

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16812 (TP657/2024)

Our File Reference Number: Erf 3678, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

**APPLICATION FOR THE REMOVAL OF THE RESTRICTIVE TITLE DEED CONDITION, ADMINISTRATOR'S
CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION AND DEPARTURE ON ERF 3678,
STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The Administrator's consent in terms of restrictive title deed condition E.2.(d) of the Title Deed No. T022443/2001, to construct additions in the form of a porch and bedroom 3 and a garage by allowing the relaxation of the restrictive street building line from 6.096m to 2.8m and the common building line (adjacent to Erf 3679) from 3.050m to 0m on Erf 3678, Onder-Papegaaiberg, - Stellenbosch.
BE GRANTED.
 - 2.2 That the application in terms of Section 15(2)(b) of the Stellenbosch Land Use Planning By-law for a departure to relax the street building line from 4m to 2.8m to accommodate the proposed additions in the form of a porch and bedroom 3 on Erf 3678, Onder-Papegaaiberg, Stellenbosch.
 - 2.3 That the application in terms of Section 15 (2) (f) of the Stellenbosch Land Use Planning By-law for the Removal of the Restrictive title deed conditions contained in Title Deed No. T022443/2001: Clause F.(4), to permit the proposed additions on the property to be able to allow the deviation from the roof style that is currently on the property, which will not be uniform with the existing main house as the proposed extension of the garage, front porch,

and bedroom 1 will have a flat roof, while the main house will be a gable roof structure on Erf 3678, Onder Papegaaiberg – 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 proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No: 001-FJB-100-001 to 005, Drawn by Architectural Design Studios, dated 12/02/2024 and attached as **Annexure B**.

3.3 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.

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

4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.2 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

5. 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.

6. 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.

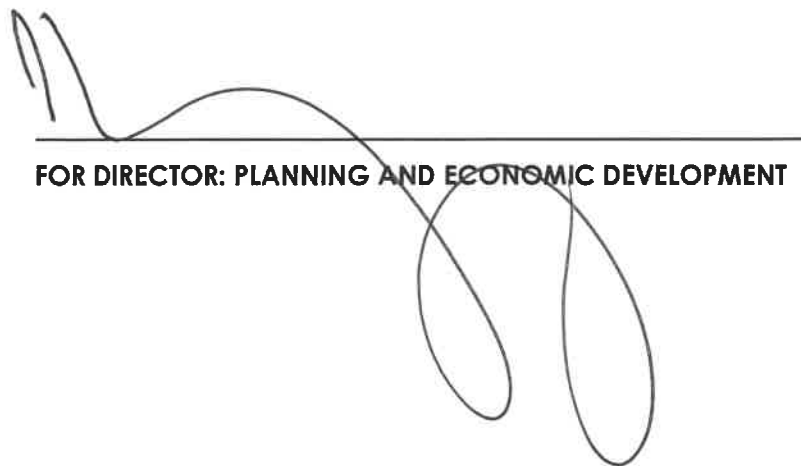
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. 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.

9. 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.
10. 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.
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 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

21/10/2025
DATE

GROUND STOREY PLAN

Scale 1 : 50



GENERAL NOTES

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- Contractors and sub-Contractors are to ensure that all components, glazing panels and shop-fitted items fit through all doorways, stairwells and lifts.
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- When in doubt, CONTACT THE ARCHITECT!

Professional Architect (Sign-Off)

Elizabeth Johanna van der Watt - SACAP 7425
Contact Number - 083 500 4820
Email address - Annalize@architect.co.za
Richtek Architectural Design & Consulting

Elizabeth Johanna van der Watt

ARCHITECT

ELIZABETH JOHANNA VAN DER WATT

DATE

14 / 08 / 2023

OWNER/CLIENT

FLORICIUS JOHANNES BEUKES

DATE

14 / 08 / 2023

JURINE BEUKES

14 / 08 / 2023

ISSUED FOR

Information	Issue Date
Consent	
Local Authority	07 / 12 / 2023
Costing	
Tender	
Construction	
As Built	

REVISIONS

No.	Description	Date



SACAP Registration Number CSATS2680398

Client

FLORICIUS JOHANNES BEUKES & JURINE BEUKES

Project

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE

Site

ERF 3678, 6 JAN PIERREWIET ROAD, ONDER PAPEGAANBERG, CAPE WINELANDS, WESTERN CAPE, 7600

Drawing Name

GROUND FLOOR PLAN

Project 001 Date 12/02/2024

Drawn Brandon Mongie Checked Annalize van der Watt

Scale 1 : 50 on A1

Drawing No 001-FJB-100-003 Rev.



SOUTH ELEVATION
Scale 1 : 50



NORTH ELEVATION
Scale 1 : 50

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Rohleik Architectural Design & Consulting

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FLORICIUS JOHANNES BEUKES 14 / 08 / 2023

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SACAP Registration Number C.BATS2680398

Client

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Project

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE

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ERF 3678, 6 JAN PIERREWIET ROAD, ONDER PAPEGAALBERG, CAPE VINELANDS, WESTERN CAPE, 7600

Drawing Name

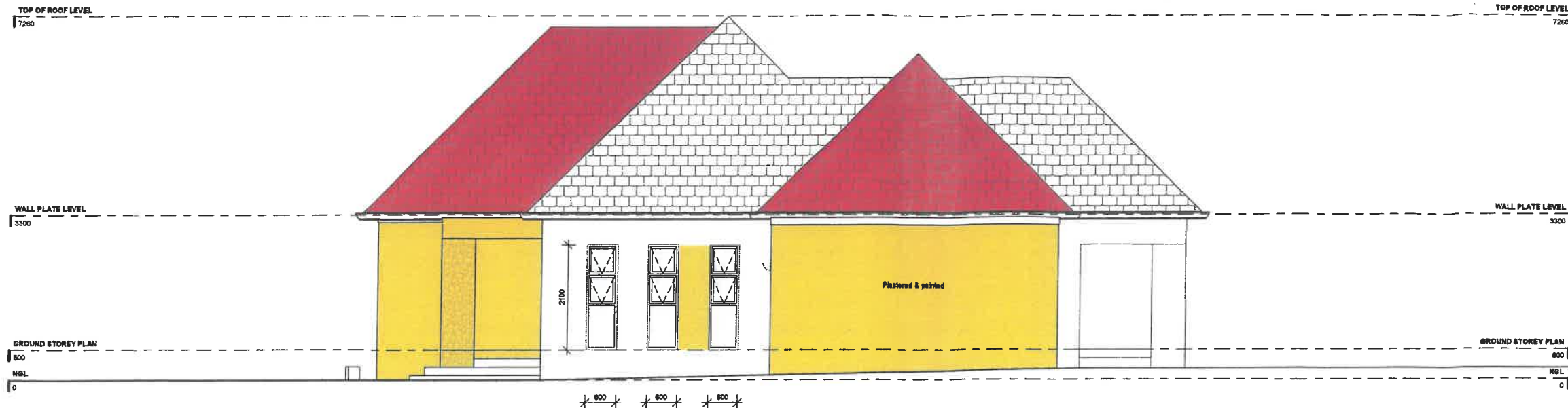
ELEVATIONS

Project 001 Date 12/02/2024

Drawn Brandon Mongie Checked Annelize vd Watt

Scale 1 : 50 on A1

Drawing No. 001-FJB-100-004



EAST ELEVATION
Scale 1 : 50



WEST ELEVATION
Scale 1 : 50

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Elizabeth Johanna van der Watt

ARCHITECT

ELIZABETH
JOHANNA VAN
DER WATT

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No.	Description	Date



SACAP Registration Number: C6AT52580398

Client: FLORICIUS JOHANNES BEUKES & JURINE BEUKES

Project: PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE

Site: ERF 3678, 6 JAN PIERREWIET ROAD, ONDER PAPEGAALBERG, CAPE WINELANDS, WESTERN CAPE, 7600

Drawing Name: ELEVATIONS

Project: 001 Date: 13/02/2024

Drawn: Branden Mangle Checked: Annelize van der Watt

Scale: 1 : 50 on A1

Drawing No: 001-FJB-100-005 Rev:

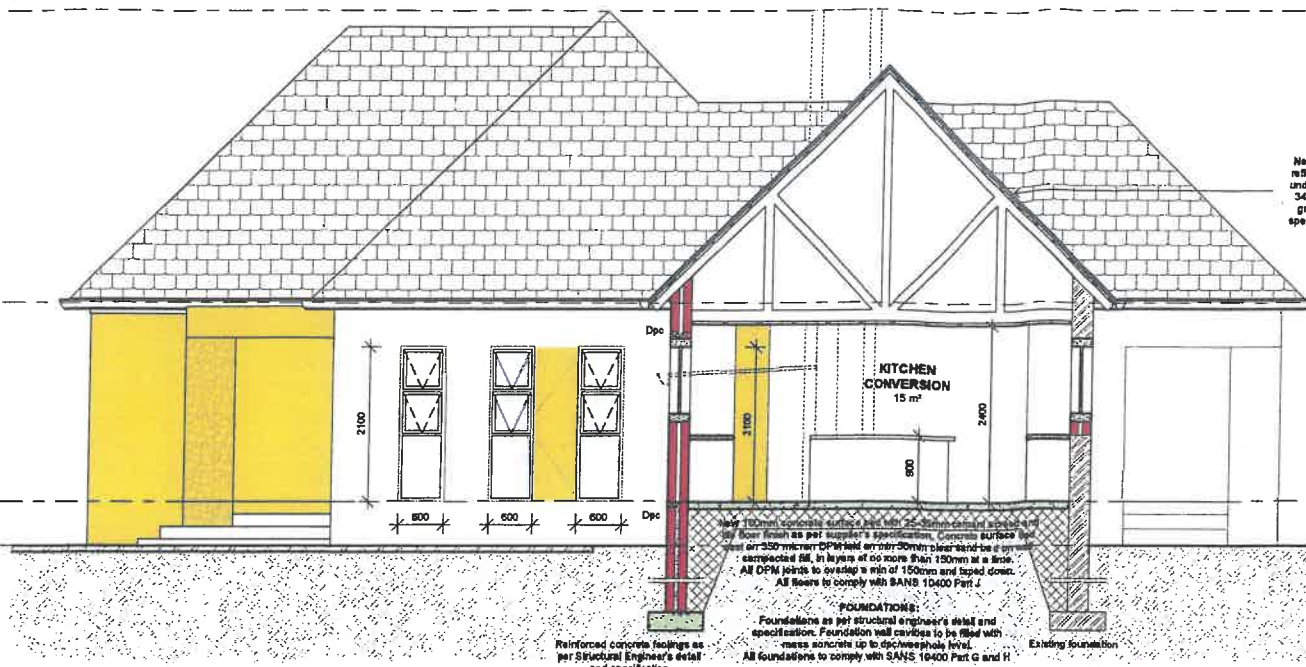
TOP OF ROOF LEVEL
7260

WALL PLATE LEVEL
3300

GROUND STOREY PLAN
600
NGL
0

SECTION A - A

Scale 1 : 50



NEW PITCHED ROOF
New roof tiles to match existing @ 45 degree pitch on Skeletal 405, double sided reflective aluminium foil, high strength scrim bonded together with a binder installed under roof sheeting, fixed to 38 x 38mm intermediate timber purlins spacing of max. 345mm c/c fixed to 38 x 114mm four-way Howe trusses @ max 760mm c/c timber grade 5 fixed to wall via GMS brackets all in accordance with the manufacturer's specifications. Design and specifications of the roof to fully comply with SANS 10400 Part L4.4 Timber roof construction.

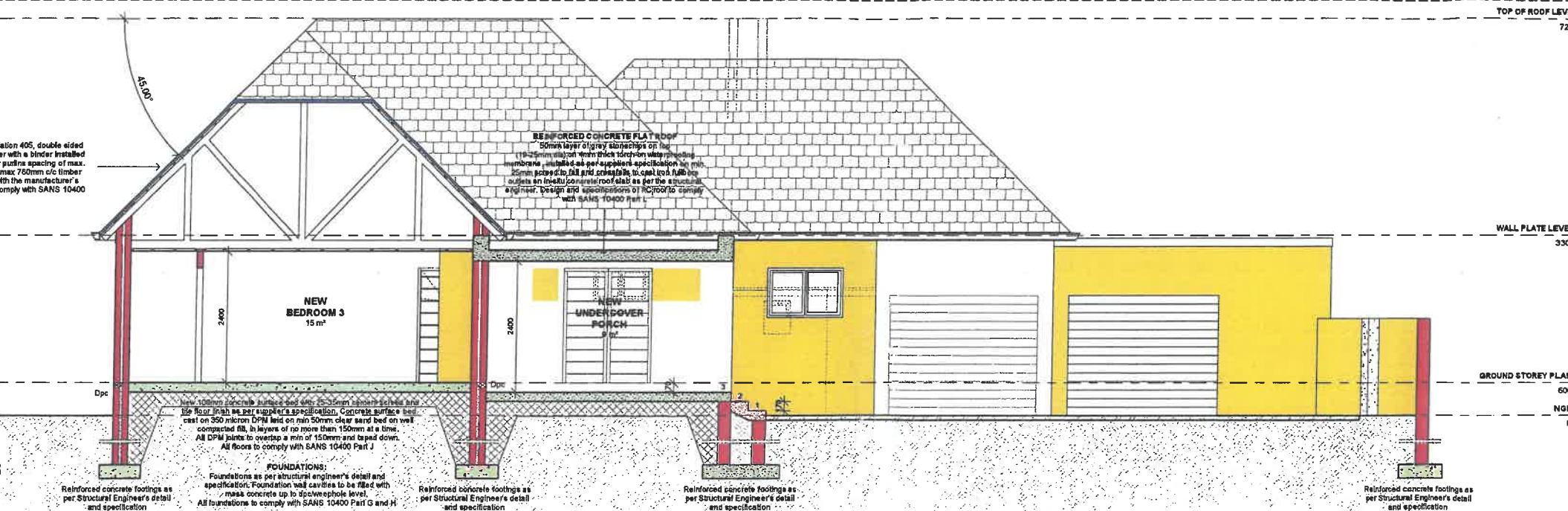
TOP OF ROOF LEVEL
7260

WALL PLATE LEVEL
3300

GROUND STOREY PLAN
600
NGL
0

SECTION B - B

Scale 1 : 50



NEW PITCHED ROOF
New roof tiles to match existing @ 45 degree pitch on Skeletal 405, double sided reflective aluminium foil, high strength scrim bonded together with a binder installed under roof sheeting, fixed to 38 x 38mm intermediate timber purlins spacing of max. 345mm c/c fixed to 38 x 114mm four-way Howe trusses @ max 760mm c/c timber grade 5 fixed to wall via GMS brackets all in accordance with the manufacturer's specifications. Design and specifications of the roof to fully comply with SANS 10400 Part L4.4 Timber roof construction.

REINFORCED CONCRETE FLAT ROOF
50mm layer of grey stonechips on top (18-25mm dia) on 4mm thick torch-on waterproofing membrane, installed as per supplier's specification in min. 25mm screed to fall and crystallize to cast iron labours outlets on in-situ concrete roof slab as per the structural engineer. Design and specifications of RC roof to comply with SANS 10400 Part L.

New 100mm concrete surface bed with 25-35mm cement screed and tile floor finish as per supplier's specification. Concrete surface bed cast on 350 micron DPM laid on min 50mm clear sand bed on well compacted fill, in layers of no more than 150mm at a time. All DPM joints to overlap a min of 150mm and taped down. All floors to comply with SANS 10400 Part J.

FOUNDATIONS:
Foundations as per structural engineer's detail and specification. Foundation wall cavities to be filled with mass concrete up to dpc/weephole level. All foundations to comply with SANS 10400 Part G and H.

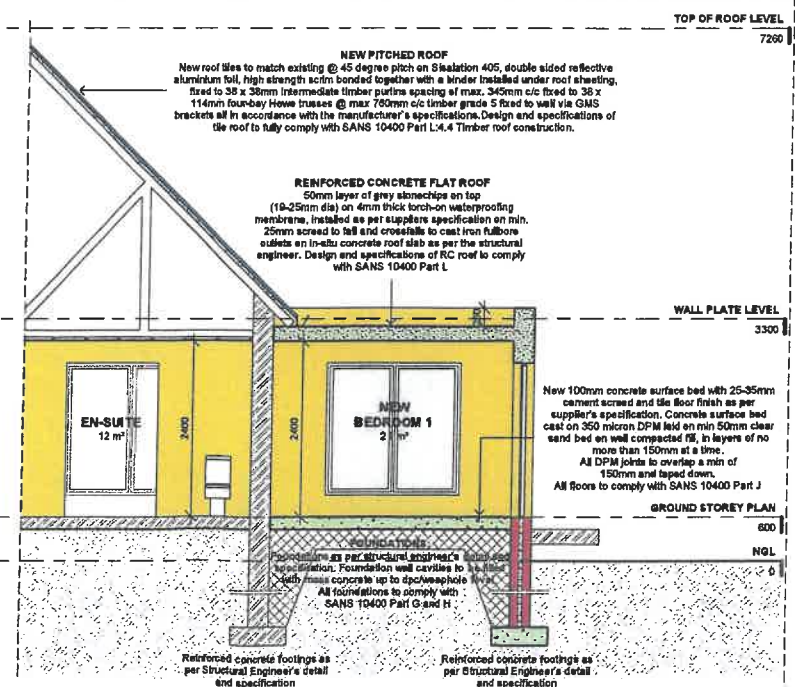
TOP OF ROOF LEVEL
7260

WALL PLATE LEVEL
3300

GROUND STOREY PLAN
600
NGL
0

SECTION C - C

Scale 1 : 50



NEW PITCHED ROOF
New roof tiles to match existing @ 45 degree pitch on Skeletal 405, double sided reflective aluminium foil, high strength scrim bonded together with a binder installed under roof sheeting, fixed to 38 x 38mm intermediate timber purlins spacing of max. 345mm c/c fixed to 38 x 114mm four-way Howe trusses @ max 760mm c/c timber grade 5 fixed to wall via GMS brackets all in accordance with the manufacturer's specifications. Design and specifications of the roof to fully comply with SANS 10400 Part L4.4 Timber roof construction.

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New 100mm concrete surface bed with 25-35mm cement screed and tile floor finish as per supplier's specification. Concrete surface bed cast on 350 micron DPM laid on min 50mm clear sand bed on well compacted fill, in layers of no more than 150mm at a time. All DPM joints to overlap a min of 150mm and taped down. All floors to comply with SANS 10400 Part J.

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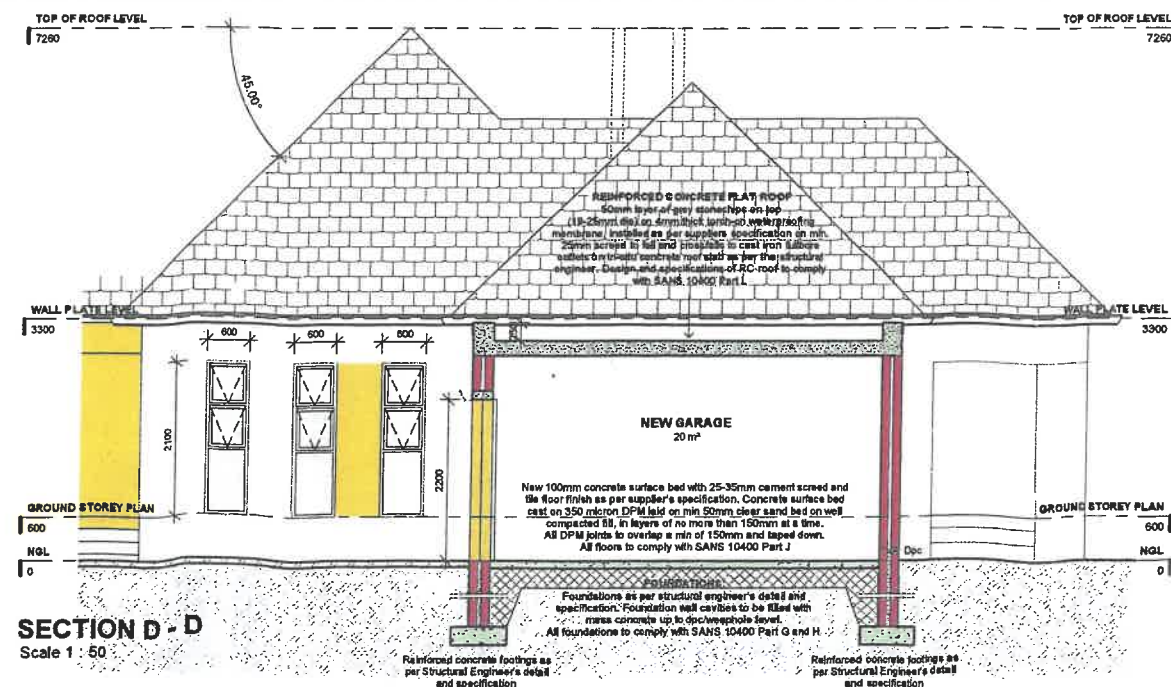
TOP OF ROOF LEVEL
7260

WALL PLATE LEVEL
3300

GROUND STOREY PLAN
600
NGL
0

SECTION D - D

Scale 1 : 50



REINFORCED CONCRETE FLAT ROOF
50mm layer of grey stonechips on top (18-25mm dia) on 4mm thick torch-on waterproofing membrane, installed as per supplier's specification in min. 25mm screed to fall and crystallize to cast iron labours outlets on in-situ concrete roof slab as per the structural engineer. Design and specifications of RC roof to comply with SANS 10400 Part L.

New 100mm concrete surface bed with 25-35mm cement screed and tile floor finish as per supplier's specification. Concrete surface bed cast on 350 micron DPM laid on min 50mm clear sand bed on well compacted fill, in layers of no more than 150mm at a time. All DPM joints to overlap a min of 150mm and taped down. All floors to comply with SANS 10400 Part J.

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Architectural Design & Consulting

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ARCHITECT

ELIZABETH JOHANNA VAN DER WATT

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As Built	

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No.	Description	Date



SACAP Registration Number CSAT52890398

FLORICIUS JOHANNES BEUKES & JURINE BEUKES

Project
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE

Site
ERF 3678, 6 JAN PIERREWIET ROAD, ONDER PAPEGAALBERG, CAPE WINELANDS, WESTERN CAPE, 7600

Project	001	Date	12/02/2024
Drawn	Brandon Mogle	Checked	Annalisa van der Watt
Scale	1 : 50	on A1	Rev.
Drawing No	001-FJB-100-006		