STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18858 (TP 1157/2025)
Our File Reference Number: Erf 2177, Stellenbosch
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 A DEPARTURE, PERMISSION IN TERMS OF ZONING SCHEME AND ADMINISTRATOR'S CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION: ERF 2177, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows:

2.1 The Administrator's consent to relax the restrictive title deed condition as contained in Title Deed No. T. 5167/1971, Clause 6.(b).IV(b)&(d) in order to allow the following:

2.1.1 to allow a second dwelling unit on Erf 2177, Stellenbosch by converting an existing store room.

2.1.2 to relax the restrictive title deed street building line from 20 feet (6,096m) to 4,472m, 4,12m and 0m in order to accommodate the proposed new garage, braai room and entrance canopy, respectively;

BE GRANTED.

3. That the following applications in terms of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023, on Erf 2177, Stellenbosch:

3.1 **Permission in terms of the Zoning** Scheme for an Additional Use (Technical Approval) in terms of Section 15(2)(g) of the said bylaw in order to convert the existing store room into a second dwelling unit;

3.2 a **departure** to relax the street building line from 4m to 0m in order to accommodate the proposed new entrance canopy.

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

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

4.1 The approval only applies to the permission required in terms of the restrictive title deed conditions, technical approval and departure 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.

4.2 The development must be undertaken generally in accordance with the site plan as referenced 2408 layout 1-3 Revision 5d, dated 23 April 2024 and drawn by Newton Fincham Architects (pty) ltd attached as **ANNEXURE A**.

4.3 Building plans must be generally in accordance with the site plan & floor layout plan as referenced 2408 layout 1-3 Revision 5d, dated 23 April 2024 and drawn by Newton Fincham Architects (pty) ltd attached as **ANNEXURE A**.

4.4 Development charges are payable in accordance with the prevailing and applicable Council tariffs at the time of payment. See **ANNEXURE B.**

4.5 Conditions imposed by Directorate: Infrastructure Services in their memo dated 02 September 2025 (attached as **Annexure B)** be adhered to.

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

5.1 The proposed development is a moderate form of densification that is promoted by the SDF and intends to optimally use the space on the property.

5.2 The Stellenbosch Municipality Zoning Scheme By-Law, 2019 makes provisions and is in support of second dwelling units in low density residential properties

5.3 Sufficient on-site parking has been provided.

5.4 The increase in traffic in the area will be insignificant.

5.5 Departure for building lines will not have an impact on the streetscape as Reyger Street is characterised by properties that have established trees on the street boundaries.

6. **Matters to be noted**:

6.1 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.

7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

8. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

(I) First names and surname;
(II) ID number;
(III) Company of Legal person's name (if applicable)
(IV) Physical Address;
(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is and offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

9. 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

10. 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.

11. The approved tariff structure may be accessed and viewed on the municipal website (https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs) and the banking details for the General Account can also be accessed on the municipal website (https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file).

12. An applicant who lodge 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.

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

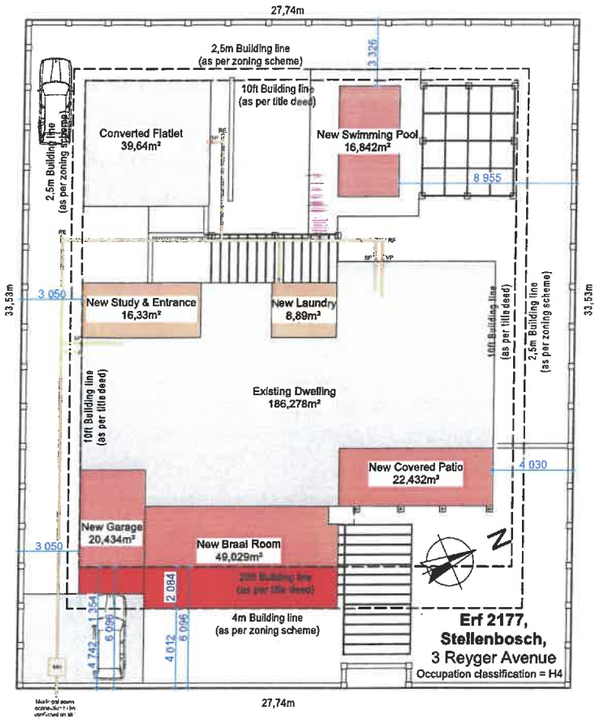
14. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

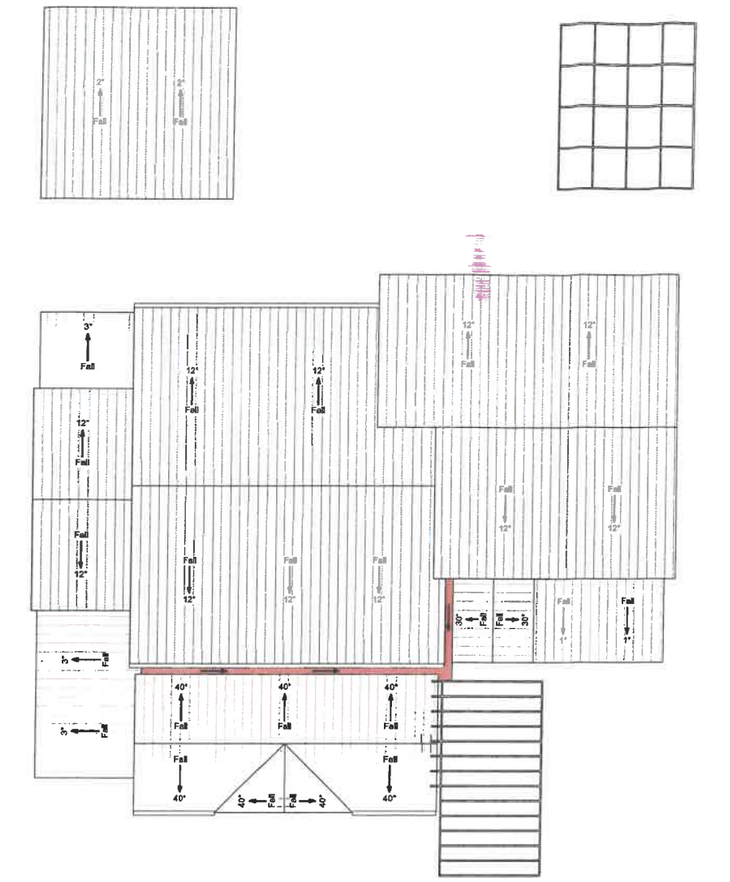
SENIOR MANAGER: DEVELOPMENT MANAGEMENT

DATE: 21/11/2025

Annexure A
Building plan

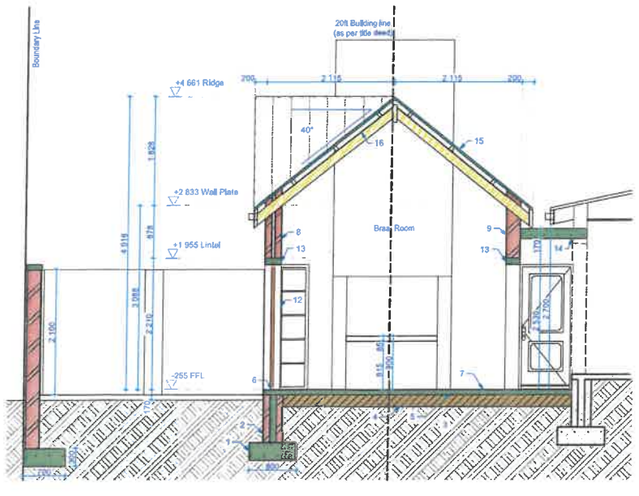


Site Layout 1:150

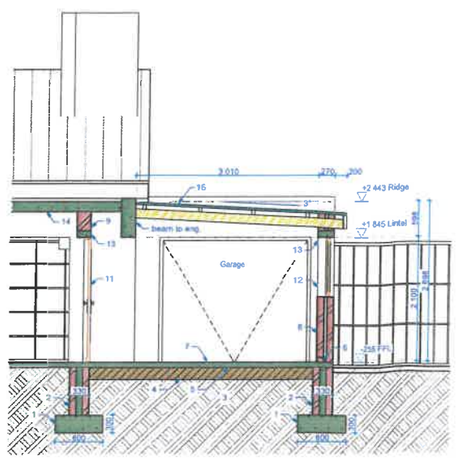


Roof Layout 1:100

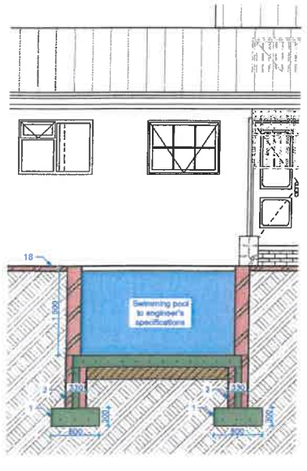
Boundary Wall Elevation 1:50



A Building Section 1:50



B Building Section 1:50



C Building Section 1:50

SECTION LEGEND:

All external and internal colours and finishes to client specification.

FFL - final floor level, NGL - natural ground level
FPL min 150mm from NGL
All retaining walls, suspended floors and reinforced concrete work to be according to structural engineer's design and detail.

1. RC strip foundations by engineer. All foundations to conform to SANS 10400 Part H.
2. 330mm brick rising walls with brickforce each course, 20mpa concrete infill to floor level.
3. Well compacted level hardcore.
4. Hardcore filling.
5. 85mm RC Surface bed on min 250u on 50mm sand blinding. Expansion joints to engineer's detail.
6. Stepped DPC layer between foundation walls and above. Insert uniform slotted weepholes minimum every 3 bricks at junction of floor slab with cavity walls.
7. Floor finish to client's specification. Expansion joints to engineer's design.
8. 280mm cavity wall. Use galv. Butterfly tie wires at min. 600mm horizontal centres with 75mm galv. brickforce (each leaf) every alternate sixth course. Must conform to sans 10400- XA 4.4.3.2. Exterior colour to be 'Karoo Sand', interior to client's specifications.
9. 230mm brick wall with 75mm galv. Brickforce min. Every 4th course. Exterior colour to be 'Karoo Sand'. Interior to client's specifications.
10. 110mm internal brick wall with 75mm galv. Brickforce min. Every 4th course, plastered & painted to owner's specification.
11. External & internal doors as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
12. Windows as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
13. Place lintels above openings unless specified otherwise by engineer. Use brickforce each course above lintels. Stepped DPC layer between lintel and above. Insert uniform slotted weep holes minimum every 3 bricks at junction of lintel with cavity walls.
14. 170mm suspended RC slab.
    Slab to be sealed by approved waterproof membrane. Screed to fall for water dispersion.
    All to be done to engineer's details & specifications
15. Roof: Pitch 40°. Colourbond AZ200 "Klip-Lok" sheeting with concealed fixing (colour to be Matt Grey) on 50x75mm CCA SA Pine purlins at 1000mm ctc on damp proof reflective membrane on 38x152mm Capelam laminated beams designed by engineer. Ensure roof is anchored down to wall as per NBR
    10x225mm Nutec Fascias, colour to be charcoal.
    Industrial 125x155mm OG Aluminium extruded gutters & 100x100mm downpipes by specialist Colour to be charcoal.
    See energy calculations for insulation specification.
16. Roof: Pitch 3°. Colourbond AZ200 "Klip-Lok" sheeting (colour to be Matt Grey) on 50x75mm CCA SA Pine purlins at 1000mm ctc on damp proof reflective membrane on 38x152mm Capelam laminated beams designed by engineer.
    Ensure roof is anchored down to wall as per NBR.
    Industrial 125x155mm OG Aluminium extruded gutters & 100x100mm downpipes by specialist.
17. 4mm "AUTEC" ceiling board on 50x75mm ceiling battens at 400mm ctc between each purlins according to SANS 10400-L

GENERAL NOTES:
All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Read drawings in conjunction with Engineer's detail. ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Bricks as indicated. Stock bricks to be kept clean of mortar. Provide brickforce in each layer for foundation walls., (5 layers minimum), each layer above windows and doors and at 4 course intervals: use alternate layer of 75mm brickforce and butterfly tie wires for all other 280mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 230mm brick walls.

FOUNDATION: SANS 10400 Part H:
All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J (J.03.2):
Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 98% MOD.AASHTO or otherwise as specified by Engineer.

FIRE PROTECTION: SANS 10400 Part T:
The requirements of the Act will be deemed to have been satisfied if the design, construction and sitelayment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING:
SANS 10400 Part N, SANS 0137-200, SABS 1263. Clear Glass unless specified. Main entrance doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 800mm FROM GROUND LEVEL AND LARGER THAN 1 m². SG = Safety Glass.

GEYSERS: SABS 0254
With drip-tray.

PLASTER WORK:
One layer plaster minimum 12mm thick.

ROOF:
Construction & Material to comply with SANS 10400 Part L and SANS 1600:2005

RAINWATER DISPOSAL:
Provide 1m paving around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing an every rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON DOMINANT BALUSTRADE IS A MINIMUM OF 1000mm HIGH. HANDRAILS MUST BE INSTALLED CORRECTLY. SANS 10400 Part L, Part D and Part M, SANS 10160-2:2011. Steps and risers as shown. Risers to noticed on drawing and can as indicated on drawing, minimum balustrade height 1000mm. Opening between rails and / or droppers not to exceed 95mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-B.

SEWERAGE: All sanitary appliances to be supplied with antisiphon traps and/or ventilated according to NBR requirements. w.c's at 90° to connections and centre line of pipe to be 1m minimum. All sanitary appliances to be connected to municipal sewer system in all areas where sewers will be accessible. Sewerage pipes under floors or buildings not to change direction and must be encased in 100mm concrete.

SITE PREPARATION:
Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and reuse where possible.

SURFACE BEDS:
Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² min.

SKIRTING AND CORNICING:
Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400 Part V.

WATERPROOFING: SANS 10400 Part J(J.03) and Sec. 8(8018):
Provide 250 micron UGE DPC underneath all surface beds and 375 micron Black DPC in walls with min. 150mm overlap at joints. Provide "Smoogrip" DPC underneath all window sills. All joints according to specifications.

newton fincham
architects(pty)ltd
[redacted]
SACAP : 6246

STAMPS / SIGNATURES:

ERF 2177 STELLENBOSCH

Areas:

PREVIOUSLY APPROVED		
Existing Dwelling	186,278	m²
Converted Flatlet	39,64	m²
Total existing	225,92	m²
Coverage (Footprint)	225,92	m²
FAR	225,92	m²
To be included in Coverage		
NEW / UPDATED		
New Braai Room	49,029	m²
New Study & Entrance	16,33	m²
New Laundry	8,89	m²
New Garage	20,43	m²
New Covered Patio	22,43	m²
New Swimming Pool	16,84	m²
Total new	133,95	m²
Coverage (Footprint)	117,12	m²
FAR	133,95	m²
To be included in Coverage		
ACTUAL		
Erf size	992,00	m²
Coverage (footprint)	342,03 m²	34,50 %
FAR	359,88 m²	0,36

Revision History

Revision	Date	Revision Details
5a	16/02/2024	Issued for discussion
5b	05/04/2024	Issued for discussion
5c	17/04/2024	Issued for discussion
5d	23/04/2024	Issued for municipal submission

**Proposed additions on Erf 2177,
Stellenbosch,
for owner: Herman Van Dyk**

Drawing Name
Site & Roof Layouts and Sections

Drawing Status
LUM - Municipal Submission

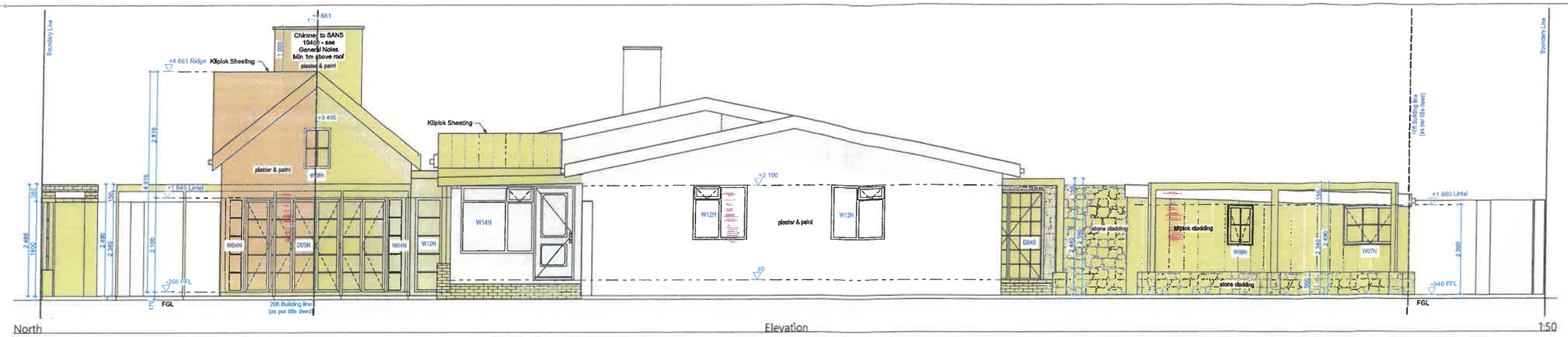
Drawn by
Janco Conradie

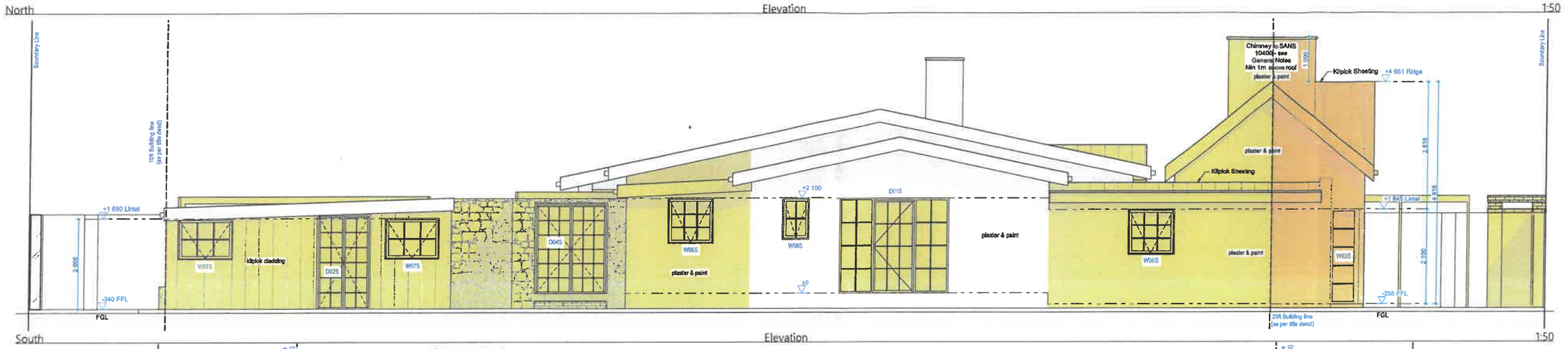
Checked by
Newton Fincham

Drawing Scale
As Shown

Layout ID
3

Project No
P2408





GENERAL NOTES:
All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER BEFORE PROCEEDING WITH WORK. ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

BRICKWORK: SANS 10400 Part K: Brickwork is stretching bond with minimum joint thickness of 10mm, Interior walls minimum 110mm thick, Brick as indicated. Block bricks to be laid clean of mortar. Provide bricktrics in each layer of foundation walls, 75 layers maximum, each bricktric to be placed centrally over the joint in the course below, alternate layer of 75mm brickforce and building-in-wires for all other 250mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 230mm brick walls.

FOUNDATION: SANS 10400 Part H:
All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J (A2.3):
Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 95% MOD. AASHTO or otherwise as specified by Engineer.

FIRE PROTECTION: SANS 10400 Part T:
The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING:
SANS 10400 Part N, SABS 0137-200, SABS 1263. Clear Glass unless specified. Mark all sliding doors Visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 800mm FROM GROUND LEVEL AND LARGER THAN 1m², SG = Safety Glass.

GEYSERS: SABS 0254
With drip-tray.

PLASTER WORK:
One layer plaster minimum 12mm thick.

ROOF:
Roof construction & Material to comply with SANS 10400 Part L and SANS 10082009

RAINWATER DISPOSAL:
Provide 1m paving around building with fall away from structure where practical. GUTTERS & DOWNPIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of storm water and storm water which may run off from any earthworks, building or paving. CONTRACTOR MUST ENSURE THAT STORMWATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY. SANS 10400 Part S, Part D and Part M, SANS 10160-3:2011. Steps and risers as shown. Risers as indicated on drawing and run as indicated on drawing, minimum balustrade height 1000mm. Spacing between rails and / or droppers not to exceed 80mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-M.

SEWERAGE: All sanitary appliances to be supplied with antisiphon traps and/or ventilated according to NBR requirements. w's at all bends, connections and changes of gradient with manhol screws on ground level. Sufficient access panels to be installed in all shafts over w's. All sanitary pipes to be accessible. Sewage pipes under floors or buildings not to change direction and must be encased in 100mm concrete.

SITE PREPARATION:
Remove top-soil and all organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

SURFACE BEDS:
Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.

SKIRTING AND COPINGS:
Skirting & coppings where required as specified.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400 Part V.

WATERPROOFING: SANS 10400 Part J(A2)1 and Sec. 82K015:
Provide 250 micron(USG DPC underneath all surface beds and 375 micron Black DPC in walls with min. 100mm overlap at joints. Provide "Bridging" DPC underneath all window sills. All joints according to specifications.

newton fincham architects(pty)ltd

SACAP : 6246

STAMPS / SIGNATURES:

ERF 2177 STELLENBOSCH

Areas:

PREVIOUSLY APPROVED	
Existing Dwelling	186,278 m²
Carport/Outdoor	39,64 m²
Total existing	225,92 m²
Coverage (Footprint)	225,92 m²
FAR	225,92 m²
*to be included in Coverage	
NOW (UPDATED	
New Braai Room	49,028 m²
New Study & Entrance	16,33 m²
New Laundry	8,83 m²
New Garage	20,43 m²
New Covered Patio	22,43 m²
New Swimming Pool	16,84 m²
Totalnew	133,85 m²
Coverage (Footprint)	117,12 m²
FAR	133,96 m²
*to be included in Coverage	
ACTUAL	
Erf size	992,00 m²
Coverage (Footprint)	343,03 m² 34,58 %
FAR	359,89 m² 0,36

Revision History

Revision	Date	Revision Details
5a	15/03/2024	Issued for discussion
5b	05/04/2024	Issued for discussion
5c	17/04/2024	Issued for discussion
5d	23/04/2024	Issued for municipal submission

Proposed additions on Erf 2177, Stellenbosch, for owner: Herman Van Dyk

Drawing Name
Elevations

Drawing Status
LUM - Municipal Submission

Drawn by
Janco Conradie

Checked by
Newton Fincham

Drawing Scale
As Shown

Layout ID
2

Project No
P2408

GENERAL NOTES:
All work to comply with National Building Regulations SANS 10400. No excess materials to be wasted. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Read drawings in conjunction with Engineer's detail. ALL ROOF AND FOUNDATION WORK TO BE ACCORDING TO STRUCTURAL ENGINEERS DESIGN AND DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide brickforce in each layer for foundation walls, (6 layers minimum), each layer above windows and doors and at 4 course intervals; cavities alternate layer of 75mm brickforce and butterfly ties max for all other 230mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 230mm brick walls.

FOUNDATION: SANS 10400 Part H:
All foundations: concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J (J.U2.3):
Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 98% MOD. AASHTO or otherwise as specified by Engineer.

FIRE PROTECTION: SANS 10400 Part T:
The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING:
SANS 10400 Part N. SANS 0137-2/06, SABS 1263: Clear Glass unless specified. Max. of sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 800mm FROM GROUND LEVEL AND LARGER THAN 1 m². SO = Safety Glass.

GEYSERS: SABS 0254
WA dirty-day.

PLASTER WORK:
One layer plaster minimum 12mm thick.

ROOF:
Construction & Material to comply with SANS 10400 Part L and SANS 1900:2008

RAINWATER DISPOSAL:
Provide 1m paving around building with fall away from structure where practical. GUTTERS & DOWNPIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND BALCONY: A NON-COMPLIANT BALUSTRADE IS A CONSTRUCTION ELEMENT THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF SANS 10400 Part B, Part D and Part M, SANS 10160-2:2011. Base and risers as shown. Risers as indicated on drawing and run as indicated on drawing, minimum balustrade height 1000mm. Opening between rails and / or droppers not to exceed 99mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-B.

SEWERAGE: All sanitary appliances to be supplied with anti-suction traps and/or ventilated according to SANS requirements. Ask at all times connections and changes of direction with marked covers as ground level. Surface water drains are to be installed in all shafts over s/s. -all are to be 300mm from s/s accessible. Sewage pipes under floors or buildings not to change direction and must be encased in 100mm concrete.

SITE PREPARATION:
Remove topsoil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Backfills topsoil and revise where possible.

SURFACE BEDS:
Minimum 150mm thick 15MPa on DPC. Expansion joints to be provided 20 m² max.

SKIRTING AND CORNICING:
Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400 Part V.

WATERPROOFING: SANS 10400 Part J(J.U3) and Sec. K2K1:Ec
Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with rails. 100mm overlap at joints. Provide 'flexible' DPC underneath all window sills. All joints according to specifications.

SACAP : 6246

STAMPS / SIGNATURES:

ERF 2177 STELLENBOSCH

Areas:

PREVIOUSLY APPROVED		
Existing Dwelling	185,276	m²
Converted Flatlet	30,64	m²
Total existing	215,92	m²
Coverage (Footprint)	215,92	m²
FAR	215,92	m²
*to be included in Coverage		
NEW / UPDATED		
New Braai Room	49,029	m²
New Study & Entrance	16,33	m²
New Laundry	8,83	m²
New Garage	20,43	m²
New Covered Patio	22,43	m²
New Swimming Pool	16,84	m²
Total new	133,86	m²
Coverage (Footprint)	117,12	m²
FAR	133,86	m²
*to be included in Coverage		
ACTUAL		
Erf size	992,00	m²
Coverage (Footprint)	343,03 m²	34,58 %
FAR	353,88 m²	0,36

Revision History

Revision	Date	Revision Details
5a	15/03/2024	Issued for discussion
5b	09/04/2024	Issued for discussion
5c	17/04/2024	Issued for discussion
5d	23/04/2024	Issued for municipal submission

Proposed additions on Erf 2177, Stellenbosch, for owner: Herman Van Dyk

Drawing Name
Floor Layout

Drawing Status
LUM - Municipal Submission

Drawn by
Janco Conradie

Checked by
Newton Fincham

Drawing Scale
As Shown

Layout ID
1

Project No
P2408

Ground Floor

1:50

Annexure B:
Comments from Directorate: Infrastructure Services

Erf 2177 S

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**02 September 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2950**
Town Planning Ref:	**LU/18858 – TP1157/2025**
Re ▫ Insake:	**Erf 2177,Stellenbosch: 1) Application for permanent departure in terms of section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 to permit the construction of a garage and braai room on Erf 2177, Stellenbosch.2) Application for additional use in terms of section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 to permit the conversion of an existing storeroom into a second dwelling on Erf 2177, Stellenbosch. 3) Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the removal of a restrictive title deed condition no. 6.b.(i)(IV)(b) as contained in the Title Deed No. T. 5167/1971 to enable the owner of the property to construct a second dwelling unit.**

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES

03 SEP 2025

RECEIVED

4) The Administrator's consent to relax the restrictive title deed condition as contained in Title Deed No. T. 5167/1971 Clause 6.b.(i)(IV)(d) in order to relax the restrictive title deed building line from 6,096m to 4,742m, 4,012m and to 0m n order to accommodate the proposed new garage, the proposed braai room and the entrance canopy, respectively.

The application is **recommended** for approval, subject to the following conditions:

1. Water Services

1.1 Indicate the water erf connection point on a site layout plan at building plan approval stage.

1.2 The existing water connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed.

2. Sewer Services

2.1 Indicate the sewer erf connection point on a site layout plan at building plan approval stage.

2.2 The existing sewer erf connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed.

2.3 The existing midblock municipal sewer line passing through the property must be indicated on a site layout plan at building plan approval stage. See below ***Image 1*** indicating the existing midblock sewer.

Image 1

3. Parking

3.1 Indicate and dimension the number of parking spaces allocated for both the main dwelling and the second dwelling on a site layout plan at building plan approval stage.

3.2 The parking allocation must be in line with the Stellenbosch Municipality zoning scheme.

4. Development Charges (DCs)

4.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment

4.2 The appropriate DC's are payable before building plan approval.

4.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

KTitus

Kurt Titus
Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2950 (Ku) Erf 2177 Stellenbosch (LU-18858 TP1157-2025)\2950 () Erf 2177 Stellenbosch (LU-18858 TP1157-2025).doc

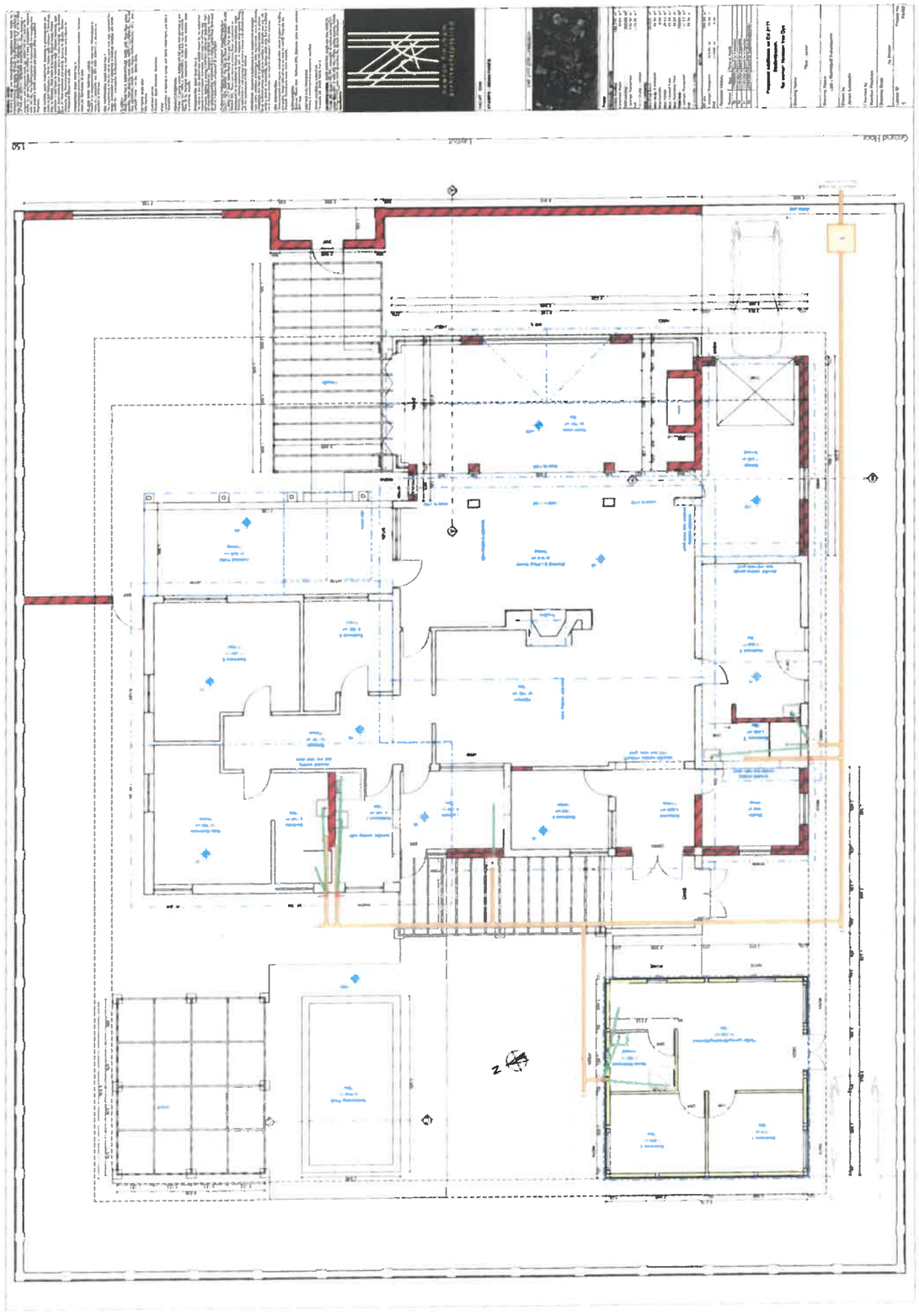
Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	LU2950
Development Name:	
Date:	02 September 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	2177
DC Parameters Reference:	DC Calc_ Building Plan _ Layout ID 1_ project no:2408_ Newton Fincham Architects_ Drwn by: Janco comradie_ Date: 23 April 2024

| SUMMARY OF DC CALCULATION | | |

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
										Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Bulk Total (Civil Eng. Services)	Community	Total
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du					1		1	R 15 267.91	R 14 936.95	R 4 037.29	R 4 235.94	R 16 335.53	R 54 813.62	R 16 706.04	R 71 519.66
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area	0		Total Area	0											

	Charges before adjusting for positive only before Deductions	R 15 267.91	R 14 936.95	R 4 037.29	R 4 235.94	R 16 335.53	R 54 813.62	R 16 706.04	R 71 519.66
Deduct	Charges adjusted for positive only before Deductions	R 15 267.91	R 14 936.95	R 4 037.29	R 4 235.94	R 16 335.53	R 54 813.62	R 16 706.04	R 71 519.66
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage 0.00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 15 267.91	R 14 936.95	R 4 037.29	R 4 235.94	R 16 335.53	R 54 813.62	R 16 706.04	R 71 519.66
	VAT	R 2 290.19	R 2 240.54	R 605.59	R 635.39	R 2 450.33	R 8 222.04	R 2 505.91	R 10 727.95
	Total Development Charges	R 17 558.10	R 17 177.49	R 4 642.88	R 4 871.33	R 18 785.86	R 63 035.67	R 19 211.95	R 82 247.61