

**KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK  
IN DIE STELLENBOSCH MUNISIPALE GEBIED**

**AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES OP ERF 3829 (6  
HOFSTRAAT) EN 3906 (7 A.P.VENTERSTRAAT), STELLENBOSCH**

**Aansoeker:** Arch Town Planners (Pty) Ltd – Marike Bolz  
Kontakbesonderhede: 072 480 5838

**Eienaars:** Erf 3829: Herman Bosman, Kontakbesonderhede: 083 324 9959  
Erf 3906: Darkmoon Technologies, Kontakbesonderhede: 076 150 5259

**Aansoeknommer:** Erf 3829 LU/13756  
Erf 3906 LU/13754

**Verwysingsnommer:** Erf 3829 en 3906, Stellenbosch

**Eiendomsbeskrywing:** Erf 3829 en 3906, Stellenbosch

**Fisiese Adres:** Erf 3829, 6 Hofstraat, Uniepark, Stellenbosch  
Erf 3906, 7 A.P. Venterstraat, Uniepark, Stellenbosch

**Beskrywing van aansoek:**

- a) Die aansoek vir oorweging is 'n aansoek ingevolge artikel 15(2)(f) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning (2015) vir die opheffing van die beperkende titelaktevoorwaardes vervat in die volgende Titelaktes:
- **Erf 3829, Titelakte Nr. T22152/2020:** Klousules C.5 en C.6(a), (b), (c) en (d)
  - **Erf 3906, Titelakte Nr. T40214/2019,** Klousules (III)5 en 6(a), (b), (c) en (d) en (IV)1
- om toe te laat vir 'n motorhuis om op elkeen van die erwe gebou te kan word en om die eienaars in staat te stel om die erwe te kan ontwikkel in lyn met die regulasies van die Stellenbosch Munisipaliteit: Soneringskema Verordening, 2019

Kennis word hiermee gegee in terme 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/documents/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 beskikbaar te stel.

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, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: **Arch Town Planners, (Marike Bolz): [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za)** Deur 'n beswaar, kommentaar of versoë 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 vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **10 Junie 2022**.

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 geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 072 480 5838.

**NOTICE OF LAND DEVELOPMENT APPLICATION  
IN THE STELLENBOSCH MUNICIPAL AREA**

**APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 3829 (6 HOF STREET) AND ERF 3906 (A.P VENTER STREET) STELLENBOSCH**

**Applicant:** Arch Town Planners (Pty) Ltd – Marike Bolz  
Contact Number: 072 480 5838,  
e-mail: [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za)

**Owner:** Erf 3829: Herman Bosman, contact details: 083 324 9959  
Erf 3906: Darkmoon Technologies, contact details: 076 150 5259

**Application number:** Erf 3829 LU/  
Erf 3906 LU/13754

**Reference number:** Erf 3829 and 3906, Stellenbosch

**Property Description:** Erf 3829 and 3906, Stellenbosch

**Physical Address:** Erf 3829, 6 Hof street, Uniepark, Stellenbosch  
Erf 3906, 7 A.P. Venter street, Uniepark, Stellenbosch

**Description of proposal:**

- a) Application is made in terms of Section 15(2)(f) of the Land Use Planning By-Law (2015) for the removal of the restrictive title deed conditions contained in the following Title Deeds:
- **Erf 3829, Title Deed T22152/2020:** Condition C.5 and C.6(a), (b), (c) en (d)
  - **Erf 3906, Title Deed. T40214/2019,** Condition (III)5 en 6(a), (b), (c) en (d) en (IV)1 to allow the owners of each erf to construct a garage on their property.

The removal of these restrictive title deed conditions will also enable the owners to develop their erven in line with the regulations of the Stellenbosch Zoning Scheme Bylaw, 2019.

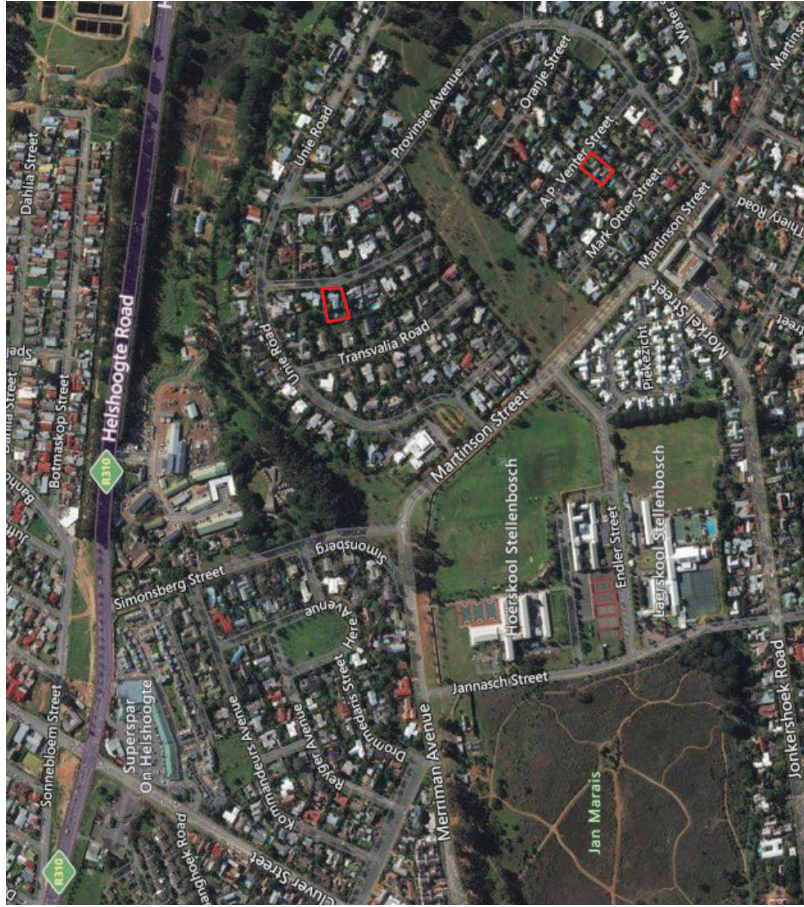
Notice is hereby given in terms of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation 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 can be requested from the Applicant.

Written comments, 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 in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: **Arch Town Planners (Marike Bolz), [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za)**. 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 from the date of this notice to be received on or before the closing date of **10 June 2022**.

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 072 480 5838 during normal office hours.

# REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS

## ERF 3829 & ERF 3906 STELLENBOSCH



DECEMBER 2021

SUBMITTED TO:  
STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:

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## 1. INTRODUCTION

### 1.1 Background Information

Erf 3829 and Erf 3906, Stellenbosch (hereafter referred to as 'the application sites'), is conventional residential erven situated within the Stellenbosch Municipal area. The owners of the properties wishes to build garages onto the existing houses, in line with the building parameters allowed for in the Stellenbosch Zoning Scheme (2019). The Title Deed conditions of these properties places restrictions on the street and common boundary building lines which is more restrictive than that of the Zoning Scheme and makes it almost impossible to fit garages onto the properties. As with most of the erven in Unie Park, the Title Deed conditions which was attached to these erven are considered to be outdated and constricting optimal land use of the site.

As the removal of Title Deed Conditions is a very costly and lengthy process, this application seeks to remove all Title Deed conditions which restricts the land use of the properties, which will enable the owners in future, to extend their houses in line with that allowed for in the updated and more applicable Zoning Scheme.

### 1.2 Planning Brief

In light of the above information, Arch Town Planners (Pty) Ltd has been appointed by the owners of the application sites to prepare and submit the required land use application to the Stellenbosch Municipality to remove the relevant restrictive title deed conditions.

Please refer to the attached Power of Attorney (**Annexure A**).

### 1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially applies, in terms of Sections 15(2)(f) of the Stellenbosch Municipality Land Use By-Law, 2015 (hereafter referred to as 'the By-Law') for the following:

i. The **removal of restrictive title deed conditions** from Deed of Transfer No. T22152/2020 which read as follows:

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

C.6 (a) *dit mag nie onderverdeel word nie*

(b) *Slegs een woning, tesame met die buitegeboue wat gewoonlik 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 20 voet van die straatlyn wat een of meer grense van hierdie erf uitmaak, opgerig word nie, asook nie binne 10 voet van die agtergrens of sygrens geneem daarvan e naan 'n aangrensende erf nie.*

Erf 3906 and Erf 3829, Stellenbosch | Removal of Restrictive Title Deed Conditions

ii. The **removal of restrictive title deed conditions** from Deed of Transfer No. T40214/2019 which read as follows:

(III).5 *Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir ander doel as wat in hierdie voorwaardes bepaal word nie.*

(III).6 (a) *dit mag nie onderverdeel word nie*

(b) *Slegs een woning, tesame met die buitegeboue wat gewoonlik 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 20 voet van die straatlyn wat een of meer grense van hierdie erf uitmaak, opgerig word nie, asook nie binne 10 voet van die agtergrens of sygrens geneem daarvan e naan 'n aangrensende erf nie.*

(IV).1 *Dan geen persoon te enige tyd deur homself of tesame met sy vrou of enige minderjarige kind of kinders meer as een onbeboude erf in die dorp Stellenbosch Dorp Uitbreiding Nr. 10 mag bekom of die geregistreerde eienaar daarvan word nie.*

This report serves as motivation for the above-mentioned application. The official application form is attached to this report as **Annexure B**.

## 2. PROPERTY DESCRIPTION

### 2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf size	Title Deed	Restrictive Title Deed Conditions
Erf 3829, Stellenbosch (6 Hof Street)	Hermanus Bosman Marie Bezuidenhout	1 550 m <sup>2</sup>	T22152/2020	C.5 and C.6(a) – (d)
Erf 3906, Stellenbosch (7 A.P. Venter Street)	Darkmoon Technologies Elendoms Beperk	1 221 m <sup>2</sup>	T000040214/2019	(III) 5 and 6(a) – (d) and (V) 1

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deeds as well as Section 1.3 above for the list of title deed conditions which restricts the future land use of the erven.

Erf 3906 and Erf 3829, Stellenbosch | Removal of Restrictive Title Deed Conditions

2.2 Locality and Context

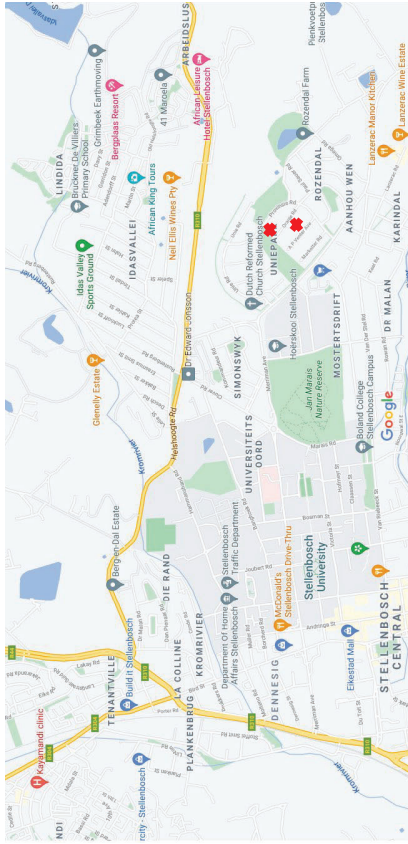


Figure 1 Locality of Application Sites (Stellenbosch)

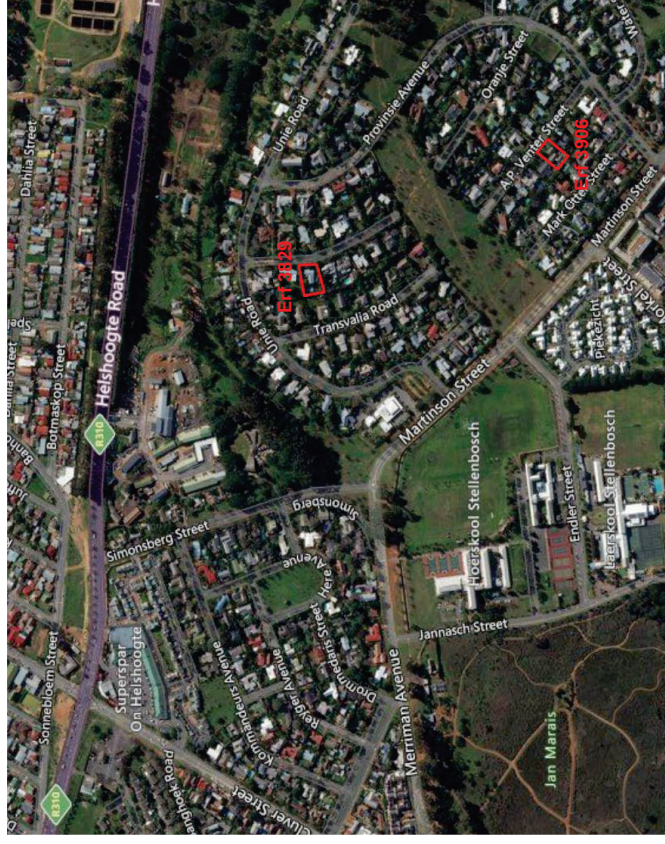


Figure 2 Locality of Application Sites (Uniepark)

Please refer to Figures 1 and 2 above for the locality of the application sites within Stellenbosch and Uniepark. Both sites are located in Unie Park, Stellenbosch. Unie Park is one of the older residential suburbs in Stellenbosch with predominantly conventional residential erven. The application sites are within walking distance from both Stellenbosch Primary and High Schools Erf 3829 (6 Hof Street) is situated directly west of Hof Street with access gained from Hof Street. Erf 3906 (7 A.P. Venter) is situated directly south-west of A.P. Venter Street with access gained from A.P. Venter Street. Figures 3 and 4 show the aerial view of Erf 3829 and Erf 3906 respectively.



Figure 3 Aerial view of Erf 3829

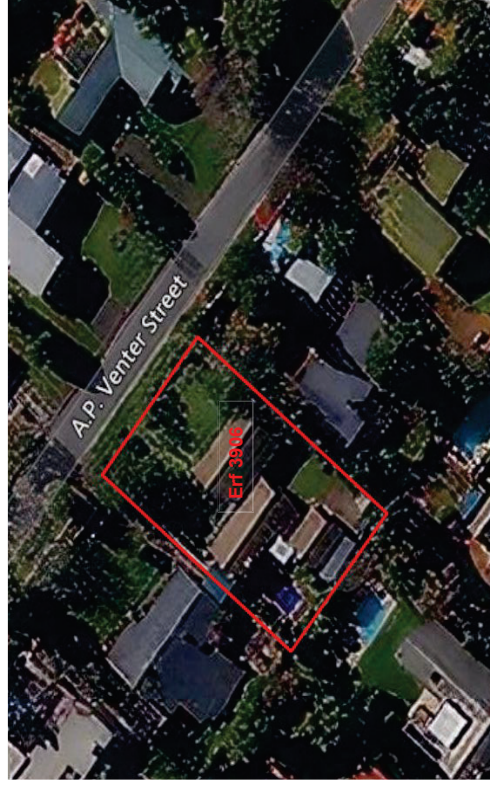


Figure 4 Aerial view of Erf 3906

### 2.3 Current Zoning and Land Use

The zoning of properties is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019. According to the zoning scheme the site is zoned as **Conventional Residential Zone**, which allows for the following land uses on the site:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> <li>Dwelling house</li> </ul>	<ul style="list-style-type: none"> <li>Bed and breakfast establishment</li> <li>Home day care centre</li> <li>Home occupation practice</li> <li>Home lodging</li> <li>Second dwelling</li> <li>Occasional use (one event/year)</li> <li>Private road</li> </ul>	<ul style="list-style-type: none"> <li>Commune</li> <li>Extramural facility</li> <li>Group housing</li> <li>Guest house</li> <li>House shop</li> <li>Occasional use (&gt;one event/year)</li> <li>Tourist dwelling unit</li> <li>Additional uses exceeding parameters in this chapter</li> </ul>

Table 2. Summary of land uses

The following building development parameters area applicable to Conventional Residential zoned erven:

Area of Land Unit	Street Boundary Building Lines	Common Boundary Building Lines	Coverage	Height
501m <sup>2</sup> - 1 500m <sup>2</sup>	4m and 1m for garage	2.5m and 0m for garage	The greater of 300m <sup>2</sup> or 50%	2 Storeys

Table 3 Building development parameters

As can be seen from the above two tables and the title deed conditions listed under Section 1.3 above, the title deed conditions are more restrictive than the Zoning Scheme.

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Overview

The proposed developments entail the construction of a garage for each property. The proposed double garage for Erf 3829 is to be situated on the southern boundary, adjacent to Erf 3830. It will be set back almost 10m from the street, which provides ample space for vehicles/visitors to park on the property, in front of the garage. Please refer to Figures 5 and 6 below for the proposed site plan and elevation drawings. Please refer to Annexure E for higher resolution plans.

The proposed double garage for Erf 3906 will be situated at the rear of the property, in the southern corner. The garage will be accessed via a 3.15m access road which will run from the street, along the boundary of Erf 3907 to the garage. Please refer to Figures 7 and 8 for the proposed site plan and elevations drawings. Please also refer to Annexure F for the higher resolution plans.

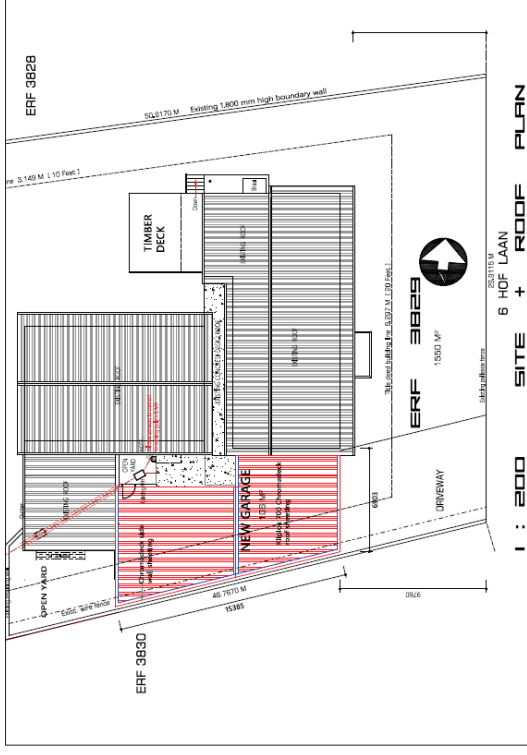


Figure 5 Proposed garage on Erf 3829 (Site Plan)

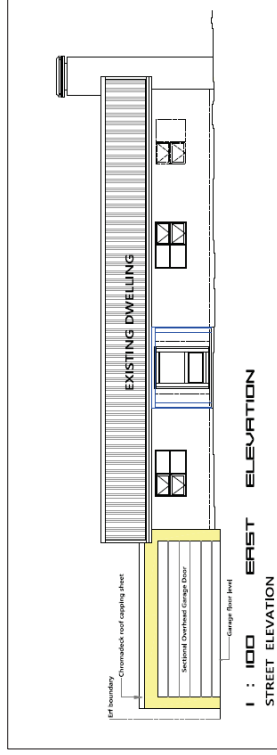


Figure 6 Proposed garage on Erf 3829 (Elevation)

### 3.2 Development Parameters

Table 4 below provides a comparison between the prescribed development parameters (for a garage) of the zoning scheme and those specified in the Title Deed:

COMPARISON OF DEVELOPMENT PARAMETERS OF: CONVENTIONAL RESIDENTIAL ZONE (GARAGE) VS TITLE DEED:					
Development Rule	Permissible		Proposed	Applications Required	
	Zoning Scheme	Title Deed		Zoning Scheme	Title Deed
Street Boundary Building Lines	1m	6.3m	9.7m (Erf 3829) > 6.3m (Erf 3906)	Compliant	Compliant
Common Boundary Building Lines	0m	3.15m	0m (for both erven)	Compliant	Remove
Coverage	50%	50%	50%	Compliant	Compliant
Height (garage)	1 Storey	n/a	1 Storey	Compliant	n/a

**Table 4** Compliance of Proposed Garage with Land Use Parameters

The proposed development complies with all the development parameters of the Zoning Scheme, but it extends beyond the common boundary building lines prescribed in the Title Deed. Though the proposed development complies with the title deed conditions in terms of street building line, coverage and number of dwelling units (being only one) it is proposed to remove all the restrictive title deed conditions which is more restrictive than the Zoning Scheme. This will enable the owners to develop the application site in line with the latest land use management legislation, in the foreseeable future. Any future additional development of the application site, will however, be subject to building plan scrutiny and approval.

### 4. MOTIVATION

It is important to note that prior to the existence of zoning schemes, title deeds where used to govern and guide the development (by way of various conditions) of properties. Title deed conditions were used to regulate and protect the existing rights of all property owners. Without arguing that restrictive title deed conditions are redundant, it is motivated that Zoning Schemes and Municipal Policies now replaces the need for title deeds to govern the development of properties.

It should be noted that the application only involves the removal of restrictive title deed conditions to allow for the proposed garages to be built on the building lines as allowed for in the Zoning Scheme. Though the proposed garage does not impact on or contravene the restrictions referring to the street building lines, coverage, only one building and no subdivision of the erf, it is motivated that these conditions should also be removed as part of this application, to allow for future development (if any) to be in line with and governed by the applicable Zoning Scheme. The removal of restrictive title deed conditions is a

very costly and lengthy application process, and it is sensible for the landowner to address all issues in this application. This application is therefore merely to align the development rights of the application site with the more relevant and current Zoning Scheme and Policies of the Stellenbosch Municipality.

Even with the approval of the removal of restrictive title deed conditions, any further development on the application site will still be regulated by the development parameters of the Conventional Residential zone a (as listed in Tables 2 and 3 of this report).

Section 65(1) of the By-law, sets out certain criteria which needs to be met in consideration of an application by the decision-making authorities. In line with this section, Table 5, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(f) of the By-law.
b. Procedure followed in processing the application.	To be decided. The proposed development was presented to the Municipality by means of pre-application consultation. See <b>Annexure G</b> for feedback received during the pre-application scrutiny process. All relevant and required documentation are attached to this application and motivation.
c. Desirability of land use	The applications for the removal of restrictive title deed conditions will not affect the existing or future land use of the site. The land use will stay as is, being conventional residential. It is further motivated that: <ul style="list-style-type: none"> <li>- The approval of the application will not have a negative impact on the surrounding properties as it is in character with similar developments in the immediate and surrounding residential neighbourhood.</li> <li>- The approval of this application will not result in an unusual advantage for the owners of the application site. Any future development will have to comply with the provisions of the applicable Zoning Scheme.</li> <li>- The proposed garage, resulting in a marginal increase in coverage is still way below the permissible coverage and will not result in the overdevelopment of the site. It is appropriate in the context of the area.</li> <li>- The existing rights of the surrounding neighbours will not be impacted in a negative way if the title deed restrictions are removed.</li> <li>- The removal of the title deed restrictions will have no impact on any of the infrastructure services in the area.</li> </ul>
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.

e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. Impact on municipal engineering services.	None
i. The IDP and SDF	<p>Stellenbosch Municipality recently approved a new MSDF, which is used to guide land use decisions in both the short and long term. This document conceptualizes seven core principles. While not all these principles are of pertinence to this application, the relevant principles are indicated below.</p> <p><i>Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas:</i> This application will not have any impact on the Municipality's natural environment and farming areas as the proposed development is located well within the urban edge.</p> <p><i>Respect and grow cultural heritage:</i> In line with the Stellenbosch Municipality's SDF, the proposed development will contribute to sensitive densification of an established conventional residential area.</p> <p><i>Clarify and respect the different roles and potentials of existing settlements:</i> As identified throughout this report, the application site is located within an area earmarked for conventional residential development. By allowing for the removal of the restrictive title deed conditions, the approval thereof will contribute to realising the potential of the conventional residential property to be sensitively densified.</p> <p><i>Ensure balanced, sustainable communities:</i></p> <p>It is required that future development within Stellenbosch take cognisance of the fact that the municipality is experiencing increased congestion. The removal of the title deed restrictions could allow for a second dwelling unit to be developed on the erf (with Council's consent). As per the SDF, development and densification must be prioritised within a radius of 1km of residential areas. It is important that the sensible densification in Stellenbosch should be supported to allow for the optimal use of land, services and infrastructure (including public transport).</p> <p>Furthermore, some of the main principles of the SDF relevant to this application includes:</p> <ul style="list-style-type: none"> <li>- The principle of appropriate densification,</li> <li>- Development approvals should be guided by the need to achieve the settlement densities needed to make the public transport system financially and</li> </ul>

	operationally viable.
-	Subdivisions, second dwellings, sectional title, re-development of existing low-density areas, infill and brownfield land opportunities should be prioritized over greenfield sites, as guided by the SDF.
	The application promotes all the above highlighted principles of the SDF.
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes densification. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A
p. National policies, norms, and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.



r. Chapter VI of the Land Use Planning Act	<p><b>Spatial Justice:</b> Aligned. The proposal includes an opportunity of a second dwelling within proximity of various schools, health facilities and other points of interest.</p> <p>Considering the location of the property, it may be justified that the property owner deserves the opportunity of developing the property to its maximum potential, whilst being sensitive towards the character of the area.</p> <p><b>Spatial Sustainability:</b> Aligned. The proposal complies with this principle by ensuring that the development of the property will create a more compact Stellenbosch. It will also contribute to the promotion of land development in a location that will limit urban sprawl.</p> <p><b>Efficiency:</b> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land.</p> <p><b>Good Administration:</b> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><b>Spatial Resilience:</b> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>
s. Applicable provisions of the zoning scheme	As discussed, the proposed development is in line with the provisions of the Zoning Scheme.

Table 5 Assessment of Application in terms of Section 65 of the By-law

**5. CONCLUSION**

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. In light of the above information, Council is respectfully requested to favourably consider the application for the following:

- i. The **removal of restrictive title deed conditions** from Deed of Transfer No. T22152/2020 which read as follows:

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

*C.6 (a) dit mag nie onderverdeel word nie*

- (b) *Slegs een woning, tesame met die buitegeboue wat gewoonlik 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 20 voet van die straatlyn wat een of meer grense van hierdie erf uitmaak, opgerig word nie, asook nie binne 10 voet van die agtergrens of sygrens geneem daarvan e naan 'n aangrensende erf nie.*

- ii. The **removal of restrictive title deed conditions** from Deed of Transfer No. T40214/2019 which read as follows:

*(III).5 Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir ander doel as wat in hierdie voorwaardes bepaal word nie.*

*(III).6 (a) dit mag nie onderverdeel word nie*

- (b) *Slegs een woning, tesame met die buitegeboue wat gewoonlik 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 20 voet van die straatlyn wat een of meer grense van hierdie erf uitmaak, opgerig word nie, asook nie binne 10 voet van die agtergrens of sygrens geneem daarvan e naan 'n aangrensende erf nie.*

*(IV).1 Dan geen persoon te enige tyd deur homself of tesame met sy vrou of enige minderjarige kind of kinders meer as een onbeboude erf in die dorp Stellenbosch Dorp Uitbreiding Nr. 10 mag bekom of die geregistreerde elenaar daarvan word nie.*

Report compiled by:



Marike Bolz (Director)  
for Arch Town Planners (Pty) Ltd  
December 2021

# SKETCH DRAWINGS



PROJECT MANAGEMENT  
ARCHITECTURAL DRAWINGS

Mobile : 082 491 021 7 P O Box 12519  
Office : 021 - 887 8852 Die Boord  
E - Mail : DLRBD@MWEB.CO.ZA Stellenbosch  
SACAP No. ST 2541 7613  
SAIAT No 32979

Project \_\_\_\_\_

**PROPOSED NEW GARAGE  
ON ERF 3829 , 6 HOF LAAN ,  
UNIEPARK , STELLENBOSCH**

Client \_\_\_\_\_

**H. BOSMAN**

Drawing \_\_\_\_\_

**SITE PLAN**

Scale **1 : 100** Drawn **DLR**

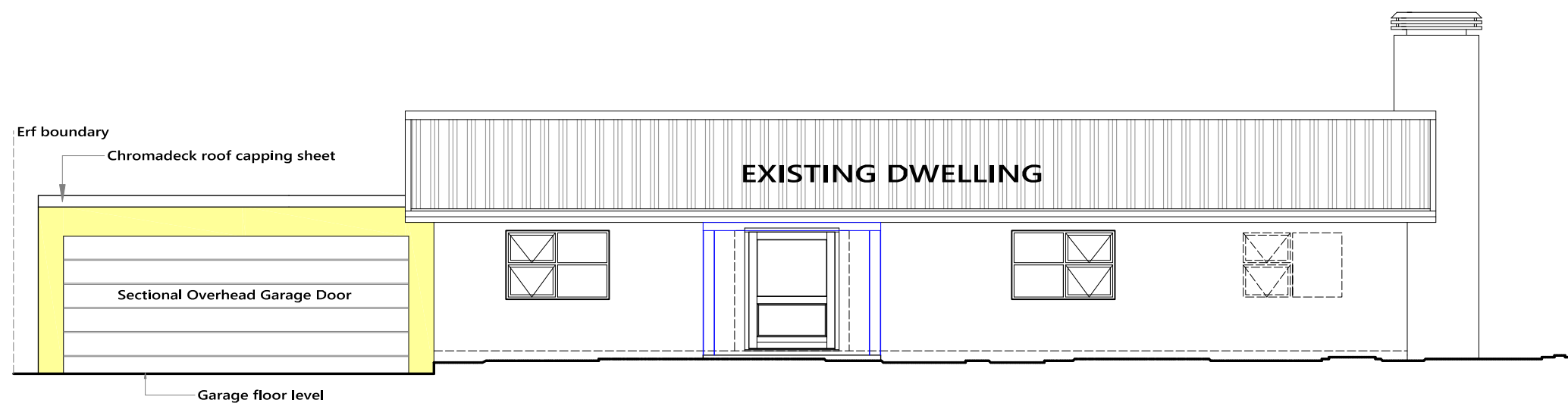
Revision : **007-C** Date **07 / 12 / 2021**

Drawing No. \_\_\_\_\_

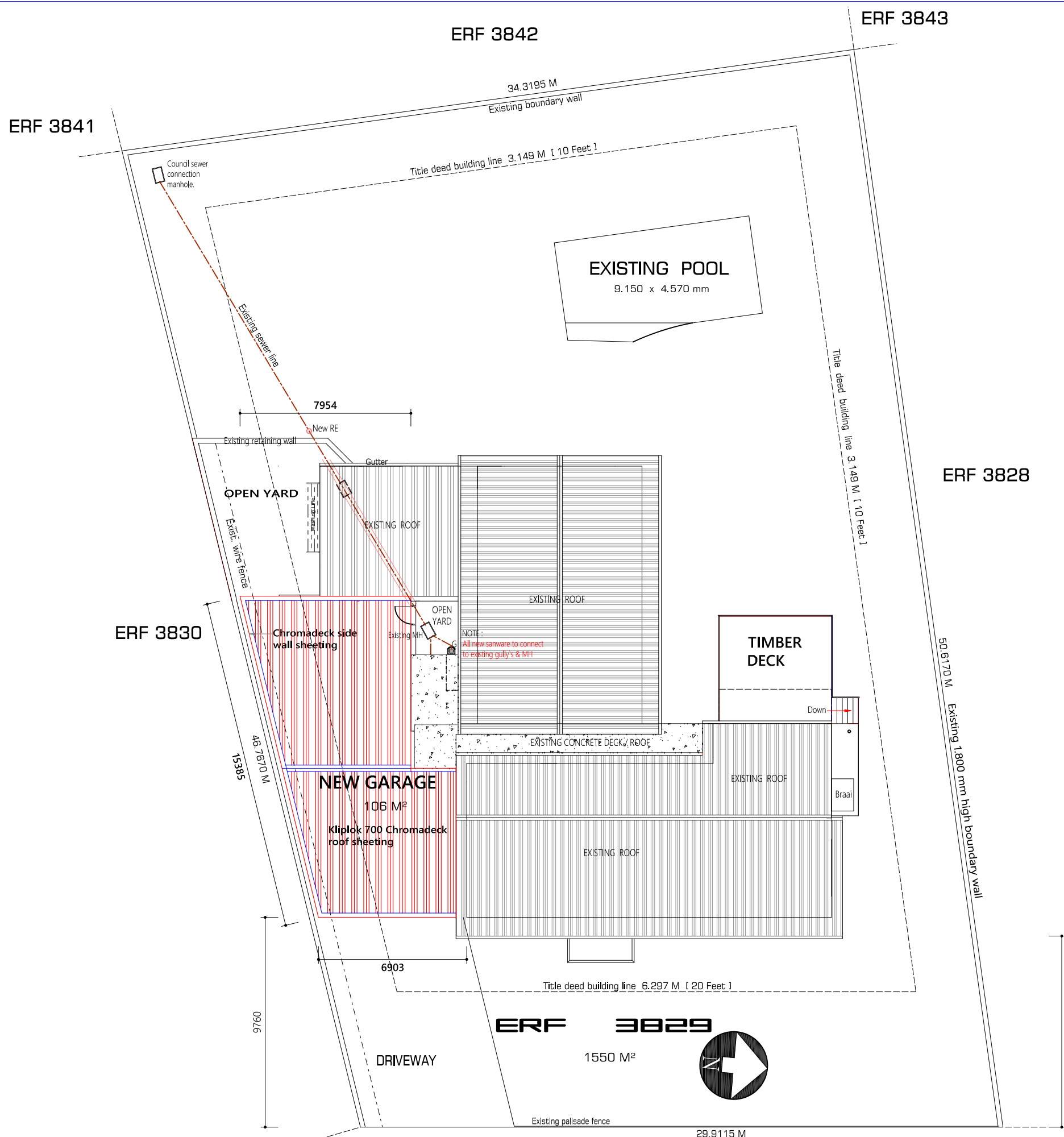
**2021 / 12 / 007C - 2**

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**PLOT SIZE = A 3**



**1 : 100 EAST ELEVATION  
STREET ELEVATION**



1 : 200 SITE + ROOF PLAN

## SKETCH DRAWINGS

COVERAGE :

ERF SIZE = 1550 M<sup>2</sup>  
 GROUND FLOOR AREA = 243 M<sup>2</sup>  
 BASEMENT FLOOR AREA = 177 M<sup>2</sup>  
**NEW GARAGE = 106 M<sup>2</sup>**

COVERAGE = 34%



BUILDING DESIGNS  
 PROJECT MANAGEMENT  
 ARCHITECTURAL DRAWINGS

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 SACAP No. ST 2541 7613  
 SAIAT No 32979

Project \_\_\_\_\_

**PROPOSED NEW GARAGE  
 ON ERF 3829 , 6 HOF LAAN ,  
 UNIEPARK , STELLENBOSCH**

Client \_\_\_\_\_

**H. BOSMAN**

Drawing \_\_\_\_\_

**SITE PLAN**

Scale 1 : 100 Drawn DLR

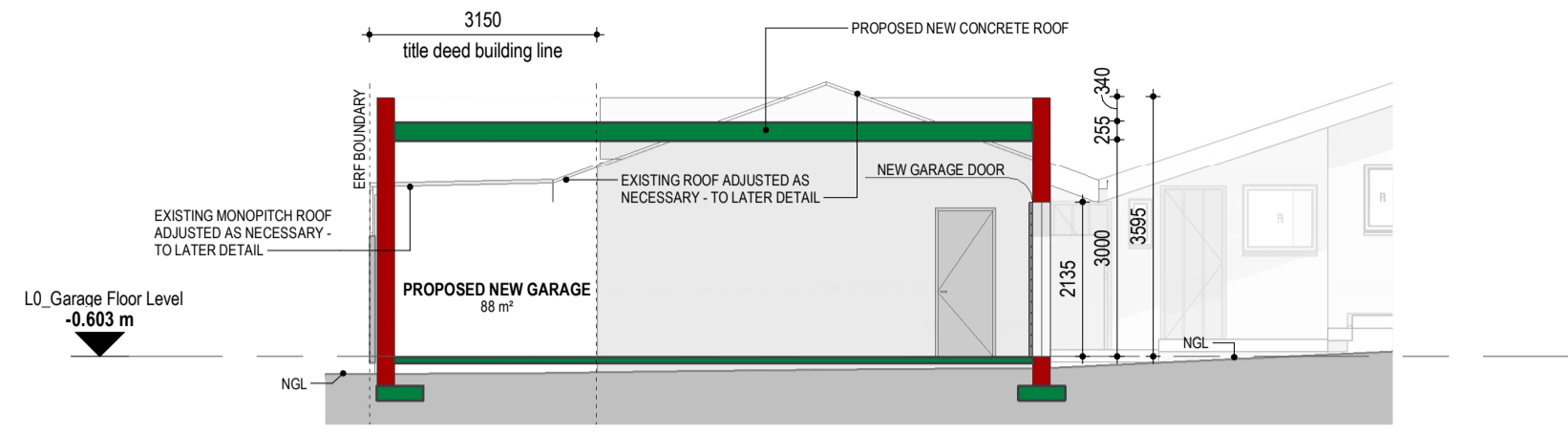
Revision : 007-C Date 07 / 12 / 2021

Drawing No. \_\_\_\_\_

**2021 / 12 / 007C - 1**

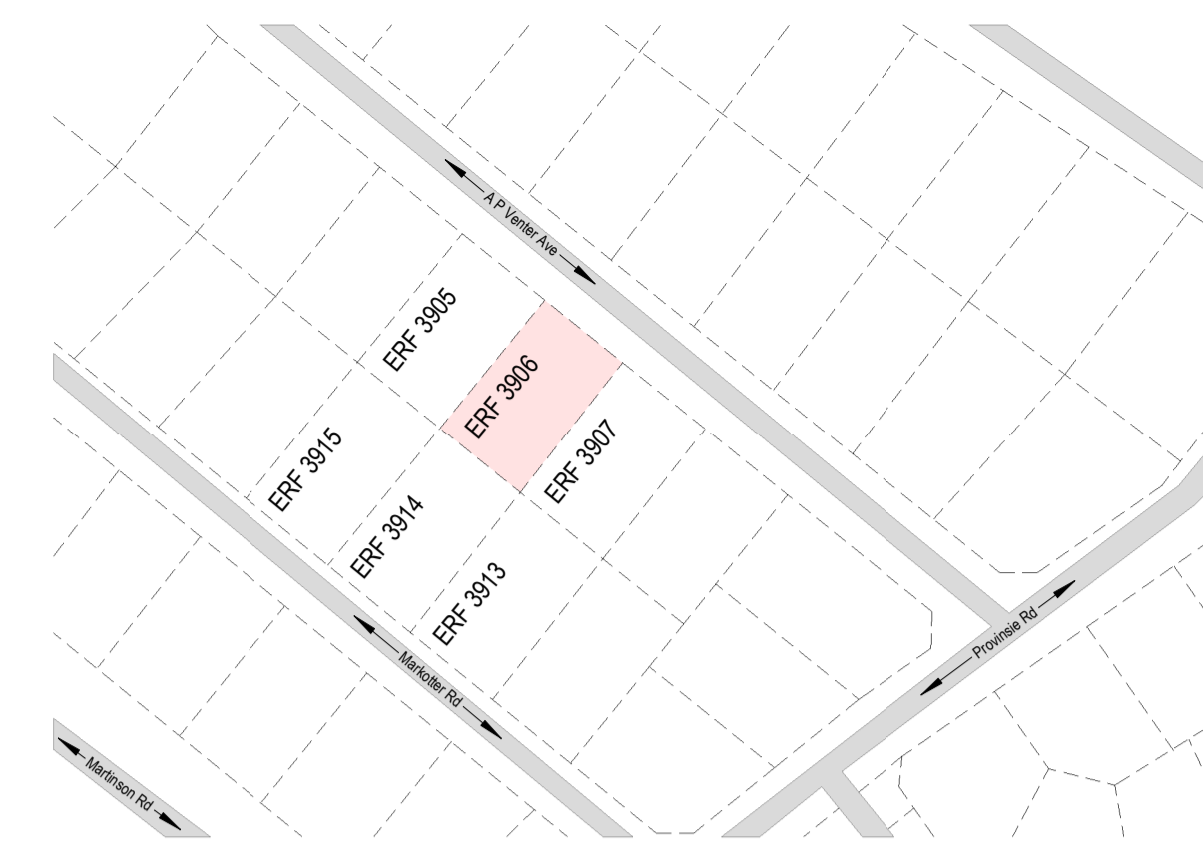
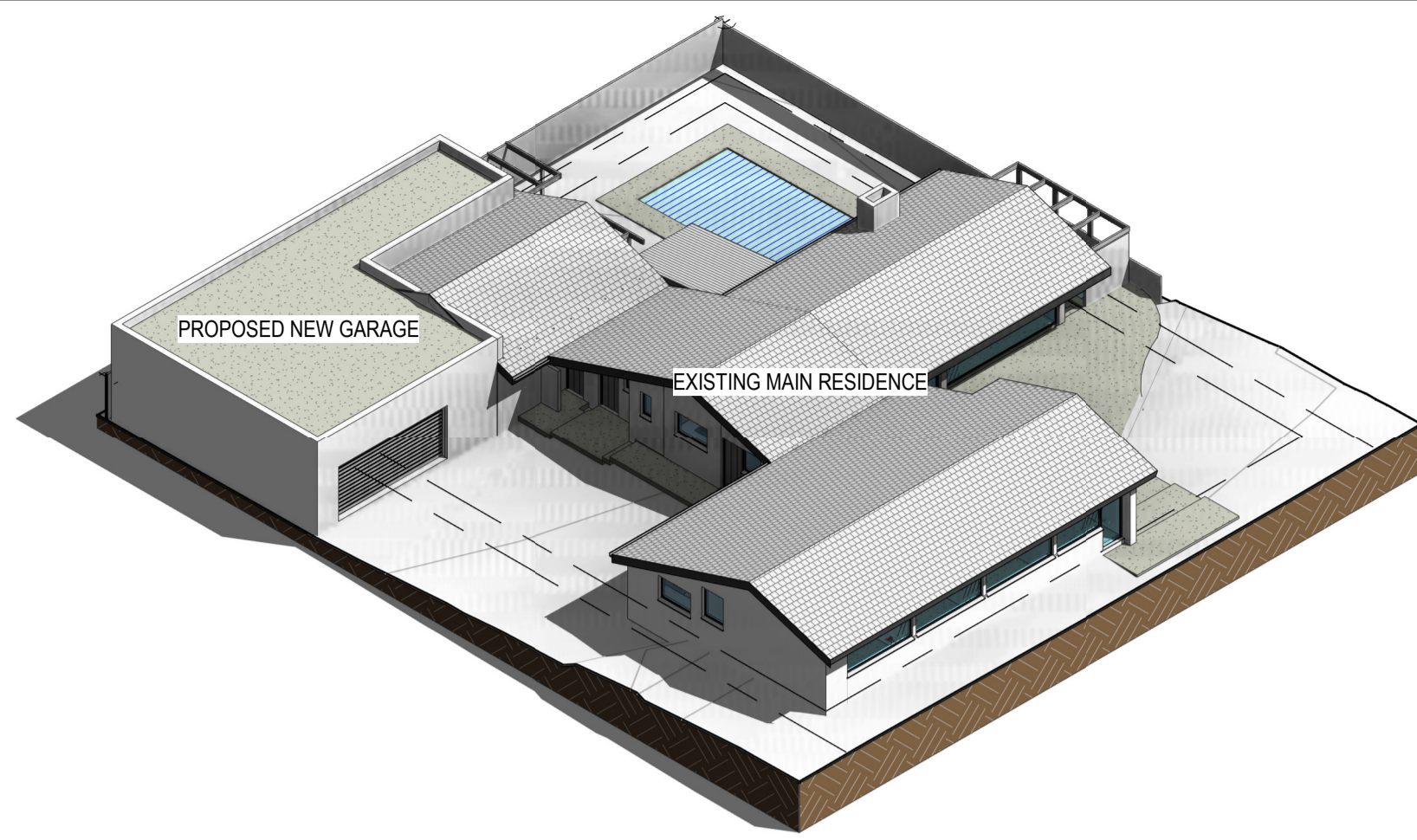
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PLOT SIZE = A 3



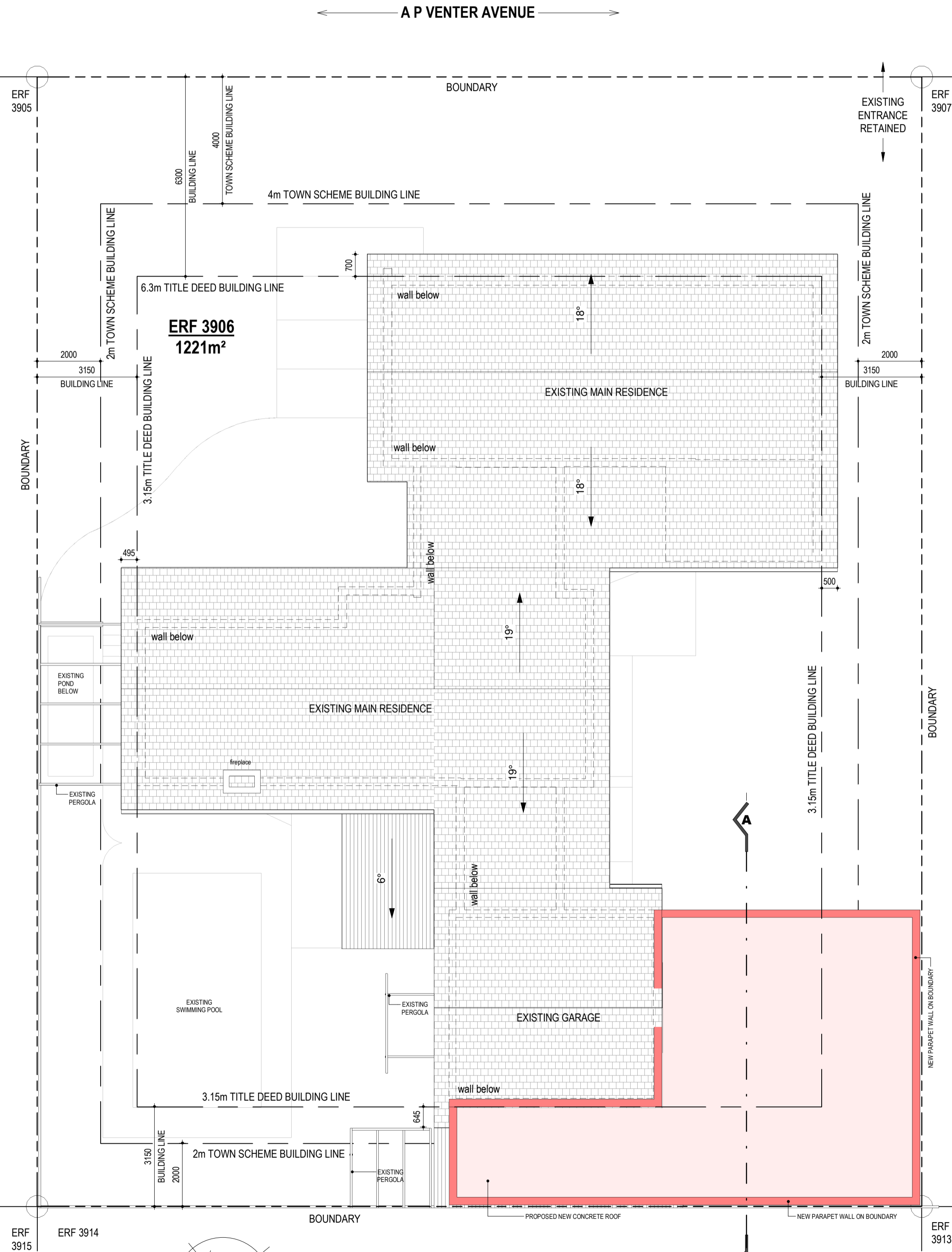
Section A-A

SCALE 1 : 100



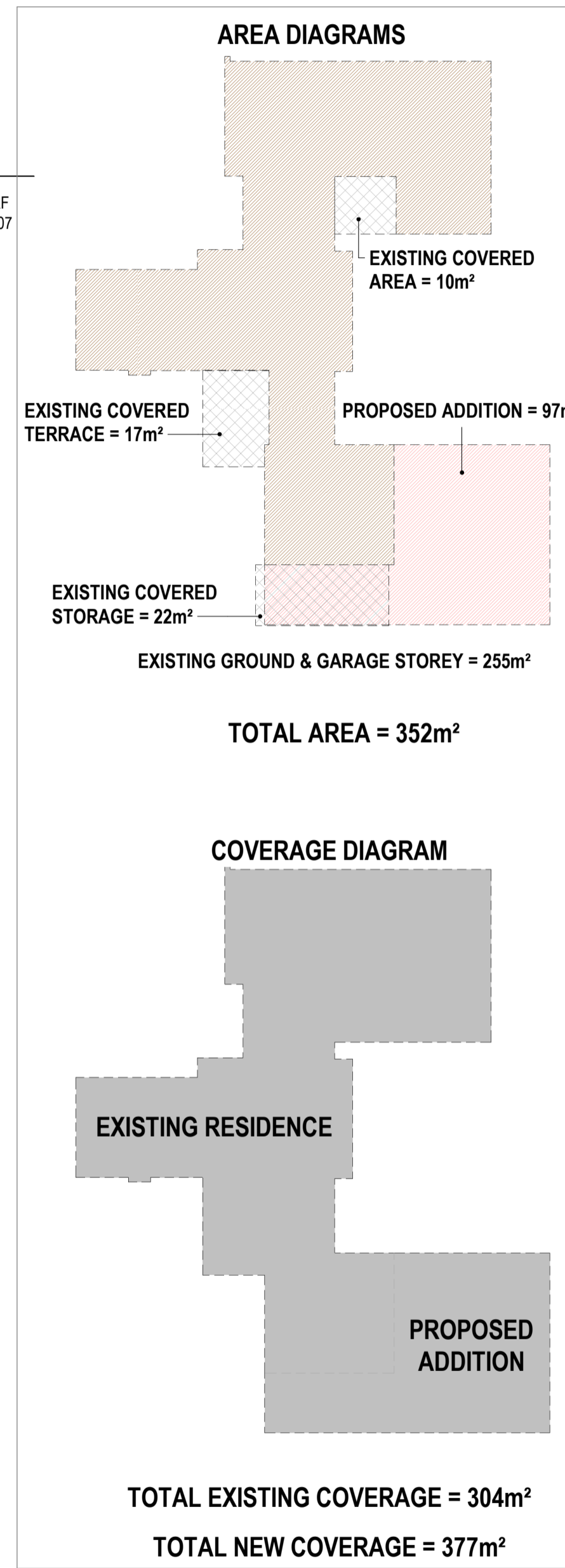
Locality Plan

SCALE 1 : 2000

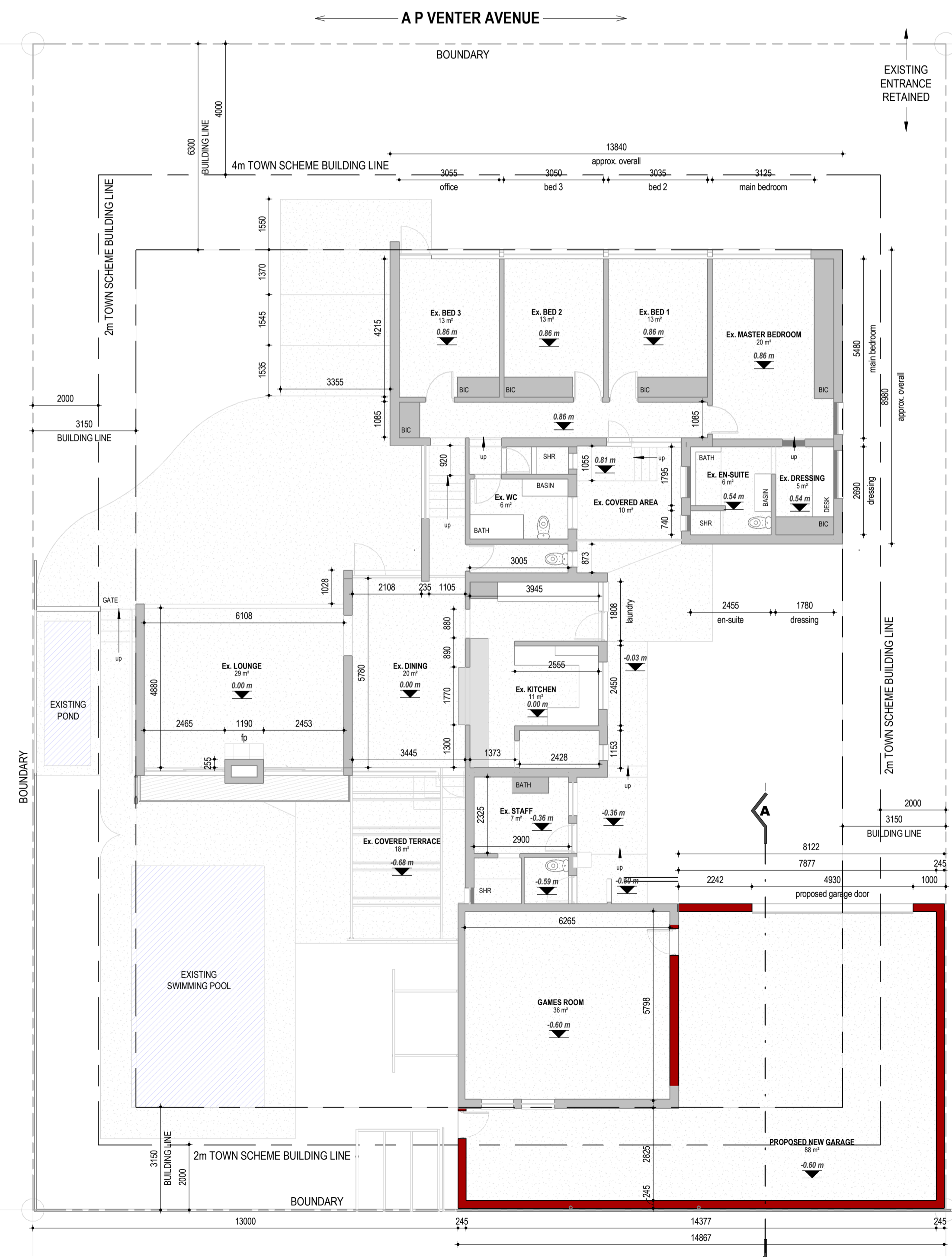


Site Plan

SCALE 1 : 100



SCHEDULE OF RIGHTS		
Erf Nr:	3906	
Street Address:	07 A P Venter Ave, Uniepark, Stellenbosch	
Zoning:	Single Residential	
Title Deed Building Lines:		
On Street:	6.3m	
On Sides & Back:	3.15m	
Local Auth. Building Lines:		
On Street:	4.0m	
On Sides & Back:	2.5m	
Erf Area:	1221m²	
Height Restriction:	8m	
	<b>Permitted</b>	<b>Actual</b>
Coverage Area:	610.5m²	377m²
Coverage:	50%	30.9%



Ground Storey

SCALE 1 : 100

**general notes:**

No amendments or alterations are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.2 May 2018 applies. The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works.  
 The contractor and sub-contractors shall insure their workmen in terms of the COID Act of 1997 and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.  
 Building to be set out by a registered Land Surveyor.  
 Final levels of buildings to be confirmed with architect.  
 Contractor to make adjustments on UFLF to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.  
 Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.  
 All existing trees and vegetation to be protected against any damage.  
 All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.  
 SUPERVISION BY ARCHITECT  
 The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

**Area Schedule**

Name	Area
New Garage	97 m²
Existing Main Dwelling	214 m²
Existing Double Garage	41 m²
<b>Grand total</b>	<b>352 m²</b>

No.	Description	Date
1	Issue to Town Planner for Approval	01 Jan 2022

**issue status**

**FOR LOCAL AUTHORITY APPROVAL**

**notes**

The design on this drawing remains the property of the CLIENT (Only once paid for in full). Copyright Reserved All dimensions to be checked on site before any work is put in hand. ANY DISCREPANCY between all drawings should immediately be brought to the attention of the client / representative and resolved before work commences. This drawing is to be read in conjunction with SPECIFICATION OF MATERIAL & LABOUR for this project. Site instructions take preference over legend of materials.

**company**



Cliff Malm P+Arch 21016 - Contact: cm@solutionafrica | 082 903 9097  
 95 Deep Street Stellenbosch - La Gratitude Heritage Building

**project title**

**DARKMOON TECHNOLOGIES (PTY) LTD**

ERF 3906, 7 A P VENTER AVE, STELLENBOSCH

**drawing title**

**SITE DEVELOPMENT PLAN**

scale @ A1:	proj. no:	dwg. no:	rev. no:
As indicated	J018	SDP_001	1
date:	drawn:	m.l.	
01 Jan 22			

2022/01/01 11:55:04 AM

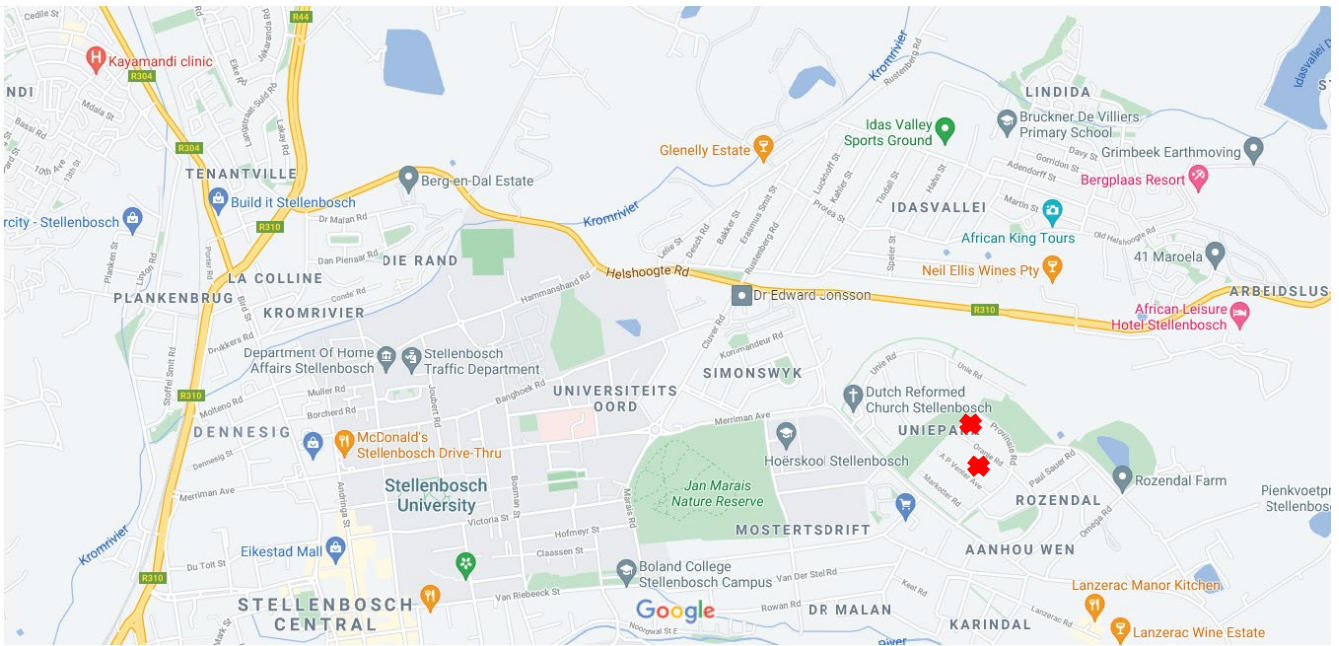


Figure 1 Locality of Application Sites (Stellenbosch)



Figure 2 Locality of Application Sites (Uniepark)