

NOTICE OF LAND DEVELOPMENT

APPLICATION FOR PERMANENT DEPARTURE AND REMOVAL/SUSPENSION OF RESTRICTIVE TITLE DEED CONDITION: ERF 4658, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address:	5 Nellmapius Close, Stellenbosch
Application Property Number:	Erf 4658, Stellenbosch
Applicant:	Collin Sherriff Architecture 60 Via Appia, Somerset West, 7130 Tel. 083 5717158 Email: collins@tiscali.co.za
Owner:	K2024646506 South Africa (Pty) Ltd. (Represented by Richard Henn) 5 Nellmapius Close, Stellenbosch Tel. 083 5717158 Email: rich@sevenfivecapital.com
Application Reference:	TP1245/2025

Description of land development proposal:

1. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Planning Bylaw, 2023 for a departure to relax the common building line (adjacent to erf 4657) from 2.5m to 1.19m for the proposed workroom on erf 4658, Dalsig, Stellenbosch.
2. Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipal Planning Bylaw, 2023 for the removal/suspension of the restrictive title deed condition C6.(b) found on page 3 of the Title Deed No. T081233/2024 for the departure on Erf 4658, Dalsig, Stellenbosch:
 - i) To permit the proposed carport 0m in lieu of 6.3m from the street boundary and the proposed workroom 1.19m in lieu of 3.15m from the common boundary (adjacent to erf 4657).

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Collin Sherriff Architecture (Att.: Collin Sherriff; collins@tiscali.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **27 July 2026**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (083 5717158) during normal office hours.

Yours faithfully

C SHERRIFF
PROF.ARCH.D (LSD)

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM PERMANENTE AFWYKING EN VERWYDERING/OPHEFFING VAN BEPERKENDE TITEL AKTE VOORWAARDES: ERF 4658, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom:	5 Nellmapiusslot, Stellenbosch
Aansoek eiendom beskrywing:	Erf 4658, Stellenbosch
Aansoeker:	Collin Sherriff Architecture 60 Via Appia, Somerset-Wes, 7130 Tel. 083 5717158 Epos: collins@tiscali.co.za
Eienaar:	K2024646506 South Africa (Edms) Bpk. (verteenwoordig deur Richard Henn) 5 Nellmapiusslot, Stellenbosch Tel. 083 5717158 Epos: rich@sevenfivecapital.com
Aansoek Verwysing:	TP1245/2025

Besonderhede van die grondgebruiksaansoek:

1. Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Munisipale Beplanning, 2023 vir 'n afwyking om die gemeenskaplike boulyn (langs erf 4657) van 2.5m tot 1.19m te verslap vir die voorgestelde werkskamer op erf 4658, Dalsig, Stellenbosch.
2. Aansoek word gedoen ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipale Verordening op Munisipale Beplanning, 2023 vir die opheffing/skorsing van die beperkende titelakte voorwaarde C6.(b) gevind op bladsy 3 van die Titelakte Nr. T081233/2024 vir die afwyking op Erf 4658, Dalsig, Stellenbosch:
 - i) Om die voorgestelde motorafdak 0m in plaas van 6.3m vanaf die straatgrens en die voorgestelde werkskamer 1.19m in plaas van 3.15m vanaf die gemeenskaplike grens (langs erf 4657) toe te laat.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Collin Sherriff Architecture (Vir Andag:

Collin Sherriff, collins@tiscali.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **27 July 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (083 5717158) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

C SHERRIFF
PROF.ARCH.D (LSD)



Collin Sherriff Architecture
60 Via Appia
Somerset West
7130

20 May 2025

The Director: Planning & Building Development Management
STELLENBOSCH MUNICIPALITY

Dear Sir/Madam

MOTIVATION: ERF 4658, STELLENBOSCH

We wish to motivate the application for a permanent departure on a building line encroachment in terms of Section 42(b) pertaining to the property situated at 5 Nellmapius Close, Dalsig, Stellenbosch.

Proposed development

The existing property does have a garage, it was built much shorter than a standard garage. The effect is none of the owners' can park their vehicles in the existing garage. Due to the positioning of the existing structure, the proposed adjusted garage will encroach on the building lines.

The effect of adding a garage will ease traffic in Nellmapius Close, as the owner's vehicle will be parked off street. Currently the owner parks his vehicle on the verge of the street.

Character of the Environment

The application does not require a change in land use or accommodation density. Providing for a garage off street, in fact, benefits security for the area by removing stationary vehicles from casual access.

Desirability of the proposed utilization

The property will remain zoned for single residential housing with no potential of alternative use.

Investigations carried out in terms of other laws which are relevant to the consideration of the application

No prior investigations were done as none are needed or relevant to the addition of a garage.

The impact of the proposed land development on municipal services

The proposed departure will have no impact on municipal services. The proposed garage is a non-habitable space which will not generate sewer, water or waste management other than the existing household.

Consideration of forward planning and land use documents

The proposed departure will have no impact on current or future spatial development frameworks.

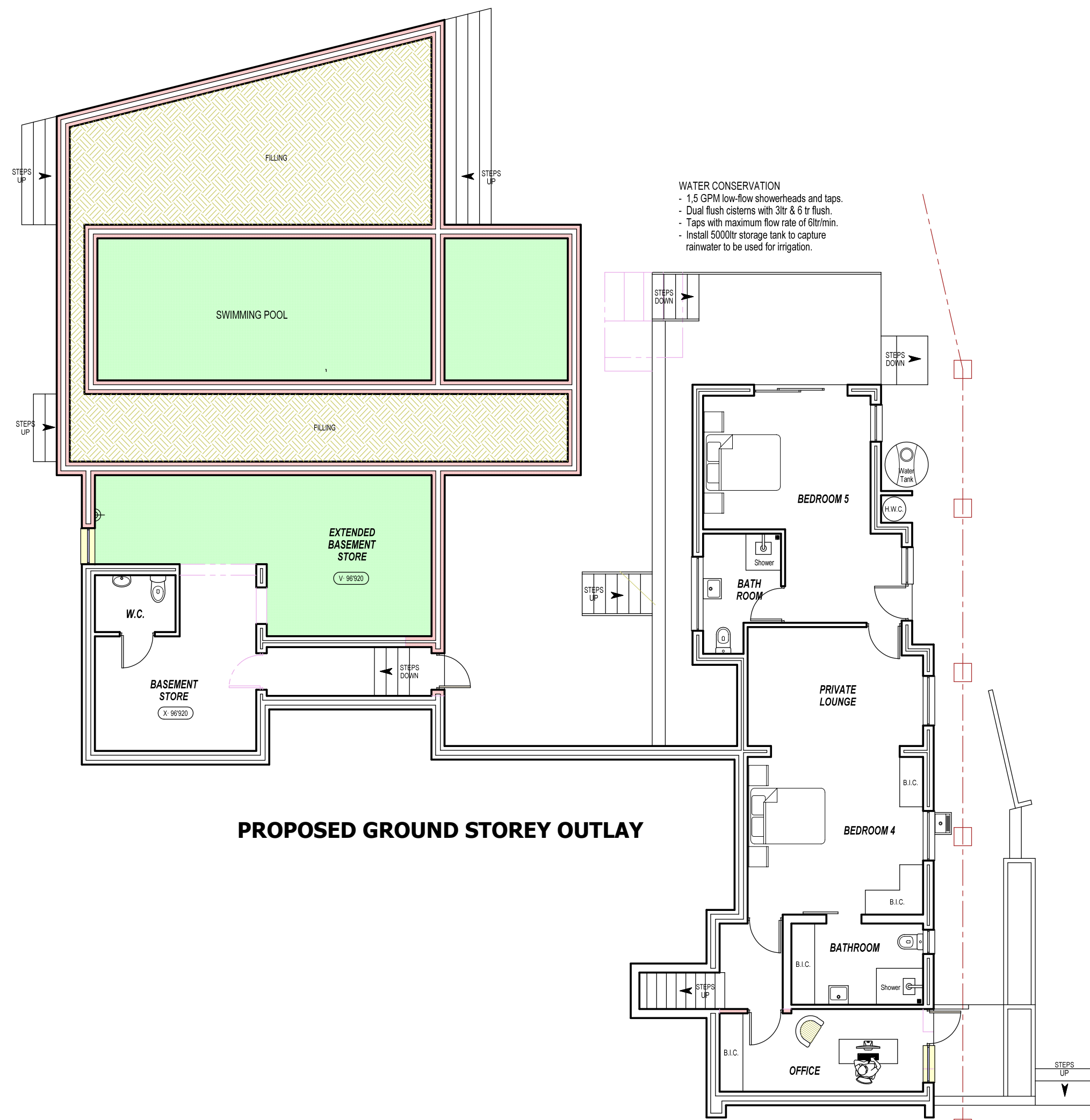
Your kind reconsideration in this regard will be highly appreciated.

Yours truly,



COLLIN SHERRIFF
PRINCIPAL (Pr.Arch.D) (LSD)

FOR OFFICIAL USE



PROPOSED GROUND STOREY OUTLAY

ZONING	SINGLE RESIDENTIAL ZONE 1 CONVENTIONAL HOUSING (SR1)
AREA FACTORS	
ERF SIZE	1'407.01 m ²
FLOOR FACTOR	(Max. 1.00 allowed) 0.46
FLOOR SPACE	(Max. 1'500m ² allowed) 657.29 m ²
EXISTING FIRST STOREY FLOOR SPACE	379.41 m ²
EXISTING GROUND STOREY FLOOR SPACE	96.19 m ²
EXISTING BASEMENT STOREY FLOOR SPACE	29.95 m ²
TOTAL EXISTING FLOOR SPACE	504.55 m ²
NEW FIRST STOREY FLOOR SPACE	468.69 m ²
NEW GROUND STOREY FLOOR SPACE	96.19 m ²
NEW BASEMENT STOREY FLOOR SPACE	63.39 m ²
TOTAL NEW FLOOR SPACE	627.27 m ²
TOTAL COVERED FLOOR SPACE ADDED	122.72 m ²

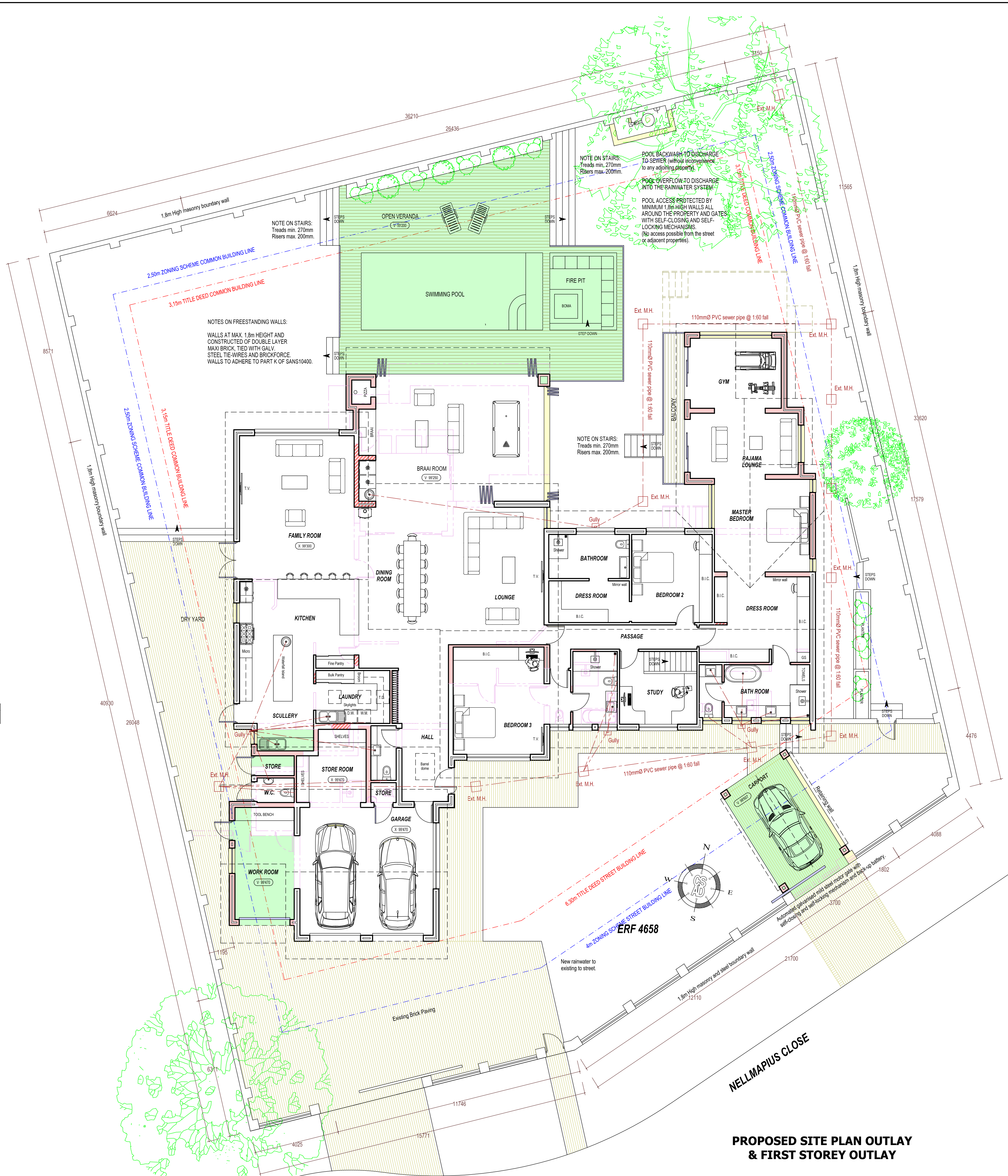
SYMBOLS AND LEGENDS	
CENTER FILAMENT LIGHT	
220v-240v DOWN LIGHT	
WALL LIGHT	
FLORESCENT LIGHT	
LIGHT SWITCH	
16A SOCKET (300mm over FFL)	
16A SOCKET (1m over FFL)	
20mmØ PVC CONDUIT BOX	
REQUIRED FLOOR LEVEL	(V.00'000)
EXISTING FLOOR LEVEL	(X.00'000)
WINDOW & DOOR NUMBERS	(W01) (D01)

NEW CARPORT	20.33 m ²
NEW SWIMMING POOL	30.02 m ²

LILAC LINES DEPICT DEMOLITIONS

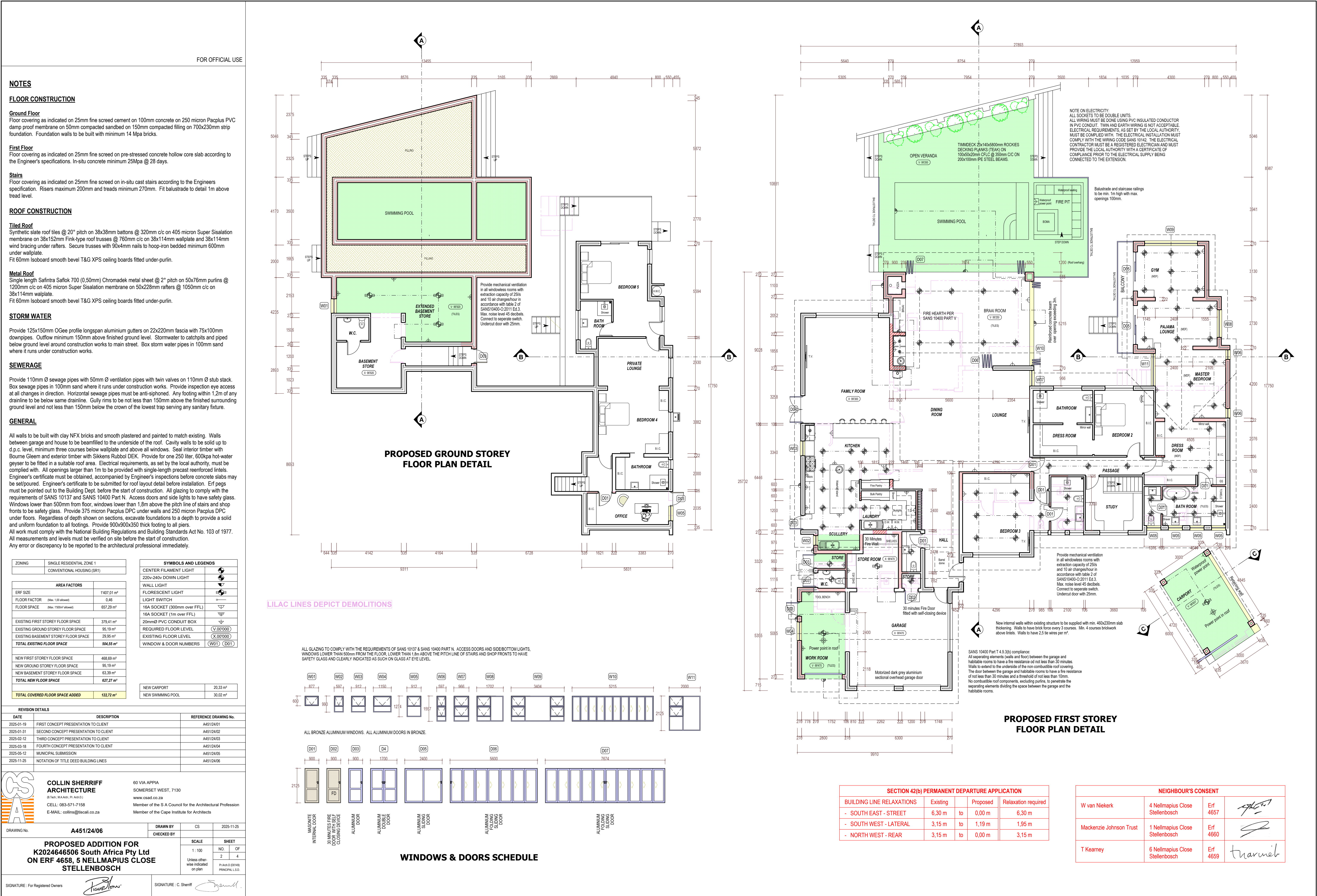
SECTION 42(b) PERMANENT DEPARTURE APPLICATION			
BUILDING LINE RELAXATIONS	Existing	Proposed	Relaxation required
- SOUTH EAST - STREET	6,30 m	to 0,00 m	6,30 m
- SOUTH WEST - LATERAL	3,15 m	to 1,19 m	1,95 m
- NORTH WEST - REAR	3,15 m	to 0,00 m	3,15 m

NEIGHBOUR'S CONSENT			
W van Niekerk	4 Nellmapius Close Stellenbosch	Erf 4657	
Mackenzie Johnson Trust	1 Nellmapius Close Stellenbosch	Erf 4660	
T Kearney	6 Nellmapius Close Stellenbosch	Erf 4659	



PROPOSED SITE PLAN OUTLAY & FIRST STOREY OUTLAY

REVISION DETAILS		REFERENCE DRAWING No.	
DATE	DESCRIPTION	DATE	DESCRIPTION
2025-01-19	FIRST CONCEPT PRESENTATION TO CLIENT	A451/24/01	
2025-01-31	SECOND CONCEPT PRESENTATION TO CLIENT	A451/24/02	
2025-02-12	THIRD CONCEPT PRESENTATION TO CLIENT	A451/24/03	
2025-03-18	FOURTH CONCEPT PRESENTATION TO CLIENT	A451/24/04	
2025-05-12	MUNICIPAL SUBMISSION	A451/24/05	
2025-11-25	NOTATION OF TITLE DEED BUILDING LINES	A451/24/06	
COLLIN SHERRIFF ARCHITECTURE			
60 VIA APPIA SOMERSET WEST, 7130 www.csad.co.za Member of the S A Council for the Architectural Profession E-MAIL: collins@tscali.co.za			
DRAWING No. A451/24/06		DRAWN BY CS	2025-11-25
CHECKED BY		SCALE	SHEET
		1:100	NO. OF 1 OF 4
PROPOSED ADDITION FOR K2024646506 South Africa Pty Ltd ON ERF 4658, 5 NELLMAPIUS CLOSE STELLENBOSCH		Unless other-wise indicated on plan	
SIGNATURE: For Registered Owners		SIGNATURE: C. Sherriff	



FOR OFFICIAL USE

NOTES

FLOOR CONSTRUCTION

Ground Floor

Floor covering as indicated on 25mm fine screed cement on 100mm concrete on 250 micron Pacplus PVC damp proof membrane on 50mm compacted sandbed on 150mm compacted filling on 700x230mm strip foundation. Foundation walls to be built with minimum 14 Mpa bricks.

First Floor

Floor covering as indicated on 25mm fine screed on pre-stressed concrete hollow core slab according to the Engineer's specifications. In-situ concrete minimum 25Mpa @ 28 days.

Stairs

Floor covering as indicated on 25mm fine screed on in-situ cast stairs according to the Engineers specification. Risers maximum 200mm and treads minimum 270mm. Fit balustrade to detail 1m above tread level.

ROOF CONSTRUCTION

Tiled Roof

Synthetic slate roof tiles @ 20° pitch on 38x38mm battens @ 320mm c/c on 405 micron Super Sisalation membrane on 38x152mm Fink-type roof trusses @ 760mm c/c on 38x114mm wallplate and 38x114mm wind bracing under rafters. Secure trusses with 90x4mm nails to hoop-iron bedded minimum 600mm under wallplate. Fit 60mm Isoboard smooth bevel T&G XPS ceiling boards fitted under-purlin.

Metal Roof

Single length Safintra Salflok 700 (0,50mm) Chromadek metal sheet @ 2° pitch on 50x76mm purlins @ 1200mm c/c on 405 micron Super Sisalation membrane on 50x228mm rafters @ 1050mm c/c on 38x114mm walplate. Fit 60mm Isoboard smooth bevel T&G XPS ceiling boards fitted under-purlin.

STORM WATER

Provide 125x150mm OGee profile longspan aluminium gutters on 22x220mm fascia with 75x100mm downpipes. Outflow minimum 150mm above finished ground level. Stormwater to catchpits and piped below ground level around construction works to main street. Box storm water pipes in 100mm sand where it runs under construction works.

SEWERAGE

Provide 110mm Ø sewage pipes with 50mm Ø ventilation pipes with twin valves on 110mm Ø stub stack. Box sewage pipes in 100mm sand where it runs under construction works. Provide inspection eye access at all changes in direction. Horizontal sewage pipes must be anti-siphoned. Any footing within 1,2m of any drainline to be below same drainline. Gully rims to be not less than 150mm above the finished surrounding ground level and not less than 150mm below the crown of the lowest trap serving any sanitary fixture.

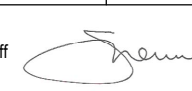
GENERAL

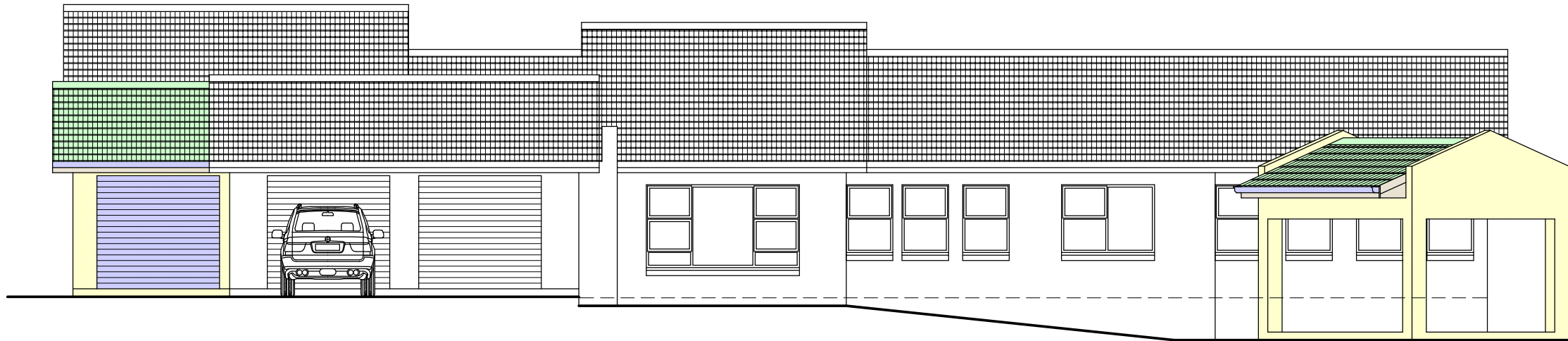
All walls to be built with clay NFX bricks and smooth plastered and painted to match existing. Walls between garage and house to be beamfilled to the underside of the roof. Cavity walls to be solid up to d.p.c. level, minimum three courses below wallplate and above all windows. Seal interior timber with Bourne Gleen and exterior timber with Sikkers Rubbol DEK. Provide for one 250 liter, 600kpa hot-water geyser to be fitted in a suitable roof area. Electrical requirements, as set by the local authority, must be complied with. All openings larger than 1m to be provided with single-length precast reinforced lintels. Engineer's certificate must be obtained, accompanied by Engineer's inspections before concrete slabs may be self-poured. Engineer's certificate to be submitted for roof layout detail before installation. Erf pegs must be pointed out to the Building Dept. before the start of construction. All glazing to comply with the requirements of SANS 10137 and SANS 10400 Part N. Access doors and side lights to have safety glass. Windows lower than 500mm from floor, windows lower than 1,8m above the pitch line of stairs and shop fronts to be safety glass. Provide 375 micron Pacplus DPC under walls and 250 micron Pacplus DPC under floors. Regardless of depth shown on sections, excavate foundations to a depth to provide a solid and uniform foundation to all footings. Provide 900x900x350 thick footing to all piers. All work must comply with the National Building Regulations and Building Standards Act No. 103 of 1977. All measurements and levels must be verified on site before the start of construction. Any error or discrepancy to be reported to the architectural professional immediately.

ZONING	SINGLE RESIDENTIAL ZONE 1
	CONVENTIONAL HOUSING (SR1)
AREA FACTORS	
ERF SIZE	1'407,01 m²
FLOOR FACTOR (Max. 1,10 allowed)	0,46
FLOOR SPACE (Max. 1'100m² allowed)	657,29 m²
EXISTING FIRST STOREY FLOOR SPACE	379,41 m²
EXISTING GROUND STOREY FLOOR SPACE	96,19 m²
EXISTING BASEMENT STOREY FLOOR SPACE	29,95 m²
TOTAL EXISTING FLOOR SPACE	504,55 m²
NEW FIRST STOREY FLOOR SPACE	468,69 m²
NEW GROUND STOREY FLOOR SPACE	96,19 m²
NEW BASEMENT STOREY FLOOR SPACE	63,39 m²
TOTAL NEW FLOOR SPACE	627,27 m²
TOTAL COVERED FLOOR SPACE ADDED	122,72 m²
NEW CARPORT	20,33 m²
NEW SWIMMING POOL	30,02 m²

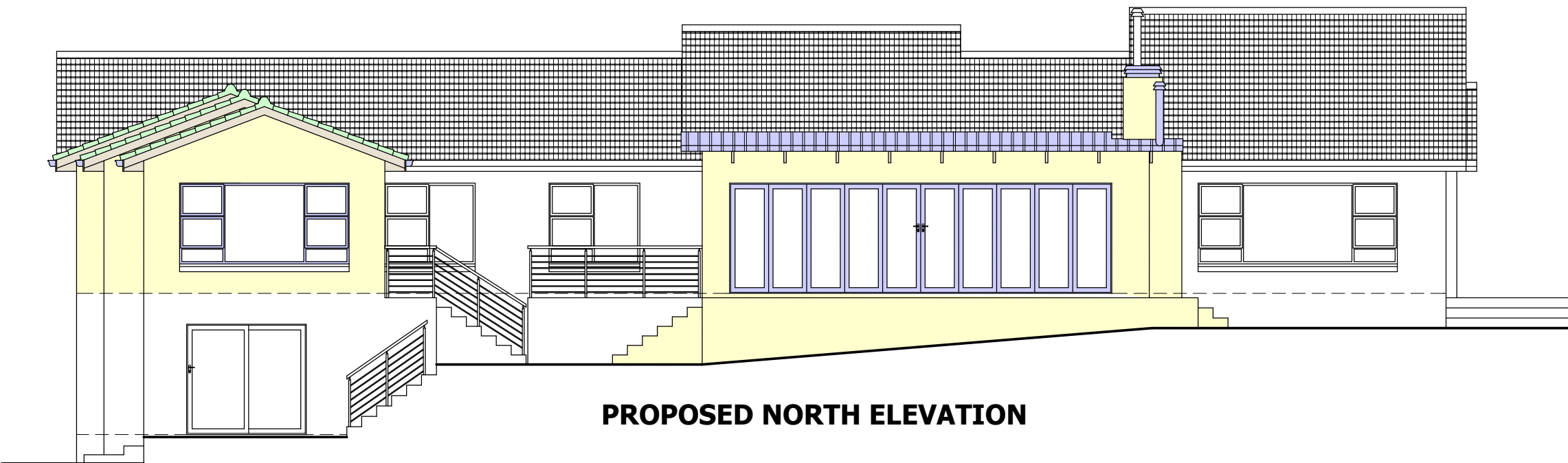
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	COLLIN SHERRIFF ARCHITECTURE	60 VIA APPIA SOMERSET WEST, 7130
	(S. Tech. N.A. Arch. Pr. Auth. D.)	www.csad.co.za
	CELL: 083-571-7158	Member of the S A Council for the Architectural Profession
	E-MAIL: collins@tscali.co.za	Member of the Cape Institute for Architects

DRAWING No.	A451/24/06	DRAWN BY	CS	2025-11-25
		CHECKED BY		
		SCALE		SHEET
		1 : 100	NO. 3	OF 4
		Unless other- wise indicated on plan		
			Pr Arch D (2018) PRINCIPAL L.E.D.	
SIGNATURE : For Registered Owners		SIGNATURE : C. Sherriff		



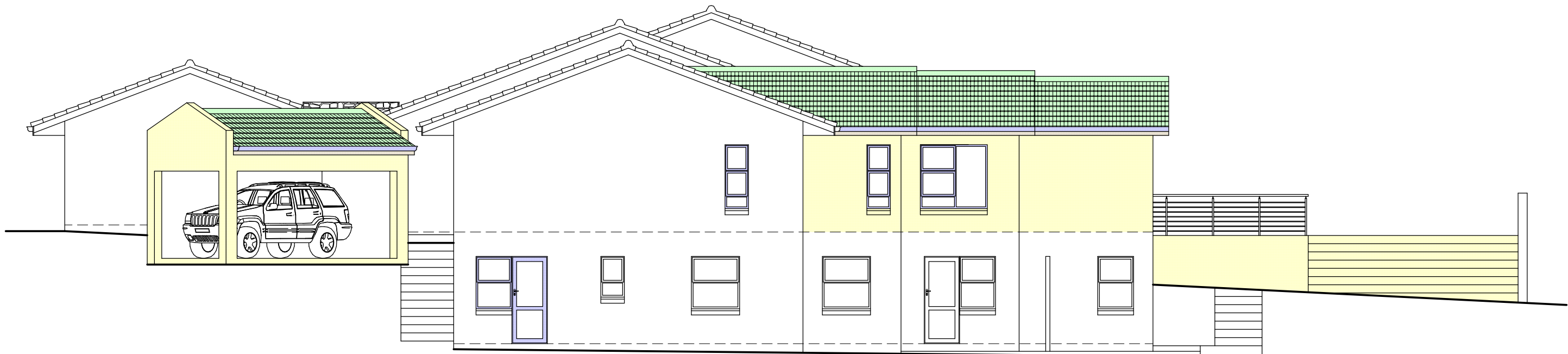
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



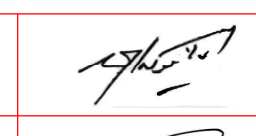
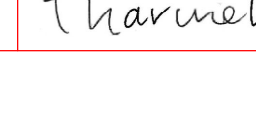
PROPOSED EAST ELEVATION

SANS 10400 XA REQUIREMENTS	CALCULATIONS & SPECIFICATIONS			
1. ROOF ASSEMBLIES				
Coastal Zone:	4	Synthetic slate tiles, 20° pitch, suspended ceiling	R Value	0,4
Direction of Heat Flow:	Up	Sisalation 405 reflective foil above rafters	R Value	1,2
Minimum required R-value (Table 8):	3,7	60mm Isoboard ceiling insulation	R Value	2,3
			TOTAL	3,9
1. ROOF ASSEMBLIES				
Coastal Zone:	4	Kliplok metal sheets, 2° pitch, suspended ceiling	R Value	0,3
Direction of Heat Flow:	Up	Sisalation 405 reflective foil above rafters	R Value	1,2
Minimum required R-value (Table 8):	3,7	60mm Isoboard ceiling insulation	R Value	2,3
			TOTAL	3,8
2. PIPING INSULATION				
Minimum required value for pipes < 80mm Ø	R Value 1,0	AP / Armaflex pipe 10mm wall thickness	R Value	1,6
Minimum required value for pipes > 80mm Ø	R Value 1,5	AP / Armaflex pipe 10mm wall thickness	R Value	1,6
3. CYLINDER INSULATION				
Hot water vessels & tanks to be insulated with a material achieving a minimum R-value of 2,0	R Value 2,0	80mm Aeroflex flexible fibreglass blanket	R Value	2,0
4. WATER HEATING				
Minimum of 50% by volume of annual average hot water heating requirement by alternative means.		INSTALLATION:		
Base Case Water Volume		Solar photovoltaic array with 5kW hybrid inverter		
a. H4 Dwelling House	People 8	5,5kW lithium-ion solar battery.		
b. Usage per person per day	Litre 115			
c. Household daily consumption (= a x b)	Litre 920	Average daily sunshine hours		6
d. Ambient input temperature	°C 16	Average output per PV panel	Wp	2,4
e. Target output temperature	°C 55	Number of PV panels		16
f. Average temperature difference (= d - e)	K 39	Average daily solar energy output	kWh	38,4
g. Specific heat of 1 litre of water	J/kgK 4,182	Target Energy Efficiency = 50% of (f)	km	20,8
h. Daily energy usage (= c x f x g)	kWh 150,050			
i. kWh per day (= h / 3600)	kWh 41,6	Actual Energy Efficiency = percentage of (f)		92,30%
j. Annual energy usage (= i x 365)	kWh 15,184			
5. FENESTRATION				
Buildings with up to 15% fenestration area to net floor area per storey comply with the minimum performance requirements.				
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 enclosed walls with the constants Cu & SHGC.				

HOUSE NENN - ERF 4658, STELLENBOSCH									
GROUND STOREY			4						
Internal Floor Area (m²)	81,27	Climatic Zone		Conductance	1,4	TARGET			
Total Glazing Area (m²)	10,03	Conductance Cu	1,4	Solar Heat Gain Coefficient	0,13	Conductance	1,4	Solar Heat Gain	10,57
Fenestration Area	19,73 %					113,78	18,57		
Z	WINDOWS AND DOORS		EXTERNAL SHADING RATIO		GLAZING		CONDUCTANCE		SHGC
N	Type	QTY	Width	Height	Area	U-value	SHGC	Enl	Area x U-Value
W	Ext.W	1	0,91	1,27	1,16	0,51	0,22	1,77	0,69
E	Ext.W	1	0,90	2,12	1,91	0,51	0,22	1,77	0,69
N	Ext.W	1	0,57	0,99	0,56	0,51	0,22	1,77	0,59
E	Ext.W	2	1,22	1,27	3,10	0,51	0,22	1,77	1,74
E	Ext.D	1	0,90	2,12	1,91	0,51	0,22	1,77	0,69
N	Ext.W	2	0,91	1,27	2,31	0,51	0,22	1,77	1,01
E	Ext.D	1	2,40	2,12	5,08	0,51	0,22	1,77	2,59
N	Ext.D	1	2,40	2,12	5,08	0,51	0,22	1,77	2,59
W	Ext.W	1	1,82	0,99	1,80	0,51	0,22	1,77	0,91
W	W01	1	0,87	0,86	0,75	0,51	0,22	1,77	0,39
	TOTAL GLAZ				16,03 m²				6,94
FIRST STOREY									
Internal Floor Area (m²)	445,61	Climatic Zone	4	Conductance	1,4	TARGET			
Total Glazing Area (m²)	79,05	Conductance Cu	1,4	Solar Heat Gain Coefficient	0,13	Conductance	1,4	Solar Heat Gain	57,93
Fenestration Area	17,74 %					623,85	57,93		
Z	WINDOWS AND DOORS		EXTERNAL SHADING RATIO		GLAZING		CONDUCTANCE		SHGC
N	Type	QTY	Width	Height	Area	U-value	SHGC	Enl	Area x U-Value
W	Ext.W	1	3,00	1,55	4,65	1,07	0,22	1,77	0,69
E	Ext.W	3	0,91	1,27	3,47	1,07	0,22	1,77	0,69
N	Ext.W	1	1,52	1,27	1,93	1,07	0,22	1,77	0,69
E	Ext.W	4	0,91	1,27	4,62	1,07	0,22	1,77	0,69
E	Ext.W	1	3,00	0,70	2,10	0,51	0,22	1,77	0,69
E	Ext.D	1	1,20	2,12	2,54	0,11	1,03	3,15	0,03
W	W08	2	0,59	1,55	1,83	0,51	0,22	1,77	0,59
W	W08	1	1,70	1,55	2,64	0,51	0,22	1,77	0,59
W	W07	1	0,96	1,55	1,49	0,51	0,22	1,77	0,59
W	W10	1	5,21	1,55	8,08	0,51	0,22	1,77	0,59
N	Ext.W	1	3,40	1,55	5,27	0,51	1,51	2,98	0,18
E	Ext.W	2	1,82	1,55	5,64	1,07	0,22	1,77	0,69
E	Ext.W	1	7,07	2,12	16,26	1,31	0,01	2,73	0,48
W	Ext.W	1	4,00	1,55	6,20	1,07	0,22	1,77	0,69
E	Ext.D	1	1,70	2,12	3,60	0,51	2,73	4,85	0,11
W	W03	1	0,91	0,99	0,90	0,51	2,49	3,48	0,15
W	W02	3	0,90	2,12	5,72	0,51	0,83	2,95	0,17
W	W02	1	0,59	0,99	0,58	0,51	0,22	1,21	0,42
W	W04	1	1,15	0,99	1,14	0,51	1,38	2,37	0,22
	TOTAL GLAZ				79,05 m²				434,78

ENERGY EFFICIENCY SPECIFICATION

SECTION 42(b) PERMANENT DEPARTURE APPLICATION			
BUILDING LINE RELAXATIONS	Existing	Proposed	Relaxation required
- SOUTH EAST - STREET	6,30 m	to 0,00 m	6,30 m
- SOUTH WEST - LATERAL	3,15 m	to 1,19 m	1,95 m
- NORTH WEST - REAR	3,15 m	to 0,00 m	3,15 m

NEIGHBOUR'S CONSENT			
W van Niekerk	4 Nellmapius Close Stellenbosch	Erf 4657	
Mackenzie Johnson Trust	1 Nellmapius Close Stellenbosch	Erf 4660	
T Kearney	6 Nellmapius Close Stellenbosch	Erf 4659	

FOR OFFICIAL USE

FLOOR CONSTRUCTION

Ground floor
Floor covering as indicated on 25mm fine screed cement on 100mm concrete on 250 micron Pacplus PVC damp proof membrane on 50mm compacted sandbed on 150mm compacted filling on 700x230mm strip foundation. Foundation walls to be built with minimum 14 Mpa bricks.

Floor covering as indicated on 25mm fine screed on pre-stressed concrete hollow core slab according to the Engineer's specifications. In-situ concrete minimum 25Mpa @ 28 days.

Floor covering as indicated on 25mm fine screed on in-situ cast stairs according to the Engineers specification. Risers maximum 200mm and treads minimum 270mm. Fit balustrade to detail 1m above tread level.

Synthetic slate roof tiles @ 20° pitch on 38x38mm battens @ 320mm c/c on 405 micron Super Sisalation membrane on 38x152mm Fink-type roof trusses @ 760mm c/c on 38x114mm wallplate and 38x114mm wind bracing under rafters. Secure trusses with 90x4mm nails to hoop-iron bedded minimum 600mm under wallplate.
Fit 60mm Isoboard smooth bevel T&G XPS ceiling boards fitted under-purlin.

Single length Salfintra Salflok 700 (0,50mm) Chromadek metal sheet @ 2° pitch on 50x76mm purlins @ 1200mm c/c on 405 micron Super Sisalation membrane on 50x228mm rafters @ 1050mm c/c on 38x114mm walplate.
Fit 60mm Isoboard smooth bevel T&G XPS ceiling boards fitted under-purlin.

Provide 125x150mm OGee profile longspan aluminium gutters on 22x220mm fascia with 75x100mm downpipes. Outflow minimum 150mm above finished ground level. Stormwater to catchpits and piped below ground level around construction works to main street. Box storm water pipes in 100mm sand where it runs under construction works.

Provide 110mm Ø sewage pipes with 50mm Ø ventilation pipes with twin valves on 110mm Ø stub stack. Box sewage pipes in 100mm sand where it runs under construction works. Provide inspection eye access at all changes in direction. Horizontal sewage pipes must be anti-siphoned. Any footing within 1.2m of any drainline to be below same drainline. Gully rims to be not less than 150mm above the finished surrounding ground level and not less than 150mm below the crown of the lowest trap serving any sanitary fixture.

All walls to be built with clay NFXX bricks and smooth plastered and painted to match existing. Walls between garage and house to be beamfilled to the underside of the roof. Cavity walls to be solid up to d.p.c. level, minimum three courses below wallplate and above all windows. Seal interior timber with Bourne Gleen and exterior timber with Sikinks Rubul DEK. Provide for one 250 litre, 60kPa hot-water geyser to be fitted in a suitable roof area. Electrical requirements, as set by the local authority, must be complied with. All openings larger than 1m to be provided with single-length precast reinforced lintels. Engineer's certificate must be obtained, accompanied by Engineer's inspections before concrete slabs may be self-poured. Engineer's certificate to be submitted for roof layout detail before installation. Eprf mats must be pointed out to the Building Dept. before the start of construction. All glazing to comply with the requirements of SANS 10137 and SANS 10400 Part N. Access doors and side lights to have safety glass. Windows other than doors to have safety glass. Windows 1.5m or more above the ground to have safety glass. Provide 37mm Pionac Pactus DPR under walls and 250 micron Pactus DPR under floors. Regardless of depth shown on sections, excavate foundations to a depth to provide a solid and uniform foundation to all footings. Provide 900x900x350 thick footing to all piers. All work must comply with the National Building Regulations and Building Standards Act No. 103 of 1977. All measurements and levels must be verified on site before the start of construction. Any error or discrepancy to be reported to the architectural professional immediately.

ZONING	SINGLE RESIDENTIAL ZONE 1
	CONVENTIONAL HOUSING (SR1)

AREA FACTORS	
ERF SIZE	1'407.01 m ²
FLOOR FACTOR (Max. 130'00' allowed)	0.46
FLOOR SPACE (Max. 130'00' allowed)	657.29 m ²
EXISTING FIRST STOREY FLOOR SPACE	379.41 m ²
EXISTING GROUND STOREY FLOOR SPACE	95.19 m ²
EXISTING BASEMENT STOREY FLOOR SPACE	29.95 m ²
TOTAL EXISTING FLOOR SPACE	504.55 m²
NEW FIRST STOREY FLOOR SPACE	468.69 m ²
NEW GROUND STOREY FLOOR SPACE	95.19 m ²
NEW BASEMENT STOREY FLOOR SPACE	63.39 m ²
TOTAL NEW FLOOR SPACE	627.27 m²
TOTAL COVERED FLOOR SPACE ADDED	122.72 m²

SYMBOLS AND LEGENDS	
CENTER FILAMENT LIGHT	
220v-240v DOWN LIGHT	
WALL LIGHT	
FLORESCENT LIGHT	
LIGHT SWITCH	
16A SOCKET (300mm over FFL)	
16A SOCKET (1m over FFL)	
20mmØ PVC CONDUIT BOX	
REQUIRED FLOOR LEVEL	(V.00'00)
EXISTING FLOOR LEVEL	(X.00'00)
WINDOW & DOOR NUMBERS	(W01) (D01)

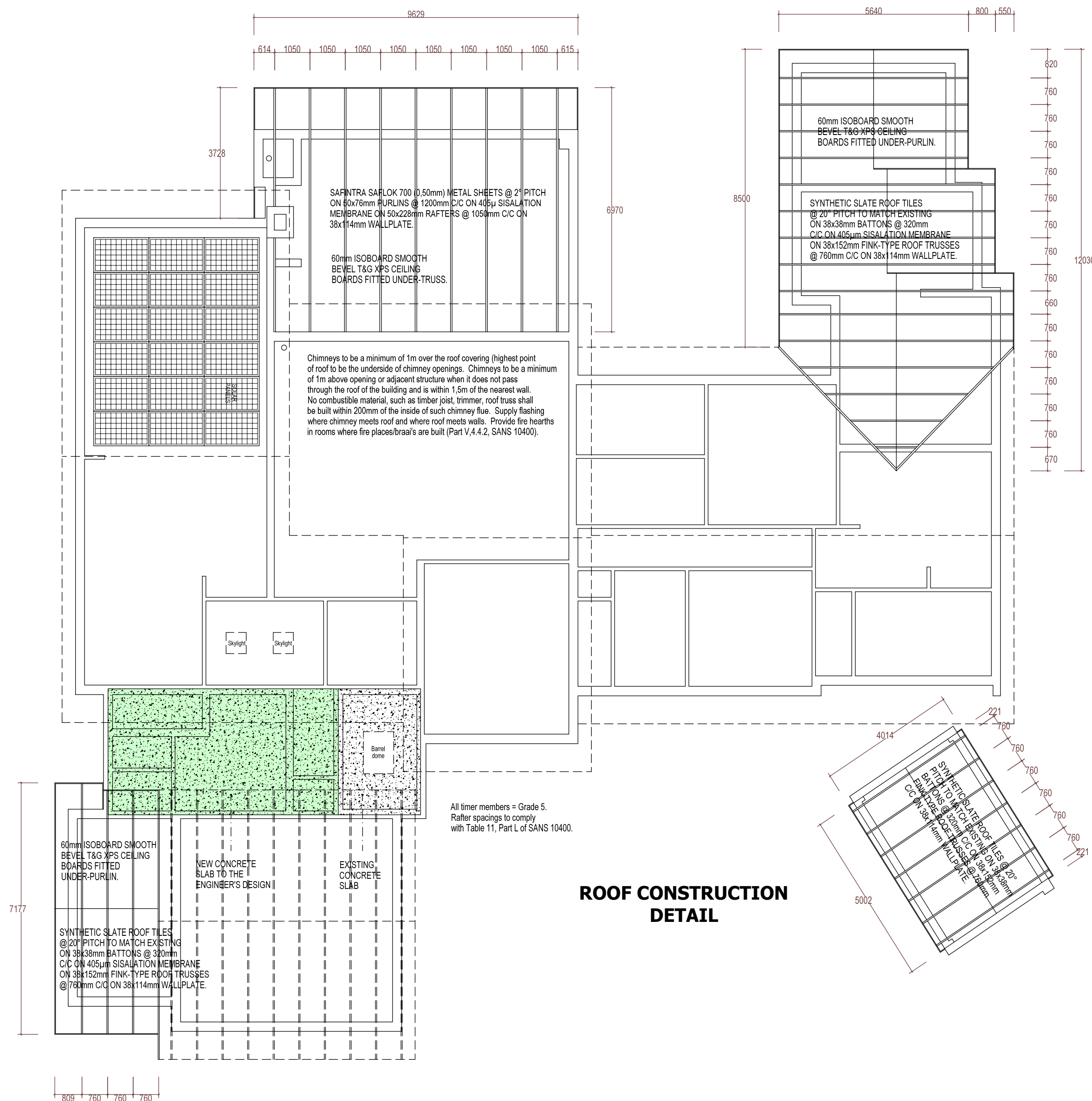
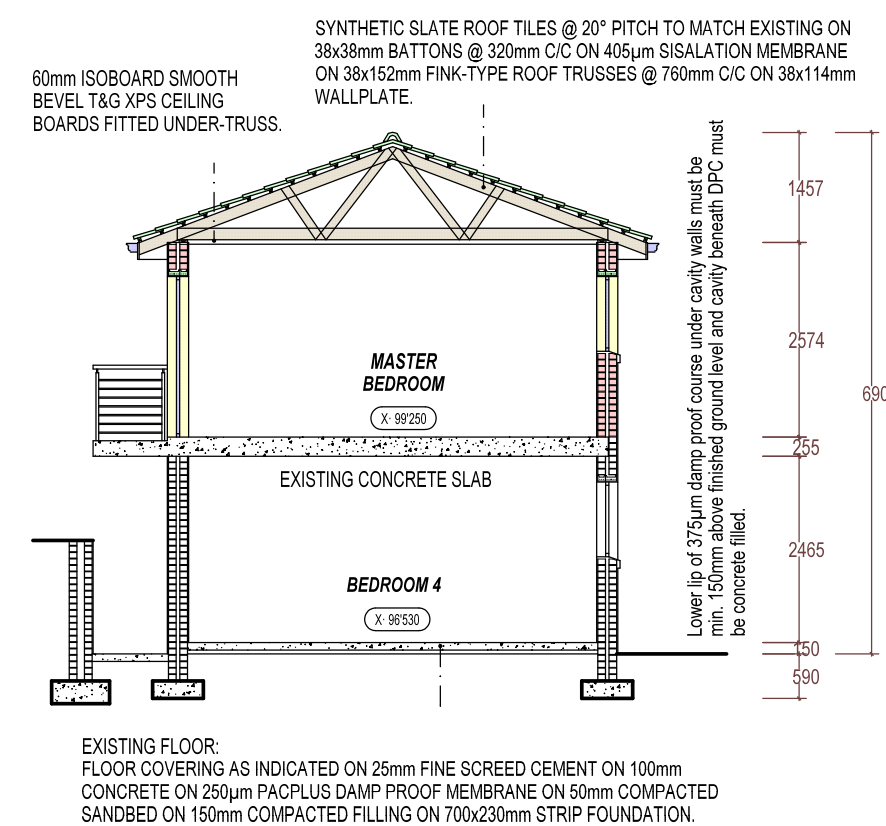
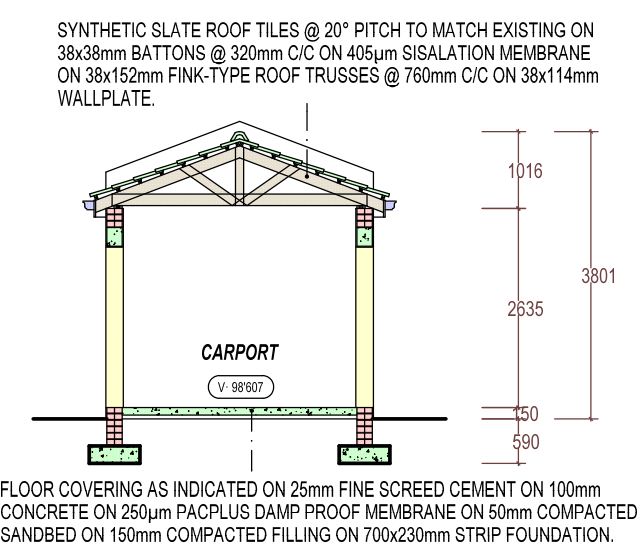
NEW CARPORT	20.33 m ²
NEW SWIMMING POOL	30.02 m ²

REVISION DETAILS		
DATE	DESCRIPTION	REFERENCE DRAWING No.
2025-01-19	FIRST CONCEPT PRESENTATION TO CLIENT	A451261041
2025-01-31	SECOND CONCEPT PRESENTATION TO CLIENT	A451261042
2025-02-12	THIRD CONCEPT PRESENTATION TO CLIENT	A451261043
2025-03-18	FOURTH CONCEPT PRESENTATION TO CLIENT	A451261044
2025-05-12	MUNICIPAL SUBMISSION	A451261045
2025-11-26	NOTATION OF TITLE DEED BUILDING LINES	A451261046

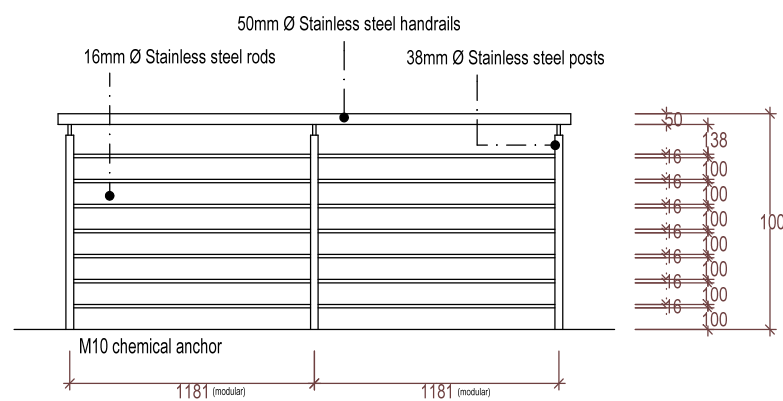
**COLLIN SHERRIFF
ARCHITECTURE**
(J. Teo, M.Arch., P. Arch.D.)
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Member of the Cape Institute for Architects

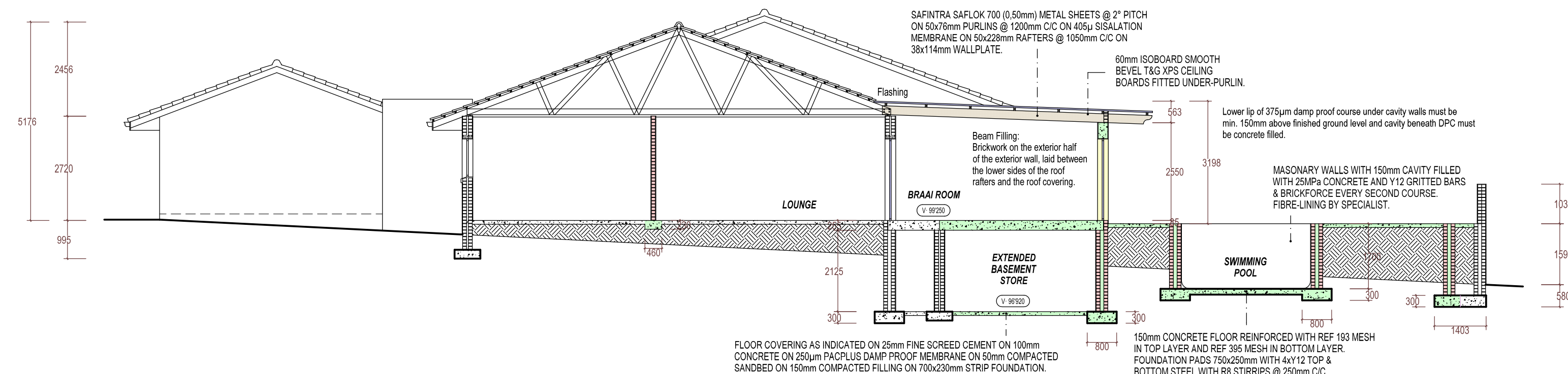
DRAWING No.	A451/24/06	DRAWN BY	CS	2025-11-25
		CHECKED BY		
PROPOSED ADDITION FOR K2024646506 South Africa Pty Ltd ON ERF 4658, 5 NELLMAPIUS CLOSE STELLENBOSCH		SCALE		SHEET
		1 : 100	NO.	
		Unless otherwise indicated on plan		OF
		P Arch.D (00194) PRINCIPAL L.E.D.		
SIGNATURE : For Registered Owners		SIGNATURE : C. Sheriff		

**SECTION B · B**

SECTION C · C



(SCALE 1 : 35)

**SECTION A · A**

SECTION 42(b) PERMANENT DEPARTURE APPLICATION				
BUILDING LINE RELAXATIONS	Existing		Proposed	Relaxation required
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