

APPLICATION FOR A PERMANENT DEPARTURE: ERF 1652 STELLENBOSCH

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

Application Property Address: **Erf 1652 Stellenbosch, Situated at 50 Van der Stel Street**
Application Property Number: **Erf 1652 Stellenbosch**
Applicant: **Tim Ziehl / Tim Ziehl Architects (Pty) Ltd**
Public Participation: **Hein Nesor / Pieterhuizen Planning (Pty) Ltd**
(hein@pieterhuizen.co.za; 064 538 4142)
Owner: **Ocsan Investment Enterprises (Pty) Ltd**
Application Reference: **TP 1515/2026**

Description of land development proposal:

The application is made in terms of Section 15 (2)(b) of the Stellenbosch municipal Land Use Planning Bylaw on Remainder Farm 159 Stellenbosch for the following:

- Permanent departure to allow the pool room to be at 1.5m in lieu of 4m from the Van der Stel street boundary building line.

Notice is hereby given in terms of the provisions of the said Bylaw 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-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must 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: **hein@pieterhuizen.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.

Pieterhuizen Planning (Pty) Ltd

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **7 October 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 **(064 538 4142)** during normal office hours.

Yours faithfully

PIETERHUIZEN TOWN PLANNING

AANSOEK VIR PERMANENTE AFWYKING: ERF 1652 STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Erf 1652 Stellenbosch, Geleë te 50 Van der Stel Straat

Aansoek eiendom beskrywing: Erf 1652 Stellenbosch

Aansoeker: Tim Ziehl / Tim Ziehl Architects (Edms) Bpk

Publieke Deelname: Hein Nesor / Pieterhuizen Planning (Edms) Bpk
(hein@pieterhuizen.co.za; 064 538 4142)

Eienaar: Ocsan Investment Enterprises (Edms) Bpk

Aansoek Verwysing: TP 1515/2026

Besonderhede van die grondgebruiksaansoek:

Die aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2023, vir 'n:

- Permanente afwyking om toe te laat dat die swembadkamer 1.5m (in plaas van 4m) vanaf die Van der Stel Straat-boulyn geleë is.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal 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, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens geding word op die aansoek in terms 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:

hein@pieterhuizen.co.za. Deur 'n beswaar, kommentaar of verhoë 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 **7 Oktober 2026**.

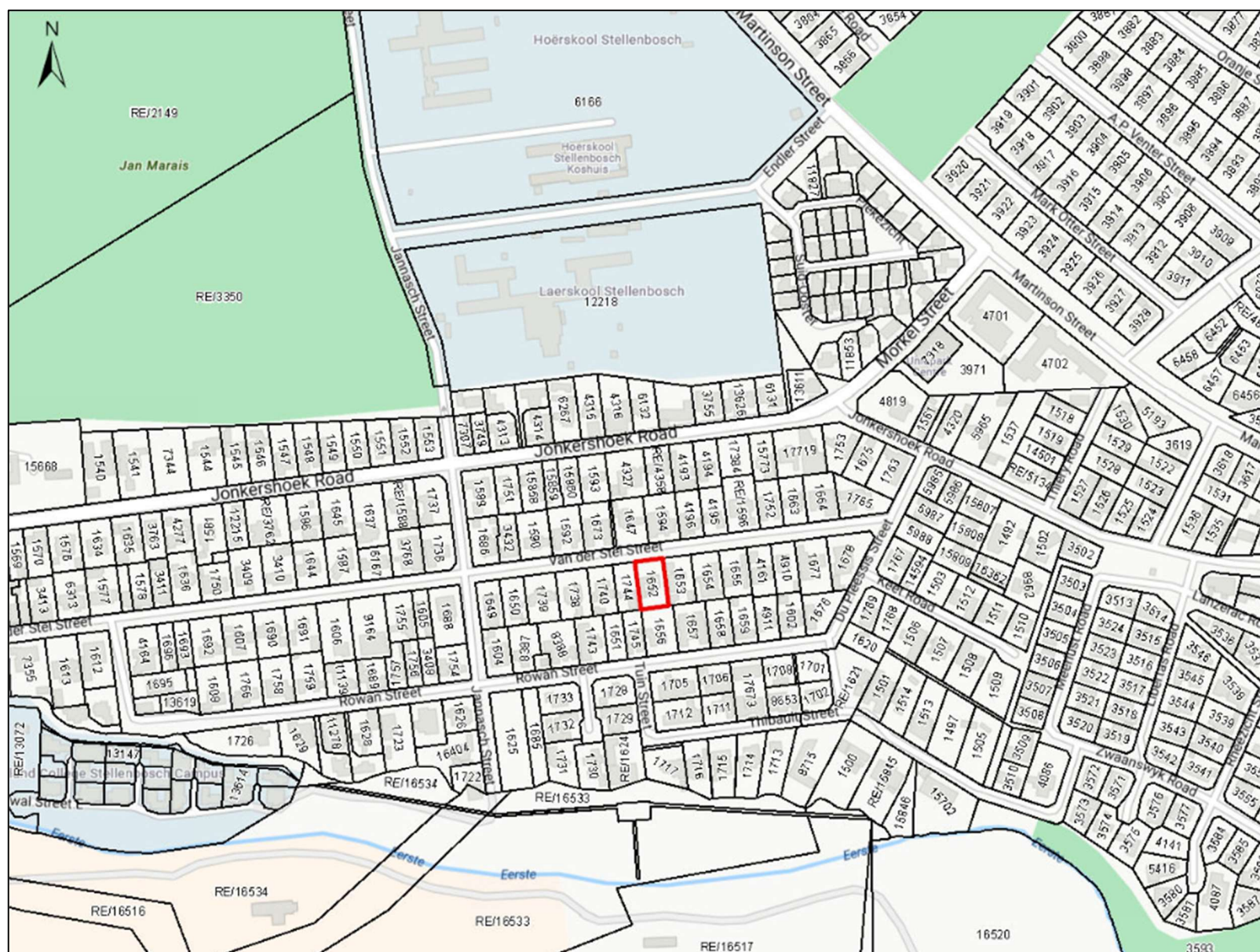
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

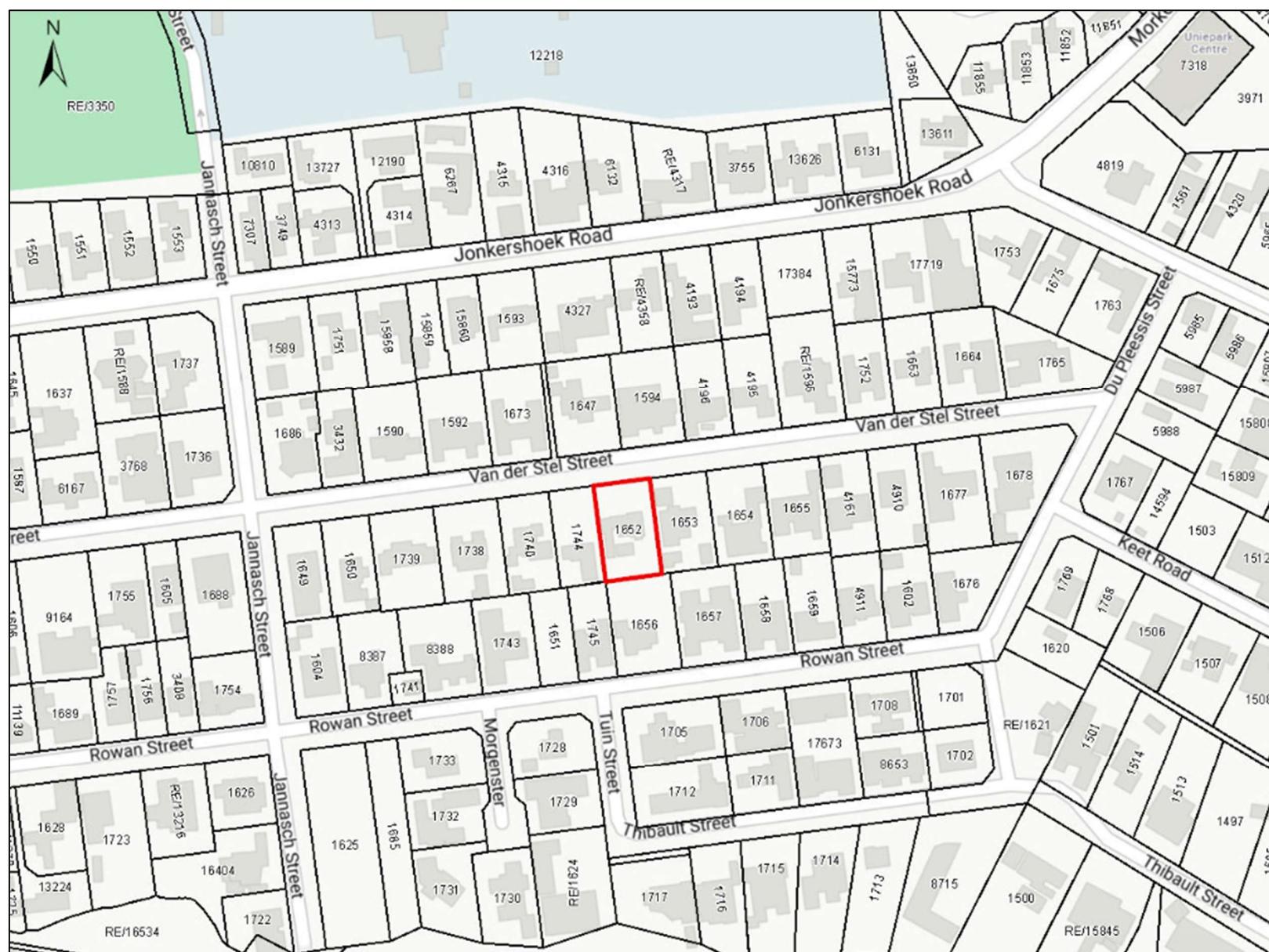
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **(064 538 4142)** gedurende normale kantoor ure.

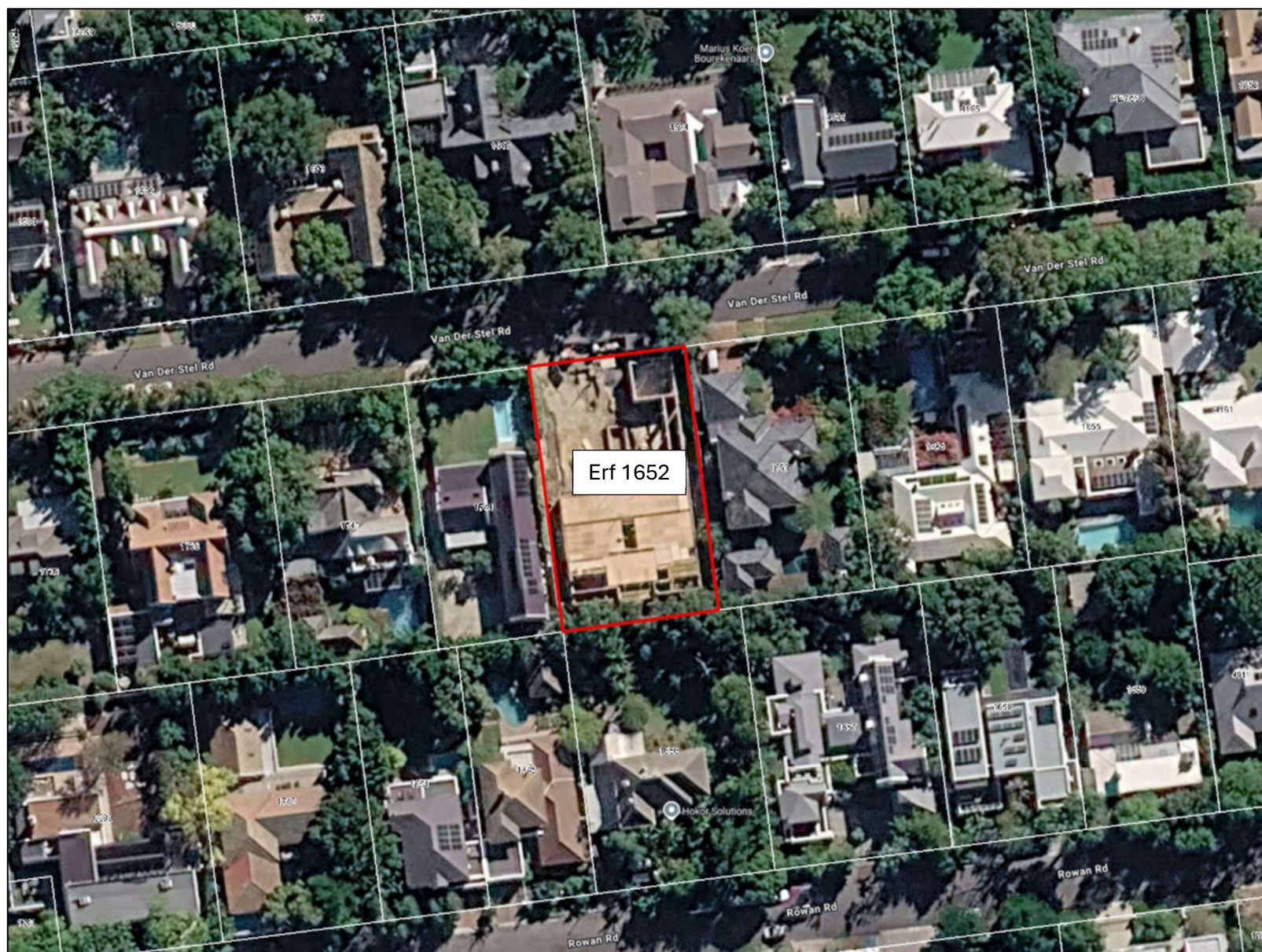
Die uwe

PIETERHUIZEN TOWN PLANNING



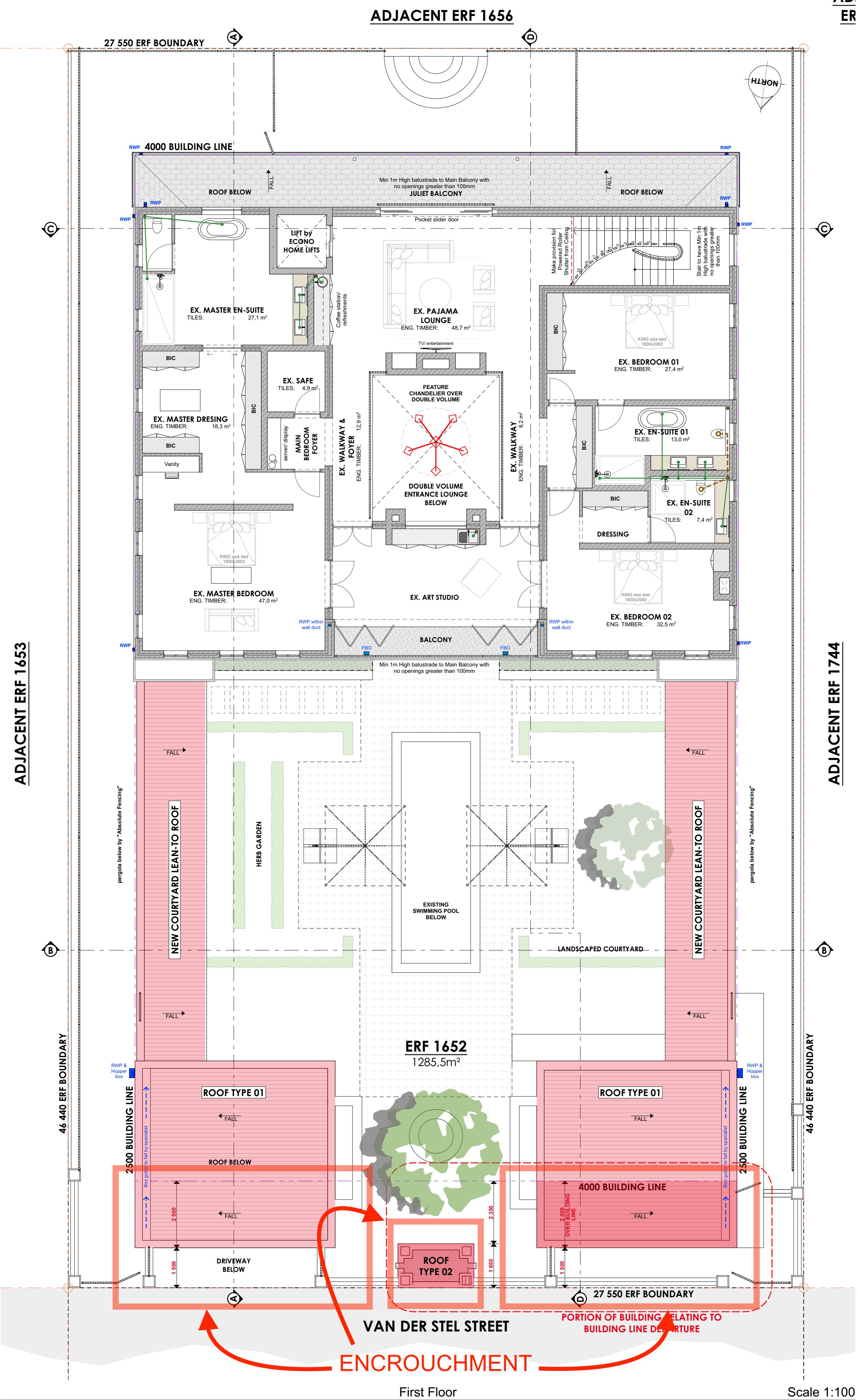








tim ziehl
ARCHITECTS



DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DESCRIPTION
1	2025-12-18	STREET BUILDING LINE DEPARTURE & BUILDING APPLICATION

GENERAL NOTES:

BUILDING WORK:
ALL WORK TO COMPLY TO SANS 10400 AND NATIONAL BUILDING REGULATIONS. ALL WORK TO BE IN ACCORDANCE TO LOCAL AUTHORITIES REGULATIONS AND BY-LAWS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL LEVELS AND DIMENSIONS TO BE CHECK ON SITE BEFORE BUILDING WORK COMMENCES. CONTRACTOR SHALL BE DEEMED TO HAVE ACQUAINTED THEMSELVES WITH SITE CONDITIONS AND MADE ALLOWANCES IN THEIR TENDERS FOR ALL SITE DEVELOPMENT WORK.
LEVELS:
LEVELS AND DIMENSIONS: THE BUILDING ARE TO BE LAID OUT AND ERECTED IN THE POSITION AND TO THE LEVELS AS INDICATED ON THE PLAN & SITE LAYOUT PLAN. THE CONTRACTOR, SUB-CONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS AND LEVELS ON-SITE BEFORE COMMENCING ANY WORK. ALL BUILDING WORK TO COMPLY WITH SANS 10400 EDITION 3 AND MUNICIPAL BYLAWS.

LAND SURVEYOR TO CONFIRM ALL BOUNDARY PEGS AND TO CHECK ALL LEVELS BEFORE CONSTRUCTION COMMENCES. TOP SOIL SHALL BE REMOVED FROM THE AREA TO BE BUILD UPON. ALL GRADING AND LEVELLING TO BE DONE BY CONTRACTOR.

MATERIALS:
MATERIAL USED IN THE ERECTION OF A BUILDING SHALL BE SUITABLE FOR THE PURPOSE FOR WHICH IT IS TO BE USED.

TIMBER:
ALL TIMBER USED IN THE ERECTION OF A BUILDING SHALL BE TREATED AGAINST TERMITE AND WOOD BORER ATTACK AND FUNGAL DECAY IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10005 AND SHAL BEAR THE PRODUCT CERTIFICATION MARK OF A BODY CERTIFIED BY THE SOUTH AFRICAN NATIONAL ACCREDITATION SYSTEM.

BUILDING ELEMENTS:
THE CONSTRUCTION OF ANY BUILDING ELEMENT SHALL BE SUCH THAT BUILDING ELEMENT AS CONSTRUCTED DOES NOT COMPRISE THE DESIGN INTENT OF ANY DESIGN SOLUTION THAT SATISFIES THE DESIGN REQUIREMENT OF A FUNCTIONAL REGULATIONS.

FINISH FLOOR LEVEL:
FINISHED FLOOR LEVEL OF DWELLING TO BE MIN. OF 255mm ABOVE BACK OF FOOTWAY LEVEL AT SEWER CONNECTION. IT IS RECOMMENDED THAT GARAGE FLOOR LEVEL MIN. OF 170MM ABOVE BACK OF FOOTWAY LEVEL AT DRIVER ENTRANCE IF ANY.

OTHER:
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL MUST COMPLY WITH SANS 10400-J4.2. ANY COMBUSTIBLE MATERIAL TO BE 200MM AWAY FROM CHIMNEY FLUE.
THE REQUIREMENTS OF THE NATIONAL BY-LAWS AND ANY OTHER APPLICABLE AUTHORITY MUST BE COMPLIED WITH. THE BUILDERS MUST COMPLY WITH THE NHRC BY-LAWS. ALL REINFORCED CONCRETE SLABS AND STAIRS ARE TO BE CASTED STRICTLY TO STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS.

ALL STAIRS ARE TO BE REINFORCED CONCRETE WITH RISERS NOT EXCEEDING 180MM AND TREADS NOT LESS THAN 295MM WIDE.

BRAAI / CHIMNEY: (SANS 10400 - V:2010)
IT SHALL BE DESIGNED AND ERECTED FROM NON COMBUSTIBLE MATERIALS AND IN SUCH A MANNER THAT IT WILL NOT CAUSE A FIRE HAZARD TO THE ADJACENT MATERIAL. IT SHALL NOT BE INSTALLED IN SHAFT OR DUCT IN WHICH SERVICES WHICH MIGHT BE ADVERSELY AFFECTED BY THE HEAT ARE SITUATED.

AREAS:

SITE: 1285,5m²

EXISTING GROUND FLOOR AREAS:
RELOCATED Garage: 52,5m²
RELOCATED Pool Room: 52,5m²
EX. Main Ground Floor: 283,7m²
EX. Front Covered Patio: 114,1m²
EX. Rear Covered Patio: 32m²

Total EXISTING Ground Floor: 534,8m²

NEW COVERED ENTRANCE: 4,7m²
NEW COVERED WALKWAY 1: 33,8m²
NEW COVERED WALKWAY 2: 33,8m²

Therefore Total NEW Coverage: 607,1m²
=47,2%

EXISTING FIRST FLOOR AREAS:
EX. First Floor: 328,9m²
EX. Front Balcony: 9,1m²

TOTAL BUILT AREA: 872,8m²
excluding balconies & stair & lift on 1st floor

PROJECT:
HOUSE OOSTHUIZEN
ERF 1652
50 VAN DER STEL ROAD, STELLENBOSCH, 7600

SCALE: 1:100@A1 **DATE:** 2025-12-18

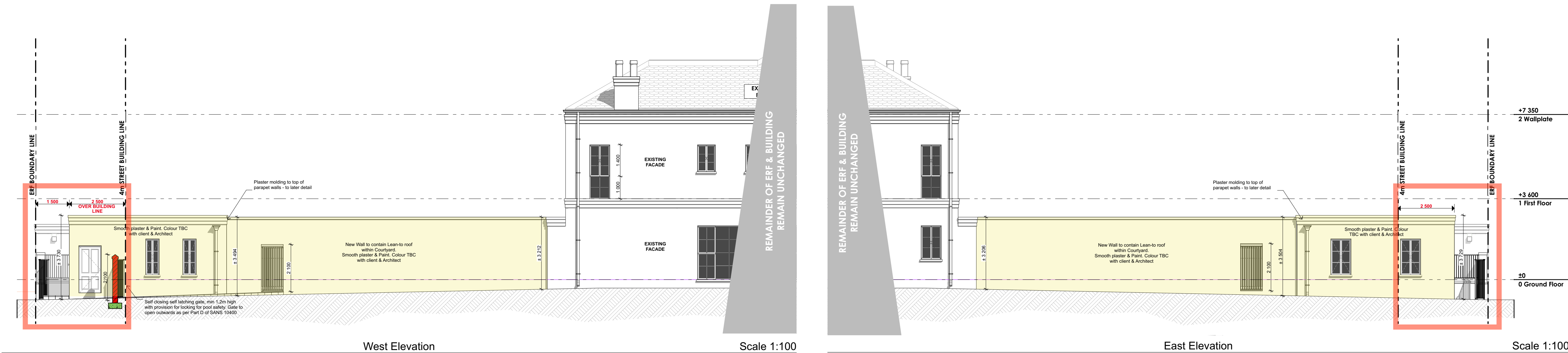
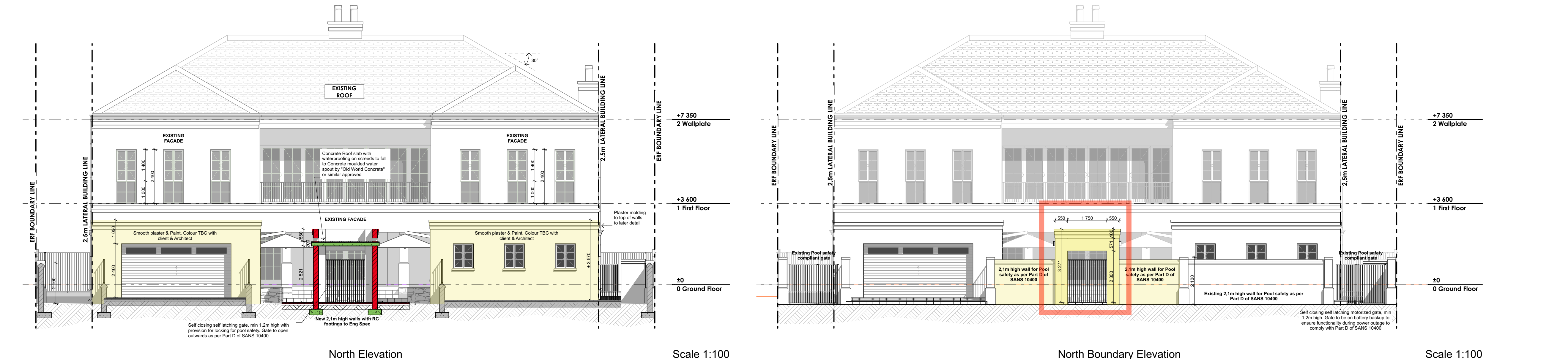
PROJECT NUMBER: TZ - 1382 **DRAWN BY:** TZA **REVISION:** ☐

DRAWING:
ELEVATIONS & SECTIONS

ISSUED MUNICIPAL APPROVAL

tim ziehl
ARCHITECTS

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GENERAL ENERGY USAGE IN BUILDING NOTES

HOT WATER:
Hot water heating requirement: at least 50% of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable combustible fuel in accordance with SANS 10400: PART XA:2021 Ed 2.

HOT WATER PIPING INSULATION:
Provided and install Armaflex piping insulation on all hot water services pipes in accordance with SANS 10400:PART XA:2021 Ed 2. Install Armaflex pipe insulation of 25mm thickness for Nominal ID of 15mm with a R-Value of 1.32 (A minimum R-Value of 1.00 is required for internal dia. = 80mm).

ROOF INSULATION:
All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400:PART XA:2021 Ed 2 Table 8. Direction of heat flow for Climatic zone 4 = Up.
GLAZING:
Building fenestration to comply with with requirements in accordance with SANS 10400-XA:2021 Ed 2. All doors and windows to be powder coated aluminium unless otherwise specified elsewhere.

FLOORS:
Provide and install 30mm Isoboard with a R-Value of 1.00 around the vertical edge of the dwelling house in accordance to SANS 10400-XA:2021

THERMAL INSULATION:
All Thermal insulations to be in accordance with SANS 10400-XA:2021 Ed 2. Reflective insulation shall be installed with the necessary airspace and in accordance with Table 9.

LIGHTNING AND POWER:
The minimum lightning levels shall be determined in accordance with the requirements of SANS 10400-XA:2021 Ed 2. Roof underlay of radiant barriers shall be sealed in accordance with SANS 10400-XA:2021 Ed 2.

BUILDING SEALING:
Building sealing shall be done in accordance with SANS 10400-XA:2021 Ed 2.

GENERAL:
Windows shall be sealed in accordance with SANS 10400-XA:2021 Ed 2. External doors shall be sealed in accordance with SANS 10400-XA:2021 Ed 2. Air leakage for glazing shall be in accordance with SANS 10400-XA:2021 Ed 2. Chimneys and flues shall be sealed in accordance with 10400-XA:2021 Ed 2. Roof underlay of radiant barriers shall be sealed in accordance with SANS 10400-XA:2021 Ed 2.

REFER TO ENERGY USAGE IN BUILDING REPORT FOR CALCULATIONS

CONSTRUCTION NOTES

FOUNDATIONS: (SANS 10400, PART H)
FOUNDATIONS MASS CONCRETE IN-SITU 1:4:5 NOMINAL MIX HAVING A COMPRESSIVE STRENGTH OF 10MPa AT 28 DAYS, CONSISTING OF ORDINARY PORTLAND CEMENT, SAND AND 20MM STONE FOOTINGS. FOR LOABEARING WALLS, FOUNDATIONS WALLS TO BE FILLED WITH CONCRETE UP TO FLOOR LEVEL.
MINIMUM REQUIREMENTS:
LOAD BEARING WALLS = MIN. 250 x 770mm
NON LOAD BEARING WALLS = 250 x 610mm

FOUNDATIONS WALLS HIGHER THAN 1.5 METER TO BE 340mm THICK. FOUNDATIONS WALLS HIGHER THAN 1.5 METER TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.
CONCRETE STRIP FOUNDATIONS TO BE LAID IN A SOLID AND UNIFORM TRENCH AND MUST COMPLY WITH SANS 10400-B AND SANS 1044-H

GROUND FLOOR CONSTRUCTION: (SANS 10400, PART J)
FLOOR FINISH AS ON PLAN ON 40MM CEMENT SCAFFOLD ON 100MM CONCRETE SLAB ON 250MIC. DPM WITH MIN. 250MM OVERLAY ON 50MM CLEAN SAND LAYER ON WELL COMPACTED & SELECTED BACKFILL (150MM AT A TIME TO 100% MOD. ASTHO). FINISH FLOOR LEVEL MUST BE MIN. 170MM ABOVE NATURAL OR FINISH GROUND FLOOR LEVEL.
ALL REINFORCED CONCRETE SLABS AND STAIRS TO BE CASTED STRICTLY TO STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS.

WALL CONSTRUCTION: (SANS 10400, PART K)
ALL WALL CONSTRUCTION AND BRICKWORK TO COMPLY WITH SANS 10400 PART K, PART B & PART T. ALL STRUCTURAL WORK TO CONFORM WITH NRBC REGULATION.

EXTERNAL: LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE 110MM ROK CLAY BRICKS, 260MM CAVITY WALL WITH EXTERNAL AND INTERNAL 110MM ROK CLAY BRICK. CAVITY SHALL BE NOT LESS THAN 50MM WIDE AND CLEAN OF ANY DEBRIS. THE INTERNAL AND EXTERNAL SKINS TO BE TIED TOGETHER WITH BUTTERFLY WALL TIES 4TH BRICKCOURSE. CAVITY SHALL BE FILLED WITH CONCRETE BETWEEN FOUNDATIONS AND GROUND FLOOR DPC AND 3 BRICK COURSES BELOW WALL PLATE. TIE RODS AT FLOOR LEVEL AT 450MM CENTRES AND ABOVE WINDOWS AT 450MM CENTRES.

INTERNAL: LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE 110MM ROK CLAY BRICK WITH PLASTERED AND PAINTED FINISH.

EXTERNAL AND INTERNAL FINISH: EXTERNAL AND INTERNAL TO BE PLASTERED AND PAINT FINISH AS PER OWNERS APPROVAL TO FUTURE DETAIL. EXTERNAL WALL COLOURS TO COMPLY WITH COLOUR PALETTES AS ALLOWED WITHIN THE LITTLE STREAM ESTATE GUIDELINES.

CONCRETE OR PLASTER MIXTURE:
STRUCTURAL CONCRETE MIX MUST BE: 1 PART CEMENT, 4 PARTS SAND AND 5 PARTS 10MM GRAVEL. STONE & CONCRETE STRENGTH OF 10 MPa ON 28 DAYS REQUIRE. PLASTER CEMENT MUST BE MIX 1 PART CEMENT, 1.5 PARTS LIME AND 6 PARTS SAND. SAND FOR PLASTER MUST BE CLEAN WITH NO VEGETABLE MATERIAL LIKE SEEDS, ETC.

DOORS:
ALL INTERNAL DOORS AS SUPPLIED BY LOTUS DOORS OR SIMILAR APPROVED WITH PAINTED FINISH TO FUTURE DETAIL ELSEWHERE. SAMPLES TO BE PROVIDED FOR APPROVAL. GLAZING WITH NORMAL STRENGTH (N.S.) CLEAR SAFETY GLASS IN ACCORDANCE WITH SANS 10400. PART N. DOOR BETWEEN GARAGE AND DWELLING TO BE 40MM THICK SEMI SLOD 12 HOUR FIRE DOOR FITTED WITH SELF CLOSING DEVICE.

SILLS:
EXTERNAL BRICK SILLS AT MIN. 5 DEGREE ANGLE WITH SIMPLE PLASTER DETAIL TO FUTURE SPECIFICATION ELSEWHERE WITH PAINTED FINISH TO MATCH PLASTER ON MAIN BUILDING. INTERNAL BRICK SILLS WITH 90 DEG ANGLE, PLASTERED AND PAINTED.

WINDOWS:
WIDECO SERIES (CASEMENT 30) OR SIMILAR APPROVED WINDOWS TOP HUNG, SIDE HUNG OR SLIDING WITH EPOXY POWDER COATED FINISH (COLOUR TWO) OR SIMILAR APPROVED. SIZES TO BE CONFIRMED, COMPLYING WITH AAMSA PERFORMANCE CRITERIA A1, GLAZED IN ACCORDANCE WITH SANS 10160, SANS 10137, (PART N OF SECTION 3) AND SANS 1263 WITH CLEAR GLASS.

ROOF CONSTRUCTION:
ROOF TYPE 01:
PITCH ROOF CONSTRUCTION: (SANS 10400, PART L)
CONCEALED FIX ROOF SHEETING @2° PITCH (COLOUR, MATT GREY CHARCOAL) TO BE INSTALLED AS PER SUPPLIER AND/OR MANUFACTURERS SPECIFICATION AND DETAIL ON TREATED SABS APPROVED 75 X 50MM SA PINE TIMBER BATTENS AT MAX. 1200 CENTRES AS PER MANUFACTURERS SPECIFICATION, DNR 3 SABS APPROVED SUPERIOR DOUBLE RADIANT BARRIER UNDERLAY ON SABS APPROVED TREATED SA PINE ROOF RAFTERS. RAFTERS TO BE STRAPPED DOWN TO 38x114MM TREATED SA PINE WALL PLATE TIED DOWN WITH 2 STRANDS OF 4MM GALV. WIRE ROOF ANCHORS TAKEN 4 COURSES INTO BRICKWORK. ALL TO ENGINEERS SPECIFICATIONS AND DETAILS.

ROOF TYPE 02:
CONCRETE ROOF CONSTRUCTION: (SANS 10400, PART L)
13MM NOMINAL GRANITE GRAVEL CRUSHED LAID TO A THICKNESS OF 50MM ON 150MM OR SIMILAR APPROVED GEOTEXTILE MEMBRANE ON 80MM THICK 3000x6000 INSULATION WITH TONGUE AND GROOVE PROFILE ON TORCH-ON WATERPROOFING SYSTEM OR SIMILAR APPROVED SPRAY ON WATER PROOFING BY APPROVED APPLICATOR ON MIN. 170MM OR 200MM THICK CONCRETE SLAB WITH MIN. 25MM THICK 40MPa WOOD TROWELLED SCAFFOLD WITH AN MIN. 180 TO OUTLETS AS SHOWN. RC ROOF SLAB ALL TO ENGINEERS SPECIFICATIONS AND DETAILS.

CEILINGS:
UNDERLIE OF CONCRETE SLABS TO BE SMOOTH SKIMMED AND PAINTED TO MANUFACTURER'S SPECIFICATION. CORNICE TBC WITH CLIENT FROM CORNICE CEILING & DECO OR SIMILAR APPROVED SUPPLIER.

ALL OTHER AREAS (INCLUDING GARAGE):
STANDARD 9 MM RHINOBOARD CEILING FLUSH NAILED AT 150MM C/C TO 30x30x3MM SAP BRANDING AT 400MM C/C MAX. IN ONE DIRECTION. JOINTS TO BE COVERED WITH FIBRATAPE. ENTIRE CEILING SMOOTH SKIMMED AND PAINTED TO MANUFACTURERS SPECIFICATION. INSULATION.
NOTE: REFER TO "ENERGY USAGE REPORT" FOR ROOF ASSEMBLY SPECIFICATIONS.

WATERPROOFING:
ALL WATERPROOFING SPECIFICATIONS TO BE OVERSEEN AND APPROVED BY SPECIALIST CONTRACTOR.

OVERHANGS AND EAVES:
NO GABLE ENDS OR PARAPET GABLE END CONSTRUCTION. ALL OVERHANGS AS INDICATED. ROOF OVERHANGS WITH CLOSE EAVES - TO BE PAINTED WHITE.

RAINWATER GOODS & DOWNPIPES (SANS 10400, PART R):
PROVIDE SABS APPROVED STANDARD NUTS: 19x225mm FASCIAES TO AREAS APPLICABLE. FASCIAES AND BARGE BOARDS TO BE FIXED TO TIMBER RAFTERS WITH 12X40MM COUNTERSUNK SCREWS.

WATERKITE GUTTERING OR SIMILAR APPROVED 150x125mm INDUSTRIAL JOSE PROFILE ALUMINIUM SEAMLESS GUTTER, COLOUR TBC WITH 75MM DIAMETER PVC DOWNPIPES TO BE PAINTED TO MATCH COLOUR OF EXTERNAL WALL PAINT. RIVETED AND SILICON SEALED TO GUTTER OUTLETS, INCLUDING ALL NECESSARY BENDS, ELBOWS, SHOES, ETC.

BRICK-FOURCE:
BRICK-FOURCE SHALL BE PLACED ABOVE WINDOWS AND DOORS WITHIN BETWEEN EACH LAYER OF BRICK AND SHALL BE IN ACCORDANCE WITH SANS 935 FOR A GRADE 2 COATING.

DAMP-PROOF COURSE:
ANY MATERIAL USED AS A DAMP-PROOF COURSE SHALL COMPLY WITH THE RELEVANT REQUIREMENTS CONTAINED IN SANS 248, SAND 288 OR SANS 952-1 OR SHALL BE THE SUBJECT OF AN AGREEMENT CERTIFICATE IF THE PRODUCT IS NOT COVERED BY THESE STANDARDS.

ELECTRICITY:
ALL ELECTRICAL WORK ARE TO COMPLY TO LOCAL AUTHORITY'S BY-LAWS REFER TO "ENERGY USAGE IN BUILDING REPORT"

DRAINAGE (SANS 10400, PART P):
ANY DRAINAGE SYSTEM INSTALLATION MUST BE ABLE TO WITHSTAND AN INTERNAL WATER PRESSURE OF 50kPa AND AN EXTERNAL PRESSURE OF 30kPa WITH LEAKING. IT MUST REMAIN WATERTIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.24 OF SANS 10400-P. UNDER NORMAL WORKING CONDITIONS.

ALL UNDERGROUND DRAINAGE PIPES ARE TO BE 110MM PVC AND LAID TO FALL TO MANHOLE DRAIN, WHICH COMPLY TO LOCAL AUTHORITY'S REGULATIONS.

THE WATER SUPPLY OUTLET TO ANY WASTE FIXTURE SHALL BE SITUATED NOT LESS THAN 20MM ABOVE THE FLOOD-LEVEL RIM OF FIXTURE.

DRAINS WITH LESS THAN 300MM COVER TO BE ADEQUATELY PROTECTED. REFER TO TYPICAL SEWER DETAIL. MAX LENGTH OF DRAINAGE NOT TO EXCEED 15 METERS WITHOUT A RIDDING EYE. FIXTURE TO ANTI-SYPHONED OR DEEP SEALED TRAPS TO BE PROVIDED WHERE APPLICABLE. MIN. 1 OPEN GUILLET TO BE PROVIDED TO EACH DRAINAGE INSTALLATION. MIN INVERT LEVEL SHALL BE 450MM. NO PERSON SHALL PERFORM THE TRADE OF PLUMBING AS CONTEMPLATED IN GOVERNMENT NOTICE NO R 1875 OF 31 AUGUST 1979 UNLESS HE IS A TRAINED PLUMBER OR APPROVED COMPETENT PERSON. N.B. DRAINAGE GRADIENT TO BE 1:60.

110mm dia. UPVC DRAINPIPE CONNECTED TO EXISTING MANHOLE TO MIN. 1:60 AND MAX 1:5 FALL AS INDICATED ON SITE AND GROUND FLOOR PLAN. EACH DRAIN LINE TO VENTILATE WITH 50mm DIA. VENTPIPE. NO VISIBLE PIPES ON OUTSIDE OF BUILDING AND ALL PIPEWORK TO BE BUILT INTO WALL. REFER TO DETAIL. DUAL FLUSH TOILETS TO BE USED.

HOT WATER SUPPLY FOR EXISTING DWELLING HOUSE AND NEW ADDITIONS TO BE SUPPLIED FROM SOLAR GEYSER SOURCE TO FUTURE SPECIFICATIONS. SOLAR GEYSERS TO SUPPLY HOT WATER TO ALL SINKS, BASINS, BATHS & SHOWERS TO FUTURE DETAIL ELSE WHERE. REFER TO ENERGY USAGE IN BUILDINGS

WATER CONNECTION:
SUPPLY 250MM DIA. WATER CONNECTION PIPE WITH APPROVED WATER METER AS PER LOCAL AUTHORITY SPECIFICATIONS.

ANY SANITARY FIXTURE SHALL BE MADE ON IMPERMEABLE, NON-CORROSIVE MATERIAL. SHALL HAVE SMOOTH AND READILY CLEANABLE SURFACE AND SHALL BE SO CONSTRUCTED AND FITTED AS TO DISCHARGE THROUGH A TRAP INTO A SOIL PIPES OR WASTE PIPES AS THE CASE MIGHT BE.

LINTELS:
PRECAST LINTELS OVER DOOR AND WINDOW OPENINGS MUST BE BUILT IN AS PER SPECIFICATION OF THE MANUFACTURE WITH A MIN. OVERLAY OF 250MM BOTH SIDES.

REINFORCED BRICK LINTELS:
OPENING TO 1000MM - 1 COURSE REINFORCING
OPENING 1000-2000MM - 2 COURSES REINFORCING
OPENING 2100-3000MM - 4 COURSES REINFORCING
OPENING 3100-3900MM - 6 COURSES REINFORCING
OPENING 3900-5100MM - 6 COURSES REINFORCING

CAVITY WALLS MUST BE ANCHOR WITH 2.5 WIRE WALL TIES PER 500 METER

GLAZING (SANS 10400, PART N):
STANDARD 6.38mm NC 45 ADVANCED GLAZING OR SIMILAR APPROVED FROM COMPASS GLASS OR SIMILAR APPROVED THROUGHOUT, EXCEPT SAFETY GLASS TO ALL PANELS BELOW 1.00 METER ABOVE SPL AND PANELS LARGER THAN 1.00sqm. DOORS AND SIDE LIGHTS SHALL BE GLAZED WITH SAFETY GLAZING. MATERIAL WINDOW AREA TO BE MIN 10% OF FLOOR AREA WITH 5% OPENABLE SECTIONS.

GLAZING MATERIAL SHALL COMPRISE EITHER GLASS THAT COMPLIES WITH THE REQUIREMENTS OF PARTS 1 TO 5 OF SANS 50572, OR POLY-CARBONATED SHEETING. FRAMES TO RECEIVE GLAZING MATERIAL S SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2, OR BE CAPABLE OF WITHSTANDING THE WIND AND IMPACT LOAD DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-8 WITHOUT DEFLECTING MORE THAN 1/175th OF THEIR SPAN. A WINDOW THAT HAS A SILL HEIGHT LOWER THAN 500MM FROM THE FLOOR MUST BE SAFETY GLAZING MATERIAL, THAT COMPLIES WITH THE REQUIREMENTS OF SANS 1263-1.

LIGHT AND VENTILATION (SANS 10400, PART O):
THE TOTAL AREA OF AN OPENING, A DOOR OF AN OPENABLE GLAZED WINDOW THAT COMPLIES WITH REQUIREMENTS OF 4.3.1.1.2 (A) OR (B) OF SANS 10400-8 SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA OF THE ROOM.

GENERAL CONSTRUCTION NOTES:
- ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER.
- ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS.
- **BOUNDARY WALLS & STRUCTURES:**
NOTE: NO WALL, FOUNDATION OR BUILDING WORK WILL PROTRUDE OVER ERF BOUNDARY LINE.

- ALL DRAWING TO BE READ IN CONJUNCTION WITH "ENERGY USAGE "ASSESSMENT / REPORT"
- UNDER ALL STORMWATER DOWNPIPES, A STORMWATER GULLEY MUST BE PROVIDED AND BE CONNECTED WITH UNDERGROUND STORMWATER SYSTEM AS PER GOOD PRACTICE AND AS TO SABS CODE. UNDERGROUND STORMWATER PIPES TO BE CONNECTED TO MUNICIPAL STORMWATER SYSTEM OR BE TAKEN TO ROAD OR LOWEST POINT OF PROPERTY.

- **HEALTH & SAFETY**
PRINCIPAL CONTRACTOR TO MAKE ADEQUATE PROVISION FOR HEALTH & SAFETY MEASURES FOR THE DURATION OF THE CONSTRUCTION PROCESS. PRINCIPAL CONTRACTOR TO COMPLY WITH THE HEALTH & SAFETY ACT (ACT 85 OF 1993) AND CONSTRUCTION REGULATIONS O.N.R 1010 OF FEB 2014. PRINCIPAL CONTRACTOR TO PROVIDE CLIENT WITH HEALTH & SAFETY PLAN BEFORE CONSTRUCTION WORK BEGINS.

- ALL BOUNDARY / YARD WALLS TO COMPLY TO PART-K OF SANS 10400.
- ALL FENCE/ BOUNDARY WALLS TO BE MIN 1.2m HIGH WITH NO OPENINGS GREATER THAN 100mm TO COMPLY WITH SANS 10400 PART D (POOL SAFETY)
- ALL FENCES TO SECURE ACCESS TO POOL TO BE MIN 1.2m HIGH WITH NO OPENINGS GREATER THAN 100mm & BE SELF CLOSING & SELF LOCKING TO COMPLY WITH SANS 10400 PART D (POOL SAFETY)

- MINIMUM HEIGHT FROM GROUND TO FLOOR LEVEL MUST COMPLY TO PART K OF SANS 10400.

- ALL INTERNAL DOORS AS SUPPLIED BY LOTUS DOORS OR SIMILAR APPROVED WITH PAINTED FINISH TO FUTURE DETAIL ELSEWHERE. SAMPLES TO BE PROVIDED FOR APPROVAL. GLAZING WITH NORMAL STRENGTH (N.S.) CLEAR SAFETY GLASS IN ACCORDANCE WITH SANS 10400. PART N. DOOR BETWEEN GARAGE AND DWELLING TO BE 40MM THICK SEMI SLOD 12 HOUR FIRE DOOR FITTED WITH SELF CLOSING DEVICE.

- EXTERNAL BRICK SILLS AT MIN. 5 DEGREE ANGLE WITH SIMPLE PLASTER DETAIL TO FUTURE SPECIFICATION ELSEWHERE WITH PAINTED FINISH TO MATCH PLASTER ON MAIN BUILDING. INTERNAL BRICK SILLS WITH 90 DEG ANGLE, PLASTERED AND PAINTED.

- WIDECO SERIES (CASEMENT 30) OR SIMILAR APPROVED WINDOWS TOP HUNG, SIDE HUNG OR SLIDING WITH EPOXY POWDER COATED FINISH (COLOUR TWO) OR SIMILAR APPROVED. SIZES TO BE CONFIRMED, COMPLYING WITH AAMSA PERFORMANCE CRITERIA A1, GLAZED IN ACCORDANCE WITH SANS 10160, SANS 10137, (PART N OF SECTION 3) AND SANS 1263 WITH CLEAR GLASS.

- CONCEALED FIX ROOF SHEETING @2° PITCH (COLOUR, MATT GREY CHARCOAL) TO BE INSTALLED AS PER SUPPLIER AND/OR MANUFACTURERS SPECIFICATION AND DETAIL ON TREATED SABS APPROVED 75 X 50MM SA PINE TIMBER BATTENS AT MAX. 1200 CENTRES AS PER MANUFACTURERS SPECIFICATION, DNR 3 SABS APPROVED SUPERIOR DOUBLE RADIANT BARRIER UNDERLAY ON SABS APPROVED TREATED SA PINE ROOF RAFTERS. RAFTERS TO BE STRAPPED DOWN TO 38x114MM TREATED SA PINE WALL PLATE TIED DOWN WITH 2 STRANDS OF 4MM GALV. WIRE ROOF ANCHORS TAKEN 4 COURSES INTO BRICKWORK. ALL TO ENGINEERS SPECIFICATIONS AND DETAILS.

- 13MM NOMINAL GRANITE GRAVEL CRUSHED LAID TO A THICKNESS OF 50MM ON 150MM OR SIMILAR APPROVED GEOTEXTILE MEMBRANE ON 80MM THICK 3000x6000 INSULATION WITH TONGUE AND GROOVE PROFILE ON TORCH-ON WATERPROOFING SYSTEM OR SIMILAR APPROVED SPRAY ON WATER PROOFING BY APPROVED APPLICATOR ON MIN. 170MM OR 200MM THICK CONCRETE SLAB WITH MIN. 25MM THICK 40MPa WOOD TROWELLED SCAFFOLD WITH AN MIN. 180 TO OUTLETS AS SHOWN. RC ROOF SLAB ALL TO ENGINEERS SPECIFICATIONS AND DETAILS.

- UNDERLIE OF CONCRETE SLABS TO BE SMOOTH SKIMMED AND PAINTED TO MANUFACTURER'S SPECIFICATION. CORNICE TBC WITH CLIENT FROM CORNICE CEILING & DECO OR SIMILAR APPROVED SUPPLIER.

- STANDARD 9 MM RHINOBOARD CEILING FLUSH NAILED AT 150MM C/C TO 30x30x3MM SAP BRANDING AT 400MM C/C MAX. IN ONE DIRECTION. JOINTS TO BE COVERED WITH FIBRATAPE. ENTIRE CEILING SMOOTH SKIMMED AND PAINTED TO MANUFACTURERS SPECIFICATION. INSULATION.
NOTE: REFER TO "ENERGY USAGE REPORT" FOR ROOF ASSEMBLY SPECIFICATIONS.

- ALL WATERPROOFING SPECIFICATIONS TO BE OVERSEEN AND APPROVED BY SPECIALIST CONTRACTOR.

- NO GABLE ENDS OR PARAPET GABLE END CONSTRUCTION. ALL OVERHANGS AS INDICATED. ROOF OVERHANGS WITH CLOSE EAVES - TO BE PAINTED WHITE.

- PROVIDE SABS APPROVED STANDARD NUTS: 19x225mm FASCIAES TO AREAS APPLICABLE. FASCIAES AND BARGE BOARDS TO BE FIXED TO TIMBER RAFTERS WITH 12X40MM COUNTERSUNK SCREWS.

- WATERKITE GUTTERING OR SIMILAR APPROVED 150x125mm INDUSTRIAL JOSE PROFILE ALUMINIUM SEAMLESS GUTTER, COLOUR TBC WITH 75MM DIAMETER PVC DOWNPIPES TO BE PAINTED TO MATCH COLOUR OF EXTERNAL WALL PAINT. RIVETED AND SILICON SEALED TO GUTTER OUTLETS, INCLUDING ALL NECESSARY BENDS, ELBOWS, SHOES, ETC.

- BRICK-FOURCE SHALL BE PLACED ABOVE WINDOWS AND DOORS WITHIN BETWEEN EACH LAYER OF BRICK AND SHALL BE IN ACCORDANCE WITH SANS 935 FOR A GRADE 2 COATING.

- ANY MATERIAL USED AS A DAMP-PROOF COURSE SHALL COMPLY WITH THE RELEVANT REQUIREMENTS CONTAINED IN SANS 248, SAND 288 OR SANS 952-1 OR SHALL BE THE SUBJECT OF AN AGREEMENT CERTIFICATE IF THE PRODUCT IS NOT COVERED BY THESE STANDARDS.

- ALL ELECTRICAL WORK ARE TO COMPLY TO LOCAL AUTHORITY'S BY-LAWS REFER TO "ENERGY USAGE IN BUILDING REPORT"

- ANY DRAINAGE SYSTEM INSTALLATION MUST BE ABLE TO WITHSTAND AN INTERNAL WATER PRESSURE OF 50kPa AND AN EXTERNAL PRESSURE OF 30kPa WITH LEAKING. IT MUST REMAIN WATERTIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.24 OF SANS 10400-P. UNDER NORMAL WORKING CONDITIONS.

- ALL UNDERGROUND DRAINAGE PIPES ARE TO BE 110MM PVC AND LAID TO FALL TO MANHOLE DRAIN, WHICH COMPLY TO LOCAL AUTHORITY'S REGULATIONS.

- THE WATER SUPPLY OUTLET TO ANY WASTE FIXTURE SHALL BE SITUATED NOT LESS THAN 20MM ABOVE THE FLOOD-LEVEL RIM OF FIXTURE.

- DRAINS WITH LESS THAN 300MM COVER TO BE ADEQUATELY PROTECTED. REFER TO TYPICAL SEWER DETAIL. MAX LENGTH OF DRAINAGE NOT TO EXCEED 15 METERS WITHOUT A RIDDING EYE. FIXTURE TO ANTI-SYPHONED OR DEEP SEALED TRAPS TO BE PROVIDED WHERE APPLICABLE. MIN. 1 OPEN GUILLET TO BE PROVIDED TO EACH DRAINAGE INSTALLATION. MIN INVERT LEVEL SHALL BE 450MM. NO PERSON SHALL PERFORM THE TRADE OF PLUMBING AS CONTEMPLATED IN GOVERNMENT NOTICE NO R 1875 OF 31 AUGUST 1979 UNLESS HE IS A TRAINED PLUMBER OR APPROVED COMPETENT PERSON. N.B. DRAINAGE GRADIENT TO BE 1:60.

- 110mm dia. UPVC DRAINPIPE CONNECTED TO EXISTING MANHOLE TO MIN. 1:60 AND MAX 1:5 FALL AS INDICATED ON SITE AND GROUND FLOOR PLAN. EACH DRAIN LINE TO VENTILATE WITH 50mm DIA. VENTPIPE. NO VISIBLE PIPES ON OUTSIDE OF BUILDING AND ALL PIPEWORK TO BE BUILT INTO WALL. REFER TO DETAIL. DUAL FLUSH TOILETS TO BE USED.

- HOT WATER SUPPLY FOR EXISTING DWELLING HOUSE AND NEW ADDITIONS TO BE SUPPLIED FROM SOLAR GEYSER SOURCE TO FUTURE SPECIFICATIONS. SOLAR GEYSERS TO SUPPLY HOT WATER TO ALL SINKS, BASINS, BATHS & SHOWERS TO FUTURE DETAIL ELSE WHERE. REFER TO ENERGY USAGE IN BUILDINGS

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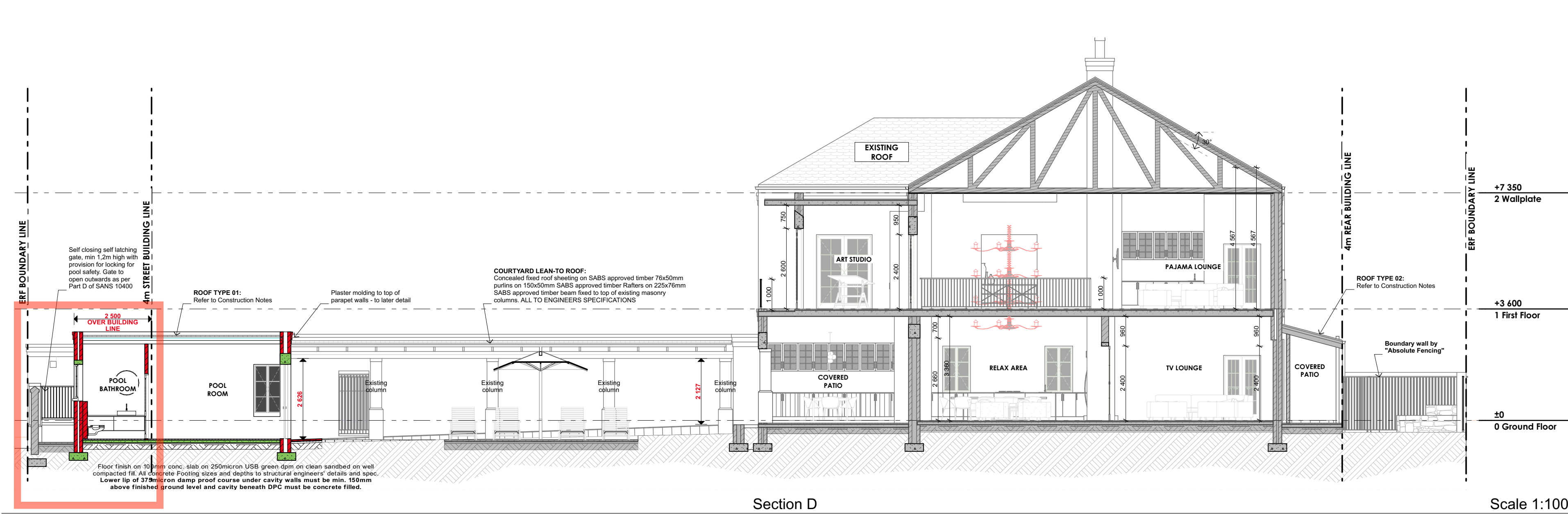
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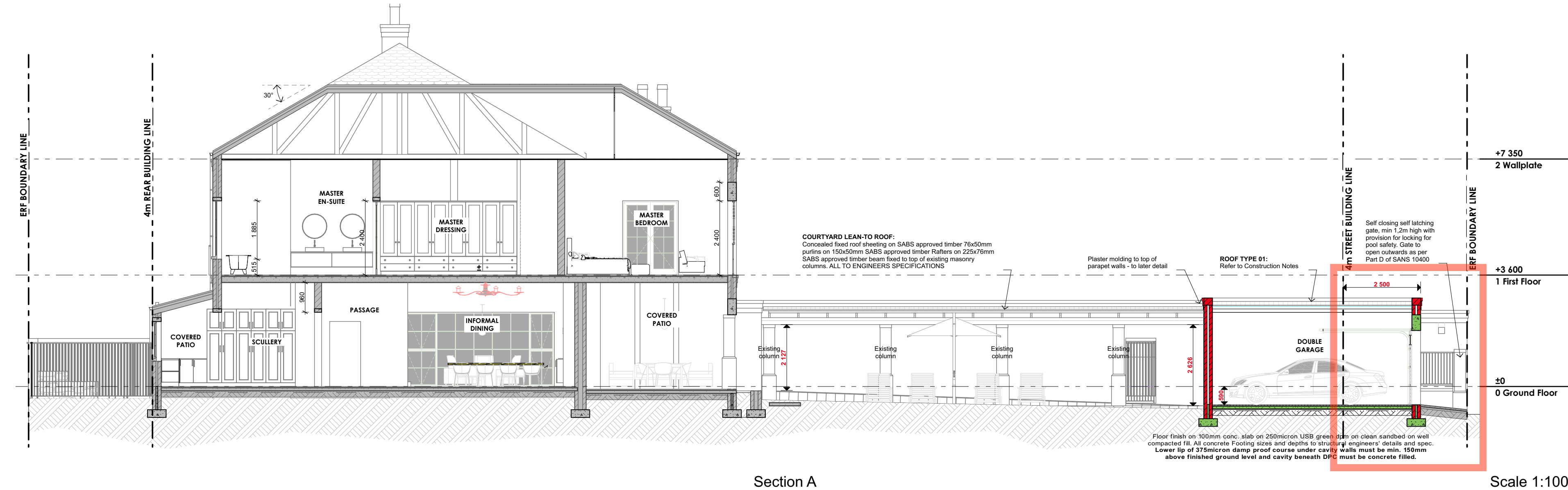
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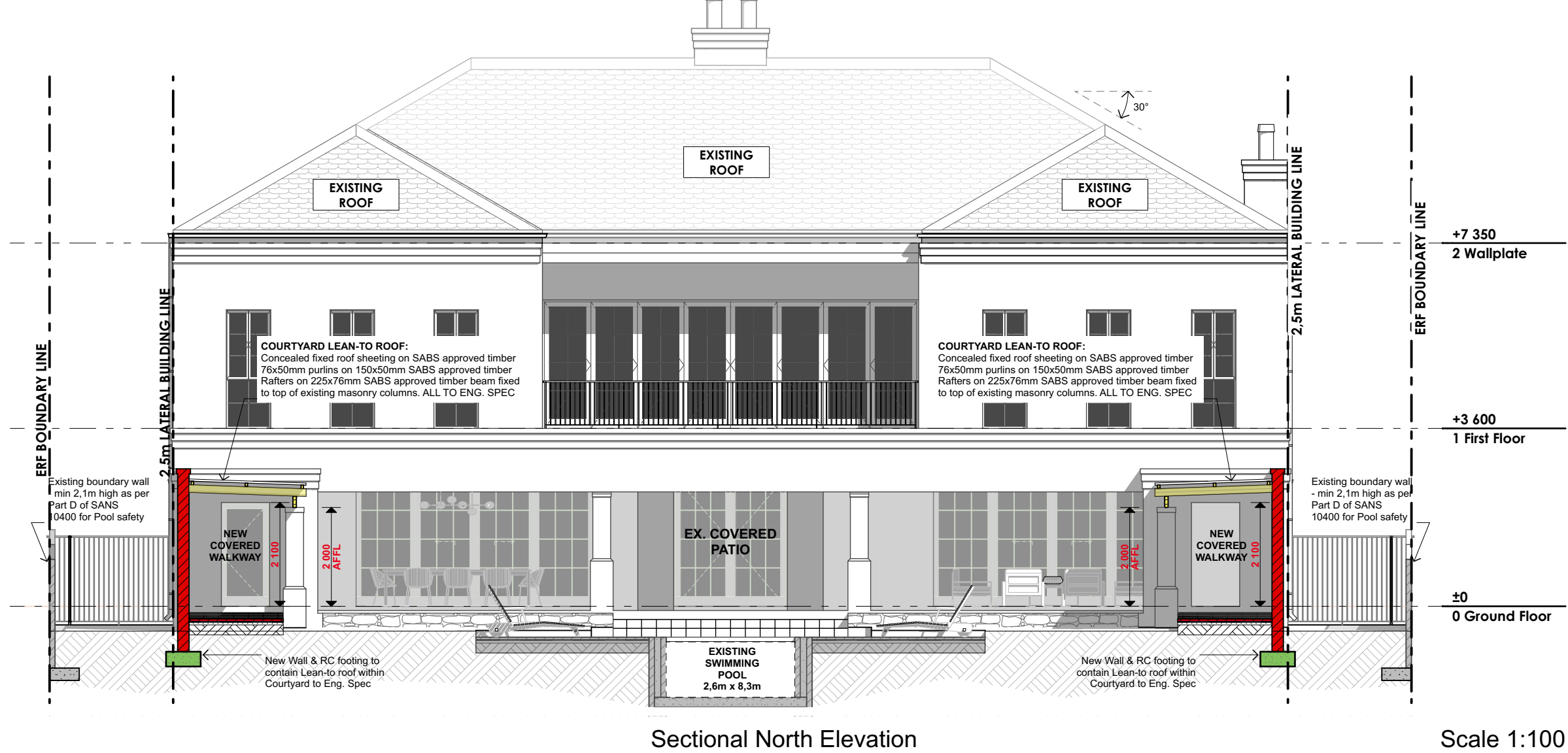
Section D

Scale 1:100



Section A

Scale 1:100



Sectional North Elevation

Scale 1:100

MUNICIPAL APPROVAL STAMP:

DOCUMENT VARIATIONS REGISTER:

REV	DATE	DESCRIPTION
1	2025-12-18	STREET BUILDING LINE DEPARTURE & BUILDING APPLICATION

AREAS:

SITE: 1285,5m²

EXISTING GROUND FLOOR AREAS:
RELOCATED Garage: 52,5m²
RELOCATED Pool Room: 52,5m²
EX. Main Ground Floor: 283,7m²
EX. Front Covered Patio: 114,1m²
EX. Rear Covered Patio: 32m²

Total EXISTING Ground Floor: 534,8m²

NEW COVERED ENTRANCE: 4,7m²
NEW COVERED WALKWAY 1: 33,8m²
NEW COVERED WALKWAY 2: 33,8m²

Therefore Total NEW Coverage: 607,1m²
=47,2%

EXISTING FIRST FLOOR AREAS:
EX. First Floor: 328,9m²
EX. Front Balcony: 9,1m²

TOTAL BUILT AREA: 872,8m²
excluding balconies & stair & lift on 1st floor

PROJECT:
HOUSE OOSTHUIZEN
ERF 1652
50 VAN DER STEL ROAD, STELLENBOSCH, 7600

SCALE:
1:100@A1
DATE:
2025-12-18

PROJECT NUMBER:
TZ - 1382
DRAWN BY:
TZA
REVISION:
○

DRAWING:
SECTIONS

ISSUED MUNICIPAL APPROVAL

tim ziehl
ARCHITECTS

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SUMMARY PLANNING REPORT

PERMANENT DEPARTURE: STREET BUILDING LINE ENCROACHMENTS ON ERF 1652 STELLENBOSCH, SITUATED AT 50 VAN DER STEL STREET

1. Introduction

Pieterhuizen Planning (Pty) Ltd has been appointed for the Public Participation process pertaining to a Permanent Departure on Erf 1652 Stellenbosch, situated at 50 Van der Stel Street.

The property is currently being developed with a new single residential dwelling for which building plans have already been approved by the Municipality. Following the approval of the plans, the owner of the property proposed to further improve the property with a pool room (serving the outside entertainment area).

The purpose of the application is to obtain approval for the pool room within the 4.0m street building line along Van Der Stel Street.

2. Locality and Context

Erf 1652 Stellenbosch is situated at 50 Van Der Stel Street, Stellenbosch. The proposal remains entirely residential in nature and the departure only relates to an outbuilding proposed in-line with the current approved garage

The proposed departure is confined to the street building line and do not affect the side or rear building lines of the property.

3. History and Background

Building plans for the new single residential dwelling have already been approved by the Municipality. Following the approval, it is now proposed to add an outside pool room (serving the outside entertainment area) on the property.

The resulting addition requires formal approval because the pool room and covered entrance structure are proposed within the applicable street building line along Van der Stel Street.

4. Proposed Development

The proposal involves a garage and pool room at 1.5m from the street boundary with Van Der Stel Street, in lieu of the applicable 4.0m street building line. A covered entrance structure is also proposed on the Van der Stel Street boundary at a setback of 0.0m in lieu of 4.0m.

The proposed additions will result in a larger and more functional private landscaped area between the garage and pool room and the main dwelling. The garage and pool room remain low-rise, single-storey structures (which is effectively non-habitable of nature) and no amendments to the side or rear building lines are proposed.

The proposal does not increase the approved density, coverage or height of the development, and all other aspects of the approved plans remain unchanged.

5. Application Required

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following permanent departures:

- Permanent Departure to allow the proposed pool room to be situated 1.5m in lieu of 4.0m from the Van der Stel Street boundary.

6. Motivation for Approval

The application is limited to the street building line departures required to accommodate the pool room structure. The residential use of the property and the remainder of the approved development are unchanged.

The proposal is supported for the following reasons:

- **Improved site planning:** The position of the pool room provides a more generous and usable private garden area and improves the relationship between the main dwelling, ancillary structures and outdoor living areas.
- **Limited scale and impact:** The pool room remain a single-storey structure that is subordinate to the main dwelling and residential in scale. The covered entrance structure is similarly limited in extent and functions as the formal entrance to the property.
- **Streetscape compatibility:** The proposed structures remain residential in character and their position is not anticipated to result in an unreasonable increase in perceived building bulk or a material adverse impact on the Van der Stel Street streetscape.

- **Neighbouring properties:** The departure relate to the street boundary only. No side or rear building line encroachments are proposed and no material loss of privacy, light or views to adjoining properties is anticipated.
- **Access and safety:** The proposed garage setback remains sufficient to allow safe vehicular access and sightlines, while the covered entrance provides a clearly defined and weather-protected pedestrian access point.
- **No intensification of the approved development:** The proposal does not increase the approved density, coverage or height and all other aspects of the approved plans remain unchanged.

7. Conclusion

The application seeks approval for limited permanent departure from the applicable street building line to accommodate the pool room structure forming part of the approved residential development on Erf 1652 Stellenbosch.

The departure arises from a site-specific refinement to the approved layout that improves the functionality and spatial quality of the property without changing its residential use or increasing the approved density, coverage or height. The proposal is not anticipated to result in any material adverse impact on adjoining properties or the surrounding residential environment.

The proposed permanent departure is therefore considered reasonable and appropriate, and favourable consideration of the application is respectfully requested.

PIETERHUIZEN TOWN PLANNING