ARCH TOWN PLANNERS

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19 August 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR REMOVAL AND SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS, PERMANENT DEPARTURE AND ADDITIONAL USE (SECOND DWELLING) ON ERF 471, STELLENBOSCH – 3 STELLENBERG AVENUE

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: **Erf 471, Stellenbosch**
Application Property Number: **3 Stellenberg Avenue**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**
Owner: **Michael Godfrey Meyer + Dulcie Marais**
Application Reference: **TP975/2024**

Description of land development proposal:

Application is made in terms of Section 15 (b), (f) and (g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 471, Stellenbosch:

- **In terms of Section 15(2) (b) a permanent building line departure (on the southern common boundary) to allow for a first-floor building line of 1.8m in lieu of 2.5m.**

- **In terms of Section 15(2) (f) a removal of a restrictive title deed condition to allow for a second dwelling.**

- **In terms of Section 15(2) (f) a suspension of a restrictive title deed condition with regards to building lines:**
  a. **To allow for a portion of the existing building on the eastern (rear) boundary to be 2.5m in lieu of 3.15m**

  b. **To allow for a portion of the existing ground and first floor building on the southern (common) boundary to be 1.8m in lieu of 3.15m**

- **In terms of Section 15(2) (g) a technical approval to allow for a second dwelling.**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za . By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **18 September 2025.**

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd

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19 Augustus 2025

KENNISGEWING VAN GRONDGEBRUIKS-AANSOEK

Geagte Mnr./Me.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

AANSOEK VIR OPHEFFING EN OPKSORTING VAN BEPERKENDE TITELVOORWAARDE, PERMANENTE AFWYKING EN BYKOMENDE GEBRUIK (TWEEDE WONING) OP ERF 471, STELLENBOSCH – 3 STELLENBERG LAAN

Adres van aansoek eiendom: **Erf 471, Stellenbosch**

Aansoek eiendom beskrywing: **3 Stellenberg Laan**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Eienaar: **Michael Godfrey Meyer + Dulcie Marais**

Aansoek Verwysing: **TP975/2024**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15 (b), (f) en (g) van die Stellenbosch Municipaliteit se Beplanningsverordening (2023) ten einde voorsienning te maak vir die volgende op Erf 471, Stellenbosch:

- **Ingevolge Artikel 15(2) (b) 'n permanente boulynafwyking (op die suidelike gemeenskaplike grens) om 'n eersteverdiepingboulyn van 1.8m in plaas van 2.5m toe te laat.**

- **Ingevolge Artikel 15(2) (f) 'n opheffing van 'n beperkende titelaktevoorwaarde om 'n tweede woning toe te laat.**

- **Ingevolge Artikel 15(2) (f) 'n opskorting van 'n beperkende titelaktevoorwaarde met betrekking tot boulyne:**
  a. **Om toe te laat dat 'n gedeelte van die bestaande gebou op die oostelike (agterste) grens 2.5m in plaas van 3.15m is**

  b. **Om toe te laat dat 'n gedeelte van die bestaande grond- en eersteverdiepinggebou op die suidelike (gemeenskaplike) grens 1.8m in plaas van 3.15m is**

- **Ingevolge Artikel 15(2) (g) 'n tegniese goedkeuring om 'n tweede woning toe te laat.**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bogenoemde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Carlien Coetzee, carlien@archtownplanners.co.za . Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **18 September 2025.**

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

APPLICATION FOR REMOVAL AND SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS, PERMANENT DEPARTURE AND ADDITIONAL USE (SECOND DWELLING)

ERF 471 STELLENBOSCH, 3 STELLENBERG AVENUE

NOVEMBER 2024 – REV 3

SUBMITTED TO:
STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

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Stellenbosch, 7600
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1. BACKGROUND INFORMATION

Erf 471, Stellenbosch, hereafter referred to as the application site, was acquired by new owners who recently renovated the existing house on the property. The landowner has a growing need for a caregiver on a more permanent basis for their child and elderly parent and wishes to convert the existing art room above the garage to a second dwelling unit for which a technical approval is required.

From the review of the building plans, it appears that the existing house has a minor encroachment over the building lines along the eastern rear and southern common boundaries. This application therefor seeks to regularize the building line encroachments of the existing building as well as applying for approval to allow for the existing art room on the first floor to be converted to a second dwelling.

It is important to note that the proposal does not include any new buildings or extensions, it is merely to allow for the conversion of an existing building (first floor art room) to a second dwelling unit and to regularize building line encroachments (mainly from the title deed building lines) of the existing building.

2. APPLICATION TO THE STELLENBOSCH MUNICPALITY

Arch Town Planners (Pty) Ltd hereby officially applies, in terms of Sections 15(2) (b), (f) and (g) of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') for the following:

i. In terms of Section 15(2) (b) a **permanent building line departure (on the southern common boundary)** to allow for a first-floor building line of 1.8m in lieu of 2.5m.

ii. In terms of Section 15(2) (f) a **removal of a restrictive title deed condition** to allow for a second dwelling.

iii. In terms of Section 15(2) (f) a **suspension of a restrictive title deed condition** with regards to building lines:
    a. To allow for a portion of the existing building on the eastern (rear) boundary to be 2.5m in lieu of 3.15m
    b. To allow for a portion of the existing ground and first floor building on the southern (common) boundary to be 1.8m in lieu of 3.15m

iv. In terms of Section 15(2) (g) a **technical approval** to allow for a second dwelling.

This report serves as motivation for the above-mentioned application. The official application form is attached to this report as **Annexure A**.

3. PROPERTY DESCRIPTION

3.1 Ownership Details

Application Site Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions Applicable
Erf 471, Stellenbosch	Michael Godfrey Meyer + Dulcie Marais	1 309m²	T 000012393/2022 See attached as **Annexure C**	C(6)(b) and (d)

Table 1: *Ownership Details*

The owners have authorised *Arch Town Planners (Pty) Ltd* by means of Power of Attorney, attached as **Annexure B**, to prepare and submit this application.

Condition **C(6) (b)** and **(d)** of the title deed (attached as **Annexure C**) stipulates the following:

"6. Hierdie erf is onderhewig aan die volgende verdere voorwaardes met dien verstande dat indien die Registrateur, na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan die voorwaardes wat hy opgelê het:-"

(b): *"Dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik words, daarop op te rig."*

(d): *"Geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag nadar as 7.24 meter van die straatgraens wat 'n grens van hierdie erf uitmaak, opgerig word nie, asook nie binne 3.15 meter van enige ander grens nie..".*

These title deed restrictions therefore places a restrictions on the number of dwelling units per and building lines which are more restrictive than that of the Stellenbosch Municipal Zoning Scheme (2023). These conditions therefore need to be removed and/suspended to regularize the existing building and the proposed conversion of the art room.

3.2 Locality and Context

The application is situated in Welgelegen, east of the R44 in Stellenberg Avenue. Please refer to Figure 1 for the locality of the site.

Figure 1 - Locality of Application Site

Figure 2 - The Application Site

3.3 Current Zoning and Existing Land Use

The application site has an existing residential house used for residential purposes. The zoning of the property is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023. According to the zoning scheme the site is zoned **Conventional Residential Zone** which allows for the following land uses:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Dwelling house	• Bed and breakfast establishment • Home day care Centre • Home occupation practice • Home lodging • **Second dwelling** • Occasional use (one event/year) • Private road	• Commune • Extramural facility • Group housing • Guest house • House shop • Occasional use (>one event/year) • Tourist dwelling unit • Additional uses exceeding parameters in this chapter

Table 2: *Permitted land uses under the Conventional Residential Zone*

A second dwelling unit is therefore allowed with Technical Approval from the Stellenbosch Municipality.

The following building lines are applicable to the Conventional Residential Zone:

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m²	2m	1m (See 2(e) below)	70%	2 storeys
251m² to 500m²	3m	1m	The greater of 175m² or 60%	2 storeys
501m² to 1500m²	4m	2,5m (See (2(c) below)	The greater of 300m² or 50%	2 storeys
Greater than 1500m²	4m	2,5m (See (2(c) below)	The greater of 750m² or 40%	2 storeys

Table 3: *Building Development Parameters under the Conventional Residential Zone*

Section 55(2)(b) of the Zoning Scheme states *that garages and carports are permitted 0 meters from the common boundary provided that the wall on the common boundary is no higher that one storey, the height of the entire garage may not exceed one storey and no stormwater may be discharged directly from the building roof onto the neighbouring property other than the adjacent public or private road."*

Thought the existing ground floor of the house and garage (with a setback of ± 1.8m from the common boundary), complies with the building lines of the Municipal Zoning Scheme, it encroaches the title deed building lines and therefore the applications seek to obtain approval for the suspension of the title deed building lines. It is only a portion of the first floor that extends beyond both the title deed and zoning scheme building lines as explained in Section 4 below.

4. DEVELOPMENT PROPOSAL

This section should be read in conjunction with the Site Development Plan attached as Annexure D.

The application can be divided into two categories, the application to allow for the regularization of the building lines of the existing house and secondly the conversion of the existing art room above the garage to a second dwelling unit. As mentioned above, it is important to note that the application does not include or propose any new structures/extensions.

4.1 Building Line Departures

As explained above, a small portion of the existing main dwelling house and garage extends beyond the title deed setback lines, as indicated in red in Figure 3 below. An application is therefore required to suspend the title deed building lines, to allow for the relaxation of the title deed building line from 3.15m to 2.5m (on the eastern rear boundary) and 3.15m to 1.8m (on the southern common boundary) to regularize the existing building. As mentioned above, both these two encroachments comply with the Zoning Scheme building lines and do therefore not require any approval in terms of the Zoning Scheme.

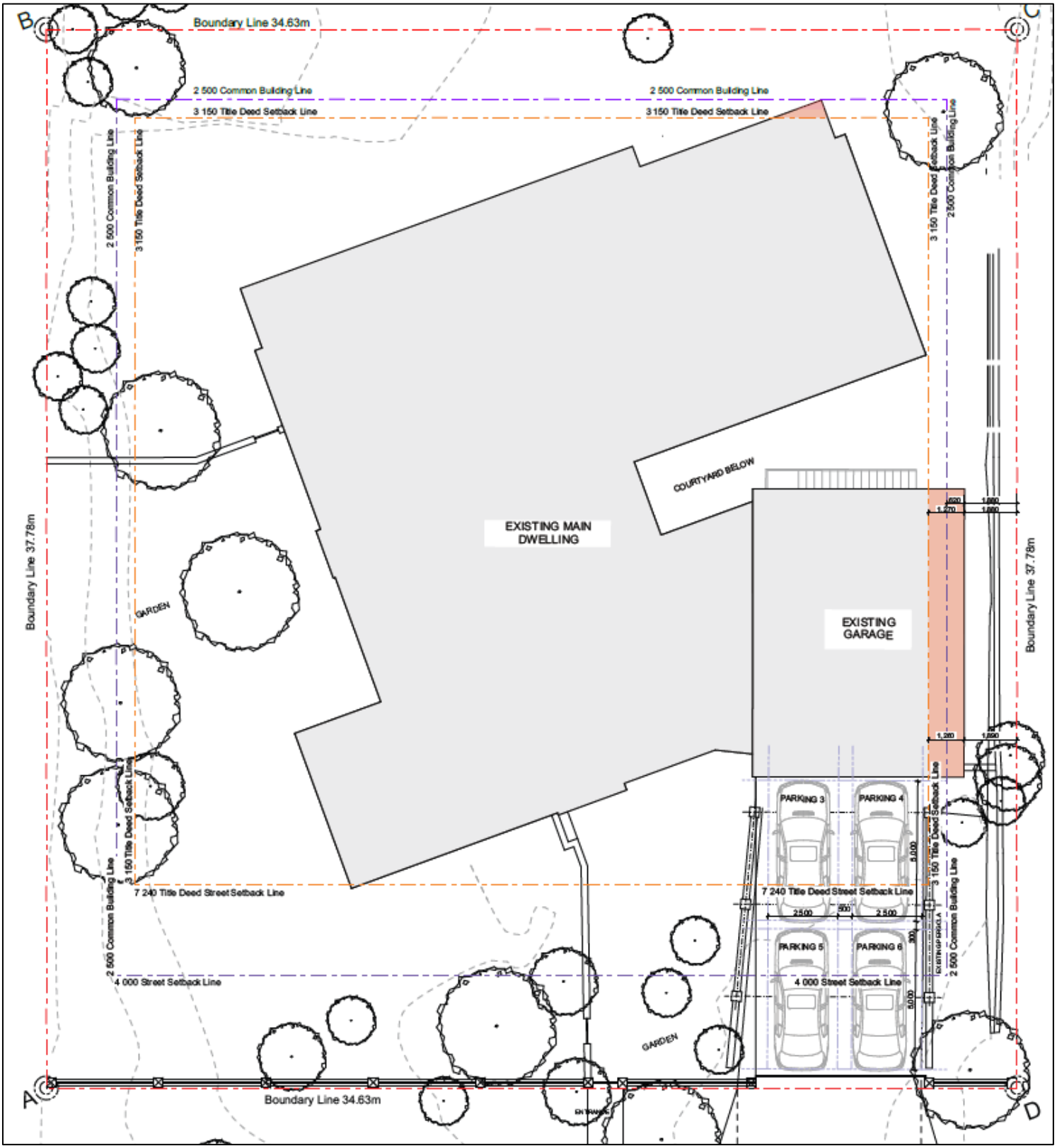


Figure 3 - Site Development Plan

The existing art room on the first floor sits directly above the garage, with the outer wall of the art room lining up with that of the garage below. Though the building line of the garage on the ground floor complies with that of the Zoning Scheme, the first-floor building line restriction of 2.5m is still applicable to the art room, which therefore needs to be relaxed to ±1.8m. Figure 4 below indicates the encroachment from both the title deed setback line (being ±1.26m) and the Zoning Scheme building line (being ±0.62m).

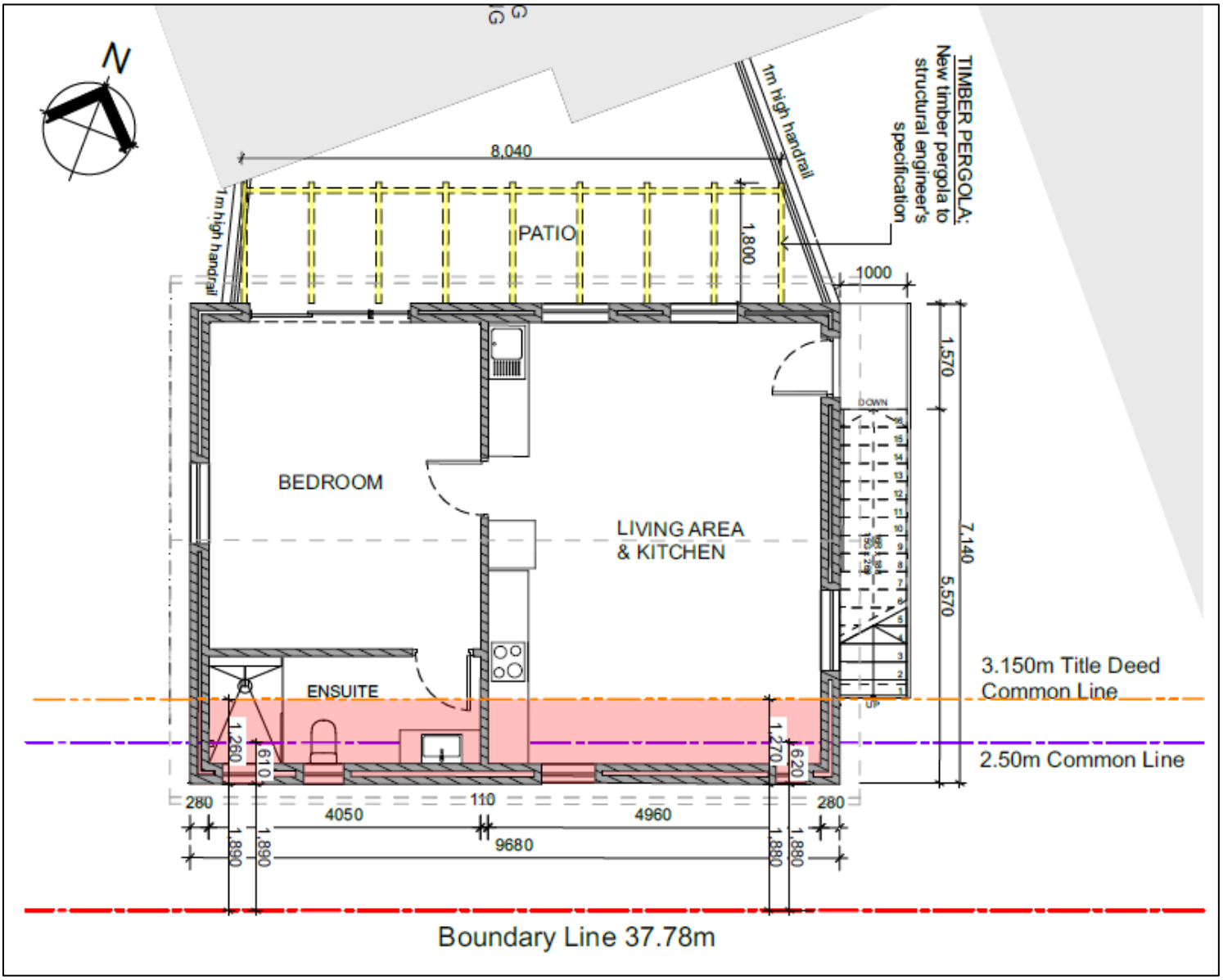


Figure 4 - Title Deed and Zoning Scheme Encroachments

4.2 Second Dwelling:

Building plans were approved in 2024 to allow for the existing house and an art room above the garage. Please refer to the south-west elevation below which shows the existing art room above the garage. The proposed conversion entails the conversion of this art room to a second dwelling, it does not include any extensions to the existing building and will only entail internal alterations including the installation of a small kitchen.

Figure 5 – South-West Elevation from Approved Building Plans

Please refer to Figure 5 for the location of the proposed second dwelling (above the garage) indicated in yellow:

The landowner has a growing need for a caregiver on a more permanent basis for their child and elderly parent and wishes to convert the art room to a second selling unit for which a technical approval is required. In order to provide the necessary care on a more frequent overnight basis it is necessary to install a kitchen in the existing art room (which will then per definition be classified as a second dwelling unit).

Though a second dwelling is allowed in the Zoning Scheme as an additional use the title deed restricts it, thus this specific title deed restriction has to be removed.

5. MOTIVATION

Stellenbosch Municipality Land Use By-Law (2023):

As set out in Section 33(4) and 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 4 and 5, below, sets out the criteria and assesses the application accordingly:

Section 33(4) Criteria	Assessment of Proposal
(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;	The removal of the title deed restriction to allow for a second dwelling and suspension of title deed building lines will allow the owner to maximize the use of their erf and potentially increase their property value. The second dwelling unit will further allow for the applicant's elderly parent and care giver to stay on the property, which also increases the financial value of the property.
(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;	It is considered that the second dwelling unit will allow sensible infill development in the established residential area without impacting on the personal benefits of the surrounding properties.
(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;	The second dwelling unit will allow for the applicant's elderly parent's care giver to stay on the property.
(d) the social benefit of the restrictive condition remaining in place in its existing form;	If the restriction to prevent a second dwelling unit on the property remains in place, it will result in a low-density underutilized property which could easily accommodate a second dwelling unit without having any negative impact on the surrounding neighbourhood. If sensible infill housing is not allowed within the urban edge, there will be more pressure on the agricultural land outside of the Stellenbosch town to develop, which would have a severe impact on the character and sense of place of Stellenbosch. It is therefore argued that there is no social benefit of the restrictions remaining in place.
(e) the social benefit of the removal, suspension or amendment of the restrictive condition;	If the restrictions are removed (second dwelling unit) and suspended (certain portions of the title deed building lines) it will allow for the landowners of the application site to make optimal use of their property and it will help densify Stellenbosch town without having a negative impact on the surrounding neighbourhood and agricultural areas.

(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.	Removing the condition and suspending a portion of title deed building lines won't remove all rights; it affects only the allowance for a second dwelling unit and alterations to the study. Other protections, such as those on property use, coverage and open spaces, remain intact for the beneficiaries.

Table 4: Assessment in terms of Section (33(4)

Section 65(1) Criteria	**Assessment of Proposal**
a. Desirability of land use	As discussed above, the proposed conversion of the art room to a second dwelling is an acceptable land use within a well-established neighbourhood. It is seen as sensible infill development which helps reduce the ever-increasing pressure on the valuable agricultural and natural areas outside of Stellenbosch. The reasons for the desirability of the applications may be summarised as follows: *(i) Socio-economic impact* The proposed second dwelling will have minimal socio-economic impact as it is a private amenity meant to enhance the owner's property. While it may marginally increase the application site's value, it does not introduce any new business or commercial activity, thus having no direct economic implications for the broader community. The proposed second dwelling will create an employment opportunity and housing opportunity for a care giver. The building line departure associated with the proposed second dwelling on the first floor will not have an adverse effect on the neighbouring property, Erf 472. Given that Erf 472 is situated at a higher elevation, and that the windows facing this property are limited to the shower, toilet, and kitchen (for ventilation purposes), there will be very limited (if any) overlooking that could result in a loss of privacy. *(ii) Compatibility with surrounding land uses* The application site is zoned as Conventional Residential, and the surrounding area is primarily residential. The second dwelling is consistent with the residential character of the neighbourhood and aligns with other similar land uses making it compatible with surrounding land uses. There are a number of properties in the area with second dwellings. *(iii) Impact on external engineering services* The proposed development will have a minimal impact on external engineering services. It is considered that the small second dwelling unit will have the same impact as that of an additional bedroom and will therefore not have a noticeable impact on the existing engineering services. It is motivated that the second dwelling unit will tie in with existing services and help to optimize the use of existing services.

	(iv) Impact on safety, health and wellbeing of surrounding community It is considered that the proposed second dwelling will have no negative impact on the safety, health and wellbeing of the surrounding community. It is motivated that the second dwelling unit will help to increase the safety in the area through passive and active observation. *(v) Impact on heritage* No impact on heritage. *(vi) Impact on biophysical environment* The proposed second dwelling, on the application site, is situated on a residential erf and does not have a negative impact on the biophysical environment. *(vii) Traffic impact, parking, access and other transport related considerations* Access to the property remains unchanged and the proposed development complies with the parking requirements. The second dwelling unit will not result in an increase in traffic to the extend to warrant refusal. *(viii) Whether the imposition of conditions can mitigate and adverse impact of the proposed use or development of land* Not applicable.
b. The principles referred to in Chapter VI of the Land Use Planning Act.	**Spatial Justice:** The proposed second dwelling unit provides a housing opportunity for a caregiver, indirectly contributing to social justice by ensuring dignified accommodation for someone providing essential care services. The conversion of the existing art room into a second dwelling ensures that the property is optimally utilised for the needs of the applicant's family which addresses personal and family circumstances without requiring en extensive new development and construction. **Spatial Sustainability:** The proposed second dwelling supports sensible infill development which contributes to sustainable densification within an existing urban area. This reduces the demand for expansion of the urban edge onto agricultural or environmentally sensitive land outside of the urban edge, which aligns with the sustainability goals. **Efficiency:** Aligned. This application entails the conversion an existing room by only adding a kitchenette. The second dwelling being integrated into an existing house makes efficient use of existing engineering services. The minor alterations for the proposed second dwelling are seen as efficient use of existing infrastructure. Furthermore, providing accommodation for the caregiver on-site reduces the need for a separate property which minimises resource wastage and allows for spatial efficiency.

	Good Administration: The application follows the processes outlined in the Stellenbosch Municipality Land Use By-Law (2023) and SPLUMA, ensuring legal compliance. The assessment aligns with Section 33(4) of the By-Law, transparently addressing both personal benefits and potential impacts on neighbours, thereby supporting fair and balanced decision-making. **Spatial Resilience:** The application responds to changing household needs (e.g., elderly care and childcare) by adapting the existing property to meet these requirements, demonstrating resilience in land use to meet evolving personal circumstances. By preventing further outward urban sprawl, the development helps maintain the resilience of surrounding agricultural and natural landscapes.
c. The applicable provisions of the zoning scheme.	As discussed, the proposal is in line with the provisions of the Zoning Scheme which allows for a second dwelling.
d. Any restrictive condition applicable to the land concerned.	Yes, condition C(6)(b) and (d). This application serves to remove this restrictive condition. Please refer to table 4 above which addresses the deviation from the title deed conditions.
e. The impact of the proposed land development on any heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999).	None

Table 5 *Assessment of Application in terms of Section 65 (1) of the By-Law*

6. CONCLUSION

In light of the above information, Council is respectfully requested to favourably consider the application for the following in terms of the Stellenbosch Municipality Land Use By-Law to allow for the following:

i. In terms of Section 15(2) (b) a **permanent building line departure (on the southern common boundary)** to allow for a first-floor building line of 1.8m in lieu of 2.5m.

ii. In terms of Section 15(2) (f) a **removal of a restrictive title deed condition** to allow for a second dwelling.

iii. In terms of Section 15(2) (f) a **suspension of a restrictive title deed condition** with regards to building lines:
   a. To allow for a portion of the existing building on the eastern (rear) boundary to be 2.5m in lieu of 3.15m
   b. To allow for a portion of the existing ground and first floor building on the southern (common) boundary to be 1.8m in lieu of 3.15m

iv. In terms of Section 15(2) (g) a **technical approval** to allow for a second dwelling.

Report compiled by:
Carlien Coetzee (C/9982/2024)

Report reviewed by:
Marike Bolz (Director)

for Arch Town Planners (Pty) Ltd

Locality Plan - Erf 471, Stellenbosch

Legend

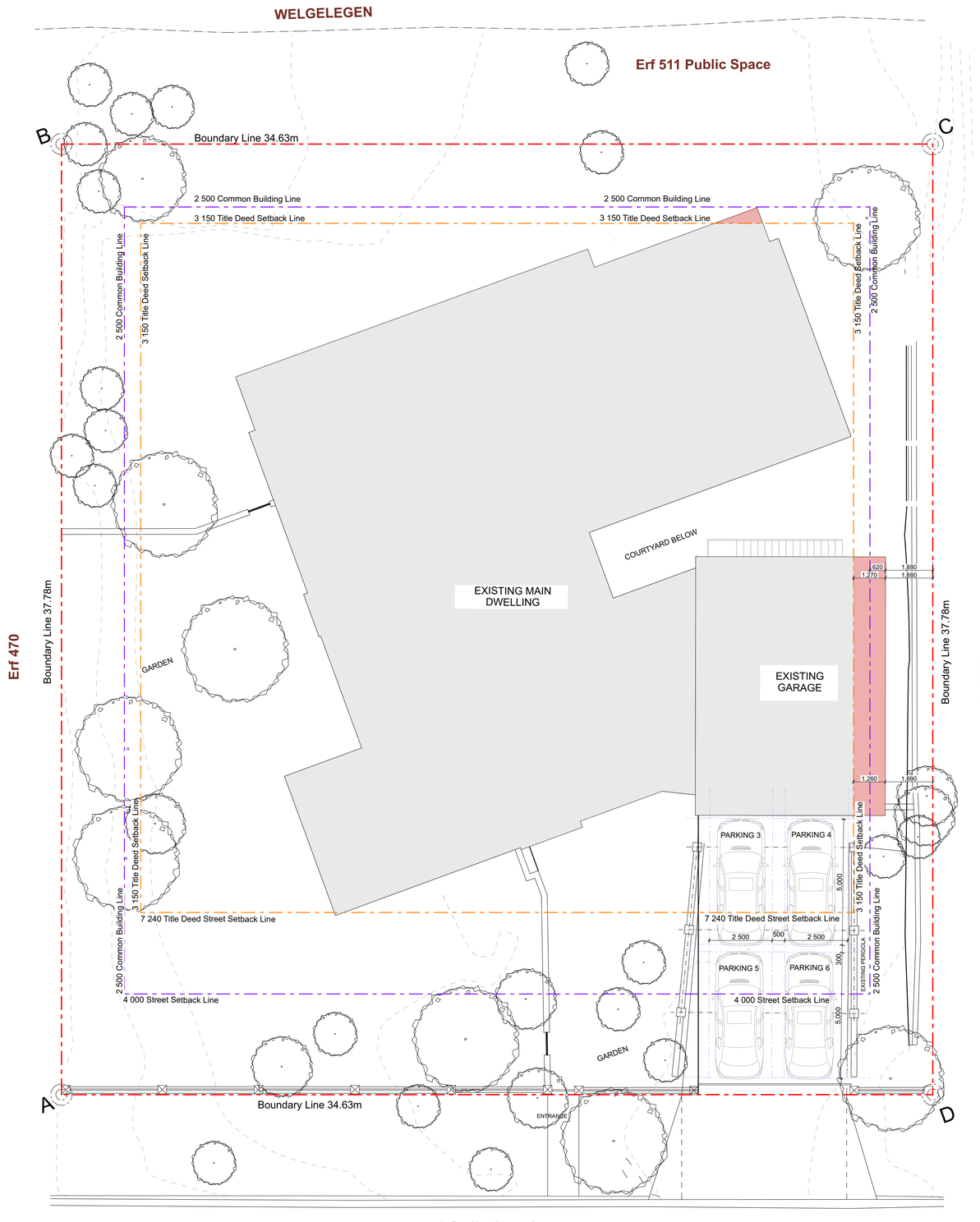
- Local Municipalities
- Allotment Township
- Erf

Map Center: Lon: 18°51'53.9"E
Lat: 33°56'52.7"S

Scale: 1:2,257

Date created: 2024/24/10

Western Cape Government
FOR YOU



SITE DEVELOPMENT PLAN

STUDIO **LIMN**
architecture & interiors

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Unit 2, Oaklands, 4 Herte Stellenbosch, 7600

Company Registration: 2022 / 566542 / 07
SACAP: DC Burton (PrArch 65575587) S Burton (PrArch 69260481)

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notes

1. All statutory requirements shall be adhered to (including national building regulations and municipal zoning scheme by-laws)
2. All work to be carried out in strict compliance with relevant sans 10400 regulations and national building regulations.
3. Contractors are to check and verify all dimensions and levels on site prior to any work being carried out.
4. This drawing is not to be scaled, only figured dimensions are to be used.
5. Any discrepancies are to be brought to the attention of the architect or other responsible consultant/agent.
6. The design & detail on this drawing remains the property of studio limn and copyright is reserved (explicit written permission to be obtained for any reproduction or use of core essence of the drawings illustrated)
7. Contractor to first obtain written confirmation of any contract instructions before work is to be carried out.

erf details:

3 Stellenberg Avenue
Welgelegen
Stellenbosch
ERF 471

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revision history:

REV	DESCRIPTION	DATE
1	Townplanning Application	2025/05/15
2	Townplanning Application - Additional Info	2025/08/13

status: SUPPLEMENTARY DOCUMENTATION

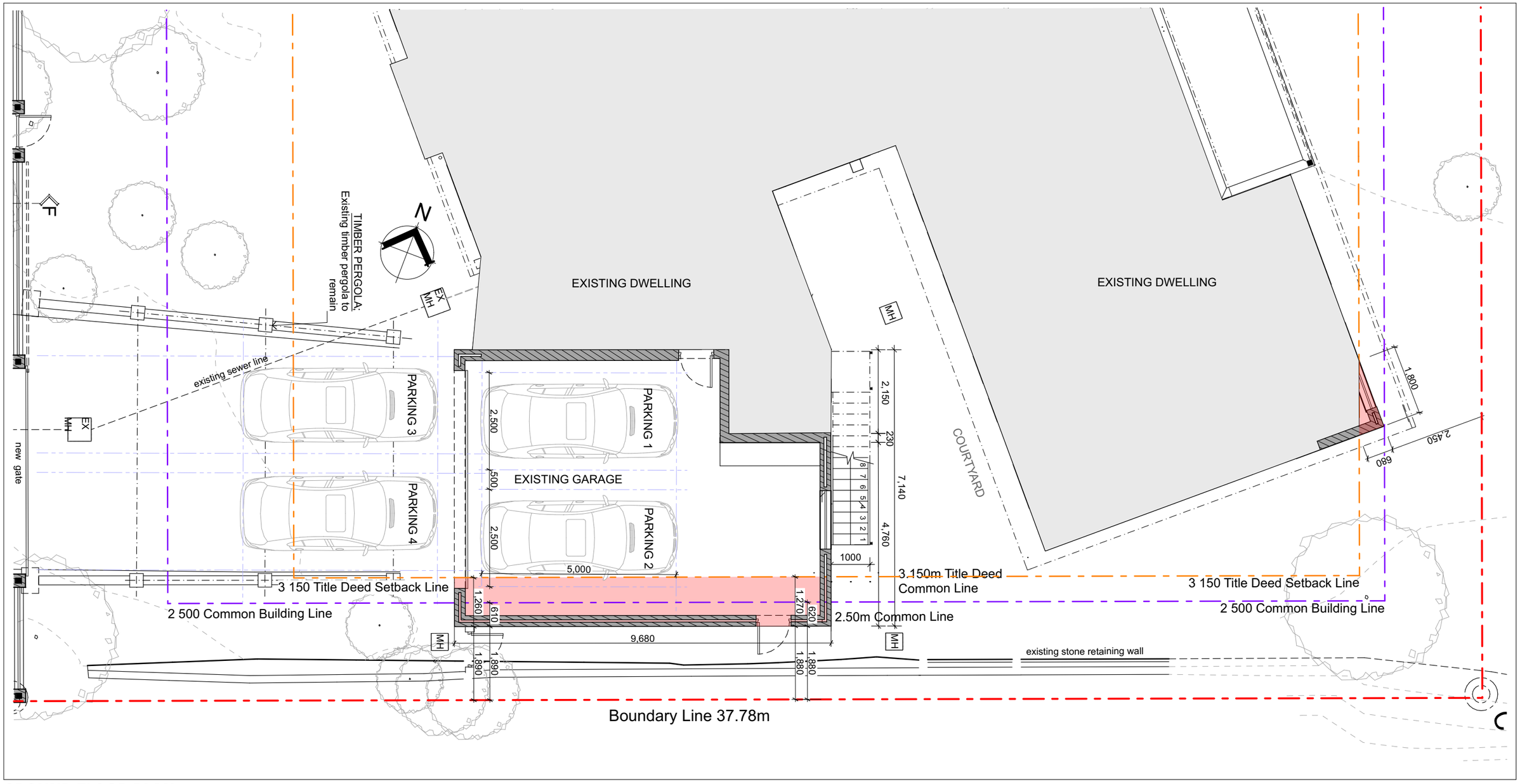
project name: **Dalsig - 2nd Dwelling**

drawing title: **Site Plan with Parking Allocation**

revision:	2
modified by:	SB
approved by:	DB
published date:	**2025/08/18**
project number:	**SL - A - 25 - 005**
drawing scale:	**1:100**

original drawing at A1

A.01.1



GROUND FLOOR PLAN

Existing Garage

NOTE:

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SACAP: DC Burton (PrArch 65575587)
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drawing scale: **1:100**

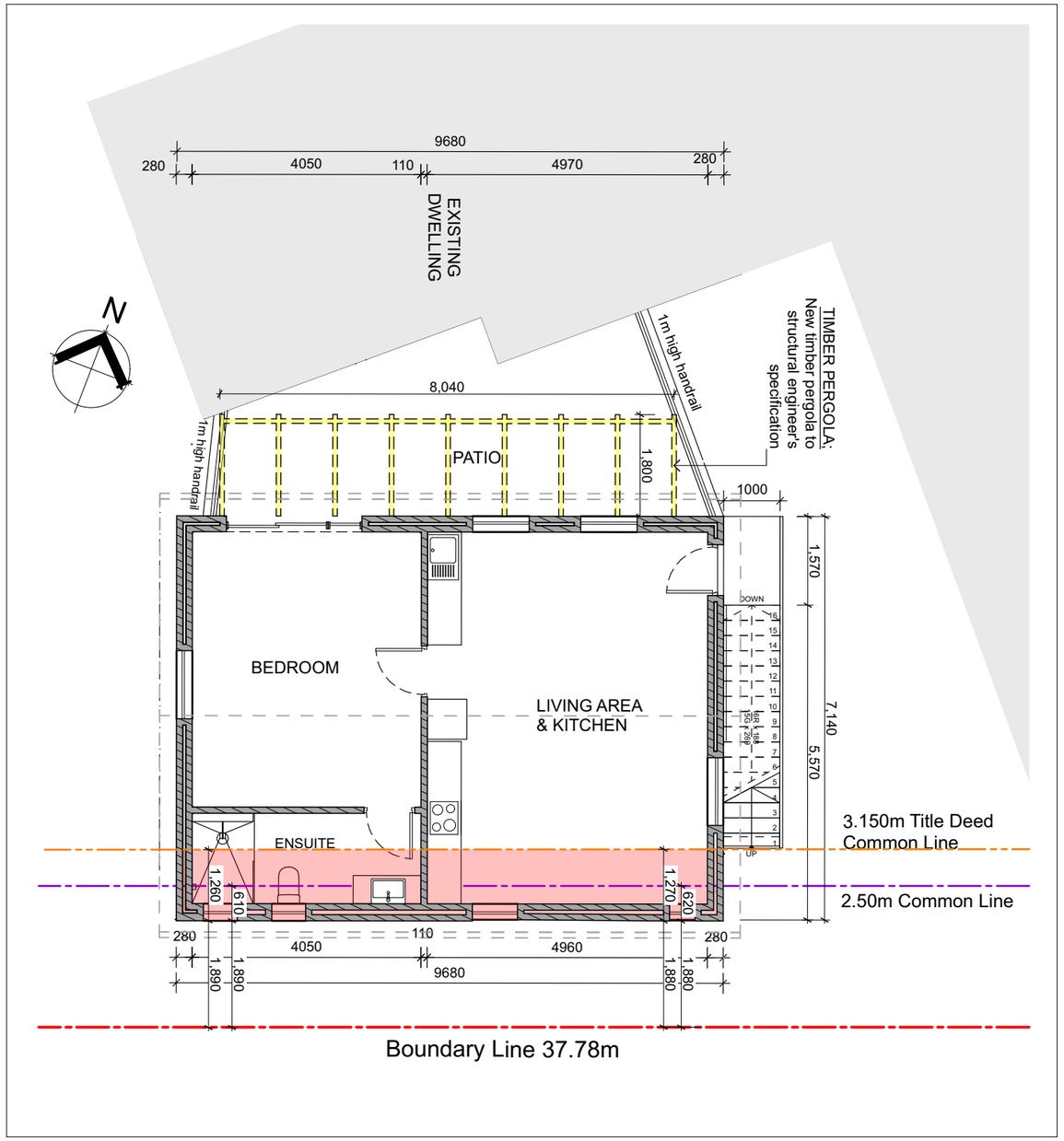
revision: 2

project name: **Dalsig - 2nd Dwelling**

drawing title: **Second Dwelling Plan**

original drawing at A3

A.01.2



FIRST FLOOR PLAN

Proposed Second Dwelling (in existing approved art room) = 69.1m²

NOTE:
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drawing scale: **1:100**

revision: 2

project name: **Dalsig - 2nd Dwelling**

drawing title: **Second Dwelling Plan**

original drawing at A3

A.01.3