STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15447 (TP261/2023)
Our File Reference Number: Erf 3598, 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

ADMINISTRATOR'S PERMISSION REQUIRED IN TERMS OF THE TITLE DEED CONDITION ON ERF 3598, STELLENBOSCH

1. The above application refers.

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

2.1 That the Administrator's permission in terms of restrictive title deed condition B.4.(d) on page 3 of the Title Deed No. T. 10122/2018 in order to relax the restrictive title deed common building line from 10 feet (3,048m) to 2,5m (adjacent to Erf 3599, Stellenbosch) in order to accommodate the proposed additions on Erf 3598, Stellenbosch, **BE GRANTED**.

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

2.2.1 The approval only applies to the application for departure under consideration, as indicated on the site plan referenced 1684-A-201, dated 22 September 2022 and drawn by VKDB architecture, attached as **Annexure C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

2.2.2 Building plans and the development must be undertaken and be generally in accordance with the site plan as referenced 1684-A-201, dated 22 September 2022 and drawn by VKDB architecture and attached as **Annexure C**.

2.2.3 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.

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

3.1 The proposed additions are in line with the land use on the property and therefore will not have an impact on the character of the area.

3.2 The proposed additions are logical extension of the existing dwelling.

3.3 The building lines for this property will be in line with the Stellenbosch Municipality Zoning Scheme By-Law, 2019.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

5. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

(I) First names and surname;
(II) ID number;
(III) Company of Legal person's name (if applicable)
(IV) Physical Address;
(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is and offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

6. 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

7. 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.

8. The approved tariff structure may be accessed and viewed on the municipal website (https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs) and the banking details for the General Account can also be accessed on the municipal website (https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file).

9. An applicant who lodge 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.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

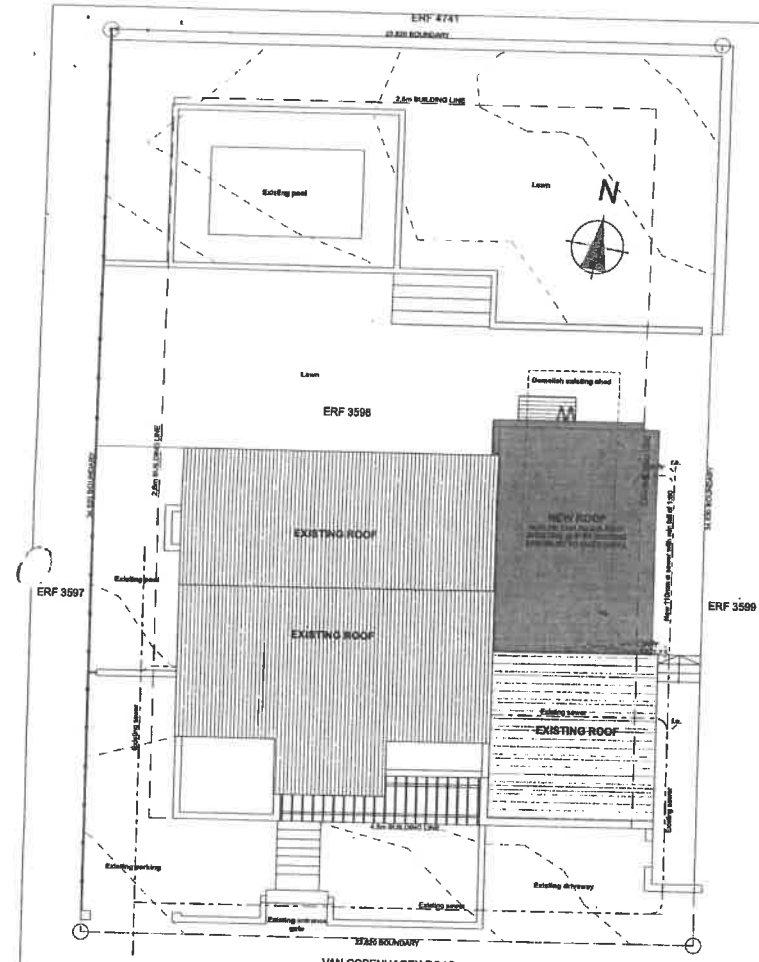
12. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

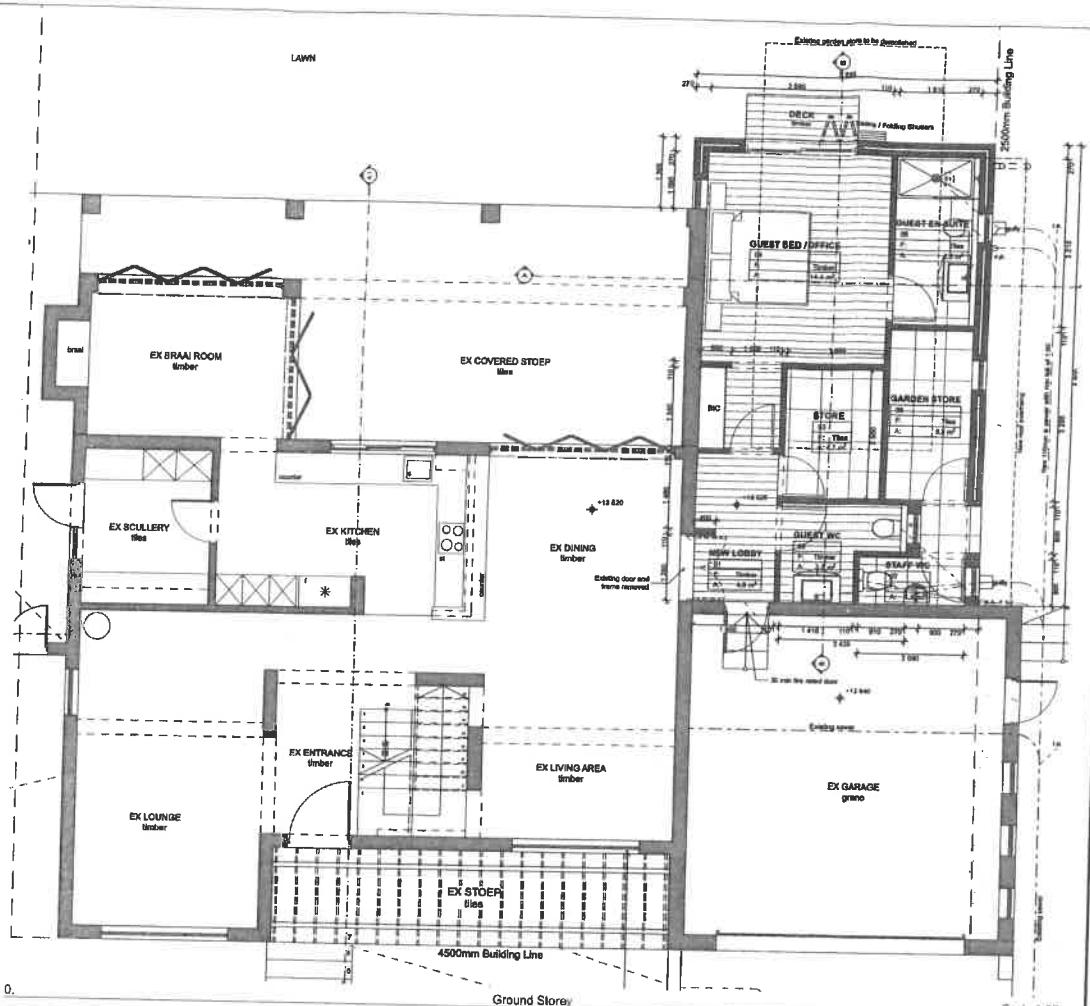
For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE 26/6/2023

Annexure C: Site Plan



Site Plan Scale 1:100



Ground Storey Scale 1:50

All requirements of municipal and other authorities concerned must be adhered to.
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.
Figured dimensions have preference over scaled measurements and large scale details supersede small scale drawings.
The design on this drawing is the property of VKDB Architects, and is copyright.

REVISIONS / WYSIGINGS

REV.	DESCRIPTION	DATE
1	LOCAL AUTHORITY	20230921

NOTES / NOTAS

VK DB ARCHITECTURE INTERIOR DESIGN

[redacted]

HOUSE VAN ZYL
Additions to Existing House

Erf 3598
5 Van Copenhagen Road
Rozendal Stellenbosch

DRAWING TITLE/NAME	Plans
PROJECT NO. / PROJEK NR.	1684
DWG NO. / TEK. NR.	1684-A-201
REVISION NO. / WYSIGING NR.	1
ISSUED FOR / UITGEREIK VIR	LOCAL AUTHORITY
SCALE / SKAAL	1:50, 1:100
DRAWN / GETEKEN	[redacted]
ISSUE DATE / UITG. DATUM	2023/09/22

GENERAL NOTES AND SPECIFICATIONS:

Works:
All work as per NBR and SANS 10400 (or SABS 0400-1990, where applicable / not covered in SANS 10400) and to approved of the Local Authority. Do not scale from this drawing. Figured dimensions take preference. Drawings to be read in conjunction with each other.

Materials of Standards:
All materials used to be approved by the SABS. Contractor to advise the Architect, without delay, if any situation should arise whereby this is not possible and obtain written authorization before continuing.

Occupational Health and Safety:
Act 85 of 1993 ("Occupational Health and Safety Act"), as amended, will be applied. Owner to retain the services of a certified Occupational Health and Safety Officer.

Excavations of Foundations and Drainage Trenches:
Excavations to be done as required for approved works and as approved by Local authority.

Masonry Units:
Foundation walls built from well-burnt NFX 14MPa clay bricks (in Class II cavity). Key for plastering to be provided.

External Walls:
Clay brick walls. "Bricklores" every 4th brick course above ground floor level. 220mm walls minimum 2.5 wall ties per sq.m; 270mm cavity walls minimum 5.0 wall ties per sq.m.

Foundation / Plinth Walls:
Foundations: 270mm clay brick walls. Built up from concrete foundations, "brick-force" every 2nd brick course. Plinth walls higher than 450mm above NGL as per Structural Engineer design, drawings and specification.

Internal Walls:
Foundations: 110mm / 111mm and 220mm / 230mm (see drawings) built up from foundation / plinth walls. Internal walls to be built up to underside of wall plate / tie beam unless otherwise indicated on drawings.

Construction Joints and Expansion Joints:
Joints: Every 10mm "Jointex" with loop iron bonds every 4th brick course protruding through "Jointex". Loop iron bonds built in every 300mm to either side of joint. Seal joints with "Acrywall" by "Elite Waterproofing Systems" (or similar approved) and paint sealed joint.

Damp Course:
Brickwork to be laid in Class II depths, in thickness and measurements indicated and in approved course pattern. Use cement bearing mortar as per SABS mark (SABS DRW 197-1). Water brickwork to thickness to be solved for the purpose (Class I depths) and "density" to be used in the mix. Sand for depths as per SABS 1602 and to be graded from three and smaller.

Roofing Heights:
Heights as indicated on drawings and is dated. Habitable spaces minimum 2400mm high ceilings.

Reinforced Precast Concrete Lintels:
Precast Concrete Lintels are required over openings, allow minimum 250mm bearing to each side and built in as per manufacturer specification. Cover bearing ends with site wash before plastering up.

Reinforced Precast Concrete Lintels:
Precast Concrete Lintels over door Panels and other brickwork openings, allow minimum 150mm bearing each side (except where "110mm / 111mm walls meet at 90° in other walls) and built in as per manufacturer specification. Cover bearing ends with site wash before plastering up.

Floors SB:
To be done all around and to the underside of the roof finish.

Doors & Windows:
Internal doors, windows and shutters to be designed to AAAMSA performance classification A3 (SANS 10180) for external walls and AAAMSA performance classification A0 (SANS 10180) for internal walls. As per schedule.

Glazing:
To comply with SANS 10137, SANS 10400 Part N. All safety glass to be permanently marked to each, to comply with SANS 1263/1, and glazing to be minimum 4mm thick. All glazing within 500mm of the FFL to be safety glass, all glazing in doors to be safety glass, all glazing within 1000mm of floor to be safety glass.

Natural Light & Ventilation:
Habitable rooms to have natural light to a minimum of 10% of the floor area.
Habitable rooms to have natural ventilation to a minimum of 5% of the floor area.

Stairs / Steps:
Risers = 200mm maximum. Treads = 235mm minimum. Balustrades / handrails 1000mm High. See drawings

Roofing Roofcrete:
Use 250 micron SABS approved polyethylene damp-proof membrane (DPM) under concrete slabs. All joints to overlap, minimum twice (lapped / rolled in (in allowed directions at a time) and properly taped together as prescribed by the manufacturer.

Roof Covers:
Use 375 micron SABS approved polyethylene damp-proof sheeting (DPC), placed to outside skin brickwork, total area entire width of external wall, minimum 150mm overlap at ends and crossings. Above DPC to be laid over all brick openings, below windowsills, at sides of window frames / door frames.

Plastering of External Walls:
All areas to be plastered in one layer, unless otherwise indicated, wood float "scraper" plaster, lightly scraped. Plaster smooth without undulations. All reveals and windowsills / door sills to be completed at the same time as the walls. Plaster without inconsistencies, especially around openings.

Internal Window Reveals and Sills:
Plastered and painted.

External Window Reveals and Sills:
Plastered and painted.

Plastering of Internal Walls:
All areas to be plastered in one layer, unless otherwise indicated, wood float "scraper" plaster. Plaster smooth without undulations. All reveals and windowsills / door sills to be completed at the same time as the walls. Plaster without inconsistencies, especially around openings.

Internal and External Wall Renderings:
As indicated on drawings and to detail.

Floor Screed:
Screed laid to 50mm or more (to account for FFL's, as shown). Screed mix 1:3 (sand : cement) to receive finish as indicated on drawings.

Plumbing:
All plumbing and drainage to be installed, completed and tested by an approved licensed plumber in strict accordance with the Local Authority regulations. Plumbing to SABS 0252. Only copper pipes to be used, Class 1 additives for above groundwork and Class 2 additives for below groundwork (for non-aggressive soil conditions) also Class 3 to be used below ground. Compressible joints used throughout, unless specifically requested / approved by Architect. Hot water piping to be thermally insulated as required by SANS "0400-XA.

Reticulated Water Supply System:
High pressure 25mm PVC or "Polypex" pipes with stopcock as necessary. Balanced water supply systems by means of "Delta Thermostatic" unit, or similar approved, placed on external wall with easy access. Architect to approve position. Allow for all valves, accessories and labour to complete the installation successfully. Copper pipes to be used only for plumbing to the interior of the building and external supply to the dwelling. Pressure test complete plumbing system before covering up, issue a pressure test certificate to the Architect.

Hot water cylinder(s):
Min 50l of water to be heated by means other than electrical energy. Heat pumps or solar HWC with timer and temperature controller to be installed, including valves, flange, pressure reducing valves, and all necessary safety features. Complete installation and commissioning.

Foul water Drainage:
110mm diameter uPVC pipes, gullies, long radius bends, etc. with rodding eye access. Every soil valve (vent pipes) on the top of each run, to include a cleaning eye. Couple up with existing connection point, as shown by means of 0500L bars bent with 50mm radius bend at one of both ends. Test the system before covering up. Pipes above ground to SABS 937. Pipes below ground laid in trench 1200 LD and SABS 0112, minimum 1:60 fall and maximum 1:8 fall, minimum bend of 450mm. Coupling pieces to be bevelled to be laid in clean, well compacted, river sand and covered with a protective concrete slab of approximately 150 x 150mm thick. Test the system before covering up. Pipes above ground to SABS 937. Pipes below ground laid in trench 1200 LD and SABS 0112, minimum 1:60 fall and maximum 1:8 fall, minimum bend of 450mm. Coupling pieces to be bevelled. Joints to be sealed solvent joints. Bends to be long radius bends (minimum 450mm radius). Pipe under driveways below ground to be laid in clean, well compacted, river sand and covered with a protective concrete slab of approximately 150 x 150mm thick. Pipes in accommodate paving / plastering overhead. Foul water discharge below buildings to be laid in clean, well compacted, river sand and protected in concrete of 600 x 600mm minimum and to a depth to accommodate building overhead.

Electrical:
Only registered Electricians will be allowed to do the electrical installation (ECA membership number may be requested by the Architects). The contractor will complete the works strictly according to Local Authority regulations and acknowledged standards. Test the electrical installation, inform the Local Authority to inspect at completion. The contract will not be deemed as complete until such time as a certificate of compliance is issued to the Architect.

Cleaning of Site:
The Contractor shall clean up after all trades, wash glazing, wash window frames, wash doors and doorframes and leave the works in clean and neat condition ready for occupation. Any rubbish and waste originating from the works will be removed from the site at regular intervals. The ground will be raked around the works to a width of 2000mm. Any fill to external areas will be given and be compacted and shall not contain any building rubble. The site shall be cleared / cleaned every Friday, before site is vacated. All rubble / waste shall be protected against wind at all times to ensure that it does not litter the site or adjacent sites.

See Drawings for the following Specifications:
Roofs, gutters and downpipes, decks, railings, slabs, paving

SANS 10400 part XA:	ERF 3598
ERF AREA:	818 m²
ADDITIONAL GROUND STOREY:	45,4 m²
TOTAL NEW GROUND STOREY:	45,4m²
TOTAL NEW GLAZING	6,85 m²
PERCENTAGE OF NEW GLAZING	19,49%

DEVELOPMENT DATA:	ERF 3598
ERF AREA:	818 m²
EXISTING BUILDING:	
EXISTING GROUND STOREY:	161,3 m²
EXISTING COVERED STOEP:	40,6 m²
TOTAL EXISTING GROUND STOREY:	201,9 m²
EXISTING FIRST STOREY:	115,8 m²
EXISTING FIRST STOREY BALCONY:	18,4 m²
TOTAL EXISTING AREA:	336,1 m²
PROPOSED ADDITIONS:	
ADDITIONAL GROUND STOREY:	50,1 m²
TOTAL GROUND STOREY ADDITIONS:	50,1 m²
TOTAL NEW GROUND STOREY:	252,0m²
PERMISSIBLE COVERAGE	50% (409 m²)
EXISTING COVERAGE	24,7% (201,9 m²)
ADDITIONAL COVERAGE	50,1 m²
TOTAL NEW COVERAGE	30,8% (252 m²)
TOTAL FLOOR AREA:	386,2 m²
TOTAL BULK	0,47

320

Hanro Steffen Ing
Grondvloer, Lutzgebou
Victoriastraat 11, Stellenbosch

Opgestel deur my

TRANSPORTBESORGER
Hanro Erasmus Steffen

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R 5 800 000,00	R 1780,00
Mortgage capital Amount	R	R
Reason for exemption	Cat.	Exempt i.t. o section ..... Act .....

TRANSPORTAKTE

T 000010122 / 2018

HIERBY WORD BEKEND GEMAAK DAT

Anton Luther Posthumus

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom verleen deur

1. **PETER JAN RANDEWIJK**
   Identiteitsnommer [redacted]
   Getroud buite gemeenskap van goed

2. **MARILIE RANDEWIJK**
   Identiteitsnommer [redacted]
   Getroud buite gemeenskap van goed

geteken te Stellenbosch op 9 February 2018

DATA / VERIFY
16 MAR 2018
WENDY FANTI

DATA / CAPTURE
15 MAR 2018
PHUMELELA MNAMATA

En genoemde Komparant het verklaar dat sy prinsipaal, op 11 November 2017, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

JOHAN FRANCOIS VAN ZYL
Identiteitsnommer [redacted]
Getroud buite gemeenskap van goed

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

ERF 3598 STELLENBOSCH
IN DIE MUNISIPALITEIT EN AFDELING VAN STELLENBOSCH
PROVINSIE VAN DIE WES-KAAP

GROOT 818 (AG HONDERD EN AGTIEN) Vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T20482/1963 met Kaart Nr. 9263/1955 wat daarop betrekking het en gehou kragtens Transportakte Nr. T16212/2000

ONDERHEWIG AAN

(A) sodanige voorwaardes soos na verwys word in Transportakte Nr. 2907/1914;

(B) die volgende spesiale voorwaardes vervat in gemelde Transportakte Nr. 20482/1963, opgelê deur die Administrateur kragtens die bepalings van Ordonnansie Nr. 33 van 1934, naamlik:-

"1. Any words and expressions used in the following conditons shall have same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No.401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.

2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other workrs pertaining thereto.

3. The owner of this erf shall be oblidged, without compendation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, useless he elects to build retaining walls to the satifaction of and within a period to be determined by the local authority.

4. This erf shall be subject to the following further conditions, provided especially that where, in the option of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-

(a) it shall not be subdivided;

(b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) not more than half the area hereof shall be built upon;

(d) no building or structure or any portion thereof, except boundary walls and fences, shall be ereted nearer than 15 feet to the street line which forms a boundary of this erf, not within 10 feet of the rear or 10 feet of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, and outbuilding not exceeding 10 feet in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more eren this condition shall apply to the consolidated area as one erf;

(e) in the event of the provisions of a Town Planning Scheme being made applicable to this er, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall aplly.

GhostConvey 16.3.1.2

WESHALWE die komparant afstand doen van al die regte en titel wat

1. **PETER JAN RANDEWIJK, Getroud soos vermeld**
2. **MARILIE RANDEWIJK, Getroud soos vermeld**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

JOHAN FRANCOIS VAN ZYL , Getroud soos vermeld

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die verkoopprys die bedrag van R5 800 000,00 (VYF MILJOEN AGT HONDERD DUISEND RAND) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 16 MAR 2018

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES