



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19162 (TP1109/2025)

Our File Reference Number: Erf 1075, Stellenbosch

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 ADMINISTRATOR'S CONSENT IN TERMS OF RESTRICTIVE TITLE DEED CONDITION,
CONSENT USE AND DEPARTURES: ERF 1075, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 **The Administrator's consent** in terms of the restrictive title deed condition E.iii.d of the Title Deed No. T015452/2018, for the following relaxation of building lines on Erf 1075, Stellenbosch:
 - 2.1.1 To construct a double garage as well as the second dwelling unit by allowing the relaxation of the restrictive common boundary building line from 3m to 1m (adjacent to Erf 1074).
 - 2.1.2 To relax the restrictive street building line from 6.09m to 2.5m and the restrictive common building line (adjacent to Erf 1076) from 3m to 2.5m for the proposed swimming pool.

BE GRANTED.

- 2.2 **The Administrator's consent** to relax the restrictive title condition restricting the construction of only one dwelling, in terms of Clause E.iii.b as contained in the title deed No. T015452/2018 to allow for the construction of a second dwelling unit on the property on Erf 1075, Dalsig, Stellenbosch.

BE GRANTED.

3. That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for the following:

3.1 **Departures** in terms of Section 15(2)(b) of the said Bylaw in order to:

3.1.1 Relax the street building line from 4m to 2.5m for the proposed swimming pool.

3.1.2 Relax the common building line from 2.5m to 1m (adjacent to Erf 1074) for the proposed second dwelling unit on Erf 1075, Dalsig, Stellenbosch.

4. A **Consent Use** in terms of Section 15(2)(o) of the said bylaw to exceed the parameters for additional use to permit the construction of the proposed second dwelling unit, extending beyond the designated building lines on Erf 1075, Dalsig, Stellenbosch.

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

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

5.1 The approval only applies to the proposed departures 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.

5.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced in Drawing No. LUM 001 & LUM 002, Rev 05 & 00 Drawn by Charmi B Art & Architecture, Dated October 2024 and attached as **Annexure B**.

5.3 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.

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

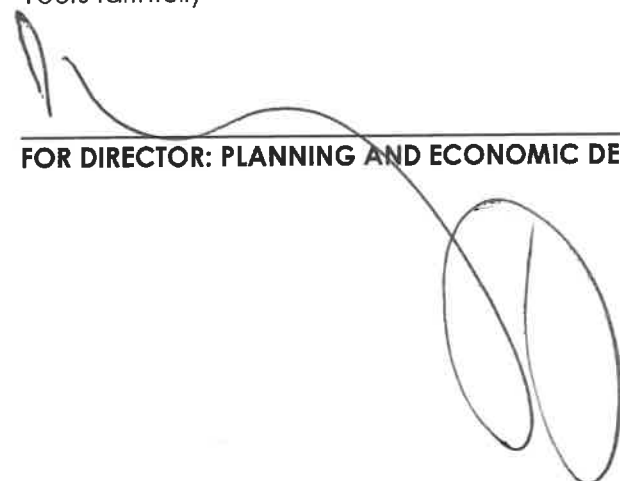
6.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

6.2 The proposal 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.

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 **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.
11. 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.
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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

13/8/2026.

DATE



NORTH ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100

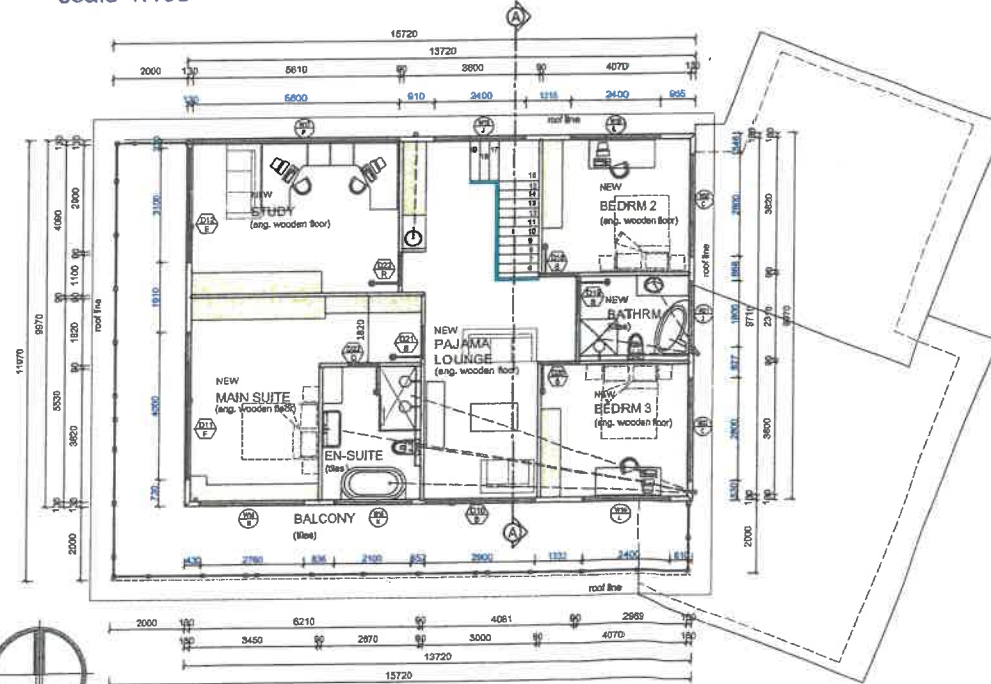
GENERAL

1. COPYRIGHT RESERVED BY THE ARCHITECTS.
2. ALL INFORMATION ON THE PLAN MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION BEFORE ANY BUILDING WORK COMMENCES.
3. DRAWINGS MUST NOT BE SCALED.
4. ALL WORK AND QUALITY OF MATERIALS MUST COMPLY WITH SANS 10400 AND ALL OTHER APPROPRIATE AUTHORITIES.
5. QUALITY OF WORKMANSHIP MUST BE IN HARMONY WITH THE SABS USERS CODE WITH GRADE 1 BUILDING WORK.
6. FOUNDATION EXCAVATION MUST BE TREATED WITH SABS APPROVED POISON WITH A 10 YEAR GUARANTEE AND MUST BE APPLIED AS INDICATED ACCORDING TO SANS 10 400.
7. CONCRETE FOUNDATION, SURFACE BED AND PAVING MUST COMPLY WITH SANS 10 400 AS WELL AS ENGINEERS PLANS AND SPECIFICATIONS.
8. WHERE ANY SURFACE DIFFERENCES IN STRIP FOUNDATIONS OCCUR THE HIGHEST SECTION MUST BE EXTENDED OVER THE LOWEST FOR A DISTANCE AS THICK AS THE FOUNDATION.
9. FOUNDATION EXCAVATION FOR OUTSIDE BRICK WALLS MUST NOT BE LESS THAN 400MM UNDER THE SURFACE OF THE ADJOINING FINISHED GROUND LEVEL.
10. 375 MICRON D.P.C. MUST BE PROVIDED IN ALL WALLS AS INDICATED.
11. CORRECT WIDTH BRICKWORK MUST BE PROVIDED IN EACH FIFTH COURSE IN ALL BRICK WALLS, EXCEPT WHERE SHOWN OTHERWISE.
12. ALL DRAIN PIPE EXCAVATIONS MUST BE TREATED WITH TERMITE POISON FOR 1500MM FROM ANY BUILDING ACCORDING TO SABS 0124.
13. ALL GLAZING MUST BE ACCORDING TO SANS 10400 PART N & NBR REQUIREMENTS, PROVIDE SAFETY GLASS TO ALL OPENINGS IN EXCESS OF 1 M² OR WITHIN 500 MM FROM GROUND LEVEL.
14. ALL DRAIN PIPE WORKS AND MATERIAL MUST BE ACCORDING TO NBR REQUIREMENTS.
15. ELECTRICAL INSTALLATIONS MUST BE STRICTLY ACCORDING TO APPROPRIATE REGULATIONS.
16. ALL TIMBER ROOF TRUSSES MUST BE TREATED WITH TERMITE RESISTANT SUBSTANCE OR SIMILAR APPROVED.
17. WALL TIES SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY DISTRIBUTED PATTERN AT A RATE OF NOT LESS THAN 5 TIES PER SQ METER OF FACE AREA WHERE THE CAVITY IS MORE THAN 75MM IN WIDTH.
18. ALL BRICK EXTERNAL WALLS TO BE 280 MM CAVITY WALLS WITH 50MM SPACING.
19. PROVIDE WALL TIES 3 /SQM.
20. PROVIDE WEEPHOLES EVERY 6 BRICK COURSES.
21. ALL PARAPET WALLS TO BE WATERPROOFED WITH BANDAGE FLASHING AND ACRYLIC SEALED.
22. PROVIDE GALVANISED HOOP IRON ROOF TIES AT LEAST 6 COURSES DOWN.

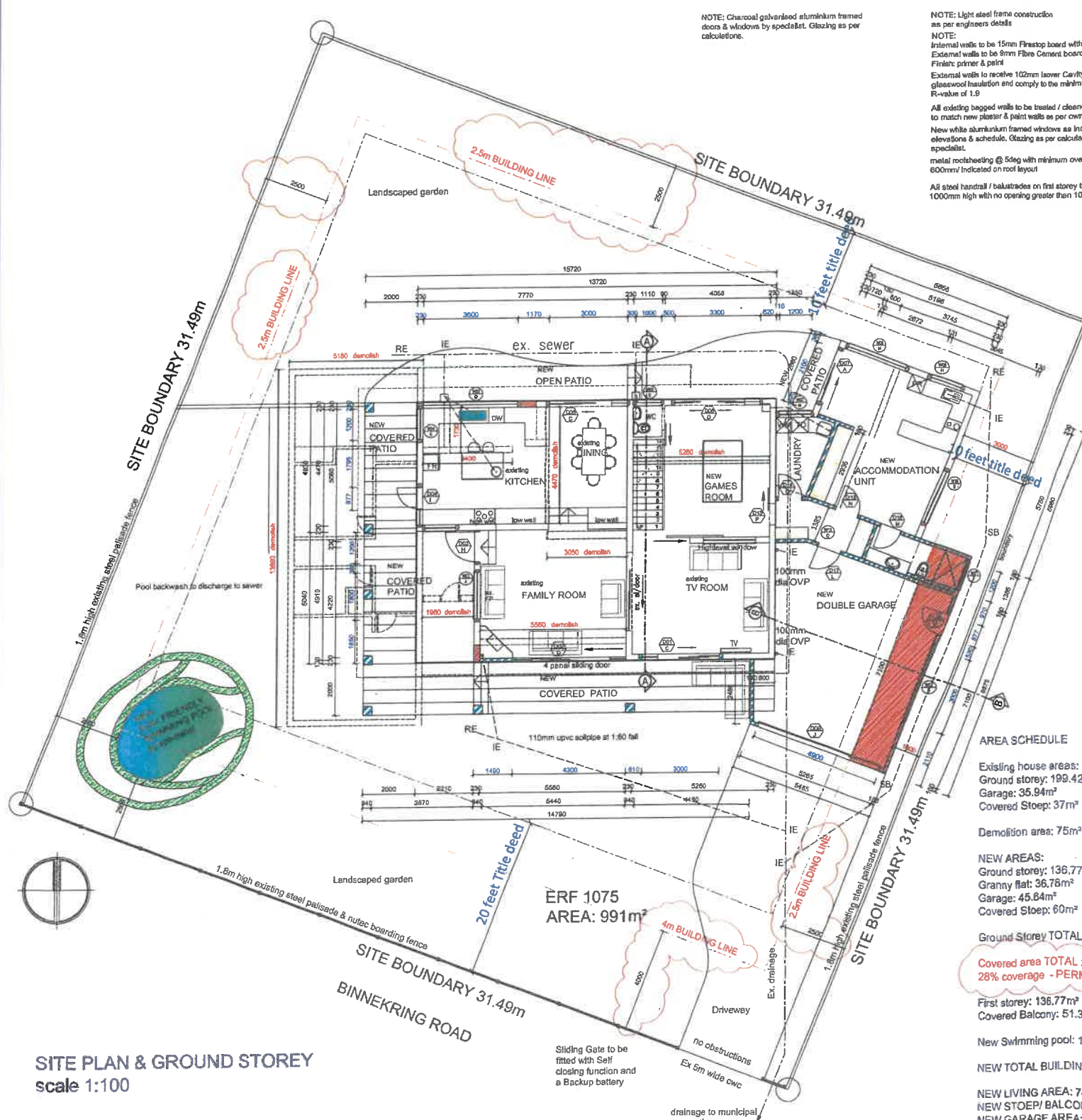
ALL STEEL STRUCTURES AS PER ENGINEER'S DESIGN.



SOUTH ELEVATION
scale 1:100



FIRST STOREY
scale 1:100



SITE PLAN & GROUND STOREY
scale 1:100

AREA SCHEDULE

Existing house areas:
Ground storey: 199.42m²
Garage: 35.94m²
Covered Stoop: 37m²

Demolition areas: 75m²

NEW AREAS:
Ground storey: 136.77m²
Granny flat: 36.78m²
Garage: 45.84m²
Covered Stoop: 60m²

Ground Storey TOTAL: 219m² & 60m² Stoop

Covered area TOTAL: 279m² / 991m² x 100 =
28% coverage - PERMITTED

First storey: 136.77m²
Covered Balcony: 51.38m²

New Swimming pool: 11m²

NEW TOTAL BUILDING AREA: 467.34m²

NEW LIVING AREA: 74.12m²
NEW STOEP/ BALCONY: 74.38m²
NEW GARAGE AREA: 9.7m²

OWNER 1

OWNER 2

Charmie B
ART & ARCHITECTURE
CHARMAINE BURGER

PROJECT DETAILS

CLIENT: HOUSE Biggs

DESCRIPTION: Additions & Alterations

LOCATION: ERF 1075, BINNEKRING STREET,
DALSIG, STELLENBOSCH

DRAWING DETAILS

TITLE: SITE PLAN, FLOOR PLANS
& ELEVATIONS

PROJECT REF: 1 DATA PROJECTS 12019 H1832
COUNCIL

DRAWN: CBURGER	CHECKED: R DRIKSE
DATE: OCTOBER 2024	SCALE: 1:100

PROJECT NO: OB 1932	DRAWING NUMBER: LUM 001	REV: 05
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A MINIMUM OF 85MM EXTRUDED POLYSTYRENE (ISOBOARD), 70MM PIR (LAMBDABOARD) OR 115MM MINERAL WOOL IS REQUIRED ABOVE THE CEILING (WITH A FOIL-FACED SISALATION ROOF UNDERLAY + MIN 25MM AIR CAVITY BELOW)

NOTE: CHARCOAL GALVANISED ALUMINIUM FRAMED DOORS & WINDOWS BY SPECIALIST. GLAZING AS PER CALCULATIONS.

300mm ROOF JOIST @ 1200mm C/C IN WALL POCKETS. 85mm 15mm STEEL G550 AS PER ENGINEERS DETAILS

40mm TOP HATS AS PURLINS
EVA-LAST CLADDING USED AS CEILING BOARDING-BY SPECIALIST.

COLUMN SUPPORT 400mm MAX C/C OR INTRODUCE A LFS BEAM DEPTH SPAN DEPENDENT AS PER ENGINEERS DETAILS

1m HIGH GALVANISED STEEL HANDRAIL WITH NO OPENING GREATER THAN 100mm DIA.

NOTE: ENGINEERED WOODEN FLOOR AS PER OWNER ON 20mm THICK MGO FLOOR BOARD BY UNIBOARD WITH FIRE RATING CLASS 1 ON 350mm FSL FLOOR JOISTS AT 350mm C/C AS PER ENGINEER. 50mm ISOBOARD CEILING BOARDS BY SPECIALIST

EVA-LAST CLADDING USED AS CEILING BOARDING-BY SPECIALIST.

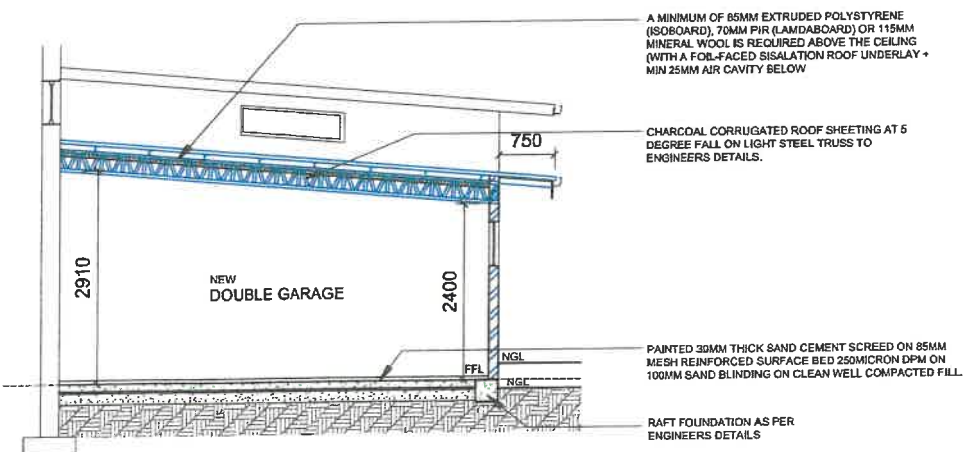
STEEL SUPPORT COLUMN AS PER ENGINEERS DETAILS WITH CLADDING TO MATCH EXISTING.

STAIRCASE AS PER ENGINEERS DETAILS. RISER: 238mm TREAD: 250mm GALVANISED STEEL HANDRAIL WITH NO OPENING GREATER THAN 100mm dia

700 X 250mm CONCRETE FOUNDATION TO MATCH EXISTING / AS PER ENGINEERS DETAILS

EVO-RITE FLOOR FINISH AS PER OWNER ON 80MM SAND CEMENT SCREED POWER FLOATED ON 85MM MESH REINFORCED SURFACE BED 250MICRON DPM ON 100MM SAND BLINDING ON CLEAN WELL COMPACTED FILL.

SECTION A-A
scale 1:50



SECTION B-B
scale 1:50

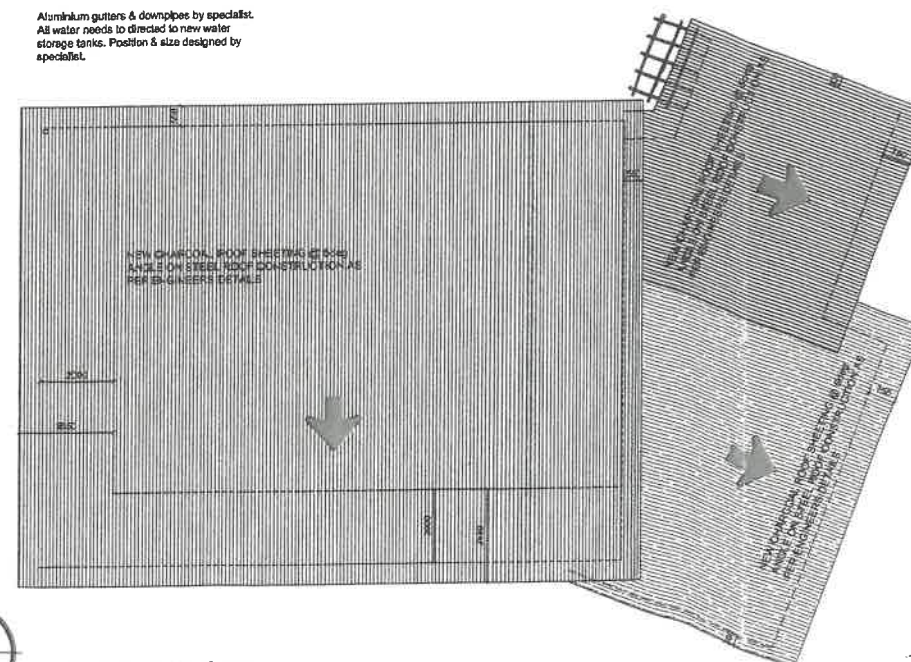
A MINIMUM OF 85MM EXTRUDED POLYSTYRENE (ISOBOARD), 70MM PIR (LAMBDABOARD) OR 115MM MINERAL WOOL IS REQUIRED ABOVE THE CEILING (WITH A FOIL-FACED SISALATION ROOF UNDERLAY + MIN 25MM AIR CAVITY BELOW)

CHARCOAL CORRUGATED ROOF SHEETING AT 5 DEGREE FALL ON LIGHT STEEL TRUSS TO ENGINEERS DETAILS.

PAINTED 30MM THICK SAND CEMENT SCREED ON 85MM MESH REINFORCED SURFACE BED 250MICRON DPM ON 100MM SAND BLINDING ON CLEAN WELL COMPACTED FILL.

RAFT FOUNDATION AS PER ENGINEERS DETAILS

Aluminium gutters & downpipes by specialist.
All water needs to be directed to new water storage tanks. Position & size designed by specialist.



ROOF LAYOUT
scale 1:100

HOT WATER

IN ORDER TO SATISFY THE REGULATION AT A MINIMUM COMPLIANCE LEVEL IT IS RECOMMENDED THAT A MINIMUM 300L HOT WATER TO BE PROVIDED IN STORAGE (4 BEDROOMS IF 8 PEOPLE ASSUMED MAXIMUM X 40LT PER PERSON) WITH AN R410A GAS TYPE HEAT PUMP ON EACH HOT WATER TANK (MINIMUM COP 2.3) PRODUCING A SEASONAL AVERAGED 50% OF THE HOT WATER HEATING ENERGY IN COMPLIANCE WITH SANS 10252-1 TABLE 5 AND NBR PART XA2. ALTERNATIVELY, WE WOULD DESIGN THE HOT WATER SYSTEM ON A MORE REALISTIC BASIS ASSUMING JUST 2 PERSONS IN THE HOME, BUT MORE ACCURATELY REQUIRING 62,8LT PER PERSON. ULTIMATELY WITH THE SAME STORAGE REQUIREMENT ROUGHLY. AN INSTANT GAS HOT WATER HEATING SYSTEM COULD OTHERWISE BE SPECIFIED FOR THE DWELLING, AN ADEQUATELY DESIGNED AND INSTALLED SOLAR HOT WATER, OR ALTERNATIVELY A HIGH-PERFORMANCE R410A GAS TYPE HEAT PUMP SYSTEM ON EACH STORAGE GEYSER.
• HOT WATER PIPES SHOULD NOT BE ENCASED IN CONCRETE (AS FAR AS POSSIBLE) AND ALL EXPOSED PIPES SHOULD BE INSULATED WITH CLOSED-CELL NITRILE RUBBER INSULATION OR EQUAL APPROVED AS PER SANS 10252-1 ANNEX GA.
• ALL GEYSERS TO BE CLASS B TO SANS 151.
• DEAD-END PIPES SHOULD NOT EXCEED THE LIMITS DEFINED BY SANS 10252-1 TABLE 20.
• ANY HOT WATER HEATING SYSTEM SHOULD BE CAPABLE OF SUPPLYING HOT WATER AT 60°C IN MID-WINTER CONDITIONS

FENESTRATION

SINGLE-GLAZED CLEAR (OR FROSTED) GLASS IN STANDARD ALUMINIUM FRAMES WITH APPROPRIATE STRUCTURAL DESIGN. U-VALUE: 7.9 W/M2 K OR BETTER (LOWER) IS COMPLIANT, SHGC: 0.81 OR BETTER (LOWER) IS COMPLIANT

ROOF

PITCHED ROOF AREAS (3.7M2)
K/W UPWARD DIRECTION HEAT LOSS:
• A MINIMUM OF 85MM EXTRUDED POLYSTYRENE (ISOBOARD), 70MM PIR (LAMBDABOARD) OR 115MM MINERAL WOOL IS REQUIRED ABOVE THE CEILING (WITH A FOIL-FACED SISALATION ROOF UNDERLAY + MIN 25MM AIR CAVITY BELOW).
• ALTERNATIVELY 100MM XPS EXTRUDED POLYSTYRENE, 80MM PIR OR 130MM MINERAL WOOL IS REQUIRED ABOVE THE CEILING (WITH A PVC ROOF UNDERLAY OR WHERE NO AIR CAVITY IS POSSIBLE DIRECTLY BELOW THE SISALATION LAYER)

NOTE: Light steel frame construction as per engineers details
NOTE:
Internal walls to be 15mm Firestop board with 1 hour fire rating.
External walls to be 8mm Fibre Cement board
Finish: primer & paint
External walls to receive 102mm Insulcav
glasswool insulation and comply to the minimum R-value of 1.9
All existing bagged walls to be treated / cleaned & repainted to match new plaster & paint walls as per owner.
New white aluminium framed windows as indicated on elevations & schedule. Glazing as per calculations by specialist.
metal roofsheeting @ 5deg with minimum overhang of 600mm indicated on roof layout
All steel handrail / balustrades on first storey to be min. 1000mm high with no opening greater than 100mm dia.

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ALL STEEL STRUCTURES AS PER ENGINEER'S DESIGN.

OWNER 1

OWNER 2

Charmi B
ART & ARCHITECTURE

084 619 7935 • charmib@charmib.co.za

PROJECT DETAILS			
CLIENT: HOUSE Biggs			
DESCRIPTION: Additions & Alterations			
LOCATION: ERF 1075, BINNEKRING STREET, DALSIG STELLENBOSCH			
DRAWING DETAILS			
TITLE	ROOF LAYOUT & SECTIONS		
PROJECT REF	I DATA I PROJECTS I 2019 I1802 COUNCIL		
DRAWN:	C BURGER	CHECKED:	R DIRKSE
DATE:	OCTOBER 2021	SCALE:	1:100
PROJECT NO	OB 1832	DRAWING NUMBER	LUM 002
		REV	00