

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES

DEPARTURE: Erf 2252, Die Weides, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 15 Verreweide street, Die Weides, Stellenbosch, 7600

Application Property Number: Erf 2252

Applicant: Deon Carstens Carstenspg@gmail.com 072 9062717

Owner: PROSPEKT CONSULTING (PTY) LTD – 021 109 3017

Application Reference: (TP 1243/2025) LU/19343

Description of land development proposal:

Application has been made in terms of the municipal Bylaw on Municipal land use Planning, 2023 for the following:

- removal/suspension of restrictive title deed condition, contained in the title Deed No T80179/2024, C.5 in terms of Section 15(2)(f) of the said bylaw in order to accommodate the covered staircase structure exceeding the title deed condition (Street building line) but complying to the Stellenbosch Municipality zoning scheme by-law – 4,5m building line.
- a departure in terms of Section 15(2)(b) of the said bylaw to relax the second storey common building lines from 6m to 4,5m (as allowed for the ground floor). The 1,5m relaxation allows for the design of a decent living space.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Deon Carstens carstenspg@gmail.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days (plus extended holiday period) from the date of this notice to be received on or before the closing date of **26/01/2026** (extended period due to holiday period)

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 072 906 2717 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Deon Carstens', with a stylized flourish at the end.

Deon carstens

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Afwyking en opheffing: Erf 2252, Die Weides, Stellenbosch

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 15 Verreweidestraat, Die Weides, Stellenbosch.

Aansoek eiendom beskrywing: erf 2252

Aansoeker: Deon Carstens, carstenspg@gmail.com, 072 906 2717

Eienaar: PROSPEKT CONSULTING (PTY) LTD – 021 109 3017

Aansoek Verwysing: (TP 1243/2025) LU/19343

Besonderhede van die grondgebruiksaansoek:

Aansoek is ingevolge die Stellenbosch munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023 gedoen vir die volgende:

- verwydering/opskorting van beperkende titelvoorwaarde, vervat in Titelakte Nr. T80179/2024, C.5 ingevolge Artikel 15(2)(f) van die genoemde verordening om die argitektoniese ontwerpte en oordekte trapstruktuur te akkommodeer, wat die titelvoorwaarde (Straatboulyn) oorskry, maar voldoen aan die soneringskemaverordening van die Munisipaliteit Stellenbosch – 4,5m boulyn.
- 'n afwyking ingevolge Artikel 15(2)(b) van die genoemde verordening om die gemeenskaplike boulyne van die tweede verdieping te verslap van 6m tot 4,5m (soos toegelaat vir die grondvloer). Die 1,5m-verslapping maak voorsiening vir die ontwerp van 'n ordentlike leefruimte.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Deon Carstens, carstenspg@gmail.com. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae (plus verlengde vakansietydperk) vanaf die datum van hierdie kennisgewing wat ontvang moet word op of voor die sluitingsdatum van **26/01/2026** (verlengde tydperk weens vakansietydperk)

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 887 74740 gedurende normale kantoor ure.

Die uwe



Deon Carstens

Erf 2252 – 15 Verreweide Street – Die Weides Stellenbosch



Application for Permanent Departure in terms of Zoning scheme By-Law 2023 section 15(2)(b) to relax the 6m common and rear Building lines of the second floor to 4,5m “in line” with the first-floor building line

And

Removal, Suspension or Amendment of Title deed condition to allow a 4,5m street building line as determined/allowed in terms of Zoning scheme regulations. To construct a covered staircase as featured above

LOCATION

Erf 2252



erf 2252



Legend

Map Center: Lon: 18°52'25.9"E
Lat: 33°55'40.5"S
Scale: 1:1,128
Date created: 2025/15/05



EXECUTIVE SUMMARY

1. This is an application in terms of Article 15(2)(b) of the Municipal Planning By-Law 2023, Zoning scheme Regulations ("the regulations") to seek a permanent departure to relax the common and rear building lines of the second floor from 6m to 4,5m as provided for within the said sections. Erf 2252 is zoned as Multi-Unit residential Zone and is duly recorded in the erf register of Stellenbosch, **And** Removal, Suspension or Amendment of Title deed condition in terms of Article 15(2)(b) to allow a 4,5m street building line as determined/allowed in terms of Zoning scheme regulations. The amendment of the title deed is to accommodate a featured covered staircase as shown above.
2. The subject property is situated in an area (Die Weides), earmarked for high density development and surrounded (see location) by developed, high density student housing.
3. The owner is a company duly registered and compliant with South African law, registered as Prospekt Consulting (Pty) LTD. The owner is herein duly represented by Mr P G (Deon) Carstens ("Mr Carstens") to take all necessary steps with the Municipality to obtain the departure and suspension (Title deed building line) detailed herein.

4. The property was acquired in November 2024. The vision of the owner coincides with the vision statement of the Spatial Development Framework of the Stellenbosch Municipality and Council Policy that earmark certain areas as high- density development – these areas are mainly “occupied” by students.
5. The application for permanent departure (6m to 4,5m building line for second storey) will not impact negatively on the Character of the surrounding properties or environment. We are of the opinion that the design will enhance the aesthetics of the area.

INTRODUCTION

6. The property comprises of the following:
 - 6.1 The property (old building) was previous used for student accommodation for 15 students – boarding house.
 - 6.2 The property is surrounded by student accommodation (and this is one of the last properties to be developed to an increased density than the old house

PROPERTY DETAILS

7. Registered Company Name: PROSPEKT CONSULTING (PTY) LTD
8. Registration Number: 2013/106167/07.

APPLICATION: PROPERTY AND EXTENT

9. The property is recorded in the title deed as erf 2252, in the division of Stellenbosch. The extent is 1041m². A copy of the title deed is attached.

TITLE DEED

10. Deed of Transfer T 49683/2017 holds ownership of erf 2252. No restrictive conditions are contained in the title deed that would inhibit the departure

LOCALITY

11. Locality plan attached.

ZONING

12. Multi-Unit Residential

EXISTING LAND USE

13. Student accommodation Boarding House

SURROUNDING LAND USES

The surrounding land uses are Student accommodation/Boarding Houses

PROPOSED DEVELOPMENT

14. The proposed development is in line with all surrounding uses and will not impact negatively on the "new" character of the area.

MOTIVATION FOR DESIRABILITY

15. In the light of the above, it is our submission that proposed use and departure are desirable and sustainable. The proposed departures will be a positive attribute to the property concerned and will not affect planning guidelines, the built or natural environment or adjacent land values and land use rights, negatively. The motivation for the departure as included in the application form is mainly due to practical reasons (technical advantages) and to allow the smaller erf, measurements to be optimally used and improve the aesthetics of the building design. The departure also results in a more livable unit which enhances the quality of life.

LEGISLATION, POLICY AND PLANNING GUIDELINES

16. The proposed use conforms to the stipulations of applicable statutory and guidelines for the urban and rural area of Stellenbosch. The application is therefore compatible with the Municipality's vision and requirements for sustainable development and densification

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK ("mSDF")

17. The vision and mission statements contained in the SDF document are drawn from the IDP and include areas for densification. The property falls within one of these areas.

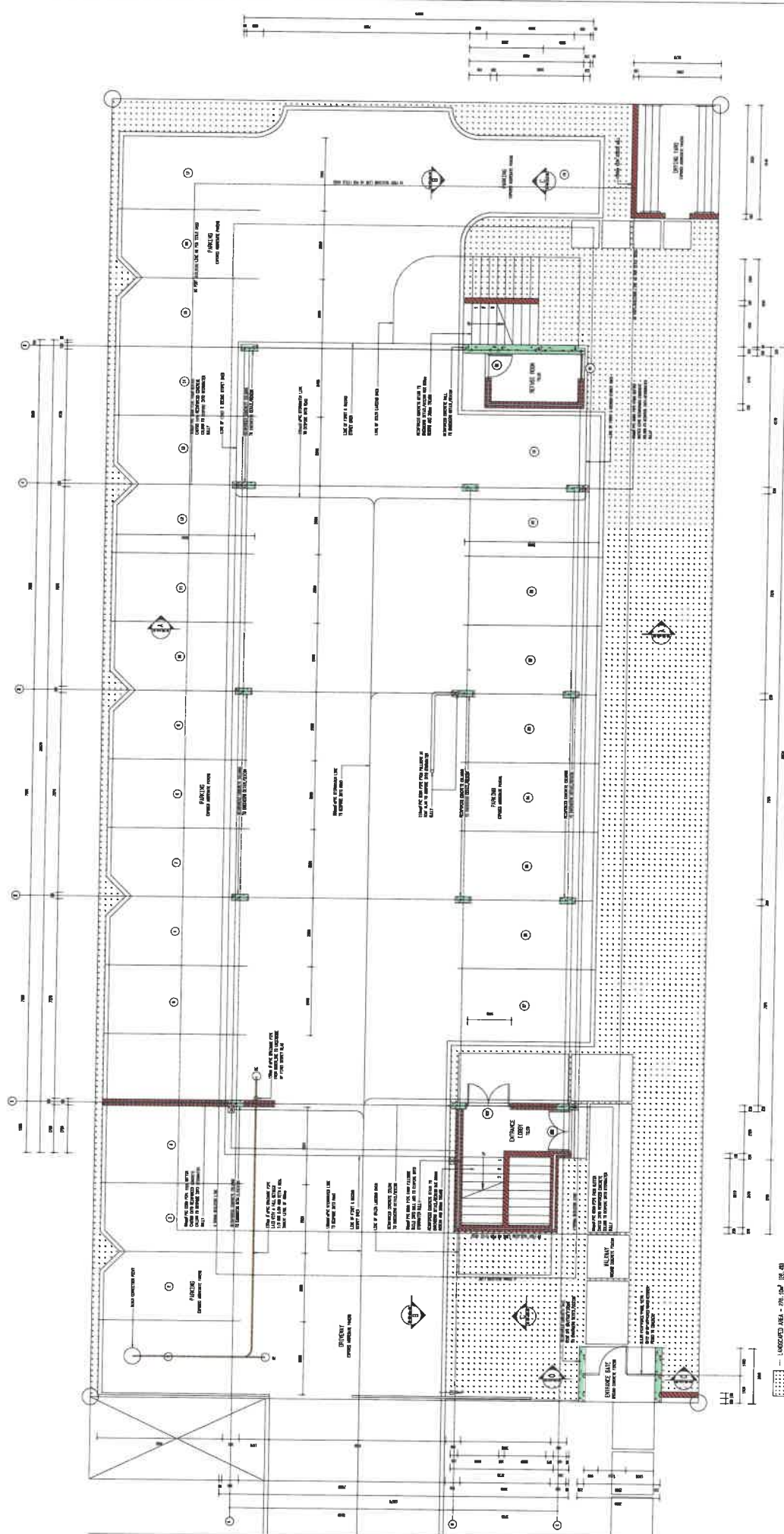
IMPACT ON SURROUNDING CHARACTER

18. As already stated this development will not detract for the character of the surrounding properties and will on the contrary add value to adjacent properties.

CONCLUDING REMARKS

19. In the above application it is indicated that the proposed development is consistent with existing zoning requirements, planning and strategic guidelines of the municipality. It is also apparent that the proposed use will not adversely affect the surrounding area or any person or the value of adjoining properties. The proposed use is a sustainable land use.
20. The owners have already committed themselves by investing in Stellenbosch, are perfectly qualified and "*equipped*" and will therefore run a successful business.

June 2025
Stellenbosch
Deon Carstens



LANDSCAPED AREA - 279.10M² (10% 4%)

GROUND STOREY PLAN 1:100

NOTE

[Signature]
DATE: 10/11/2021
SCALE: 1:100

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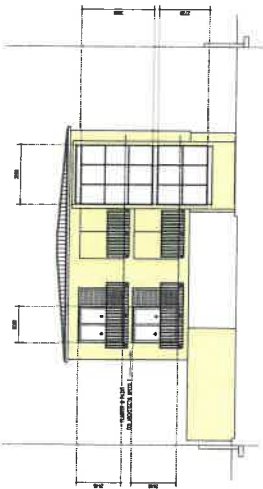
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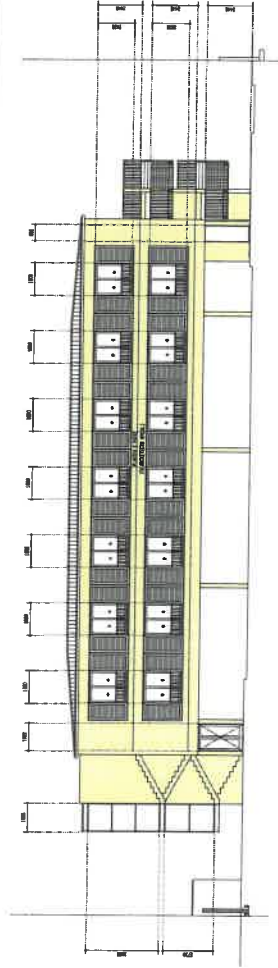
PROJECT
PROPOSED NEW STUDENT HOUSING DEVELOPMENT ON ENF. 2252, STELLERMOOR

GROUND STOREY PLAN

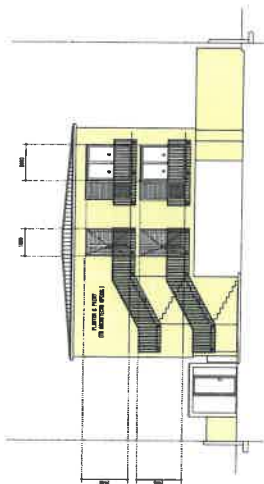
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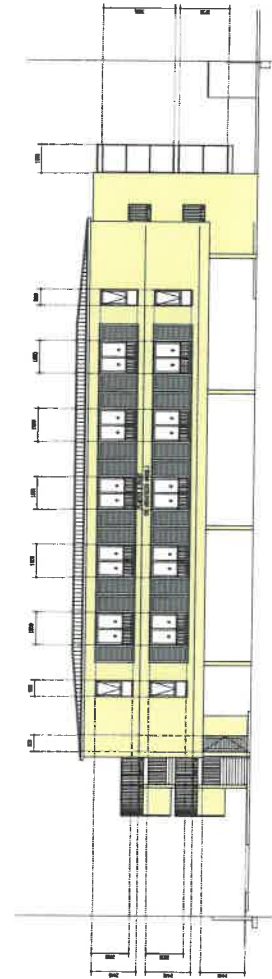
SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



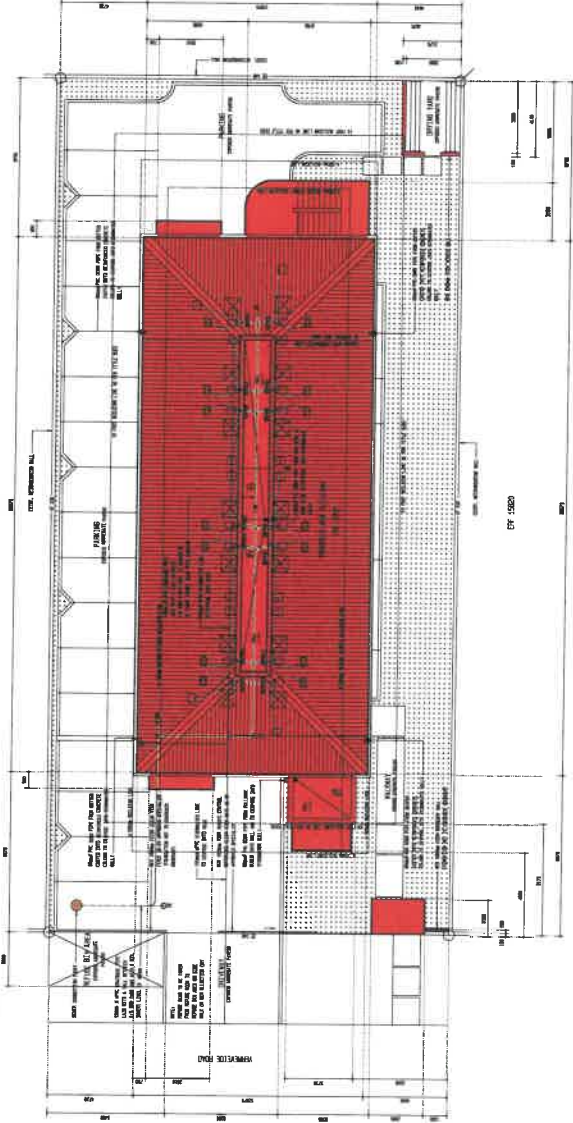
NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100

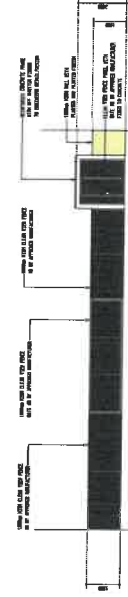
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EXP 1500



LANDSCAPED AREA - RES. COAT. (PA. 10)

SITE PLAN 1:100



STREET/SOUTH WEST ELEVATION (BOUNDARY FENCE) 1:100

EXP 1500

NOTES

STATION NUMBER: 1000

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