STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1367/2025
Our File Reference Number: Erf 3565 Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

**PER E-MA** [redacted]

Sir/Madam

**APPLICATION FOR CONSENT USE ON ERF 3565 STELLENBOSCH**

1. The above application refers.

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

2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a Consent Use in order to utilise the existing dwelling unit as a tourist dwelling unit on Erf 3565, Stellenbosch,

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

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

3.1 The approval only applies to the consent use 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;

3.2 The establishment is limited to four bedrooms within the existing dwelling unit, as indicated on building plans attached as **Annexure A**;

3.3 A register of transient guest of the self-catering unit must be kept;

3.4 Any new structure or alteration to the property related to its use as a self-catering unit must be compatible with the residential character of the area, particularly with regards to the streetscape, and must be capable of reverting to its use as a dwelling unit.

3.5 In the absence of a Municipal policy or by-law on outdoor advertising and signage, no advertising sign may be displayed other than a single un-illuminated sign or notice not projecting over a public street and not exceeding 1m² in area;

3.6 No weddings, receptions, conferences, training or any similar activities are permitted in a self-catering unit;

3.7 No activities that constitute, or are likely to constitute, a source of public nuisance may be carried out;

3.8 The establishment may not cause public nuisance (parking & noise) to the adjacent and adjoining property owners;

3.9 On-site parking must be provided in accordance with the provisions of the prevailing Land Use Planning Bylaw;

3.10 The consent use approval for the self-catering use of the subject dwelling unit will lapse after 5 years from the date of approval, which consent may on application be extended for further consecutive terms of 5 years;

3.11 The consent use for the self-catering use of the subject dwelling unit is only attached to the owner or occupant of the dwelling unit at the time of approval and will lapse upon transfer of ownership or occupation of the dwelling unit.

4. Matters to be noted

4.1 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.

4.2 Should, after following due process –

4.2.1 The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

4.2.2 The operational use of the facility and establishment be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

4.2.3 The property be used for any unauthorised uses not permitted in terms of this approval, authorised official of the Municipality will exercise its discretion in terms

of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

5.1 The additional land use applied for is residential in nature thus, it blends well with the land uses found in this area.

5.2 Sufficient parking has been provided for the proposed land use.

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**

**DATE** 24/3/2026.

Annexure A
Building Plans

Remainder of Lanzerac

28.34m ERF BOUNDARY

Erf 3564

37.78m ERF BOUNDARY

Erf 3565
SITE AREA: 1071m2

Erf 3566

37.78m ERF BOUNDARY

North

28.34m ERF BOUNDARY

29m to nearest cross road
Lanzerac Road

BOSCH-EN-DAL ROAD

128m to nearest cross road
Zwaanswyk Road

Site and Roof Plan
1 : 100

Emile Langenhoven

Martelle Bruwer
11 Nov 2025

P.J. Skidmore
8 Nov 2025

5 - Nov - 2025
(T. M. HARRIS)

**PROJECT IDENTIFICATION:**

| | |
|---|---|
| **ADDRESS:** | **12 Bosch-en-Dal Road** |
| **ERF:** | **Erf 3565** |
| **ZONING:** | **Single Residential** |
| **SITE AREA:** | **1071m2** |

**AREAS:**

| | |
|---|---|
| **EXISTING COVERED AREA:** | **267m2** |
| MAIN DWELLING: | 207m2 |
| FLATLET: | 14m2 |
| GARAGE: | 25m2 |
| CARPORT: | 21m2 |
| **EXISTING COVERAGE:** | **25%** |
| **ADDITIONAL COVERED AREA** | **49.5m2** |
| 1. LIVING ROOM EXTENSION | 12m2 |
| 2. MAIN BEDR. EXTENSION | 29m2 |
| 3. FLATLET EXTENSION | 8.5m2 |
| **PROPOSED COVERED AREA:** | **316.5m2** |
| **PROPOSED COVERAGE:** | **29.5%** |

## NOTES

1. The design on this drawing is copyright and remains the property of Laryssa Theron PrArch33056092.
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S. standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

## REVISIONS

| Rev | Date | Issued by | Description |
|---|---|---|---|
| 1 | 20240606 | | Council Plan |
| 2 | 20240913 | | Door and Window Changes |
| 3 | 20240919 | | Window changes final |
| 4 | 20241101 | | Final Changes |
| 5 | 20250106 | | Draft - Kitchen Bedr 3 Changes |
| 6 | 20250109 | | Kitchen and Bedr 3 Changes Final Council Set |
| 7 | 20250424 | | Building line tables |

## COUNCIL NOTES

GENERAL:
1.ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2.SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
3.DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
4.ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
STRUCTURAL DESIGN:
1.STRUCTURAL SYSTEM ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
2.ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT-, COFFERED, OR PCI/T-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN.
3.IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K,L,M,N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.
SITE OPERATIONS:
1.PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL
FOUNDATIONS:
ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.
FLOORS:
1.FLOORS TO COMPLY WITH SANS 10400-J UNLESS OTHERWISE SPECIFIED IN FORM 1.
2.SLABS AND FLOORS IN STRUCTURAL CONCRETE min 75m m DEEP UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
3. DAMP PROOF MEMBRANES OF 250 MICRON UNDER ALL EARTH-SUPPORTED FLOORS UNLESS OTHERWISE SPECIFIED ELSEWHERE.
WALLS:
1.STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2.ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
3.WATER PENETRATION THROUGH WALLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS-K, PART C, VERTICAL AND HORIZONTAL TO ALL OPENINGS,
4.WALL THICKNESS OF 110mm INTERVALLY OR 290mm EXTERNALLY UNLESS OTHERWISE FIGURED.
ROOFS:
1.ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1
2.FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
GLAZING:
1. GLAZING TO COMPLY WITH SANS 10400-N.
2. GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1 METER SQUARE OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZING IN ACCORDANCE WITH BUILDING REGULATIONS
HEALTH & PUBLIC SAFETY:
1.GRADIENTS IN LEVEL RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
2.STRUCTURE TO PROVIDE DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3.THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
DRAINAGE & STORMWATER:
1.DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1
2.STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
FIRE PROTECTION:
1.ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
2.ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY.
3.STRUCTURAL ELEMENTS / COMPONENTS TO COMPLY WITH T4.7
MATERIALS AND FINISHES:
1.MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2.MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Signatures:
Client:

Signatures:
Architect:

Laryssa Theron
PrArch33056092
75 Welgevonden Boulevard, Welgevonden

**COUNCIL SUBMISSION**

Client
Mr. & Mrs. Nieuwoudt

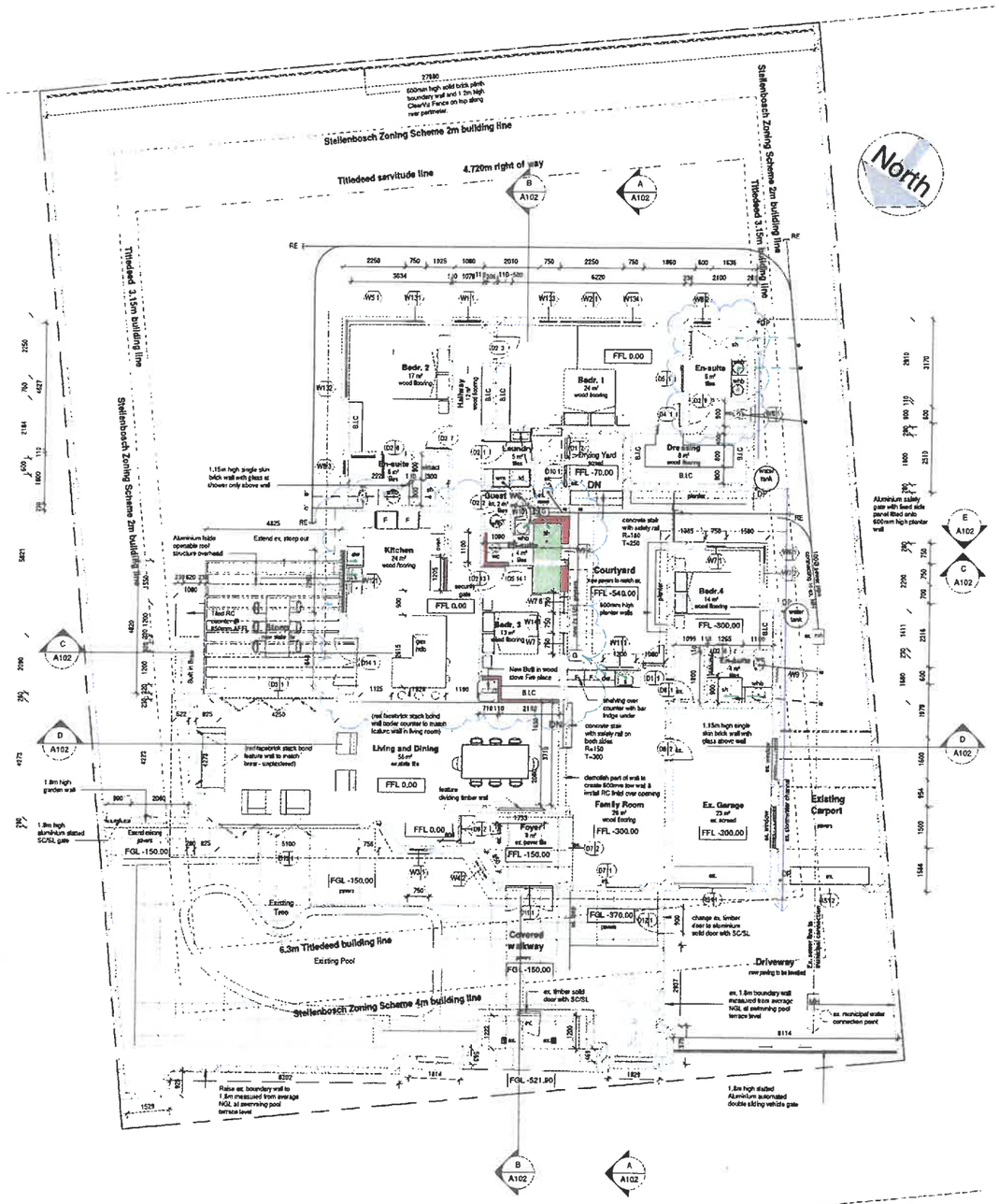
Project
Alterations and Additions to ex. house on Erf 3565, 12 Bosch-En-Dal, Stellenbosch

Drawing
Site and Roof Plan

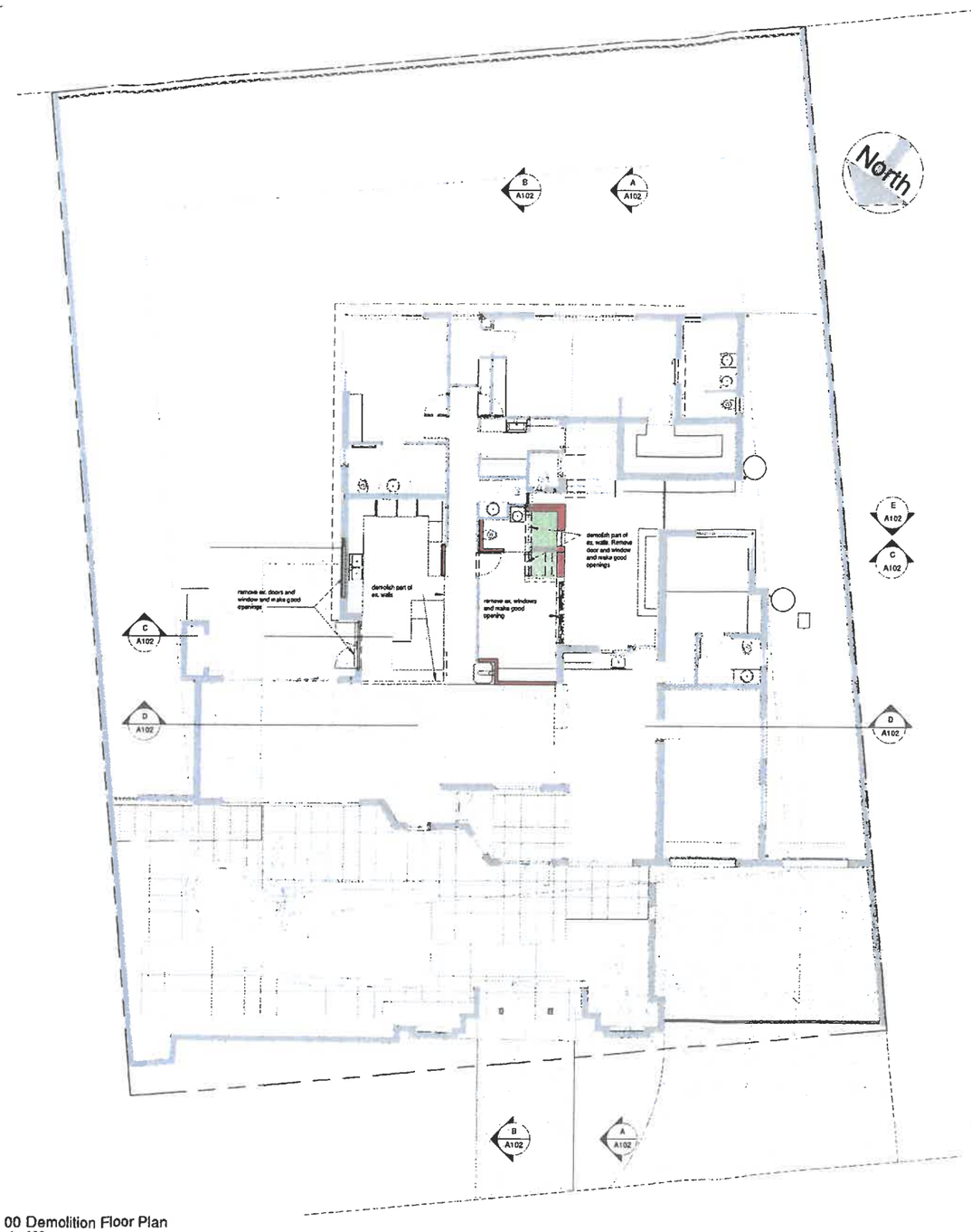
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|---|---|---|---|
| 1 : 100 | | 07/01/25 | LT |
| **Project No.** | **Drawing No.** | | **Revision No.** |
| **0086** | **A100** | | **7** |

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**LARYSSA PRINS ARCHITECTS**
PrArch33056092
[redacted]
Stellenbosch




00 Ground Storey Plan
1 : 100




00 Demolition Floor Plan
1 : 100

**POOL NOTES:**

**SANS 10400 PART D (PUBLIC SAFETY)**
4.4 SWIMMING POOLS AND SWIMMING BATHS:
4.4.1 A WALL OR FENCE SHALL BE PROVIDED BY THE OWNER OF A SITE WHICH CONTAINS A SWIMMING POOL OR BATH TO PREVENT ACCESS TO SUCH POOL FROM ANYWHERE OTHER THAN: (SEE FIGURE 2) (REFER TO ORIGINAL DOCUMENT)
4.4.1A A SELF-CLOSING AND –LATCHING GATE THAT CAN BE LOCKED
4.4.1B A BUILDING WHERE SUCH BUILDING FORMS PART OF SUCH FENCE.
4.4.2A WALL OR FENCE SHALL BE PROVIDED IN ANY INTERCONNECTED COMPLEX WHICH CONTAINS A SWIMMING POOL OR BATH TO PREVENT ACCESS FROM ANYWHERE OTHER THAN THROUGH A CLOSING AND LATCHING GATE THAT CAN BE LOCKED,
4.4.3S UCH FENCE AND GATE WITHIN IT SHALL BE NOT LESS THAN 1.2M IN HEIGHT FROM GROUND LEVEL AND SHALL NOT HAVE ANY OPENING PERMITTING A 100MM DIA. BALL TO PASS THROUGH,
4.4.4C ONSTRUCTION REQUIREMENTS OF ANY STEEL FENCE AND GATE SHALL COMPLY WITH SANS 1530
NOTE: ADDITIONAL METHODS TO PROTECT CHILDREN FROM THE HAZARDS OF SWIMMING POOLS ARE PROVIDED IN SANS 10134.
**POOL NOTES:**
**ALL GATES LEADING TO SWIMMING POOL ARE FITTED WITH SELF CLOSING SELF LOCKING DEVICES & DOESN'T HAVE OPENINGS WHICH IS GREATER THAN 100mm**

**VENTILATION & LIGHTING KEY:**

New Euroiaux F40W Round 8 Inch Extractor ceiling fan (Air flow 210m3/hr > 50L/s) to comply with SANS Part O

**NOTE:**
50% of all annual waterheating will be by means of Solar Water Heater

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SITE OPERATIONS:
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1.FLOORS TO COMPLY WITH SANS 10400-J UNLESS OTHERWISE SPECIFIED IN FORM 1.,
2.SLABS AND FLOORS IN STRUCTURAL CONCRETE (min 75mm DEEP) UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS
3. DAMP PROOF MEMBRANES OF 250 MICRON UNDER ALL EARTH-SUPPORTED FLOORS UNLESS OTHERWISE SPECIFIED ELSEWHERE.

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HEALTH & PUBLIC SAFETY:
1.CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2.STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
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FIRE PROTECTION:
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Signatures:
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Signatures:
Architect:

Laryssa Theron
PrArch33056092
75 Welgevonden Boulevard, Welgevonden

**COUNCIL SUBMISSION**

Client
Mr. & Mrs. Nieuwoudt

Project
Alterations and Additions to ex. house on Erf 3565, 12 Bosch-En-Dal, Stellenbosch

Drawing
Ground Storey Plan

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 07/01/25 | LT |
| Project No. | Drawing No. | | Revision No. |
| 0086 | A101 | | 7 |

Date & Time printed: 2025/04/24 08:25:19

Emile Langenhoven
Martelle Bruwer 11 Nov 2025
P.J Skidmore 8 Nov 2025
6 Nov 2025 (T. H. HARMS)

**LARYSSA PRINS ARCHITECTS**
PrArch33056092
[redacted]

## Energy Efficiency in Buildings
### Building Design – Walls

Occupancy: H4

Design Occupancy Time: 24 Hours per day; 7 Days per week

Climatic Zone: 4

Construction -

**SANS 10400-XA Required *R*-value**

Wall Type ? Masonry

Minimum R-value required: 0,35 — *Refer SANS 10400-XA (4.4.3) & SANS 204 - Table 4 and Advisory Note.*

Compliant masonry walling: *Double-skin masonry wall, no cavity, plastered internally or rendered externally, or Single-leaf masonry wall, nominal wall thickness not < 140 mm, plastered internally and rendered externally.*

**SANS 204 Required CR-value** *Refer to SANS 10400-XA for applicability*

Minimum CR-value required: 100 Hours

Advisory Note - *Applicable to masonry walls only in terms of SANS 204*

Double brick wall types: With 50 mm air cavity

CR-value: 60 *CR-value of wall insufficient.*

## Energy Efficiency in Buildings
### Building Design – Roof Assembly

Roofs Assemblies -

**SANS 10400-XA Required *R*-value**

| | | |
|---|---|---|
| Minimum Total *R*-value required: | 3,70 | m²·K/W |
| Direction of heat flow: | Up | |
| **Construction Type *R*-value** | | |
| Basic roof assembly: | Metal sheeting type | |
| *R*-value for roof covering material: | 0,30 | m²·K/W |
| *R*-value for ceiling: | 0,05 | m²·K/W |
| Required added *R*-value for insulation: | 3,35 | m²·K/W |

**SANS 204 Required *R*-value** *Refer to SANS 10400-XA for applicability*

| | |
|---|---|
| **Construction Type *R*-value** | |
| Roof vented ? | Unventilated |
| Basic roof construction ? | Metal cladding @ 2-12° pitch w/ sloped ceiling above rafter |

**Basic R-value for Roof**

| Direction of heat flow: | UP | |
|---|---|---|
| Outdoor air film (7m/s): | 0,03 | |
| Metal cladding | 0,00 | |
| Roof air space (100 mm to 300 mm, non-reflective): | 0,15 | |
| Plasterboard, gypsum (10 mm 880 kg/m³): | 0,06 | |
| Indoor air film (still air): | 0,11 | |
| Total *R*-value | 0,35 | m²K/W |

**Radiant Barrier Installed**

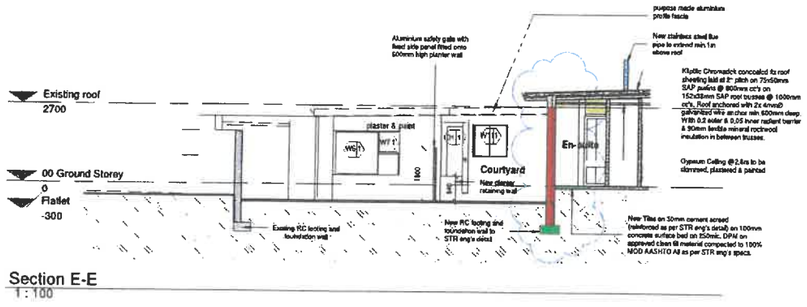
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|---|---|---|
| Emissivity of reflective foil emission added ? | 0.2 outer & 0.05 inner | Refer SANS 204 (4.3.8.2) |
| Pitch of Cathedral type roof ? | ---- | |
| R-value of reflective foil insulation: | 0.68 | m²K/W |

**Total R-value for Roof**

| | | |
|---|---|---|
| Total R-value: | 1.03 | m²K/W |

**Thermal Insulation Required**

| | | |
|---|---|---|
| Minimum added R-Value of insulation required: | 2.67 | m²K/W |
| Generic insulation product added ? | Flexible mineral/rockwool | Refer SANS 204 (4.3.8.2) |
| Density of generic insulation added: | 60 – 120 kg/m³ | |
| Thickness of generic insulation required: | 90 mm | |



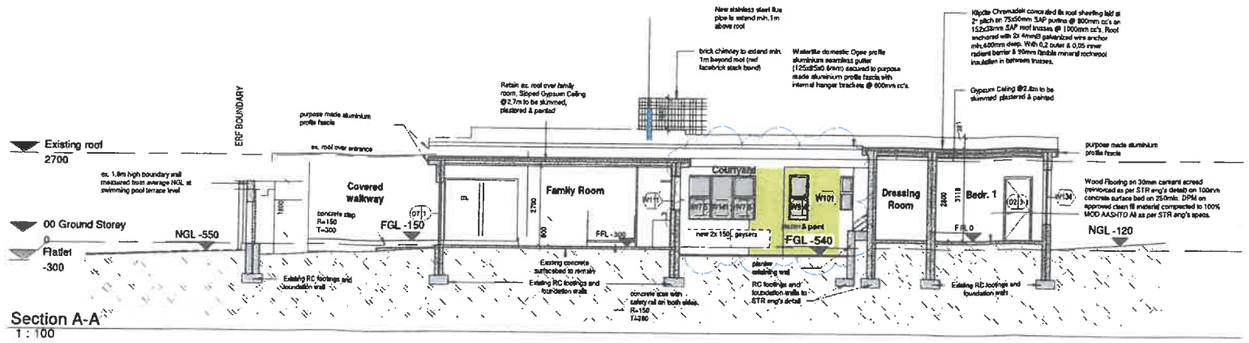

Section E-E
1 : 100

Martelle Bruwer
11 Nov 2025

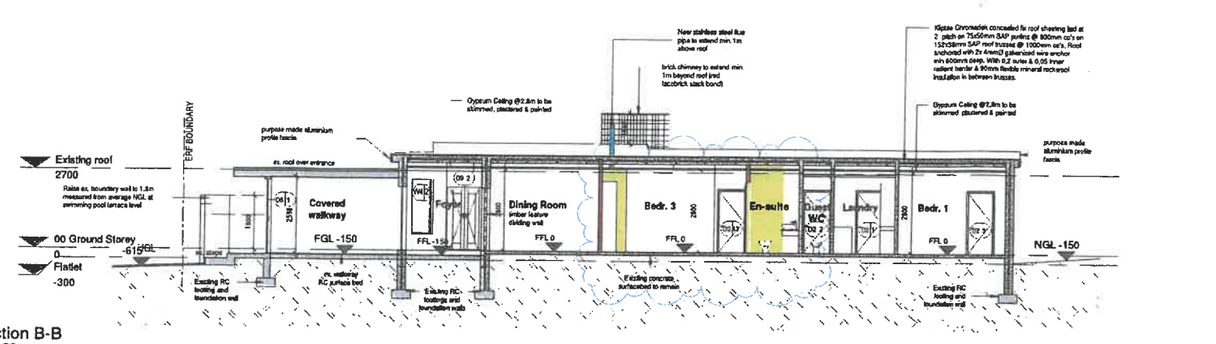
P.J Skidmore
8 Nov 2025

6th Nov 2025
(T. M. HARMS)

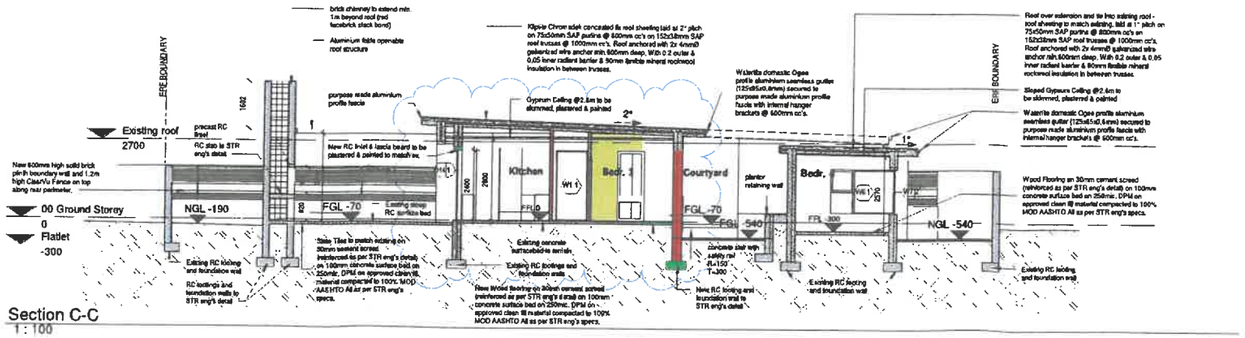
Emile Langenhoven



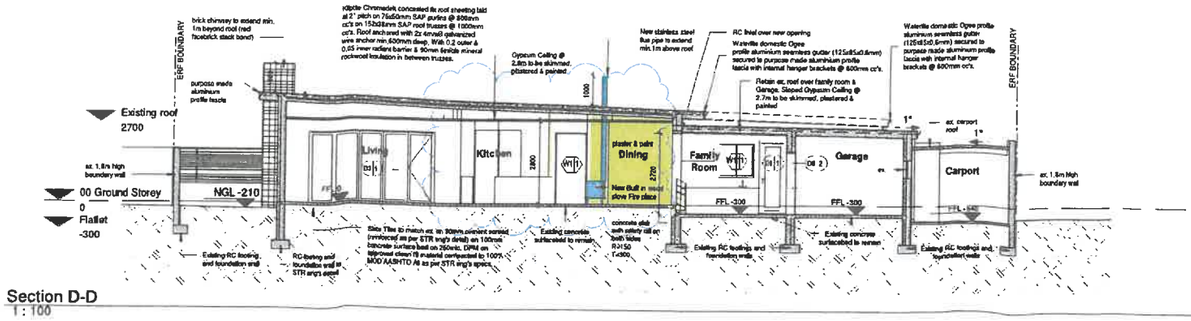

Section A-A
1 : 100




Section B-B
1 : 100




Section C-C
1 : 100




Section D-D
1 : 100

## NOTES

1. The design on this drawing is copyright and remains the property of Larryssa Theron PrArch23056092.
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3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

## REVISIONS

| Rev | Date | Issued by | Description |
|---|---|---|---|
| 1 | 20240808 | | Council Plan |
| 2 | 20240913 | | Door and Window Changes |
| 3 | 20240919 | | Window changes final |
| 4 | 20241101 | | Final Changes |
| 5 | 20250106 | | Draft - Kitchen Bedr 3 Changes |
| 6 | 20250109 | | Kitchen and Bedr 3 Changes Final Council Set |

## COUNCIL NOTES

GENERAL:
1.ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2.SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
3.DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.
4.ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:
1.STRUCTURAL SYSTEM ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1
2.ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT-, COFFERED, OR POST-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN.
3.IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K1,L,M,N AND P, AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:
1.PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D, SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:
ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

FLOORS:
1.FLOORS TO COMPLY WITH SANS 10400-J UNLESS OTHERWISE SPECIFIED IN FORM 1.
2.SLABS AND FLOORS IN STRUCTURAL CONCRETE (min 75m DEEP) UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS
3. DAMP PROOF MEMBRANES OF 250 MICRON UNDER ALL EARTH-SUPPORTED FLOORS UNLESS OTHERWISE SPECIFIED ELSEWHERE.

WALLS:
1.STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2.ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
3.WATER PENETRATION THROUGH WALLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF 10400-K, DPC'S VERTICAL AND HORIZONTAL TO ALL OPENINGS.
4.WALL THICKNESS OF 319mm INTERNALLY OR 290mm EXTERNALLY UNLESS OTHERWISE FIGURED.

ROOFS:
1.ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400 R UNLESS OTHERWISE SPECIFIED FORM 1
2.FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

GLAZING:
1. GLAZING TO COMPLY WITH SANS 10400-N.
2. GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1 METER SQUARE OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZING IN ACCORDANCE WITH BUILDING REGULATIONS

HEALTH & PUBLIC SAFETY:
1.CHANGES IN LEVEL, RAMPS AND DRIVEWAY, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2.STRETCHOVEN & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3.THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:
1.DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2.STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

FIRE PROTECTION:
1.ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
2.ACCESS AND ESCAPE DOORS OR ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY
3.STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH 7.4.7

MATERIALS AND FINISHES:
1.MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2.MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Signatures:
Client:

Signatures:
Architect:


Larryssa Theron
PrArch23056092
75 Welgevonden Boulevard, Welgevonden


## COUNCIL SUBMISSION

Client
Mr. & Mrs. Nieuwoudt

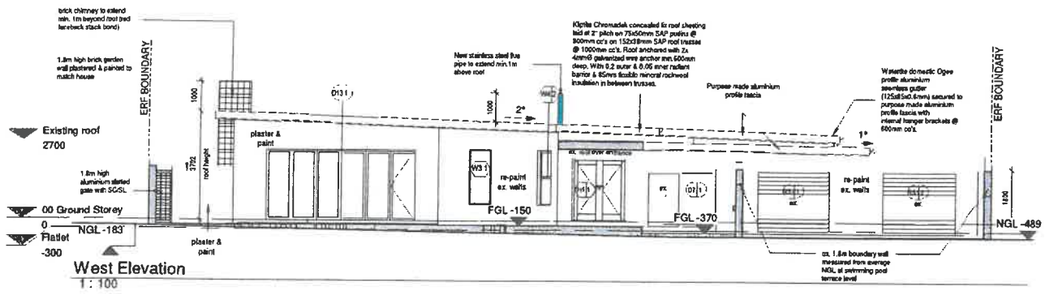
Project
Alterations and Additions to ex. house on Erf 3565, 12 Bosch-En-Dal, Stellenbosch

Drawing
Sections

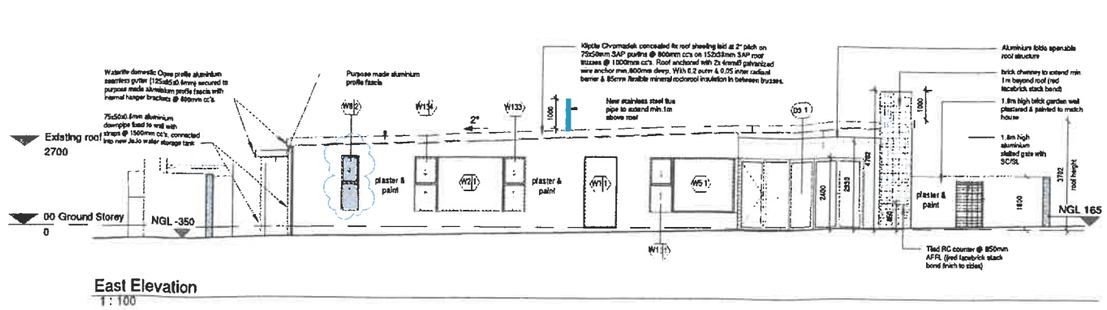
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|---|---|---|---|
| 1 : 100 | | 07/01/25 | LT |
| Project No. | Drawing No. | | Revision No. |
| 0086 | A102 | | 6 |

Date & Time printed: 2025/01/09 14:07:11

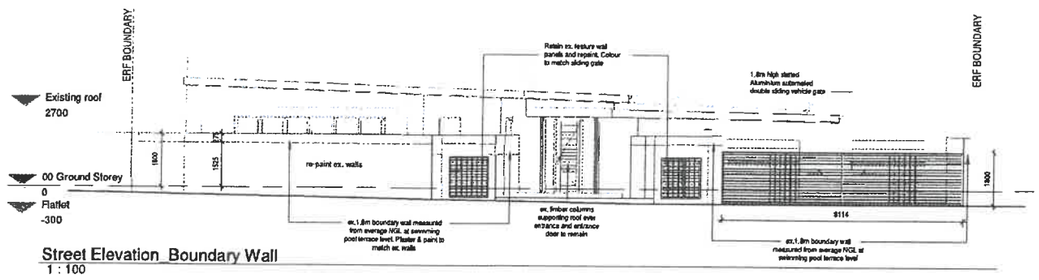

LARYSSA PRINS ARCHITECTS
PrArch23056092
[redacted]
Stellenbosch



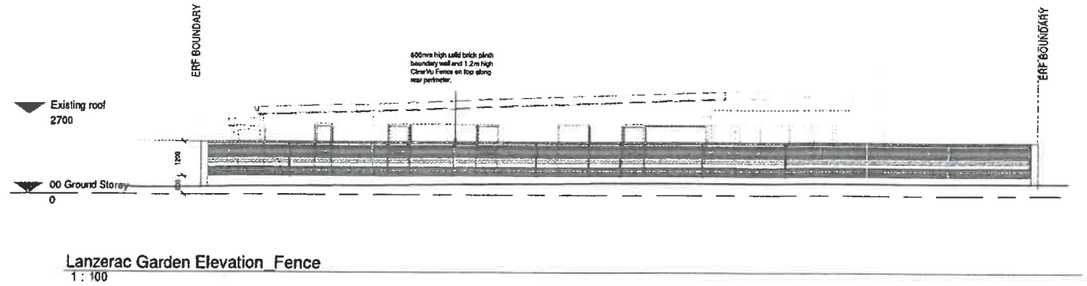

West Elevation
1 : 100




East Elevation
1 : 100




Street Elevation_Boundary Wall
1 : 100




Lanzerac Garden Elevation_Fence
1 : 100

## Energy Efficiency in Buildings
**Building Design – Services**

Services -

**Building Floor Area**
Total Floor Area of Building: 296 m²

**Lighting and Power**

| | | |
|---|---|---|
| Max. Energy Demand: | 1400 | W – Permissable |
| Max. Energy Consumption per Annum: | 1400 | kWh – Permissable |

| Lamp power (W) rating | No. of lamps: | Hours in use / day: |
|---|---|---|
| 5 | 72 | 5.0 |
| 7 | 16 | 2.0 |

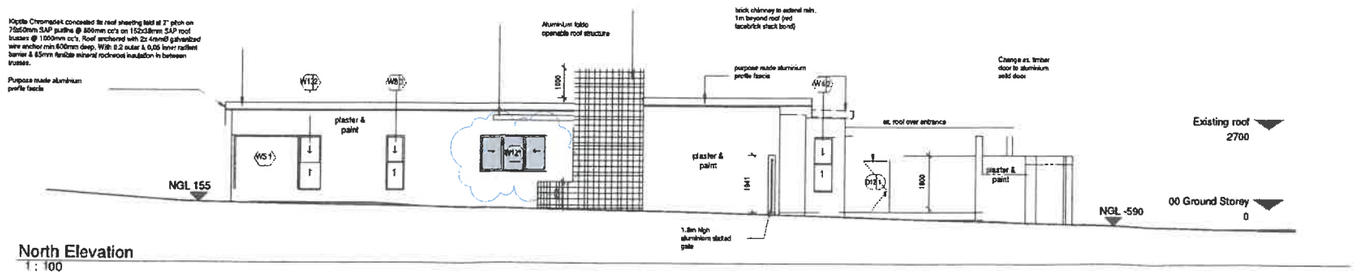
| | | |
|---|---|---|
| Total lamp energy demand (W): | 469 | Energy demand acceptable. |
| or | | |
| Total lamp energy demand (W/m²): | 1,58 | Energy demand acceptable. |
| Available energy demand – Lights: | 1011 | W |
| Total annual energy consumption – Lights (kWh): | 734,41 | Energy consumption acceptable. |
| or | | |
| Total energy consumption – Lights (kWh/m²): | 2,48 | Energy consumption acceptable. |
| Available annual energy consumption – Lights: | 745,59 | kWh |

**Hot Water Services** *(Use actual measured data where available.)*

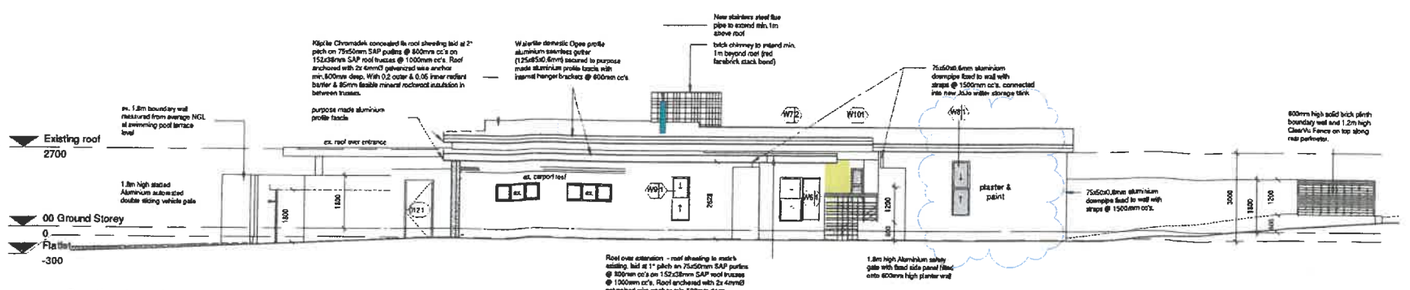
| | | |
|---|---|---|
| Type of Accommodation ? | Dwelling houses - Medium rental : 115-140 L/capita/day | |
| Assumed Hot Water Consumption ? | 80,0 | L |
| No. of Persons: | 27 | Per Day |
| Assumed Daily Hot Water Consumption: | 1620,0 | L |
| Assumed Annual Hot Water Consumption: | 589,68 | kL – Based on daily design occupancy per week |
| 50 % of Annual Hot Water Consumption: | 294,84 | kL – Minimum volume of hot water to be heated by means other than electrical resistance heating |
| or | | |
| Daily Hot Water Consumption: | 810,0 | L – To be heated by means other than electrical resistance heating |

**Insulation Requirements :**

| | | |
|---|---|---|
| Internal diameter of Hot Water Service Pipe ? | ≤ 80 | mm |
| Minimum Required R-value for Pipe Insulation ? | 1.0 | Refer SANS 204 (4.5.2) |
| **Hot Water Vessels / Tanks :** | | |
| Minimum Required R-value for Vessel / Tank ? | 2.0 | Additional insulation to manufacturer's insulation may be required to achieve this value. |




North Elevation
1 : 100




South Elevation
1 : 100

P.J. Skidmore
8 Nov 2025

Martelle Bruwer
11 Nov 2025

6 Nov 2025
(T. H. HARRIS)

Emile Langenhoven

## NOTES

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HEALTH & PUBLIC SAFETY:
1.GARAGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-O UNLESS OTHERWISE SPECIFIED IN FORM 1
2.STORMWATER & DISCONNECTING LOSSES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
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DRAINAGE & STORMWATER:
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2.STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

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3.STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7

MATERIALS AND FINISHES:
1.MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS. MATERIAL NOTES AND/OR FINISHES SCHEDULES
2.MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Signatures:
Client:

Signatures:
Architect:

Laryssa Theron
PrArch3305692
75 Welgevonden Boulevard, Welgevonden

# COUNCIL SUBMISSION

Client
Mr. & Mrs. Nieuwoudt

Project
Alterations and Additions to ex. house on Erf 3565, 12 Bosch-En-Dal, Stellenbosch

Drawing
Elevations

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 07/01/25 | LT |
| Project No. | Drawing No. | | Revision No. |
| 0086 | A103 | | 6 |

Date & Time printed: 2025/01/09 14:07:14

LARYSSA PRINS ARCHITECTS
PrArch3305692
[redacted]