STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1086/2025
Our File Reference Number: Erf 3699, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir / Madam

APPLICATION FOR A PERMISSION IN TERMS OF THE TITLE DEED AND TECHNICAL APPROVAL: ERF 3699, 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 IV. (3)(b) & (d) on page 4 of the Title Deed No. T5761/1993, in order to permit the following on Erf 3699, Stellenbosch:
   - 2.1.1 The legalisation of a second dwelling on the property.
   - 2.1.2 The relaxation of the title deed building line from 3.1m to 2.508m (adjoining Erf 3700 Stellenbosch) & from 3.1m to 0.285m(adjoining Erf 3702 Stellenbosch) for the hobby room and tool shed.

   BE GRANTED.

3. That the application for an additional use/technical approval in terms Section 15(2)(g) of the Land Use Planning Bylaw,2023 for permission in terms of the zoning scheme to permit a second dwelling unit on Erf 3699, Stellenbosch.

   BE APPROVED in terms of Section 60 of the said Bylaw.

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

   4.1 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.

   4.2 The development and building plans be generally in accordance with the set of plans as referenced on Drawing No. DMC-24-297-100_A to DMC-24-297-105_A, dated April 2024, drawn by D. M.C Projects, attached as **Annexure A.**

   4.3 Building plans for all new structures and for all changes of use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works,

including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

4.4 A contravention penalty relating to the unlawful utilisation of land, is payable within 30 days from the date of the letter of approval and prior to building plan approval being granted.

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

5.1 The proposal consists of the legalisation of structures which are consistent with the existing residential uses in the area.

5.2 Second dwelling units are common within Onder Papegaaiberg and the proposal is not expected to have a detrimental impact on the surrounding residential properties.

5.3 The encroachment of the title deed building line does not undermine the residential character of the area as a tool shed and a hobby room are structures commonly associated with residential units.

6. **Matters to be noted**

6.1 None

7. 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.

8. 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.

9. **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**

10. 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 **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

11. 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.

12. 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.

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

14. 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

DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

5/6/2026.

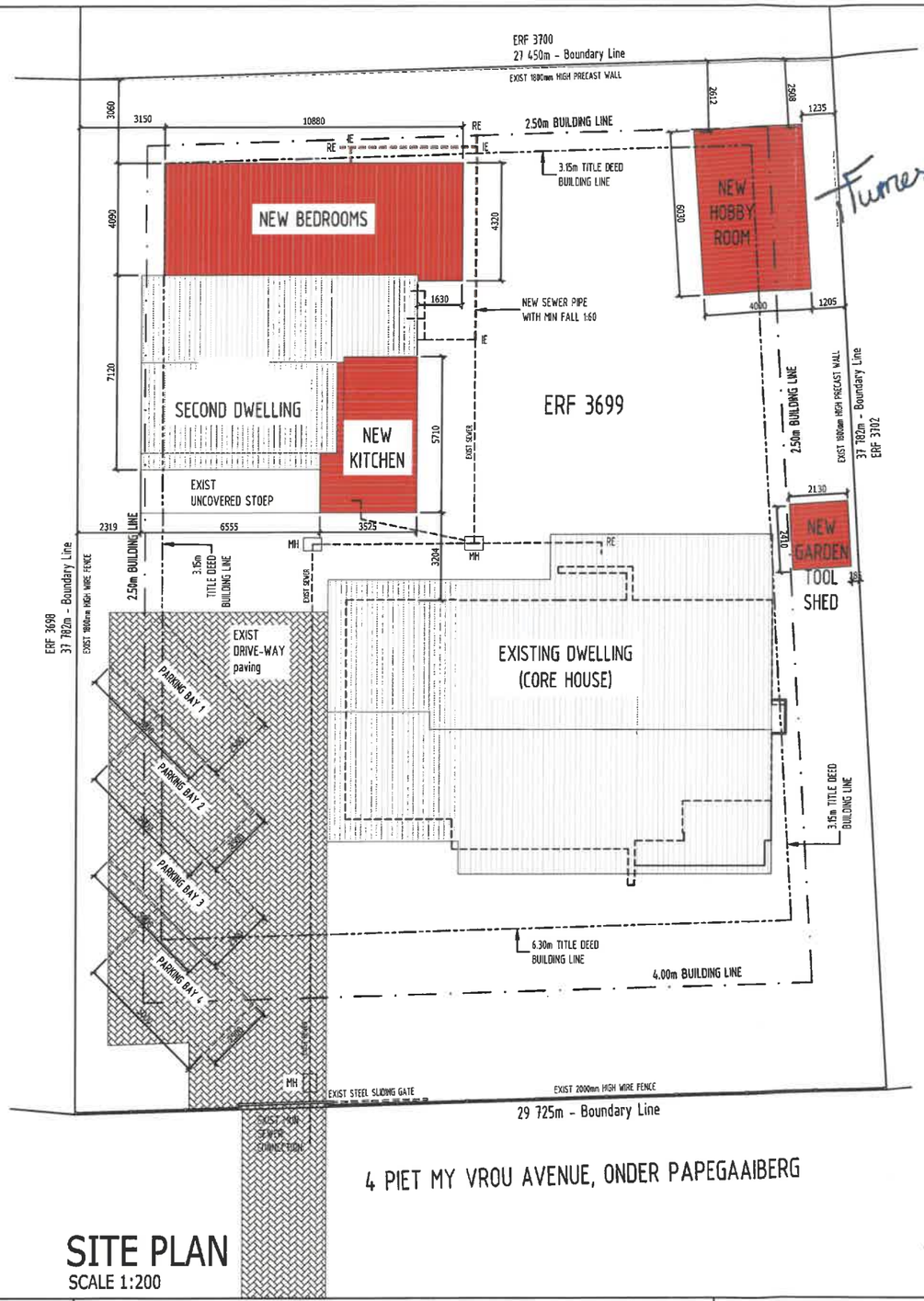
DATE

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLAN



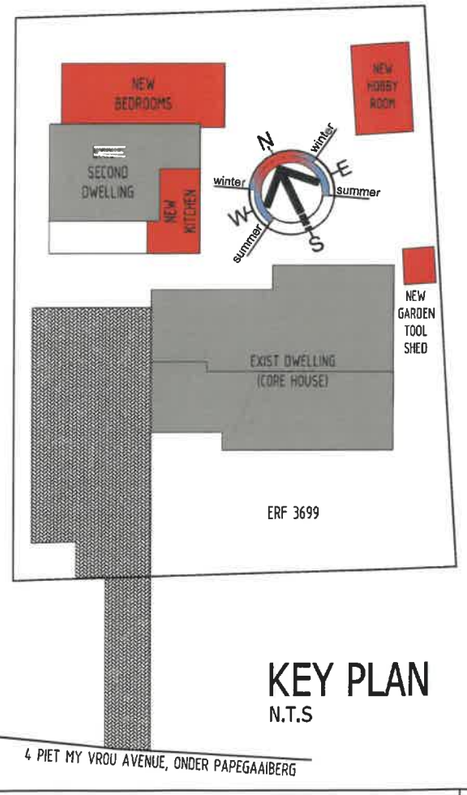
SITE PLAN
SCALE 1:200

4 PIET MY VROU AVENUE, ONDER PAPEGAAIBERG

ADDITIONAL AREAS:

NEW BEDROOMS	:	44.88m²
NEW KITCHEN	:	17.20m²
NEW HOBBY ROOM	:	24.00m²
NEW GARDEN TOOLSHED	:	5.14m²
EXISTING SECOND DWELLING	:	56.24m²
EXISTING MAIN DWELLING	:	156.09m²
TOTAL AREA	:	303.55m²
SITE AREA	:	1080.00m²
COVERAGE	:	28.1%

DRAINAGE NOTES
75mm Deep reseal traps to all waste fittings. Waste pipes to be accessible along their entire lenghts. Inspection eyes (i.e.) at all juntions. Cleaning eyes (c.e.) at all branches and changes in direction. Anti-siphon/anti-vac bottle traps and vent valves to pipes exceeding 1200mm drops at traps and invert levels & if required for the one pipe systems. i.e.'s within 1200mm of upper extreneties of branch drains i.e.'s at max. 24 000mm intervals in straight runs of sewer. c.e.'s at ingress and engress points of drains under buildings. ALL DRAINAGE PIPES PASSING UNDER BUILDINGS TO COMPLY TO NBR-P17, 4 A&B AND P30,A,B & C. Removable covers (to be confirmed with architect) where required in all vertical pipe chases. All soil/stack/vent and waste pipes to be PVC.



KEY PLAN
N.T.S

GENERAL NOTES

FOUNDATIONS / WALLS
230mm CAVITY WALLS (50mm CAVITY) BUILT WITH CLAY MAXI BRICKS ON STRIP FOUNDATIONS OF 700x250mm, ALSO, IF APPLICABLE, REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS. TRENCHES TO PASS COMPACTION TEST BEFORE CASTING. PROVIDE 5 WALL TIES PER m² OF WALLING AT AN EVENLY SPACED PATTERN AND BRICK FORCE EVERY THIRD LAYER THROUGHOUT TO BE USED AS PER NORMAL BUILDING REGULATIONS. WALLS PLASTERED ON INSIDE AND OUTSIDE WALLS TO MATCH EXISTING.

FLOORS
85mm CONCRETE SURFACE BED ON 250 MICRON DAMP PROOF MEMBRANE, ON COMPACTED SAND LAYER. GOOD, CLEAN HARDCORE ON CONSOLIDATED FILL TO LEVEL BASE FOR SURFACE BED. SLAB THICKENING OF 600x200mm FOR INTERNAL WALLS. MIN HEIGHT BETWEEN.

CEILINGS
40mm ISOBOARD NAIL-UP CEILINGS INSTALLED AS PER MANUFACTURERS SPECIFICATION USING CLIPS AND GLUE AND A MAXIMUM BATTEN SPACING OF 700mm C/C.

WINDOWS
ALL NEW WINDOWS AND DOORS TO MATCH EXISTING SEE WINDOW SCHEDULE.
ALL WINDOWS AND DOORS TO BE FITTED TO MANUF SPECS.

GLAZING
All WINDOW PANES CLOSER THAN 500mm TO FINISHED FLOOR LEVEL TO BE SAFETY GLAZED AS PER SANS10400 PART_N:4.4.2(b).

ROOF - NEW BEDROOMS
IBR SHEETING @ 5° SLOPE ON 50x76mm SA PINE PURLINS @ MAX 750mm c/c, FIXED ON 50x76 COUNTER PURLIN LYING FLAT SCREW FIX ON TOP OF 40mm ISOBOARD INTO THE RAFTER. SA GRADE 4 RAFTERS 152x50mm @ MAX 1000mm c/c, AND ANCHORED TO WALL PLATES 114x38mm, SECURED BY GHI STRAPS BUILT 600mm DEEP INTO BRICKWORK. MIN 2 OUTLETS AND PVC DOWNPIPES. GUTTERS AND DOWNPIPES TO MATCH EXISTING. DOWNPIPES DIRECTED TO RAIN-WATER HARVESTING SYSTEM.

ROOF - NEW KITCHEN
IBR SHEETING @ 3° SLOPE ON 50x76mm SA PINE PURLINS @ MAX 750mm c/c, FIXED ON 50x76 COUNTER PURLIN LYING FLAT SCREW FIX ON TOP OF 40mm ISOBOARD INTO THE RAFTER. SA GRADE 4 RAFTERS 152x50mm @ MAX 1000mm c/c, AND ANCHORED TO WALL PLATES 114x38mm, SECURED BY GHI STRAPS BUILT 600mm DEEP INTO BRICKWORK. MIN 1 OUTLETS AND PVC DOWNPIPES. GUTTERS AND DOWNPIPES TO MATCH EXISTING. DOWNPIPES DIRECTED TO RAIN-WATER HARVESTING SYSTEM.

GENERAL
NEW R.W.C TO BE CONNECTED TO EXISTING. NO WORK OR FOOTINGS IS TO PROTRUDE OVER BOUNDARY LINE.
ALL WORK TO LOCAL MUNICIPALITY REGULATIONS AND SANS 10400. ALL MEASUREMENTS TO BE CHECKED ON SITE.
DPC TO ALL WALLS. PC LINTELS (TO MAN SPEC(S) + 4 LAYERS B-FORCE OVER ALL OPENINGS.
LINTELS TO HAVE MINIMUM 300mm SUPPORT ON BOTH ENDS.
GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1 METER SQUARE OR LESS THAN 500mm ABOVE F.F.L TO BE SAFETY GLAZED IN ACCORDANCE WITH BUILDING REGULATIONS.

R VALUE REQUIREMENT ROOFS = 3.7 m².K/W (ZONE 4)

METAL ROOF SHEETING & ROOF BUILD-UP	: 0.11 m².K/W
SINGLE SIDED RADENSHIELD	: 1.00 m².K/W
50mm ISOTHERM	: 1.02 m².K/W
40mm ISOBOARD	: 1.67 m².K/W
TOTAL R VALUE	: 3.80 m².K/W

FENESTRATION SCHEDULE

ROOM NAME	NETT FLOOR AREA	TOTAL GLAZING AREA	PERCENTAGE GLAZING AREA
NORTH ELEVATION		1.56m²	
EAST ELEVATION		3.00m²	
SOUTH ELEVATION		4.90m²	
WEST ELEVATION		1.33m²	
TOTALS	107.25m²	10.79m²	10.06 % (AVE) - PASS

- BUILDINGS WITH UP TO 20% FENESTRATION AREA TO NETT FLOOR AREA PER STOREY COMPLY WITH THE MIN ENERGY PERFORMANCE REQUIREMENTS. (PASS)
- BUILDINGS WITH A FENESTRATION AREA TO NETT FLOOR AREA PER STOREY THAT EXCEEDS 20% SHALL COMPLY WITH THE REQUIREMENTS FOR FENESTRATION IN ACCORDANCE WITH SANS 204.
- ALL FENESTRATION AIR INFILTRATION SHALL BE IN ACCORDANCE WITH SANS 613.

HOT WATER SUPPLY
NO HOT WATER REQUIRED. NO NEW BATHROOMS, NO NEW GEYSERS
GEN NOTE: ALL HOT WATER PIPES TO BE LAGGED WITH INSULATION WITH MIN R-VALUE OF 1.

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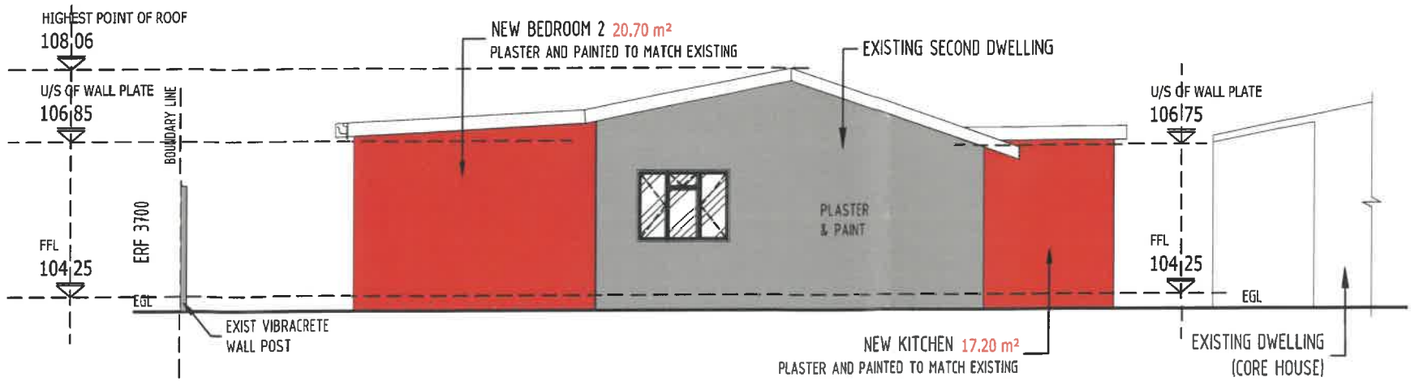
TEKENING BESKRYWING: / DRAWING DESCRIPTION:
SITE PLAN

GETEKEN: DRAWN: MORNE:	MJ 083 3211 130	DATUM: DATE:	APR '24
NAGESIEN: CHECKED: TOBIE:	TDJ 072 1500 966		

PROJEK: / PROJECT:
NEW ALTERATIONS AND ADDITIONS FOR
MR & MRS BERRY, ON ERF 3699, STELLENBOSCH

TEKENING NOMMER: / DRAWING NUMBER:
DMC-24-297-100_A

ONTWERP EN OPGESTEL DEUR: / DESIGNED AND DOCUMENTED BY:
DMC PROJECTS
DESIGN * MANAGE * CONSTRUCT
[redacted]
Professional Senior Architectural Technologist - Member SACAP - 31202



WEST ELEVATION
SCALE 1:100

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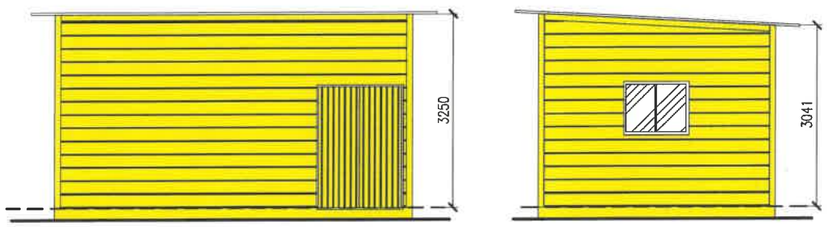
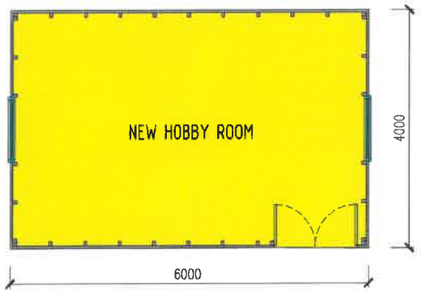
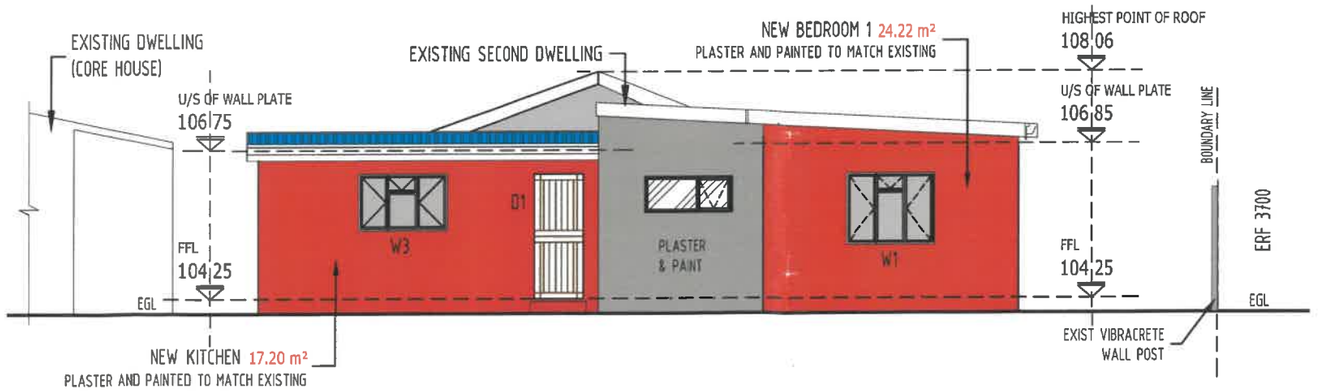




SA PINE FRAME, 50x76mm SA Pine studs @ 450mm c/c.
CONSTRUCTION WITH NUTEC BUILDING PLANKS CLADDING ALL AROUND WITH IBR ROOF SHEETING AT 3deg PITCH.
85mm WOODEN FLOOR WITH MESH REF 100. ONLY NON-FLAMMABLE GOODS TO BE STORED IN THE TOOLSHED

WENDY HOUSE STRUCTURE BY SPECIALIST SPECIFICATIONS

EXISTING HOBBY ROOM
SCALE 1:100



EAST ELEVATION
SCALE 1:100

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TEKENING BESKRYWING: / DRAWING DESCRIPTION:
ELEVATIONS

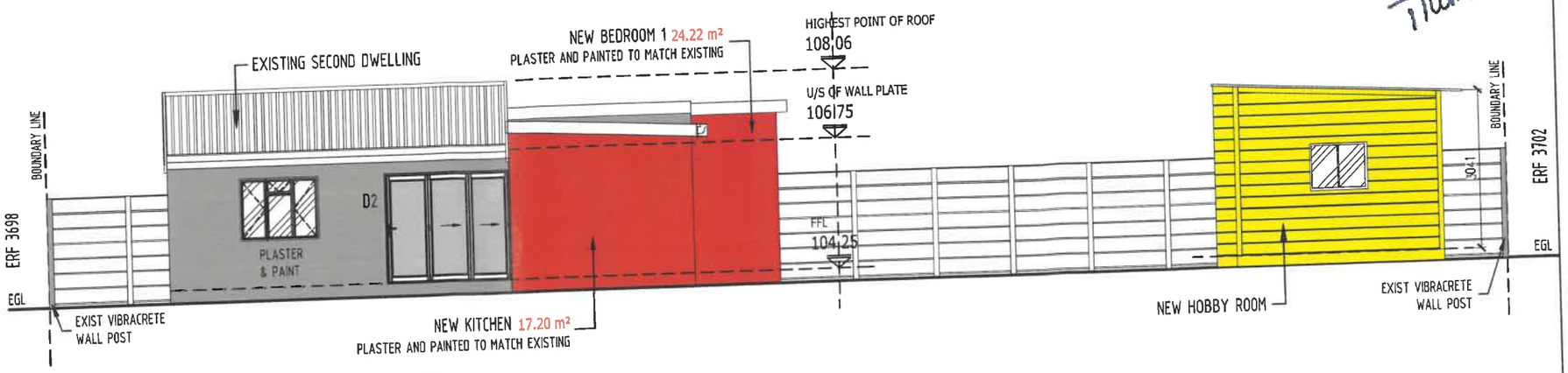
Flumess

GETEKEN: DRAWN:	MJ	DATUM: DATE:	APR '24	NAGESIEN: CHECKED:	TDJ
MORNE:	083 3211 130			TOBIE:	072 1500 966

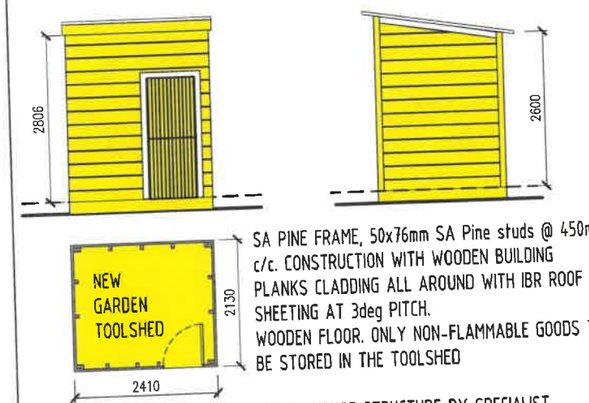
PROJEK: / PROJECT:
NEW ALTERATIONS AND ADDITIONS FOR
MR & MRS BERRY, ON ERF 3699, STELLENBOSCH

TEKENING NOMMER: / DRAWING NUMBER:
DMC-24-297-104_A

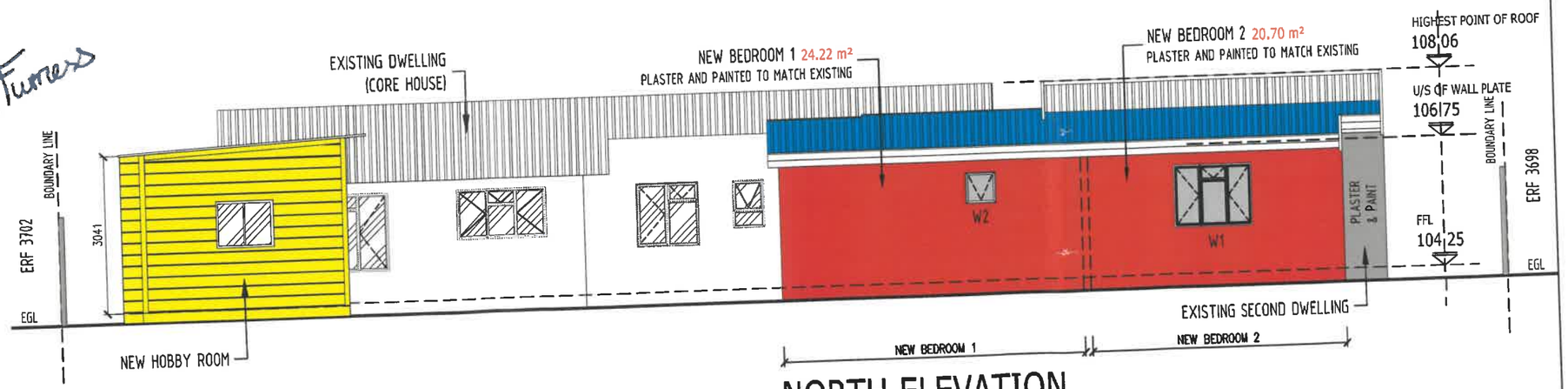
ONTWERP EN OPGESTEL DEUR: / DESIGNED AND DOCUMENTED BY:
DMC PROJECTS
DESIGN * MANAGE * CONSTRUCT
[redacted]
Professional Senior Architectural Technologist



SOUTH ELEVATION
SCALE 1:100



EXISTING GARDEN TOOLSHED
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

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TEKENING BESKRYWING: / DRAWING DESCRIPTION:
ELEVATIONS

GETEKEN: DRAWN: MORNE:	MJ 083 3211 130	DATUM: DATE:	APR '24	NAGESIEN: CHECKED: TOBIE:	TDJ 072 1500 966

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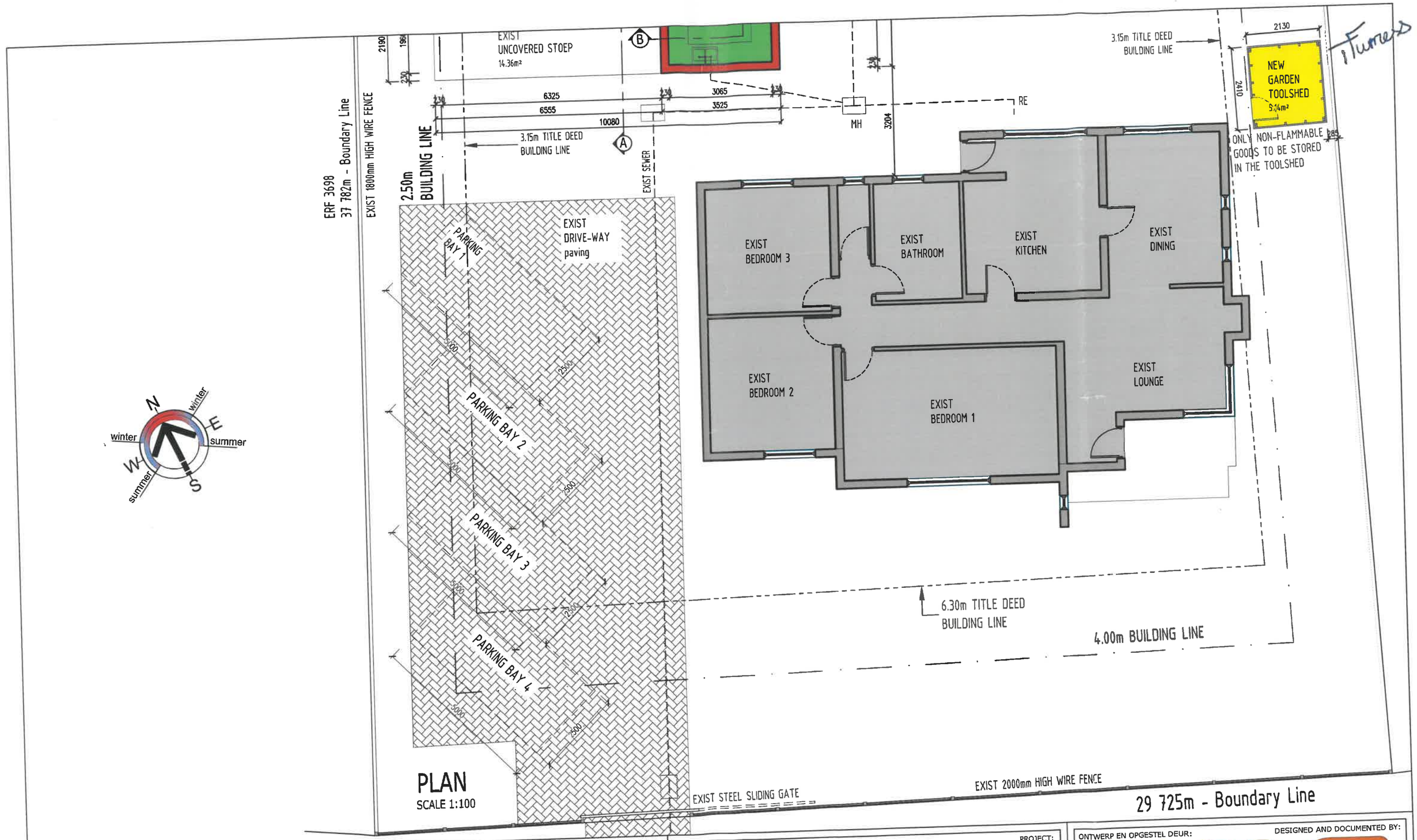
ONTWERP EN OPGESTEL DEUR: / DESIGNED AND DOCUMENTED BY:
DMC PROJECTS
DESIGN * MANAGE * CONSTRUCT
Durbanville, 7551 - Tel: 072 1500 966
[redacted]



PLAN
SCALE 1:100

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TEKENING BESKRYWING: / DRAWING DESCRIPTION:
PLAN - EXISTING CORE DWELLING

GETEKEN: / DRAWN: MJ
MORNE: 083 3211 130
DATUM: / DATE: APR '24
NAGESIEN: / CHECKED: TDJ
TOBIE: 072 1500 966

PROJEK: / PROJECT:
NEW ALTERATIONS AND ADDITIONS FOR
MR & MRS BERRY, ON ERF 3699, STELLENBOSCH

TEKENING NOMMER: / DRAWING NUMBER:
DMC-24-297-102_A

ONTWERP EN OPGESTEL DEUR: / DESIGNED AND DOCUMENTED BY:
DMC PROJECTS
DESIGN * MANAGE * CONSTRUCT
[redacted]
Professional Senior Architectural Technologist * Member [redacted]

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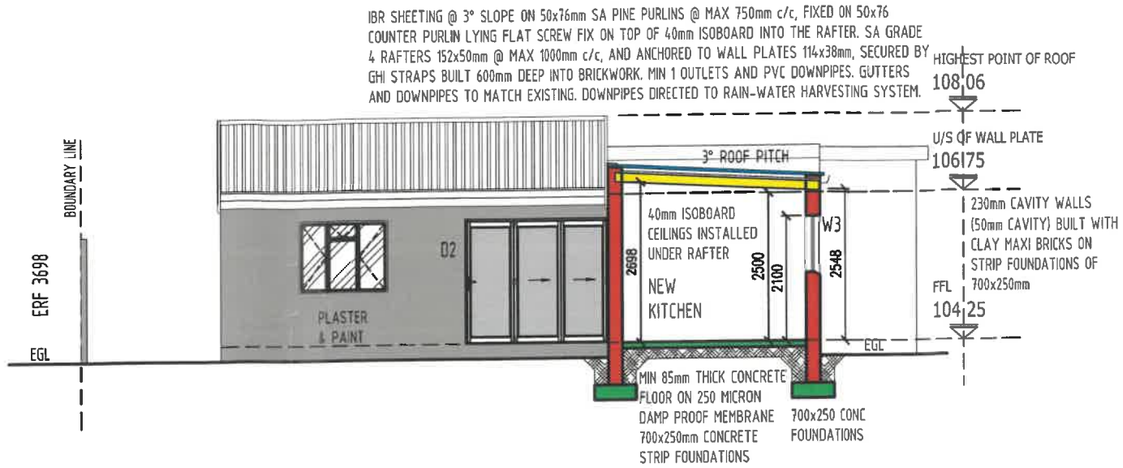
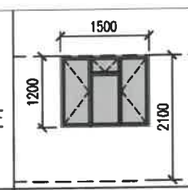
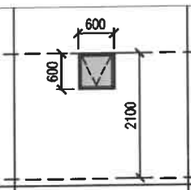
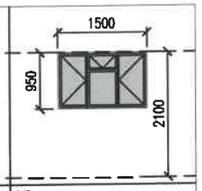
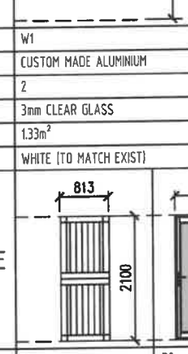
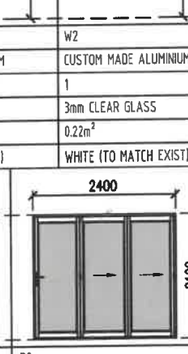
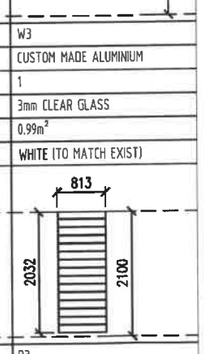
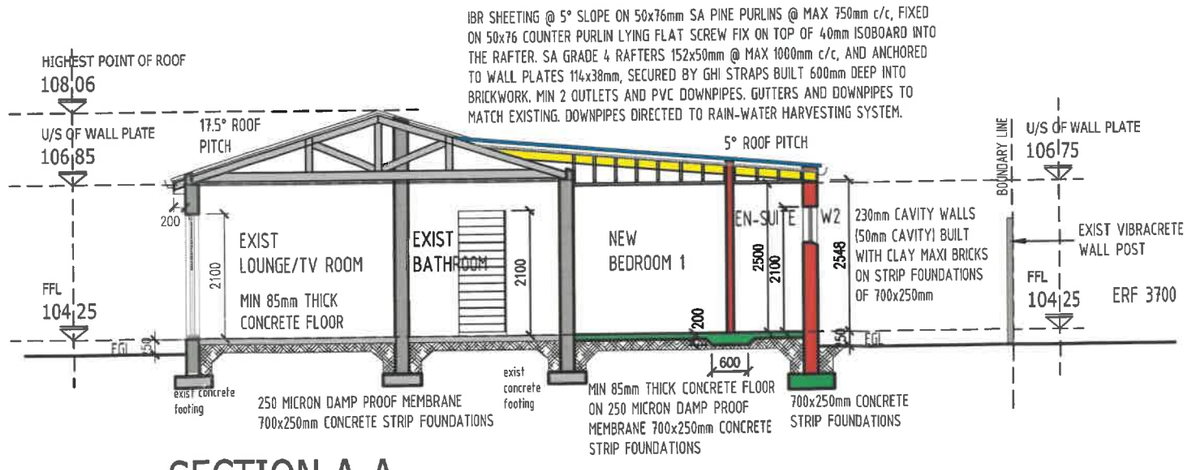


SECTION B-B
SCALE 1:100

WINDOW SCHEDULE			
			
WINDOW NO	W1	W2	W3
WINDOW TYPE	CUSTOM MADE ALUMINIUM	CUSTOM MADE ALUMINIUM	CUSTOM MADE ALUMINIUM
QUANTITY	2	1	1
GLASS	3mm CLEAR GLASS	3mm CLEAR GLASS	3mm CLEAR GLASS
GLASS AREA	1.33m²	0.22m²	0.99m²
COLOUR	WHITE (TO MATCH EXIST)	WHITE (TO MATCH EXIST)	WHITE (TO MATCH EXIST)
DOOR SCHEDULE			
DOOR NO	D1	D2	D3
DOOR TYPE	MERANTI - HOLLOW CORE	STANDARD ALUMINIUM	MERANTI - HOLLOW CORE
QUANTITY	1	1	2
GLASS	N/A	SAFETY GLASS	N/A
GLASS AREA	N/A	3.57m²	N/A
COLOUR	PAINTED WHITE	WHITE (TO MATCH EXIST)	WHITE (TO MATCH EXIST)

WINDOW & DOOR SCHEDULE
SCALE 1:100



SECTION A-A
SCALE 1:100

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TEKENING BESKRYWING: / DRAWING DESCRIPTION:
WINDOW & DOOR SCHEDULE
SECTIONS

Tumers

GETEKEN: / DRAWN: MJ
MORNE: 083 3211 130
DATUM: / DATE: APR '24
NAGESIEN: / CHECKED: TDJ
TOBIE: 072 1500 966

PROJEK: / PROJECT:
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TEKENING NOMMER: / DRAWING NUMBER:
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DESIGN * MANAGE * CONSTRUCT
[redacted]
Professional Senior Architectural Technologist - Member SACAP [redacted]