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Application Number: TP1169/2026
Our File Reference Number: Erf 60, Johannesdal
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir /Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON ERF 60, JOHANNESDAL

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law,2023, for additional use (technical approval) to regularize the second dwelling unit on Erf 60, Johannesdal .

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

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

a. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
b. 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.

c. 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.
d. Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. 100, drawn by: RDC, dated: 08/07/2026 (**attached as Annexure A**).
e. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and be illustrated on the site plan to the satisfaction of the Municipality.
f. A contravention penalty in accordance with the prevailing and applicable Council Tarrifs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.
g. The conditions relating to infrastructure services imposed by the Directorate Infrastructure Service contained in the memorandum dated 30 September 2026, and (**attached as Annexure B**), be complied with to the satisfaction of the said department.

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

i. The existing structure is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
ii. The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment and the primary use of the property will remain residential.

2.4. **Matters** to be noted:

2.4.1. None

3. You are hereby informed of your **right to appeal Section 15(2)(g) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

4. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

5. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

6. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

7. 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

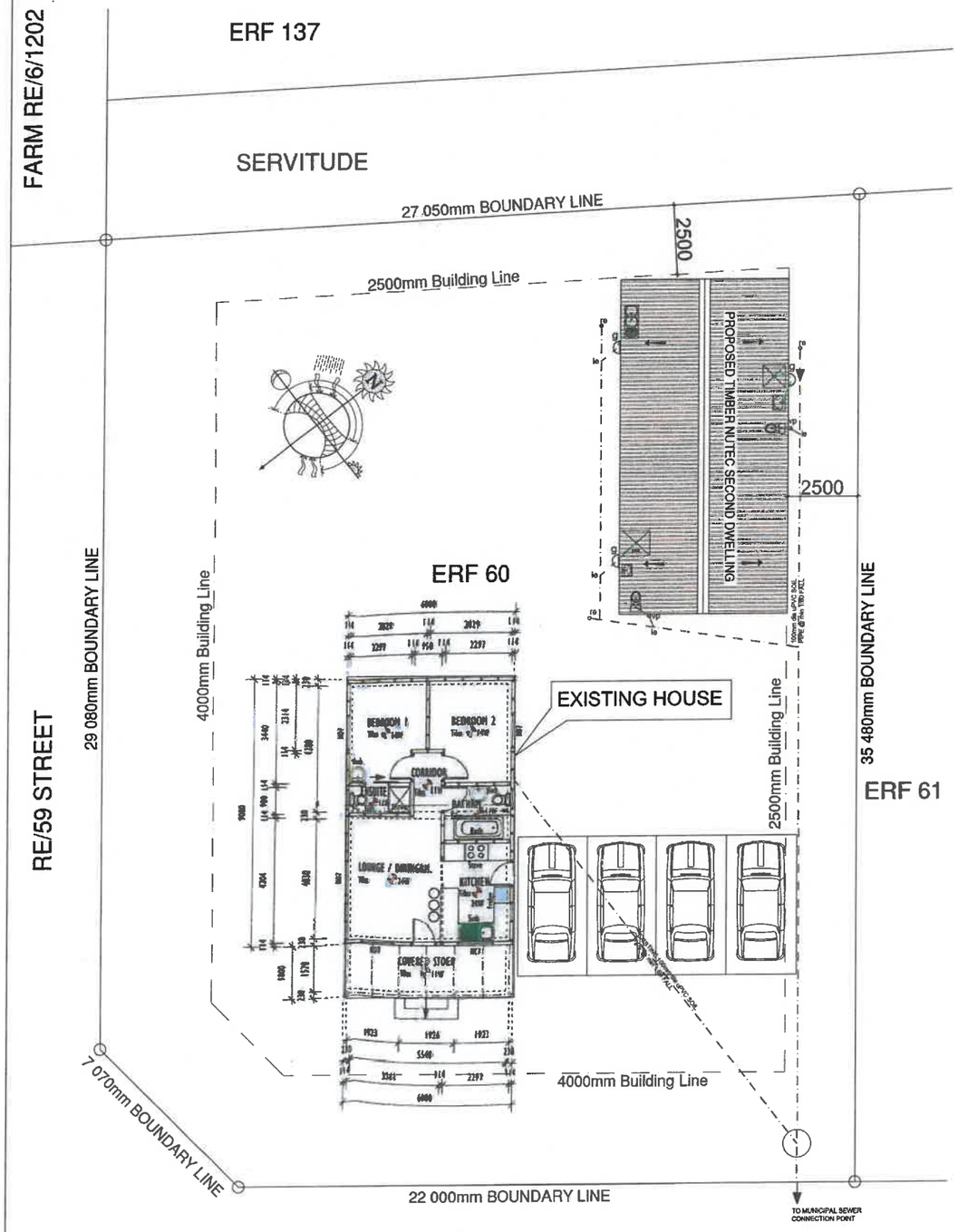
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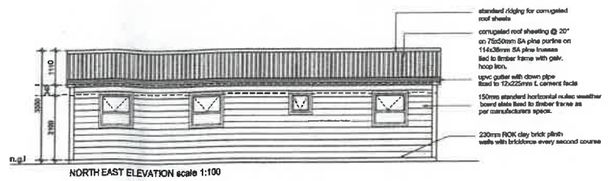
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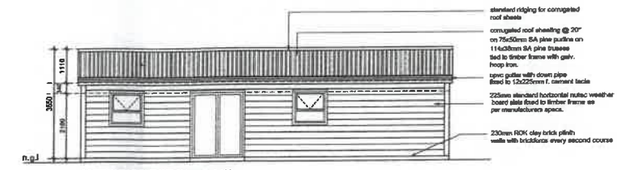
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Annexure A:
Site Plan

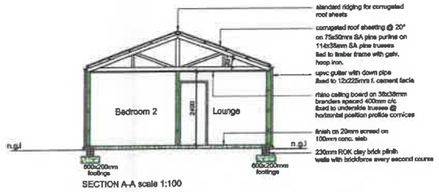


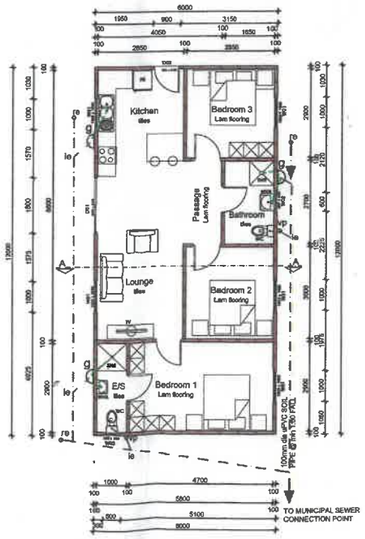












FENESTRATION DETAILS:

NETT FLOOR AREA (m²) : NEW DWELLING

- Nett Floor Area : 68m²
- 20% Floor Area : 13.6m²

TOTAL FENESTRATION PROVIDED :

- W1 : 1.00m x 1.00m = 1.00m² x 5 = 5.00m²
- W2 : 0.60m x 0.60m = 0.36m² x 2 = 0.72m²
- D1 : 1.80m x 2.10m = 3.78m² x 1 = 3.78m²
- D2 : 0.80m x 0.60m = 0.48m² x 1 = 0.48m²

TOTAL GLAZING AREA OF FLOOR : 9.98m²
9.98m² < 68m² = (14.67%)

FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREAS AS PER SANS

AREAS:

EXISTING MAIN HOUSE	-	54m²
EXISTING STOEP	-	11m²
TOTAL MAIN HOUSE	-	65m²

ADDITIONS

NEW NUTEC TIMBER HOUSE - 72m²

TOTAL COVERED AREAS - 137m²
COVERAGE:

PLOT AREA: 926m²
COVERED AREA: 137m² = 14.7%

Drainage & Gas Services notes:

1. All levels to be checked on site and final adjustmets to be made in accordance with Civil Engineer's instructions.
2. Inspection eyes on all corners and connections.
3. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access.
4. Ventilation pipes 400mm above roof level.
5. Sewer & Stormwater pipes below building to be encased in min.100mm concrete.
6. Minimum fall of foil sewer pipes to be 1:60.
7. Fit vent valve on all waste fittings.
8. Pipe sizes:
   - wc & urinal - 100mm dia. upvc sewer pipe.
   - whb - 50mm dia. upvc waste pipe.
   - stacks & ventpipes - 100mm dia. upvc pipe

8. Simbols:

- 100mm upvc soil pipe @ min 1:60 fall to engineer`s design.
- 50mm upvc waste pipe built into brick walls
- st o 50mm dia upvc stack with ventpipe
- 100mm dia stack & vent 100mm dia upvc stack with ventpipe
- re rodding eye
- le 100mm upvc downpipe with inspection eye
- g gully for waste water from hwb or sinks.
- mh manhole

HOT WATER HEATING DETAILS

Design Population: 2x Bedroom House with 2 Persons per bedroom = 4 Persons Max.

SANS 10252 recommends water storage capacity of 240L to be provided for a 3 bed house (2x Persons / Bed = 2 x 2 = 4 x persons). Minimum = 40L per capita. (40L x 4 = 160L). Storage capacity provided = 200L. Therefore:

TOTAL ENERGY REQUIRED TO HEAT WATER	(2 Persons / bedroom)
People	4.00
Usage per person(L)	115
Daily consumption(L/day)	460
Water input temperature(°C)	15
Water output temperature(°C)	55
Temperature difference(°C)	40
Specific heat SL water (KJ/kg.K)	4.18
Daily energy usage (KJ)	115
KWH per day	32
Annual energy usage (KWh)	11680
50% of the Annual energy usage (KWh) =	5840

ENERGY USAGE VIA HEAT PUMP SYSTEM AS PER ITS HEAT PUMPS & SOLAR INSTALLATION SUPPLIER SPECIFICS	
Recommended SANS 10252-1 Storage capacity(L)	200.00
We propose to install a 5.0KW Heat Pump with average coefficient of performance of 4 and 200L storage tank.	
Flow rate (l/m)	20
Heating capacity (KWh)	3
Power consumption (KWh)	0.77
Co-Efficient of productivity (COP)	4
Heating time for 200L water storage (Min)	160
Annual Heating Energy (KWh)	2929
Efficiency Target > 50% of output (KWh)	5858
Efficiency Produced (KWh)	8751
Efficiency Produced %	75

The value for the annual energy required to heat stored water per year need to be less than 5840 kWh (50% of the annual energy usage) to comply with the SANS XA / 204 requirement that a minimum of 50% per volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance [SANS 204 clause 4.5.2.1.]

Installation & Location: Strictly according to Manufacturer's Specifications
Geyser to be installed in ceiling space with Approved Geyser Insulation Blanket
Heat Pump to be installed on exterior facade of house in yard area as low as possible to ground in order not to be visible from street.
Hot Water Pipe Insulation: Isoled Gobain ISOVER

- Thermal insulation for Geysers to be Isoled Gobain isover or similar approved Geyser blanket, a Flexible Foil Faced Glasswool blanket with a R-value of 1.28 m.K/W. The thermal insulation blanket to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011 Requirements, paragraph 4.1.4
- All hot water pipes to be insulated with Isoled Gobain isover or similar approved loop On Geyser Pipe Insulation with a R-Value of 1.20 m.K/W to comply with SANS 10400 XA:2011 Addendum 5-Value requirement of 1.00 m.K/W Pipes smaller than 80mm in diameter, refer SANS 10400 XA:2011 paragraph 4.1.3 & table 1.
- All hot water service pipes to be clad with insulation with a minimum R-value as specified in SANS 10400 XA:2011 paragraph 4.1.4 Table 1 . All thermal insulation to hot water pipes to be installed strictly in accordance to the manufacturers specifications.
- Hot water installation to be strictly in accordance with SANS 10252 - 1 and SANS 10254.
- Solar water heating system installation to be strictly in accordance with SANS 1307, SANS 10106, SANS 10254 and SANS 10252 - 1

BUILDING INFORMATION:

Building Classification:	H4
Design Population:	2 Persons per Bedroom 3 Bedrooms = Max 6 Persons
Climatic Zone:	Zone 4
Building Orientation:	North West
Building Envelope:	Double Storey Dwelling

BUILDING COMPONENTS CALCULATIONS & DETAIL IN RELATION TO SANS 10400 - XA:2011 & SANS 204:

1. EXTERNAL WALLS:

SPECIFICATION

- 140mm wide External Timber frame walls, constructed with 114 x 38 SA pine beams at 600mm centres sized and secured by specialist. 100mm isotherm insulation to be installed between timber frames. Finished with 12mm gyproc rhino boards on inside. Provide insulation 410 residential grade on external side and finished with vermont 12mm x 225mm nutec cladding planks. All to manufacturers specifications.

SANS 10400 XA:2011 REQUIREMENTS

The specified 140mm External Timber frame walls do comply with SANS 10400 XA: ed21 requirements. External timber frame walling systems exceeds the minimum required R-value of 0.35 .

2. ROOF MATERIALS & ASSEMBLY DETAILS:

R VALUE REQUIRED FOR CLIMATE ZONE 4 = 3.7m/k.K/W

ROOFING MATERIALS SPECIFIED	R-Value
Safintra Corrugated Sycrolla Galvanised Metal Roof Sheeting on SA Pine Timber Purlins and Roof Trusses	0.3 m/k.K/W
Gyproc Ceiling 9.4mm	0.05 m/k.K/W
Glasslon 410 residential grade	0.83 m/k.K/W
125mm Thick Isotherm Ceiling Insulation	3.14 m/k.K/W
TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY	4.82 m/k.K/W

The specified Roof Assembly & Roofing Materials do comply with SANS 10400 XA/2011 requirements as the R-Value of 3.71 m.k/K/W exceeds the minimum required R-value for climatic zone 4 of 3.7 m.k/K/W.

3. FENESTRATIONS DETAILS:

SANS 10400- XA:2011 paragraph 4.4.4.2 states that "Buildings with a fenestration area to nett floor area per storey that exceeds 15% do not meet the minimum energy performance requirements and shall thus comply with the requirements for fenestration in accordance with SANS 204".

PLEASE REFER TO ATTACHED - FENESTRATIONS CALCULATIONS AND WINDOW AND DOOR SCHEDULE

4. FLOOR DETAILS:

SPECIFICATION

- 100mm Mesh reinforced concrete surface bed cast on 25mm Sand blinding with. 0.25mm smooth green polyolefin D.P.M. on 150mm layer of Hardcore filling. Surfacebed covered with a 25mm screed and 25mm floor finish. To structural engineers specifications and detailing. No underfloor heating services to be installed. SANS 10400 XA:2011 REQUIREMENTS
- No underfloor heating services to be installed thus the floor assembly complies with SANS 10400 XA:2011 requirements, paragraph 4.4.3

GENERAL NOTES:

Swimming Pools - only applicable if indicated on plan:

- Swimming Pool to be designed and constructed that by Specialist
- Swimming Pool's water from the backwash is to discharge into the sewer system.
- Access control to all swimming pools as indicated on site plan.

Garages walls:

- All walls to be 30 minute fire walls.

Door between garage and dwelling to be a 30 minute fire door and equipped with a self-closing device.

Staircase and balustrade - only applicable where indicated on plan:

- Treads to be minimum 220mm.
- Risers to be maximum 200mm.

A minimum of 2100mm head clearance, measured vertically from the pitch line and handrail balustrade thereto.

- Balustrade and staircase railings to be minimum 1m high with max. openings 100mm.
- Where there are more than 3 steps a balustrade is to be provided as per note above.

Glazing:

All glazing to comply with requirements of SANS 10137 and SANS 10400 Part N - access doors and side lights to have safety glass. Windows lower than 800mm from floor, windows lower than 1800mm above pitch line of stairs and sharp bends to be safety glass.

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

General notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any descrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National building regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned ,to be adhered to.
4. Natural light and ventilation area of all openings in accordance SABS 0400 Part O natural light area : min.10% of floor area and natural ventilation : min.5% of floor area.
5. All glass areas bigger than 1sqm and at a height of less than 300mm from finished floor level to be 6mm safety glass.
6. All cavities below floor level to be filled with concrete and dpc's to be stepped.

CLIENT: [redacted]

PROJECT TITLE:

PROPOSED NUTEC TIMBER SECOND DWELLING ERF 60 JOHANNESDAL STELLENBOSCH

DRAWING TITLE:

PLANS
SECTIONS
ELEVATIONS

PROJECT No.:	OC 0324	SCALE:	1:100
DRAWING No.:	100	DATE:	08/07/2026
REV.	00	DRAWN: RDC	CHECKED:

FOR MUNICIPAL APPROVAL

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Annexure B:

Comments received from Internal Departments: (Engineering Services)

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nolusindiso Momoti**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Ilze Fillies**
Date ▫ Datum:	**30 September 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3129**
Town Planning Ref:	**TP1169/2026**
Re ▫ Insake:	**Erf 60, Johannesdal: The application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for permission in terms of the zoning scheme for an additional use (technical approval) to regularise the existing second dwelling unit on Erf 60 , Johhanesdal**

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

1. Civil Engineering services

1.1 The existing municipal water and sewer connection points must be used for the proposed second dwelling. No additional water or sewer connection points will be allowed.

IFILLIES

Ilze Fillies
Principal Technician: Development (Infrastructure Services)

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