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12 August 2024

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR SUSPENSION OF TITLE DEED RESTRICTION, PERMANENT DEPARTURE AND TECHNICAL APPROVAL ON Erf 13628, Stellenbosch – 111A JONKERSHOEKWEG

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

Application Property Address: **Erf 13628, Stellenbosch (111A Jonkershoek Road)**
Application Property Number: **Erf 13628, Stellenbosch**
Applicant: **Arch Town Planners (Pty) Ltd (Marike Bolz, marike@archtownplanners.co.za)**
Owner: **R D Burgess**
Application Reference: **LU/TP 667/2024**

Description of land development proposal:

Application is made in terms of Section 15 (b) (f) and (g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 2383, Stellenbosch:

- To suspend the following restrictive title deed condition on Erf 13628, Stellenbosch to permit dwelling house to be 1.940m and 1.890m from the eastern common boundary (lateral) and outbuilding to be 0.89m and 2.050m from the western common boundary (lateral), and 2.040m from the southern common boundary in lieu of 2.286m.
- To suspend the restrictive title deed condition on Erf 13628, Stellenbosch to permit outbuilding (steep) to have a flat roof instead of a pitch roof.

- Permanent departure to allow the relaxation of the 2.5m common building line to permit the domestic staff quarter to be 2.05m and 0.89m from the western common boundary, 1.94m and 1.89m from the eastern common boundary. 2.04m and 2.49m from the southern common boundary on Erf 13628, Stellenbosch.
- Additional use (technical approval) to allow an existing domestic staff quarter to be used for home lodging purposes on Erf 13628, Stellenbosch.

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: carlien@archtownplanners.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 **11 September 2024**.

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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Tow Planners



12 Augustus 2024

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM OPHEFFING VAN TITELAKTE BEPERKINGS, PERMANENTE AFWYKINGS, EN TEGNIESE GOEDKEURING OP ERF 13628, STELLENBOSCH, 111A JONKERSHOEKWEG

Adres van aansoek eiendom: 111A Jonkershoek Weg, Erf 13628, Stellenbosch

Aansoek eiendom beskrywing: Erf 13628, Stellenbosch

Aansoeker: Arch Town Planners (Pty) Ltd (Marlie Bolz, marlie@archtownplanners.co.za)

Eiendaar: R D Burgess

Aansoek Verwysing: TP 667/2024

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(b) (f) en (g) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde vooriening te maak vir die volgende:

- Om die volgende beperkende titelaktevoorwaarde op Erf 13628, Stellenbosch op te kort om toe te laat dat die bestaande woonhuis woonhuis 1,940m en 1.890m van die oostelike gemeenskaplike grens is en buitegebou 0.89m en 2.050 van die westelike gemeenskaplike grens wees, en 2,040m vanaf die suidelike gemeenskaplike grens in plaas van 2,286m.
- Om die beperkende titelaktevoorwaarde op Erf 13628, Stellenbosch op te kort om buitegeboue (stoep) toe te laat om 'n platdak in plaas van 'n spitsdak te hê.
- Permanente afwyking om die verslapping van die 2.5m gemeenskaplike grens toe te laat sodat die huishoudelike personeelkwartier 2.05m en 0.89m vanaf die westelike gemeenskaplike grens, 1.94m

en 1.89m vanaf die oostelike gemeenskaplike grens kan wees, 2,04m en 2,49m vanaf die suidelike gemeenskaplike grens op Erf 13628, Stellenbosch.

- **Adisionele gebruik (tegniese goedkeuring) om toe te laat dat 'n bestaande huishulpwooneenheid gebruik word vir tuistoelies op Erf 13628, Stellenbosch.**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bowermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir ooreenstemming. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kope 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: Marlie Bolz, marlie@archtownplanners.co.za. Deur 'n beswaar, kommentaar of versoë 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 **11 September 2024**.

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 bowermelde 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 vooriening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd



APPLICATION FOR SUSPENSION OF TITLE DEED RESTRICTION, PERMANENT DEPARTURE, AND TECHNICAL APPROVAL

ERF 13628 STELLENBOSCH, 111A JONKERSHOEK WEG



April 2024 rev 1

**SUBMITTED TO:
STELLENBOSCH MUNICIPALITY**

PREPARED AND SUBMITTED BY:



Postal Address: Postnet Suite #027
Private Bag X5071
Stellenbosch, 7600
Email: marike@archtownplanners.co.za
Website: www.archtownplanners.co.za

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Annexure B:	Power of Attorney
Annexure C:	Title Deed
Annexure D:	Survey and Site Development Plan
Annexure E:	Conveyancer's Certificate
Annexure F:	Written Permission Letter
Annexure G:	Application for Contribution Levy/Fine and Motivation for Building Line Encroachment
Annexure H:	Approval of Contribution Levy/Fine
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1. INTRODUCTION

1.1 Background Information

Erf 13628 Stellenbosch, hereafter referred to as the application site is situated within Stellenbosch in the Mostertsdrift residential neighbourhood. The current owner has purchased the property from the previous owner in 2022. The previous owner had applied to build a garage on the property on 18 February 2004 but was declined by the municipality. The previous owner had the motor garage illegally built on the property, commencing on 26 May 2004 after the building plans were approved on 8 April 2004, where a part of the garage went over the building line. In a letter dated 21 July 2004 (AANSOEK VIR DIE OORSKRYDING VAN 'N BOULYN OP ERF13628, STELLENBOSCH: AANSOEK VIR 'N STRYDIGHEIDSHEFFING) his motivation for building over the building line was as follows:

(1) As gevolg van die vorm van die pansteel erf is die uitlegbepanning van die erf mees optimaal gedoen met inagneming van die pansteel toegang om gemaklike toegang tot die motorhuis te verleen en 'n driepunt draai-area voor die motorhuis te skep a.g.v die besonder lang pansteel. Ten einde 'n gerieflike draaisirkel in the pas moes die motorhuis noodwendig die munisipale syboulyn oorskry met 0.8 meter oor 'n lengte van 6 meter.

Thus, his motivation for developing over the building line was to ensure that when a vehicle enters the property it can turn around comfortably through a three-point turn to exit the property again. Following this point he stated that he had written permission from the neighbour on the common boundary line in favour of the development. He had the building plans changed that the domestic quarters be kept within the building lines and only the garage extend over the building lines. In order to legalise the garage, the municipality issued a R2 691.68 fine to the previous owner which was paid. It was understood that by paying the fine, the garage was seen as legalised and approved by the municipality, however, the title deed was never updated to indicate that, and the updated building plans were never formally approved by means of a municipal stamp.

The current owner had a survey done of all existing buildings on site (please see attached Annexure D), and it seems that the existing garage, a small portion of the existing swimming pool and the existing house projects slightly beyond the title deed and zoning scheme building lines. This application therefore serves to regularize the existing buildings in terms of the title deed restrictions and zoning scheme parameters.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required application to the Stellenbosch Municipality to allow for the suspension of title deed restrictions from Title Deed T37352/22 of Erf 13628 Stellenbosch and for a permanent departure to allow for the building line encroachment in terms of the zoning scheme. Refer to **Annexure A** for the application form.

The power of attorney is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15 (b) (f) and (g) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 13628 Stellenbosch:

- i. Application in terms of section 15(2) (f) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to suspend the following restrictive title deed condition on Erf 13628, Stellenbosch to permit dwelling house to be 1.940m and 1.890 from the eastern common. boundary (lateral) and outbuilding to be 0.89m and 2.050 from the western common boundary (lateral), and 2.040m from the southern common boundary in lieu of 2.286m.
- ii. Application in terms of section 15(2)(f) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to suspend the restrictive title deed condition on Erf 13628, Stellenbosch to permit outbuilding (stoep) to have a flat roof instead of a pitch roof.
- iii. Application in terms of section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning. 2023 for permanent departure to allow the relaxation of the 2.5m common building line to permit the domestic staff quarter to be 2.05m and 0.89m from the western common boundary, 1.94m and 1.89m from the eastern common boundary. 2.04m and 2.49m from the southern common boundary on Erf 13628, Stellenbosch.
- iv. Application in terms of section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for additional use (technical approval) to allow an existing domestic staff quarter to be used for home lodging purposes on Erf 13628. Stellenbosch.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Erf 13628, Stellenbosch	R D Burgess	742m ²	T37352/22	Clause A(II) (c) (i)

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed. The following conditions places restrictions on the building lines. Please refer to the attached Conveyancer Certificate in **Annexure E**.

(A) (II) (c) That no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet (6.096m) to the street line which forms a boundary of this erf. **No such building or structure shall be situated within 7 ½ feet (2.286m) of the lateral boundary common to any adjoining erf and the rear boundary of this erf.**

Though the existing garage structure complies with the prescribed building lines in the zoning scheme, the existing garage, a small section of the swimming pool and the existing house is in contravention of this title deed restriction.

(A) (II) (i) The roofs of all buildings on this erf must be uniform in regard to material and style; **flat roofs for outside buildings and garages etc, will be permitted only if the main building also has a flat roof.**

As can be seen on the elevation building plan, there is a stoep and pergola with a flat roof. The title deed restrictions regarding flat roofs also need to be suspended in order for it to be in support of the approved building plans and to regularize the existing development.

2.2 Locality

Erf 13628 Stellenbosch, hereafter referred to as the application site is situated within Stellenbosch in the Mostertsdrift residential neighbourhood. Please refer to Figures 1 and 2 below for the locality plans.



Figure 1: Locality Plan - Erf 13628, Stellenbosch

2.4 Current Land Use and Zoning

The application site is zoned **Conventional Residential** with the following applicable Building Development Parameters:

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m ²	2m	1m (See (2(e) below)	70%	2 storeys
251m ² to 500m ²	3m	1m	The greater of 175m ² or 60%	2 storeys
501m ² to 1 500m ²	4m	2.5m (See (2(c) below)	The greater of 300m ² or 50%	2 storeys
Greater than 1 500m ²	4m	2.5m (See (2(c) below)	The greater of 750m ² or 40%	2 storeys

Table 2: Conventional Residential Zone Building Development Parameters

Table 3, below, is a summary of the applicable building development parameters pertaining to this site.

Land Use Parameters	Conventional Residential Zone	Development (Erf 13628)	Compliance/ Application Required
Street Boundary	4m	4m	Complies
Common Boundary	2.5m	1.89m (eastern boundary) 2m (southern boundary)	Departure
Max Coverage	50%	31%	Complies
Max Height	2 Storeys	2 storeys	Complies

Table 3 Compliance with Development Parameters

3. PROPOSED DEVELOPMENT

This section should be read with the Survey As Built Drawings, attached as **Annexure D**.

It is important to note that this application does not include any new development. It is purely to regularize the existing buildings in terms of the Title Deed and Zoning Scheme restrictions, as explained in Section 1 above.

The previous owner has built a garage over the building line restriction as prescribed in the title deed. Though he had the neighbour's consent, (please see **Annexure F**) the municipality did not approve the removal of the title deed restriction. In contravention of the municipality's decision, the then owner went ahead and built the garage for reasons motivated in his letter (attached as **Annexure G**). He then applied for a fine and motivated for the encroachment (attached as **Annexure G**). The municipality approved the payment of the fine therefore accepting the building line encroachment of the garage (attached as **Annexure H**). Please see **Annexure I** for proof of payment of the fine. Though the fine has been paid he never received formal approval for the suspension of the title deed condition. This condition therefore still stands.

The current owner only recently realised that the building plans for the existing buildings were never formally approved. He then submitted as-built plans for approval which was refused as it is in contravention of the title deed restriction.

As mentioned above, the current landowner appointed a land surveyor (Friedlaender, Burger, & Volkmann) to do a survey of all existing building. Please see **Annexure D**. The survey found that the house also slightly projects over the title deed building lines. The building plans for the house was approved (please see attached **Annexure J**), however, the title deed has not been amended to allow for this slight projection. This application therefore serves to regularize the existing buildings by applying for a suspension of the building line in terms of the Title Deed and Zoning Scheme.

As per the As-Built-Plan, shown in figure 4 blow, the section coloured in green indicates the portion of the garage which extends beyond the building line of the title deed. Please note that the image figure below has the correct set-back lines in yellow. It is merely a draft version of the final as-built plans.

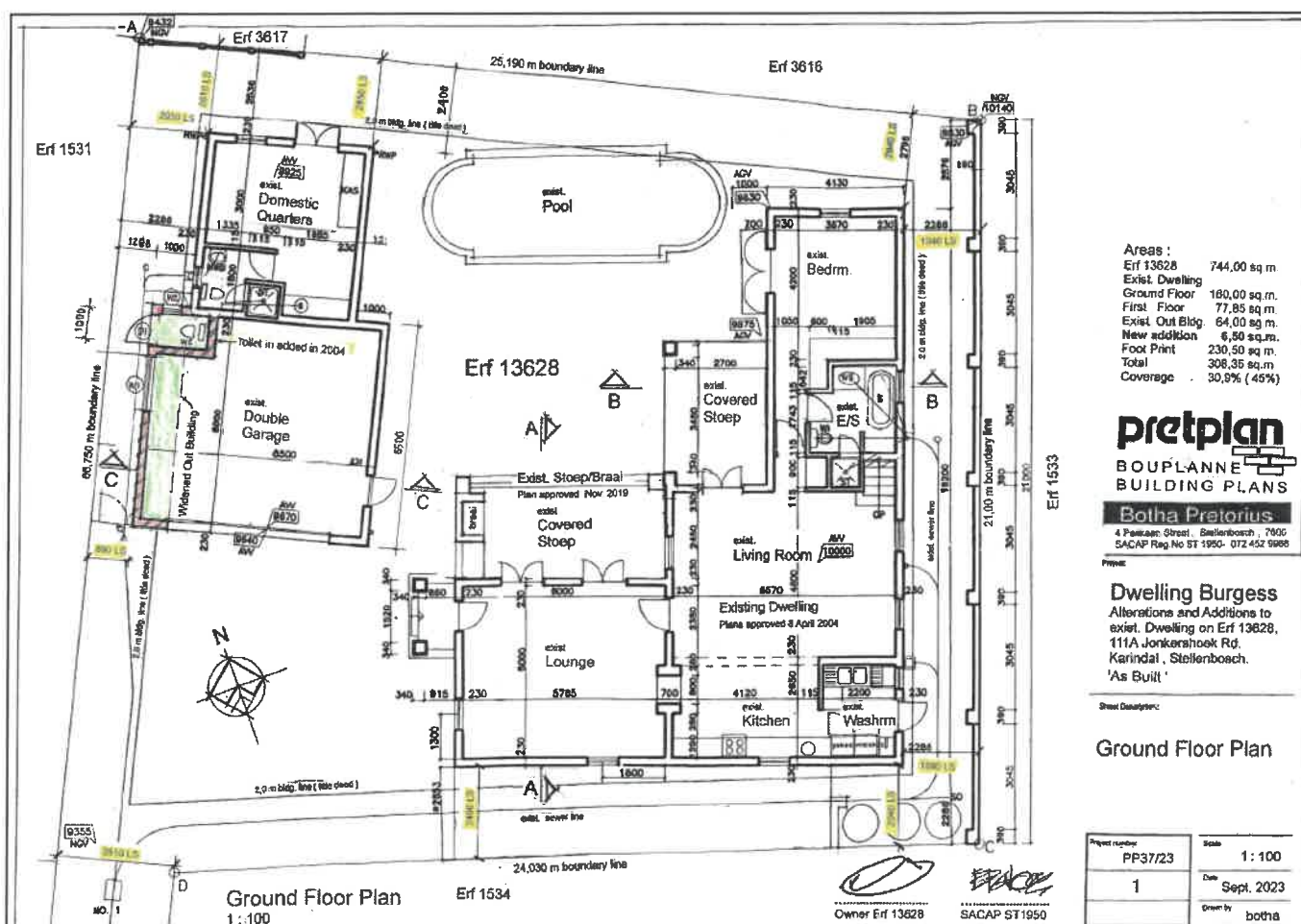


Figure 4: As-Built Plan

As set out in the Stellenbosch Municipal Zoning Scheme By-Law (2019) Section (55) (1), the common boundary building lines applicable to the application site (falling in the category of 501m² to 1500m²) is 2.5m and (55) (2) (c) should be seen. Section (55) (2) (b) and (c) states the following:

(b) **"garages and carports are permitted 0 meters from the common boundary provided that the wall on the common boundary is no higher than one storey, the height of the entire garage may not exceed one storey and no stormwater may be discharged directly from the building roof onto the neighbouring property other than the adjacent public or private road."**

The garage (being 0.89m) from the common boundary parameter therefore complies with the zoning scheme parameters but contravenes the title deed.

*(c) "the common boundary building lines for buildings and structures on the ground floor shall be deemed to be automatically relaxed if the neighbouring owner of the land unit or land units of the shared abutting common boundary grants permission in writing by signing both the relaxation form as prescribed by the Municipality and the accompanying building plan. Such relaxation may not be closer than 1 meter from the common boundary. If the proponent is unable to **obtain the neighbour's written permission** for any reason whatsoever, an application for departure may be duly submitted to and considered by the Municipality."*

The neighbour's written permission was obtained as can be seen in **Annexure F**.

Based on the recent survey done, it was noted that there is a slight building line discrepancy regarding the house and swimming pool when compared to the previous approved building plans. The relaxation in this case is 1.89m (on the eastern common boundary) and 2.04m (on the southern common boundary) regarding the house. The pool only slightly projects over the building lines.

Furthermore, it has been noted that the patio has a flat roof which is in contravention of a title deed clause:

*(A) (II) (i) The roofs of all buildings on this erf must be uniform in regard to material and style; **flat roofs for outside buildings and garages etc, will be permitted only if the main building also has a flat roof.***

This title deed restriction regarding flat roofs also needs to be suspended in order for it to be in support of the approved building plans and to regularize the existing development.

The current owner would also like for the existing domestic quarters on the property to be used as a home lodging.

4. MOTIVATION

As set out in Section 33 (4) and 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 3, below, sets out the criteria and assesses the application accordingly:

Section 33(4) Criteria	Assessment of Proposal
(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;	It is argued that if these conditions are removed, the owner will have no title deed restrictions on the property that he purchased.
(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;	The restrictive conditions aimed to protect the neighbourhood from development over the building lines. The suspension of this title deed restrictions will assist and benefit the current owner to have approved building plans for his property
(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;	The suspension of the restrictive conditions of the title deed will allow the owner to have approved building plans for his property. This will ensure that the owner complies with legislation.
(d) the social benefit of the restrictive condition remaining in place in its existing form;	There are no social benefits for the restrictive conditions remaining as the neighbour has provided written approval.
(e) the social benefit of the removal, suspension or amendment of the restrictive condition;	By removing these conditions, the owner of the property will have approved building plans and will not be in contravention of his title deed. The previous owner's motivation for developing over the building line was to ensure that when a vehicle enters the property it can turn around comfortably to exit the property again. Following this point he stated that he had written permission from the neighbour on the common boundary line in favour of the development.
(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights	The removal of these rights will not remove the rights of the beneficiary.

enjoyed by the beneficiary or only some of those rights.	
Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15 (f) of the By-law.
b. Procedure followed in processing the application.	All relevant and required documentation are attached to this application and motivation.
c. Desirability of land use	<p>The application for the removal of restrictive title deed conditions is considered desirable. The reasons for the desirability of the application may be summarised as follows:</p> <ul style="list-style-type: none"> - The current owner has purchased this property without being aware that there is no formal approval for the building line encroachment of the garage building. The current zoning scheme approves this building however his title deed restricts it. The suspension of the title deed restriction is therefore desirable.
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants' response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. The impact of the proposed land development on engineering services.	None
i. The integrated development plan, including the municipal spatial development framework	N/A
j. The integrated development plan of the district municipality, including its spatial development framework, where applicable.	In line with this applicable plan and framework
k. The applicable local spatial development frameworks	In line with this applicable plan and framework

adopted by the Municipality.	
l. The applicable structure plans.	N/A
m. The applicable policies of the Municipality that guide decision-making.	Aligned
n. The provincial spatial development framework.	N/A
o. Regional and spatial development frameworks.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. The principles referred to in Chapter VI of the Land Use Planning Act.	<p>Spatial Justice: Aligned.</p> <p>Spatial Sustainability: Aligned.</p> <p>Efficiency: Aligned. This application entails the formal approval of existing development.</p> <p>Good Administration: The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p>Spatial Resilience: Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>
s. The applicable provisions of the zoning scheme.	As discussed, the proposal is in line with the provisions of the Zoning Scheme
t. Any restrictive condition applicable to the land concerned.	N/A
u. The impact of the proposed land development on any heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999).	None

Table 4 Assessment in terms of Stellenbosch Zoning Scheme Municipal By-Law

5. CONCLUSION

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application to allow for the following on Erf 13628 Stellenbosch:

- i. Application in terms of section 15(2) (f) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to suspend the following restrictive title deed condition on Erf 13628, Stellenbosch to permit dwelling house to be 1.940m and 1.890 from the eastern common. boundary (lateral) and outbuilding to be 0.89m and 2.050 from the western common boundary (lateral), and 2.040m from the southern common boundary in lieu of 2.286m.
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- iv. Application in terms of section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for additional use (technical approval) to allow an existing domestic staff quarter to be used for home lodging purposes on Erf 13628. Stellenbosch.

Report compiled by: Carlien Coetzee

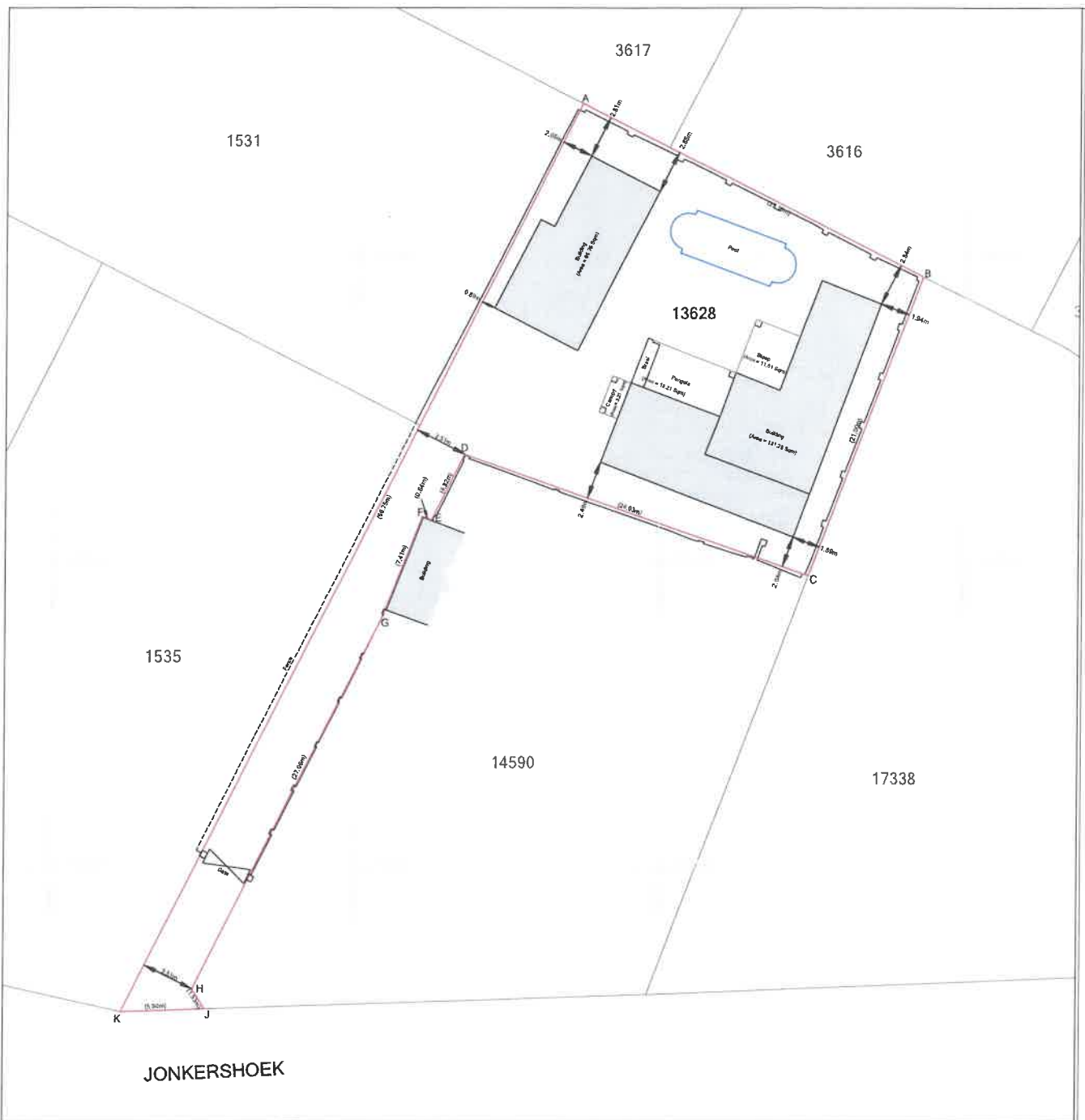
Report reviewed by:

Marika Bolz (Director)



for Arch Town Planners (Pty) Ltd

April 2024



Notes:

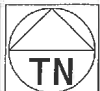
- Figure ABCDEFGHJK represents the Remainder Erf 13628, Stellenbosch
- Area for Erf 13628 = 742 Square Meters.

Legend:

- Cadastral Boundary
- SGO Adjoining Cadastral

Caveat

- Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
- All levels are to be confirmed prior to construction.



Scale 1:250 @ A3

Date: NOV 2023

Contours:N/A

System: WG 19

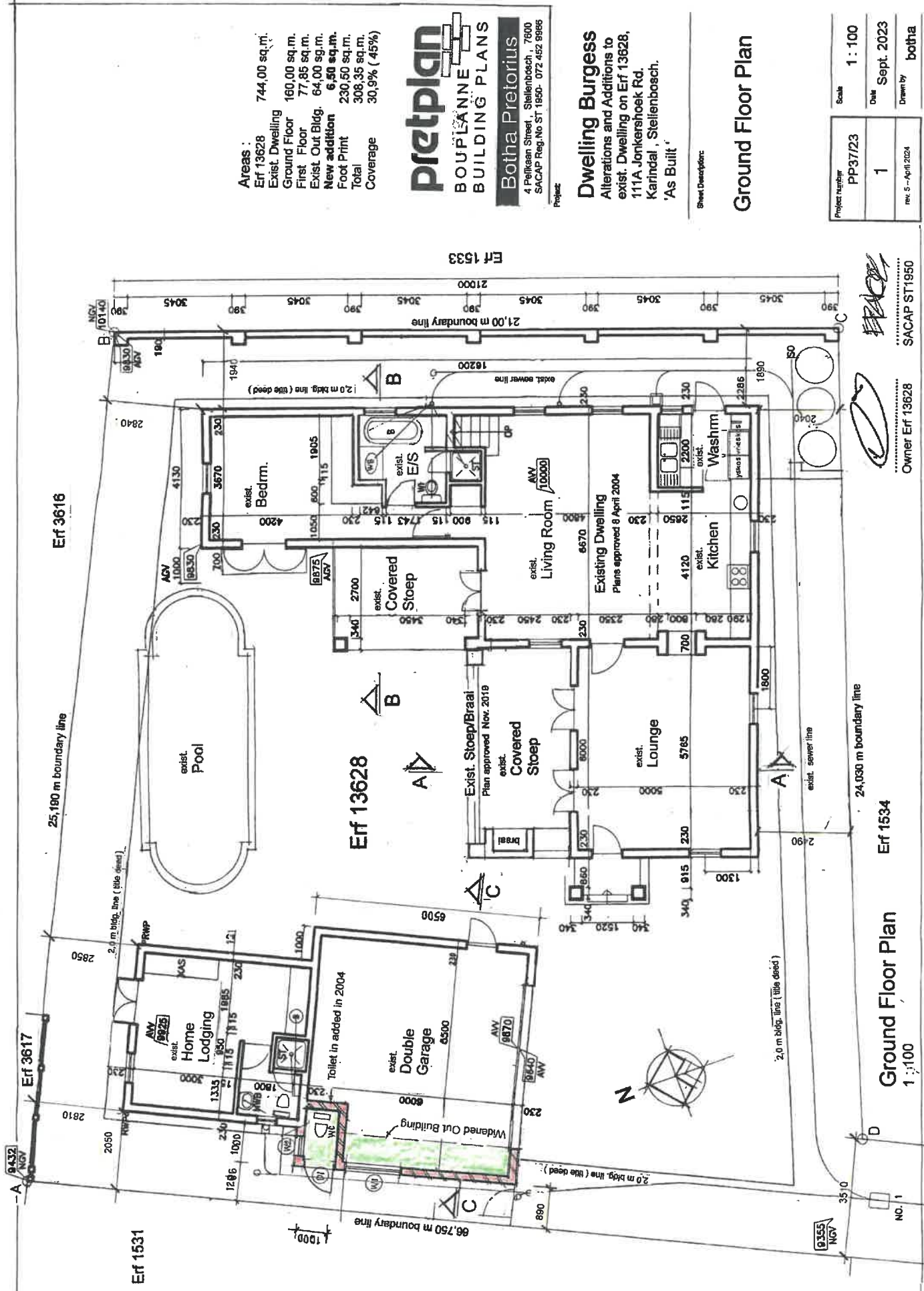
Building Footprint

Erf 13628
Stellenbosch

Ref:ERF13628

Dwg:ERF13628 Building_Rev1

fbv
friedlaender, burger & volkmann
PROFESSIONAL LAND SURVEYORS, SECTIONAL TITLE CONSULTANTS, MAPPING CONSULTANTS
39 Herte Street / Hertestraat PO Box / Posbus 154, Stellenbosch, 7599
TEL: 27 21 8854004, FAX 27 21 8878088 E-mail: info@fbv.co.za



Areas :
 Erf 13628 744,00 sq.m.
 Exist Dwelling 160,00 sq.m.
 Ground Floor 77,85 sq.m.
 First Floor 64,00 sq.m.
 Exist Out Bldg. 6,50 sq.m.
 New addition 6,50 sq.m.
 Foot Print 230,50 sq.m.
 Total 308,35 sq.m.
 Coverage 30,9% (45%)

pretplan
 BOUPLANNE
 BUILDING PLANS
 Botha Pretorius
 4 Pelikaan Street, Stellenbosch, 7600
 SACAP Reg. No ST 1850- 072 452 8986

Project

Dwelling Burgess
 Alterations and Additions to
 exist. Dwelling on Erf 13628,
 111A Jonkershoek Rd.
 Karindal, Stellenbosch.
 'As Built'

Sheet Description:

Ground Floor Plan

Project number	PP37/23	Scale	1 : 100
	1	Date	Sept. 2023
		Drawn by	botha
		rev	5-April 2024

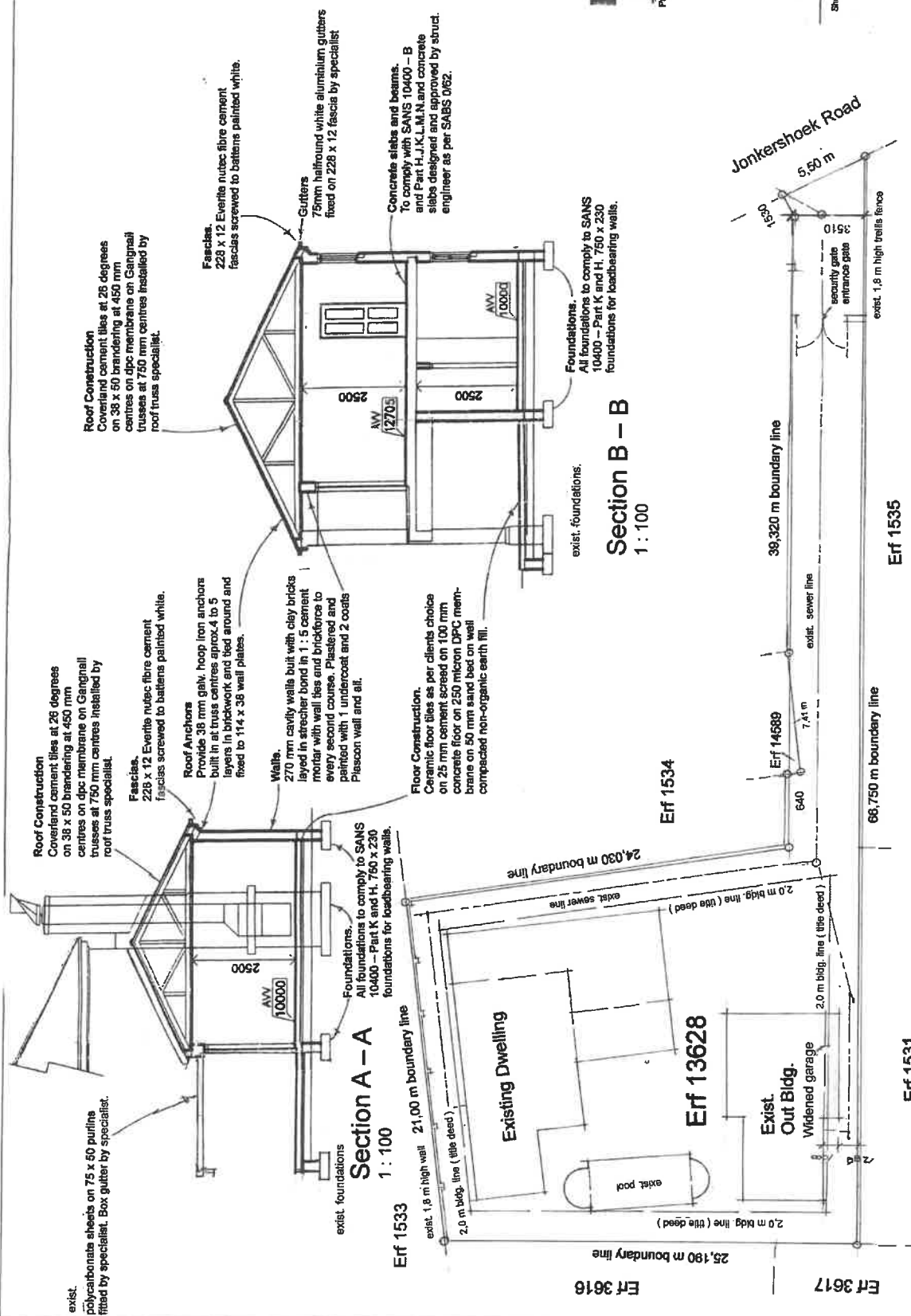
Owner Erf 13628 SACAP ST1950

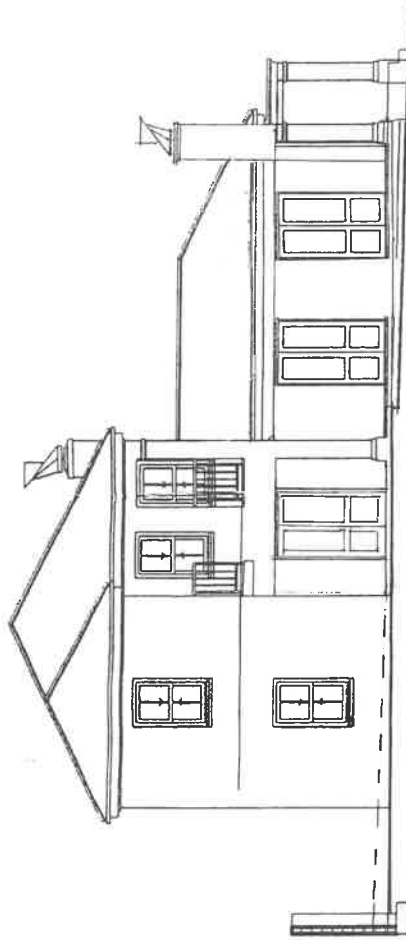
Ground Floor Plan
 1 : 100

Erf 1535

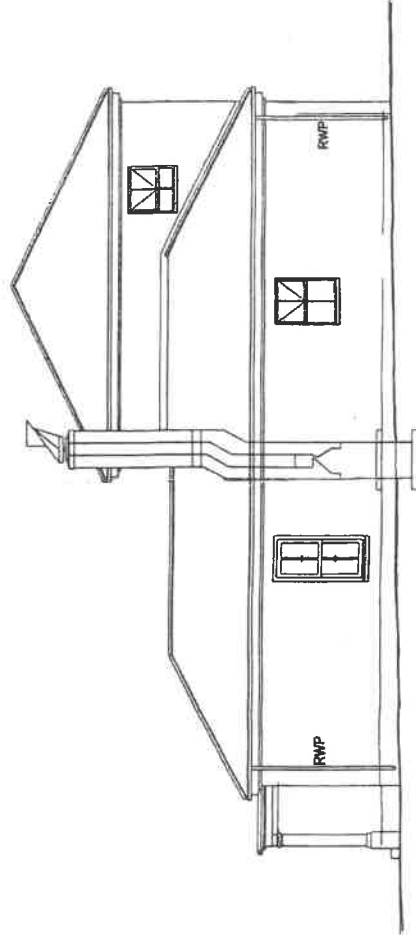
Site Plan

1:250





North East Elevation
1 : 100



South West Elevation
1 : 100

pretplan
BOUPHENGANE
BUILDING PLANS

Botha Pretorius

4 Pelikann Street, Stellenbosch, 7600
SACAP Reg. No. ST1950 - 072 452 8966

Project:

Dwelling Burgess

Alterations and Additions to
exist. Dwelling on Erf 13628,
111A Jonkershoek Rd.
Karindal, Stellenbosch.

'As Built'

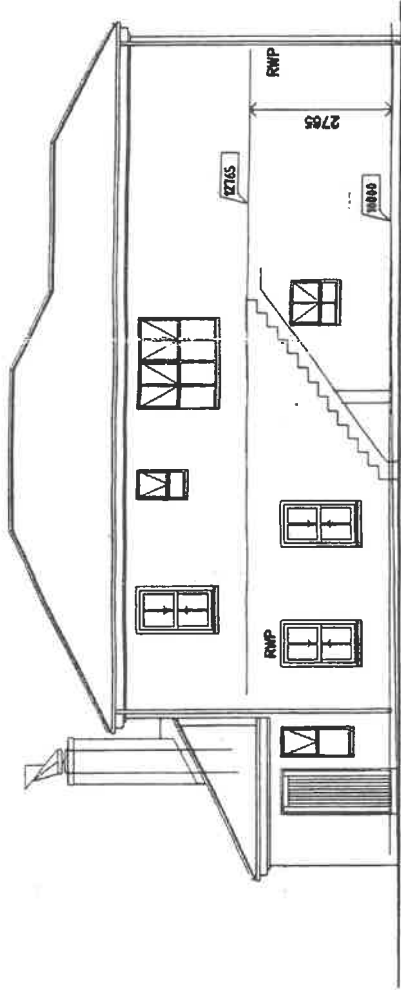
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Elevations

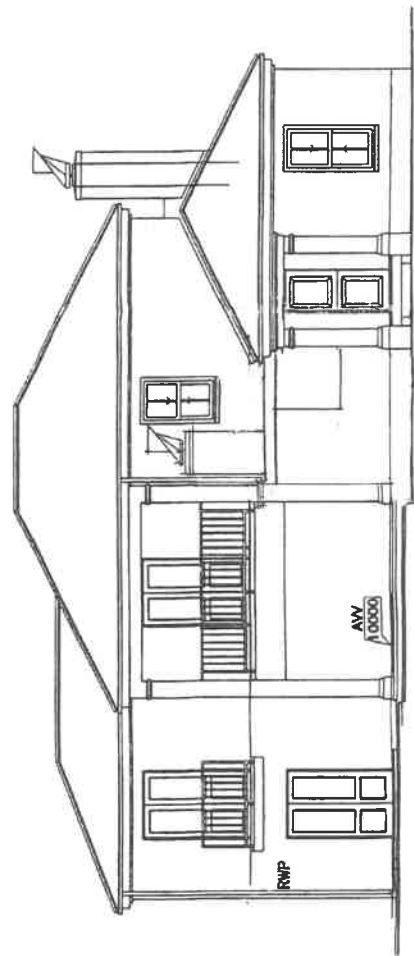
Project number	PP37/23	Scale	1 : 100
	4	Date	Sept. 2023
		Drawn by	botha
			rev. 5 - April 2024


Owner Erf 13628


SACAP ST1950



South East Elevation
1 : 100



North West Elevation
1 : 100

pretplan
BOUW- & INGENIEUR
BUILDING PLANS

Botha Pretorius
4 Pelikaan Street, Stellenbosch, 7600
SACAP Reg. No. ST1950 - 072 452 9866

Project

Dwelling Burgess
Alterations and Additions to
exist. Dwelling on Erf 13628,
111A Jonkershoek Rd.
Kamdal, Stellenbosch.
'As Built'

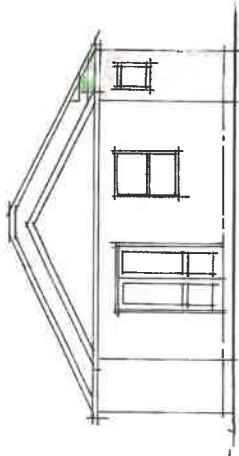
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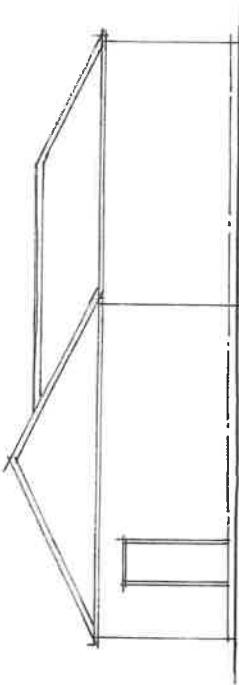

Owner Erf 13628


SACAP ST1950

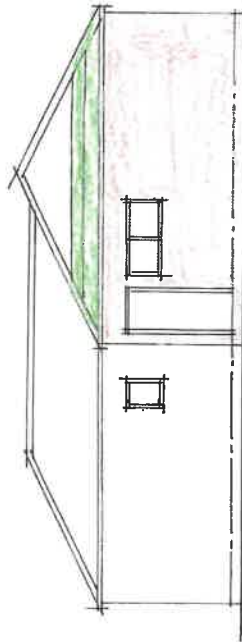
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	5	Date	Sept 2023
rev 5 - April 2024		Drawn by	botha



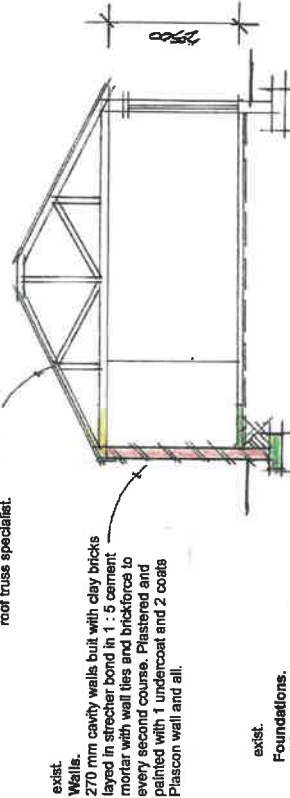
North East Elevation
1 : 100



South East Elevation
1 : 100



North West Elevation
1 : 100



Section C - C
1 : 100

pretplan
BOUWTEKENNIK
BUILDING PLANS

Botha Pretorius

Postbus 3140, Marikand, Stellenbosch, 7602
SACAP Reg. No. ST1950, 072 452 9966

Project

Dwelling Burgess

Alterations and Additions to
exist. Dwelling on Erf 13628,
111A Jonkershoek Rd.
Karindal, Stellenbosch.
'As Built'

Sheet Description

Out Building Elevations and Section

Project number	PP37/23	Scale	1 : 100
	6	Date	Sept. 2023
Rev. 5 - April 2024		Drawn by	botha


Owner Erf 13628
SACAP ST1950