STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16974
Our File Reference Number: Erf 5823, 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 SUSPENSION OF TITLE DEED CONDITION: ERF 5823, STELLENBOSCH**

1. The above application refers.

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

   2.1 That the suspension of condition B.6.(b) as contained in the Title Deed No. T. 35630/2018 in terms of Section 15(2)(f) of the Stellenbosch Municipality by-law on Municipal Land Use Planning, 2023 on Erf 5823, Stellenbosch to permit the proposed new garage to be 0m in lieu of 2.3m from the side building line adjoining Erf 5824, 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. A100 & A101, dated 22 March 2024 and drawn by DS Brand 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 proposed garage still coply with the Stellenbosch Zoning Scheme Bylaw, 2024 building lines.

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**

26/5/2025
**DATE**

STELLENBOSCH
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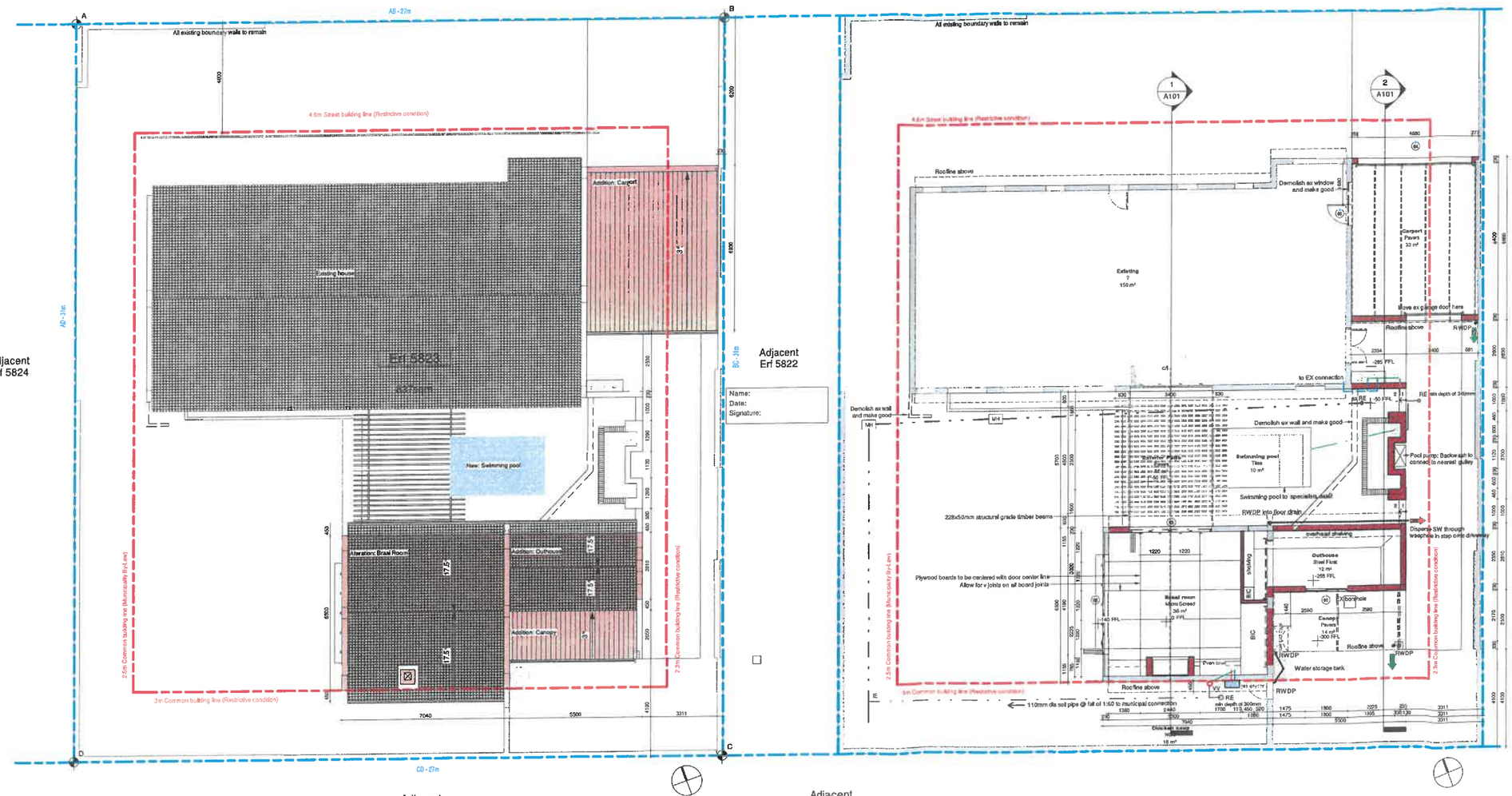
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# ANNEXURE A

SITE PLAN

| SCHEDULE OF RIGHTS | | |
|---|---|---|
| Local Authority: | Stellenbosch Municipality | |
| Town: | Die Boord | |
| Erf Number: | 5823 | |
| Zoning: | SR1 | |
| Site Area: | 937m² | |
| **Gross Floor Area's** | | |
| Ex Internal | 165.5m² | |
| New Internal | 61m² | |
| Total Internal | 226.5m² | |
| Carport | 37.5m² | |
| Canopy | 13m² | |
| Total Covered | 50.5m² | |
| Grand Total | 277m² | |
| Pergola | 21m² | |
| Swimming pool | 10m² | |
| Landscaping | 14.2m² | |
| **Variables** | **Permissible** | **Actual** |
| Coverage | 50% | 33.1% |
| Height | 2x storeys | 1x storey |

# 28 Sultan Rd




## Site
1 : 100

## Ground Storey Plan
1 : 100

## NOTES

OWNERSHIP OF COPYRIGHT AND MORAL RIGHTS IN AND TO ALL DESIGNS, DRAWINGS, PLANS AND IMAGES OF ANY NATURE PRODUCED BY DS BRAND, INCLUDING WORK RESULTING FROM THEM, SHALL AT ALL TIMES REMAIN VESTED SOLELY IN DS BRAND AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO.98 OF 1978 IS HEREBY SPECIFICALLY EXCLUDED.ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

## REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 00/00/0 | Council Submission |

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

ROOFS :
To comply with SANS Part I

CEILINGS & SOFFITS :
1. 9,5mm Plasterboard skim & painted, fixed to 38 x 38mm battens @ 450m ccs.
2. Corners to receive shadow detail unless specified otherwise

WALL & FLOOR FINISHES :
1. Floor finishes - as indicated on plan.
2. Wall finishes - Tiling full height to bathrooms, toilets & kitchens.
- Plaster & paint elsewhere.

LIGHT & VENTILATION :
1. Natural Lighting : Light areas to be min.10% of habitable room areas.
2. Natural Ventilation : Ventilation areas to be min.5% of habitable room areas.

WINDOWS AND DOORS :
1. Windows and doors in brickwork to receive full vertical and horizontal DPC
2. Solid core door with 1Hr fire rating between garage and house.
3. All other doors (excluding those noted above) to be timber primed and painted.

GLAZING :
1. All glazing to be in accordance with Part N of the SANS 10400 NBR
2. All glazed areas in excess of 1m² or within 300mm of FFL to be safety glazed.
3. 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
4. Glazed shower cubicles, skylights and windows below 500mm from finished floor level to be safety glazed.

LINTELS AND BEAMS :
1. All openings exceeding 1200mm to receive prestressed RC lintols (with 4 courses brickwork over), RC beams as per Struct Engineer's specification.

FLOORS :
1. Suspended timber floors to have a min R-value of 1.0

## INITIAL CONCEPT DESIGN

| | Name | Pr. Number | Signature |
|---|---|---|---|
| Architecture | M Brand | Pr Arch 13655626 | |
| Engineering | | | |
| Client | | | |

PROJ TITLE: **ZA_WC_HOUSE STEYN**
PROJ DESCRIP: Alterations and additions
ERF: 5823
LOCATION: **28 Sultan road, Die Boord Stellenbosch**
CLIENT: **Douw and Nina Steyn**

**Plans**
DRAWING

| | |
|---|---|
| As indicated (SCALE) | 22/03/2024 (DATE) |
| DS BRAND (DRAWN) | M Brand (CHECKED) |

| | | | |
|---|---|---|---|
| 023_106 (PROJ NO.) | CS (WSTG) | A100 (DRAWING NO.) | 0 (REV) |

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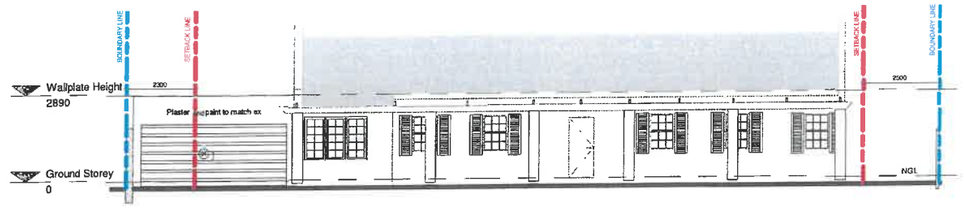
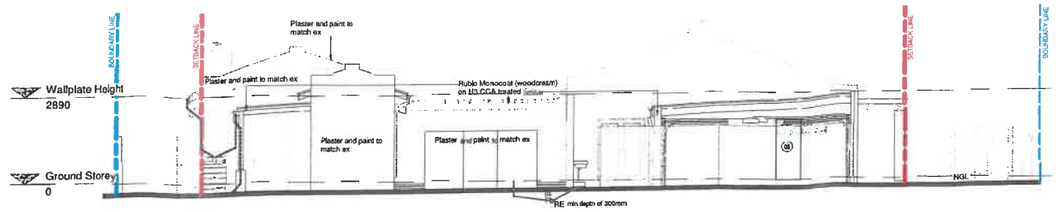



## North
1 : 100

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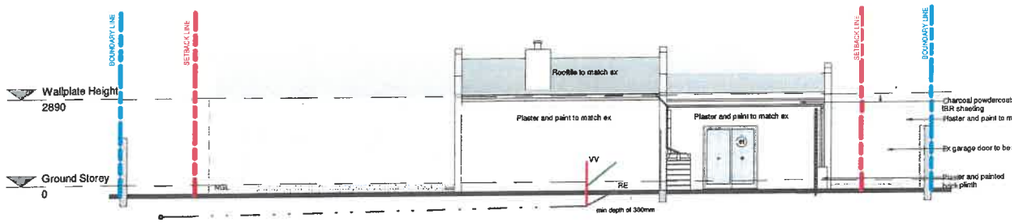


## South
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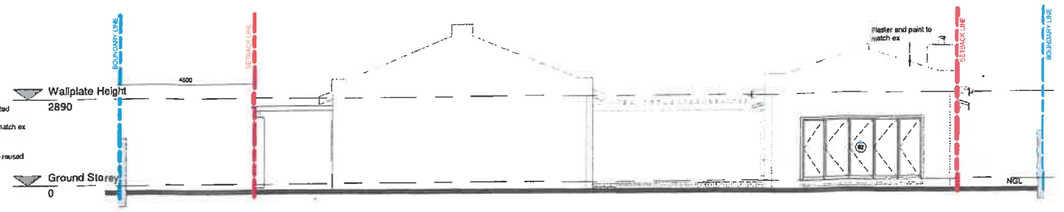


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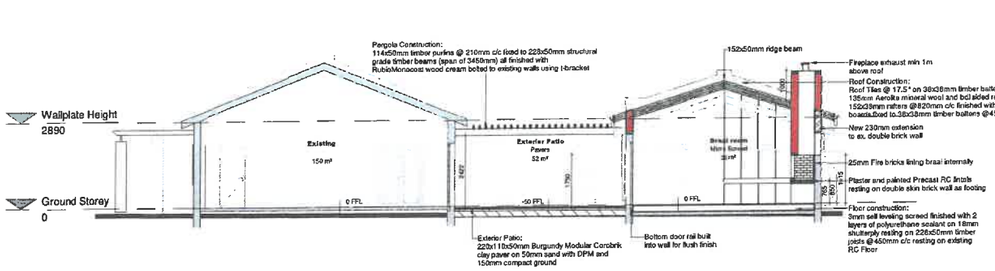
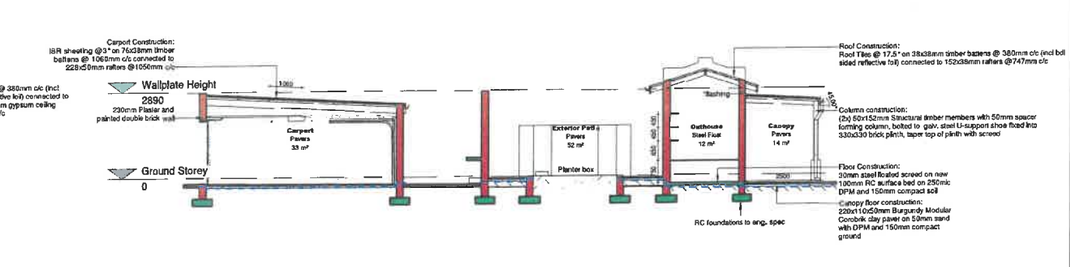



## Section AA
1 : 100




## Section BB
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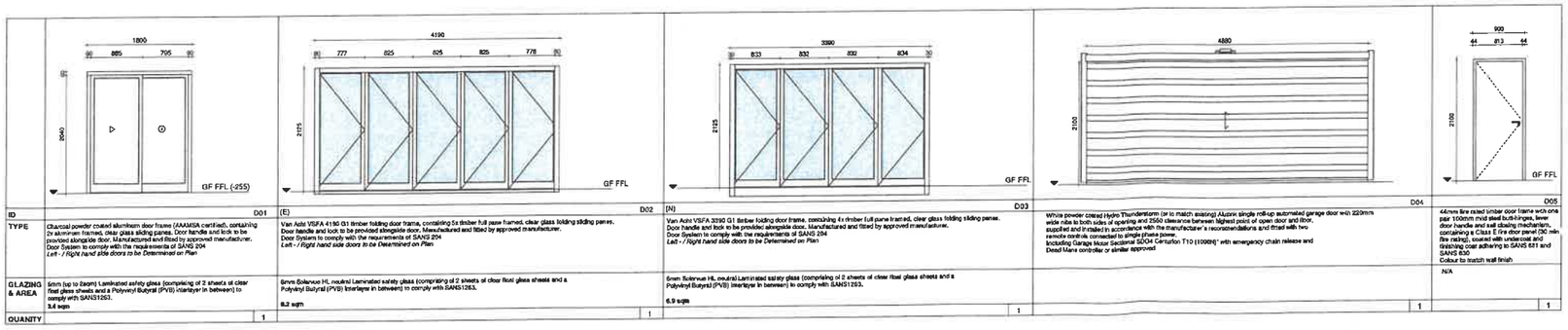


## Window and Door Schedule
1 : 50

**FENESTRATION CALCULATIONS**

SANS XA:2021 Clause 5.5.5 rates:
Spaces such as Solariums to the main building can be excluded from the building envelope, provided it does not compromise the thermal performance of the main building envelope.

SANS : 10400 XA Not Applicable

**ROOF CONSTRUCTION**

R-VALUE

| Roof type | Component | R-value |
|---|---|---|
| Tile 17.5 deg Cathedral | Clay tile | 0.03 |
| | Double sided reflective foil | 0.73 |
| | Insulation (min 135mm) | 3.37 |
| | Ceiling board | 0.06 |
| Total | min R-value 3.7 | 4.19 |

Complies with SANS 10400 XA (pr)

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|---|---|---|
| 0 | 03/03 | Council Submission |

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| Architecture | M Brand | Pr Arch 53554676 | |
| Engineering | | | |
| Client | | | |

PROJ TITLE: **ZA_WC_HOUSE STEYN**
PROJ DESCRIP: Alterations and additions
ERF: 5823
LOCATION: **28 Sultan road, Die Boord Stellenbosch**
CLIENT: **Douw and Nina Steyn**

**Elevations Sections Schedule**

| SCALE | DATE |
|---|---|
| As indicated | 22/03/24 |
| DRAWN | CHECKED |
| DS BRAND | M BRAND |

| PROJ.NO. | WKSTG | DRAWING NO. | REV |
|---|---|---|---|
| 023_106 | CS | A101 | 0 |

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