THE COUNTRY ESTATE MANUAL

7. CONTRACTOR MUST REFER TO THE LAND SURVEYORS CERTIFICATE FOR THE BENCHMARK TO DETERMINE ALL THE BUILDING LEVELS.

8. WATER METER TO BE PROPERLY POSITIONED AND SECURED AS WELL AS EASILY ACCESSIBLE FOR READINGS
IRRESPECTIVE OF ANY OTHER GIVEN SPECIFICATIONS, THE INSTALLATION OF SOLAR HEATING, HEATPUMPS, AIR-CONDITIONING & ALL OTHER BUILDING SERVICES MUST COMPLY WITH THE REQUIREMENTS OF THE ARCHITECTURAL DESIGN & DEVELOPMENT MANUALAS WELL AS THE LATEST SUPPLEMENTARY INFORMATION DOCUMENT.

AREA CALCULATION

Site:	574m²
Ground Floor	152m²
Garage	47m²
U/C Stoep	35m²
	234m²
Coverage:	40%
Loft:	79m²
Total:	313m²



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B. STRUCTURAL DESIGN:
THE STRUCTURAL SYSTEM OF THE BUILDING COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M OR N OF SANS 10400, OR IN THE CASE OF TIMBER BUILDINGS WITH THE REQUIREMENTS OF SANS 10082 COMPETENT PERSON (STRUCTURES) TO DESIGN AN INSPECT THE STRUCTURES

C. DIMENSIONS:
THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400C

D. PUBLIC SAFETY:
A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANG 10400-D

F. SITE OPERATIONS:
THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

G. EXCAVATIONS:
THE EXCAVATION RELATING TO A BUILDING IS LESS THAN1.0m DEEP AND IS IN ACCORDANCE WITH THE DETAIL REQUIREMENTS OF SANS 10400-G

H. FOUNDATIONS:
THE FOUNDATIONS FOR THE BUILDING ARE IN ACCORDANCE WITH SANS 10400-B AND THE DETAIL REQUIREMENTS OF SANS 10400-H THE FOUNDATIONS TO THE EXTENSIONS / ADDITION TO AN EXISTING BUILDING ARE THE SAME AS THE EXISTING WHICH HAVE PERFORMED SATISFACTORY
A COMPETENT PERSON (CIVIL ENGINEERING) TO BE APPOINTED IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE

J. FLOORS:
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B AND SANS 10400-T, THE REQUIREMENTS OF SANS 10082 AND THE DETAILED REQUIREMENTS OF SANS 10400-J SLABS SUPPORTED ON THE GROUND FLOOR ARE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-H AND THE DETAILED REQUIREMENTS OF SANS 10400-J A COMPETENT PERSON (CIVIL ENGINEER) IS TO BEAPPOINTED IN RESPECT OF THE SLABS AND FILLS

K. WALLS:
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-K THE ROOF FIXING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-K THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

L. ROOFS:
ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANG 10400-L FLAT ROOFS OR RELATED
GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K AND IS ACCORDANCE WITH SANS 10400-B AND SANS 10400-L GUTTERS AND DOWN PIPES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T

M. STAIRWAYS:
STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-M WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH A STAIRWAY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-T AND SANS 10400-M

N. GLAZING:
THE TYPE AND FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N THE SELECTION OF GLAZING IS IN ACCORDANCE WITH THE SABS

O. LIGHTING AND VENTILATION:
THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

P. DRAINAGE:
THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P
Q. NON-WATER-BORNE MEANS OF SANITARY DISPOSAL:
THE MEANS OF SEWAGE DISPOSAL WHERE WATER-BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q

R. STORM WATER DISPOSAL:
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF THE ARCHITECTURAL GUIDELINES.
S. PEOPLE WITH DISABILITIES:
THE MEANS OF PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S

T. FIRE PROTECTION:
THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

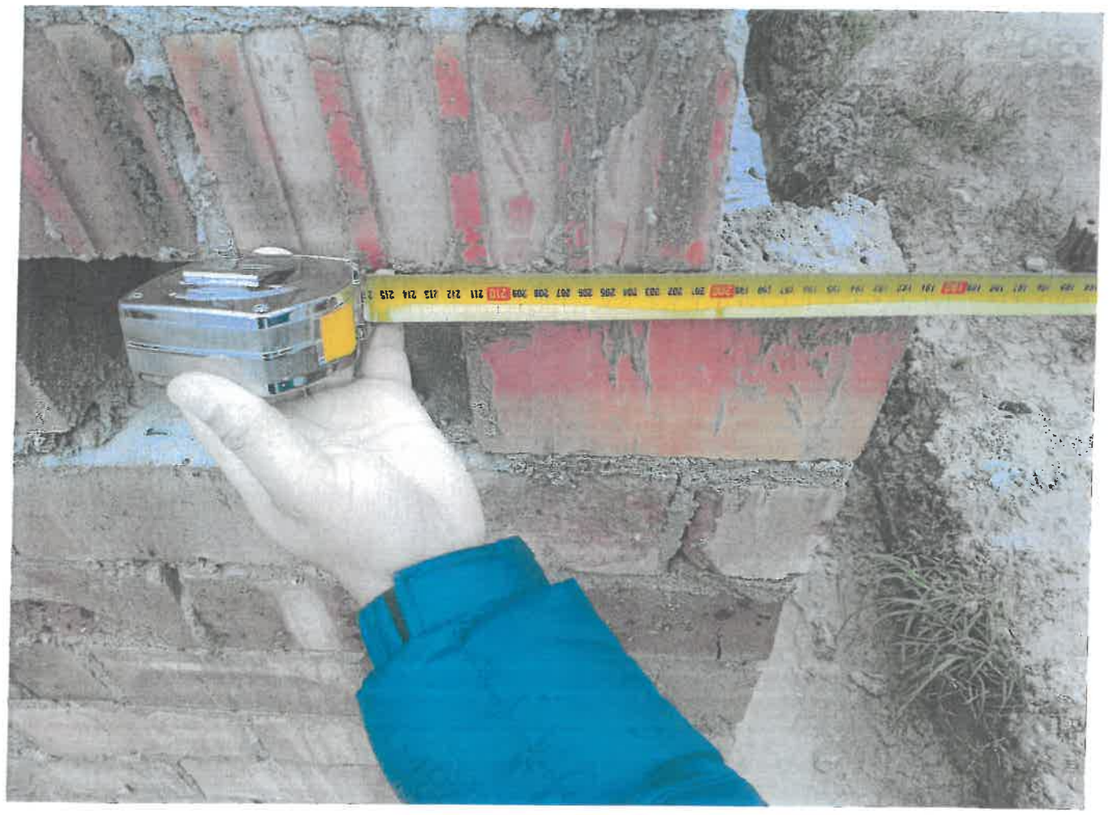
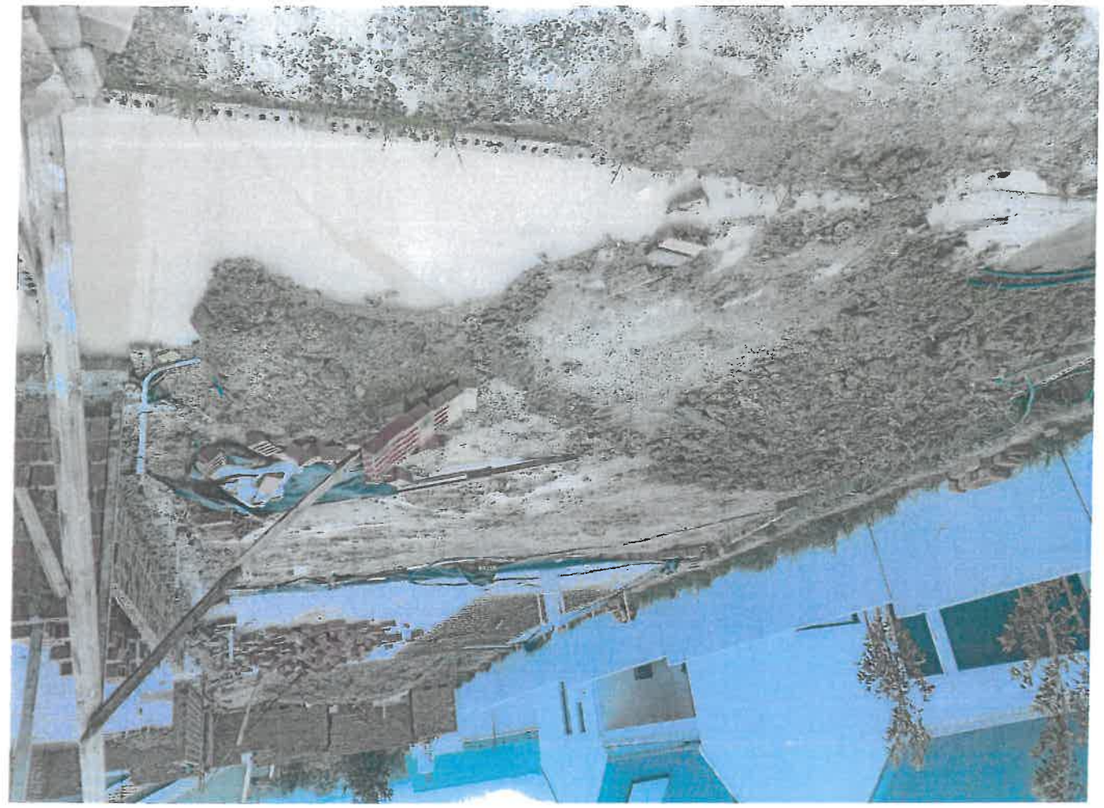
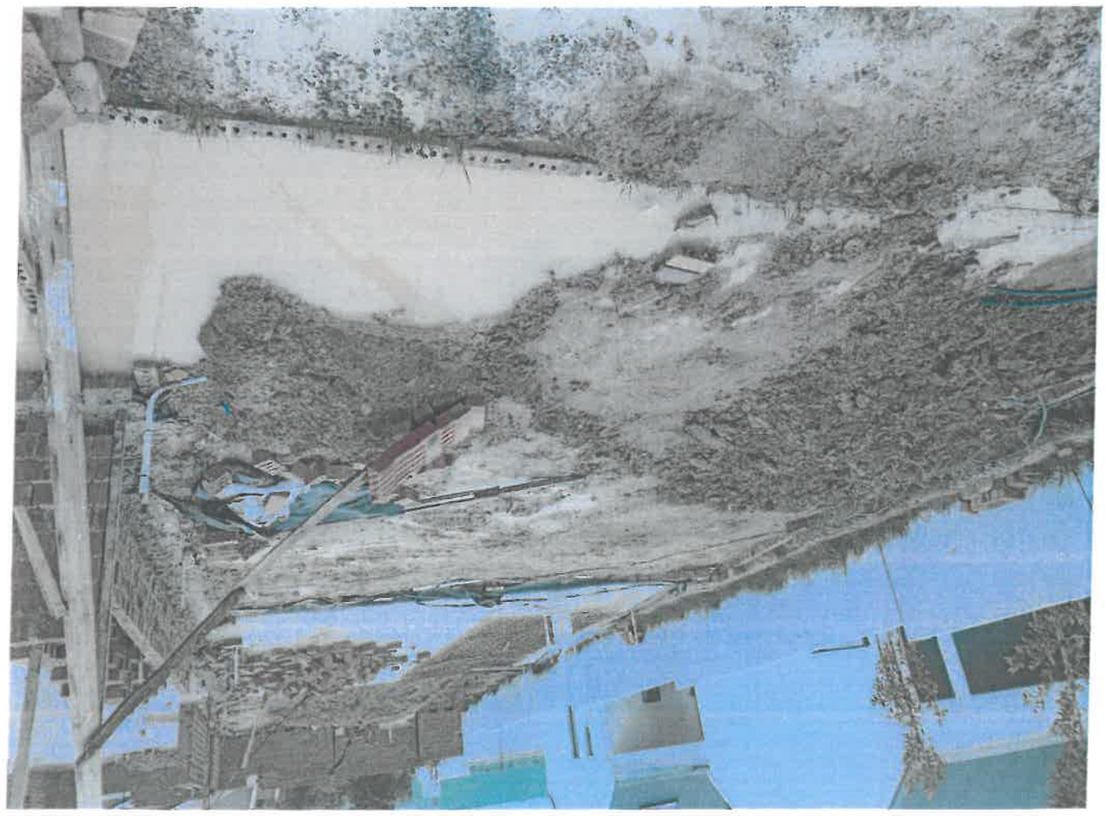
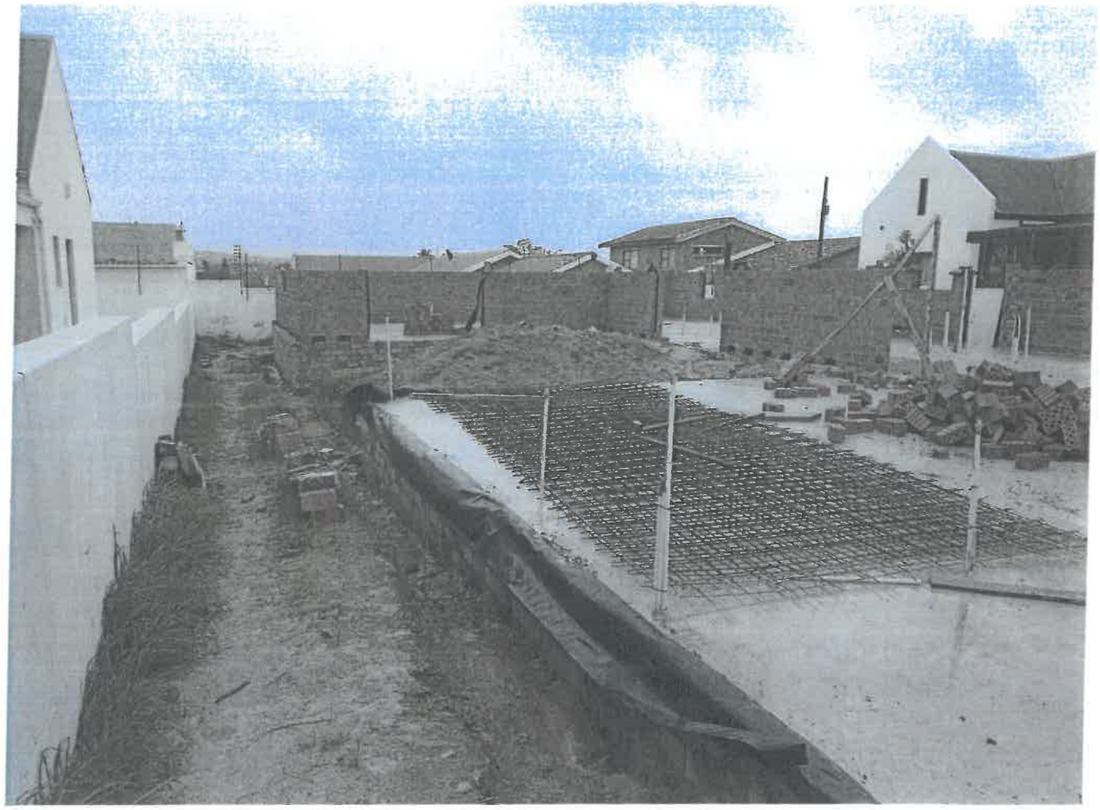
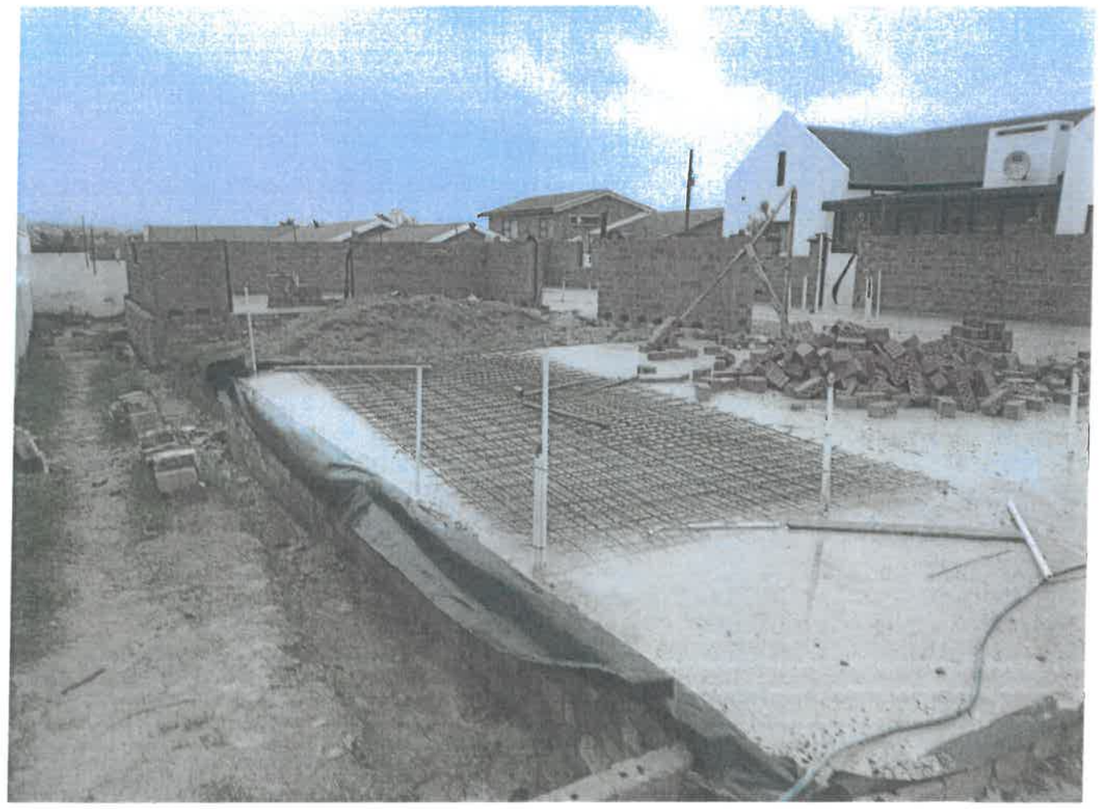
V. SPACE HEATING:
THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE RULES

W. FIRE INSTALLATION:
THE FIRE INSTALLATIONS COMPLY WITH THE RULES THE SUPPLY OF WATER ISIN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XA. ENERGY EFFICIENCY:
THE DESIGN OF THE BUILDING ENVELOPE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA AND CALCULATIONS HAVE BEEN PRESENTED

FOR COUNCIL APPROVAL ONLY

OWNER ADRESS
[redacted]

SIGNATURES

PROJECT	WV436
DRAWN BY	A OPPERMAN - 0825573422
CHECKED BY	JE/PAT20631
DATE	July 21, 2025
DRAWING NR	WV436
SHEET	1/3