



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1615/2026

Our File Reference Number: Erf 16558, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 16558, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 for a departure on Erf 16558, Stellenbosch for the following:
 - 3.1 to relax the common building line (rear) from 4m to 0m (Weltevreden Hills Estate building lines) in order to accommodate a water tank storage room on the erf boundary at the rear left corner of Erf 16566, Stellenbosch.
 - 3.2 to relax the common building line (adjacent to Erf 16559, Stellenbosch) from 1m to 0m (Weltevreden Hills Estate building lines) in order to accommodate the proposed structures (raised platforms).
 - 3.3 To exceed the permissible common boundary wall height restriction (adjacent to Erf 16559, Stellenbosch) from 1,8m to 1,81m; 1,95m; 2,01m, 2,175m; 2,27m; 3,39m & 3,74m (boundary wall sections following the site slope).

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

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 4.1 The approval only applies to the departure application under consideration and shall not be construed as authority to depart from any other legal prescriptions or

requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

4.2 The 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.

4.3 Building plans reflecting only the approved structures, must be generally in accordance with the building plan no. WD01SHEET dated 01/06/2026 and drawn by Tertius Conradie Architecture, attached as **ANNEXURE A**.

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

5.1 The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.

5.2 Weltevreden Hills HOA and the affected property owner of Erf Erf 16559, Stellenbosch gave consent by endorsing the proposed plans.

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 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.

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 **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.

10. 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.

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.

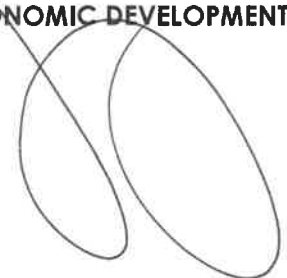
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

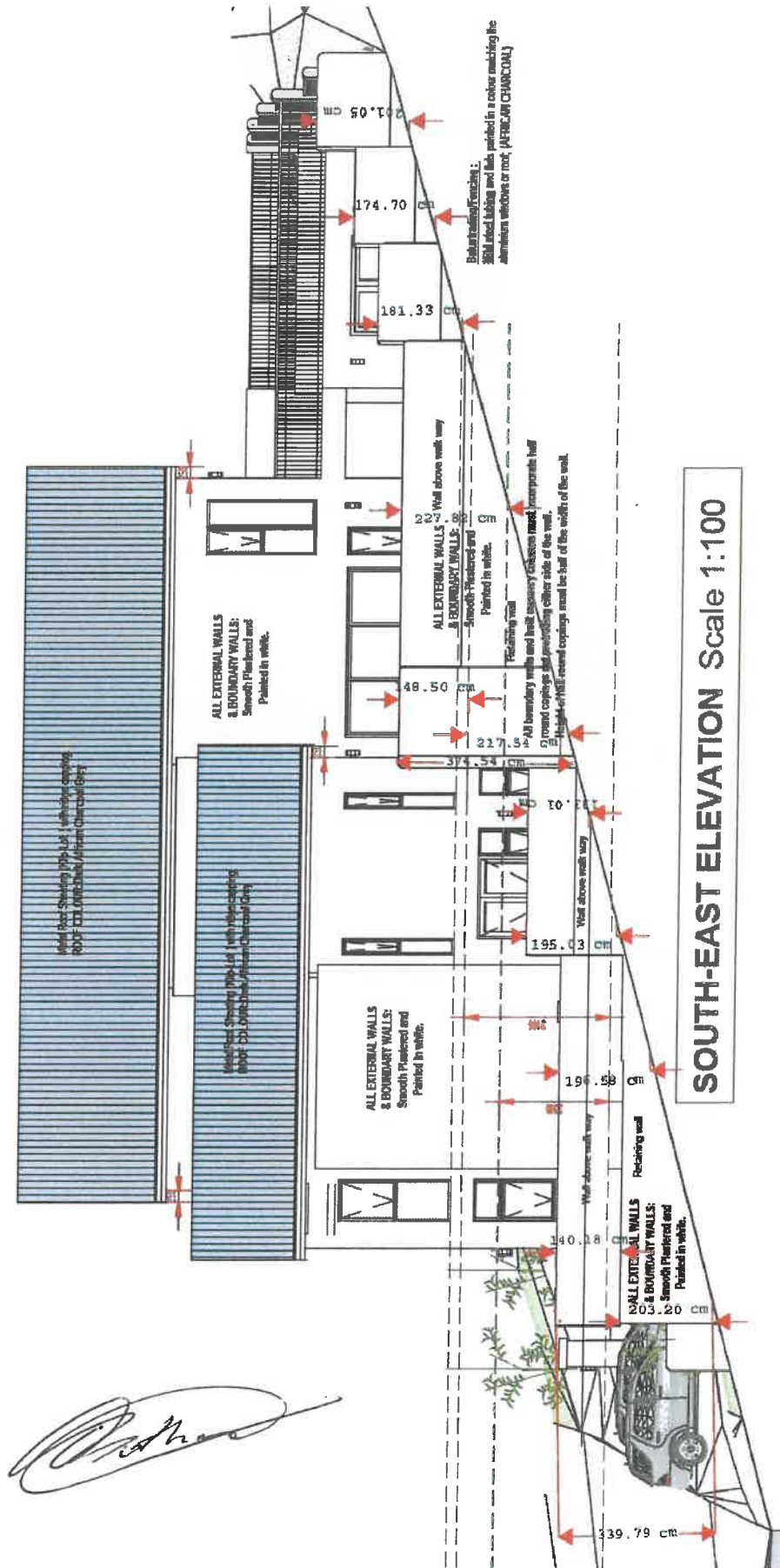


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



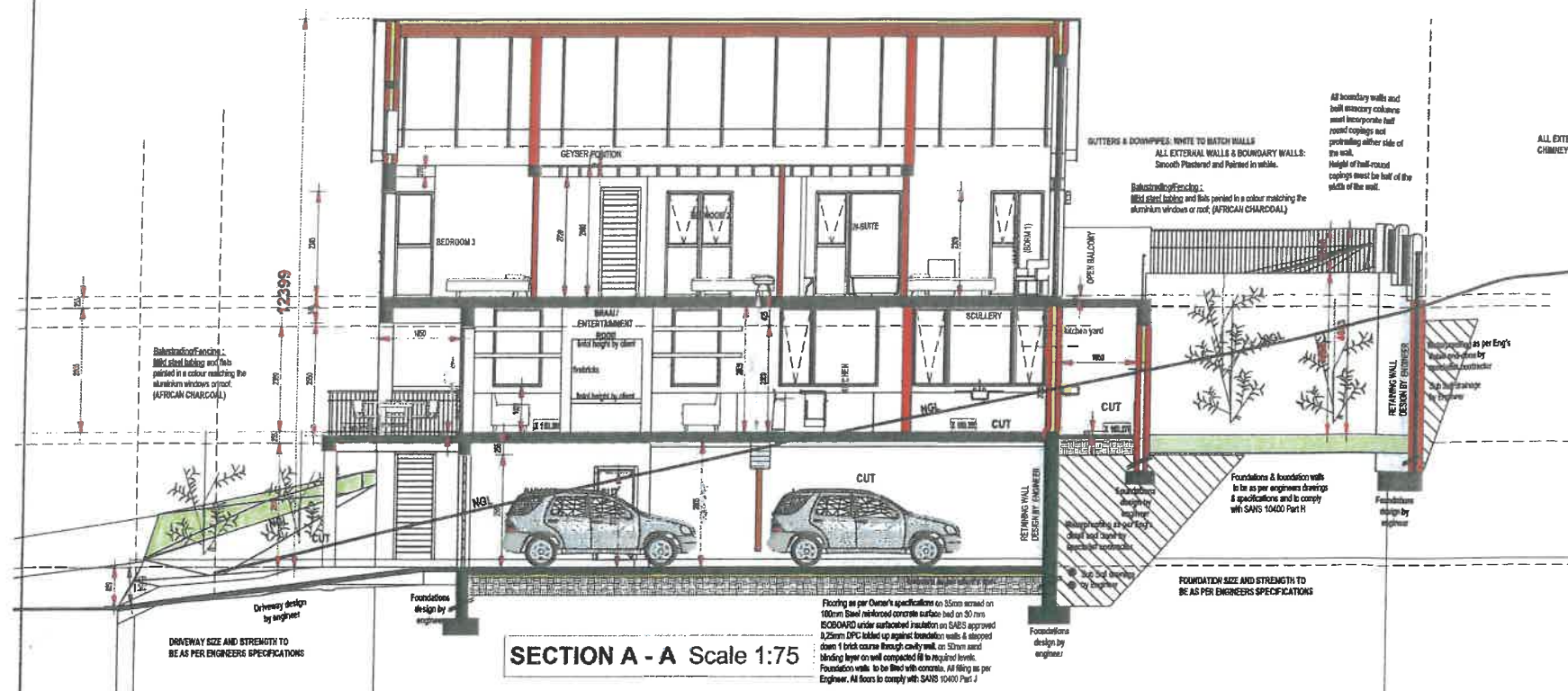
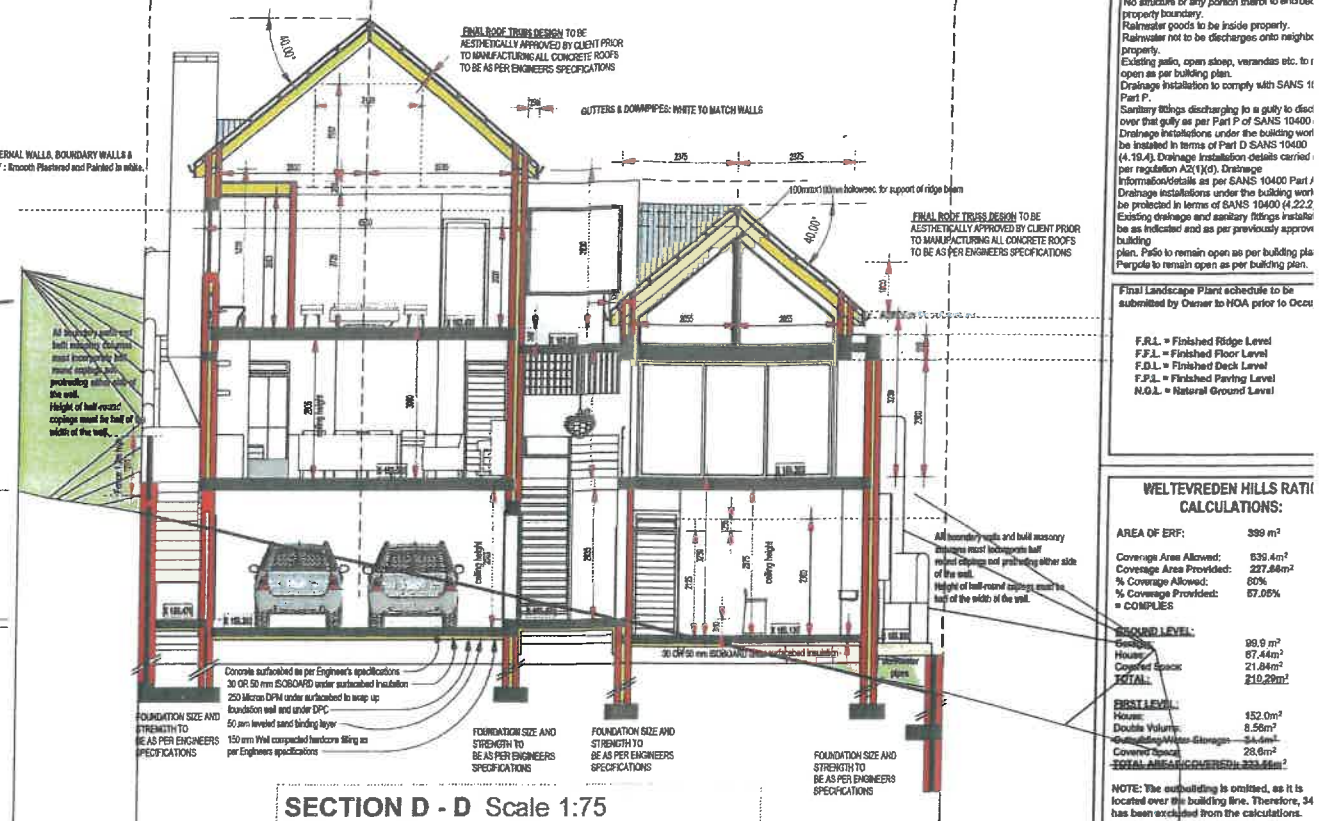
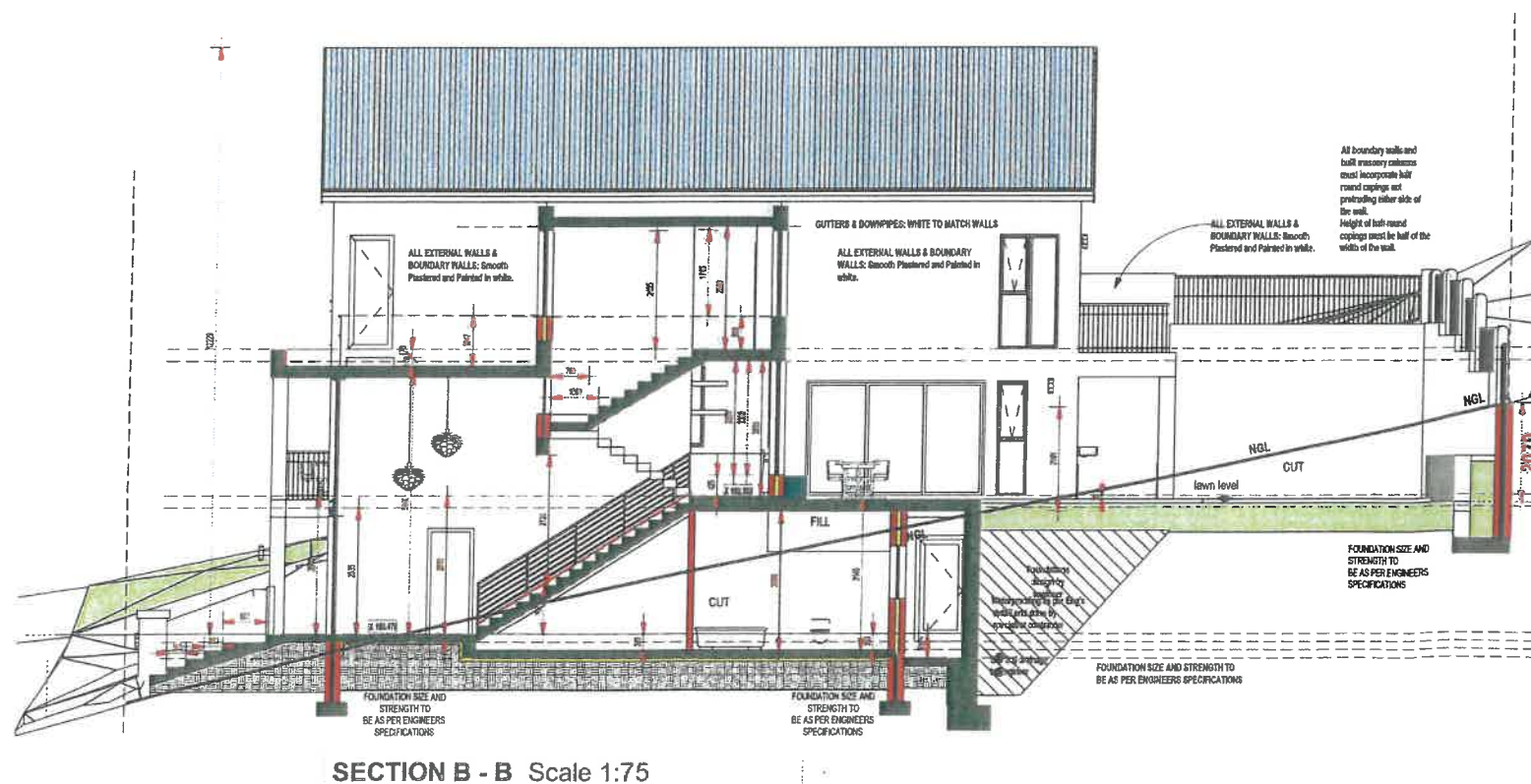
22/9/2026.
DATE:

Annexure A Building Plan





NO: WD01SHEET



No structures or any portion thereof to encroach property boundary.
Recreation pools to be inside property.
Recreation pool to be discharge into existing property.
Existing pool, upon empty, verandas etc. to be properly maintained.
Drainage installation to comply with SANS 11 Part F.
Sanitary fixtures discharging to a gully to do so under the gully as per Part P of SANS 10400.
Drainage installations under the building will be installed in terms of Part D SANS 10400.
Drainage installations to be installed as carried per regulation A2(1)(D).
Drainage information/data to be per SANS 10400 Part P.
Drainage installation to be installed under the building with a discharge in terms of SANS 10400 (4.2.2).
Existing drainage and sanitary fixtures to be as indicated and as per previously approved.
Paved to remain open as per building plan.
Pergola to remain open as per building plan.

Final Landscape Plan submitted to be Submitted by Owner to HOA prior to OCCU

F.R.L. = Finished Floor Level
F.F.L. = Finished Floor Level
F.D.L. = Finished Deck Level
F.P.L. = Finished Paving Level
F.N.L. = Natural Ground

WELTEVREDEN HILLS RATIO CALCULATIONS:	
AREA OF ERP:	399 m ²
Coverage Area Allowed:	639.4m ²
Coverage Area Provided:	227.88m ²
% Coverage Allowed:	80%
% Coverage Provided:	57.08%
* COMPLES	
GROUND LEVEL:	
Grass:	90.9 m ²
Waters:	17.46m ²
Covered Space:	21.84m ²
TOTAL:	210.20m²
FIRST LEVEL:	
House:	152.0m ²
Double Volume:	8.56m ²
Swimming Pool & Wet Areas:	54.6m ²
Covered space:	28.6m ²
TOTAL AREA COVERED:	233.66m²

NOTE: The outbuilding is omitted, as it is located over the building line. Therefore, 34 has been excluded from the calculations.

NEW TOTAL AREA - FIRST LEVEL - 119.16

SECOND LEVEL:	
House:	112.3m ²
Open Balcony:	21.0m ²
TOTAL AREAS:	112.3m²

TOTAL: 246.18m²

TOTAL: \$11.76m²

SCRUTINIZED FOR AESTHETIC APPROV
ESTATE: WELTEVREDEN HILLS
DATE: 2025/11/06
NAME Zeida da Wel
CONTACT: 083 601 7328
 zeida@studiozeidodesigns.com
SIGNED: 

ANY DISCREPANCIES OR CONTRADICTIONS
MUST IMMEDIATELY BE POINTED OUT TO
TERTIUS CONTRADIE FOR CORRECTIONS OR
EXPLANATIONS BEFORE ANY
CONSTRUCTION PROCEEDS.

Tertius Conrad

Inge Conradie
Pr. Arch.
Member of SACAP

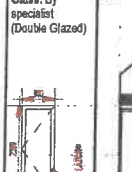
078 225 9154
083 7227 283
Inge.architect@gmail.com

PROJECT DESCRIPTION:
PROPOSED NEW HOUSE
ON ERF 16558
WILTEVREDEN HILLS ESTATE
STELLENBOSCH FOR
MR. & MRS. KLEYN

DRAWING / S:
NAVAL MUN SUBM REV 02
MIT OUTBUILDING

DATE: 2026.08.01 SCALE: 1:100	DRAWING NO: WDD1SHEET
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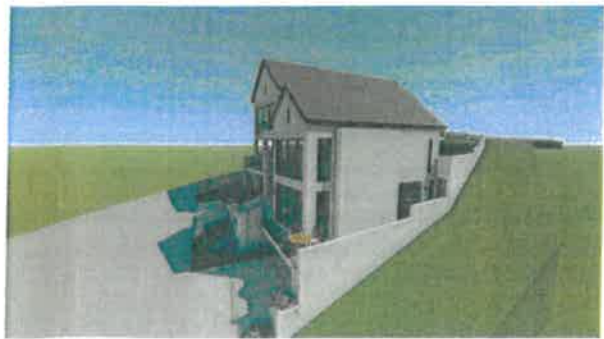
	TYPE A : FRONT DOOR & WINDOW ABOVE	TYPE B: EXTERNAL SLIDE	TYPE C: EXTERNAL DOUBLE	TYPE D: FIRE DOOR	TYPE E: SHAFT	TYPE F: GARAGE DOOR	TYPE G : WATERPROOF	TYPE H : EXTERIOR LIVING	TYPE I: GLASS DOORS & GABLE WINDOW	TYPE J: SLIDING DOORS EXTERIOR
DOOR SCHEDULE	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NOTE: All panels must slide</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NOTE: All panels must slide</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NOTE: All panels must slide</p>	<p>Amount: 2 Colour: N/A Glass: Colour as per Client's choice. HALF HOUR FIRE RESISTANCE DOOR WITH MIN 10mm THRESHOLD</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: N/A</p> <p>Description: Sectional Aluminium / Corrosion Corolla luxury electrically operated aluminium sectional overhead garage door with door hung on galvanneated door gear comprising tracks, tension levered balance springs, hinge rollers, buffers, etc., with the vertical tracks fixed to brick walls and overhead track hung from concrete slab soffits. The door fitted with rubber bottom gasket, and Cambron SD04 electric automatic door operator with manual override, courtesy light, wall console and two remote control units. Epoxy coated finish.</p> <p>Garage door colours to match window and door colour and finishes of residence</p>	<p>Amount: 4 Colour: By Client Glass: By specialist! Description: Approved by client:</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NOTE: All panels must slide</p>	<p>Amount: 2 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NOTE: All panels must slide</p>	<p>Amount: 2 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NOTE: All panels must slide</p>

DOOR SCHEDULE	TYPE K: EXTERIOR D15	TYPE L: PANTRY & SCULLERY INTERIOR D16, D18, D26, D29 & D30	TYPE M: CLOAK INTERIOR D17, D25, D27 & D28	TYPE N: SCULLERY STABLE DOOR D19	TYPE O: WC D20	TYPE Q: BALCONY D21	TYPE R: MASTER SUITE D24 (WITH 9000)	DOOR SCHEDULE	TYPE S: ALUMINIUM GATE G1	TYPE T: ALUMINIUM GATE G2	TYPE U: ALUMINIUM GATE G3
	Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed) NOTE: All panels must slide 	Amount: 5 Colour: By Client Glass: By specialist Description: Approved by client. Timber/Aluminium 	Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed) NOTE: DOGGY DOOR 	Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed) NOTE: DOGGY DOOR 	Amount: 1 Colour: Charcoal Glass: TOP HUNG WINDOW: By specialist (Double Glazed) PERMANENT LOUVRES 	Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed) OMIT DOOR 21 	Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed) 		Amount: 1 Colour: Charcoal Glass: n/a ALUMINIUM GATE NOTE: 1050 WIDE SWING 	Amount: 1 Colour: Charcoal Glass: n/a TO MATCH SAME STYLE & MATERIAL AS FENCE SINGLE SWING 	Amount: 1 Colour: Charcoal Glass: n/a TO MATCH SAME STYLE & MATERIAL AS FENCE DOUBLE SWING 

TYPE A: ENTERTAINMENT	TYPE B: CLOAK INTERIOR	TYPE C: BEDROOM 4	TYPE D: BEDROOM 4	TYPE E: SHOWER	TYPE F: DINING	TYPE G: SPINE	TYPE H: CLOAK	TYPE I: SCULLERY	TYPE J: KITCHEN	TYPE K: BRAAI	TYPE L: SPINE	TYPE M: MASTER BDR	TYPE N: MASTER BDR	TYPE O: MASTER EN-SUITE	TYPE P: BDRM 2	TYPE Q: BATHROOMS	TYPE R: BDRM 3	TYPE S: LIVING
<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NEVER VISIBLE, NOT ON ANY ELEVATIONS BACK WALL WIDTH</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>NEVER VISIBLE, NOT ON ANY ELEVATIONS</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>OBSCURE</p>	<p>Amount: 2 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>OBSCURE</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>CEILING HEIGHT (FIRST LEVEL)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 2 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>OBSCURE</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>OBSCURE</p>	<p>Amount: 3 Colour: Charcoal Glass: By specialist (Double Glazed)</p> <p>OBSCURE</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>	<p>Amount: 1 Colour: Charcoal Glass: By specialist (Double Glazed)</p>

WINDOW, DOOR & GATE SCHEDULES :

Scale 1:100



NOTES:

Colour: CHARCOAL
Description: Hulsatix Multi-profile aluminium frame with glass panes, including clip-on glazing beads with neoprene seals. Window frame fixed in plastered brick opening and sealed all around on both sides with approved clear silicone sealant. Windows & Doors supplied with 100 micron thick plastic sleeve for protection. Epoxy coated finish.
Glass: By specialist: To comply with SANS 10177, SANS 10400 part N. All safety glass to be permanently marked as such, safety glass to comply with SANS 1261-1. Wind-loading to be certified by structural engineer or similar. AAAMIS/SAGGA approved competent person.
ALL ALUMINIUM TO BE AAAMIS APPROVED AND CERTIFIED.

ALL GLAZING TO BE SAGGA APPROVED AND CERTIFIED.

PROFILE SIZES TBC BY MANUFACTURER / SPECIALIST PRIOR TO MANUFACTURE *

GLAZING SUPPLIER TO ENSURE THAT ALL GLASS TYPES & THICKNESSES ARE AS PER MR.

ALL OPENING WIDTHS & HEIGHTS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE & INSTALLATION. ARCHITECT TO BE MADE AWARE OF ANY DISCREPANCIES PRIOR TO INSTALLATION .

MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT, FOR AESTHETIC APPROVAL, BEFORE MANUFACTURE. UNITS TO BE DESIGNED TO SANS 1010 (AAASISA AG)

PERFORMANCE CLASS), WITH WIND LOADS TO BE SPECIFIED BY COMPETENT PERSON, ALL FITTED ACCORDING TO SUPPLIER SPECIFICATION.

WORKMONGERY:

Supplied by competent person. Samples to be supplied to client for approval.

Window sills: to be precast concrete sills, as per IGA

Decorations/Guidelines and approved by client.

Sills to be painted according to Exterior Paint Finish as per Guidelines

Installation of the adjacent owners.
No structure or any portion thereof to encroach property boundary.
Subterranean goods to be inside property.
No water nor oil to be discharged onto neighbor's property.
Prohibit drilling, open ditches, cesspits, etc. to be open as per building plan.
Drainage Installation to comply with SANS 10400 Part F.
No effluent discharging to a gully to discover what gully as per Part F of SANS 10400.
Drainage Installations under the building work to be installed in terms of Part D SANS 10400.
No effluent to be discharged into the sewerage collection or regulation (A2/G2).
Drainage Installation/Details as per SANS 10400 Part I and drainage installations under the building work to be installed in terms of Part D SANS 10400.
Drainage Installation and sanitary fittings installed as indicated and as per previously approved drawings.
No effluent to remain open as per building plan and gully to remain open as per building plan.
Final Landscape Planit schedule to be submitted by Owner to MCA prior to Decu

F.R.L. = Finished Ridge Level
F.F.L. = Finished Floor Level
F.C.L. = Finished Curb Level
F.P.L. = Finished Paving Level
N.G.L. = Natural Ground Level

WEI TE/REDEN HILFSRATU

CALCULATIONS:

AREA OF ERF: 399 m²

Coverage Area Allowed: 632.4m²

Coverage Area Provided: 227.66m²

Coverage Allowed: 60%

Coverage Provided: 87.05%

COMPLEX:

GROUND LEVEL:

Height: 99.8 m

Area: 87.44m²

Uncovered Space: 21.84m²

TOTAL: 210.28m²

1ST LEVEL:

Use: 152.0m²

Useable Volume: 8.56m³

Building/Water Storage: 34.4m²

Uncovered Space: 28.8m²

TOTAL AREA COVERED: 206.20m²

NOTE: The outbuilding is omitted, as it is situated over the building line. Therefore, 34 m² is excluded from the calculations.

NET TOTAL AREA - FIRST LEVEL: 189.16

COND LEVEL: 112.3m²
 1st Floor: 21.0m²
 2nd Floor: 112.3m²
 TOTAL AREAS: 245.6m²
 TOTAL: 245.6m²

SUBMITTED FOR AESTHETIC APPROVAL

STATE: WELTEVREDEN HILLS
DATE: 2025/11/06
NAME: Zaida de Wit
CONTACT: 083 601 7329
zaida@studioczaidesigns.com
SIGNED: 

DISCREPANCIES OR CONTRADICTIONS
IMMEDIATELY BE POINTED OUT TO
THE CONTRACTOR FOR CORRECTIONS OR
EXPLANATIONS BEFORE ANY
CONSTRUCTION PROCEEDS.

Miss Conrad

Inge Conradie
Pr.Arch.
Member of SACAP

078 225 9154
083 7227 283
Inge.architect@gmail.co

PROJECT DESCRIPTION:
PROPOSED NEW HOUSE
ON ERF 16558
TEVREDEN HILLS ESTATE
STELLENBOSCH FOR
MR. & MRS. KLEYN

AWING / S:
MUN SUBM REV 02
OUTBUILDING

RE:	DATE: 2028.05.01	SCALE:
		1:100
DRAWING NO: WD01SHEET		

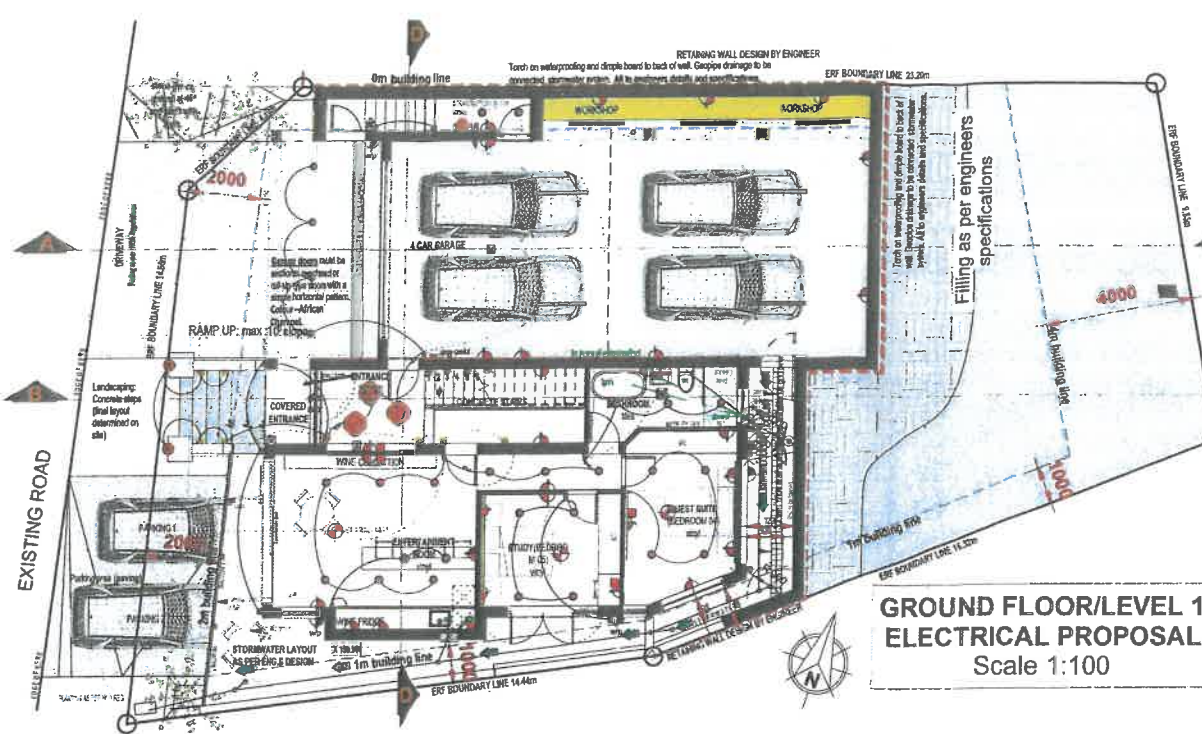
NOTE: PLUGS AND LIGHT FITTINGS MEASUREMENTS:

NOTE: FINAL POSITION & TYPE FITTING OF ALL ELECTRICAL FITTINGS APPROVED BY CLIENT.

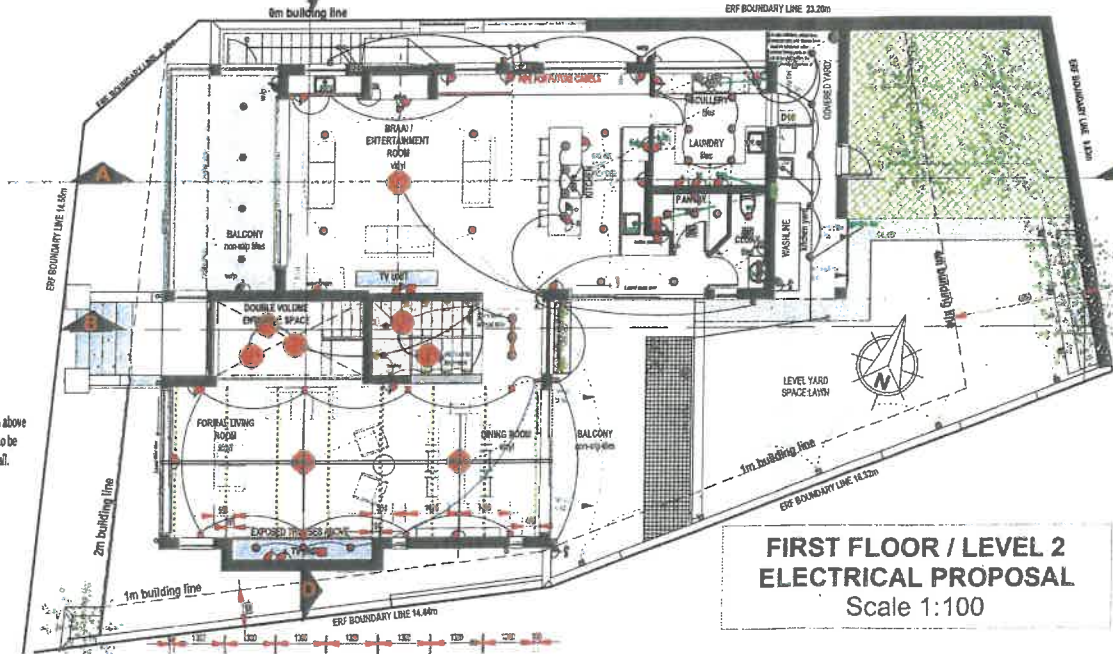
	dsw socket outlet point
	TV point
	30 amp single phase oven connection with isolator against wall
	double 15 amp wall plug 'x' above F.F.L.
	30 amp single phase stove connection with isolator against wall
	double 15 amp waterproof wall plug
	USB - double 15 amp wall plug 'y' above F.F.L.
	Specialist bathroom (Watertight) plug by competent person
	Watertight light switch wall mounted
	light switch wall mounted
	two way light switch wall mounted
	Feature lights OVER MAIN SPACES
	Column Light (exterior)
	Type B light IN GARAGE
	Type C light EXTERIOR
	Type D light WALL LIGHT SHINING UP INTO EXPOSED TRUSSES
	TYPE E down lighter
	Ceiling mounted light armature point TYPE F
	TYPE G BRAAI LIGHT
	Type H light WALL LIGHT INTERIOR - STAIRS
	TYPE I EXTERNAL down lighter
	TYPE J Vanity/Mirror/ART down lighter
	Main Electrical Distribution Board
	Point for remote controlled electrically operated garage door
	municipal pre-paid electrical meterbox
	position for GAS GEYSER by competent person
	Doorbell Provision to be made for an alarm system
	Mechanical Ventilation (Automatic)
	Gas cylinders in Gas Store
	SOLARELECTRIC GEYSER mounted horizontally in ceiling void
	Data/Network points/SMART SYSTEM
	Autoclamping unit. Provide electrical point and drainage pipework.
	STRIP-LIGHTS / ADDITIONAL LIGHTS DESIGN BY CLIENT
	Airconditioning condenser unit.
	Provision to be made for a solar system & BATTERY
	Provision to be made for an alarm system

Air Conditioning

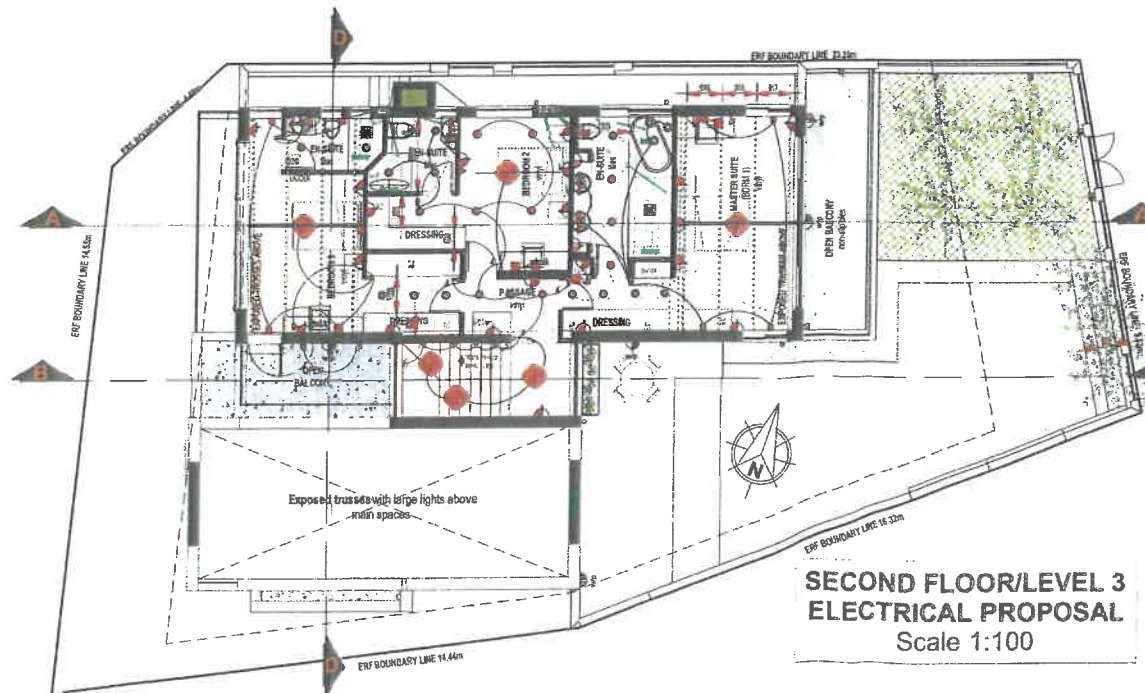
Air conditioning units to be installed at a maximum height of 1.2m above finished ground level and adequately screened from view. Pipes to be concealed if possible, otherwise painted the same colour as the wall.



GROUND FLOOR/LEVEL 1
ELECTRICAL PROPOSAL
Scale 1:100



FIRST FLOOR / LEVEL 2
ELECTRICAL PROPOSAL
Scale 1:100



SECOND FLOOR/LEVEL 3
ELECTRICAL PROPOSAL
Scale 1:100

GENERAL SPECIFICATIONS

[1] ROOF CONSTRUCTION:

Roof pitch 40°.
Metal Roof Sheetting (Klip-Lok) with ridge capping.
ROOF COLOUR: Dark African Charcoal Grey
on 76x52mm S.A. Pine purlins on timber gangnail trusses as per Manufacturer's design.
Trusses to be wrapped in plastic to create slip joint. RadenShield Double-Sided RV=1.59 fixed between purlins & trusses in accordance with SANS 10400 XA Regulations. All Nails, fixing and flashings to be in accordance manufacturer's instructions. THE CORRECT THICKNESS OF ISOTHERM TO BE INSTALLED. Total R Value of roof to be min. 3.7. Ridge capping to be Manufactured from the same material as used for the roofing. Isoboard ceiling 50/60mm.
CONCRETE ROOF & FULLBORES to be design & approved by Engineer.

FINAL ROOF TRUSS DESIGN TO BE AESTHETICALLY APPROVED BY CLIENT PRIOR TO MANUFACTURING ALL CONCRETE ROOFS TO BE AS PER ENGINEERS SPECIFICATIONS

[12] RAINWATER GOODS:

Ogee profile pre-coated aluminium seamless gutter, size 125x85x0.6mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm crs with rectangular fluted downpipes, size 75x50x0.6mm thick fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings. Colour: WHITE
GUTTERS & DOWNPIPES: WHITE TO MATCH WALLS

[13] FASCIA & BARGEBOARDS:

Everite medium density plain ungrooved Nutek fascia boards, size 225x10mm thick, fixed to timber rafters twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends. COLOUR: WHITE
BARGEBOARDS: Sheet Metal Bargeboard capping fixed to 50x50mm S.A. Pine battens. Paint finish. Colour: WHITE

[14] SUPER STRUCTURE:

Standard clay bricks in Class III mortar. Install GUNDEL BRICKGRIP 0.35 damp proof course in all walls. All joining shall be carried out strictly in accordance with manufacturers instructions. Apply 15mm thick SMOOTH plaster coat and paint finish as per Specialist specification.
Interior: Apply 15mm thick plaster coat and paint finish as per Specialist specification.
320mm CAVITY WALLS with ISOBOARD in CAVITY.

[15] PLASTERED FINISH:

Apply 15mm thick SMOOTH plaster. Paint finish as per HOA approval. WHITE

[16] WINDOWS AND DOORS:

All windows & doors to be aluminium – powder/epoxy coated in colour AFRICAN charcoal (to match the roof).
Aluminium frame windows, doors and stacking doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour CHARCOAL. Semi-solid interior doors in 90x44mm hardwood frame.
Paint finish as per Manufacturer's specification.
Sectional overhead aluminium garage door, mechanically operated, finish as per Specialist Finishing specification. Manufactured in accordance with SANS 545:1989.
All to be suitable for painting. aluminium Yard gates: colour: CHARCOAL.

[17] WINDOW SILLS:

External: Plastered and painted. Paint finish as per HOA approval. (WHITE) Internal: Plastered and painted. Paint finish as per Client choice.

[18] BALUSTRADING:

The following conditions apply to handrails and the height of the top of all handrails or balustrades, including those mounted on brickwork, must be **1000 mm** above the floor finish of the balcony slab; **mild steel tubing** and flats painted in a colour matching the aluminium windows or roof; (**AFRICAN CHARCOAL**)

[19] FLOOR CONSTRUCTION:

Hollowcore or similar pre-cast flooring system to be used, designed by a structural engineer and installed by a qualified specialist. The thermal performance (R-value) must comply with applicable regulations. Where the floor is in direct contact with the ground, a 50 – 60 mm IsoBoard insulation layer must be provided to ensure adequate thermal insulation. Micron waterproofing membrane on 50mm thick sandlayer on layers of well compacted fill not exceeding 150mm thick.

[10] SKIRTING:

Carpet areas: 100x25mm S.A. Pine skirting, furniture grade, nailed to wall and painted. or Tiled Areas: 100mm high full body porcelain floor tiles, cut as skirting. Tile edge strip as KIRK MARKETING, code ASE120 Aluminium Straight Edge Trim (10-11mm thick tile)

[11] FOUNDATIONS:

345mm retaining wall - foundation design & approved by Engineer.
Foundations (20MPa) to be minimum 600mm under natural ground level, to solid base.
All Foundations, Retaining walls, & MPa of concrete to be design & approved by Engineer.

[12] PAVING:

Paving as per HOA reg. Paving on 50mm sandlayer on well compacted fill according to Engineers details and specifications with 230x115x50mm approved paving edges.

[13] REINFORCED STRUCTURES:

Reinforced concrete beams, slabs, columns and retaining wall as per Engineer's design. Off shutter concrete to be Smooth: Imperfections such as small fins, bulges, irregularities, surface honey combing and slight surface discolorations shall be made good and repaired by approved methods. The finish of the concrete to have permissible deviation degree of accuracy II (+/-20) All as per Engineer's Specifications.

[14] STORMWATER TANK:

Standard 5000-liter JoJo water tank (1840mmØ x 2140mm height x 290mm removable lid) Installed strictly to Manufacturer's specification. Colour: Charcoal/Matt black.

[15] SLAB IN BRAAI UNIT:

Fire bricks laid onto standard precast concrete lintels/built in unit. Braai heights by Client.

[16] External Gas Bottles, Water Filters and Geysers

External gas bottles and water filters are to be housed in an enclosure and adequately screened.

GENERAL NOTES:
Existing walls on boundary to be finished to the satisfaction of the adjacent owners.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be inside property.
Rainwater not to be discharged onto neighboring property.
Existing patio, open slope, verandas etc. to remain open as per building plan.
Drainage installation to comply with SANS 10400 Part P.
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installations under the building work must be installed in terms of Part D SANS 10400 (4.18.4). Drainage installation details carried out as per regulation A2(1)(c).
Information available as per SANS 10400 Part A (A8).
Drainage installations under the building work must be protected in terms of SANS 10400 (4.22.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan. Pits to remain open as per building plan. Purgals to remain open as per building plan.

Final Landscape Plant schedule to be submitted by Owner to HOA prior to Occupation

F.R.L. = Finished Ridge Level
F.F.L. = Finished Floor Level
F.D.L. = Finished Deck Level
F.P.L. = Finished Paving Level
N.G.L. = Natural Ground Level

WELTEVREDEN HILLS RATIO CALCULATIONS:

AREA OF ERF: 399 m²

Coverage Area Allowed: 630.4m²

Coverage Area Provided: 227.86m²

% Coverage Allowed: 60%

% Coverage Provided: 87.85%

= COMPLIES

GROUND LEVEL:

Garage: 99.9m²

House: 87.44m²

Covered Space: 21.84m²

TOTAL: 219.22m²

FIRST LEVEL:

House: 152.0m²

Double Volume: 9.58m²

Outbuilding/Storage: 34.4m²

Covered Space: 28.6m²

TOTAL AREA COVERED: 334.58m²

NOTE: The outbuilding is omitted, as it is located over the building line. Therefore, 34.4 m² has been excluded from the calculations.

NEW TOTAL AREA - FIRST LEVEL: 119.18 m²

House: 112.3m²

Open Balcony: 21.0m²

TOTAL AREA: 113.3m²

TOTAL AREA: 446.58m²

TOTAL: 411.75m²

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: WELTEVREDEN HILLS

DATE: 2025/11/06

NAME: Zaida de Wit

CONTACT: 063 601 7329

zaida@stadcozdesigns.com

SIGNED:

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

PROJECT DESCRIPTION:

PROPOSED NEW HOUSE

ON ERF 16558

WELTEVREDEN HILLS ESTATE

STELLENBOSCH FOR

MR. & MRS. KLEYN

DRAWING / S:

FINAL MUN SUBM REV 02

OMIT OUTBUILDING

CLIENT SIGNATURE:

DATE: 2025.06.01

SCALE: 1:100

DRAWING NO: WD01SHSET