

NOTICE OF LAND DEVELOPMENT APPLICATION



APPLICATION TYPE: FOR REMOVAL OR SUSPENSION OF RESTRICTIVE TITLE DEED ON ERF 5823, STELLENBOSCH

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

Application Property Address: 28 Sultan Rd, Die Boord, Stellenbosch

Application Property Number: Erf 5823

Applicant: Douw Steyn, douwceres@gmail.com , 0786747200

Owner: Douw Steyn, douwceres@gmail.com , 0786747200

Application Reference: LU/16974

Description of land development proposal:

Application has been made in terms of section 15(2)(f) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 for the removal or suspension of a restrictive title deed condition B.6.(b) as contained in the title deed number T.35630/2018, in order to allow the proposed double garage on 0m side building line adjacent to Erf 5822, Stellenbosch and the proposed conversion of existing double garage into a braai room adjacent to Erf 5826, Stellenbosch.

The restrictive title deed condition reads as follows:
(English translation)

No building or structure or any part thereof, except boundary walls and fences, may be built closer than 4.6m from the street line property boundary as well as less than 3m from the rear boundary or 2.3m from the side boundary as measured to the adjacent property boundaries.

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: **Douw Steyn** – douwceres@gmail.com . 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 **9 December 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 **0786747200** during normal office hours.

Yours faithfully

DOUW STEYN

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Dear Mr/Mrs
Die Boord
Stellenbosch
7600

AANSOEKTIPE: VIR VERWYDERING OF OPSKORTING VAN BEPERKENDE TITELAKTE VAN ERF 5823, STELLENBOSCH

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

Adres van aansoek eiendom: 28 Sultan Str, Die Boord, Stellenbosch

Aansoek eiendom beskrywing: Erf 5823

Aansoeker: Douw Steyn, douwceres@gmail.com , 0786747200

Eienaar: Douw Steyn, douwceres@gmail.com , 0786747200

Aansoek Verwysing: LU/16974

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(f) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 vir die verwydering of opskorting van beperkende titelakte kondisie B.6.(b) soos vervat in die titelakte nommer T.35630/2018, ten einde voorsiening te maak vir die voorgestelde dubbelmotorhuis tot op 0m van die sygrens aangrensende aan Erf 5822, Stellenbosch en die voorgestelde omskepping van die huidige dubbelmotorhuis tot in 'n braaikamer aangrensend aan Erf 5826, Stellenbosch.

Die beperkende titelakte kondisie volg:

Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag nader as 4.6meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 2.3 meter van die sygrens gemeet aan enige aangrensende erf opgerig word nie.

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 tydsduur 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 gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: **Douw Steyn** – douwceres@gmail.com . 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 **9 Desember 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 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 **0786747200** gedurende normale kantoor ure.

Die uwe

DOUW STEYN

28 Sultan Rd, Die Boord, Stellenbosch

Summary and Motivation: Application for the Removal or Suspension of Restrictive Title Deed on ERF 5823, Stellenbosch

The current structure on the property consists of the main house with a freestanding garage. The freestanding garage is built behind the main house. The driveway on the side of the house goes around to the back where the garage is located. The driveway and garage together use a large portion of the property area and prevents any easy value additions to be made to the property.

The sharp angle that a vehicle needs to turn to park in the existing garage makes it very unpractical. It is highly difficult to park longer vehicles in this garage. As can be seen from the satellite image in the locality plan, the vehicles are parked outside on the driveway throughout the year which leads to sun damage.

Another reason for the proposed building work is that the current garage is in very poor condition and requires the sagging roof to be replaced. The significant cost of this replacement does not make financial sense if the impracticality of the current structure inhibits its intended use.

The proposed building plan solves these issues by adding a new garage to the side of the house. The distance between the boundary wall and the existing house is exactly wide enough for a double garage.

The zoning scheme of Stellenbosch section 55 (2) allows for the building of a garage up to the boundary wall with several conditions that is complied to for this development:

- No stormwater will be discharged to neighbouring property.
- The structure and wall will be single storey only.
- The neighbouring property owner has given permission for this development.

By building the new garage in the proposed location, the rear of the property can now be efficiently utilized with the old garage being converted to a braai room (with a new roof). This will increase the practicality and value of the property.

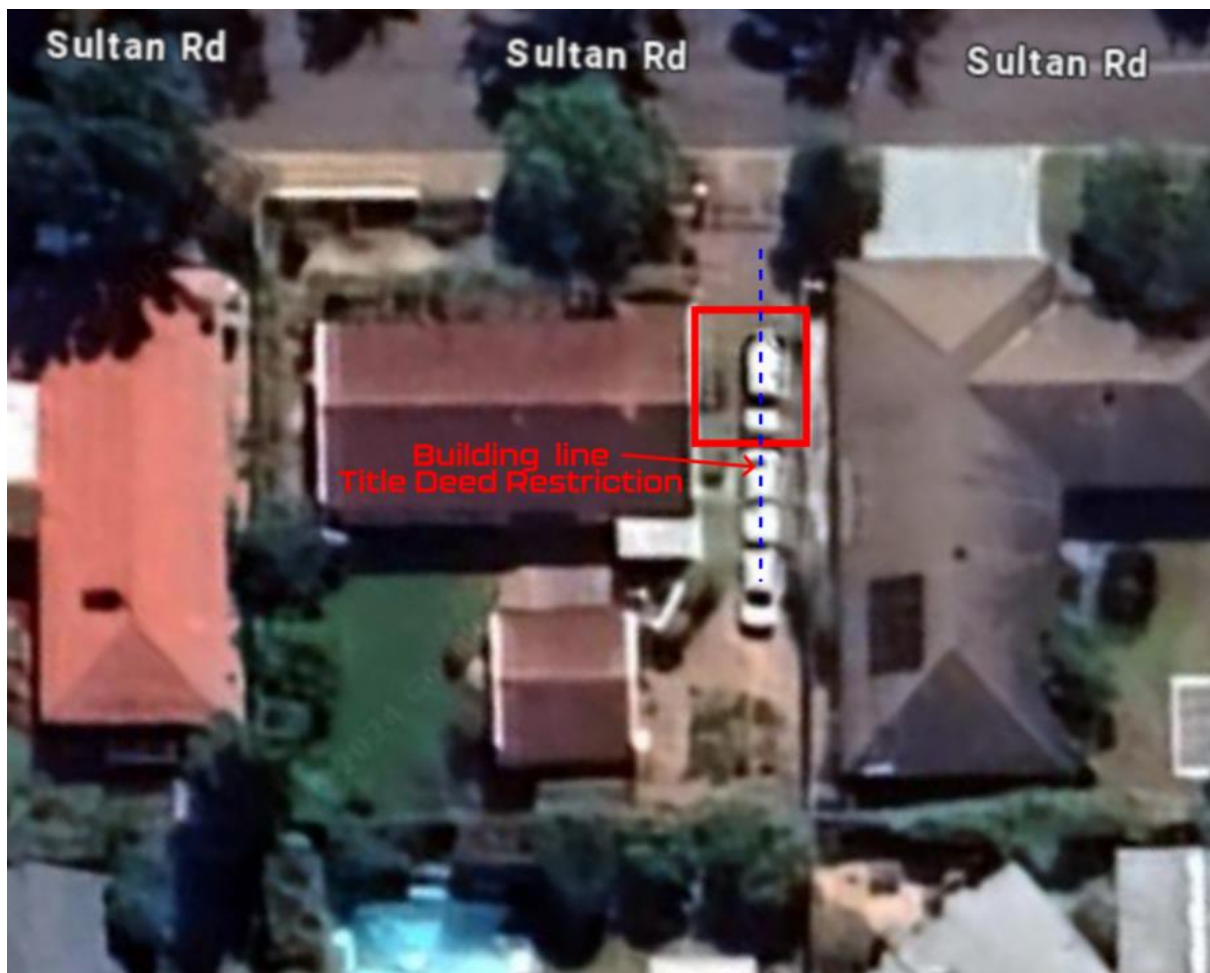
Sincerely,

Douw Steyn

Erf Location:



Satellite View:

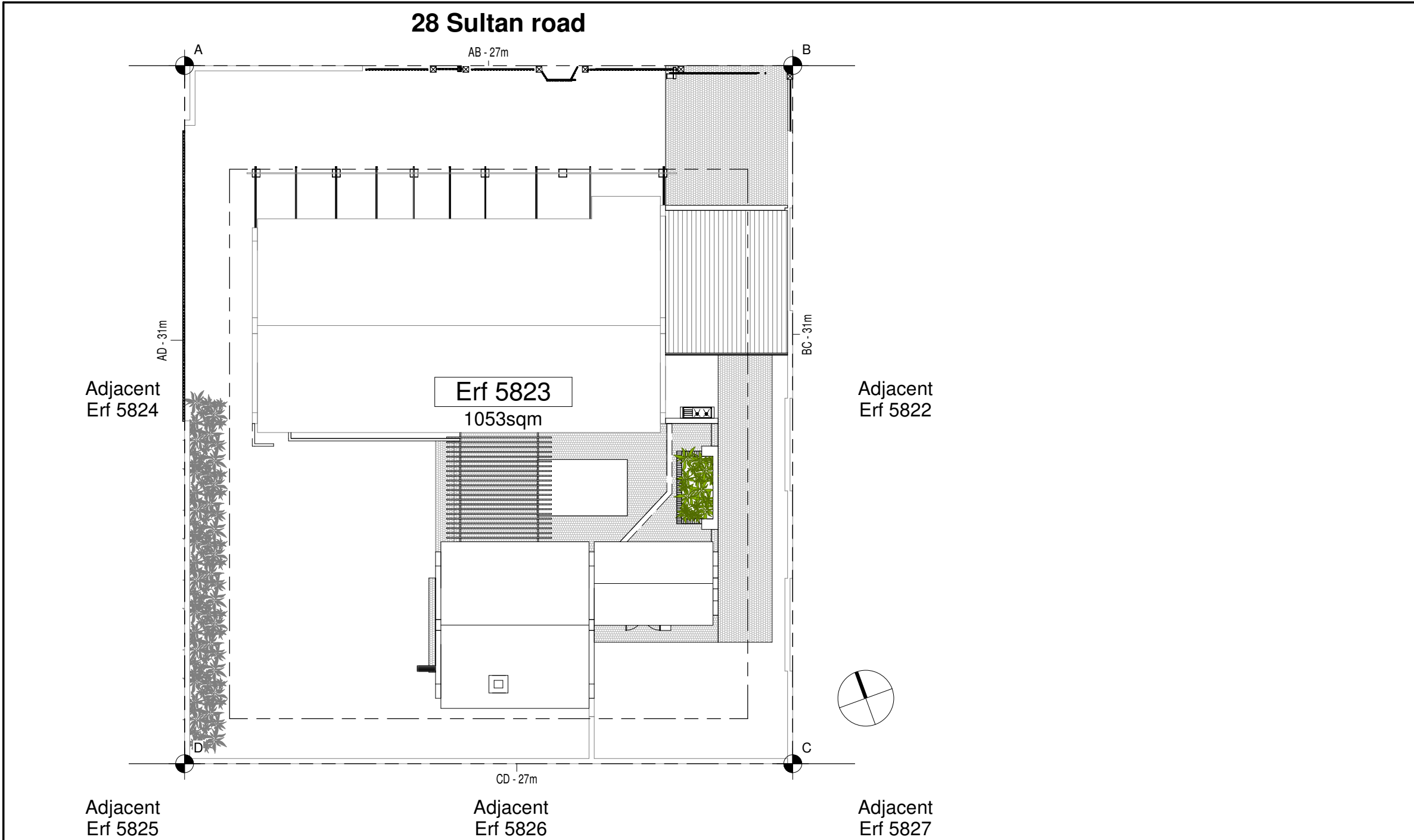


Existing Home 3D view:

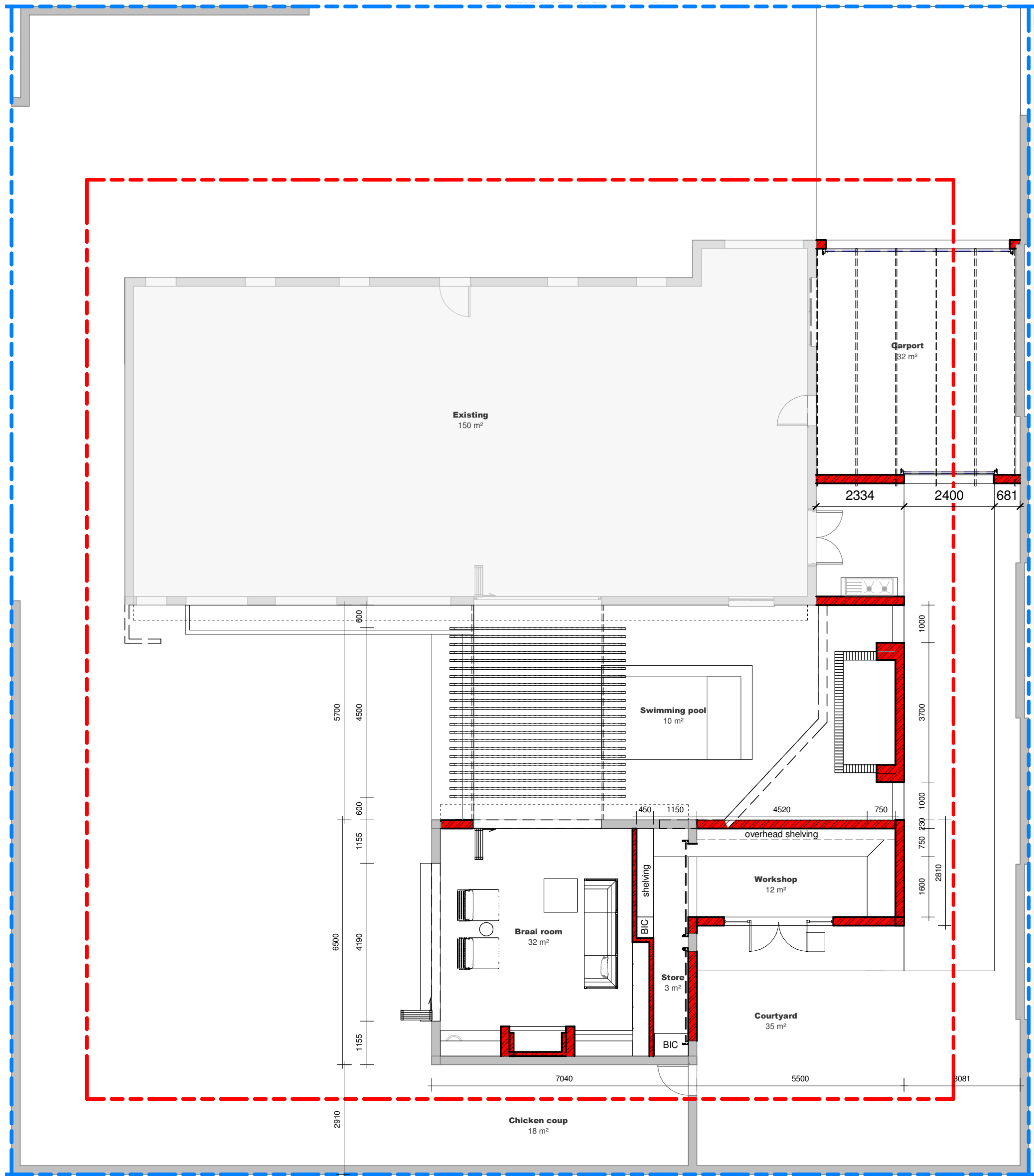


Renovated Home 3D view:





Site
1 : 200



Ground Storey Plan
1 : 100



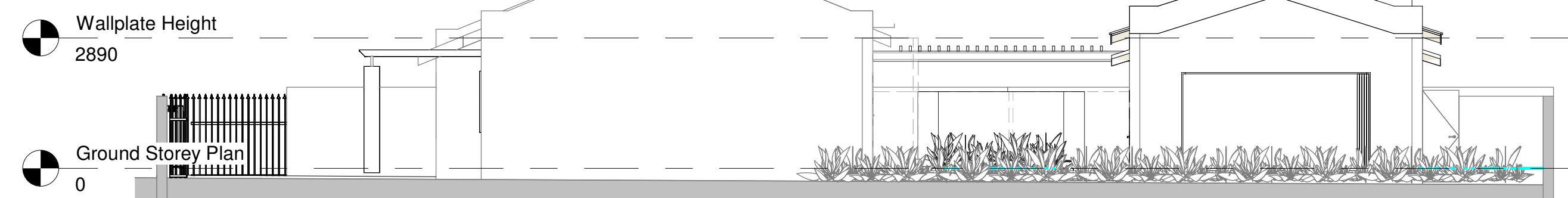
North
1 : 100



South
1 : 100



East
1 : 100



West
1 : 100

NOTES

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REVISIONS

REV	DATE	DESCRIPTION
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GENERAL NOTES

SPECIFICATION:

FOUNDATIONS : All footings to comply with SANS 10400 Part H or as per Structural Engineer's specification.

FLOORS : To comply with SANS 10400 Part J, B and H
21mm Shutterply flooring on new trusses as per engineer's specifications

WALLS (Brickwork) :

- External Walls - 230mm double skin brick walls unless shown otherwise.
- Internal Walls - 230 & 110mm solid walls.
- Walls between house and garage and staff quarters to be beamtiled to underside of the RC roof.
- Walls to have stepped DPC's at floor level & around all openings.
- Lintels over all openings (max 3m opening) with 4 courses brickwork with brick force above lintel

ROOFS :

To comply with SANS Part I

CEILING & SOFFITS :

- 9.5mm Plasterboard skim & painted, fixed to 38 x 38mm battens @ 450mm ccs.
- Corners to receive shadow detail unless specified otherwise

WALL & FLOOR FINISHES :

- Floor finishes - as indicated on plan.
- Wall finishes - Tiling full height to bathrooms, toilets & kitchens.
- Plaster & paint elsewhere.

LIGHT & VENTILATION :

- Natural Lighting - Light areas to be min. 10% of habitable room areas.
- Natural Ventilation - Ventilation areas to be min. 5% of habitable room areas.

WINDOWS AND DOORS :

- Windows and doors in brickwork to receive full vertical and horizontal DPC
- Solid core door with 1/2hr fire rating between garage and house.
- All other doors (excluding those noted above) to be timber primed and painted.

GLAZING :

- All glazing to be in accordance with Part N of the SANS 10400 NBR
- All glazed areas in excess of 1m² or within 300mm of FFL to be safety glazed.
- Glazing - 3mm glass up to 0.75m² - 4mm glass up to 1.5m²
- 5mm glass up to 2.1m² - 6mm glass up to 3.2m²
- Glazed shower cubicles, skylights and windows below 500mm from finished floor level to be safety glazed.

LINTELS AND BEAMS :

- All openings exceeding 1200mm to receive prestressed RC lintels (with 4 courses brickwork over), RC beams as per Struct Engineer's specification.

FLOORS :

- Suspended timber floors to have a min R-value of 1.0

INITIAL CONCEPT DESIGN

	Name	Pr. Number	Signature
Architecture	M Brand	Pr Arch 53055626	
Engineering			
Client			



PROJ TITLE: **ZA_WC_HOUSE STEYN**

PROJ DESCRIP:

ERF:

LOCATION: **28 Sultan street, Die Boord Stellenbosch**

CLIENT: **Douw and Nina Steyn**

Unnamed

DRAWING			
As indicated		08/01/2024	
SCALE		DATE	
M Brand		M Brand	
DRAWN		CHECKED	
023_106 IDD		A100	
PROJ. NO.	WKS TG	DRAWING NO.	REV