



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16477 (TP573/2023)

Our File Reference Number: Erf 870, 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 AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS : ERF 870,
KRIGEVILLE, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application is made in terms of Section 15 (2) (f) of the Land Use Planning By-law, 2023, to permit the proposed additions to the existing dwelling on Erf 870, Stellenbosch, namely:
 - 2.1.1 Suspension of the restrictive title deed condition (condition C(d)) to relax the common building line (adjacent to Erf 871) and the rear Building line (adjacent to Erf 869) from 3.15m to 0m and 2.75m respectively to accommodate the proposed garages; and to relax the common building line (adjacent to Erf 867) from 3.15m to 2.75m to accommodate the first storey.
 - 2.1.2 Suspension of the restrictive title deed condition (condition C(c)) to increase the allowable coverage of 33% to 34% to accommodate the proposed additions.
 - 2.1.3 Removal of the restrictive title condition (condition D(f)) to deviate from the roof style that is currently on the property, as the proposed extension of the garage will have a flat roof, while the main house will be a gable roof structure.

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 suspension and removal of the restrictive title conditions 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. 100, 200,300 & 400 Drawn By RDC Designs cc Architectural Technologist, Dated: 18/07/2023 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 proposed suspension and removal of the restrictive title condition applicable to the abovementioned property is supported as it relates to the prevailing context and will not have a negative impact on the residential character of the area.

4.2 The proposal is of limited scale and will not have a detrimental impact on the prevailing character of the subject area, and it is in keeping with the current land use of the subject property.

4.3 The existing additions to the existing house, resulting in a marginal increase in the coverage, are still below the permissible coverage and will not result in the overdevelopment of the site.

4.4 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. Matters to be noted:

5.1 Building plans to be approved by the municipality

5.2 The applicant, after the publication of a notice in the Provincial Gazette, is to apply to the Registrar of Deeds to make appropriate entries in and endorsements on any relevant register of the title deed to reflect the removal, suspension, or amendment 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

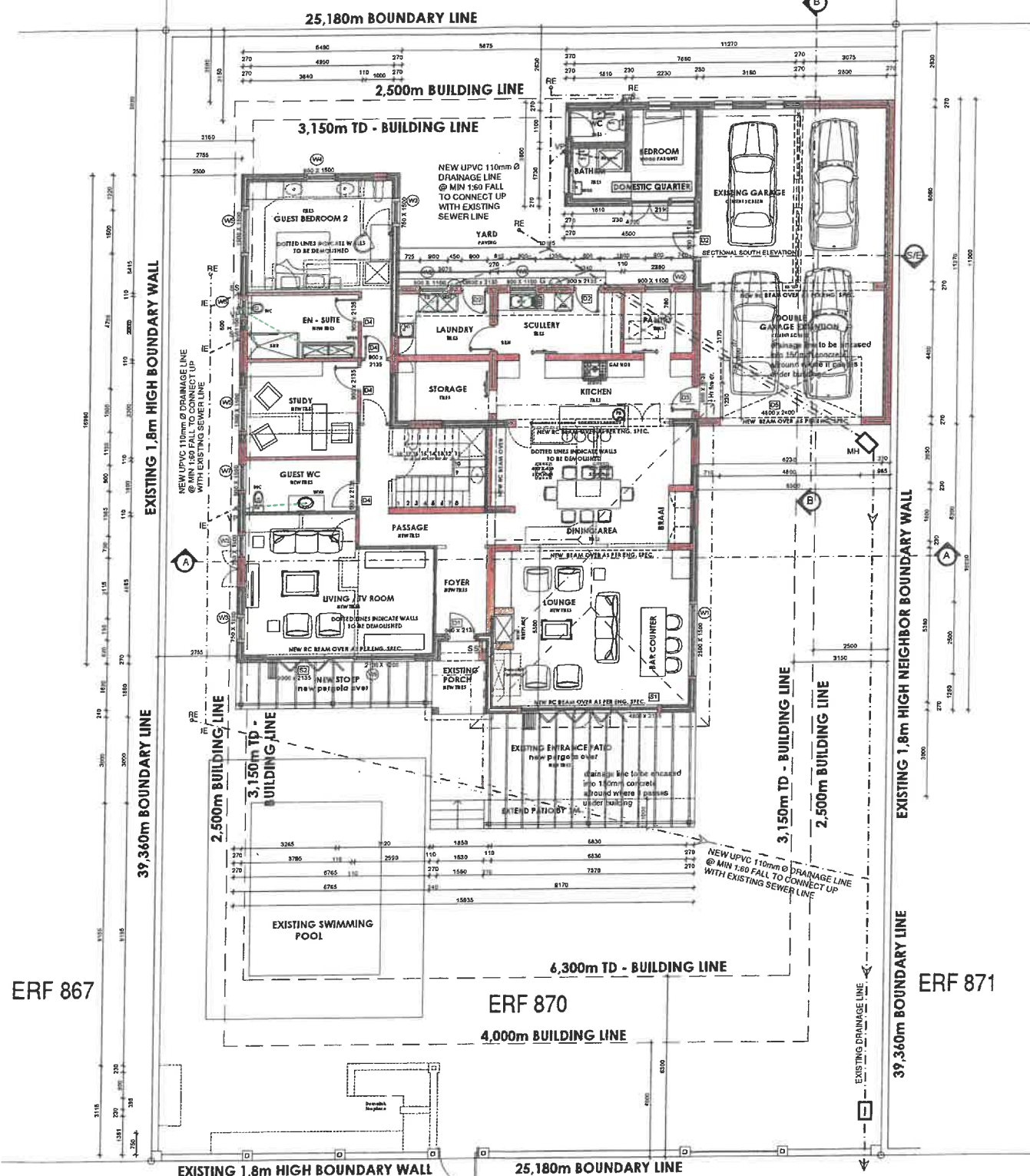
15/8/2025
DATE

Annexure B: Site Development Plan

ERF 868

ERF 869

ERF 872



ERF 867

ERF 870

ERF 871

SITE & GROUND FLOOR PLAN

1:100

AREAS:	
EXISTING HOUSE	
Ground Floor	- 195m²
Garage	- 23m²
Existing Domestic Quarter	- 15m²
Total Existing	- 233m²
ADDITIONS	
Ground Floor	- 49m²
Garage	- 50m²
First Floor	- 137m²
TOTAL NEW	- 236m²
TOTAL HOUSE	- 469m²
COVERAGE:	
PLOT AREA:	991m²
COVERED AREA:	332m² = 33%

BUILDING INFORMATION											
Building Classification:	M4										
Design Population:	1 Person per Bedroom										
Climatic Zone:	3 Bedrooms = Max 6 Persons										
Building Orientation:	Zone 4										
Building Envelope:	South West										
BUILDING COMPONENTS CALCULATIONS & DETAILS											
1. EXTERNAL WALLS											
EXTERNAL WALLS											
<ul style="list-style-type: none"> 230mm solid External masonry cavity wall, with 60mm cavity, constructed with Concrete 18MPa nominal compressive strength M20 (min 100mm thick) and 100mm thick plaster (min 10mm thick) in accordance with SANS 10400-1, but in accordance with the minimum required R-value of 0.55. Please refer to SANS 10400-1A paragraph 4.2.2.10. 											
SANS 10400-1A/2011 REQUIREMENTS											
<ul style="list-style-type: none"> The specified 230mm External masonry cavity wall to comply with SANS 10400-1A/2011 requirements. External masonry cavity walling systems exceeds the minimum required R-value of 0.55. Please refer to SANS 10400-1A/2011 paragraph 4.2.2.10. 											
2. ROOF MATERIALS ASSEMBLY DETAILS											
R-VALUE REQUIRED FOR CLIMATE ZONE 4 = 3.77 m²K/W											
ROOFING MATERIALS SPECIFIED											
<ul style="list-style-type: none"> Covered Eave-profile concrete Roof Tiles SA 300 Timber Batten and Roof Trusses Shimmed Ceiling Subsided 60mm Thermal Insulation 120mm Thick Mineral wool ceiling insulation 	<table> <tr> <td>R-Value</td><td>0.3 m²K/W</td></tr> <tr> <td>SA 300 Timber Batten and Roof Trusses</td><td>0.05 m²K/W</td></tr> <tr> <td>Shimmed Ceiling</td><td>1.68 m²K/W</td></tr> <tr> <td>Subsided 60mm Thermal Insulation</td><td>2.83 m²K/W</td></tr> <tr> <td>120mm Thick Mineral wool ceiling insulation</td><td>5.77 m²K/W</td></tr> </table>	R-Value	0.3 m²K/W	SA 300 Timber Batten and Roof Trusses	0.05 m²K/W	Shimmed Ceiling	1.68 m²K/W	Subsided 60mm Thermal Insulation	2.83 m²K/W	120mm Thick Mineral wool ceiling insulation	5.77 m²K/W
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The specified Roof Assembly & Roofing Materials to comply with SANS 10400-1A/2011 requirements as the R-Value of 3.77 m²K/W exceeds the minimum required R-value for climate zone 4 of 3.77 m²K/W.											
3. HOT WATER HEATING DETAILS											
<p>Design Population: 3 Bedrooms House at 2 Persons per Bedroom = Max 6 Persons</p> <p>Hot Water Demand: SANS 10252-1:2012 Demand Formula For Domestic House = (110 L/D 140) L/Person/Day</p> <p>Hot Water Storage: SANS 10252-1:2012 Storage Formula = 50L x 6 Persons = 3000L</p> <p>THUD: 6 Persons Require Max 240L and Max 3000L of Hot Water Storage</p> <p>Supply & Storage Installation: 2 x 1500L Hot Water 600 Gallon Storage Tank = 750L/Person/Day Pump or similar.</p> <p>Hot Water Specifications: Product Code = DT-000100-07</p> <p>Heating Capacity = 3.5kW</p> <p>Hot Water Output = 75 L/min per Hour (75L/min x 24 Hours = 1800L/Day Per Day)</p> <p>Water Heater Size = 150L</p> <p>Power Input = 900W (in water)</p> <p>Installation & Location: Study according to Manufacturer's Specifications</p> <p>2 x 150L Storage to be installed in ceiling space with Geyser Insulation Blanket</p> <p>Hot Water Pump to be installed on water side of house.</p> <p>Hot Water Pipe Insulation: Geyser Cover INSULATION</p> <p>Thermal Insulation for the 2 x 150L Hot Water Geysers will be Best Geysers (James Glynn) or Flexible Foil Faced Glasswool Insulation with a R-value of 1.25 m²K/W. The thermal insulation should be installed strictly in accordance to the manufacturer's specifications in order to comply with SANS 10400-1A/2011 Requirements, paragraph 4.1.4.</p> <p>All hot water pipes to be insulated with Best Geysers (James Glynn) or Flexible Foil Faced Glasswool Insulation with a R-value of 1.25 m²K/W. The thermal insulation should be installed strictly in accordance to the manufacturer's specifications in order to comply with SANS 10400-1A/2011 Requirements, paragraph 4.1.4.</p>											
PLEASE REFER TO ATTACHED - FENESTRATION CALCULATION DOCUMENTS AND WINDOW AND DOOR SCHEDULE											
4. FENESTRATION DETAILS											
<p>SANS 10400-1A/2011 paragraph 4.4.2 states that "Buildings with a fenestration area to wall ratio less than 1:10 shall comply with the requirements for fenestration in accordance with SANS 10400-1A/2011".</p> <p>PLEASE REFER TO ATTACHED - FENESTRATION CALCULATION DOCUMENTS AND WINDOW AND DOOR SCHEDULE</p>											
5. FLOOR DETAILS											
SPECIFICATION											
<ul style="list-style-type: none"> 100mm Mesh reinforced concrete surface bed cast on 25mm Gravel bedding with 5.0mm mesh green polypropylene D.P.M. on 150mm layer of compacted filling. Surfaced covered with a 20mm thick acid resistant floor finish. To protect against staining and damage. No underfloor heating system to be installed. 											
SANS 10400-1A/2011 REQUIREMENTS											
<ul style="list-style-type: none"> No underfloor heating system to be installed this floor component complies with SANS 10400-1A/2011 requirements, paragraph 4.4.2 											
GENERAL NOTES:											
<p>Roofing Note:</p> <ul style="list-style-type: none"> Roofing Note to be designed and constructed by a specialist Roofing Note to be designed and constructed by a specialist At least 20mm of rainwater to be collected in the roof system. <p>Structure Note:</p> <ul style="list-style-type: none"> All walls to be 230mm thick Doors between garage and dwelling to be 230mm thick and equipped with a self-closing device. Structure and foundation to be designed and constructed by a specialist Travels to be minimum 200mm Blends to be minimum 200mm A minimum of 210mm head clearance, measured vertically from the pitch line and horizontal balustrade thereon. Blindside and minimum radius to be minimum 100mm with 100mm square 100mm. Where there are more than 3 steps a balustrade is to be provided on per meter above. <p>Other Note:</p> <ul style="list-style-type: none"> All glazing to comply with requirements of SANS 10112 and SANS 10400 Part II - access door and side lights to have safety glass. Windows lower than 800mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass. 											

Drainage & Gas Services notes:	
<ol style="list-style-type: none"> All levels to be checked on site and final adjustments to be made in accordance with Civil Engineer's instructions. Inspection eyes on all corners and connections. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access. Ventilation pipes 400mm above roof level. Sewer & Stormwater pipes below building to be encased in min. 100mm concrete. Minimum fall of all sewer pipes to be 1:60. Fit vent valve on all waste fittings. 	
<p>8. Pipe sizes:</p> <ul style="list-style-type: none"> wc & urinal - 100mm dia. upvc sewer pipe. wb - 50mm dia. upvc waste pipe. stacks & ventpipes - 100mm dia. upvc pipe 	
<p>8. Symbols:</p> <ul style="list-style-type: none"> 100mm upvc soil pipe @ min 1:60 fall to engineer's design. 50mm upvc waste pipe built into brick walls 50mm dia upvc stack with ventpipe 100mm dia upvc stack with ventpipe rodding eye 100mm upvc downpipe with inspection eye gully for waste water from hwb or sinks. manhole 	
Note: All Plumbing pipes to be concealed within walls.	

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO
SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE
CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO
ARCHITECT IMMEDIATELY

FOUNDATIONS

ALL TO ENGINEER'S DETAIL

RAINWATER GOODS

ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE
REQUIRED WITH 75X50mm ALUMINIUM RWDPS
ALL STORMWATER TO FALL TO CATCHPITS

NOTE:

ALL CONCRETE & STEEL WORK TO STRUCTURAL ENG'S DESIGN

General notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.

2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

3. All work to be done in accordance National building regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned to be adhered to.

4. Natural light and ventilation area of all openings in accordance SANS 10400 Part II Natural light area: min.10% of floor area and natural ventilation: min.5% of floor area.

5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.

6. All cavities below floor level to be filled with concrete and dpc's to be sloped.

RDC Designs cc

Architectural Technologist

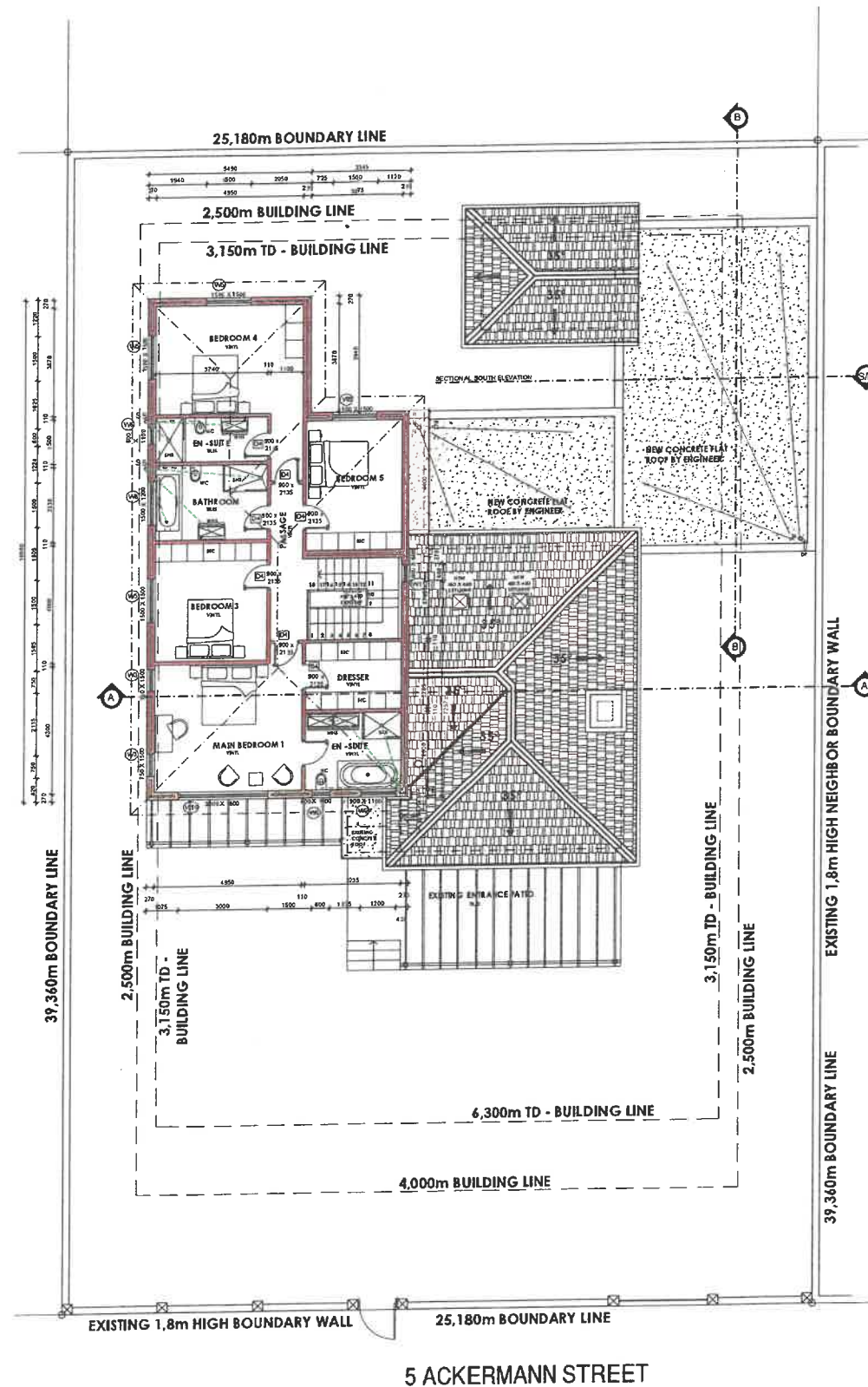
CLIENT
Mr. & Mrs. W. PIETERSE

PROJECT TITLE
**PROPOSED
ALTERATIONS &
ADDITIONS TO DWELLING
5 ACKERMANN STREET
ERF 870 STELLENBOSCH**

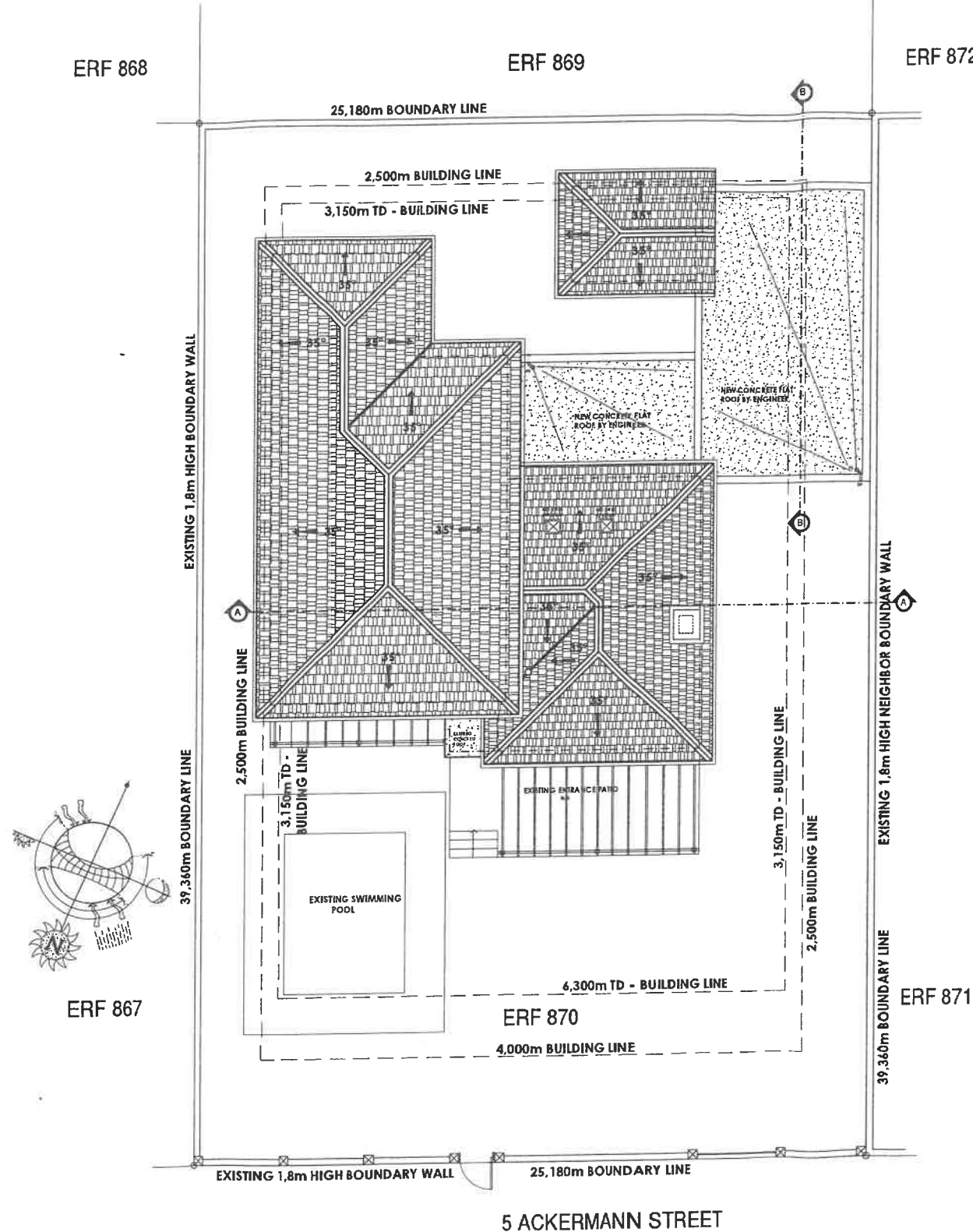
DRAWING TITLE
**GROUND FLOOR PLAN
SANS XA**

PROJECT NO:	MC 2623	SCALE:	1/100
DRAWING NO:	100	DATE:	18/07/2023
REV:	01	DRAWN:	RDC

FOR COUNCIL APPROVAL



SITE & FIRST FLOOR PLAN
1:100



SITE & ROOF PLAN
1:100

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FOUNDATIONS
ALL TO ENGINEERS DETAIL

RAINWATER GOODS
ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE
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ALL STORMWATER TO FALL TO CATCHPITS

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General notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance National building regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned to be adhered to.
4. Natural light and ventilation area of all openings in accordance SANS 10400 Part G natural light area : min.10% of floor area and natural ventilation : min.2% of floor area.
5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.
6. All cavities below floor level to be filled with concrete and dpc's to be stepped.

RDC Designs cc
Architectural Technologist
[Signature]
[Stamp]

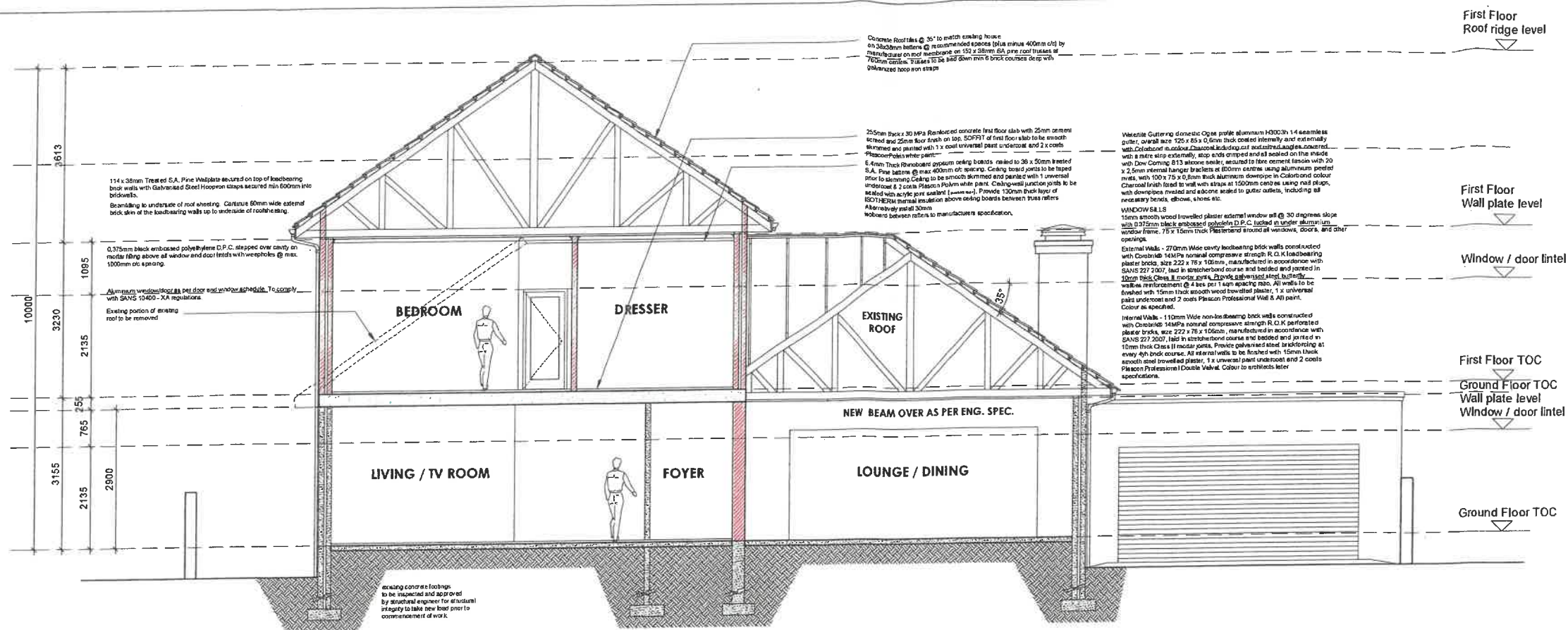
CLIENT:
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5 ACKERMANN STREET
ERF 870 STELLENBOSCH**

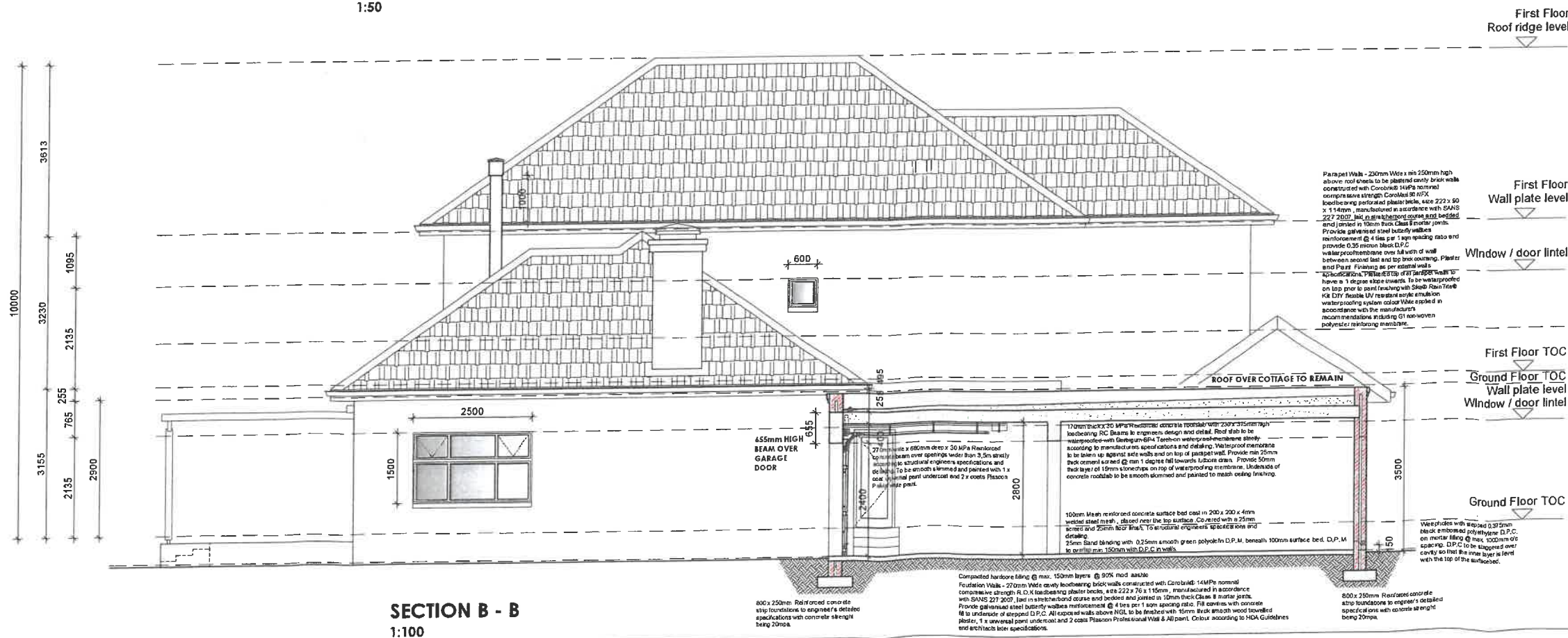
DRAWING TITLE
**FIRST FLOOR PLAN
ROOF PLAN**

PROJECT NO.	MC 2623	SCALE	1/100
DRAWING NO.	200	DATE	18/07/2023
REV.	01	DRAWN	RDC

FOR COUNCIL APPROVAL



- GENERAL NOTES**
- GENERAL**
- ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
- ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
- ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY
- FOUNDATIONS**
- ALL TO ENGINEER'S DETAIL
- RAINWATER GOODS**
- ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 75X85mm ALUMINIUM RIMPS
- ALL STORMWATER TO FALL TO CATCHPITS
- NOTE:**
- ALL CONCRETE & STEEL WORK TO STRUCTURAL ENG'S DESIGN
- General notes:**
1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
 2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
 3. All work to be done in accordance National building regulations SANS 10400 and all measurements of Municipal and Local Authorities concerned to be adhered to.
 4. Natural light and ventilation area of all openings in accordance SANS 10400 Part C natural light area: min. 10% of floor area and natural ventilation: min. 2% of floor area.
 5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 8mm safety glass.
 6. All cavities below floor level to be filled with concrete and dpc's to be stepped.



RDC Designs cc
Architectural Technologist

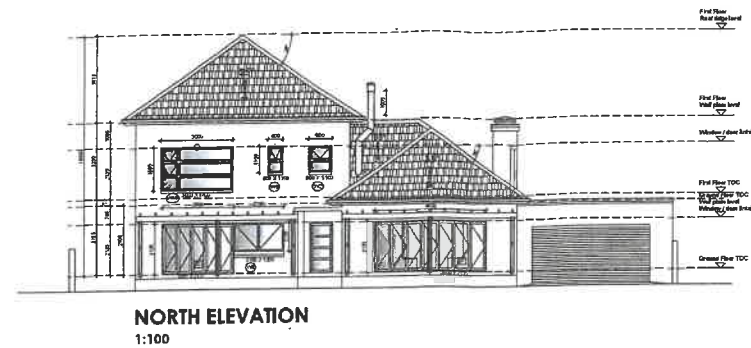
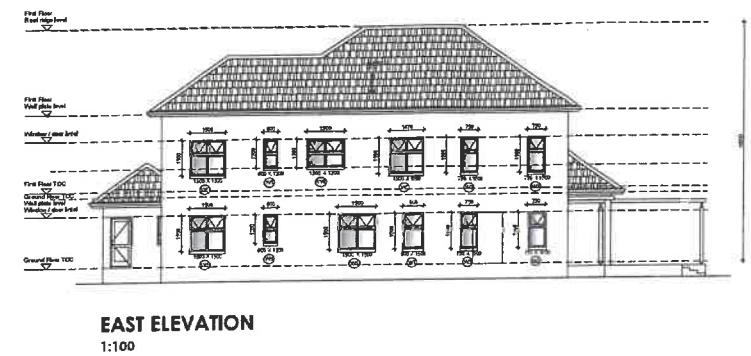
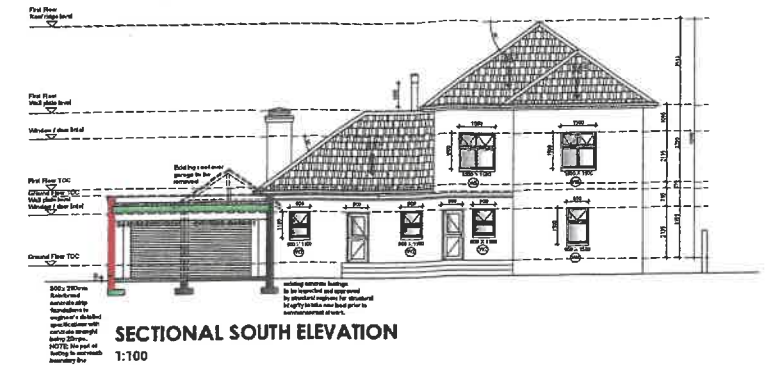
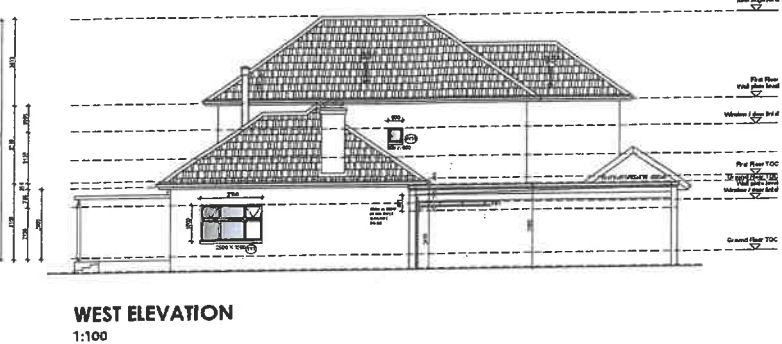
CLIENT:
Mr. & Mrs. W. PIETERSE

PROJECT TITLE:
**PROPOSED
ALTERATIONS &
ADDITIONS TO DWELLING
5 ACKERMANN STREET
ERF 870 STELLENBOSCH**

SECTIONS

PROJECT NO: MC 2623 SCALE: 1/100
DRAWING NO: 300 DATE: 18/07/2023
REV: 01 DRAWN: RDC

FOR COUNCIL APPROVAL



GENERAL NOTES

GENERAL
ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FURNISH DIMENSIONS TO BE TAKEN BY THE ENGINEER TO
SCALES & RAYONS
ALL RELEVANT DETAILS & LEVELS, DIMENSIONS TO BE
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ARCHITECT IMMEDIATELY

FOUNDATIONS
ALL TO BE IN ACCORDANCE WITH
RAINWATER GOODS
ALL NEW ROOFING TO BE DONE IN ACCORDANCE WITH
REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS
ALL STORMWATER TO FALL TO GUTTERS

NOTE
ALL CONCRETE & STEEL WORK TO BE DONE IN ACCORDANCE WITH
SANS 10400 PART 1 & 2

1. Contractor and Sub-Contractors to check all levels and
dimensions on site before any work commences and any
discrepancies to be reported to the Architect immediately.

2. Final dimensions to be taken in accordance to actual
measurements and large scale details to be done in
accordance.

3. All work to be done in accordance with the regulations
SANS 10400 PART 1 & 2 and all requirements of the National
Building Regulations.

4. Materials and workmanship to be in accordance with the
regulations SANS 10400 PART 1 & 2 and all requirements of the
National Building Regulations.

5. All glass to be in accordance with the regulations SANS 10400
PART 1 & 2 and all requirements of the National Building
Regulations.

6. All glass to be in accordance with the regulations SANS 10400
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RDC Designs cc
Architectural Technologist
Registered with SACAP
RD 100 100

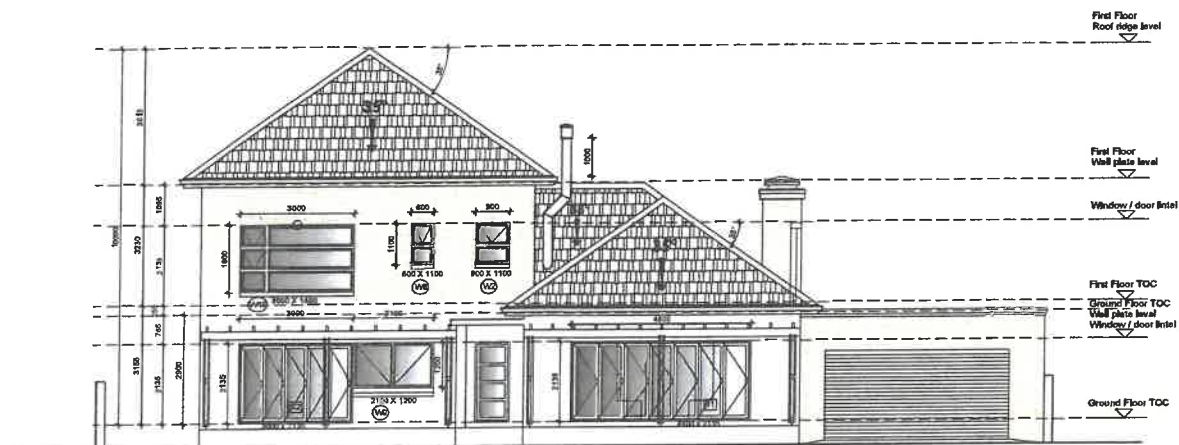
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ERF 870 STELLENBOSCH

ARCHITECT
ELEVATIONS

PROJECT NO. MC 2623 **SCALE** 1/100
DATE 18/07/2023
BY 01 **FOR** RDC

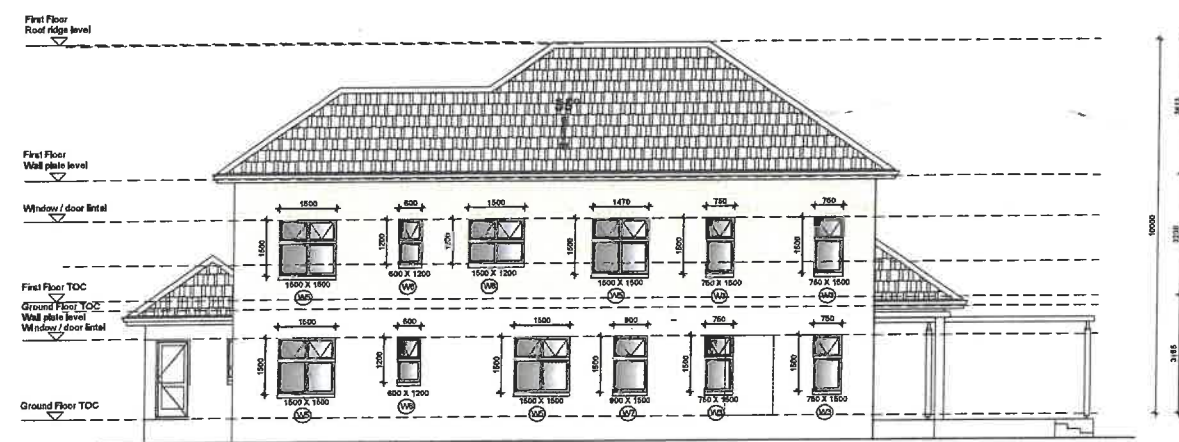
FOR COUNCIL APPROVAL



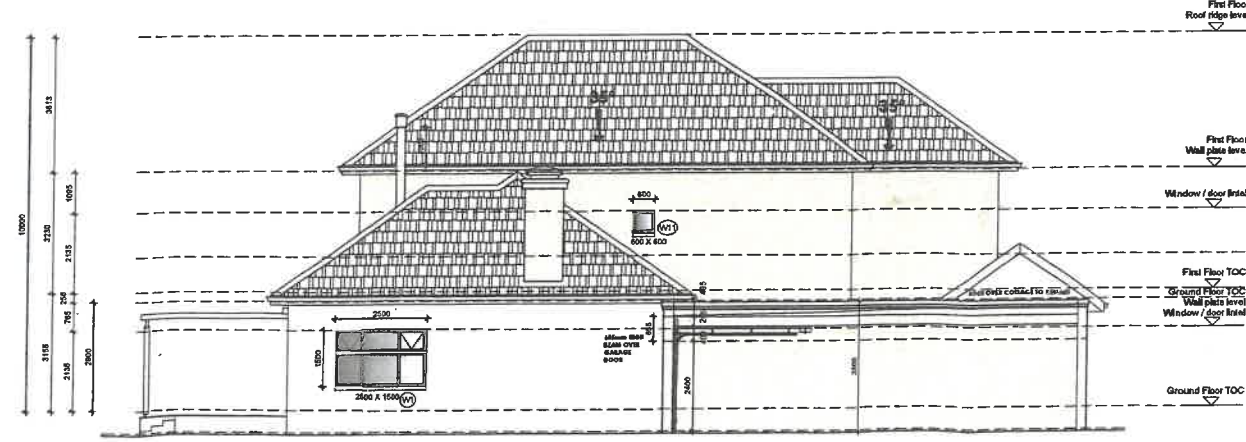
NORTH ELEVATION
1:100



SECTIONAL SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100

GENERAL NOTES

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NOTE:

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6. All cavities below floor level to be filled with concrete and dpo's to be stepped.

RDC Designs cc

Architectural Technologist

Prin Stellenbosch - 7680

CLIENT: **Mr. & Mrs. W. PIETERSE**

PROJECT TITLE: **PROPOSED
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ERF 870 STELLENBOSCH**

DRAWING TITLE: **ELEVATIONS**

PROJECT NO.: **MC 2623** SCALE: **1/100**
DRAWING NO.: **400** DATE: **18/07/2023**
REV.: **01** DRAWN: **RDC**

FOR COUNCIL APPROVAL