

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19191 (TP1219/2025)

Our File Reference Number: Erf 5932, 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 SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 5932, DIE BOORD, 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 in terms of Section 15 (2) (f) of the Land Use Planning By-law for the Suspension of the Restrictive title deed conditions contained in Title Deed No. T050235/2023 Clause B(6)(b) on Erf 5932, Die-Boord, Stellenbosch.

2.1.1 To relax the restrictive title deed common boundary line to be within 0m (adjacent to Erf 5933) in lieu of the restrictive 2.3m lateral building lines and the restrictive street building line from 4.6m to 1m to accommodate the proposed triple garages.

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 application 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: Drawing Name:1 Site Plan and 2 Ground Floor, Drawn By:

Thomashoff + partner Architects and Urban Design Studio, Dated 2025/05/27 and attached as **Annexure B**.

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.

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

4.1 The encroachment of the building lines does not undermine the character of the area due to the use (triple garages) and the small scale thereof.

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:

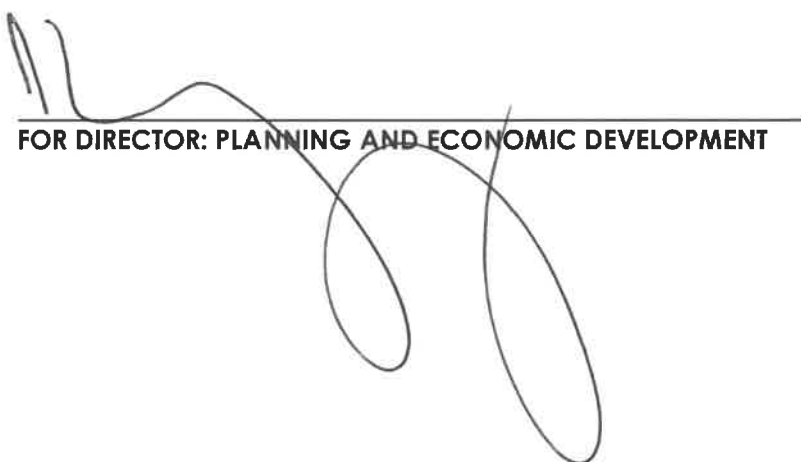
(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (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.

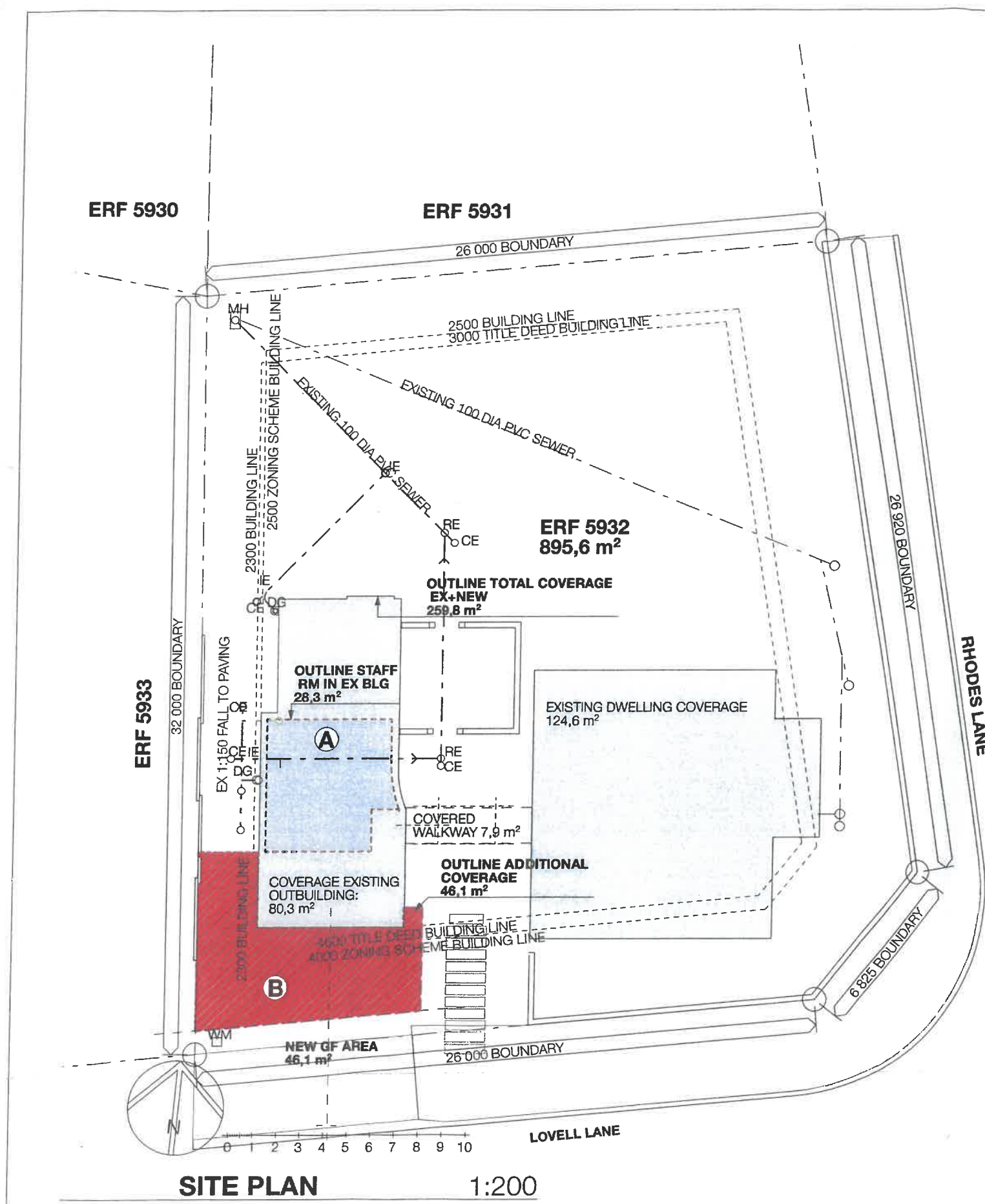
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/1/2026.
DATE



SCOPE OF WORK
A: CONVERT PORTION OF EXISTING GARAGE INTO STAFF ROOM (INTERNAL REMODELLING)
B: NEW 3-CAR GARAGE TO ENCROACH ON STREET BOUNDARY

SANS 10400-A:2022 OCCUPANCY CLASS.
MEASUREMENTS IN COMPLIANCE WITH SANS 10400-C: 2016 DIMENSIONS CLAUSE 4.2
H4 : DWELLING HOUSE 28 m²
- STAFF RM +BRM 28
J3 : LOW RISK STORAGE 50 m²
- GARAGE 50

BUILDING SERVICES
- SEWERAGE : EXISTING SEWERAGE LINE AS INDICATED WILL BE EXTENDED FROM THE DG AT OUTBUILDING TO A NEW CONNECTION FOR THE WC. OTHER FIXTURES WILL CONNECT TO GULLEY.
- WATER CONNECTION : EXISTING WATER MAIN AND METER REMAINS AS IS.
- ELECTRICAL : EXISTING CONNECTION AND DB TO REMAIN AS IS.

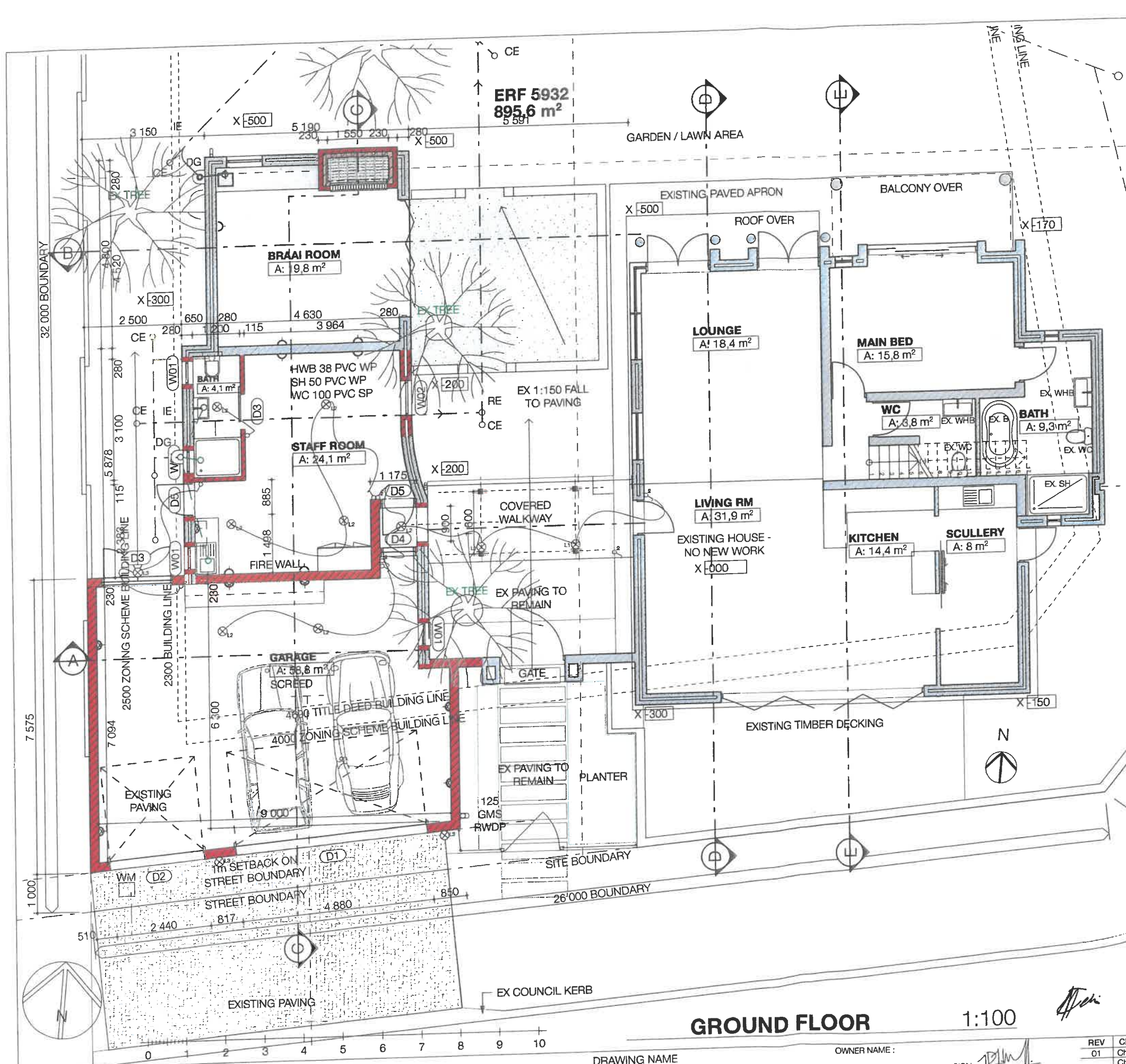
SITE INFORMATION
ERF SIZE : 896m²
LAND USE ZONING AS PER 2019 STELLENBOSCH MUNICIPALITEIT ZONING SCHEME BY-LAW LATEST AMENDMENT 30 JUL 2024 :
- **CONVENTIONAL RESIDENTIAL ZONE**
IN TERMS OF SCHEME:
BUILDING LINES : - STREET 4m; REAR+SIDE 2,5m
COVERAGE ALLOWED : 50% = 448 m²
TITLE DEED :
BUILDING LINES : - STREET 4,6m; REAR+SIDE 2,3m

BUILDING LINE RELAXATION APPLICATION TO 0m ON WEST BOUNDARY AND 1m ON STREET

INFORMATION: FLOOR AREA			
	EXISTING	NEW	TOTAL
HOUSE AREA	165 m²	0 m²	165 m²
- GROUND FLOOR	124 m ²	0 m ²	124 m ²
- FIRST FLOOR	41 m ²	0 m ²	41 m ²
OUTBUILDING	80 m²	46 m²	126 m²
- GROUND FLOOR	80 m ²	46 m ²	126 m ²
TOTAL AREA	247 m²	46 m²	293 m²
COVERAGE	214 m²	46 m²	260 m²
HOUSE	124 m ²	0 m ²	124 m ²
OUTBL+WALKWAY	90 m ²	46 m ²	140 m ²
% RATIO/SITE	24 %	3 %	29 %

DRAWING LIST

Layout Name	Drawing Name		REVISION
	ID	Name	
02.1 SITE PLAN		BUILDING SERVICES	
02.1 SITE PLAN		DEVELOPMENT INFORMATION	00
02.1 SITE PLAN		DRAWING LIST	
02.1 SITE PLAN		OCCUPATION CLASS	
02.1 SITE PLAN		SCOPE OF PLANNED WORKS	
02.1 SITE PLAN		SITE PLAN	
02.2 GROUND FLOOR		ELECTRICAL	
02.2 GROUND FLOOR		GROUND FLOOR	00
02.3 GROUND FLOOR DEMOLITION		GROUND FLOOR	00
02.4 ROOF PLAN		FLOOR +1	00
02.5 SECTIONS 1		SECTION A	
02.5 SECTIONS 1		WEST ELEVATION	
02.6 ELEVATIONS 1		EAST ELEVATION	00
02.6 ELEVATIONS 1		SECTION C	
02.6 ELEVATIONS 1		SOUTH ELEVATION	
02.7 DOOR + WINDOW SCHEDULES		DOOR SCHEDULE	00
02.7 DOOR + WINDOW SCHEDULES		WINDOW SCHEDULE	



CLAY BRICK CAVITY WALL CONSTRUCTION

1. Wall Construction:

- 1.1 Wall Type: **270mm thick clay brick cavity wall** comprising:
- Outer Leaf: 110mm face brickwork (or 110mm clay brick with 12mm sand:cement plaster finish where indicated on elevations).
 - Cavity: 50mm clear cavity with weep holes above surface bed, lintols, & cills.
 - Inner Leaf: 110mm clay brickwork with 12mm sand:cement plaster (1:4 mix) on the internal face.

- Cavity Width: 50mm minimum, kept clean of mortar droppings. Use cavity battens or cavity boards during construction.
- Wall Ties: GMS double triangle or butterfly type wall ties, placed at 600mm horizontal and 450mm vertical centers, and at 300mm vertical centers around openings.

1.2 Wall Type: **230mm clay brick** wall comprising:

- Outer + Inner Leaf: 230mm stock brick work with 12mm sand:cement plaster finish where indicated on elevations).
- Wall Reinforcing: use galvanised wire brick reinforcing in horizontal courses, every 4th course

Finishing all types:

- Brick Joints flush: weather-struck, pressed joints to be used, to receive paint finish to match house.
- Face Brick Joints: Raked, weather-struck, or recessed joints to be used where indicated.

2. Damp-Proofing and Waterproofing:

Damp-Proof Course (DPC):

- Provide a 375-micron (minimum) high-density polyethylene (HDPE) DPC at floor level across the full wall thickness, lapped at joints by 150mm.
- At window and door openings, install DPC as cavity trays with stop ends and weep holes at 450mm centers.

Cavity Tray:

- Install cavity trays over all lintels and above any abutments with flat roofs or balconies.
- Stop ends to cavity trays are required to direct moisture to weep holes.

3. Ventilation and Weep Holes:

- Weep Holes: Provide weep holes at 900mm centers (minimum two per opening) above cavity trays using proprietary weep vents or open perp joints.
- Cavity Ventilation: Provide ventilation openings at the top and bottom of the cavity using plastic cavity vent units or open perp joints with insect mesh protection.
- Ventilation spacing: 1200mm horizontally at the bottom and 1200mm horizontally at the top of the cavity.

4. General Construction Notes:

- Construct all brickwork to comply with relevant SANS 10400 standards.
- **Use only clay bricks** compliant with SANS 10164.
- Ensure proper curing of mortar and protection of freshly laid masonry from rain and direct sun.
- Keep cavities clean and free from mortar droppings; install cavity battens during construction.

5. SANS 10400 XA

Climatic Zone for Stellenbosch : Zone 4

Minimum R-Value Requirements:

Walls with Surface Density $\geq 270 \text{ kg/m}^2$:

Minimum R-value: $0.6 \text{ m}^2\text{K/W}$

Wall Component	R-Value ($\text{m}^2\text{K/W}$)
Internal plaster (12mm)	0.02
110mm clay brick (inner)	0.18 - 0.20
60mm ventilated cavity	0.12 - 0.17
110mm clay brick (outer)	0.18 - 0.20
External plaster (12mm)	0.02
Total R-Value Achieved	$\approx 0.52 - 0.61$

KEY : ELECTRICAL ITEMS

SYMBOL	LIGHT TYPE	Quantity	NAME + FABRICATOR	MOUNTING HEIGHT UFL
L1	LIGHT 1 : WALL LAMP	1	SUPPLIED BY CLIENT	2100 POST MOUNTED
L2	LIGHT 2 : LED DOWNLIGHTER	7	SUPPLIED BY CLIENT	CEILING
L3	LIGHT 3 : WALL LAMP	4	SUPPLIED BY CLIENT	INDICATED ON SITE
SW2P	LIGHT SWITCH 2 POLE	2	SUPPLIED BY CLIENT	1200
SW1P	LIGHT SWITCH : 1 POLE	7	SUPPLIED BY CLIENT	1200
POC	POWER OUTLET : CEILING MOUNTED	1	SUPPLIED BY CLIENT	CEILING
POWB	POWER OUTLET : WALL BOX 1200H	7	SUPPLIED BY CLIENT	1200
POWB	POWER OUTLET : WALL BOX 350H	7	SUPPLIED BY CLIENT	350

THOMASHOFF + partner
ARCHITECTS AND URBAN DESIGN STUDIO

House Ellis
Additions and Alterations to Ex House
33.952848 S; 18.854724 E
99 LOVELL LANE | Die Boord | Stellenbosch
Stellenbosch Local Municipality | WC

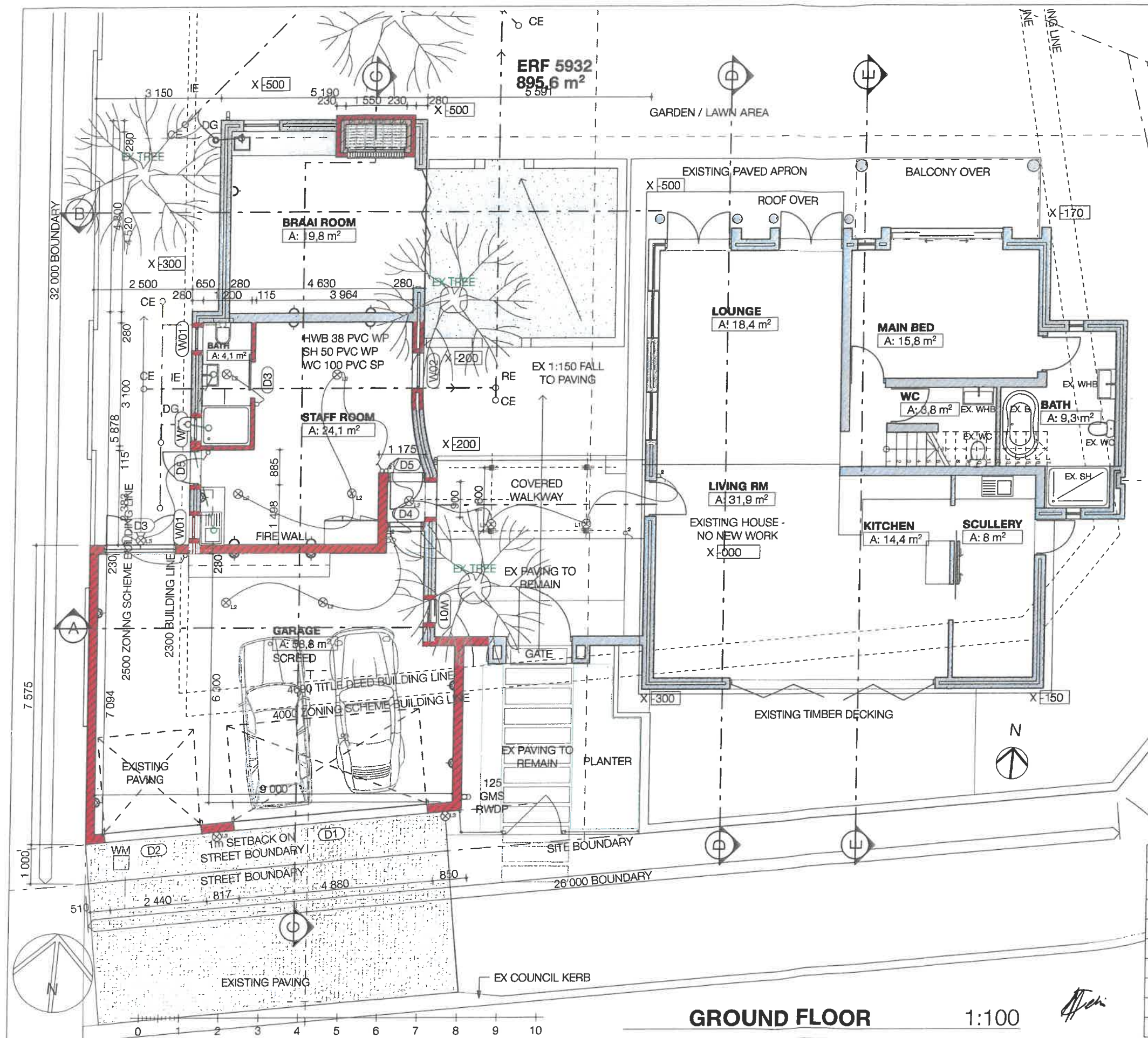
DRAWING NAME
2 GROUND FLOOR

OWNER NAME :

DATE :

ARCHITECT NAME : FRITZ THOMASHOFF PR ARCH
REG NO : SACAP 5198 / SAIA 7594
DATE : #Transmittal Set Date (of last Change)
SIGN :

REV 01 CH-01 CHANGE GARAGE DATE 2025/04/10
02 CH-02 GARAGE 3 DATE 2025/05/27
03 CH-03 ISSUE FOR APPROVAL
DRAWING SCALE : PAPER SIZE A3 - 297 X 210
DRAWING STATUS | DRAWING SET
APPROVAL | CONCEPT 3



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