



STELLENBOSCH

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Application Number: LU/17323(TP816/2024)

Our File Reference Number: Farm 489/4, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: dupre.lombard@virdus.co.za

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE & AMENDMENT OF THE SITE DEVELOPMENT PLAN ON FARM 489/4, 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) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 489/4, Stellenbosch Division for:

2.1.1 The Amendment of the Site Development Plan as contained in approval letter dated 29 January 2024 (**condition 3.4**) in terms of Section 15(2) (h) of the said bylaw, to reconfigure and upgrade the pool house/ entertainment area to incorporate the two existing bedrooms of the seven-bedrooms (7) tourist accommodation establishment on the property.

2.1.2 A permanent departure in terms of Section 15(2)(b) of the said bylaw to increase the size of the converted pool house/entertainment area to be **±129m²** instead of the permitted **120m²** for additional dwelling unit.

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 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.
- 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 The development be implemented in accordance with the endorsed Site Development Plan referenced as Drawing No: 05950/coetsee /FARM 489/4/ rev01 (page 1 to 7), drawn by: S Botha for The Plan Co, dated September 2023 and attached as **Annexure A**.
- 2.2.4 The dwelling unit (converted pool house) be limited to **Two (2) bedrooms** and a maximum of 4 paying guests or lodgers shall be permitted at any one time as referred in page 2 of 7 of the plans attached in **Annexure A**.
- 2.2.5 The conditions contained in approval letter dated 29/01/2024, attached as **Annexure B**, must be complied with.
- 2.2.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment and within 30 days of the decision on the application.
- 2.2.7 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 2.2.8 A contravention penalty of R10 000, relating to the unlawful utilisation of land, is payable within 30 days from the date of the letter of approval and prior to building plan approval being granted.

3. The **reasons** for the above decision are as follows:
 - 3.1. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
 - 3.2. 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.
 - 3.3. The proposal aligns with the existing land use approval, and no additional dwelling units or bedrooms are proposed beyond those already approved.
 - 3.4. The permanent departure only consists of a 9m² increase from the permitted 120m², the overall impact of the additional area will not negatively impact the scale of the existing tourist accommodation establishment.
4. **Matters to be noted:**
 - 4.1 None
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.
4. 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.
5. **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**
6. 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.
7. 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.

8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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



STELLENBOSCH
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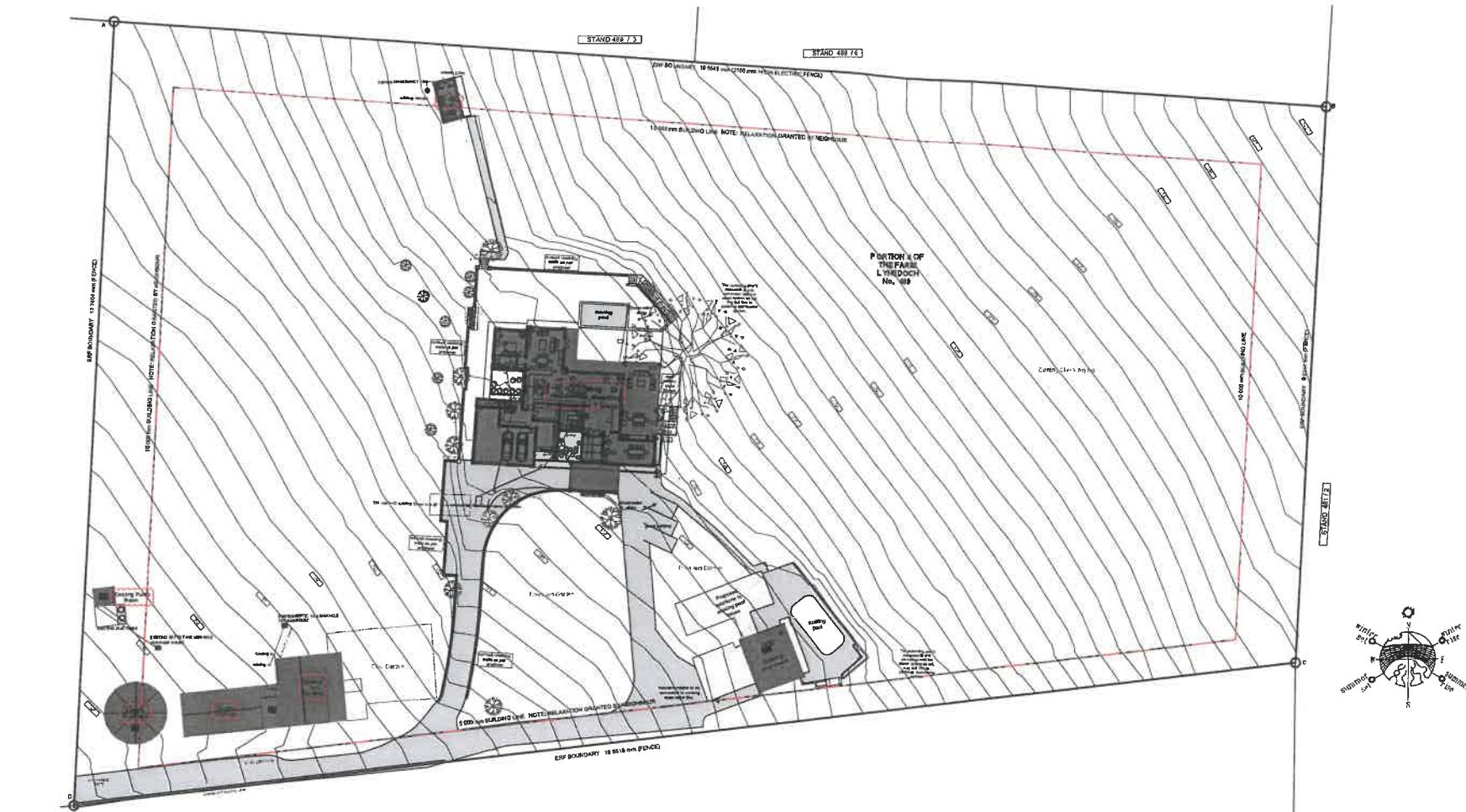
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ANNEXURE A

SITE DEVELOPMENT PLAN



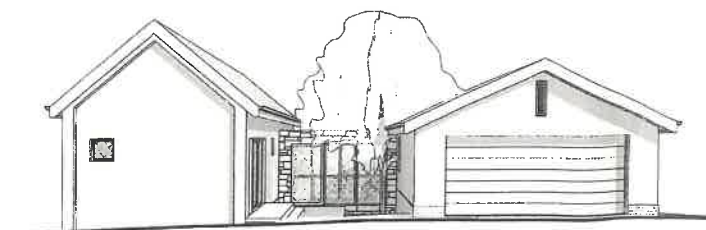
stamp of approval - council



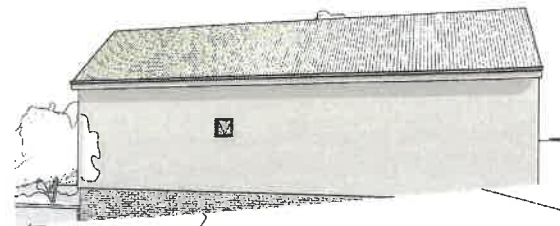
● site layout
scale | 1 : 500



● perspective view 1
scale |



● perspective view 2
scale |



● perspective view 3
scale |

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer, internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries, water to be taken away from foundations & towards roadside, all columns/pod foundations to engineers detail.

foundations walls
to have 2.5 lie-wires per m² and cavity below dpc to be filled with concrete, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

solid floor
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap jointed, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand bedding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor, all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K, 230mm supporting wall with 50mm cavity, 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall, stepped dpc to be provided to all external walls, all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. clad concrete or equal approved, all openings > 3000mm to have r.c. beams to engineer where deemed necessary, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

wall finishes
smooth plaster & painted to match existing walls.

internal walls
to comply with SANS 10400-K, 90mm & 180mm cement brickwork or equal approved, smooth plastered with 1 coat plaster, skimmed & painted, all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated white, all glazing to comply with requirements of SANS 10400N&XA, side lights to have safety glazing, windows lower 500mm from floor, windows lower than 1800mm above pitch line of slabs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white, all external timber doors to be solid hardwood as per whitens door catalogue, painted white to match aluminium doors, all glazing to comply with requirements of SANS 10400N&XA, access doors and side lights to have safety glass, all internal timber doors to be powder semi-solid, painted white.

roof / double pitched roof
corrugated roof sheeting to match existing, on 50x75mm rafters at 1000mm c/c on isolation on 38x152mm prefabricated trusses to specialist at max. 850mm c/c on 114 x 38mm w/plate, trusses to be tied down with 30mm galvanised hoop iron bull min. 600mm into walls, batten and counter batten to waterproofing specialist, timbers built into walls to be adequately protected, use timber grade 5.

roof / flat roof
corrugated roof sheeting to match existing, onto 50x75mm timber purlins at 1000mm c/c onto 38x152mm timber rafters @ 1000mm c/c anchored with roller brackets and/or timbers built into walls to be adequately protected, batten and counter batten to waterproofing specialist, timbers built into walls to be adequately protected, use timber grade 5.

ceilings
6.4mm miniboard ceiling boards, skimmed and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 5.6) insulation to be:
glass wool blanket (batman or similar approved) with a density of 10 - 18 kg/m³ installed,
thickness: min. 135mm
r-value: min. 3.35

roof construction r-values
average r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 3.14
total r-value - 4.24

conclusion - 135mm glass wool blanket to be installed between trusses/rafters.

rainwater goods
125x50mm seamless aluminium o-gutters into 75mm aluminium downpipes where required, to be colour white, fascias to be 300mm rulek fibre cement & to be painted white to match existing.

bathe
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

plumbing/electrical installation
refer to electrical layout by owner/contractor, electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.

toilets - dual flush cistern with a 3L & 6L flush taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand wash basins to have metering / demand taps

hot water systems
15L total geyser to be located in roof space to cabin refraction layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe, all hot water pipes in roof space to be insulated min. R-value 1.00 and HVAC to be insulated min. R-value 2.00 as per SANS 10400-XA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 L1 a min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 L1 a, up to 15% of net floor area per storey.

drainage
installation to comply with NBR and SANS 10400-P, to be closed system of 9110mm pvc pipes of min 1:60 and max. 1:40 fall, first inspection eye to be minimum 450mm below ground level, all vent pipes to be 50mm Ø pvc pipes, all heights pertaining to drainage to be checked and confirmed on site prior to installation, all bends to have min 600mm inside radius, all drains below building & driveway to be encased clean sand bedding.

driveway & hard landscaping
paving & pattern to match existing on compacted river sand on 250 mic dpm.

locality plan



general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction, full liability and responsibility will be for the owner or builder, contractor to check and confirm all dimensions and levels prior to the setting out of the works, use figured dimensions, do not scale, any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification, setting out to be done from the surveyors pegs, all work to comply with s.a.n.s. 10400 codes and local authority rules, regulations and requirements, this spec is intended to supplement the nbr and the nbr takes precedence.

copyright subsists over this drawing and remains property of the designers.

signature

owner:

other:

27 03 2023	00	council submission	sb
19 09 2023	01	amendments	sb



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email info@theplanco.co.za
SACAP reg. no. D0242



alterations & additions

project house coelsee
portion 4 of farm 489
lam lyndoch
stellenbosch

existing pool house:	51m ²
existing ground floor	91m ²
proposed ground floor extension	42m ²
proposed garage	13m ²
proposed covered patio	197m ²
total footprint	197m ²

revised main dwelling	568m ²
ex. pump room	11m ²
ex. rondavel	80m ²
ex. 2nd dwelling	223,5m ²
existing studio	31,5m ²
ex pool house & additions	197m ²
total	1111m ²

footprint	1111m ²
site	2,1413ha
coverage	5,18%
zoning	AG

sheet info

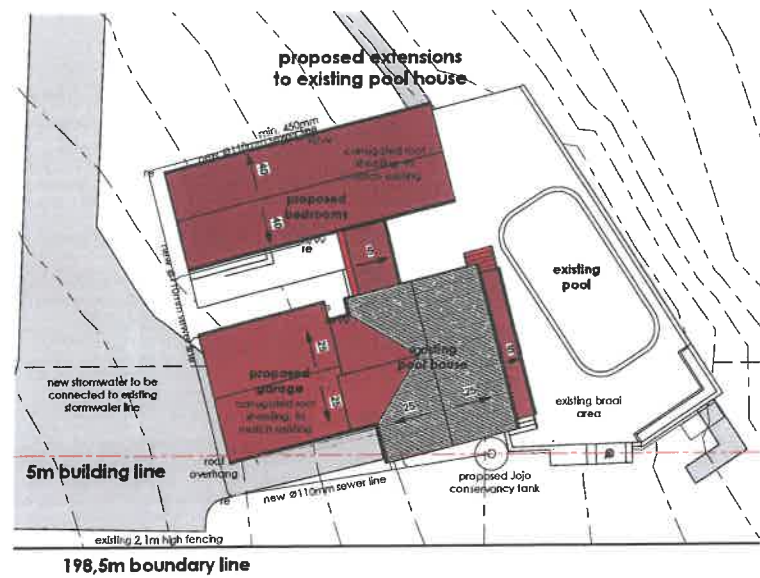
title site layout | perspectives

date september 2023
scale as shown @ A1
drawn s botha
checked r bands

stage council submission

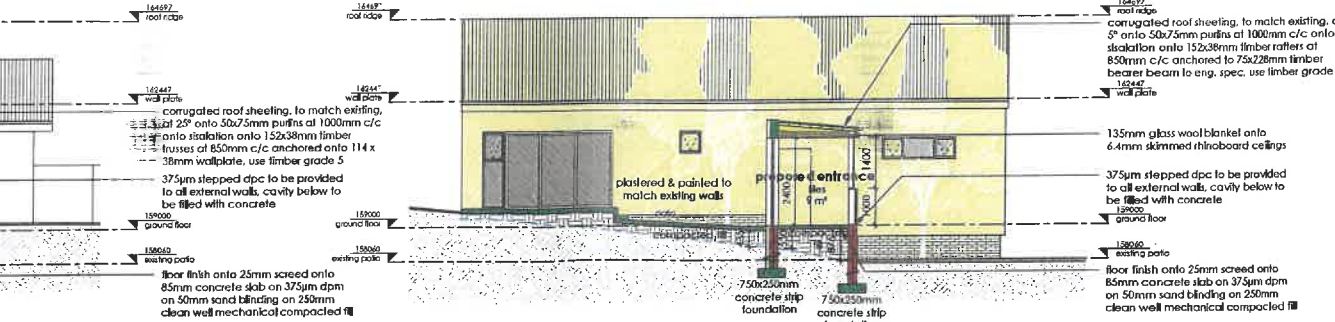
these are municipal drawings only and may not be used as working drawings

stamp of approval - council



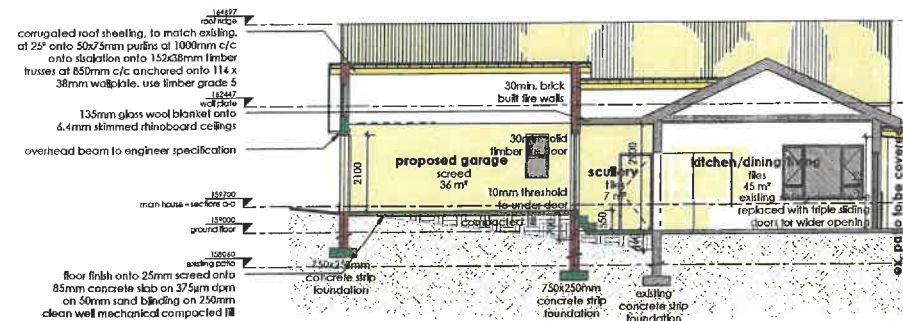
roof layout
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ground floor
scale | 1:100

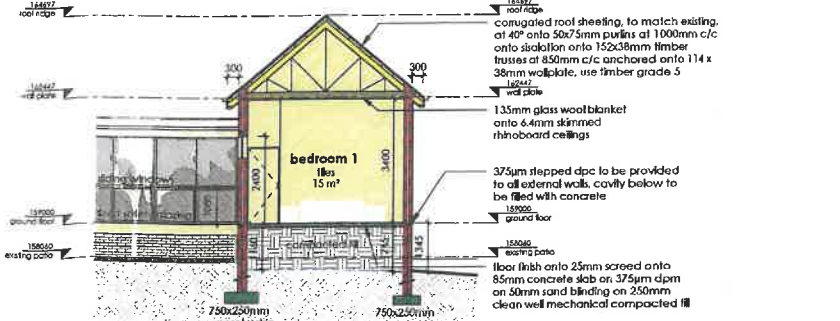


section a-a
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section b-b
scale | 1:100



section c-c
scale | 1:100



section d-d
scale | 1:100

specification - local authority

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foundations walls
to have 2.5 blowers per m² and cavity below dpc to be filled with concrete, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

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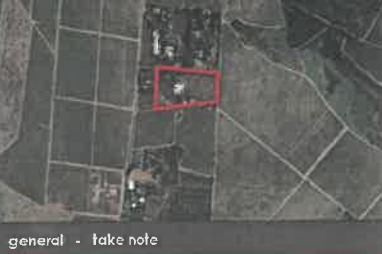
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locality plan



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signature

owner:

other:

27 03 2023	00	council submission	sb
19 09 2023	01	amendments	sb



tel 021 851 0792
web www.theplanco.co.za
email info@theplanco.co.za
SACAP reg. no. D0242



05950 | coetsee | farm 489/4 | rev01

alterations & additions

project house coetsee
portion 4 of farm 489
farm lynchoch
stellenbosch

existing pool house:	51m²
existing ground floor	91m²
proposed ground floor extension	42m²
proposed covered patio	13m²
total footprint	197m²

revised main dwelling	569m²
ex. pump room	11m²
ex. randawel	80m²
ex. 2nd dwelling	223.5m²
existing studio	31.5m²
ex pool house & additions	197m²
total	1111m²

footprint	1111m²
site	2,1413ha
coverage	5,18%
zoning	AG

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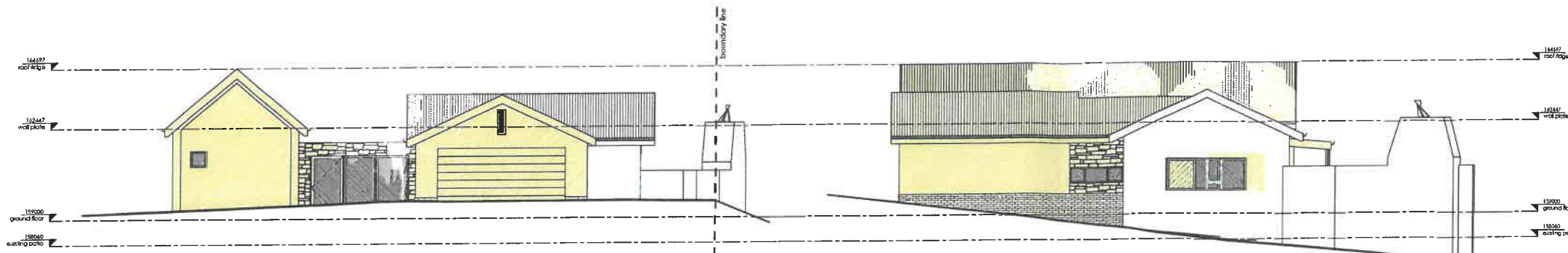
title floor plan | sections

date september 2023
scale as shown @ A1
drawn s bolha
checked r bands

stage council submission

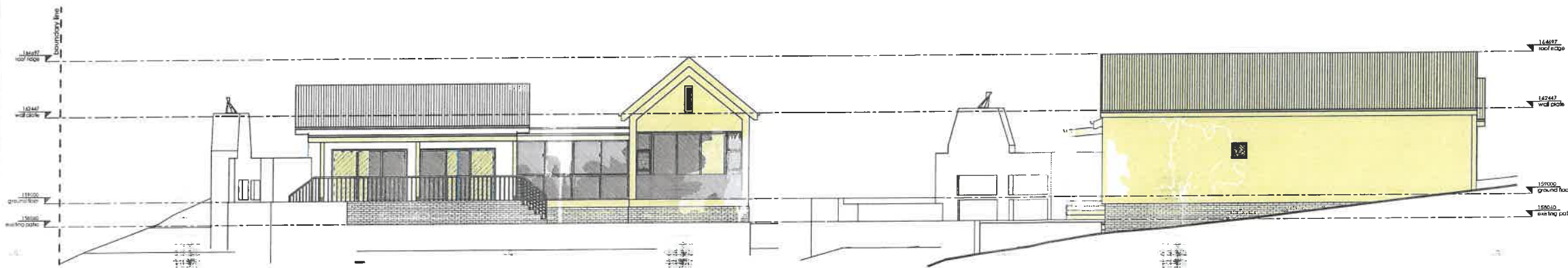
these are municipal drawings
only and may not be used
as working drawings

stamp of approval - council



● south west elevation
scale | 1 : 100

● south east elevation
scale | 1 : 100



● north east elevation
scale | 1 : 100

● north west elevation
scale | 1 : 100

FENESTRATION RATIONAL DESIGN

CLIMATIC ZONE 4

TOTAL ALLOWED CONDUCTANCE				TOTAL ALLOWED SHGC			
STOREY	NET FLOOR AREA /m ²	C _u	TOTAL	STOREY	NET FLOOR AREA /m ²	C _{shgc}	TOTAL
GROUND	125	1.4	175	GROUND	125	0.33	16.35

WINDOWS				TOTAL WINDOW AREA				SUM TOTAL CONDUCTANCE				SUM TOTAL SHGC			
TYPE NR.	QUANTITY	WIDTH /m	HEIGHT /m	SINGLE WINDOW AREA /m ²	GLASS DESCRIPTION	U-VALUE	TOTAL U-VALUE	G Exceed 0.5m	P	H	P/H	ORIENTATION	E (m ²)	SHGC	TOTAL SHGC
W7	1	0.6	0.6	0.36	AS SINGLE-CLEAR	7.9	2.84	No	0.00	1.40	0.00	North West	1.24	0.31	0.36

TYPE NR.	QUANTITY	WIDTH /m	HEIGHT /m	SINGLE WINDOW AREA /m ²	GLASS DESCRIPTION	U-VALUE	TOTAL U-VALUE	G Exceed 0.5m	P	H	P/H	ORIENTATION	E (m ²)	SHGC	TOTAL SHGC
D5	1	4.2	2.7	11.34	AS SINGLE-CLEAR	7.9	89.59	No	0.00	1.40	0.00	North East	1.08	0.81	9.92

TYPE NR.	QUANTITY	WIDTH /m	HEIGHT /m	SINGLE WINDOW AREA /m ²	GLASS DESCRIPTION	U-VALUE	TOTAL U-VALUE	G Exceed 0.5m	P	H	P/H	ORIENTATION	E (m ²)	SHGC	TOTAL SHGC
W5	1	4.54	2.4	10.896	AS SINGLE-CLEAR	7.9	86.08	No	0.00	2.40	0.00	North East	1.08	0.81	9.53

TYPE NR.	QUANTITY	WIDTH /m	HEIGHT /m	SINGLE WINDOW AREA /m ²	GLASS DESCRIPTION	U-VALUE	TOTAL U-VALUE	G Exceed 0.5m	P	H	P/H	ORIENTATION	E (m ²)	SHGC	TOTAL SHGC
W2	1	0.6	1.2	0.72	AS SINGLE-CLEAR	7.9	5.69	No	0.00	0.80	0.00	North West	1.24	0.81	0.72

FENESTRATION % PER NET FLOOR AREA

ENERGY DEMAND

Allowed (Table 12 – SANS204): 5W/m²

5 W/m² x 163 m² = 815 W

2 x 36 W TUBE = 72 W

18 x 20 W BULBS = 360 W

= 432 W

432 / 163 m² = 2.64 W/m² which is less than 5W/m²

ENERGY CONSUMPTION

Allowed: 5kWh/m².a or 5kWh/m² (a = 1 year)

5 kWh/m².a x 163 m² = 815 kWh.a

Assume lights are on from 17:00 – 22:00 each day/year, that is 5h/day

52 (weeks) x 7 (days) x 5 (h) = 1 820h.a

Lamps = 432 W or 0.432 kW

0.432 kW x 1 820 h.a = 786.24 kWh which is less than 815 kWh.a

HEAT PUMP SPEC. Water Heating

Dwelling
Usage per person
Daily consumption
Ambient input temp
Target output temp
Ave. temp difference
Specific heat for 1l of water
Daily energy usage
kWh per day
Annual energy usage

4 people
115liter SANS 10252 labe5
460liter / day
15 degrees C
55 degrees C
40 degree C
4.184kJ/kg K
11.5kJ
21kWh
7665kWh

Installation Specs

Storage capacity
Flow Rate
Heating capacity
Power consumption
Co-efficient of productivity
Annual heating energy
Efficiency target > 50% of output

150L
20 l/m
4.7kW
1.17kW
4 COP
1916kWh
3832 kWh

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer, internal non-loadbearing walls to have 60mm x 200mm slab thickening unless otherwise specified by engineer, foundations not to project beyond boundaries, water to be taken away from foundations & towards roadside, all column/pad foundations to engineers detail.

foundation walls
to have 2.5 re-bars per m² and cavity below dpc to be filled with concrete, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

solid floors
riser, capel or timber on screed onto 100mm concrete slab on 250 mic dpm top jointed, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

sketched components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor, all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K, 230mm supporting wall with 50mm cavity, 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall, stepped dpc to be provided to all external walls, all openings < 3000mm to have precast concrete lintels according to manufacturers spec, all doors < 3000mm or equal approved, all openings > 3000mm to have rc beams to engineer where deemed necessary, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

roof finishes
smooth plaster & painted to match existing walls.

internal walls
to comply with SANS 10400-K, 90mm & 180mm cement brickwork or equal approved, smooth plastered with 1 coat plaster, skimmed & painted, all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated white, all glazing to comply with requirements of SANS 10400N3XA, side lights to have safety glazing, windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white, all external timber doors to be solid hardwood as per winsters door catalogue, painted white to match aluminium doors, all glazing to comply with requirements of SANS 10400N3XA, access doors and side lights to have safety glass, all internal timber doors to be panelled semi solid, painted white.

roof (timber-clashed roof)
corrugated roof sheeting to match existing, on 50x75mm purlins at 1000mm c/c on skelation on 38x152mm prefabricated trusses to specialist at max. 850mm c/c on 114 x 38mm wallplate, trusses to be tied down with 30mm galvanised hoop iron built into wall, 600mm into wall, flashing and counter flashing to waterproofing specialist, timbers built into walls to be adequately protected, use timber grade 5.

roof (timber-clashed roof)
corrugated roof sheeting to match existing, on 50x75mm timber purlins at 1000mm c/c on 38x152mm timber rafters @ 1000mm c/c anchored with rafter brackets and/or timbers built into walls to be adequately protected, flashing and counter flashing to waterproofing specialist, use timber grade 5.

ceilings
4-6mm rhinoboard ceiling boards, skimmed and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 5.6) insulation to be: glass wool blanket (batheem or similar approved) with a density of 10- 18 kg/m² installed, thickness: min. 135mm r-value: min. 3.35

roof construction details
average r-value of roof structure - 0.35 reflective foil - 0.75 insulation r-value - 3.14 total r-values - 4.24

conclusion - 135mm glass wool blanket to be installed between trusses/rafters.

downpipes
125x50mm seamless aluminium g-gutters into 75mm aluminium downpipes where required, to be colour white, fascias to be 300mm rusek fibre cement & to be painted white to match existing.

cupboards
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturers design.

electrical installation details
refer to electrical layout by owner/contractor, electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400, 3.3.3.

toilet
toilet - dual flush cistern with a 3L & 6L flush taps - max. flow rate of 6l/min

shower heads
shower heads - max. flow rate of 7l/min

hand wash basins
hand wash basins to have metering / demand taps

hot water cylinders
150L total geyser to be located in roof space to cobra reticulation layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe, all hot water pipes in roof space to be insulated min. R-value 1.00 and HWFC to be insulated min. R-value 2.00 as per SANS 10400-XA.

ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 L1 a min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 L1 a, up to 10% of net floor area per storey.

drainage
Installation to comply with NBR and SANS 10400-P, to be closed system of 8110mm pvc pipes at min 1:60 and max. 1:40 fall, first inspection eye to be minimum 450mm below ground level, all vent pipes to be 50mm Ø pvc pipes, all heights pertaining to drainage to be checked and confirmed on site prior to installation, all bends to have min 600mm inside radius, all drains below building & driveway to be encased clean sand binding.

drainage & base landscaping
drainage & base landscaping to be done in accordance with drawing & pattern to match existing on compacted river sand on 250 mic dpm.

locality plan



general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction, full liability and responsibility will be for the owner or builder, contractor to check and confirm all dimensions and levels prior to the setting out of the works, use figured dimensions, do not scale, any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification, setting out to be done from the surveyors pegs, all work to comply with s.a.s. 10400 codes and local authority rules, regulations and requirements, this spec is intended to supplement the nbr and the nbr takes precedence.

copyright subsists over this drawing and remains property of the designers.

signature

owner:

other:

27 03 2023	00	council submission	sb
19 09 2023	01	amendments	sb



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SACAP reg.no. D0242



059501 coelsee farm 489/41 rev01

alterations & additions

project	house coelsee portion 4 of farm 489 farm lyndoch stellenbosch
---------	--

existing pool house:	-
existing ground floor	51m ²
proposed ground floor extension	91m ²
proposed garage	42m ²
proposed covered patio	13m ²
total footprint	197m ²

revised main dwelling	568m ²
ex. pump room	11m ²
ex. randowel	80m ²
ex. 2nd dwelling	223.5m ²
existing studio	31.5m ²
ex pool house & additions	197m ²
total	1111m ²

footprint	1111m ²
site	2,143ha
coverage	5.18%
zoning	AG

sheet info

title	elevations
date	september 2023
scale	as shown @ A1
drawn	s botha
checked	r bands

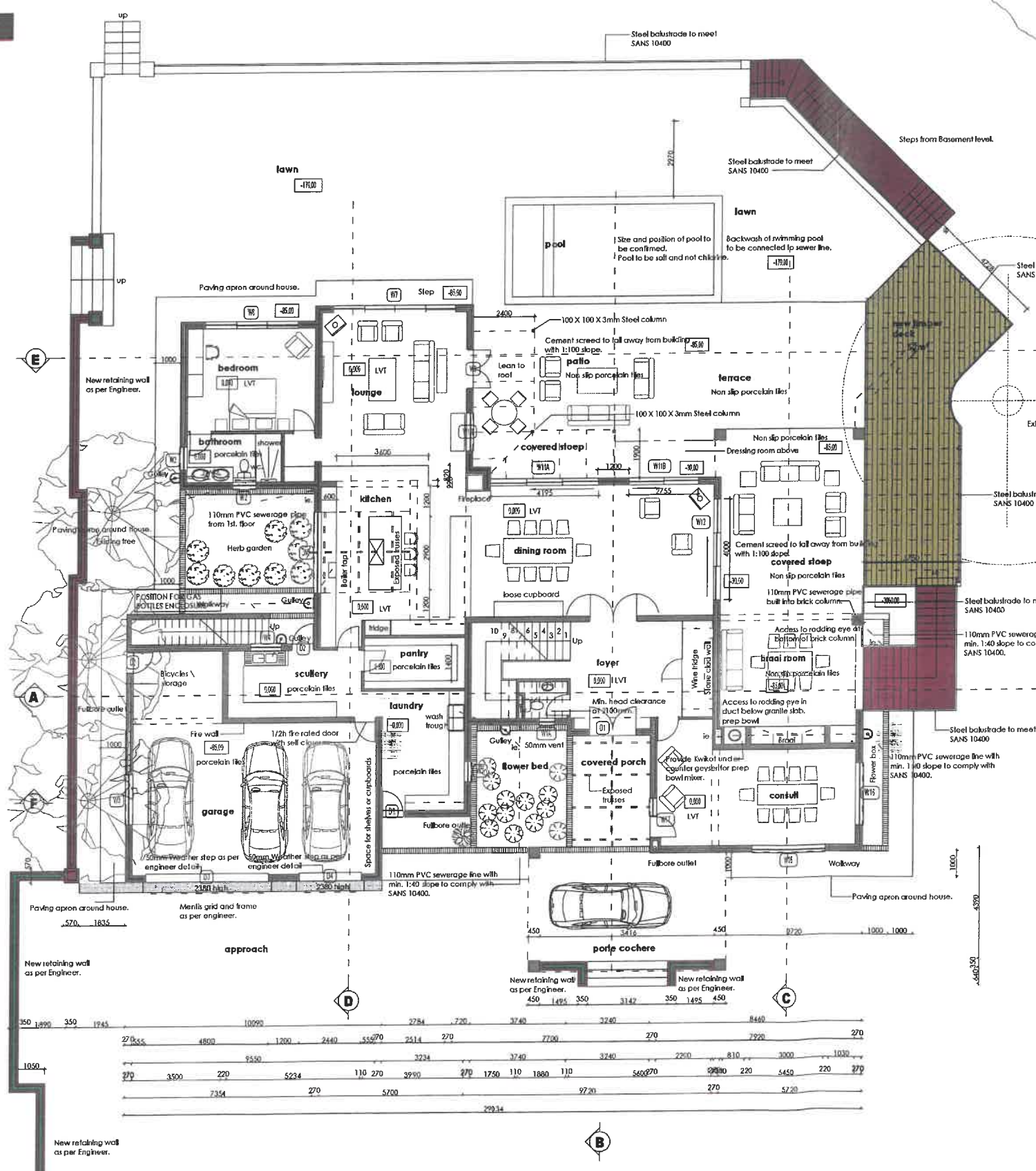
stage council submission

these are municipal drawings only and may not be used as working drawings

stamp of approval - council

main house - ground floor

scale | 1 : 100



specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer. internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pod foundations to engineers detail.

flooring
to have 2.5 fix-wires per m² and cavity below dpc to be filled with concrete, provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 m/c dpm kap jointed, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K, 230mm supporting wall with 50mm cavity, 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec. all concrete or equal approved, all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

roofing
smooth plaster & painted to match existing wall.

external walls
to comply with SANS 10400-K, 90mm & 180mm cement brickwork or equal approved, smooth plastered with 1 coat plaster, skimmed & painted, all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated white, all glazing to comply with requirements of SANS 10400-H&A, side lights to have safety glazing, windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white, all glazing to comply with requirements of SANS 10400-H&A, access doors and side lights to have safety glass, all internal timber doors to be paneled semi solid, painted white.

roof, double-sloped roof
corrugated roof sheeting to match existing, on 50/5mm rafters @ 1000mm c/c on insulation on 38x152mm precast concrete trusses to specialist at max. 850mm c/c on 114 x 38mm wallplate, trusses to be fixed down with 50mm galvanneal hoops into wall, 400mm into wall. flashing and counter flashing to waterproofing specialist. timbers built into wall to be adequately protected, use timber grade 5.

roof, flat roof
corrugated roof sheeting to match existing, on 50/5mm rafters @ 1000mm c/c on insulation on 38x152mm precast concrete trusses to specialist at max. 850mm c/c on 114 x 38mm wallplate, trusses to be fixed down with 50mm galvanneal hoops into wall, 400mm into wall. flashing and counter flashing to waterproofing specialist. timbers built into wall to be adequately protected, use timber grade 5.

ceilings
4.4mm miniboard ceiling boards, skimmed and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-KA:2021 - 5.4) insulation to be:
glass wool blanket (batroom or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3.35

roof, concrete on rafters
average r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 2.14
total r-value - 4.24
conclusion - 135mm glass wool blanket to be installed between trusses/rafters.

external aspects
125x35mm seamless aluminium ogee gutters into 75mm aluminium downpipes where required, to be colour white, fascias to be 300mm rule fibre cement & to be painted white to match existing.

interior
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

distribution, electrical
refer to electrical layout by owner/contractor, electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.

toilet
1.8L/s dual flush cistern with a 3L & 4L flush taps - max. flow rate of 4l/min
shower heads - max. flow rate of 7l/min
hand wash basins to have metering / demand taps

waterproofing
150, total geyser to be located in roof space to ensure relocation layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe, all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-KA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 L10 min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 L10 up to 10% of net floor area per storey.

drainage
installation to comply with NBR and SANS 10400-P, to be closed system of 80mm pvc pipes at min 1:60 and max. 1:40 fall, first inspection eye to be minimum 450mm below ground level, all vent pipes to be 50mm Ø pvc pipes, all heights pertaining to drainage to be checked and confirmed on site prior to installation, all bends to have min 600mm inside radius, all drains below building & driveway to be encased clean sand binding.

paving & pattern
paving & pattern to match existing on compacted river sand on 250 m/c dpm.

locality plan

general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

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signature

owner:

other:

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19 09 2023	01	amendments	sb



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SACAP reg. no. D0242



059501 | coelsee | farm 489/4 | rev01

alterations & additions

project house coelsee
portion 4 of farm 489
farm lyndoch
stellenbosch

existing pool house: 51m²
existing ground floor extension: 91m²
proposed garage: 42m²
proposed covered patio: 13m²
total footprint: 197m²

revised main dwelling: 568m²
ex. pump room: 11m²
ex. rondavel: 80m²
ex. 2nd dwelling: 223.5m²
existing studio: 31.5m²
ex pool house & additions: 197m²
total: 1111m²

footprint: 1111m²
site: 2,1413ha
coverage: 5.16%
zoning: AG

sheet info

title main house ground floor

date september 2023
scale as shown @ A1
drawn s bolha
checked r bands

stage council submission

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page 4 of 7

stamp of approval - council

main house - first floor
scale | 1 : 100

5270	3800	270	1900	270	5700	110	3200	600	10	1140	220	4090	270	1350
5270	3800	270	1900	270	5700	110	3440	270				5450	270	1350
5270	270	3490	110	1900	270	5540	270	3440	270			5450	270	1350
5270	270			5700	270	5540		3910				5990		1350
5270		6240				5540		3910				5990		1350

3500	2170			9220		5990								
3500	2170			9220		270		5450		270				
3500	2170	270	3850	2345	110	3405	110	5450		270				
3500	2170	270		6095		110	3405	1360	110	2040	1300	1590	270	1350
3500	2170	270		4010		1690	110	3640	270	1140	220	4090	270	1350
3500	270	1900	270		5700	110	3800	110	1140	220		4090	270	1350
						21480								

locality plan

general - take note

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signature

owner:

other:

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19 09 2023	01	amendments	sb



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SACAP reg. no. D0242



05950 | coetsee farm 489/4 | rev01

alterations & additions

project	house coetsee portion 4 of farm 489 farm lyndoch stellenbosch
existing pool house:	51m²
existing ground floor	91m²
proposed ground floor extension	42m²
proposed garage	13m²
proposed covered patio	197m²
total footprint	197m²
revised main dwelling	568m²
ex. pump room	11m²
ex. rondavel	80m²
ex. 2nd dwelling	223,5m²
existing studio	31,5m²
ex pool house & additions	197m²
total	1111m²
footprint	1111m²
site	2,1413ha
coverage	5,18%
zoning	AG

sheet info

title	main house first floor
date	september 2023
scale	as shown @ A1
drawn	s botha
checked	r bands
stage	council submission

these are municipal drawings
only and may not be used as
working drawings

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer, internal narrow-bearing walls to have 650mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pod foundations to engineer's detail.

foundation walls
to have 2.5 flowlines per m² and cavity below dip to be filled with concrete, provide expansion joints/lateral wall support every 5.5m as required, to engineer's detail.

solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand bedding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor, all structural items to be inspected and approved by appointed engineer prior to closing or cover all work.

walls
to comply with SANS 10400-K, 230mm supporting wall with 50mm cavity, 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall, stepped dpc to be provided to all external walls, all openings < 300mm to have precast concrete lintels according to manufacturer's spec ex. filled concrete or equal approved, all openings > 300mm to have rc beams to engineer where deemed necessary, provide expansion joints/lateral wall support every 5.5m as required, to engineer's detail.

wall finishes
smooth plaster & painted to match existing walls.

internal walls
to comply with SANS 10400-K, 90mm & 180mm cement brickwork or equal approved, smooth plastered with 1 coat plaster, skimmed & painted, all colours to owner.

ceilings
all windows as per aluminium catalogue to be powder coated white, all glazing to comply with requirements of SANS 10400SXA, side lights to have safety glazing windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white, all external timber doors to be solid hardwood as per windows door catalogue, painted white to match aluminium doors, all glazing to comply with requirements of SANS 10400SXA, access door and side lights to have safety glass, all internal timber doors to be panelled semi solid, painted white.

roof double-skin roof
corrugated roof sheeting to match existing, on 50x75mm purlins at 1000mm c/c on stanchion on 38x152mm prefabricated trusses to specialist at max. 850mm c/c on 114 x 38mm wallplate, trusses to be fixed down with 30mm galvanised hoop ken built min. 400mm into wall, flashing and counter flashing to waterproofing specialist, timbers built into walls to be adequately protected, use timber grade 5.

roof insulation
corrugated roof sheeting to match existing, onto 50x75mm timber purlins at 1000mm c/c onto 38x152mm timber rafters @ 1000mm c/c anchored with rafter brackets and/or timbers built into walls to be adequately protected, flashing and counter flashing to waterproofing specialist, use timber grade 5.

ceilings
6.4mm rhinoboard ceiling boards, skinned and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-SA:2021 - 5.6) insulation to be:

glass wool blanket (batheum or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3.35

roof construction r-values
coverage r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 3.14
total r-value: - 4.24

conclusion
conclusion = 135mm glass wool blanket to be installed between trusses/rafters.

aluminium doors
125x35mm seamless aluminium o-gate gutters into 75mm aluminium downpipes where required, to be colour white, fascias to be 300mm multi-bore fibre cement & to be painted white to match existing.

cupboards
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

electrical
refer to electrical layout by owner/contractor, electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.

toilets
- max. flow rate of 4l/min
- max. flow rate of 7l/min
- shower heads - max. flow rate of 7l/min
- hand wash basins to have metering / demand taps

hot water cylinders
150l, total geyser to be located in roof space to cobra re-education layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe, all hot water pipes in roof space to be insulated min. R-value 1.00 and RWC to be insulated min. R-value 2.00 as per SANS 10400-SA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 L1.0 min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 L1.0, up to 10% of net floor area per storey.

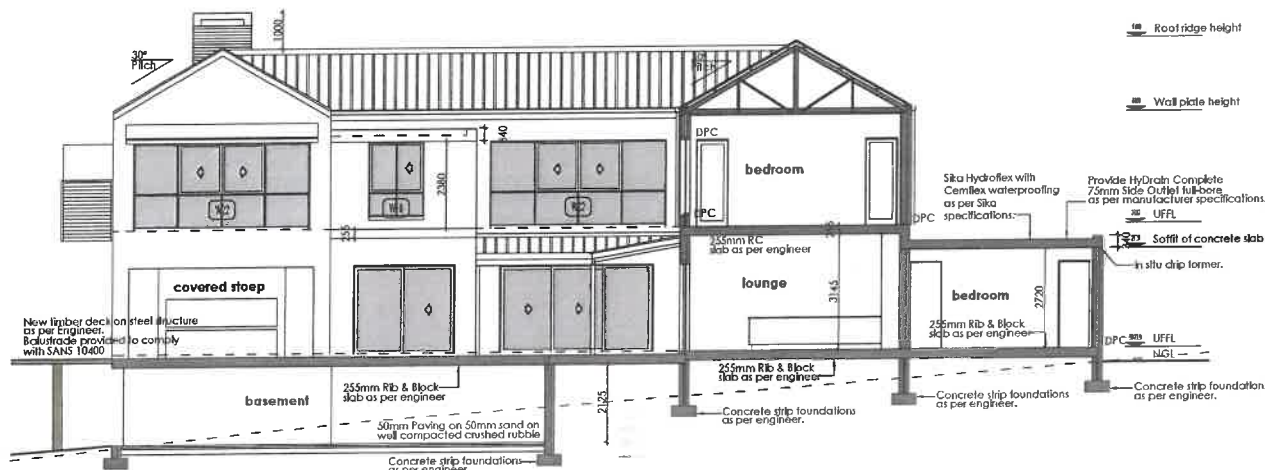
drainage
Installation to comply with NBR and SANS 10400-P, to be closed system of 110mm pvc pipes at min 1:60 and max. 1:40 fall, first inspection eye to be minimum 450mm below ground level, all vent pipes to be 50mm Ø pvc pipes, all heights pertaining to drainage to be checked and confirmed on site prior to installation, all bends to have min 400mm inside radius, all drains below building & driveway to be enclosed clean sand binding.

sewerage & stormwater
paving & pattern to match existing on compacted river sand on 250 mic dpm.

stamp of approval - council

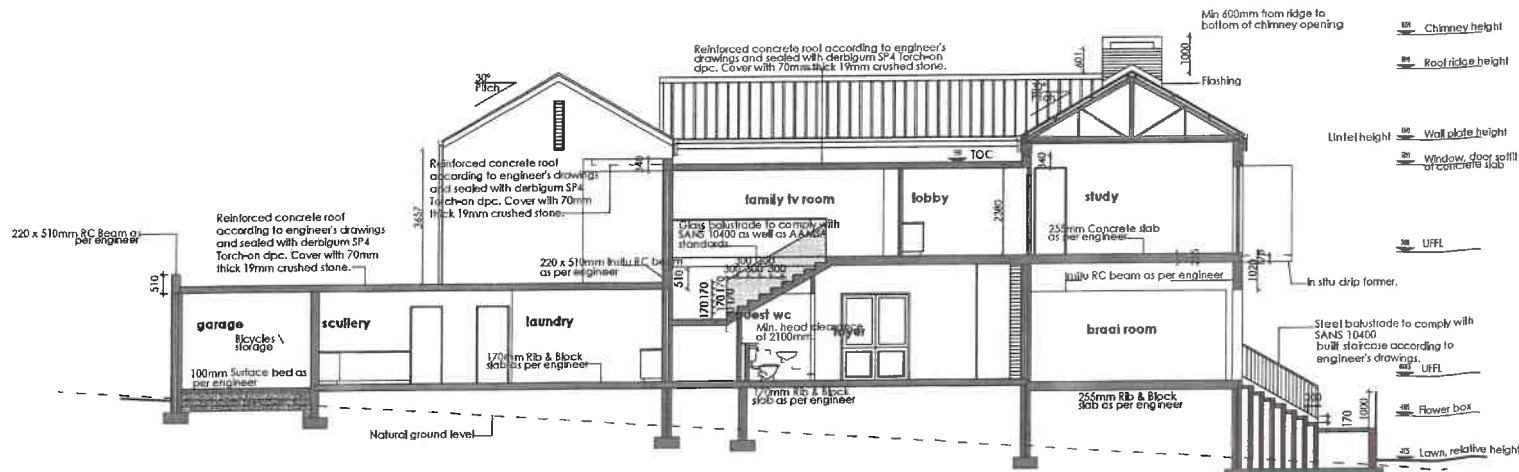
main house - basement floor

scale | 1:100



main house - sections e-e

scale | 1:100



main house - sections a-a

scale | 1:100

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer. lateral non-load bearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundations walls
to have 2.5 flowlines per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5.5m as required. to engineers detail.

floor floors
slab carpet or timber on screed onto 100mm concrete slab on 250 m/c dpm lap joined. sealed and turned up around the perimeter and for the full length of the slab on 50mm sand bedding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to casting or cover off work.

walls
to comply with SANS 10400-K. 230mm supporting wall with 50mm cavity, 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. all concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joint/lateral wall support every 5.5m as required. to engineers detail.

wall finishes
smooth plaster & painted to match existing walls.

internal walls
to comply with SANS 10400-K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skinned & painted. all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated white. all glazing to comply with requirements of SANS 10400-LSA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white. all external timber doors to be solid hardwood as per windows door catalog use. painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400-LSA. access doors and side lights to have safety glass. all internal timber doors to be panelled semi solid, painted white.

roof
corrugated roof sheeting to match existing, on 50x75mm purlins at 1000mm c/c on skelation on 38x152mm pregalvanized lisses to specced at max. 850mm c/c on 114 x 38mm wallplate. lisses to be tied down with 50mm galvanized hoop iron built min. 600mm into wall. bashing and counter bashing to waterproofing specialist. timber built into walls to be adequately protected. use timber grade 5.

roof
corrugated roof sheeting to match existing, on 50x75mm purlins at 1000mm c/c on skelation on 38x152mm pregalvanized lisses to specced at max. 850mm c/c on 114 x 38mm wallplate. lisses to be tied down with 50mm galvanized hoop iron built min. 600mm into wall. bashing and counter bashing to waterproofing specialist. use timber grade 5.

ceiling
4.4mm rhinoboard ceiling boards, skinned and painted. fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 5.4). insulation to be: glass wool blanket (isotherm or similar approved) with a density of 10-18 kg/m³ installed.

roof construction - values

average r-value of roof structure - 0.35

reflective foil - 0.25

insulation r-value - 3.14

total r-value - 4.24

conclusion - 135mm glass wool blanket to be installed between trusses/battens.

rainwater
125x55mm seamless aluminium o-gutters into 75mm aluminium downpipes where required. to be colour white, fascias to be 300mm metal fibre cement & to be painted white to match existing.

joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

electrical
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.

toilets - dual flush cistern with a 3L & 6L flush taps - max. flow rate of 6L/min

shower heads - max. flow rate of 7L/min

hand wash basins to have metering / demand taps

hot water cylinders
150L total geyser to be located in roof space to cabra reticulation layout or approved layout from plumbing contractor. to be supplied with fully drained drip tray and overflow pipe. all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 L1 to min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 L1 to min. 10% of net floor area per storey.

drainage
installation to comply with NER and SANS 10400-P. to be closed system of 110mm pvc pipes at min 1:60 and max. 1:40 fall. first inspection eye to be minimum 450mm below ground level. all vent pipes to be 50mm Ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 600mm inside radius. all drains below building & driveway to be encased clean sand bedding.

driveway & hard landscaping
paving & pattern to match existing on compacted river sand on 250 m/c dpm.

locality plan



general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction. full liability and responsibility will be for the owner or builder. contractor to check and confirm all dimensions and levels prior to the setting out of the works. use figured dimensions. do not scale. any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification. setting out to be done from the surveyors pegs. all work to comply with s.a.s. 10400 codes and local authority rules, regulations and requirements. this spec is intended to supplement the nbr and the nbr takes precedence.

copyright subsists over this drawing and remains property of the designer.

signature

owner:

other:

27 03 2023	00	council submission	sb
19 09 2023	01	amendments	sb



tel 021 851 0792
web www.theplanco.co.za
email info@theplanco.co.za
SACP reg. no. D0242



059501 coetsee farm 487/4 rev01

alterations & additions

project	house coetsee portion 4 of farm 487 farm lyndoch stellenbosch
---------	--

existing pool house:	51m ²
existing ground floor	91m ²
proposed ground floor extension	42m ²
proposed covered patio	13m ²
total footprint	197m ²

revised main dwelling	568m ²
ex. pump room	11m ²
ex. randawel	80m ²
ex. 2nd dwelling	223,5m ²
existing studio	31,5m ²
ex pool house & additions	197m ²
total	1111m ²

footprint	1111m ²
site	2,1413ha
coverage	5,18%
zoning	AG

sheet info

title main house basement | sections

date september 2023
scale as shown @ A1
drawn s botha
checked r bands

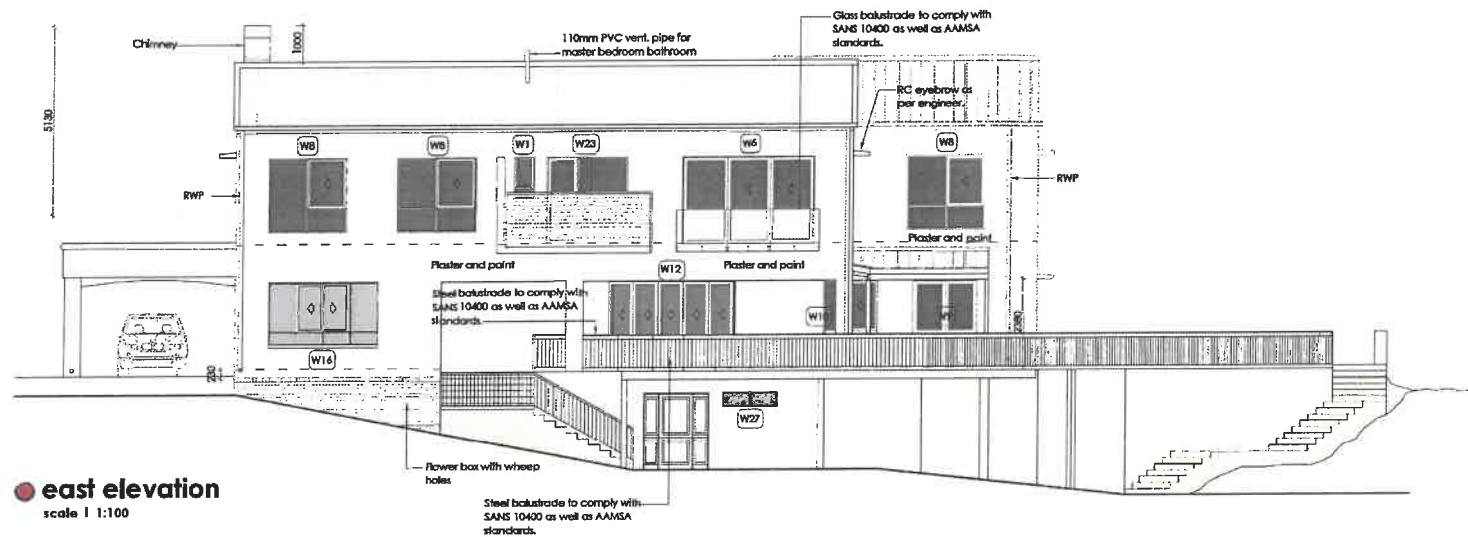
stage council submission

these are municipal drawings
only and may not be used as
working drawings

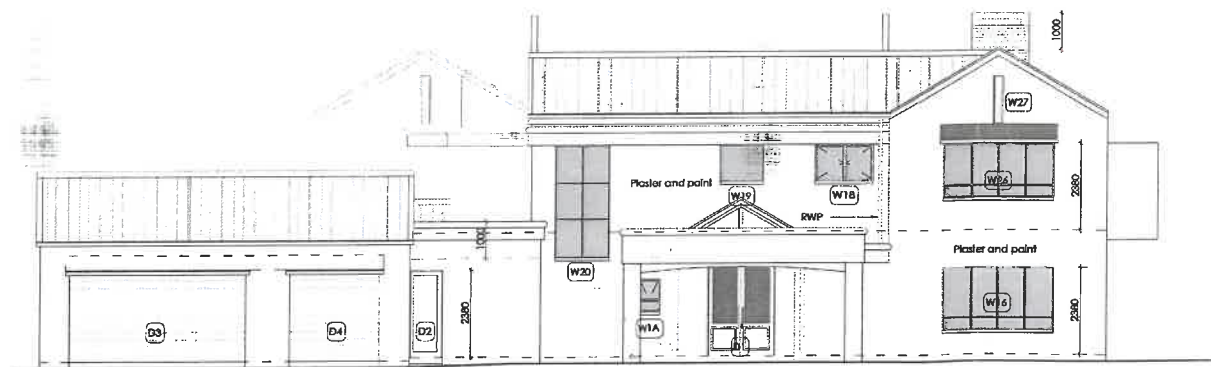
page 6 of 7

stamp of approval - council

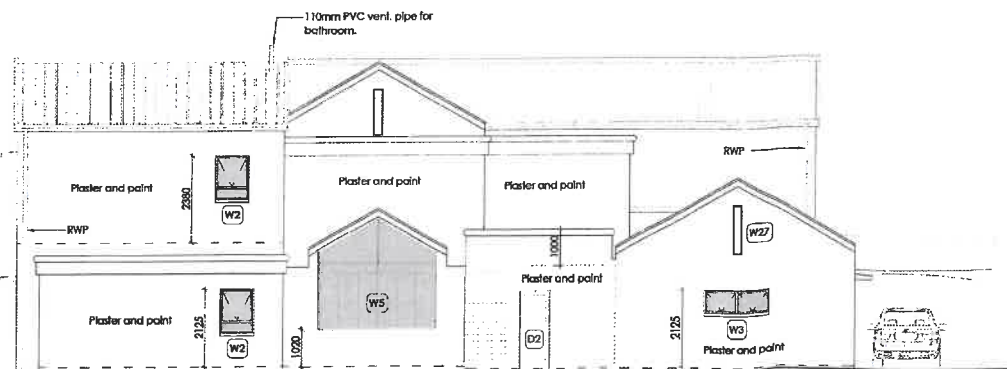
● north elevation
scale 1:100



● east elevation
scale 1:100



● south elevation
scale 1:100



● west elevation
scale 1:100

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer. internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. walls to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundations walls
to have 2.5 blowies per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5.5m as required. to engineers detail.

slab floors
ties, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand bedding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K. 230mm supporting wall with 50mm cavity, 90mm cement brickwork or equal approved with 2.5m wide wall ties per sqm of wall, stopped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. all concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

roof finishes
smooth plaster & painted to match existing walls.

internal walls
to comply with SANS 10400-K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skimmed & painted. all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated white. all external timber doors to be solid hardwood as per window door catalogue. painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white. all external timber doors to be solid hardwood as per window door catalogue. painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glass. all internal timber doors to be painted semi gloss, painted white.

roof
double-sloped roof
corrugated roof sheeting to match existing, on 50x75mm purlins at 1000mm c/c on skablon on 38x152mm prefabricated trusses to specialist at max. 850mm c/c on 114 x 38mm wallplate. trusses to be tied down with 30mm galvanised hoop iron built min. 600mm into walls. flashing and counter flashing to waterproofing specialist. timbers built into walls to be adequately protected. use timber grade 5.

roof
lean-to roof
corrugated roof sheeting to match existing, on 50x75mm purlins at 1000mm c/c on skablon on 38x152mm timber rafters @ 1000mm c/c anchored with rafter brackets and/or timbers built into walls to be adequately protected. flashing and counter flashing to waterproofing specialist. use timber grade 5.

ceilings
6.4mm rhinoboard ceiling boards, skimmed and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 3.4) insulation to be:
glass wool blanket (footherm or similar approved) with a density of 10 - 18 kg/m³ battled.
thickness: min. 155mm
r-value: min. 3.35

roof construction details
coverage r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 3.14
total r-value - 4.24
conclusion - 135mm glass wool blanket to be installed between trusses/rafters.

rainwater goods
125x55mm seamless aluminium ogee gutters into 75mm aluminium downpipes where required, to be colour white. fascias to be 300mm rule fibre cement & to be painted white to match existing.

joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.
distribution/relief/ventilation/dish/drain
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
Installation to comply with local authority requirements and SANS 10400.
toilets - dual flush cistern with a 3L & 6L flush taps - max. flow rate of 4L/min
shower heads - max. flow rate of 7L/min
hand wash basins to have metering / demand taps

hot water cylinders
150L total geyser to be located in roof space to colour calculation layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe. all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 Lto min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 Lto. up to 10% of net floor area per storey.

drainage
Installation to comply with NER and SANS 10400-P. to be closed system of 110mm pvc pipes of min. 140 and max. 140 fall. first inspection eye to be minimum 450mm below ground level. all vent pipes to be 50mm Ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min. 600mm inside radius. all drains below building & driveway to be encased clean sand bedding.

driveway & hard landscaping
paving & pattern to match existing on compacted river sand on 250 mic dpm.

locality plan



general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction. full liability and responsibility will be for the owner or builder. contractor to check and confirm all dimensions and levels prior to the setting out of the works. use figured dimensions, do not scale. any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification. setting out to be done from the surveyors pegs. all work to comply with s.a.s. 10400 codes and local authority rules, regulations and requirements. this spec is intended to supplement the nbr and the nbr takes precedence.

copyright subsists over this drawing and remains property of the designers.

signature

owner:

other:

27 03 2023	00	council submission	sb
19 09 2023	01	amendments	sb



tel 021 851 0792
web www.theplanco.co.za
email info@theplanco.co.za
SACAP reg. no. D0242



05950 | coolsee | farm 489/4 | rev01

alterations & additions

project house coolsee
portion 4 of farm 489
farm lyndoch
stellenbosch

existing pool house:	51m ²
existing ground floor	91m ²
proposed ground floor extension	42m ²
proposed garage	13m ²
proposed covered patio	197m ²
total footprint	

revised main dwelling	568m ²
ex. pump room	11m ²
ex. rondavel	80m ²
ex. 2nd dwelling	223.5m ²
existing studio	31.5m ²
ex pool house & additions	197m ²
total	1111m ²

footprint	1111m ²
site	2,1413ha
coverage	5,18%
zoning	AG

sheet info

title	elevations
date	september 2023
scale	as shown @ A1
drawn	s bolha
checked	r bands

stage	council submission
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ANNEXURE B

PREVIOUS APPROVAL

Application Number: LU/14070
Our File Reference Number: Farm 489/4, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: dupre.lombard@virdus.com

Sir / Madam

APPLICATION FOR A CONSENT USE ON FARM 489/4, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(O) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 8768/2023, dated 9 June 2023 for a Consent Use to allow for the development of a tourist accommodation establishment on Portion 4 of Farm 489, Stellenbosch.

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 consent use 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 tourist facility be limited to 7 rooms or 14 guests in the buildings indicated on Site Development Plan, No: 4/489-2022, dated 01-11-2023, Pages 1 to 4, attached as **Annexure B.**

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 Building plans must be generally in accordance with the Site Development Plan, No: 4/489-2022, dated 01-11-2023, Pages 1 to 4, attached as **Annexure B**.

3.5 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.

3.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.7 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future.

3.8 The conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 22 September 2022 and attached as **Annexure E**, be complied with.

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

4.1 The proposal will allow the optimal use of the existing buildings and infrastructure located on the subject property without having an impact on the existing agricultural activities taking place on the subject property.

4.2 The additional accommodation facilities will have a small impact on the current traffic volumes in the area due to the scale of the proposal and the adhoc nature of the activity.

4.3 The Stellenbosch MSDP promotes the use of existing buildings on agricultural properties for tourist related uses.

5. Matters to be noted:

5.1 Building plans be approved by the Municipality prior to any building work commencing.

5.2 All electrical requirements be directed to Eskom.

6. 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.

7. 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.
8. 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
9. 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 **U** Reference number on this correspondence, or the applicable **E**f/ Farm Number must be used as the reference for the payment of the appeal fee.
10. The 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
11. 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.

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

13. 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

29/1/2024
DATE:



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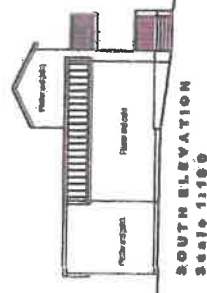
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

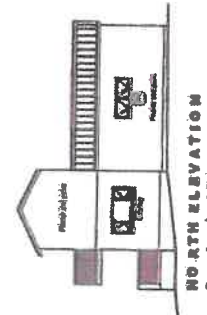
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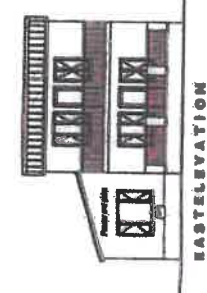




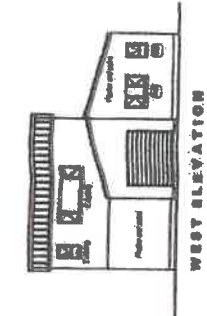
SOUTH ELEVATION
Scale: 1/160



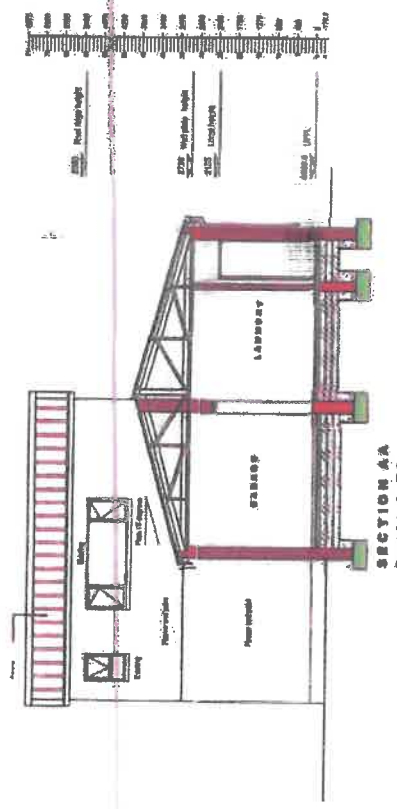
NORTH ELEVATION
Scale: 1/160



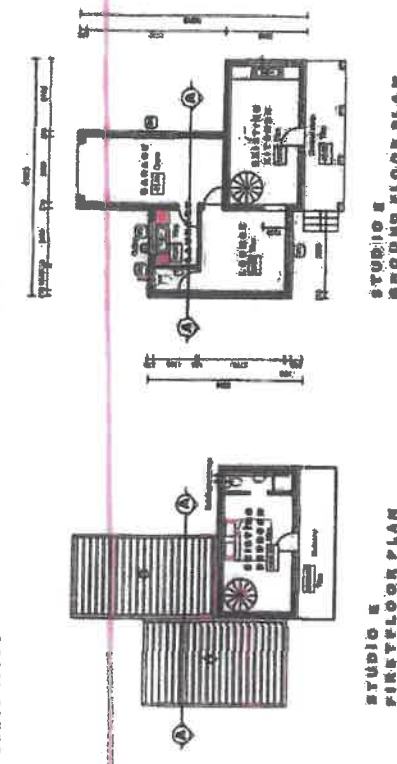
EAST ELEVATION
Scale: 1/160



WEST ELEVATION
Scale: 1/160



SECTION AA
Scale: 1/80



SECTION BB
Scale: 1/80

**SCHEDULE:
WINDOWS**
Scale: 1/160

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
2	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
3	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
4	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
5	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
6	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
7	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
8	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
9	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00
10	1/2" x 3 1/2" x 6'0" Double Hung Window with 1/2" x 3 1/2" x 6'0" Sill and 1/2" x 3 1/2" x 6'0" Casement	1	SQ. FT.	1.00	1.00

REINER
1001 10th St. N.
Minneapolis, MN 55412
Tel: 612-338-1234
Fax: 612-338-1235
www.reiner.com

Site Development Plan No: 4/489-2022
Date: 01-11-2023



SITE PLAN
SCALE 1"=20'

reinter brönn
ARCHITECTS

1010 10th Street, Suite 100
New York, NY 10001
Tel: (212) 123-4567
Fax: (212) 123-4568
Email: info@reinterbronn.com

NOTES:

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL SETBACKS ARE TO THE EXTERIOR FACE OF THE BUILDING.
- ALL EASEMENTS ARE TO BE MAINTAINED AT ALL TIMES.
- ALL UTILITIES ARE TO BE DEEPER THAN THE FOUNDATION.
- ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL CHANGES ARE TO BE APPROVED BY THE ARCHITECT.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY CODES.
- ALL UTILITIES ARE TO BE MAINTAINED AT ALL TIMES.
- ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL CHANGES ARE TO BE APPROVED BY THE ARCHITECT.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY CODES.

Item	Area (sq. ft.)	Area (sq. yds.)
1. Total Site Area	1,100,000	25.5
2. Building Footprint Area	150,000	3.4
3. Parking Lot Area	200,000	4.6
4. Open Space Area	750,000	17.5
5. Total Developed Area	350,000	8.0
6. Total Undeveloped Area	750,000	17.5

ANNEXURE E

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62

63

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STELLENBOSCH MUNICIPALITY
STELLENBOSCH-PIEL-FRANSCHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To: **Acting**
From: **Manager: Development (Infrastructure Services)**
Author: **Tyrone King**
Date: **22 Sept 2022**
Our Ref: **One Venue: CIVIL LU 2329**
Your Ref: **LU/14370**
Re: **Application: Stellenbosch: The application in terms of Section 16(1)(c) of the Stellenbosch Municipality Land Use Planning By-Law (2016), for consent use for the construction of self-catering Tourist Accommodation with 7 bedrooms in three (3) existing buildings.**

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

1. Civil Engineering Services
1.1. No of Section, no in
2. Development Charges (DCs)
2.1. The following DCs are 10% of the development charge calculation
2.2. The DCs were calculated on the 2022/2023 rate structure. If DCs are paid after 30 June 2023 it will have to be recalculated by using the rate structure applicable at date of payment.
2.3. The appropriate DCs are payable before building plan approval.

- 3. Electrical Engineering
- 3.1 General Electrical network belongs to Eskom
- 3.2 Refer to Numerical Electrical

King

Tyone King PT Tech Eng
MANAGER DEVELOPMENT (INFRASTRUCTURE SERVICES)

WASA DEVELOPMENT Development 0 Form 450-4 Huelobach (L) 450-450-4 0 Form 450-4 450-450-4 0.11-1477746

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	
Development Name:	
Date:	04 July 2022
Financial Year:	2022/2023
Site Location (Plot No. & Location):	Stellenbosch Town
Vehicle Ownership (Number of Vehicles):	Residential
Site Type (Urban/Rural/Other):	Rural
DC Ref:	
DC Parameter Reference:	Resolution report page 8

SUMMARY OF DC CALCULATION							
Service	Water	sewer	Stormwater	Solid Waste	Roads & Transport	Community	Totals
Units	litres	litres	litres	litres	litres	persons	
Total Increased Services Allowed	0.45	0.35	4.000	0.025	14.5		
Total Services Allowed Reduction	0	0	0	0	7.5		
Total Services Allowed After Reduction	0.45	0.35	4.000	0.025	7.0		
Total Development Charges Before Credits	R 1,455.00	R 1,137.50	R 7,400.00	R 190.10	R 78,975.00	R 3,455.00	R 89,312.60
Total Credits	R 1,455.00	R 1,137.50	R 7,400.00	R 190.10	R 78,975.00	R 3,455.00	R 89,312.60
Total Payable (including VAT)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
VAT	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Total Payable (including VAT)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00

APPLICANT INFORMATION	
Applicant Name:	XXXX
Signature:	
Date:	
Notes:	Credit for 2nd dwelling and cottage. No credit for pool room. DCs for 7 bedrooms (pool house) Invisible water Concealment tanks cover

[illegible]



Spatial Planning

To :	Manager: Land Use Management
From :	Manager: Spatial Planning
Reference :	Farm 489/4, Stellenbosch
LU No :	LU/14870
Date :	17 November 2022
To :	Application for Consent Use on Farm 489/4, off Pellaadshel Road, Stellenbosch

I refer to your request for comment on the above application.

Application is made for the following:

- Consent Use for the establishment of self-catering tourist Accommodation with 7 bedrooms in three (3) existing buildings.

1) Opinion/recommendation

The new approved Municipal Spatial Development Framework for the W024 area was approved by Council in November 2019 and recognises that the spatial decisions and actions that they make will make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality: natural environment and farming areas.
2. Respect and grow cultural Heritage.
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity.
4. Clarify and respect the different roles and potentials of existing settlements; Clarify and respect the roles and functions of different elements of movement structure.
5. Ensure balanced, sustainable communities.
6. Focus collective energy on low catalytic land projects.
- 7.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2018 (SP/UA), a new planning regime was introduced in South Africa. It replaced the old system of land use management with a new system as the foundation for spatial planning and land use management. The new system seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial inequalities and the integration of the

principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

The subject property is located outside the urban edge of the Stellenbosch node and within the rural area of Stellenbosch. The application is for the construction of a tourist accommodation establishment on La Kawayan for the establishment of a tourist accommodation establishment with 7 bedrooms in 3 existing buildings. Each of the guest accommodation units will be self-catering and containing kitchens.

In terms of the approved MSDP the following guidelines are applicable to this specific application:

- Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.
- Rural place-bound businesses (including farm stalls and farm shops, restaurants and venue facilities) of appropriate location and scale to complement farming operations, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Rural place-bound agro-food industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Support for various forms of leisure and tourism activities, including the landscape, of appropriate location, scale, and form to complement the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Agricultural industry should be subservient or related to the dominant agricultural use of the property and/or surrounding farms.
- All place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, should be located within the farmstead precinct in the agricultural area.

- Industry in rural areas should not adversely affect the agricultural potential of the property.
- Activities and uses directly related to the primary agricultural enterprise are permitted, including farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.), as well as additional dwelling units to support rural tourism opportunities and to diversify farm income, comprising 1 additional non-allenable dwelling unit per 10ha, up to a maximum of 5 per farm.
- Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products (e.g. restaurant and function venue facility, farmstall and farm store, home occupation, local product processing, and rural recreational facilities).
- Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported.
- Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.
- Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors.

2) Supported / not supported:

This department supports the application subject to the following conditions:

- The primary use of the farm should still remain agricultural with the tourist accommodation functioning as a second activity.
- All tourist accommodation should remain within the existing buildings.

B. H. de la Bast

BAG de la Bast
MANAGER: SPATIAL PLANNING