STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1296/2025
Our File Reference Number: Erf 224, Johannesdal
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

**PER E-M**

[redacted]

Sir / Madam

**APPLICATION FOR DEPARTURE AND A PERMISSION IN TERMS OF THE ZONING SCHEME BYLAW: ERF 224, JOHANNESDAL.**

1. The above application refers.

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

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 224, Johannesdal;

   3.1. **Departure** in terms of Section 15(2)(b) of the said by-law, to relax the;
   - 3.1.1 4m street building line to 3m to accommodate the proposed new planter box structures,
   - 3.1.2 2.5m common building to 1.5m adjacent to Erf 220 and Erf 223 to accommodate the proposed main dwelling.

   3.2 **Permission** in terms of the zoning scheme bylaw, in terms of Section 15(2)(g) of the said bylaw, to allow an additional use for a second dwelling.

   **BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

   4.1 The approval only applies to the applications 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 be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.

4.4 The development and building plans be generally in accordance with plans as referenced on Project No. 24-021, Sheets 001-002, 101-102 & 202-203, dated 2026/03/26 drawn by red Atlantic Architecture, attached as **Appendix 2**.

4.5 The existing sewer and water connection points must be used for the proposed second dwelling unit.

4.6 Development charges, where applicable are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to approval of any building plans, to the satisfaction of the Directorate Infrastructure Services.

4.7 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and to be illustrated on the building plan to the satisfaction of the Municipality.

5 The reasons for the above decision are as follows:

5.1 The proposal is in keeping with the current residential land use of the subject property and surrounding properties.

5.2 The proposed second dwelling unit complies with all the required development parameters of the Stellenbosch Zoning Scheme Bylaw, 2023 for an additional use.

5.3 The additional building work and specifically the departures will not detract from the residential character and street scape of the area, as buildings of similar design are found in the street.

5.4 No municipal engineering services are impact by the proposals.

6 Matters to be noted:

6.1 None.

7 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.

8 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.

**9 Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

10 Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.



T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

11 The appeal forms 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.

12 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.

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

14 Kindly note the above decision 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

**MANAGER: LAND USE MANAGEMENT (Chrizelle Kriel)**

**DATE:** 14-07-2026



T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
**www.stellenbosch.gov.za**

**APPENDIX 1**

Locality Plan

# Erf 224, Johannesdal

**Legend**

- Parent Farms
- Farm Portions
- Erf

**Map Center:** Lon: 18°56'52"E
Lat: 33°54'8.9"S

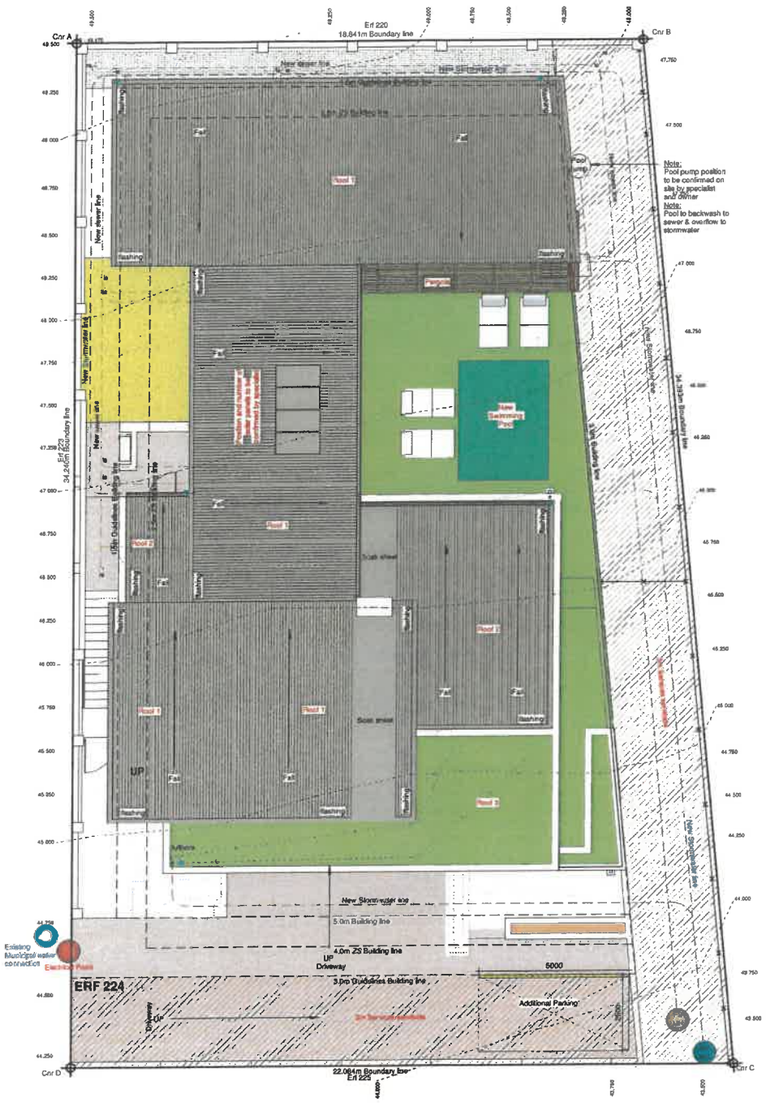
**Scale:** 1:2,257

**Date created:** 2026/02/06

Western Cape Government
FOR YOU

**APPENDIX 2**

Building Plans.


Cnr A
Cnr B
Cnr C
Cnr D
Erf 220
18.841m Boundary line
New Stormwater line
New Sewer line
1.5m Guidelines Building line
Roof 1
Roof 2
Roof 3
Roof 4
Roof 5
Roof 6
Roof 7
Roof 8
Roof 9
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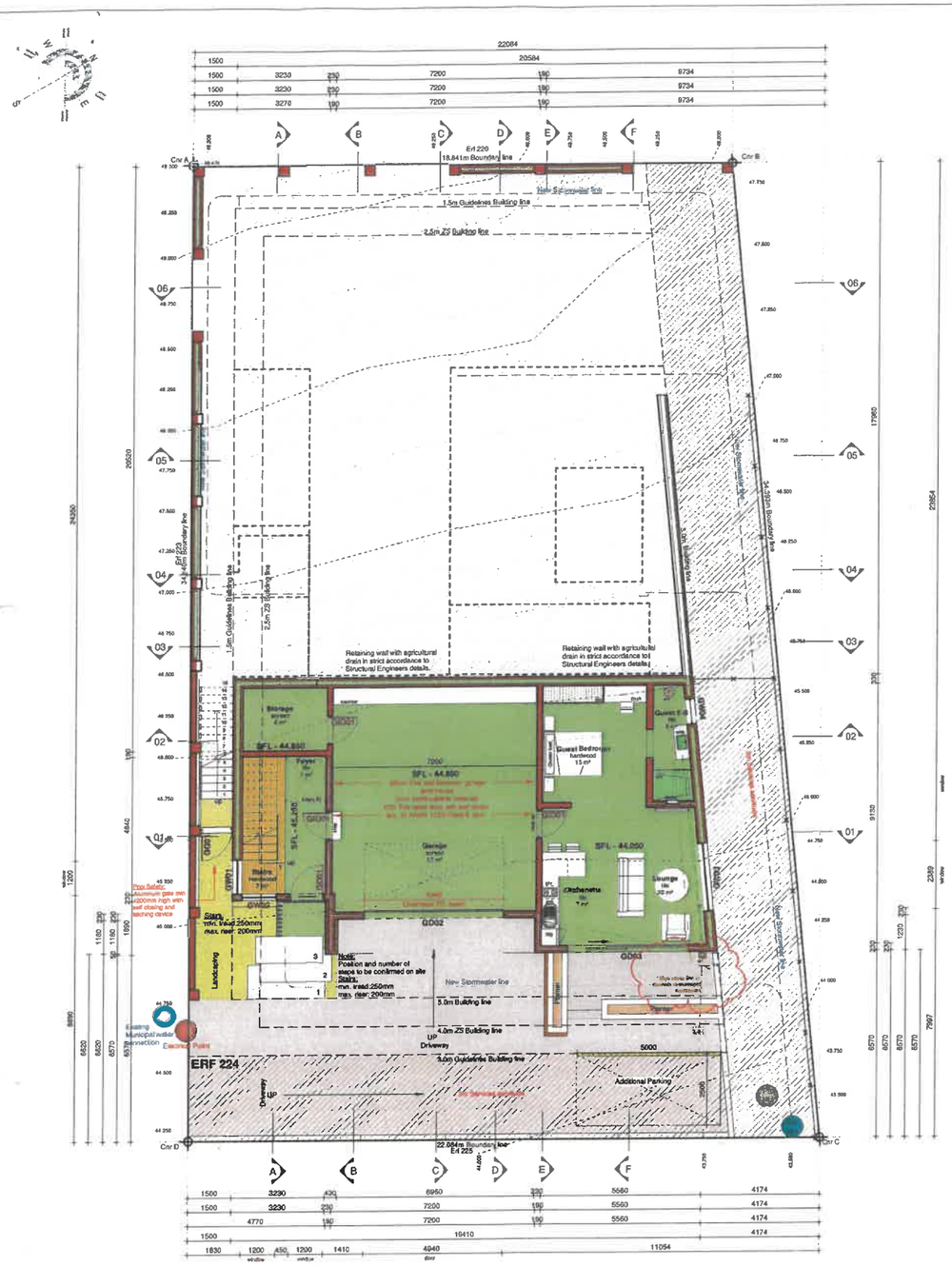
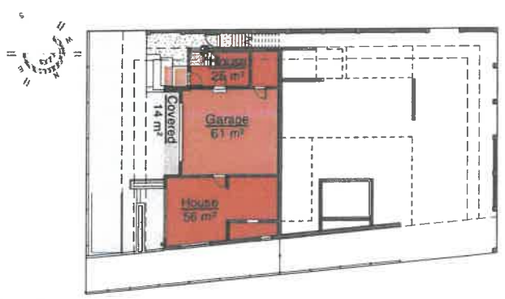
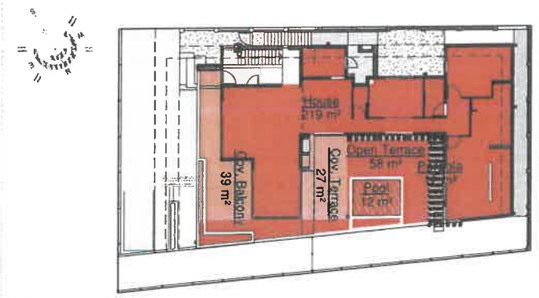
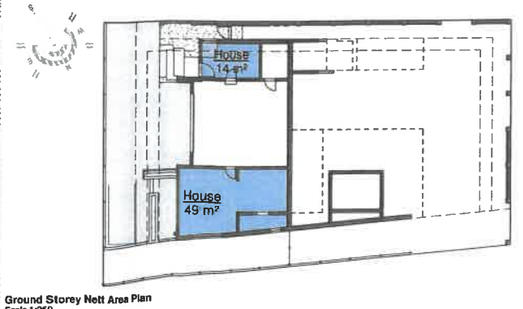
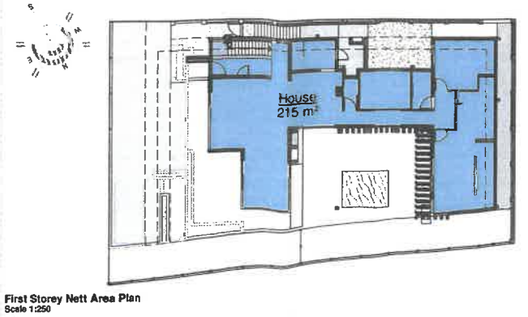
Roof 16
Roof 17
Roof 18
Roof 19
Roof 20
Roof



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**Development Data:**

| | |
|---|---|
| Site Area | 700.69 sqm |
| **Ground:** | **156.00 sqm** |
| - House | 81.00 sqm |
| - Garage | 61.00 sqm |
| - Covered Entrance | 14.00 sqm |
| **First:** | **285.00 sqm** |
| - House | 219.00 sqm |
| - Covered Terrace | 27.00 sqm |
| - Covered Balcony | 39.00 sqm |
| **Grand Total** | **441.00 sqm** |
| Coverage (45.81%) | 321.00 sqm |
| **Open Areas:** | |
| - Open Terrace | 58.00 sqm |
| - Pergola | 12.00 sqm |
| - Swimming Pool | 12.00 sqm |

HOA Approval Stamps

Municipal Approval Stamps

Owner Signature ..... Date 2026 / 03 / 26

Architect Signature ..... Date 2026 / 03 / 26

**H4 - Dwelling House**

[redacted]

## House Muilwijk

Property description

Erf 224, Mentoor Estate,
Stellenbosch

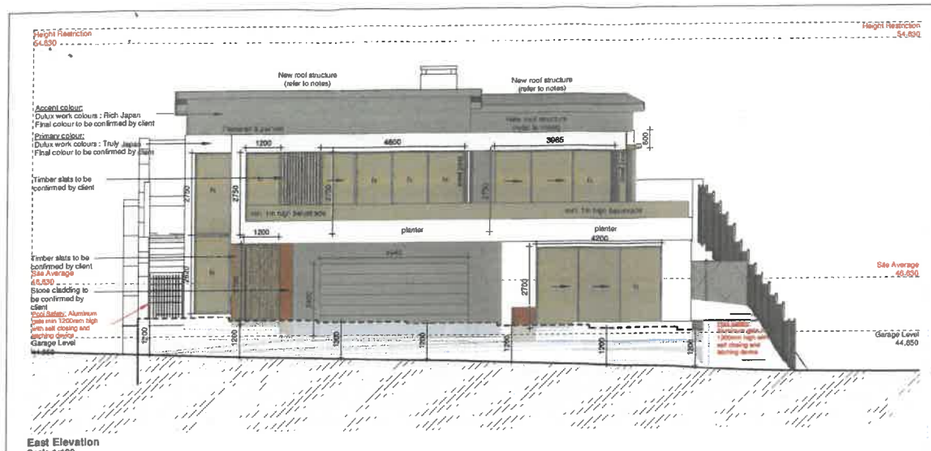
Project description

New Dwelling
Boundary Wall, Swimming Pool,
Pergola, Timber Deck

Sheet description

**Ground FLoor, First Floor and Area Plans**

| Project number | Sheet nr | Rev | Project status |
|---|---|---|---|
| 24-021 | 002 | | Drawing |
| **Project Date** Issue Date | Designed by RvJ | | Scale as Indicated |
| Issue Date 2026/03/26 16:38:11 | Drawn by RvJ/CM | | Page Size A1 |

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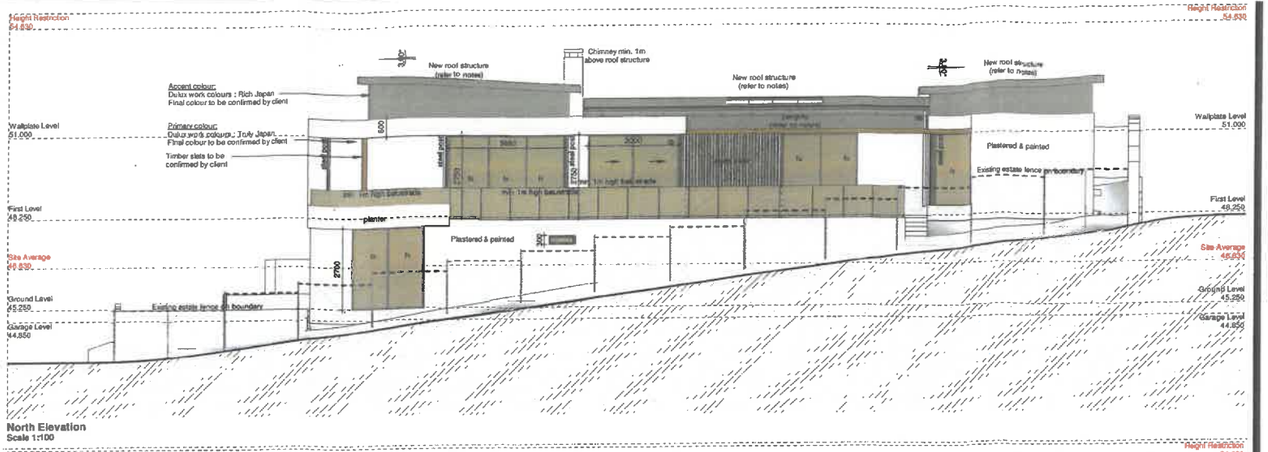


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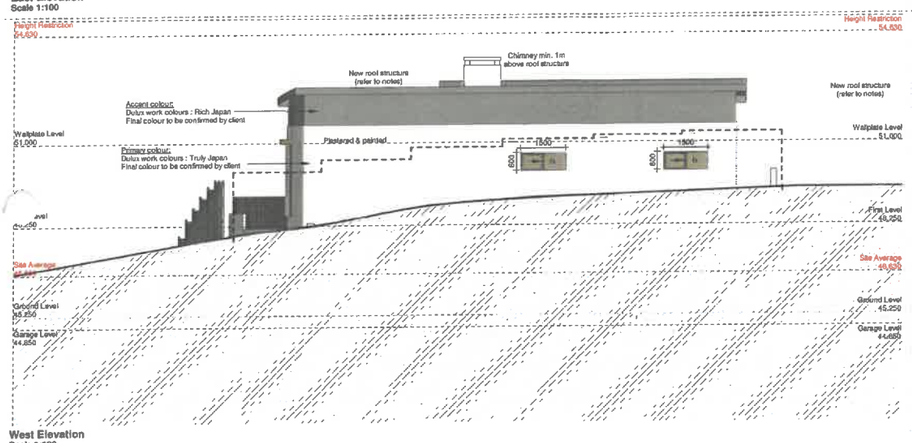


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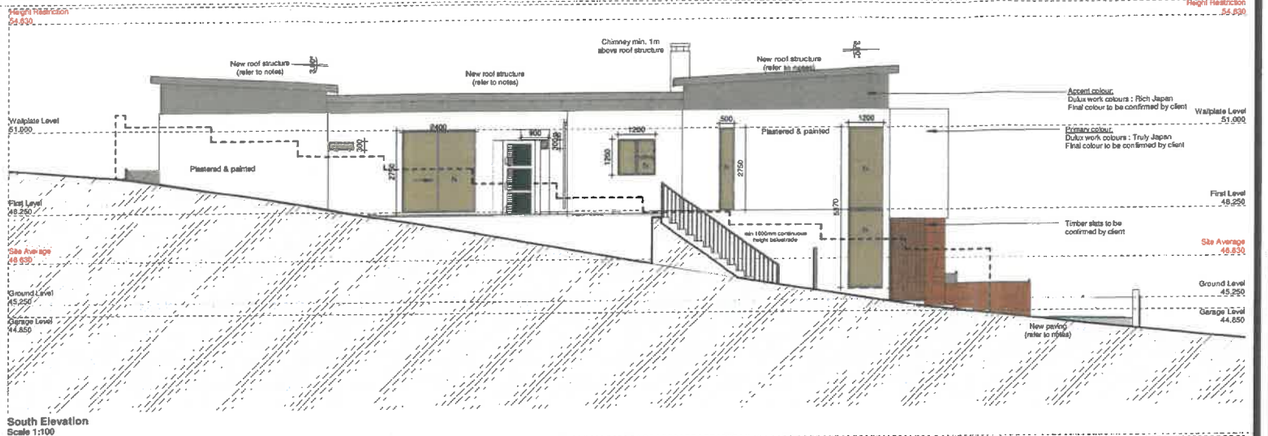


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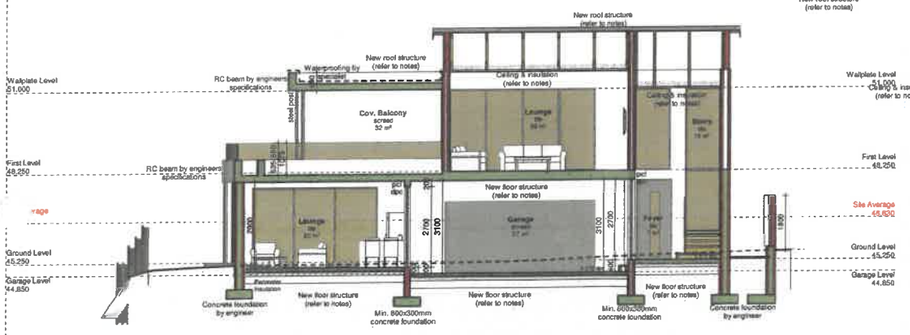


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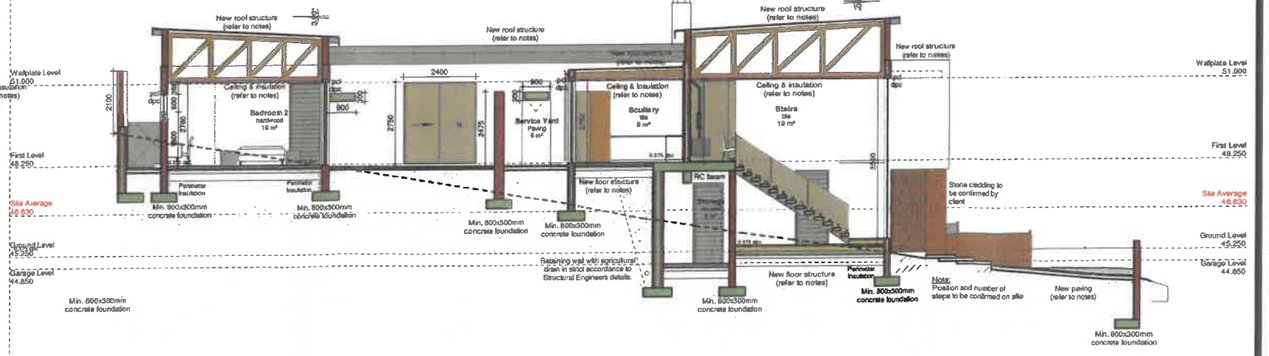


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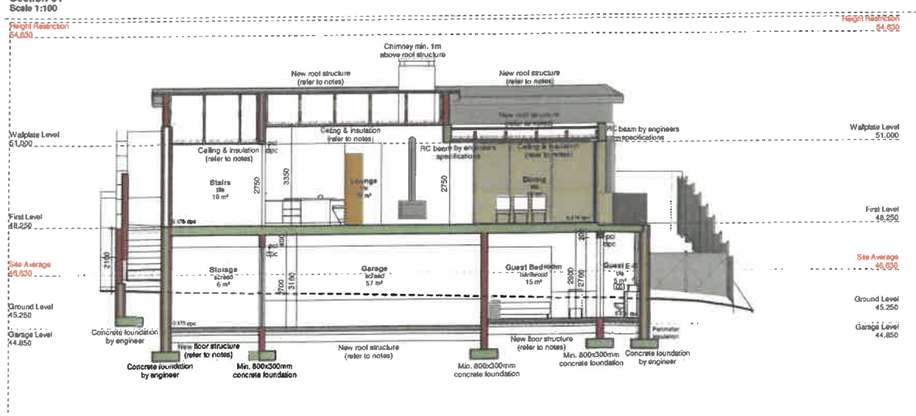


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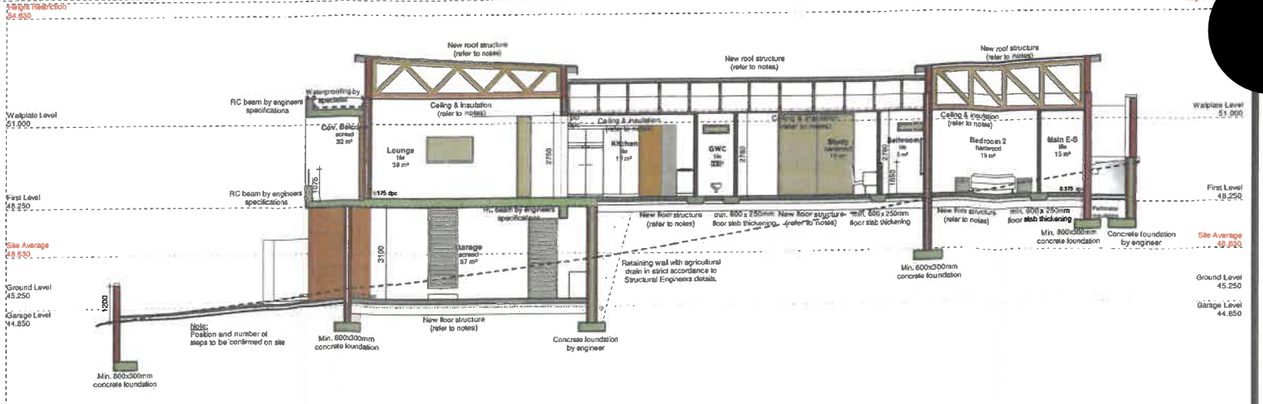


**Section B**
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**HOA Approval Stamps**

**Municipal Approval Stamps**

Owner Signature ..... Date 2026 / 03 / 26

Architect Signature ..... SACAP Reg No.: ST0918 Date 2026 / 03 / 26

**H4 - Dwelling House**

[redacted]

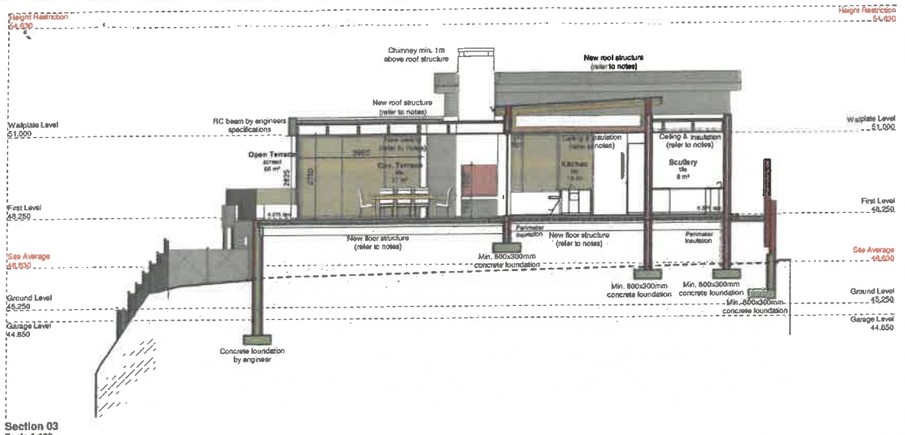
**House Muilwijk**

Property description
Erf 224, Mentoor Estate, Stellenbosch

Project description
New Dwelling
Boundary Wall, Swimming Pool, Pergola, Timber Deck

Sheet description
**Elevations & Sections**

| Project number | Sheet nr | Rev | Project status |
|---|---|---|---|
| 24_021 | 101 | | Council |
| **Project Date** Issue Date | Designed by RvJ | | Scale as indicated |
| Issue Date 2026/03/25 16:38:13 | Drawn by RvJ/CM | | Page Size A1 |

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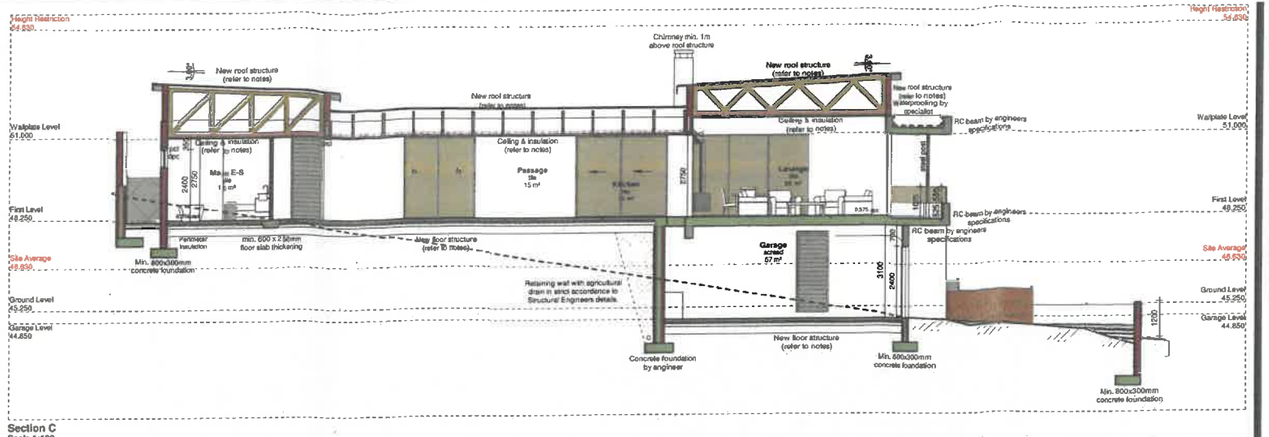


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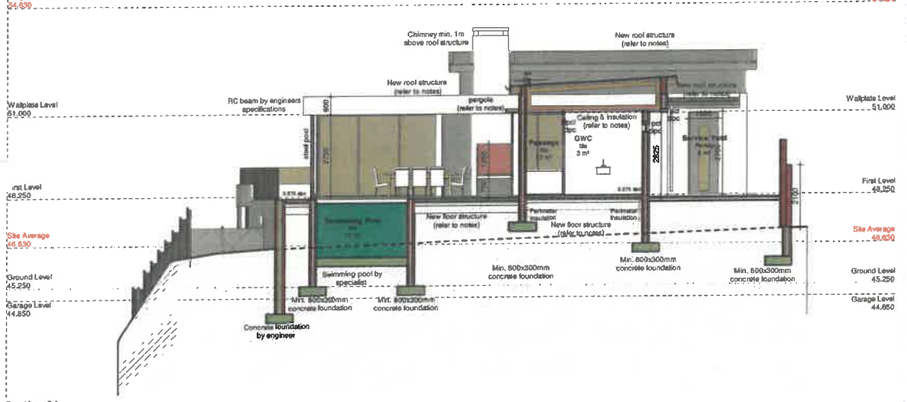


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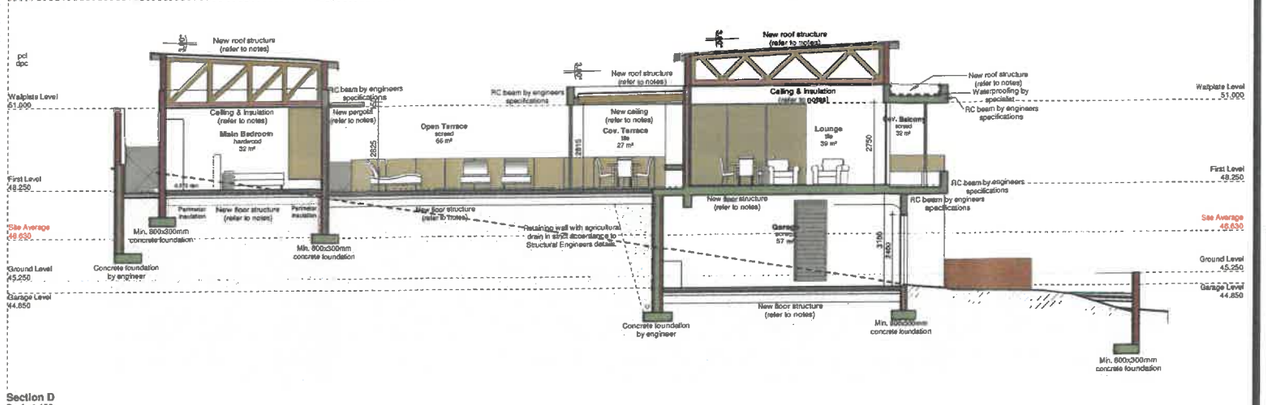


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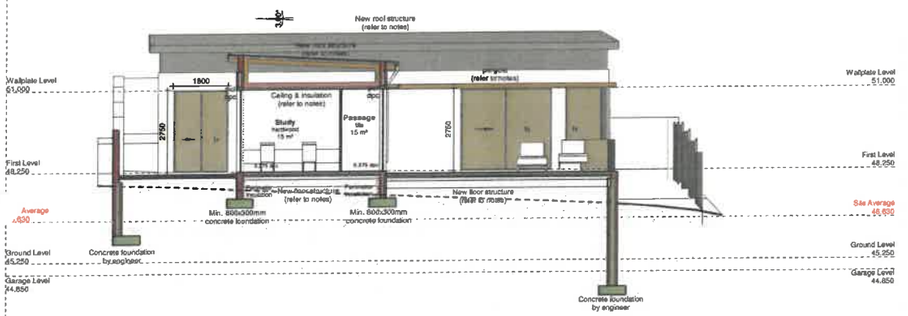


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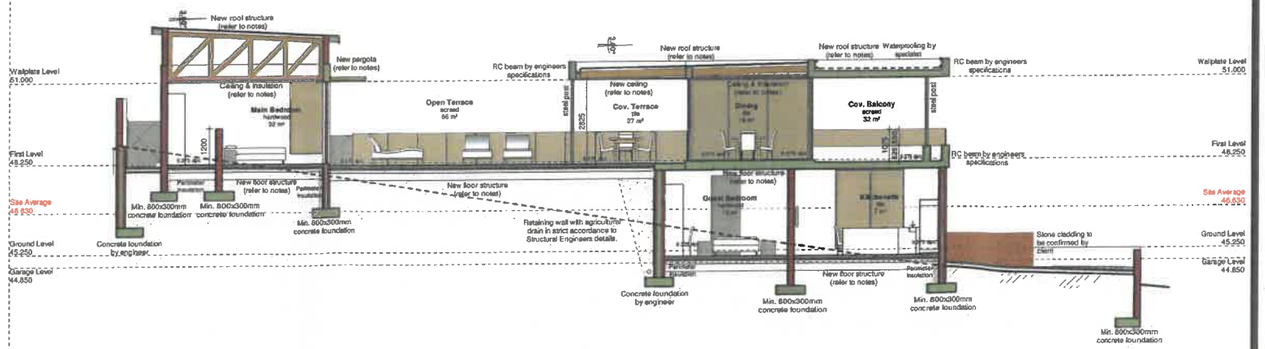


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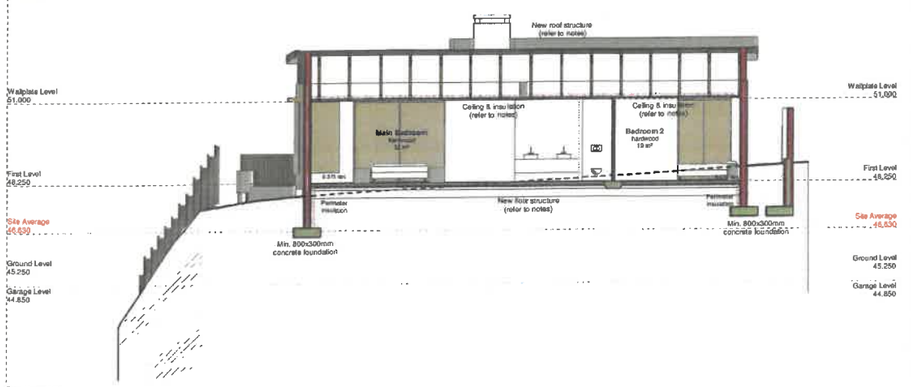


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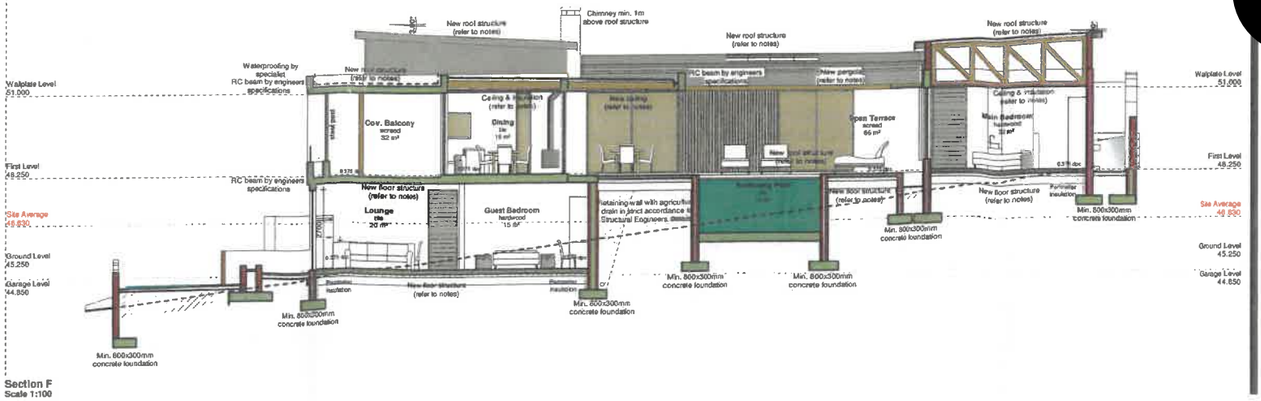


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**H4 - Dwelling House**

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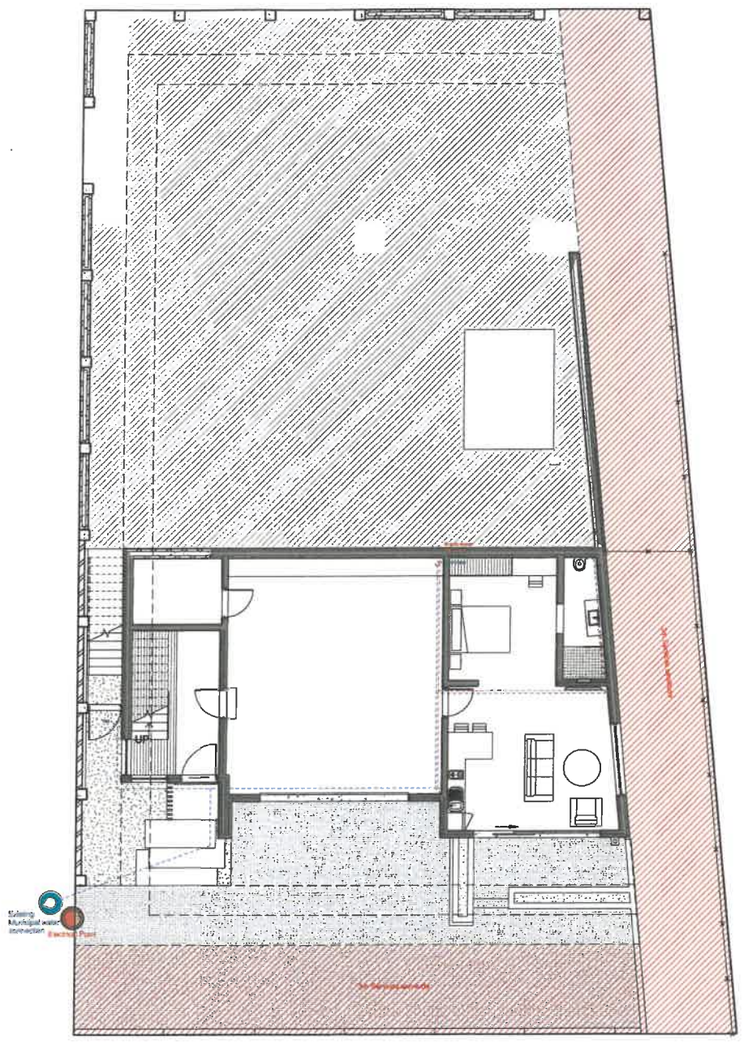
**House Muilwijk**

Property description
Erf 224, Mentoor Estate, Stellenbosch

Project description
New Dwelling
Boundary Wall, Swimming Pool, Pergola, Timber Deck

Sheet description
**Sections**

| Project number | Sheet nr | Rev | Project status |
|---|---|---|---|
| 24-021 | 102 | | Sketch |
| Project Date: Issue Date | Designed by: RvJ | | Scale: as indicated |
| Issue Date: 2026/03/26 16:38:16 | Drawn by: RvJ/CM | | Page Size: A1 |




**Ground Storey Plan - Water reticulation**
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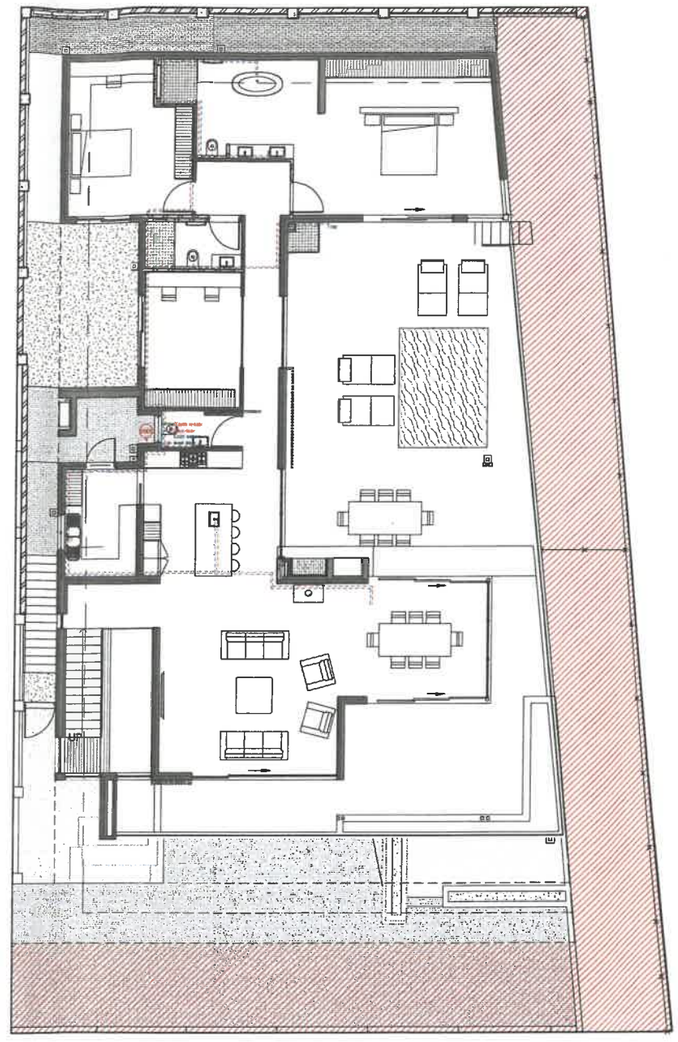

**First Storey Plan - Water reticulation**
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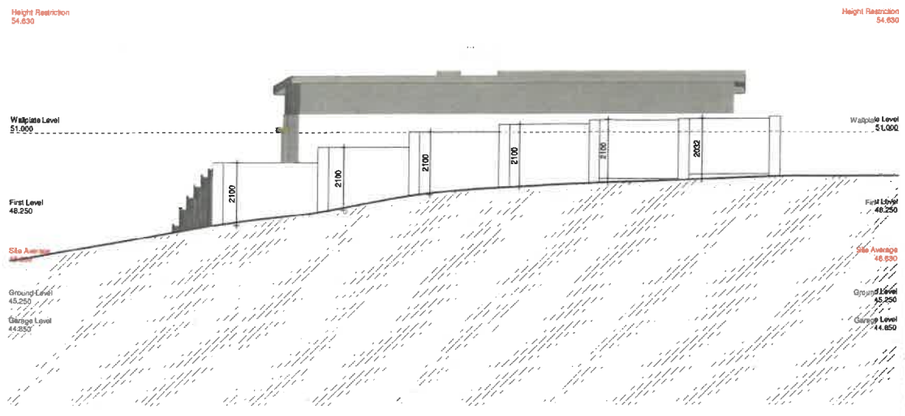
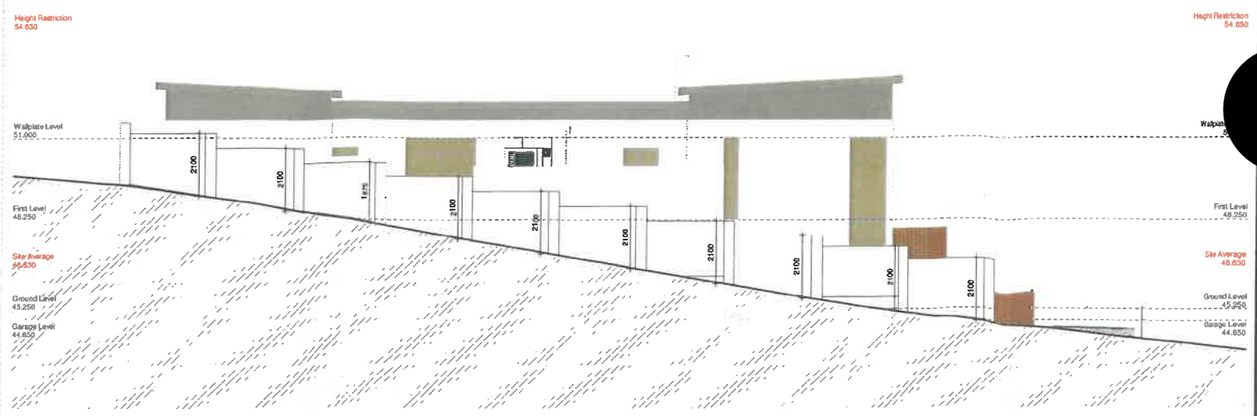



**West Elevation - Boundary Wall**
Scale 1:100




**South Elevation - Boundary Wall**
Scale 1:100

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Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

HOA Approval Stamps

Municipal Approval Stamps

Owner Signature
Date 2026 / 03 / 26

Architect Signature
Date 2026 / 03 / 26

**H4 - Dwelling House**

[redacted]

**House Muilwijk**

Property description
Erf 224, Mentoor Estate, Stellenbosch

Project description
New Dwelling
Boundary Wall, Swimming Pool, Pergola, Timber Deck

Sheet description
**Elevations and 3D Views**

| Project number | Sheet nr | Rev | Project status |
|---|---|---|---|
| 24-021 | 202 | | Council |
| **Project Date** Issue Date | **Designed by** RvJ | | **Scale** as indicated |
| Issue Date 2026/03/26 16:38:22 | Drawn by RvJ/CM | | Page Size A1 |

**COLOUR SCHEME (to be confirmed by client)**

**Roof:**
- Cladding: Klip-Lok Metal Roof Sheeting - Charcoal
- Fascia: To match roof colour - to be confirmed by client
- Gutter: To match roof colour - to be confirmed by client
- Downpipes: To match wall colour

**Walls:**
- Main Core Building: External wall paint colour: Dulux work colours: Truly Japan. To be confirmed by client.
- Abutments: External wall paint colour: Dulux work colours: Truly Japan. To be confirmed by client.
- Accent walls : Dulux work colours: Rich Japan. To be confirmed by client.

**Door & Windows:**
- Door: Aluminium - To match roof colour - Charcoal
- Garage: Aluminium - To match door & window colour - Charcoal
- Window: Aluminium - To match roof colour - Charcoal
- Gates: Aluminium - To match roof colour - Charcoal

**External Finishes:**
- Paving: Edge - Paving bricks (match paving to existing)
- Balustrade: Glass balustrade

**LEVELS AND DIMENSIONS:**
Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site.

General - All top soil must be removed from the area to be build upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Read figured dimensions in preference to scaling. All work to comply with SANS 10400. All finishes to comply with the HOME OWNERS ASSOCIATION.

**GENERAL PRINCIPLES AND REQUIREMENTS**

**BUILDING CLASSIFICATION: (SANS 10400 – Part A)**
Occupancy - H4 – Dwelling House.
Population - 2 persons per bedroom

**STRUCTURAL DESIGN: (SANS 10400 - Part B)**
A competent person, Structural Engineer, will design, specify and certify parts H, J, K, L, and M.

**DIMENSIONS: (SANS 10400 - Part C)**
Minimum ceiling height to be 2.40m. Minimum Habitable Room size to be 8.00m²

**PUBLIC SAFETY: (SANS 10400 - Part D)**
**CHANGE IN LEVEL**
Any floor level higher than 1.00m above adjacent ground or floor level must be provided with a balustrade or wall. Balustrade or wall may not be less than 1.00m high, must not have openings that will permit the passage of a 100mm diameter ball.

**POOL: (to be confirmed by client)**
Salt chlorinator pool with rim overflow by specialist. 270mm wet with 25 MPA concrete cavity (R. 300mm thick concrete footing with Y12 reinforcement. Cavity reinforcement Y12 at 400mm c/c. R.O.K. brickwork with brickforce every course. Pool to be secured with gate with selfclosing and locking device. Pool must backwash to be connected with the stormwater. Final design of pool by specialist and to be confirmed by client. Pool - SABS Part D: Public Safety, Clause 4.4.2

**RAMPS AND DRIVEWAYS**
H4 – Dwelling house are exempted from specific gradient.

**DRIVEWAY:**
ng (match paving used by developer and approved by client) to be laid on a sd sand bed with min. 1 degree fall (driveway ramp with a max fall of 1:12) marsila grid channel and connected to storm water channel.

**SITE OPERATIONS: (SANS 10400 - Part F)**
**PREPARATION OF SITE:**
Before any foundation is laid the area to be covered by any building shall be properly cleaned of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter.

Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided by the owner and be available for use for any personnel employed for the work to be done.

**EXCAVATIONS: (SANS 10400 - Part G)**
Where any excavation related to a building is carried out or is to be carried out on any site and such excavation may impair the safety or stability of any property or service. The owner of such are shall take adequate precautionary measures to ensure that the safety and stability of such property or service is maintained.

While any excavation remains open, and during the placing of any foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

**FOUNDATIONS: (SANS 10400 - Part H)**
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 26mm stone footings, for loadbearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements: load bearing walls min. 800x350mm and non load bearing walls minimum 600 x 250mm.

**30mm isoboard on inside of foundation wall between foundation and surfaced. (Perimeter insulation, refer to XA-notes).**
**Where there is underfloor heating specified on the ground floor level 30mm isoboard to be layed below surfacebed.**
**(Underfloor insulation, refer to XA-notes).**

Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1,5m to be in accordance with Structural Engineers details and specifications. Provide min. 900x900x300mm concrete footings to all freestanding columns.
- A competent person is required to design and inspect fills where the maximum height of fill beneath floors measured at any point, exceeds 400mm.
- The foundation may be stepped in order to reduce the extent of the excavation or fill, provided that at the change of elevation, the ground behind any step is adequately drained and the step waterproofed.
- A competent person is required to design and inspect the installation of sub-surface drains that might be required to prevent the passage of moisture into the interior of the building footprint.
- Service trenches to be 1500mm away from building where possible.

**FLOOR CONSTRUCTION: (SANS 10400 - Part J)**
**GENERAL NOTES**
- The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be water-resistant.
- Any concrete floor slab supported on ground or filling must be constructed so any moisture present is prevented from penetrating the concrete floor slab.

**(FER GROUND STOREY: (surface bed)**
Floor finish as specified on plans on 35mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.S.B. green waterproofing membrane joined with D.P.C. 50mm Clean river sand bed on well compacted fill. Fill from suitable material compacted in layers to 95 MOD.A.S.S.H.T.O. Timber skirtings according to client specifications screwed to walls at 900mm C-C max. Brick paving on stabilized sub-base with edge restraint.
**Finished floor level to be min. 150mm above natural ground level.**

**GROUND STOREY: (suspended floor)**
Reinforced concrete slab according to Structural Engineer's details and specifications. In-situ or rib-and-block concrete floor construction type to be confirmed by client. Provide 2x9mm Nutec cement boarding horizontally between brickwork and concrete slabs on load bearing walls.

Provide 10mm Sagex vertically between brickwork and concrete slabs and surface bed. (As according to STR ENG design). Timber skirtings according to client specifications screwed to walls at 900mm C-C max.

**Finished floor level to be min. 150mm above natural ground level.**

**WALL CONSTRUCTION: (SANS 10400 - Part K)**
External: 270mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 5 / 2.5 sqm intervals. The cavity must be no less than 50mm wide and clean of any cement. Cavity to be filled with concrete between foundations and ground floor DPC and 3 brick courses below wall plate.

Weepholes at floor level at 450 mm centres and above windows at 450mm centres. Internal: plastered and painted. External: Smooth plastered and painted. No vertical face may be higher than 6.50m measured externally from the NGL vertically below it.

**Any wall measured more than 8000mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column.**

**BOUNDARY WALLS:**
Heights for boundary walls are measured from ground level to top of wall.
230mm thick boundary wall with 340x340mm columns.
- Sida boundary walls: 1260mm max. & 1800mm max. (80% max.) Brick Wall
- Rear boundary walls: 2190mm max. Brick Wall

**ROOF CONSTRUCTION: (SANS 10400 - Part L)**
**Roof 1 - (Core Building) - Prefabricated Trusses**
Pitch of roof 3° Brownbuild "Klip Lok" or similar approved metal roof sheeting, on 76 x 50mm purlin @ 1200mm c/c max. (to be confirmed by specialist) on sisalation 429 roof insulation laid per suppliers specification on prefabricated gangnailed timber trusses at 750mm c/c on 114x38mm wallplate with 45 deg cross bracing, to manufacturers specification.

Trusses to be tied down with hoop galvanized steel iron built minimum 600mm into brickwork @ 900mm c/c (to be confirmed by specialist) and to be wrapped in dpc. Coulter flashing to be introduced where applicable (chimneys). Details of roof construction to be supplied by roof specialist. Sisalation 429 insulation between purlins and roofsheeting.
**(See Roof Insulation construction and specification, refer to XA-notes)**

**ROOF 2 - (Abutements) - Rafters**
Pitch of roof 1° Brownbuild "Klip Lok" or similar approved metal roof sheeting, on 76 x 50mm purlin @ 1200mm c/c max. (to be confirmed by specialist) on sisalation 429 roof insulation laid per suppliers specification on prefabricated 76x228mm SA Pine rafters (grade 5) at 1000mm c/c on 114x38mm wallplate with 45 deg cross bracing, to manufacturers specification.

Rafters to be tied down with hoop galvanized steel iron built minimum 600mm into brickwork @ 900mm c/c (to be confirmed by specialist) and to be wrapped in dpc. Coulter flashing to be introduced where applicable (chimneys). Details of roof construction to be supplied by roof specialist. Sisalation 429 insulation between purlins and roofsheeting.
**(See Roof Insulation construction and specification, refer to XA-notes)**

**ROOF - (Balcony) - Concrete Roof**
Smooth chip stone wall (protectex silver paint and 19mmØ stone chips, waterproofing on 35mm cement screed with 1° fall to fullbore on reinforced concrete slab according to Engineer's details and specifications. Minimum 150mm upstand to be introduced. Fullbore connected to 75mm dia. downpipe to be built into brick column service duct and connected to storm water drain. Over flow water spouts to be build in upstand.
**(See Roof Insulation construction and specification, refer to XA-notes)**

**RAINWATER GOODS: (SANS 10400 - Part L)**
Pre painted Aluminium "Ogee" gutters, fixed to 220 x 12mm "Evenite Nutec" fascia, at rafter ends with bonnie screws. 76mm dia. Diameter Aluminium down pipes fixed to walls with down pipe clips. Refer to plan for down pipe positions.

**RETAINING WALLS:**
Retaining walls as per structural engineers detail and design. To be waterproofed by specialist

**CONCRETE/PLASTERWORK:**
Structural concrete mix must be: 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strength of 10 mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

**WATERPROOFING:**
Apply SYDEX FIDJA P torch-on membrane on concrete primed with BITUPRIME. After minimum 6 weeks of weathering, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABS). All waterproofing specifications to be overseen and approved by specialist contractor.

**CEILING CONSTRUCTION: (SANS 10400 - Part L)**
**Lower Ground Level: Concrete**
Soffit of concrete slab to be skimmed and painted. Cornice to later specification.

**Ground Level: Ceiling Board**
Skimmed and painted 6.4mm Rhino board ceiling on alucasion on 38 x 38 brandering at max. 400mm c/c between rafters. Cornice to later specification. Isotherm insulation over ceiling brandering. (Roof insulation, refer to XA-notes)

**DOORS AND WINDOWS:**
- External doors and windows to be aluminium (see door & window schedule for final finishes).
- Internal doors to be solid timber doors with profile, in timber frames (door profile to be confirmed by client) (see door & window schedule for final finishes & sizes)
- Fire door between house and garage to be solid timber doors.
- Aluminium sectional overhead garage door horizontal pattern (see door & window schedule for final finishes & sizes).

schedule for final finishes & sizes).
- Roof Window (SLW011000 x 1550)fitted with standard PVB which s
- a 6.38mm laminated safety glass. Final specification by specialist.

**LINTELS:**
Prestressed precast concrete lintels with 230mm min. bearing on both sides, for plastered and painted walls.
Brickforce as follows: 2.1m - 3.0m = 4 layers of brickforce
3.0m - 3.9m = 5
3.9m - 5.1m = 6

RLC beams above openings wider that 3000mm according to Structural Engineers specifications.

**SILLS:**
Brick sill at min. 5 degree angle, plastered and painted.

**GLASS / GLAZING: (SANS 10400 - Part N)**
Standard 4mm clear float glass throughout, except safety glass to all glass panels below 500mm above SFL and panels larger than 1.00m sqm. Doors and sidelights shall be glazed with safety glazing. Glass types according to Fenestration Schedule (Calculations, refer to XA-notes)

**STAIRS: (SANS 10400 - Part M)**
**Internal Stairs (Lower Ground to Ground):**
Steel & Timber staircase, design and detailing by specialist, min head height of 2100mm. Finish of stairs to clients specification. Design of stairs to be finalized between Client and specialist.
Floor to floor - See sections for final levels
Risers - 200mm (max)
Treads - 250mm (min)
Width - See plans for final widths
Refer to plans for specific dimensions for each stairs or staircase.

**BALUSTRADE: (SANS 10400 - Part M)**
**Internal 1:**
Balustrade to be safety glass to be max. 1000mm high. To be confirmed by client. Final glass balustrade design as per client specification.

**External Balustrade:**
Balustrade to be safety glass to be max. 1000mm high. To be confirmed by client. Final glass balustrade design as per client specification.

**LIGHT and VENTILATION: (SANS 10400 - Part O)**
The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5%of the same area.
Enclosed usable areas to mechanically ventilate to outside wall.

**DRAINAGE: (SANS 10400 - Part P)**
110mm uPVC drainpipe connected to existing manhole to min 1:60 and max 1:5 fall as indicated on site and ground floor plans. Invert level to be min 450mm. Rodding Eye at every bend and min. every 25.0m. Each drainline to ventilate with 50mm dia. ventpipe.
Drainage fixtures to be antisyphoned or deep seal traps provided (where applicable).
Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway. No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used.

**SANITARY FIXTURES HEIGHTS:**
Install fittings on the following heights :
KITCHEN
1. Sink: 900mm
BATHROOM
1. Bath: 450mm
2. Hand Basin: 785mm
3. Water Closet: 400mm

**PLUMBING FINISHES / NOTES:**
All mirrors above vanities to be recessed into wall niche, detail to be confirmed with client.
Shower head height to be confirmed between contractor and client before construction starts.
WC pan heights to be confirmed between contractor and client before construction starts.
Shelves at bath, final detail and finish to be confirmed by client.

**STORMWATER: (SANS 10400 - Part R)**
- New stormwater downpipes to be routed to join up with 160mm dia. pipe stormwater lines on ketsilna roadlevel.
- Stormwater emanating from the roof, paving or area in the immediate vicinity of it building shall not cause damage to the building interior structure or structural elements, or accumulate in a manner that is an inconvenience on the property.
- Stormwater disposal shall not result in the undercutting of foundations due to erosion or flooding and must drain away from the building under the action of gravity and shall not accumulate against or in close proximity to an external wall.
-Stormwater from roof to be stored in Basement, to go through cleaning process, system to be confirmed by client.
-Stormwater from ground to be stored in Basement, to go through cleaning process, system to be confirmed by client.

**BRAAIS AND FIREPLACES: (SANS 10400, part V)**
Braai to have internal steel hood, smoke gatherer with flue closer. By specialists design. Braai to be brick built. Firebricks type to be confirmed by client.

**CHIMNEYS: (SANS 10400 - Part V)**
Smooth plastered and painted brick chimney. All chimneys must be fitted with stainless steel gauze spark retarders & flue closer. (Flue closer, refer to SANS 10400 & XA-notes)

**EXTERNAL WALL FINISHES:**
1. Natural Stone dry pack cladding, type stone to be confirmed by client, to be done by specialist.
2. Smooth Plastered and Painted wall with colours confirmed by client and approved by HOA.

**FENESTRATION (SANS 10400: XA)**
**Fenestration for buildings with natural environmental control**
The air leakage (AL) of external vertical glazing in each storey of a sole-occupancy unit, public space other occupied space shall be assessed separately. The aggregate conductance and solar heat gain (SHGC) of the glazing in each storey shall not exceed the values obtained by multiplying the net floor area measured within the enclosing walls with the constraints, CU for conductance and CSHGC for solar heat gain.

**Constant for Zone 4:**
Conductance CU - 1,4
SHGC CSHGC - 0,13
**Aggregate conductance:**
(A tx U1) + (A2 x U2) .....
A - Area of each glazing element
U - thermal transmittance of glazing element

The U-values and SHGC values, in accordance with above table shall be used unless these values are supplied by the glazing manufacturers as verified in accordance with ASTM C 1199 and ISO 9050 for U-values, and given in NFRC 100 for SHGC values.

A building wall, including the glazing it contains, shall be considered to face North if it faces any direction in the North orientation sector. The orientation of other walls, including the glazing they contain, shall be determined in a similar way.

**INSULATION & R-VALUES:**
**FLOOR PERIMETER:**
Install IsoBoard® high density 32-36 kg/m3 rigid extruded polystyrene 100 % closed cell insulation board (R-VALUE 1,00) of 50mm thickness and 600 mm width with tongue and groove / butt-ended joints fixed to inner skin of block cavity wall such as to shod moisture. Galvanized mild steel ties built into horizontal joints in wall at maximum 900 mm centres along top and bottom edges. Alternate ties are used to secure boards to the inner leaf.

**CEILING:**
Install 135mm thick flexible non-combustible light weight "Aerolite" insulation material (R-VALUE 3.38) between the roof trusses & over brandering in a completed roof & ceiling system. Installation strictly in accordance with the manufacturer's detail and specification.

**PIPES:**
Install rigid non-combustible lightweight "Geyser Pipe Insulation" Glasswool insulation (R-VALUE 1.00) with a wall thickness of 35 mm. Install in accordance with manufacturer's detail and specification.

**GEYSER:**
Install 50 mm thick, non-combustible, lightweight Glasswool "Geyser Blanket" (R-VALUE 1.28) around geyser or hot water cylinder. Seal edges with duct tape. Apply 2 m pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Install in accordance with manufacturer's detail and specific

Geyser Blanket

Pipe Insulation

Energy Zone Map of South Africa SANS 10400: XA, 2021 Edition 2 Page 12, Drg.1113a

*Available from: https://cdn.ymaps.arcgis.com/apps/webappviewerxhtml/index.html?id=79002766e2b54ede62625c389ac1b14b)*

**SHADING (SANS 10400: XA)**
Where shading is used, the building shall
a) have a permanent feature such as a verandah, balcony, fixed canopy, eaves or shading hood which
1) extends horizontally on both sides of the glazing for the same projection distance, *P* or
2) provides the equivalent shading with reveal or other shading element.
b) have an external shading device, such as a shutter, blind, vertical or horizontal building screen with blades, battens or slats, which
1) is capable of restricting at least 80% of summer solar radiation, and
2) if adjustable, is readily operated either manually, mechanically or electronically by the building occupants. For glazing where G exceeds 0,5m, the value o P shall be halved.
NOTE: An adjustable shading device that is capable of completely covering the glazing may be considered to achieve a *PIH* value of 2.

**THERMAL CONDUCTIVITY OF ISOBOARD:**
The Thermal Conductivity (k value) of new IsoBoard is 0.024 W/m °C, and the aged value at 90% Relative Humidity is 0.03 W/m °C. We term this wet and aged IsoBoard k value of 0.03 W/m °C the "long term design" value, and this is the value we recomend is used when performing heat flow calculations for building elements using IsoBoard insulation.

As IsoBoard offers diferent thicknesses of product, the thermal resistance, or R value, is calculated by dividing the thickness of the IsoBoard selected by the long-term design k-value, to achieve the following table:

**Table 1 : Thermal Resistance of IsoBoard**

| IsoBoard Thickness | R - Value |
|---|---|
| 30 mm | 1.000 |
| 60 mm | 2.000 |
| 70 mm | 2.333 |
| 80 mm | 2.667 |

**FLOOR INSULATION ASSEMBLY**
*4.3.2 FLOORS*
4.3.2.1 Buildings with a floor area of less than 500m², with a concrete slab-on-floor, shall have insulation installed around the vertical edge of its perimeter which shall
a) have an R-value of not less than 1,0,
b) resist water absorption in order to retain its thermal insulation properties, and
c) be continuous from the adjacent finished ground level
1) to a depth of not less than 300mm, or
2)for the full depth of the vertical edge of the concrete slab-on-floor.
4.3.2.2 Where under floor heating system is installed, the heater shall be insulated underneath the slab with insulation that has a minimum R-value of not less than 1,0.
4.3.2.3 A suspended floor that is part of a building's envelope shall have insulation that shall retain its thermal properties under moist conditions and be installed
a) with a partially or completely enclosed exterior perimeter, and shall achieve a total R-value of 1,0, and
b) with an in-slab in floor heating system, and shall be insulated around the vertical edge of its perimeter and underneath the slab with insulation having a minimum R-value of not less than 1,0.

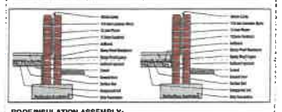
**Required R-value**
Minimum total R-value required 1,000

**Construction type R-value**
Concrete slab on ground
in slab heating provided
Perimeter floor insulation provided 1,000
(50mm thick Isoboard)
**Total insulation provided 1,000**

**EXTERNAL WALLS:**
Masonry walls shall achieve the minimum CR-value of 100 hours. To comply, a minimum R-value of 1,0 must be achieved by means of insulation in the cavity only. Attached buildings such as garages, glasshouses, solariums or pool enclosures to the main building shall
a) have an external fabric that achieves the required level of thermal performance of that building,
b) be separated from the main building with construction having the required level of thermal performance for the building, or
c) not compromise the performance of the main building.
In addition, an attached building can only be exempted from the regulations if it does not contain habitable spaces.

**WALL ASSEMBLY: (SANS 10400, part K)**

| Required value | Hours | Resistant |
|---|---|---|
| Minimum total R-value required | 100 | 0,350 |
| **Construction type R-value** | | |
| Cavity masonary wall | 60 | 0,350 |
| SANS 10400 – XA - (4.4.3.2 a – The cavity and grouted cavity walling systems exceed the minimum R-value of 0,35) Insulation material (50mm thick Isoboard) | | 1.000 |
| **Total insulation provided** | | 1,350 |



**ROOF INSULATION ASSEMBLY:**
**Thermal Insulations:**
NOTE 1: Insulation material to be 50mm clear around down light fixtures and 150mm clear around vents, exhaust fans and flue pipes.
NOTE 2: Insulation material to overlap 50mm over wallplate
NOTE 3: A vapour barrier should be used under metal roof sheeting for condensation.
NOTE 4: Installation should be according to the TIASA installation guide or manufacturer's specifications

**Roof Trusses/Rafters - (Roof Sheeting)**
**Required R-value - (SANS 10400, part L)**

| Minimum total R-value required | 3,700 |
|---|---|
| Direction of heat flow | UP |
| **Construction type R-value** | |
| Roof covering material - (metal) | 0,000 |
| SANS 10400 – XA (metal sheeting roof assemblies – Table 8)Ceiling board | 0,050 |
| Insulation material (require 3,35 total) 135mm Flexible Fibre Glass Blanket - Radiant Barrier (100%) (over ceiling construction) | 3,375 |
| Aluminium Foil Laminate (under roof sheeting) | 0,750 |
| **Total insulation provided** | 4,475 |

**Roof - Concrete Roof**
**Required R-value - (SANS 10400, part L)**

| Minimum total R-value required | 3,700 |
|---|---|
| Direction of heat flow | UP |
| **Construction type R-value** | |
| Roof covering material - (concrete) | |
| Insulation material (require 3,35 total) | |
| 80mm Isoboard - Radiant Barrier (100%) | 2.667 |
| 40mm Isoboard - Radiant Barrier (100%) | 1.333 |
| **Total insulation provided** | 4.000 |

**SOLAR HEATING / SOLAR GEYSER:**
Install solar geyser, specified by manufacturer. Proposed position of solar panel indicated on plan. Apply pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Install in accordance with manufacturer's detail and specification.

A minimum of 50% by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.

**BASE CASE WATER VOLUME:**

| | | |
|---|---|---|
| a) H4 Dwelling House | People | 6 |
| b) Usage per person by day | litre | 115 |
| c) Household daily consumption | litday | 460 |
| d) Ambient Input Temperature | deg. C | 16 |
| e) Target Output Temperature | deg. C | 55 |
| f) Ave. Temp. Difference | K | 39 |
| g) Specific Heat of 1 litre of water | J/kgK | 4.182 |
| h) Daily energy usage | kj | 75.025 |
| i) kWh per day (x/3600) | kWh | 20.8 |
| j) Annual Energy usage (=jx365) | kWh | 7,607 |

**DOMESTIC HOT WATER USAGE:**
(2 Persons / room) x (40 - 50litre / person) = (6 persons) x (40litre) = 240litre.
2x 200litre capacity geysers installed. Position of geysers to be confirmed by specialist.

**WATER DEMAND MANAGEMENT SYSTEM:**
All new developments and where renovations to an existing building triggers a building plan approval process must provide for the installation of water conservation and demand management system

1. Water efficient dual flush cisterns to be used with a 3 and 6 liter taps
2. with maximum flow rate of 6 liter/min.
3. Shower heads with maximum flow rate of 7 liter/min.
4. Metering taps at wash hand basin..

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Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.


HOA Approval Stamps

Municipal Approval Stamps

Owner Signature Date 2026 / 03 / 26

Architect Signature Date 2026 / 03 / 26

**H4 - Dwelling House**

[redacted]

**House Mullwijk**

Property description

Erf 224, Mentoor Estate, Stellenbosch

Project description

New Dwelling
Boundary Wall, Swimming Pool, Pergola, Timber Deck

Sheet description

**General notes and Renders**

| Project number | Sheet nr | Rev | Project status |
|---|---|---|---|
| 24-021 | 203 | | Council |
| **Project Date** Issue Date | **Designed by** RvJ | | **Scale** as indicated |
| **Issue Date** 2026/03/26 16:38:23 | **Drawn by** RvJ/CM | | **Page Size** A1 |