

Helping first-time parents

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The journey to parenthood is a very exciting time for expectant moms and dads eagerly awaiting the debut of their little bundle of joy. However, the new adventure and preparation for the bouncing addition may be daunting too, especially for first-timers venturing into foreign territory.

Fortunately, a local childbirth educator ready to guide parents through the latest, evidence-based knowledge and grow their confidence for delivery and taking care of their precious baby is but a call away.

Besides an educational preview into life with a newborn through practical experience, Carla Hanekom of Childbirth Classes by Carla journeys alongside parents, offering up-to-date information, sharing in laughs and real moments, motivating fun, boosting confidence and showing support.

She embarked on the initiative after qualifying as a child educator in August 2019 and started presenting classes covering topics such as the last trimester of pregnancy, birthing options and associated pain relief, and taking care of your baby for the first few months, since September. The 35-year-old, who is employed at a private hospital in the Winelands, on Saturday 15 January celebrated the milestone of having workshopped her 100th couple, Erica and Warren Erasmus, whose baby is due on Hanekom's birthday, 28 February.

"What a wonderful privilege to have had input into 100 new lives entering this world," she exclaimed. "I love it when parents who have felt completely unprepared message me to tell me how well their new family is doing. Over the past 29 months I have lived through a

IT'S MY PRIVILEGE TO TEACH PARENTS EVIDENCE-BASED BEST PRACTICES IN LABOUR, DELIVERY AND TAKING CARE OF THEIR LITTLE ONE.

pandemic as a health-care worker and pursued an Executive MBA while teaching more than 100 couples about childbirth and beyond, which makes it all worthwhile!"

Hanekom has been in the health-care field for more than a decade, including working with obstetric patients and pregnancy events as a result of this. Her love for children, however, goes back as far as she can remember, and is coupled with a passion to ensure those who can't speak for themselves get the best care possible, which developed into her becoming a childbirth educator.

She specialises in individual, one-on-one classes and travels to couples within a 30 km radius around Stellenbosch, free of extra charge. "Many parents don't have time to go to scheduled group classes," Hanekom explains, "and that is where I come in: classes at your home, on your schedule. This also helped me build a wonderful, personal relationship with my clients, whom I also avail myself to for post-natal support."

She said the childbirth classes entail three workshops – the first covers anatomy, exercise, nutrition, third trimester, decision making, natural delivery and contractions; the second comprises pain relief options and coping techniques for natural delivery, breathing exercises, medical interventions, the nine instinctive newborn stages, caesarean section, APGAR scores, birth preferences, vaginal birth after a C-section (VBAC), vaccinations, what to pack, getting the house baby-ready; the last centres on breastfeeding, newborn care, bathing,

sleeping, infant cardiopulmonary resuscitation (CPR), starting solids, post-natal depression and care, and family integration.

Hanekom reckons the benefits for parents who rope her expertise in on their journey to become the best parents can be, even before conception, are equipping themselves with evidence-based information, which can silence the myriad anecdotal information out there and provide confidence and reassurance for the special, yet slightly scary journey.

"There is so much information available on various platforms and well-meaning advice from loved ones," she said, "but much of this is outdated or anecdotal, and not evidence-based. It's my privilege to teach parents evidence-based best practices in labour, delivery and taking care of their little one."

Born and raised in the northern suburbs of Cape Town, Hanekom initially studied marketing before furthering her studies in Health Services Management, and more recently, she completed her Executive MBA. The divorcée and parent to a 10-year-old foster child was enrolled in The International Childbirth Education Association (ICEA)'s Childbirth Educator programme from 2018 to 2019. She prioritises requalifying in CPR every two years, and also recently partnered with Imbrace, an NGO providing teenage mothers with early intervention to develop their skills and enhance their well-being.

Hanekom is proud of having helped so many birth partners, even mothers who have never changed a nappy or bathed a



Expectant first-time parents Erica and Warren Erasmus were the 100th couple workshopped by Carla Hanekom of Childbirth Classes by Carla.

baby, but now do it with ease and confidence. Something the Erasmus couple will soon be able to do too.

Erica expressed her appreciation for Hanekom's expertise and content, her professionalism, easy-going nature and knowledgeableness. "As soon-to-be first-time parents we could bounce things off her during classes and really found insight into the real-life experiences she would share," she said. "Working in the medical field, we also found that Carla is very clued-up on processes and topics on the medical side of things."

Hanekom implores expectant parents simply to reach out to her, and contact her via WhatsApp on 082 682 6980 or email at childbirthclassesbycarla@gmail.com. "Clients pay a deposit to confirm their booking and make the rest of the payment after the first class," she says. "If they're not satisfied we part ways, no questions asked. Luckily this has never happened."

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND SUBDIVISION: ERF 3818, STELLENBOSCH

Application property address: 15 Hof Avenue, Stellenbosch, 7600
Application property number: Erf 3818, Stellenbosch
Applicant: TV3 Projects (Pty) Ltd - C. Heys (contact details: 021 861 3800)
Owner: Estate of E.S. Janse van Rensburg - A. Kirstein (contact details: 076 702 4874)
Application reference: LU/13294
Application type: Removal of restrictive title conditions and subdivision.

Application is made in terms of Section 15.(2)(f) of the Stellenbosch Municipality Planning By-law, 2015 for the removal of title deed conditions D.6.(a), (b), (c) and (d) on Erf 3818, Stellenbosch to enable the subdivision of the property and the removal of the restrictive building lines and coverage conditions.

Application is made in terms of Section 15.(2)(d) of the Stellenbosch Municipality Planning By-law, 2015 for the subdivision of Erf 3818, Stellenbosch into two portions of Portion 1 (±631m²) and Portion 2 (±679m²) respectively.

Notice is hereby given in terms of the provisions of Section 46 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-portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can 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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
- Indicate the facts and circumstances that explain the comments;
- Where relevant demonstrate the undesirable effect that the application will have if approved;
- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd - C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 28 February 2022.

It should be noted that 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 021 861 3800 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

AANSOEK VIR OPHEFFING VAN BEPERKENDE TITELVOORWAARDES, ONDERVERDELING: ERF 3818, STELLENBOSCH

Adres van aansoek eiendom: Hoflaan 15, Stellenbosch, 7600
Aansoek eiendom beskrywing: Erf 3818, Stellenbosch
Aansoeker: TV3 Projects (Pty) Ltd - C. Heys (kontak besonderhede: 021 861 3800)
Eienaar: Boedel van E.S. Janse van Rensburg - A. Kirstein (kontak besonderhede: 076 702 4874)
Aansoek verwysing: LU/13294
Tipe aansoek: Opheffing van beperkende titelvoorwaardes en onderverdeling.

Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(f) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die opheffing van Erf 3818, Stellenbosch se beperkende titelvoorwaardes no.s D.6.(a), (b), (c) en (d) ten einde die erf te onderverdeel en die beperkende boulyn en dekking voorwaardes op te hef.

Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(d) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die onderverdeling van Erf 3818, Stellenbosch in twee gedeeltes van 'n Gedeelte 1 (±631m²) en 'n Gedeelte 2 (±679m²) onderskeidelik.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 tydspan van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning-portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan 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 terme van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
- Die feite en omstandighede aantoon wat die die kommentaar toelig;
- Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd - C. Heys clifford@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van 28 Februarie 2022.

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 voorsiening gemaak is nie, kan die Aansoeker gekakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 15 Hof Avenue, Stellenbosch, 7600

Application Property Number: Erf 3818, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C. Heys (contact details: 021 861 3800)

Owner: Estate of E.S. Janse van Rensburg – A. Kirstein (contact details: 076 702 4874)

Application Reference: LU/13294

Application Type: Removal of restrictive title conditions and subdivision.

Application is made in terms of Section 15.(2)(f) of the Stellenbosch Municipality Planning By-law, 2015 for the **removal of title deed conditions** D.6.(a), (b), (c) and (d) on Erf 3818, Stellenbosch to enable the subdivision of the property and the removal of the restrictive building lines and coverage conditions.

Application is made in terms of Section 15.(2)(d) of the Stellenbosch Municipality Planning By-law, 2015 for the **subdivision** of Erf 3818, Stellenbosch into two portions of Portion 1 ($\pm 631\text{m}^2$) and Portion 2 ($\pm 679\text{m}^2$) respectively.

Notice is hereby given in terms of the provisions of Section 46 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_portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can 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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **28 February 2022**.

It should be noted that 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 021 861 3800 during normal office hours.

Yours faithfully

**CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD**

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Hoflaan 15, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 3818, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C. Heys (kontak besonderhede: 021 861 3800)

Eienaar: Boedel van E.S. Janse van Rensburg – A. Kirstein (kontak besonderhede: 076 702 4874)

Aansoek Verwysing: LU/13294

Tipe Aansoek: Opheffing van beperkende titelvoorwaardes en onderverdeling.

Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(f) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die **opheffing van Erf 3818, Stellenbosch se beperkende titelvoorwaardes** no.s D.6.(a), (b), (c) en (d) ten einde die erf te onderverdeel en die beperkende boulyn en dekking voorwaardes op te hef.

Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(d) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die **onderverdeling** van Erf 3818, Stellenbosch in twee gedeeltes van 'n Gedeelte 1 ($\pm 631\text{m}^2$) en 'n Gedeelte 2 ($\pm 679\text{m}^2$) onderskeidelik.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 tydskedule van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan 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 wat die volgende vereistes en besonderhede moet bevat:

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- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
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- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;

- Dat die insette voldoende ingting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **28 Februarie 2022**.

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 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

Our Reference: 3772-P

30 September 2021

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

**RE: APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND
SUBDIVISION: ERF 3818, STELLENBOSCH**

1. LAND USE PLANNING APPLICATIONS

We refer to our pre-submission consultation with the Directorate: Planning and Development Services (and Mr. Pedro April) on 18 August 2021. A copy of our pre-submission consultation report is attached hereto.

Pertaining to Erf 3818, Stellenbosch – hereafter referred to as the subject property – application is hereby made for:

- In terms of Section 15.(2)(f) of the Stellenbosch Municipality Planning By-law, 2015 for the removal, suspension or amendment of restrictive conditions in respect of a land unit; i.e. to remove title conditions no.s D.6.(a) – (d); and
- In terms of Section 15.(2)(d) of the Stellenbosch Municipality Planning By-law, 2015 for the subdivision of the subject property into two portions of $\pm 631\text{m}^2$ and $\pm 679\text{m}^2$ respectively.

A Subdivision Plan clearly illustrating the proposed subdivision, is attached hereto for your endorsement.

2. PROPERTY DETAILS

The subject property is located at 15 Hoflaan, in Uniepark, Stellenbosch – see Figure 1 below.



Figure 1: Erf 3818, Uniepark, Stellenbosch

The subject property is described in the Deed of Transfer No. T74301/1997 as Erf 3818, Stellenbosch. A copy of the title deed is attached hereto.

The estate of the late Elizabeth Sarah Janse van Rensburg is the registered owner of the subject property. A power of attorney is attached hereto.

The subject property is 1314m² in extent.

3. MOTIVATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS

3.1 Title deed search

A title deed search was undertaken by Hennie van Rooyen Attorneys and they have confirmed that there are title conditions that will restrict the proposed subdivision and development of the subject property (in line with the erf's single residential zoning), namely the following four title deed conditions that will have to be removed:

- D.6.(a) – “*Dit mag nie onderverdeel word nie*” (i.e. it may not be subdivided);
- D.6.(b) – “*Slegs een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, mag op die erf opgerig word*”; (i.e. only one dwelling may be erected).
- D.6.(c) – “*Nie meer as helfte van die oppervlakte daarvan mag begebou word nie*” (i.e. no more than half of the property may be built on); and
- D.6.(d) – “*Geen gebou of struktuur . . . mag nader as 6.3 meter van die straatlyn . . . opgerig word nie, asook nie binne 3.15 meter van die agtergrens of sygrens [opgerig word nie]*” (i.e. a 6.3m street building line and a 3.15m side building line are applicable).

A copy of Hennie van Rooyen Attorneys' Conveyancer Certificate is attached hereto.

3.2 Reasons to remove the title conditions

All of these restrictive title conditions will have to be removed in order for the subject property to be subdivided and for the subject property to comply with and be developed in accordance with the Stellenbosch Municipality's Zoning Scheme By-Law (2019) development rules – hence our land use planning application.

These title restrictions were imposed – owing to an absence of a municipal zoning scheme – with the proclamation of the *Stellenbosch Dorp Uitbreiding No. 10* (i.e. the

Uniepark residential area) in 1963. It is now almost 60 years later, and Council has adopted the Stellenbosch Municipality Zoning Scheme Regulations (2019) that clearly details all the development rules of each zoning. In other word, the township establishment development rules (as listed above) have become obsolete and has been replaced by the new Stellenbosch Zoning Scheme Regulations (2019). In order for the subject property to properly use the Stellenbosch Zoning Scheme Regulations all historic township establishment development rules and title conditions must be removed.

3.2 Benefits of removing outdated title deed restrictions

As explained above, these title deed conditions were imposed before the Stellenbosch Zoning Scheme Regulations (2019) were adopted, and in the case “*Edelor (Pty) Ltd v Champagne Castle Hotel Ltd*” the court indicated that a restrictive title deed condition is a praedial servitude and that it is necessary to determine what interest the condition was designed to protect in order to establish the underlying intention. In this connection, regard must be had of the circumstances that existed when the conditions were imposed in 1963 (i.e. the absence of a municipal zoning scheme). This is no longer the case. Council has adopted the Stellenbosch Municipality Zoning Scheme Regulations (2019) that governs the development of all properties in Stellenbosch.

The Stellenbosch Zoning Scheme Regulations (2019) have become the governing statutory document and has replaced the township development parameters contained in the subject property’s title deed. The removal of these restrictive title conditions will remove any future confusion pertaining to the subject property’s development rights and parameters.

4. MOTIVATION FOR THE SUBDIVISION

4.1 Compliance with the Stellenbosch Municipality’s Spatial Development Framework (2019)

According to the Stellenbosch Municipality’s Spatial Development Framework (MSDF), the “*current densities [in Stellenbosch] remain below 10du/ha . . . densities are still significantly lower than the targeted density of 25du/ha . . . provision should also be made for redevelopment and densification as a means to accommodate market demand*”. In other words, the Stellenbosch Municipality has identified the densification of

Stellenbosch’s urban areas (by way of infill developments and strategic subdivisions) as a priority. The proposed subdivision of the subject property can therefore be deemed desirable as it complies with the principles of the MSDF and supports Council’s vision of densification.

4.2 Compliance with the Stellenbosch Municipality’s subdivision policy (2003)

According to the Stellenbosch Municipality’s subdivision policy of single residential erven a subdivision is consistent with the policy if the newly created erven are larger than 600m². The proposed subdivision of the subject property will create two new erven of ±631m² and ±679m² and is therefore in line and consistent with Council’s subdivision policy. It can therefore be considered desirable.

4.3 Compliance with the Stellenbosch Municipality’s Zoning Scheme By-law (2019)

This application – if approved – will allow the construction of new dwellings on new single residential erven. All of the new dwellings will comply with the Conventional Residential Zone’s development rules (land use, coverage, height, building lines, etc.) and for this reason, a portion of the existing dwelling will be demolished. The portion of the dwelling that will demolished is indicated on Figure 2 below.



Figure 2: The portion of the existing dwelling that will be demolished

4.4 Compatibility with the area

Similar land use planning applications for the subdivision of and for 2nd dwellings on single residential erven in the area, have been approved by Council. This application is therefore not a foreign development proposal. The proposed development is deemed to be compatible with the area and will not adversely affect the surrounding community.

Furthermore, the creation of two new single residential erven of $\pm 631\text{m}^2$ and $\pm 679\text{m}^2$ respectively, will not change the character of the area. It will however support Council's vision to densify the urban areas of Stellenbosch.

4.5 Access points

With the proposed subdivision a panhandle will provide access to the new erf (Portion 2). This access point already exists and a panhandle will only formalise the existing access points at the subject property – see Figure 3 below.



Figure 3: Two existing access points

5. IMPACT ON ENGINEERING SERVICES

The proposed subdivision will create one additional single residential erf. The impact of this new erf on bulk infrastructure, will be limited and development charges (DCs) will be paid to Council in accordance with Council's DC policy.

6. LIST OF SUPPORTING DOCUMENTS

Find attached hereto the following supporting documents:

- **Section A:** Land Use Planning Application Form
- **Section B:** Power of Attorney
- **Section C:** Title Deed and General Plan
- **Section D:** Locality Plan and Subdivision Plan
- **Section E:** Conveyancer Certificate
- **Section F:** Pre-Submission Consultation Report

7. CONCLUSION

The purpose of this land use planning application is to obtain the Stellenbosch Municipality's planning approval for the removal of the outdated and restrictive title conditions, and for the subdivision of the subject property into two portions. This will allow the landowner to construct a second dwelling on the subject property which is already permissible i.t.o. the erf's zoning (i.e. a second dwelling is a permissible additional land use), but which can be alienated on a single title basis rather than on a sectional title basis. The impact of a second dwelling is deemed to be desirable and will contribute to the sensible densification of Stellenbosch (in line with Council's planning policies).

The development proposal is consistent with Council's approved planning policies (i.e. the MSDF and the subdivision policy for single residential erven). There is a need for new residential opportunities in Stellenbosch, and this development proposal – to create two erven that are both larger than 600m² each – will not undermine the single residential character of the area but will support Council's vision for the sensible

densification of urban areas in Stellenbosch. For this reason, we deem this densification development proposal to be desirable and we respectfully request the application be granted.

We trust the information provided will suffice in processing the land use planning application. However, feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information in order to process the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CRH', with a long horizontal flourish extending to the right.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

SECTION A

LAND USE PLANNING APPLICATION FORM



LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	CLIFFORD				
Surname	HEYS				
Company name (if applicable)	TV3 PROJECTS (PTY) LTD				
Postal Address	LA GRATITUDE OFFICES (1 ST FLOOR) 97 DORP STREET				
	STELLENBOSCH	Postal Code	7600		
Email	clifford@tv3.co.za				
Tel	021 861 3800	Fax	021 882 8025	Cell	083 309 9770

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	ELIZABETH SARAH JANSE VAN RENSBURG				
Physical address	15 HOF AVENUE				
	STELLENBOSCH	Postal code	7600		
E-mail	ansiekirstein@gmail.com				
Tel		Fax		Cell	076 702 4874

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	ERF 3818	Portion(s) if Farm		Allotment area	STELLENBOSCH	
Physical Address	15 HOF AVENUE					
	UNIEPARK					
	STELLENBOSCH					
	7600					
Current Zoning	CONVENTIONAL RESIDENTIAL ZONE	Extent	1314M ²	Are there existing buildings?	Y	

Applicable Zoning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019				
Current Land Use	SINGLE RESIDENTIAL				
Title number and date	T	T74301/1997			
Attached Conveyance's Certificate	Y	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate	D.6.(a) – (d)		
Are the restrictive conditions in favour of a third party(ies)?	Y	If Yes, list the party(ies)	D.6.(a) – (d)		
Is the property encumbered by a bond?	Y	If Yes, list bondholder(s)			
Any existing unauthorized buildings and/or land use on the subject property(ies)?		N	If yes, is this application to legalize the building / land use?		N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		N	Are there any land claim(s) registered on the subject property(ies)?		N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	P April	Reference Number	-	Date of consultation	18 Aug 2021

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
X	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(d)	certificate of exemption, in terms of section 24(2), from applying for subdivision in terms of section 15;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(e)	certificate of exemption, in terms of section 24(2), from applying for consolidation in terms of section 15;	R
X	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R

	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	a determination of a zoning;	R
	2(n)	a closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme (Special Developments & Special Consent);	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

OTHER APPLICATIONS

		Deviation from Council Policies/By-laws;	R
		Other (specify) : _____	R
TOTAL A:			R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Name:	Stellenbosch Municipality
Bank:	Nedbank
Branch no.:	198765
Account no.:	1152271679
Payment reference: (Erf / Farm number)	Erf 3818 Stellenbosch

PART F: DETAILS OF PROPOSAL							
Building line encroachment	Street		From	m	To	m	
	Street		From	m	To	m	
	Side		From	m	To	m	
	Side		From	m	To	m	
	Aggregate side		From	m	To	m	
	Rear		From	m	To	m	
Exceeding permissible site coverage		From	%	To	%		
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To			
Exceeding height restriction		From	m	To	m		
Exceeding maximum storey height		From	m	To	m		
Consent/Conditional Use/Special Development							
Other (please specify)							

Brief description of proposed development / intent of application:

Application is made ito Sections 15.(2)(d) and (f) of the Stellenbosch Municipality Planning By-law, 2015 for:

- The subdivision of Erf 3818, Stellenbosch into two portions of $\pm 631\text{m}^2$ and $\pm 679\text{m}^2$; and
- The removal of restrictive title conditions no.s D.6.(a) – (d).

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Stellenbosch Municipal Land Use Planning By-Law (2015)]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required					
Y		Power of attorney / Owner's consent if applicant is not owner		N	Bondholder's consent (if applicable)
	N	Resolution or other proof that applicant is authorised to act on		N	Proof of any other relevant right held in the land concerned

		behalf of a juristic person				
Y		Written motivation		Y		S.G. diagram / General plan extract
Y		Locality plan		Y		Site development plan or conceptual layout plan
Y		Proposed subdivision plan			N	Proof of agreement or permission for required servitude
	N	Proof of payment of application fees		Y		Proof of registered ownership (Full copy of the title deed)
Y		Conveyancer's certificate		Y		Minutes of pre-application consultation meeting (if applicable)
		N/A	Consolidation plan			
		N/A	Street name and numbering plan			N/A Land use plan / Zoning plan
		N/A	Landscaping / Tree plan			N/A 1 : 50 / 1:100 Flood line determination (plan / report)
		N/A	Abutting owner's consent			N/A Home Owners' Association consent
		N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)			N/A Services Report or indication of all municipal services / registered servitudes
		N/A	Copy of original approval and conditions of approval			N/A Proof of failure of Home owner's association
		N/A	Proof of lawful use right			N/A Any additional documents or information required as listed in the pre-application consultation form / minutes
		N/A	Required number of documentation copies			N/A Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)		N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)	
	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)	
	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)		N/A	National Water Act, 1998 (Act 36 of 1998)	

N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			N/A	Other (specify)
N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				
N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.				

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.

Applicant's signature:



2021-09-21

Full name:

CLIFFORD HEYS – TV3 PROJECTS (PTY) LTD

Professional capacity:

PROFESSIONAL TOWN PLANNER (A/1158/2000)

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

ANNEXURES

The following Annexures are attached for your information, only if applicable:

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

SECTION B

POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned : ELIZABETH SARAH JANSE VAN RENSBURG
registered owner of : ERF 3818, STELLENBOSCH
do hereby appoint : TV3 PROJECTS (PTY) LTD
La Gratitude Offices (1st Floor)
97 Dorp Street
7600 STELLENBOSCH

With power of substitution to be my agent in my name, place and stead and to apply for:

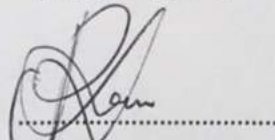
- subdivision, departure, removal of conditions, etc. in order to obtain all the relevant planning approvals for the proposed subdivision of the subject property.

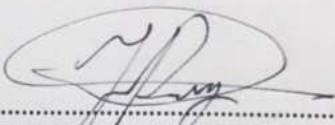
And generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite as fully and effectually for all intents and purposes, as I might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and confirm all and whatsoever my said agent shall lawful do or cause to be done, by virtue of these present.

Signed at ~~Somerset-Wet~~ this ^{14th} day of ^{September 2021} in the presence of the undersigned witnesses.

AS WITNESSES:

1 
ANSIE KIRSTEIN

2 
REONE LOUW


nameus ELIZABETH SARAH JANSE VAN RENSBURG

ekskeiteur: Daniël Theodoras
Janse van Rensburg



REPUBLIC OF SOUTH AFRICA

1790

EKSEKUTIEURSBRIEF
LETTERS OF EXECUTORSHIP

(Artikel 13 van die Boedewet, No 55 van 1955)
(Section 13 and 14 of the Administration of Estates Act, No 68 of 1955)

Nr - No 004309/2021

PERBY WORD GEGERTIFISEER dat
THIS IS TO CERTIFY that

DANIEL THEODOORUS JANSE VAN RENSBURG - 5705115128037 (ID)

getrewe en getroue is en
has acted and acts faithfully

EKSEKUTIEUR EKSEKUTRISSE
EXECUTOR EXECUTRIX

getrewe en getroue is en die boede van die
and acts and act faithfully as the executor and executrix of the Estate of the late

ELIZABETH SARAH JANSE VAN RENSBURG

Identifikasie
Identity No: 5706200104083

Wanneer
whenever: 25 NOVEMBER 2020

W. No. van die boede van die boede

Asses. Meester van die Hooggeregshof
Just. Master of the High Court : CAPE TOWN

Handsewde oorsig van die boedings van artikel 13.
Handwritten overview of the estate of article 13.

HENDRIK VAN HONYEN
KOMMISSARIS VAN EDE
25 NOVEMBER 2020
25 NOVEMBER 2020

MASTER OF THE HIGH COURT
2021-09-20
Mees. Meester van die Wes-Kaapse Hooggeregshof

SECTION C

TITLE DEED AND GENERAL PLAN

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	ERF 3818, STELLENBOSCH, P:0 (CAPE TOWN)
Reference	CARIN
Date	20/09/2021

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	STELLENBOSCH
Erf Number	3818
Portion Number	0
Previous Description	-
Registration Division	STELLENBOSCH RD
Municipality	STELLENBOSCH MUN
Province	WESTERN CAPE
Diagram Deed	T13581/1966
Size	1314.0000 SQM
LPI Code	C06700220000381800000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
RENSBURG ELIZABETH SARAH JANSE VAN	5706200104088	R300000.00	10/05/1997

OWNER INFORMATION

Owner 1 of 1

Owner Name	RENSBURG ELIZABETH SARAH JANSE VAN
ID / Reg. Number	5706200104088
Owner Type	PERSON
Title Deed	T74301/1997
Purchase Date	10/05/1997
Registration Date	06/08/1997
Purchase Price	R300000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	1997 0612 :26:00

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
B48711/1997	1997 0612 :26:18	A B S A BANK	R 150 000,00

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
T21304/1972	1985 059 7 :14:35	JOUBERT PETRONELLA WILHELMINA	UNKNOWN
T37647/1985	1997 0612 :25:95	PRION MARGARETE 110000	R 110 000,00

INTERNAL ENQUIRY HISTORY

Company Name	Contact Person	Contact Number	E-mail Address	Enquiry Date
No information available.				

REPORT INFORMATION


Date of Information	20/09/2021 12:28	
Print Date	20-09-2021 12:28	
Generated By	WAGENER HANEKOM	
Reference	CARIN	
Report Type	DEEDS OFFICE PROPERTY ERF	

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Opgesleutel deur my,

SECURED
DUTY R. _____
FOOT
FEE R. 100-00

Elma Hamman
TRANSPORTBESORGER
E-HAMMAN 1418

VERBIND		MORTGAGED	
VIR FOR R. 150 000-00			
B 48711 97		 REGISTRAR GENERAL	
06 08 97			

T 74301 97

TRANSPORTAKTE
KRAGTENS 'N PROKURASIE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

DAT **ELMA HAMMAN**

verskyn her voor my, Registratour van Aktes te Kaapstad, Hy die gesegde
Komparant synde daartoe behoorlik gemagtig deur 'n volmagt uitgevoer
te **BELLVILLE** op die 23ste dag van **Mei 1997**, deur

MARGARETE PRION

Identiteitsnommer 17118 0032 105

Ongetroud

welke volmag, geteken in die teenwoordigheid van getuie borenkomstig die Wet, my heide geloon is;

EN die Komparant het verklaar dat sy voorsegde Prinsipaal werklik en wettiglik verkoop het op **10 MEI 1997** en dat Hy, in sy hoedanigheid as voorsegde Prokureur, deur hierdie Akte, gesedeer en getranspoteer het in volle en vrye eiendom aan en ten behoewe van

ELIZABETH SARAH JANSE VAN RENSBURG

Identiteitsnommer 570620-0104-08-8

Geïroude Buite Gemeenskap van Goedere

Haar Erfgename, Eksekuteurs, Administrateurs of Gernagtigdes

ERF 3818 STELLENBOSCH, in die Munisipaliteit en Afdeling van **STELLENBOSCH, WES-KAAP PROVINSIE**

GROOT : 1314 (Een Duisend Drie Honderd en Veertien) vierkanle moer

AANVANKLIK GETRANSPORTEER kragtens Transponakie Nr T.13581/1966 met Kaan Nr 2835/66 wat daarop betrekking het en gelou kragtens Transportakte Nr T.37647/1965.

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T.13581/1966.
- B. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaarde gemerk II verval in Grondbrief uitgereik kragtens die bepalings van Artikel XIII van Wet No 14 van 1878 op 24 Maart 1887 (Stellenbosch Eiendomsbriewe Boekdeel 5 Nr 36), naamlik:

- "1. That all Roads and Thoroughfares existing over the land hereby granted, whether they are described in the diagram or not shall remain free and uninterrupted, the land thus granted being further subject to all such Duties and Regulations as are either already or shall in future be established with regard to such Lands."

- C. **GEREGTIG** op die voordeel van die voorwaarde waarna verwys word in die Aantekening gedateer 22 Maart 1955 op gemelde Grondbrei, Stellenbosch Eiendomsbriewe Boekdeel 5 Nr 36, welke aantekening as volg luit:-

"ENDORSEMENT (REMAINDER)

By Deed of Transfer No 3840/55 dated this day, Portion 8 of Lot LIII, Portion 10 of Lot LIII and Portion 8 of Lots XXVI and XXXVII hereby transferred, are subject to conditions relative to use thereof for accommodation of buses, erection of buildings, value thereof, restoration or damages in lieu, restraint against sale of said land, fences, etc the construction and maintenance of water, sewerage and drain pipes, electric way-leaves etc over the said land and maintenance of cleanliness of the land, which conditions are in favour of the remainder of Lots XXVI to XXXVII in extent as such 188,8692 Hectares held hereunder and other land. As will more fully appear from said Deed of Transfer."

- D. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaardes vervat in Transportakte Nr T13581/1966 opgelê deur die Administrateur kragtens die bepalinge van Artikel 18(2) van Ordonnansie Nr 33 van 1934 met die goedkeuring van die stigting van Stellenbosch Dorpuitbreiding Nr 10, naamlik:

1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as

em

wat daaraan geheg word by die regulasies afgekondig by
Provinsiale Kennisgewing No 383 van 13 Junie 1958.

2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepaling daarvan wat meer beperkend is as enige voorwaardes van eiendomstreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word sou dit die bepalinge van Artikel 146 van Ordonnansie No 15 van 1952, soos gewysig, vervang nie.
3. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade, loof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie onderverdeling, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom en met die doel om riele, mangale, vore, waterleidings en ander werke wat daarmee in verband staan, aan te lê, te onderhou, te verander, te verwyder of te ondersoek.
4. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word, en die wal veilig en behoortlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finale aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

Mr

5. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat in hierdie voorwaardes bepaal word nie.

6. Hierdie erf is onderworpe aan die volgende verdere voorwaardes, met dien verstande dat, waanneer enige twee of meer erwe gekonsolideer word, hierdie voorwaardes op die gekonsolideerde oppervlakte as een erf van toepassing is, en voorts met dien verstande dat indien die Administrateur, na oorleg met die Dorpekommissie en die plaaslike owerheid, dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan die voorwaardes wat hy opleë:-

(a) dit mag nie onderverdeel word nie;

(b) slegs een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, mag op die erf opgerig word;

(c) nie meer as helfte van die oppervlakte daarvan mag bebou word nie;

(d) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings, mag nader as 6,3 meter van die straatlyn wat een of meer granse van hierdie erf uitmaak, opgerig word nie, assok nie binne 3,15 meter van die agtergrens of sygrens gemeen daaraan en aan 'n aangrensende erf nie.

REGISTRATEUR VAN AKTES

CERTIFIED COPY

DIE Komparant doen dus hiermee afstand van al die regte, aanspraak en titel wat

DIE TRANSPORTGEWER

voorbien op genoemde eiendom gehad het, en gevolglik erken die Komparant ook dat **DIE TRANSPORTGEWER** geheel en al van die besit daarvan onthef en nie meer daarop gereghg is nie, en dat kragtens hierdie Akte, bogenoemde

TRANSPORTNEMER

Haar Erfgename, Eksekuteurs, Administrateurs of Regsvarkrygendes tans en voortaan daartoe gereghg is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten sloke erken dat hy die hele koopsom ten bedrae van R300 000,00 (Drie Honderd Duisend Rand) behoorlik betaal of verseker is.

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes tesame met die Komparant q.q. hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die Kantoor van die Registrateur van Aktes te **KAAPSTAD**, Provinsie van die Kaap die Goede Hoop, op hede die **6** dag van **Augustus** in die Jaar van Ons Heer Eenduisend Negehonderd Sewe en Negentig (1997)

q.q sy Prinsipaal

In my teenwoordigheid.

REGISTRATEUR VAN AKTES

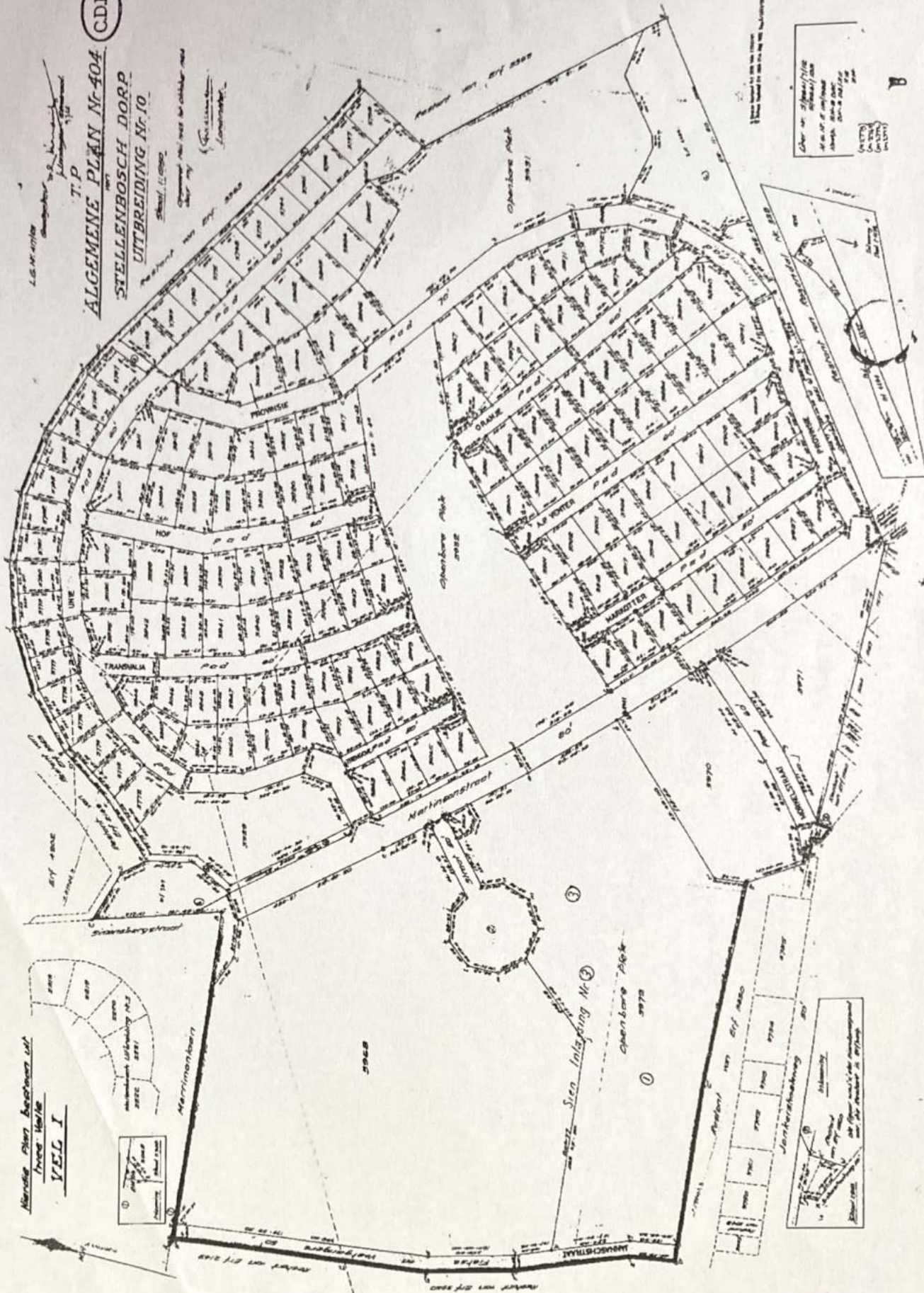
C.D.R.

ALGEMENE PLAN Nr 404

STELLENBOSCH DORP
UITBREIDING Nr 10

T.P.

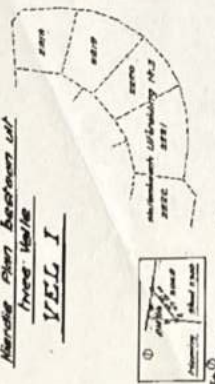
L.S. Nr 4710a



(1) 1:2000
 (2) 1:5000
 (3) 1:10000
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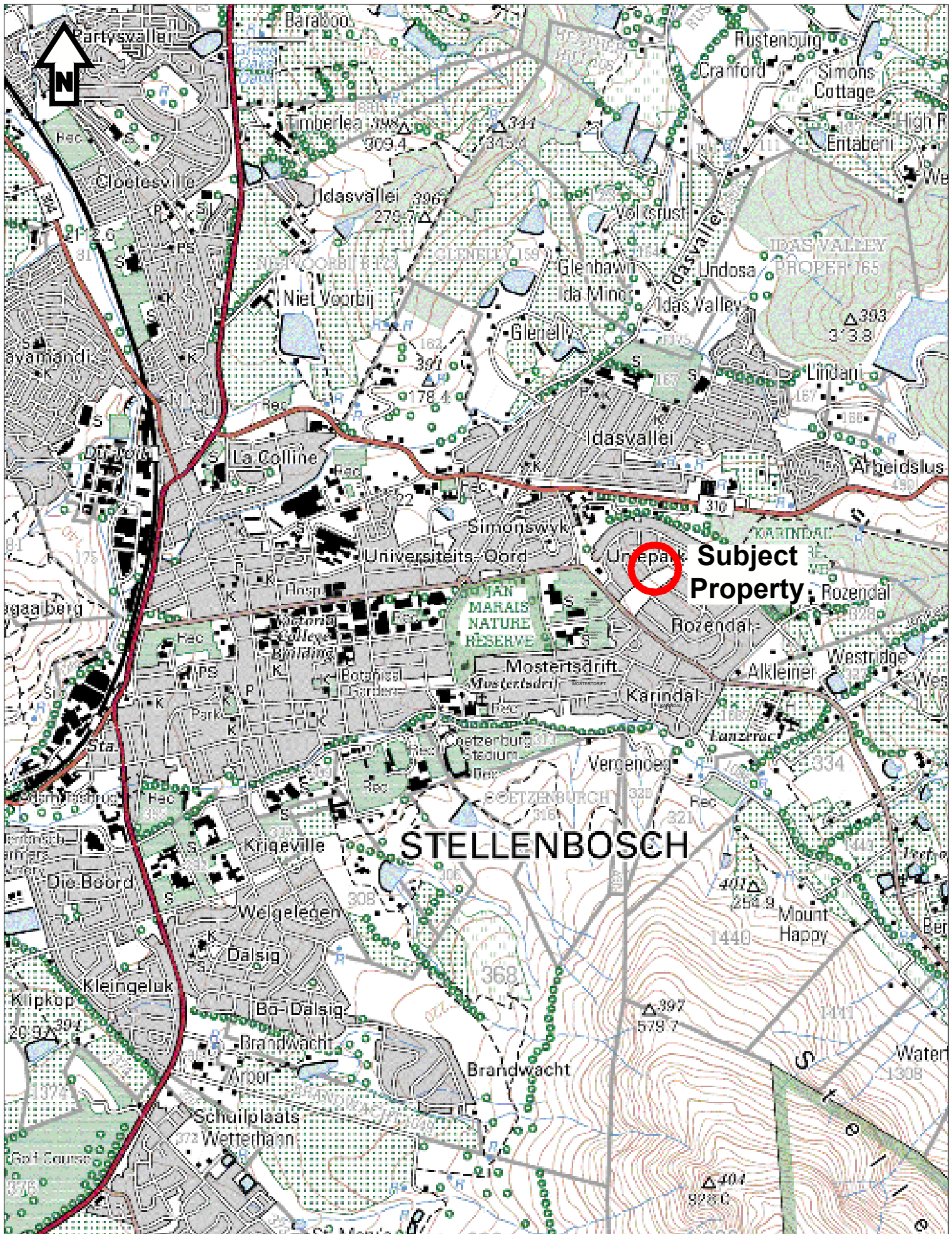
Nieuwe Plan Bestuur van
 Irene Heide
 VEG I



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SECTION D

LOCALITY PLAN AND SUBDIVISION PLAN



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

Erf 3818 Stellenbosch

Drawing:		Plan no.:	
Broad Locality		1	
Date:	18/08/2021	Scale:	NTS
Project no.:	D2002	Drawn:	WH
		Checked:	CH



**ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS**

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

Erf 3818 Stellenbosch

Drawing:		Plan no.:
Local Locality		2
Date:	Scale:	
18/08/2021	NTS	
Project no.:	Drawn:	Checked:
D2002	WH	CH



3820

3816

3819

3817

HOF

Ptn 1
(631m²)

Ptn 2
(679m²)

Existing Dwelling

Portion of dwelling to be demolished

3835

3932 PARK

Notation:

The subdivided portions are larger than 600m² and therefore complies with Council's subdivision policy.

A portion of the existing structure will be demolished to accommodate the subdivision.

All areas and dimensions are approximate and should be verified by a professional land surveyor.



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

Erf 3818 Stellenbosch

Drawing:		Plan no.:
Proposed Subdivision		3
Date:	Scale:	
20/09/2021	1:400 (A4)	
Project no.:	Drawn:	Checked:
3772-P	WH	CH



3820

3816

3819

3817

HOF

Ptn 1
(631m²)

Ptn 2
(679m²)

Existing Dwelling

Portion of dwelling to be demolished

3835

3932 PARK

Notation:

The subdivided portions are larger than 600m² and therefore complies with Council's subdivision policy.

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Erf 3818
Stellenbosch

Drawing:		Plan no.:
Proposed Subdivision		3
Date:	Scale:	
20/09/2021	1:400 (A4)	
Project no.:	Drawn:	Checked:
3772-P	WH	CH

SECTION E

CONVEYANCER CERTIFICATE



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Category	Does the deed refer to restrictive conditions below?	Take down the clause number if restrictive conditions are found
1. Use of land	Y	DEED OF TRANSFERS NUMBERS T. 74301/1997 + T. 13581/1966
2. Mining area	N	
3. Height	Y	
4. Number of dwellings	Y	AS ABOVE
5. Built over area	N	
6. Covered area	Y	AS ABOVE
7. Subdivision	Y	AS ABOVE
8. Subdivisions that may be registered over a portion of the property	Y	
9. Other restrictive conditions	Y	



STELLENBOSCH

UNIVERSITY OF FORT HARRISON

THE UNIVERSITY OF FORT HARRISON

B. INDICATE AFFECTED PARTIES AS PER BILL DEED (IF ANY)

In order to publicize the fact that there is a new or amended condition with reference to Section 32(2) b) of the Land Use Management Act 1955, the following conditions (not subject to a final being determined) are being advertised for the following purposes: (to be substituted with corresponding condition(s)).

a. To amend the existing conditions of the land use management act.		
b. To amend the existing conditions of the land use management act.		
c. To amend the existing conditions of the land use management act.		

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(to be substituted with text)

Department of the City of Stellenbosch	Municipal Council	City of the Cape	City of the Cape
--	-------------------	------------------	------------------

Signed at STELLENBOSCH on this 29th day of SEPTEMBER of 2004 ...

Full names and name HENRIK VAN ROOYEN

Signature [Handwritten Signature]

P.O. Box 318
 STELLENBOSCH 7599
 Stellenbosch, S.A.

Additional information by affixing official seals and stamps

Tel: 021 887 1937
 Fax: 021 887 1937

Email: Henric.VanRooyen@co.za

SECTION F

PRE-SUBMISSION CONSULTATION REPORT

Clifford Heys

From: Wagener Hanekom
Sent: 20 September 2021 08:28 AM
To: Clifford Heys
Subject: FW: Er 3818, Stellenbosch Pre-Application Scrutiny
Attachments: PRE-APPLICATION SCRUTINY FORM.pdf; Local Locality.pdf; Subdivision.pdf; Broad Locality.pdf; Hoflaan 15 titelakte_1997.pdf

Kind regards / Vriendelike groete

Wagener J Hanekom

Pr Pln (TRP SA), B Tech T&RP (CPUT), SAPI
TOWN PLANNER
Tell: +27 (0)21 861 3800
[Directions](#)

From: Wagener Hanekom
Sent: 18 August 2021 15:24
To: Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>
Subject: Er 3818, Stellenbosch Pre-Application Scrutiny

Hi

See attached pre-application scrutiny and accommodating documents for your feedback.

Kind regards / Vriendelike groete

Wagener J Hanekom

Pr Pln (TRP SA), B Tech T&RP (CPUT), SAPI
TOWN PLANNER
Tell: +27 (0)21 861 3800
[Directions](#)



LAND USE PRE-APPLICATION SCRUTINY FORM

KINDLY NOTE:

1. This Pre-Application Scrutiny form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015. (SLUPB)
2. Relevant documents can be accessed at:
<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal/legislation/3116-stellenbosch-municipality-land-use-planning-by-law-2015/file>
3. The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.
4. A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of this Pre-Application Scrutiny.

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

Applicant Name	TV3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
E-Mail	wagener@tv3.co.za
Tel/ Cell	021 861 3800
Registered Owner:	ELIZABETH SARAH JANSE VAN RENSBURG
Property Description	ERF 3818
Physical Address:	15 HOF STREET, UNIE PARK
Suburb & Town	STELLENBOSCH
Current Zoning	CONVENTIONAL RESIDENTIAL ZONE
Current land use	SINGLE RESIDENTIAL

Are there existing buildings on the subject property(ies)?	Yes	
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?		No
If yes, is this application to legalize the building/ land use?		
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?		No
Is the property located in a heritage area or contains any heritage significant buildings?		No
Does the property fall inside the urban edge?	Yes	

PART B: APPLICATION

1. WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

<input type="checkbox"/>	Rezoning	<input checked="" type="checkbox"/>	Subdivision	<input checked="" type="checkbox"/>	Removal/Suspension Amendment of restrictive conditions	<input type="checkbox"/>	Consent use
<input type="checkbox"/>	Permanent Departure	<input type="checkbox"/>	Consolidation	<input type="checkbox"/>	Closure of public place	<input type="checkbox"/>	Rectification/ disestablishment of HOA
<input type="checkbox"/>	Temporary Departure	<input type="checkbox"/>	Amendment of condition(s) of approval	<input type="checkbox"/>	Extension of validity period of approval	<input type="checkbox"/>	Amendment/cancel ation of approved subdivision plan
<input type="checkbox"/>	Determination of a zoning	<input type="checkbox"/>	Occasional use	<input type="checkbox"/>	Permission in terms of zoning scheme	<input type="checkbox"/>	Permission in terms of condition of approval
<input type="checkbox"/>	Other	<input type="checkbox"/>	Technical Approval	<input type="checkbox"/>	Exemption	<input type="checkbox"/>	

Details of the Proposal: (Brief description of proposal (not a full motivation))

Application is hereby made i.t.o. the Stellenbosch Municipality Planning By-Law, 2015 for the subdivision of Erf 3818, Stellenbosch and for the removal of all restrictive title conditions.

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

RELEVANT PLANNING CONSIDERATIONS		
(a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such?	YES	
Application is made for the removal of all restrictive title conditions.		
(b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other?	YES	
An additional erf will be the result of the application for which services will be required.		
(c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units?	YES	
Middle Income.		
(d) In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments?		
Subdivision will result in smaller erven which are more affordable than larger erven.		

PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION SCRUTINY

The following minimum documentation **must** be attached to this pre-application scrutiny form:

- 1. Locality plan**
- 2. Layout Plan of proposal** (e.g. copy of existing building plan, indicating proposal on site plan, etc.)
- 3. Full copy of the title deed or Conveyance Certificate**

Please Note:

- The Municipality may request any other information deemed necessary for the purpose of this pre-application scrutiny.
- If an incomplete pre-application scrutiny form or the required minimum supporting documents are not submitted the pre-application scrutiny form will not be accepted by the Municipality.

DECLARATION: I hereby confirm that the information contained in this pre-application scrutiny form and accompanying documentation is complete and accurate.

Applicant's signature: *Uthman Khan*

Date: 18 Aug 2021

FOR OFFICE USE:

Municipal Stamp
Received by: _____
Date: _____

DETERMINATION BY AUTHORISED OFFICIAL

Additional Information		Pre-Application Consultation		Application Ready	
Sign:		Date:			

APPLICANT INFORMED BY RESPONSIBLE OFFICIAL

Sign:	Date:
-------	-------