STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17003 (TP708/2024)
Our File Reference Number: Erf 3072, 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

APPLICATION FOR ADMINISTRATOR'S CONSENT / PERMISSION REQUIRED IN TERMS OF THE TITLE DEED CONDITION, REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME : ERF 3072, 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 consent / permission in terms of restrictive title deed condition B.(5)(c) and B.(5)(d) on page 3 of the Title Deed No. T15098/2015, in order to increase the coverage from 50% to 55% and to relax the rear building line from 3.048m to 1.5m for the new second dwelling on Erf 3072, Stellenbosch **BE GRANTED**.

   2.2 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 3072, Stellenbosch for:

      2.2.1 An application in terms of Section 15(2)(f) of the said By-law for the removal of condition B.(5)(b) of T15098/2015 to permit the construction of a second dwelling.

      2.2.2 A Permission in terms of Section 15(2)(g) of the said bylaw to permit a second dwelling unit on Erf 3072 Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 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.

3.3 The development and building plans be generally in accordance with set the of floor plans, section and elevations as referenced on Drawing No. 2021/23/01, dated March 2023 (revised 08/03/2023), drawn by D. Lakey, attached as **Annexure A.**

3.4 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

4. The **reasons** for the above decision are as follows:

4.1. The proposal is in keeping with the current residential land use of the subject property.

4.2. The encroachment of the title deed building line does not undermine the residential character of the area.

4.3. The building still complies with the zoning scheme building lines.

4.4. The proposed coverage is less than what is permitted in the zoning scheme bylaw.

5. **Matters to be noted:**

5.1. The applicant, after publication of a notice in Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions.

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

7. Appeals must be submitted by completing the required form 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.

8. **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**

9. 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.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

11. An applicant who lodges 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.

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

13. Kindly note the above decision in the case of any approval, is suspended, and 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

11/3/2025.
DATE

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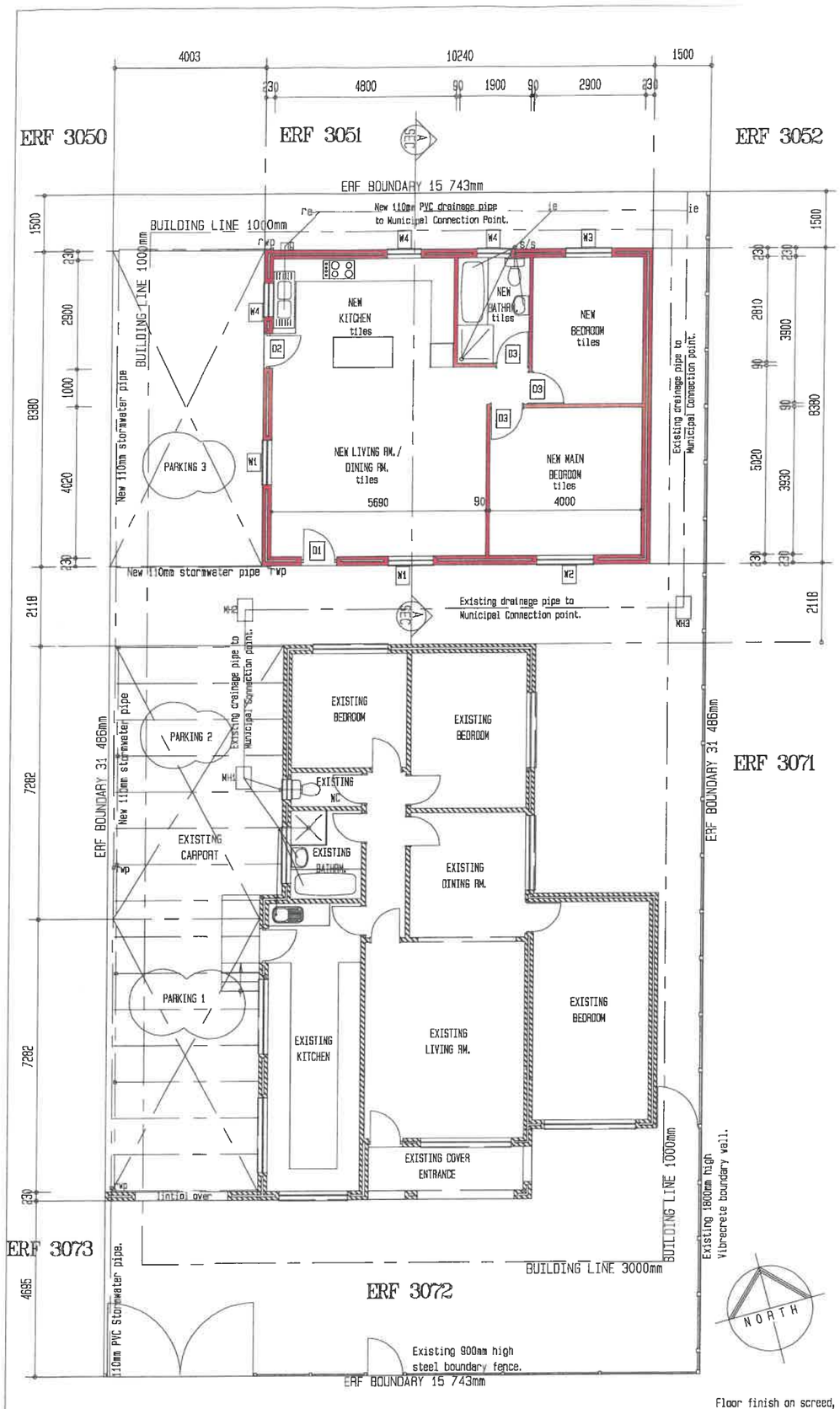
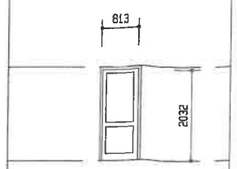
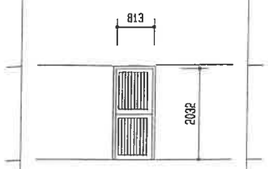
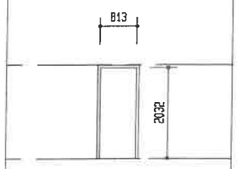
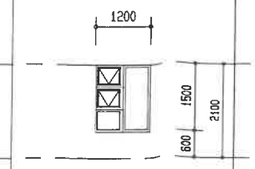
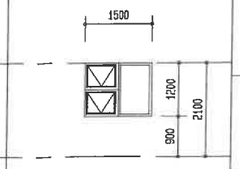
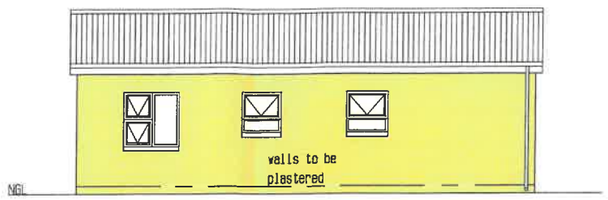
ANNEXURE A

SITE PLAN

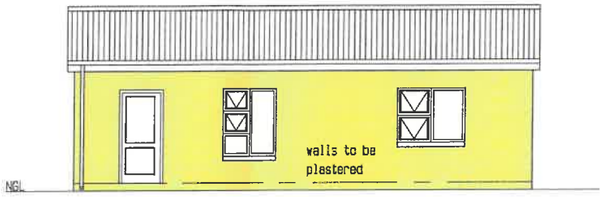


1:100 SITE– & GROUND FLOOR PLAN

					
WINDOW/DOOR NUMBER	D1	D2	D3	W1	W2
QUANTITY	1 RH	1 RH	3 LH	2	1
FINISH	STANDARD MERANTI SINGLE DOOR SUPPLY BY CAPE CULTURE OR SIMILAR APPROVED.	STANDARD 813x2032mm STABLE DOOR AS PER CAPE CULTURE OR SIMILAR APPROVED.	STANDARD MERANTI HOLLOW INTERNAL DOOR SUPPLY BY CAPE CULTURE JOINERY OR SIMILAR APPROVED.	STANDARD ALUMINUIM TOP HUNG WINDOW AS BY ALUMINUIM SPECIALIST.	STANDARD ALUMINUIM TOP HUNG WINDOW AS BY ALUMINUIM SPECIALIST.
GLASS	NONE	NONE	NONE	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.



1:100 NORTH ELEVATION



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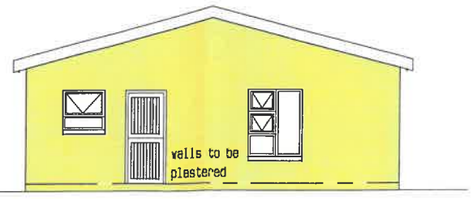

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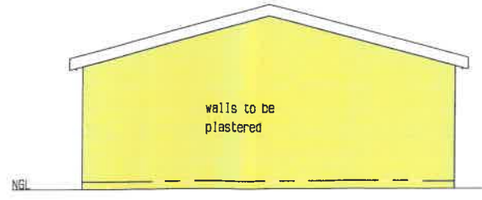
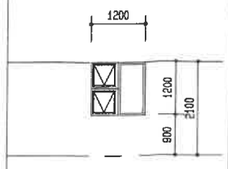
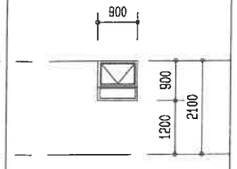
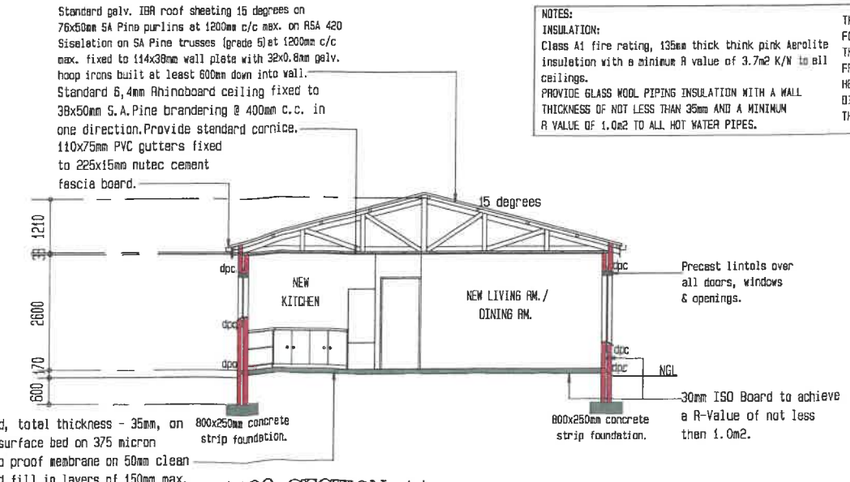


1:100 EAST ELEVATION

		
WINDOW/DOOR NUMBER	W3	W4
QUANTITY	1	3
FINISH	STANDARD ALUMINUIM TOP HUNG WINDOW AS BY ALUMINUIM SPECIALIST.	STANDARD ALUMINUIM TOP HUNG WINDOW AS BY ALUMINUIM SPECIALIST.
GLASS	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.



1:100 SECTION AA

NOTES:
INSULATION:
Class A1 fire rating, 135mm thick think pink Aerolite insulation with a minimum R value of 3.7m2 K/W to all ceilings.
PROVIDE GLASS WOOL PIPING INSULATION WITH A WALL THICKNESS OF NOT LESS THAN 35mm AND A MINIMUM R VALUE OF 1.0m2 TO ALL HOT WATER PIPES.

THE HEAT PUMP IS FOR OUTDOOR INSTALLATION AND THE SPACE FOR THE INSTALLATION BE WELL VENTILATED.
THE INSTALLATION POSITION SHOULD ALLOW FOR WATER DISCHARGE FROM THE HEAT PUMP.
HEAT PUMP TO BE INSTALLED LOWER THAN THE GEYSER AND THE DISTANCE BETWEEN HEAT PUMP AND GEYSER TO BE NOT MORE THAN 6000mm.

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP

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REVISIONS:

REV.	DATE	DESCRIPTION
A	08/03/2023	UPDATE DRAWINGS FOR MUNICIPAL AMENDMENTS SEE CLOUDS.

DEVELOPMENT DATA:	
SITE AREA	495sqm
EXISTING DWELLING	187sqm
NEW OUTBUILDING	86sqm
OVERALL TOTAL	273sqm
COVERAGE SQM	273sqm
EXISTING COVERAGE	38%
ADDITIONS COVERAGE	17%
TOTAL	55%

D LAKEY
DRAUGHTING SERVICES
CELL: 0729082334
[redacted]
7600
SACAP NO.D2280

SKEMA / PROJECT

NEW SECOND DWELLING FOR
MS.C.ADAMS ERF 3072
NO.19 MARTIN STREET
IDAS VALLEY
STELLENBOSCH

TEKENING / DRAWING

MUNICIPAL DRAWINGS:
PLANS,ELEVATIONS
SECTION

DESIGNED	REV.	TEKENING Nr.
DRAWN D. LAKEY	A	DRAWING No. 2021/23/01
SCALE AS SHOWN	DATE MARCH. 2023	CHECKED / ISSUED