

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

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

Application Property Address: Corner of Piet Retief Street and Park Road
Stellenbosch
7600

Application Property Number: Erf 903 Stellenbosch

Applicant: Arch Town Planners (Pty) Ltd - Marike Bolz (072 480 5838)

Owner: Jacques Du Plessis Familie Trust

Application Reference: LU/10952

Application Type: Application is made in terms of section 15(2)(h) of the Stellenbosch Municipality Land Use By-law, 2015, for the **amendment and deletion of the following conditions of approval:**

Amendment of condition of approval 8.1, which condition read:

8.1 That the applicant replaces the existing window panes with frosted glass in respect of the lounge bar, all windows in bedroom 1, bedroom 4 and bedroom 5;

To read:

*8.1 That the applicant replaces the existing window panes with frosted glass in respect of ~~the lounge bar~~, all windows in bedroom 4 **6**, bedroom 4 and bedroom 5, **when converted to be used as part of the guest house.***

Removal of condition of approval 8.1, which condition read:

8.2 *That the existing wooden panels be reconstructed and or extended, to all same height for the entire length of the building to such an extent that all windows on that side of the building, be obscured.*

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/documents/planning-and-building-plans/planning-portal>. 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:

- i. The comments must be made in writing;
- ii. The comments must refer to the Application Reference Number and Address,
- iii. The name of the person that submits the comments;
- iv. The physical address and contact details of the person submitting the comments;
- v. The interest that the person has in the subject application;
- vi. 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: Marike Bolz, Arch Town Planners (Pty) Ltd, marike@archtownplanners.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 13 November 2020.

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 072 480 5838 during normal office hours.

Yours faithfully



M Bolz

Director

For Arch Town Planners (Pty) Ltd

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏNTEGREERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

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

Adres van aansoek eiendom: Hoek van Piet Retief Straat en Park Pad
Stellenbosch
7600

Aansoek eiendom beskrywing: Erf 903 Stellenbosch

Aansoeker: Arch Town Planners (Pty) Ltd - Marike Bolz (072 480 5838)

Eienaar: Jaques Du Plessis Familie Trust

Aansoek Verwysing: LU/10952

Tipe Aansoek: Die aansoek vir oorweging is 'n aansoek ingevolge artikel 15(2)(h) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015, vir die **wysig en verwydering van die volgende voorwaardes vir goedkeuring:**

Wysiging van voorwaarde vir goedkeuring 8.1, welke voorwaarde lui:

8.1 *Dat die applikant die bestaande vensters vervang met matglas ten opsigte van die sitkamer kroeg, alle vensters in slaapkamer 1, slaapkamer 4 en slaapkamer 5;*

Om te lees:

8.1 *Dat die applikant die bestaande vensters vervang met matglas ten opsigte van die ~~sitkamer kroeg~~, alle vensters in slaapkamer 4 6, slaapkamer 4 en slaapkamer 5, **wanneer dit omskep word om as deel van die gastehuis gebruik te word.***

Opheffing van voorwaarde vir goedkeuring 8.1, welke voorwaarde lui:

8.2 *Dat die bestaande houtpanele gerekonstrueer en / of verleng word, tot dieselfde hoogte vir die hele lengte van die gebou in so 'n mate dat alle vensters aan daardie kant van die gebou verduister word.*

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingediën is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>. 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:

- i. Die kommentaar moet skriftelik wees;
- ii. Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- iii. Die naam van die persoon wat die kommentaar lewer;
- iv. Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- v. Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- vi. 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: Wilhelm Esterhuizen, Arch Town Planners, marike@archtownplanners.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 13 November 2020.

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 072 480 5838 gedurende normale kantoor ure.

Die uwe

A handwritten signature in black ink, appearing to read 'M Bolz', written in a cursive style.

M Bolz

Direkteur

Vir Arch Town Planners (Edms) Bpk



Postal address: Postnet Suite #027
Private Bag X5071
Stellenbosch, 7600

Mobile: +27 (0)83 262 4843
Fax: +27 (0)86 216 9073
Email: wilhelm@archtownplanners.co.za

20 December 2019

Manager: Land Use Management Department
Stellenbosch Municipality
PO Box 17
Stellenbosch
7599

Dear Sir / Madam

AMENDMENT OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL: ERF 903 STELLENBOSCH AT THE CORNER OF PIET RETIEF STREET AND PARK ROAD

The proposed application and erf description above, refers.

The following documents are attached to this letter in support of the content and application:

- Annexure A: Locality Plan
- Annexure B: Decision Letter dated 16 January 2019
- Annexure C: Final Notification Letter dated 24 October 2019
- Annexure D: Title Deed
- Annexure E: Power of Attorney
- Annexure F: Application Form

1. INTRODUCTION AND BACKGROUND

The Municipal Planning Tribunal approved, on 19 November 2018, an application to use the existing house for guest house purposes. Arch Town Planners (Pty) Ltd (hereafter referred to as "the applicant"), was informed of the final approval, upon conclusion of the appeal process, by a letter dated 24 October 2019. This letter stipulated that the approval of this application is subject to the following conditions – see **Annexure A** for the decision letter and **Annexure B** for the final approval letter.

8.1 *That the applicant replaces the existing window panes with frosted glass in respect of the lounge bar, all windows in bedroom 1, bedroom 4 and bedroom 5;*

8.2 *That the existing wooden panels be reconstructed and or extended, to all same height for the entire length of the building to such an extent that all windows on that side of the building, be obscured.*

The owner of the site, as per the Deed of Transfer attached to this letter as **Annexure D**, the Jacques Du Plessis Familie Trust (hereafter referred to as "the owner") have instructed and duly authorised the applicant to submit an application to the Stellenbosch Municipality for the amendment of conditions of approval 8.1 and 8.2 – See **Annexure E** for the Power of Attorney.

2. APPLICATION TO THE STELLENBOSCH MUNICIPALITY

With reference to the Land Use Application Form, attached to this letter as **Annexure F**, application is made in terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-law, 2015, for the following:

Section 15(2)(h): Amendment of condition of approval 8.1, which condition read:

8.1 *That the applicant replaces the existing window panes with frosted glass in respect of the lounge bar, all windows in bedroom 1, bedroom 4 and bedroom 5;*

To read:

8.1 *That the applicant replaces the existing window panes with frosted glass in respect of the ~~lounge bar~~, all windows in bedroom 4 ~~6~~, bedroom 4 and bedroom 5; **when converted to be used as part of the guest house.***

Section 15(2)(h): Removal of condition of approval 8.1, which condition read:

8.2 *That the existing wooden panels be reconstructed and or extended, to all same height for the entire length of the building to such an extent that all windows on that side of the building, be obscured.*

3. MOTIVATION

3.1 In Respect of the Amendment of Condition 8.1

The Lounge Bar and Room 1 are located on the Ground Floor of the development. There is no possibility of overlooking from the windows of these bedrooms as this is separated from the neighbouring property by a solid wall, which is almost two storeys high, and therefore much higher than the top section of the windows of these rooms, as seen on the photographs below:



Figure 1: Height of Boundary Wall

It is therefore respectfully argued that to have these windows frosted will be an unnecessary and unfair condition placed on the owner of the property as there is no change or possibility of overlooking from these windows and there can therefore be no argument for loss of privacy.

Bedroom 4 is used by the current owner as their own bedroom and therefore not used as part of the guesthouse. It is therefore not necessary to have bedroom 4's windows frosted.

It is requested to amend this condition to only enforce this condition if this room should in future be used as one of the guesthouse bedrooms.

Please note that we have been informed by the owner that the windows of bedroom 6 has been replaced by a frosted window to comply with the condition of approval.

3.2 In Respect of the Amendment of Condition 8.2

If this condition were to be imposed, it will only have an effect on bedroom 6, which faces east with no possible overlooking to the rear neighbour. The wall height in front of bedroom 4 and 5 will stay as is. And as bedroom 6's windows have already been replaced by frosted glass, there is no logic in increasing the height of the wall.

It is argued that this is an unnecessary condition which will have a major cost implication to the current land owner.

4. CONCLUSION

Arch Town Planners (Pty) Ltd therefor respectfully request the approval of the following applications made in terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-law, 2015:

Section 15(2)(h): Amendment of condition of approval 8.1, which condition read:

8.1 *That the applicant replaces the existing window panes with frosted glass in respect of the lounge bar, all windows in bedroom 1, bedroom 4 and bedroom 5;*

To read:

8.1 *That the applicant replaces the existing window panes with frosted glass in respect of the ~~lounge bar~~, all windows in bedroom 4 ~~6~~, bedroom 4 and bedroom 5; **when converted to be used as part of the guest house.***

Section 15(2)(h): Removal of condition of approval 8.1, which condition read:

8.2 *That the existing wooden panels be reconstructed and or extended, to all same height for the entire length of the building to such an extent that all windows on that side of the building, be obscured.*

Yours sincerely



Wilhelm Esterhuizen

For Arch Town Planners (Pty) Ltd

Locality Map: Erf 903, Stellenbosch

Legend

Erf



Scale: 1:9 028

Date created: June 1, 2018



Western Cape
Government

Agriculture



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/7119
Our File Reference Number: Erf 903, Stellenbosch
Your Reference Number:
Enquiries: R. Fooy / A. Hardouin
Contact No: 021 808 8680
Email: Robert.Fooy@stellenbosch.gov.za /
Email: Annecke.Hardouin@stellenbosch.gov.za
Date: 16 January

REGISTERED MAIL

Arch Town Planners (Pty) Ltd
PostNet Suite 027
Private Bag X5071
STELLENBOSCH
7600

Madam

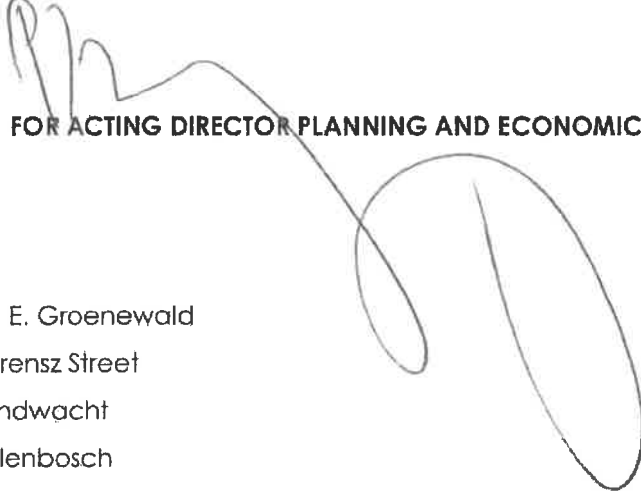
APPLICATION FOR SPECIAL DEVELOPMENT: ERF 903, c/o PIET RETIEF AND PARK ROAD, STELLENBOSCH

1. The above application refers.
2. The Municipal Planning Tribunal, on 19 November 2018, **approved, in whole** in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for a Special Development to use the existing dwelling house for guest house purposes on Erf 903, C/O Piet Retief and Park Road, Stellenbosch.
3. The above approval is subject to the following conditions in terms of Section 66 of the Stellenbosch Municipal Land Use Planning By-law dated 20 October 2015:
 - 3.1 The approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
 - 3.2 The onsite parking bays be formalized to the satisfaction of the Municipality (**Attached as Annexure B**);
 - 3.3 No clients may park within the road reserve at any time;
 - 3.4 The owner /manager must reside on the property and the guest house must be operated by the owner;
 - 3.5 The guest house be limited to 12 bedrooms;
 - 3.6 A business and liquor licence be applied for should it be required;

- 3.7 Access to the property for guests only be taken from Park Street as indicated on the Site Development Plan.
 - 3.8 All the conditions of approval as imposed by the internal departments be complied with (**Attached as Annexure G**);
 - 3.9 The approval shall lapse if not exercised within 5 years from the date of the final letter.
4. Reasons for the above decision are as follows:
- 4.1 The applicant has followed due process for public participation;
 - 4.2 The proposed use of the property for guest house purposes is not seen to be out of character with the surrounding residential character of the area, ties in with the existing character and land use of the surrounding area;
 - 4.3 The proposal will aid in providing in the growing need for overnight accommodation within close proximity of the CBD area of Stellenbosch;
 - 4.4 The proposed development is in line with the Stellenbosch MSDF, IDP and other relevant planning legislation.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.
7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine (see attached list). Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over the typed name and title.

FOR ACTING DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

CC

Cllr. E. Groenewald
Lourensz Street
Brandwacht
Stellenbosch
7600
Email: Esther.Groenewald@stellenbosch.gov.za

Ward Administrators:
Janetta Giliomee
Email: Janetta.Giliomee@stellenbosch.gov.za

Sanet Smith
Email: Sanet.Smith@stellenbosch.gov.za

Candace Wesso
Email: Candace.wesso@stellenbosch.gov.za

Steenkamp Familie Trust
15 Park Street
Krigeville
Stellenbosch
7600

Alexander Rehder
Email: Xander4president@gmail.com

Bettina Rehder
22 Welgevallen Street
Stellenbosch
7600

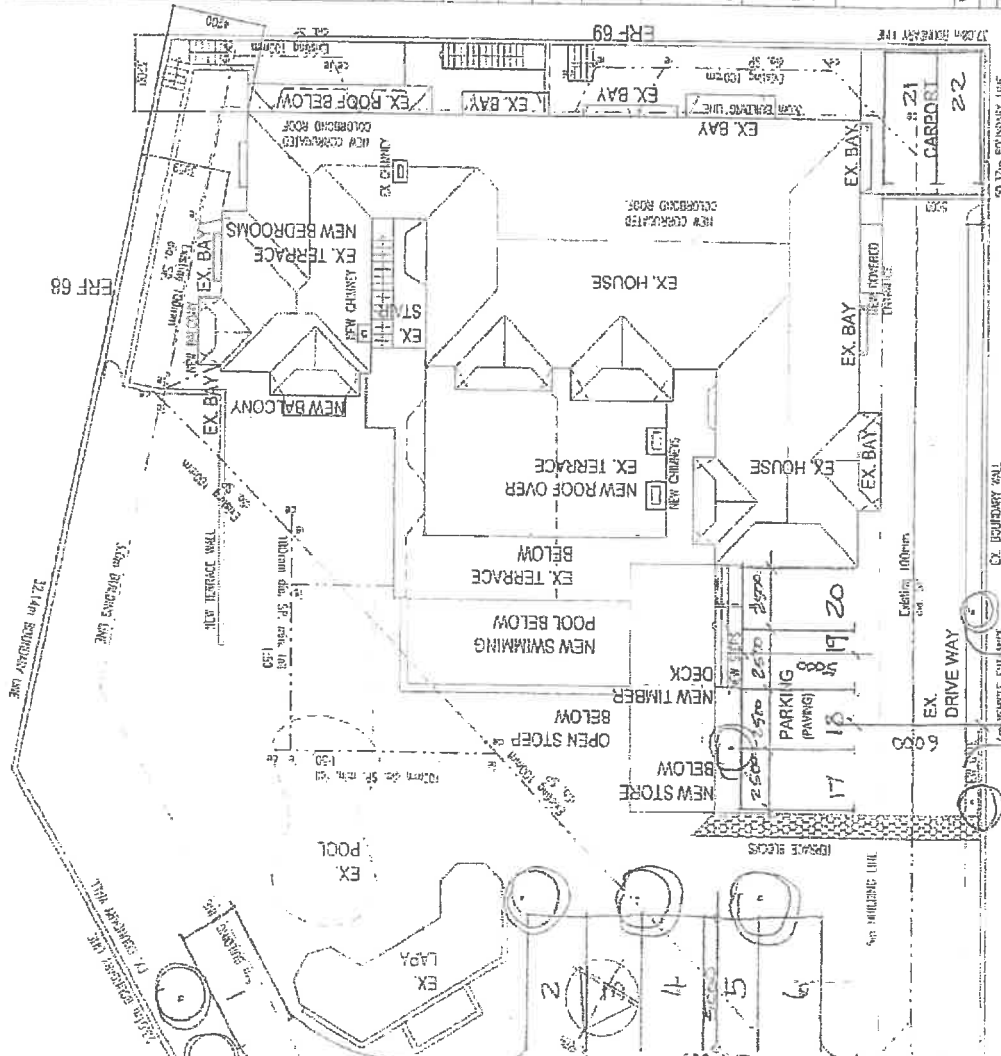
P. J. Welch & Family
19 Welgevallen Street
Stellenbosch
7600

Jehan van Dyk
14 Welgevallen Street
Stellenbosch
7600
Email: jr@fibrex.com

Paul & Cecil Harper
Email: Pauljharper@gmail.com

ANNEXURE B

SCHEDULE OF AREAS	
EXISTING HOUSE GFL & FFL	715.5
EXISTING HOUSE BASEMENT	210.7
EXISTING CARPORT	35.6
ADDITIONAL BEDROOMS	84.38
NEW COVID PATIO	74.59
NEW PLAYROOM	46.61
NEW STORE	19.11
BALCONIES	5.00
TOTAL NEW	233.60
SITE AREA	2145.20
TOTAL COVERED AREA	603.80
COVERAGE	28.00



NO	REVISION	BY	DATE
01	BALCONY ENLARGED, AFFECTED LAYOUTS UPDATED.	RMG	2016.04.20
02	VIRGILIN NEW SPINAL SNI ADDED, ROOF UPDATED, AFFECTED LAYOUTS UPDATED.	RMG	2016.04.25
03	POUSE POSITION ON SITE UPDATED TO AS-BUILT.	RMG	2016.05.07
04	GARAGES & PLAY ROOM OMITTED. FIRST FL. BALCONY OMITTED. ROOF OVER TERRACE & NEW SPA/PANIZZA OVER FIRST FLOOR. ADDITIONS TO FOLLOW OUTLINE OF EX. TERRACE. THATCH ROOF REPLACED WITH CORRUGATED IRON ROOF. AFFECTED LAYOUTS UPDATED.	RMG	2016.10.14
05	NEW GARDEN TRUSSES INDICATED, RAFTERS TO ROOF OVER TERRACE. EX. OUTLINE OF BUILDING & SHED OVERHANG INDICATED OVER TERRACE. NEW PAVERS & CENTER PAVES INDICATED TO NEW PATIORS. AFFECTED LAYOUTS UPDATED.	RMG	2016.10.26
06	POOL POSITION & SIZE TO MATCH ENGINEER'S DRAWING. STAIRS & PLANTER ADJUSTED. NEW STAY ROOF INDICATED BELOW POOL.	RMG	2016.11.26
07	BASEMENT LEVEL ADDED. SCHEDULE OF AREAS UPDATED.	RMG	2016.01.08
08	NEW STORE INDICATED.	RMG	2016.01.25
09	NEW DECK, VERGEE ENTRANCE INDICATED.	RMG	2016.02.09
10	NEW BALCONIES INDICATED ON NORTH & EAST SIDE (ELEVATION) INDICATED ON FIRST FLOOR.	RMG	2016.10.19
Client - Ground & First Floor			
HOUSE DU PLESSIS			
LUKE		1 Nieuw Straat Biedlandsp 7200 SACAP 20037 Cell: 082 454 2511 www.lukearchitect.com	
Architect		Project	
ADDITIONS & ALTERATIONS ENF 903 KRIEGERVILLE STELLENBOSCH			
Drawn: RMG		Scale: SEE PLAN	
Date: 15_05_12		Drawing No:	
		Revision No:	
		100	
		Revision No:	
SITE PLAN			
Drawing			

SITE PLAN scale 1:200

BP/16/1173

APPROVED
 BUILDING DEVELOPMENT MANAGEMENT
 IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL
 BUILDING REGULATIONS AND BUILDING STANDARDS
 ACT, NO 103 OF 1977
 15-11-20
 DIRECTOR: PLANNING & ENVIRONMENT

SCHEDULE OF AREAS	
EXISTING HOUSE GFL & FFL	715.5
EXISTING HOUSE BASEMENT	210.7
EXISTING CARPORT	35.6
ADDITIONAL BEDROOMS	84.38
NEW COVID PATIO	78.50
NEW PLAYROOM	46.01
NEW STORE	19.11
BALCONIES	5.00
TOTAL NEW	233.60
SITE AREA	2148.20
TOTAL COVERED AREA	603.80
COVERAGE	28.00

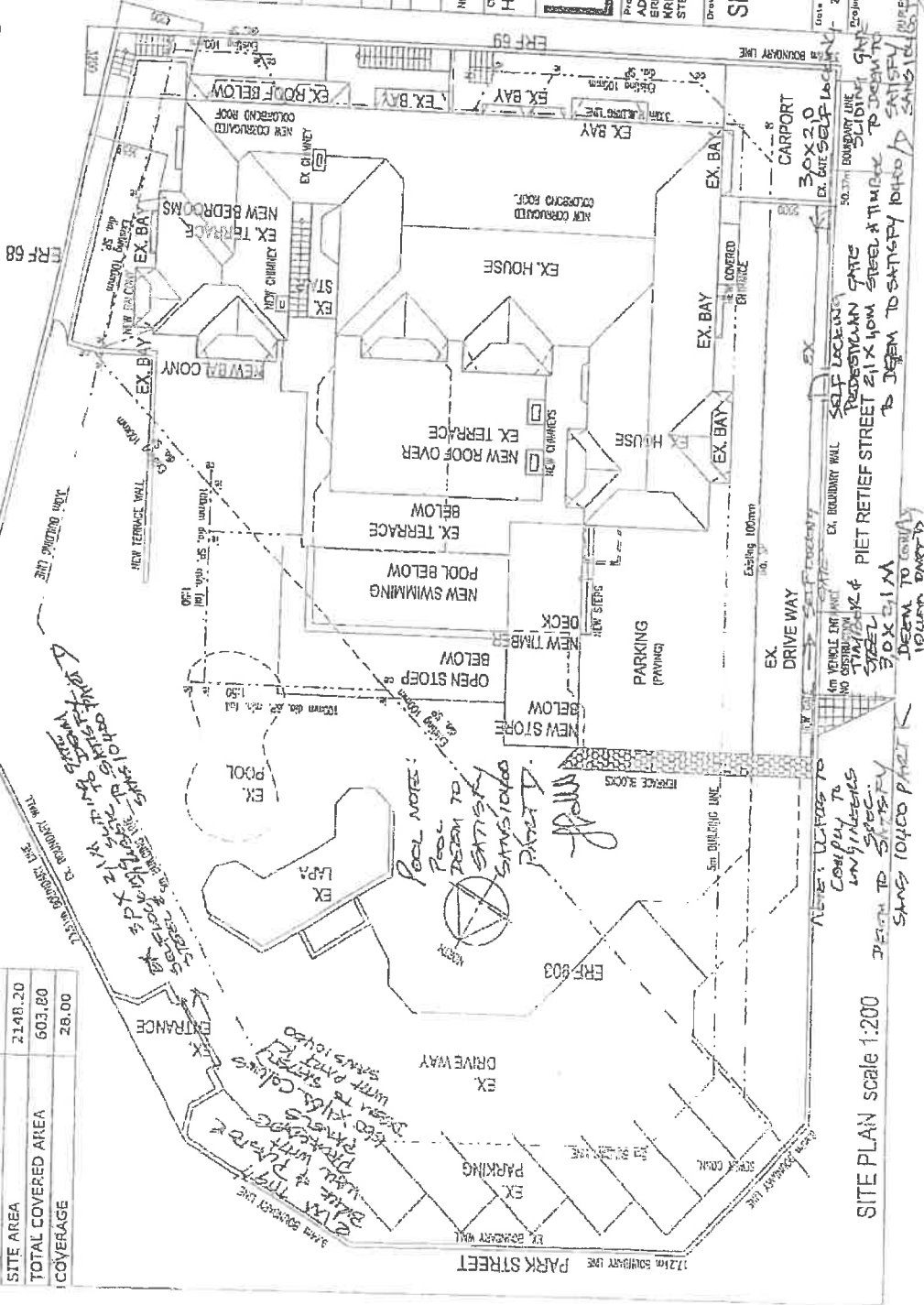
REVISION	NO	BY	DATE
BALCONY ENLARGED, AFFECTED LAYOUTS UPDATED.	03	ING	2016.08.20
WINDOVS IN REV BEDRM, ENLARGED, AFFECTED LAYOUTS UPDATED.	04	ING	2016.08.25
HOUSE POSITION ON SITE UPDATED TO AS-BUILT.	05	ING	2015.09.07
GARAGES & PLAY ROOM OMITTED, NEW BALCONY OMITTED, ROOF TO TERRACE & NEW TERRACE TO EX. FIRST FLOOR ADDITIONS TO EX. TERRACE REPLACED WITH CORRUGATED IRON ROOF. AFFECTED LAYOUTS UPDATED.	06	ING	2015.10.14
NEW GANG NAIL TRUSSES INDICATED, RAFTERS TO ROOF OVER TERRACE, EX. OUTLINE OF BUILDING & SW OVERHANG INDICATED OVER TERRACE. SOLAR PANELS & GREYSER INDICATED. GLASS SCREEN TO NEW ENTRANCE, AFFECTED LAYOUTS UPDATED.	07	ING	2015.10.26
POOL POSITION & SIZE TO MATCH ENGINEER'S DRAWING, STAIRS & PLANTER ADJUSTED, NEW PLAY ROOM INDICATED BELOW POOL. BASEMENT LEVEL ADDED. SCHEDULE OF AREAS UPDATED.	09	ING	2016.01.19
NEW STORE INDICATED.	10	ING	2016.01.26
NEW DECK, VEHICLE ENTRANCE INDICATED.	11	ING	2016.02.09
NEW BALCONIES INDICATED ON NORTHERN & EASTERN ELEVATION - GROUND & FIRST FLOOR.	12	ING	2016.10.19

Luke Architects
 1 Nava Street
 Brackenford
 7490
 SACAP 20027
 Call: 082 454 2510
 Email: lukey@luke.co.za

Project: ADDITIONS & ALTERATIONS
 Site: 1717m BOUNDARY LINE
 MRS STELLENSGOSCH

Drawing: **SITE PLAN**

Scale: 1:200
 Drawing No: **100**
 Revision No: **12**



SITE PLAN scale 1:200

ELECTRICAL SCHEDULE

NOTES: Switches, plugs etc. to be CRABTREE or similar
 Wall light - 2000 above conc. surface bed
 Fluorescent light
 Wall switch - 1100 above conc. surface bed.
 Bed, table, dresser, chairs on plan
 Low voltage ceiling light - contractor to supply & install low voltage box
 15 Amp plugpoint 250 above conc. slab unless otherwise noted
 Intercom point
 Telephone point
 TV Point to aerial
 Areas to be underlaid
 heated
 Heating Thermostat
 Distribution boards
 200L hot water
 Heated
 Washroom plug
 Bath plug
 Bath
 Provision cable from the hot pool pump
 Heat pump
 Heated towel rail socket
 Shower point

WINDOW SCHEDULE

NO	BY	DATE	REVISION
01	MG	2015.12.01	WINDOW SIZES ADJUSTED, GLASS INDICATED
02	MG	2015.12.17	ELECTRICAL INDICATED
03	MG	2016.01.16	ELECTRICAL INDICATED
04	MG	2016.02.11	ELECTRICAL UPDATED

HOUSE DU PLESSIS

1 Nive Street
 Brnoordorp
 7260
 SACAP 20227
 082 454 2548
 082 454 2548

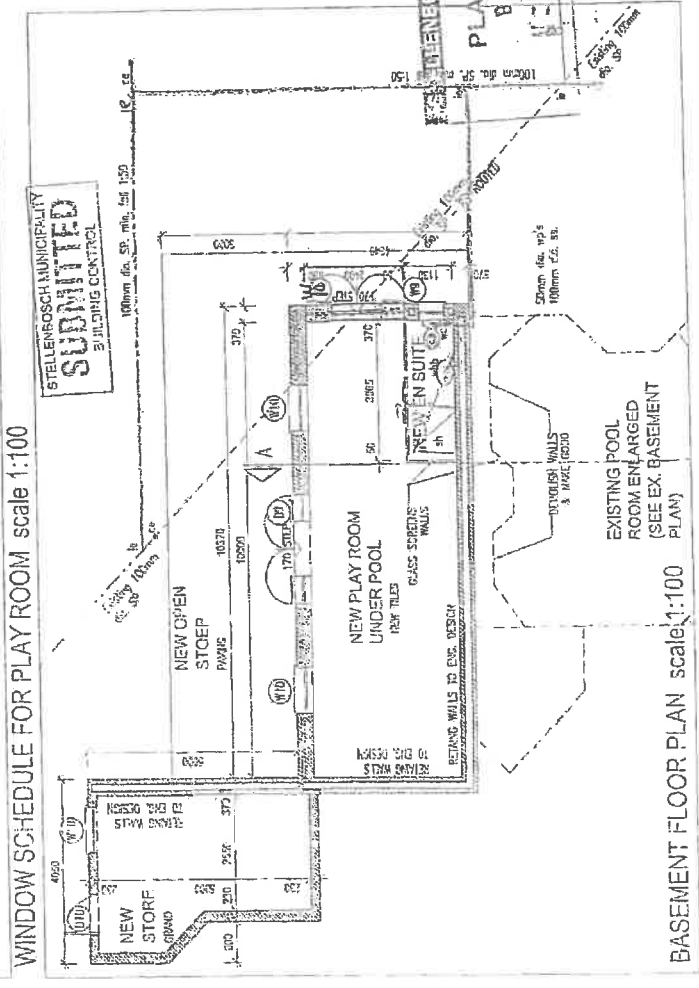
Applied
 Project
 ADDITIONS & ALTERATIONS
 STRENGTH
 STRENGTH
 BUILDING DEVELOPMENT MANAGEMENT

Project No: 2015 04 04
 Drawn: SEE DFM
 Scale: 1:100
 Drawing No: 04

WINDOW SCHEDULE FOR PLAY ROOM scale 1:100

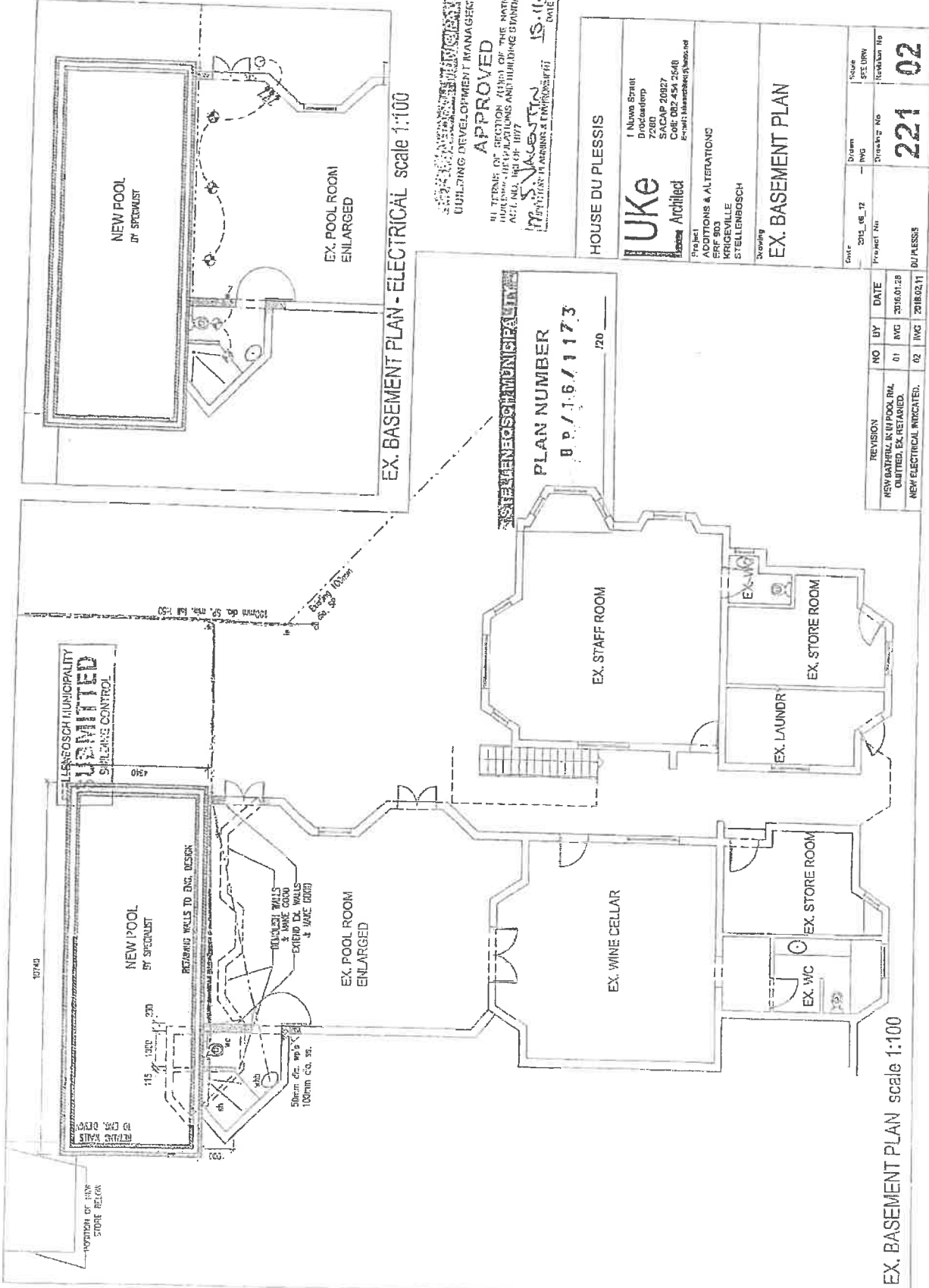
NO.	REFERENCE	NO. REQUIRE	DESCRIPTION	DETAIL
1	W1	1	TOP-HUNG TIMBER WINDOW PAINTED TO ARCH. SPEC	W1
2	W2	2	RIDGE-HUNG TIMBER WINDOW WITH SIDE-HUNG SIDELIGHTS PAINTED TO ARCH. SPEC	W2
3	W3	3	RIDGE-HUNG TIMBER WINDOW PAINTED TO ARCH. SPEC	W3
4	W4	1	THREE FIELD PANEL DOOR WITH COTTAGE PANE TOP SECTION PAINTED TO ARCH. SPEC	W4

NOTE: HINGERS AS PER SYSTEM, IRONWORKERY TO BE APPROVED BY ARCHITECT.
 CLEAR - THICKNESS TO GLAZING TO GLAZING NOTE
 CLEAR - THICKNESS TO GLAZING TO GLAZING NOTE
 CLEAR - THICKNESS TO GLAZING TO GLAZING NOTE



STELLENBOSCH MUNICIPALITY
 BUILDING CONTROL
 SUBMITTED

APPROVED
 IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO. 103 OF 1977
 15-11-2016
 DIRECTOR: PLANNING & ENVIRONMENT



EX. BASEMENT PLAN - ELECTRICAL scale 1:100

EX. BASEMENT PLAN scale 1:100

APPROVED
 BUILDING DEVELOPMENT MANAGEMENT
 MUNICIPALITY OF STELLENBOSCH
 21 JUNE 2016
 15.11.2016
 ONE

HOUSE DU PLESSIS

Uke
 Architects
 1 Nuwe Street
 Proteastraat
 Stellenbosch
 SACAP 20027
 Cell: 082 454 2448
 E-mail: info@uke.co.za

Project: ADDITIONS & ALTERATIONS
 BRF 503
 KRIGEVILLE
 STELLENBOSCH

Drawing: EX. BASEMENT PLAN

Client	2016_06_12	Drawn	NG	Scale	STE URV
Project No.		Working No.		Revision No.	100000110
DU/ASSIS				221	02

REVISION	NO	BY	DATE
NEW MATERIAL IN POOL RM. QUANTITY EX. RETAINED.	01	ING	2016.01.28
NEW ELECTRICAL INDICATED.	02	ING	2016.02.11

STELLENBOSCH MUNICIPALITY
 PLAN NUMBER
 B.P./1.6/1173
 1/20

HOUSE DU PLESSIS

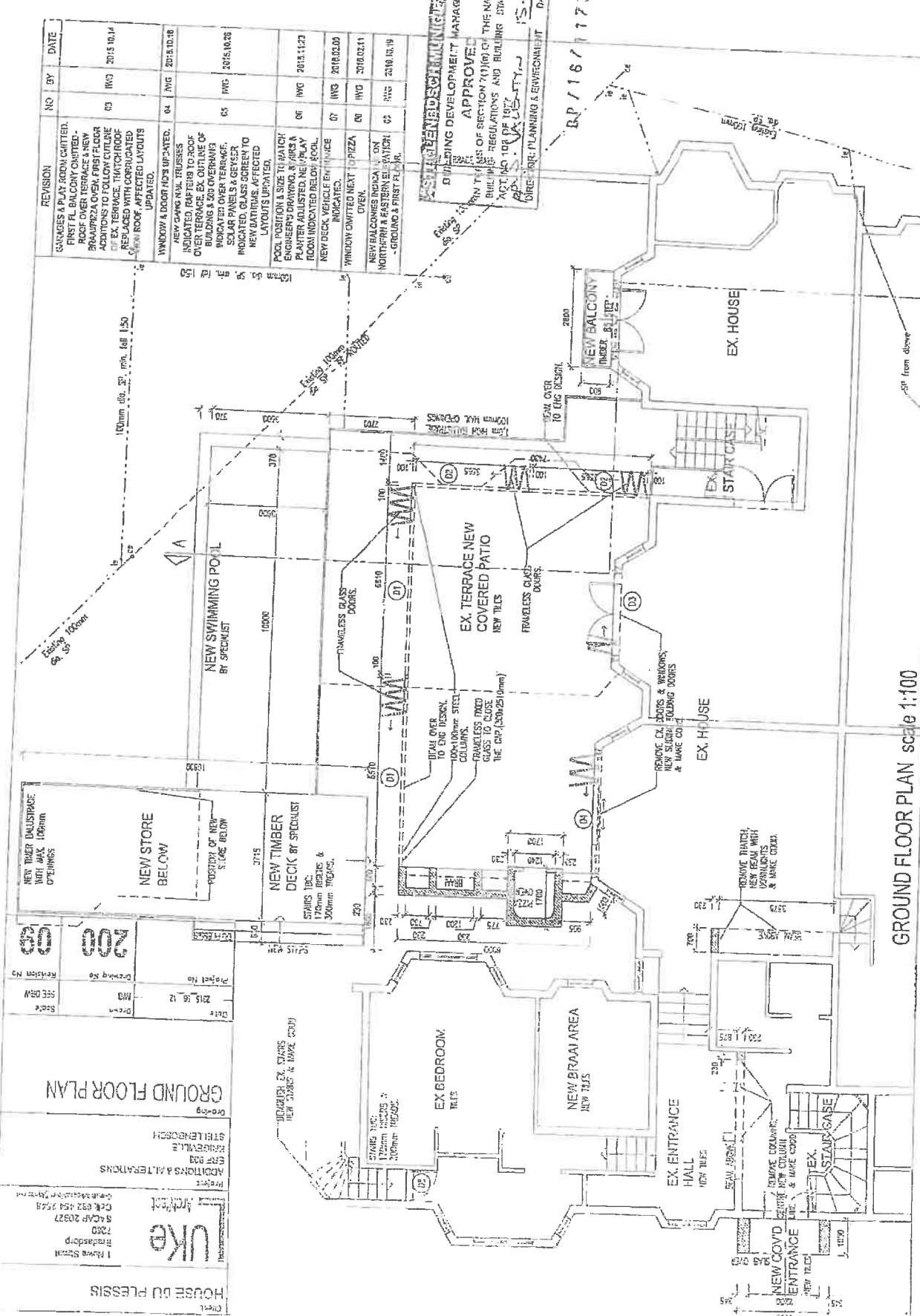
1 Floor plan
T. M. van der Merwe
4 CAP 20327
C&E 692 454 2549
© 2015-2016

Project No. 2015.16.12
Date 2015.16.12
Scale SEE DRAW
Revision No. 200
Revision No. 00

GROUND FLOOR PLAN

ADDITIONS & ALTERATIONS
STRENGTHENING
STAIRCASE

Project No. 2015.16.12
Date 2015.16.12
Scale SEE DRAW
Revision No. 200
Revision No. 00



GROUND FLOOR PLAN scale 1:100

REVISION	NO	BY	DATE
GLAZING & PLAY ROOM CHANGED, NEW PL BALCONY CHANGED, ROOF TERRACE & NEW TERRACE 3 NEW ROADS TO 1ST FLOOR ADDITIONS TO FOLLOW, ROOF OF EX TERRACE THAT CHANGES REPLACED WITH CORRUGATED IRON ROOF, AFFECTED LAYOUTS UPDATED.	03	IMG	2015.10.14
WINDOW & DOOR NOT UP-DATED, NEW CHANGING ROOMS INDICATED, PANELS TO ROOF OVER TERRACE & 2ND OVERHANG OF BUILDING & 2ND OVERHANG INDICATED OVER TERRACE SOLAR PANELS & GEYSER, NEW BATHROOMS, AFFECTED LAYOUTS UPDATED.	04	IMG	2016.10.18
POOL POSITION & SIZE TO MATCH ENGINEERS DRAWING, NEW PLAY PLANTER ADJUSTED, NEW PLAY ROOM INDICATED BELOW POOL, NEW DECK, VEHICLE BAY FINISH INDICATED.	05	IMG	2015.10.28
POOL POSITION & SIZE TO MATCH ENGINEERS DRAWING, NEW PLAY PLANTER ADJUSTED, NEW PLAY ROOM INDICATED BELOW POOL, NEW DECK, VEHICLE BAY FINISH INDICATED.	06	IMG	2015.11.23
WINDOW CHANGED NEXT TO PIZZA OVEN.	07	IMG	2016.02.00
NEW BALCONIES INDICATED ON NORTH-FRONT & EASTERN BALCONY - GROUND & FIRST FLOOR.	08	IMG	2016.02.11
	09	IMG	2016.05.19

PROJECT APPROVAL
 APPROVED
 IN TERMS OF SECTION 7(1)(b) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO. 102 OF 1977.
 DATE: 15.11.2016
 DIRECTOR: PLANNING & SURVEILLANCE

BP/16/173

CLIENT
HOUSE DU PLESSIS

UKE
Architect

1 Nicole Street
Brentwood
7240
SACAP 20227
Cell: 082 434 2848
E-mail: info@uke.co.za

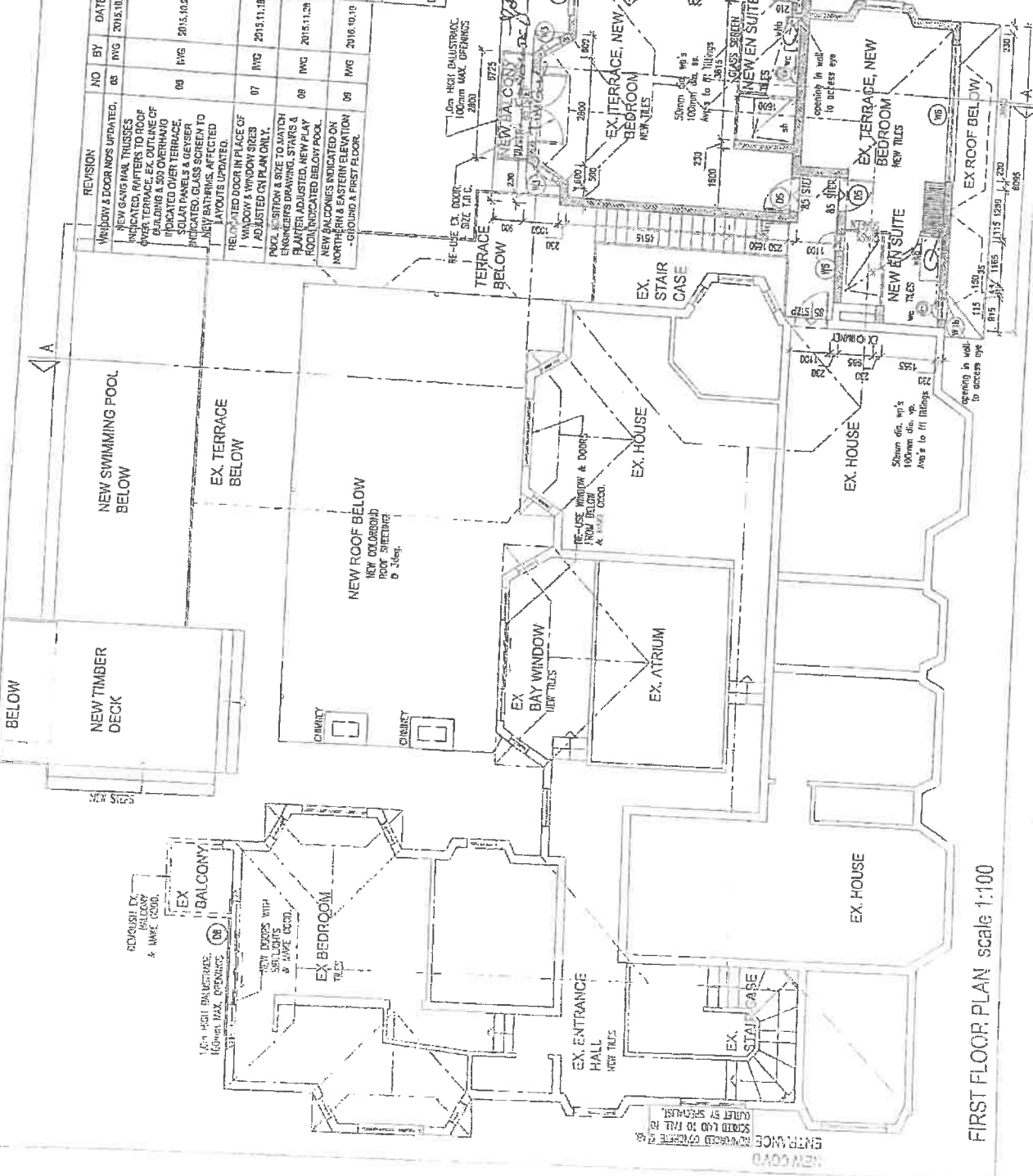
Project:
ERF 903
MRIGVILLE
STELLENBOSCH

FIRST FLOOR PLAN

NO	BY	DATE	REVISION
05	IMG	2015.10.10	WINDY & DOOR INDS UPDATED. INDICATED RAFTERS TO ROOF HOLDING & 300 OVERHANG INDICATED OVER TERRACE. SOLAR PANELS & GEYSER INDICATED. GULLY SCREEN TO NEW BATHS AS AFFECTED LAYOUTS UPDATED.
06	IMG	2015.10.26	RELATED DOOR IN PLACE OF 1 WINDOW & WINDOW SIZES ADJUSTED ON PLAN ONLY. FINISH POSITION & SIZE TO MATCH EXISTING DRAWING. STAIRS & FLANDED ADJUSTED. NEW PLAY ROOM INDICATED BELOW POOL. NEW BALCONIES INDICATED ON NORTH & EASTERN ELEVATION GROUND & FIRST FLOOR.
07	IMG	2015.11.18	
08	IMG	2015.11.28	
09	IMG	2016.10.10	

Drawn: IMG
Checked: S. J. Z
Scale: SEE DRAWING
Drawing No: **210 09**
Project No: DU PLESSIS

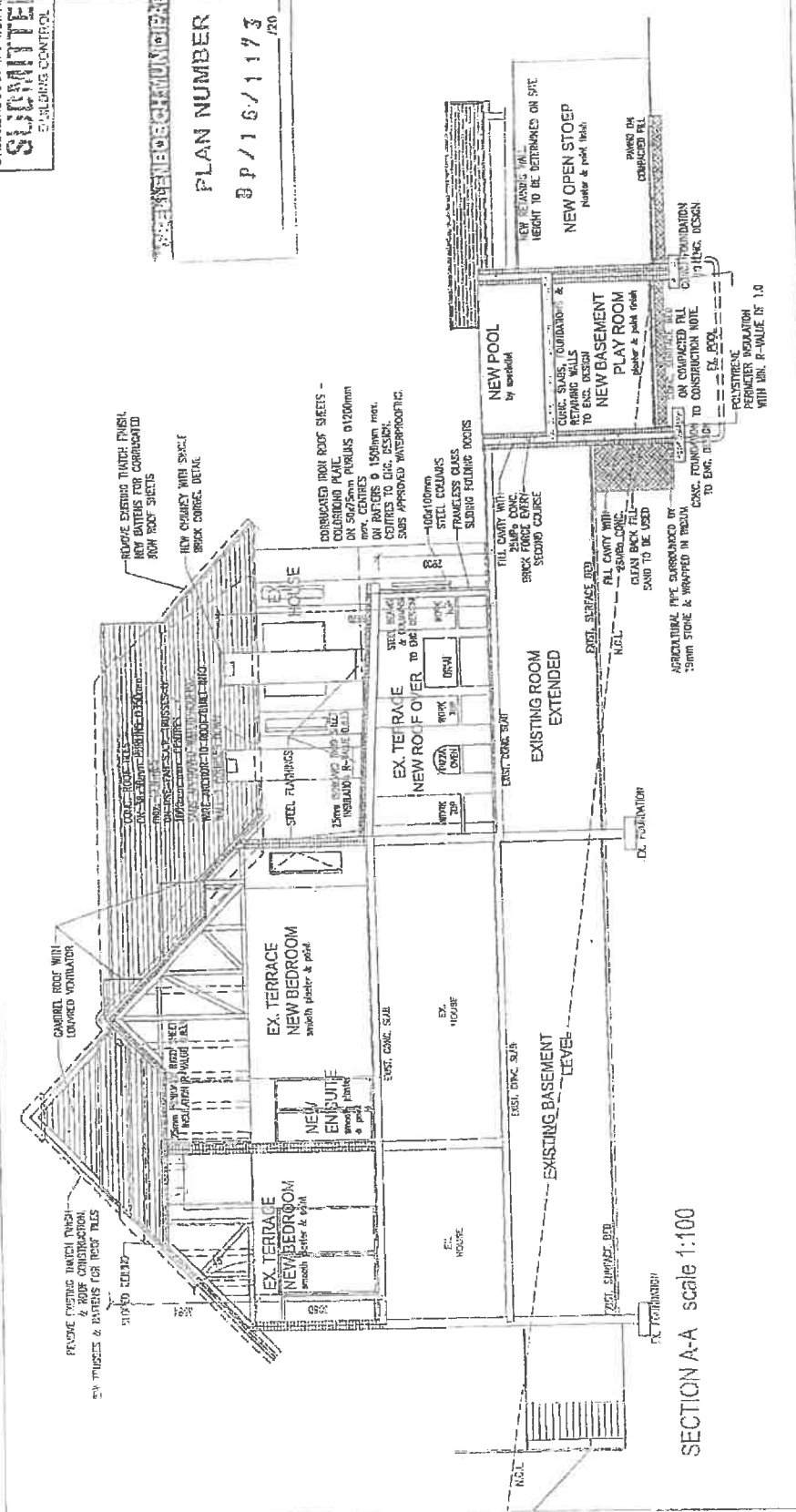
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL
BUILDING DEVELOPMENT MANAGEMENT
ACT 107 OF 1977
PROJECT PLANNING & ENVIRONMENT
DATE: 16/11/17



FIRST FLOOR PLAN scale 1:100

STELLENSCHOS MUNICIPALITY
SUBMITTED
 BUILDING CONTROL

PLAN NUMBER
 B P / 16 / 1173
 720



SECTION A-A scale 1:100

BUILDING DEVELOPMENT MANAGEMENT
APPROVED
 IN TERMS OF SECTION 41(1) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977
 15-11-2016

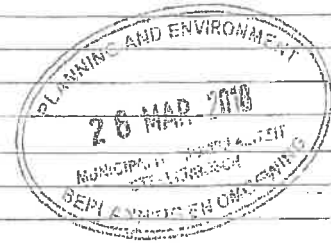
NO	BY	DATE	REVISION
07	MNS	2016.02.11	ROOF WERE ADJUSTED TO SPECIFIC ADJUSTED TO MATCH WITH EX. TOWER
06	MNS	2015.12.28	NATURAL GROUND LEVEL, EX. TOWER WAS ADJUSTED TO MATCH WITH EX. TOWER. NEW BEAMS AND LATTICES TO BE ADJUSTED TO MATCH WITH EX. TOWER. PROPOSED A NEW ROOF RACKING AND SYSTEM TO BE ADJUSTED TO MATCH WITH EX. TOWER.
05	MNS	2016.11.12	ROOF OVER PLAY ROOM ADJUSTED TO MATCH WITH EX. TOWER. NEW BEAMS AND LATTICES TO BE ADJUSTED TO MATCH WITH EX. TOWER.
04	MNS	2015.10.14	REVISION TO BE ADJUSTED TO MATCH WITH EX. TOWER. NEW BEAMS AND LATTICES TO BE ADJUSTED TO MATCH WITH EX. TOWER.

HOUSE DU PLESSIS
 SECTION A-A
 STELLENBOSCH
 ADDITIONS & ALTERATIONS
 ERF 903
 PREPARED BY
 1111 Street
 Stellenbosch
 7280
 082 451 2643
 Date: 08/25/2015



ANNEXURE G

INTERDEPARTMENTAL CIRCULATION FORM

LêER VERW/ FILE REF	Erf 903, Stellenbosch	DATUM DATE	2018-02-20
AANSOEKNOMMER/APPLICATION NUMBER		LU/7119	
MEMO AAN/ TO :			
Manager : Engineering Services			
Manager : Electrical Department			
Manager : LED (Widmark Moses)			
Manager : Fire Services			
Manager : Chief Financial Officer			
Manager : Spatial Planning / Heritage / Environment / Signage			
Manager : Health Department (Winelands Health)			
Manager : Building Development			
Manager : Community Services			
Application	Application to permit a Special Development on Erf 903, Stellenbosch, to use various portions of the existing dwelling for a 12 room guest house.		
Adres / Address	c/o Piet Retief Street and Park Road, Stellenbosch		
Aansoek Datum Application Date	2017-12-15		
Aansoeker Applicant	MARIKE BOLZ (Arch Town Planners)		
<p>Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lê, word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil oplê indien die aansoek goedgekeur word.</p> <p>Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.</p>			
<p>Gelieve die memorandum per hand aan my terug te besorg voor of op: 2018-03-20</p>			
1. No Objection			
CONDITIONS			
<p>2. If upgrade is needed Bulk Levy Contributions are payable.</p> <p>3. Installation cost for the new electrical service cable is the responsibility of the applicant.</p> <p>4. All electrical wiring for the house on the proposed subdivided portion A should be carried out in accordance with SANS 10142</p> <p>5. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.</p> <p>6.</p> <p>. All new developments and upgrades of supplies to existing projects are subject to SANS 10400-XA energy savings and efficiency implementations such as:</p> <ul style="list-style-type: none"> - Solar water Heating or Heat-Pumps in Dwellings - Energy efficient lighting systems - Roof Insulation with right R-value calculations . - In large building developments; -Control Air condition equipment tied to alternative efficiency systems -Preheat at least 50% of hotwater with alternative energy saving source -All hot water pipes to be clad with insulation with R-value of 1 -Provide a professional engineer's certificate to proof that energy saving measures is not feasible. 			
 HANDTEKENING / SIGNATURE		23/03/2018 DATUM / DATE	



INTERDEPARTMENTAL CIRCULATION FORM

LêER VERW/ FILE REF	Erf 903, Stellenbosch	DATUM DATE	2018-02-20
AANSOEKNUMMER/APPLICATION NUMBER	LU/7119		
MEMO AAN/ TO :			
Manager: Engineering Services			
Manager: Electrical Department			
Manager: LED (Widmark Moses)			
Manager: Fire Services			
Manager: Chief Financial Officer			
Manager: Spatial Planning / Heritage / Environment / Signage			
Manager: Health Department (Winelands Health)			
Manager: Building Development			
Manager: Community Services			
Application	Application to permit a Special Development on Erf 903, Stellenbosch, to use various portions of the existing dwelling for a 12 room guest house.		
Adres / Address	c/o Piet Retief Street and Park Road, Stellenbosch		
Aansoek Datum / Application Date	2017-12-15		
Aansoeker / Applicant	Marke Bolz (Arch:Town Planners)		
<p>Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir ooreweging voor te lê, word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil opleë indien die aansoek goedgekeur word.</p> <p>Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.</p> <p>Geliewe die memorandum per hand aan my terug te besorg voor of op: 2018-03-20 Please hand deliver the memorandum to me on or before: 2018-03-20</p>			
N Petersen		FILE NR:	
For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT		SCAN NR:	E903S
ALGEMENE KOMMENTAAR / GENERAL COMMENT:		COLLABORATOR NR:	
<p><i>The application must comply with SANS 10400 - PART 5 Facilities for disable persons (Parking, Ramp and Bathroom.)</i></p>			
VOORWAARDES/CONDITIONS :			
		20/02/2018 DATUM / DATE	
HANDTEKENING / SIGNATURE		DATUM / DATE	

Coleri

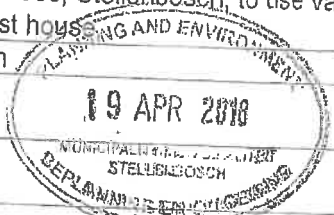
INTERDEPARTMENTAL CIRCULATION FORM

27/2/2018

L&ER VERW/ FILE REF	Erf 903, Stellenbosch	DATUM DATE	2018-02-20
AANSOEKNUMMER/APPLICATION NUMBER	LU/7119		
MEMO AAN/ TO :			
Manager: Engineering Services			
Manager: Electrical Department			
Manager: LED (Widmark Moses)			
Manager: Fire Services			
Manager: Chief Financial Officer			
Manager: Spatial Planning / Heritage / Environment / Signage	<i>#Civil LU/7119</i>		
Manager: Health Department (Winelands Health)	<i>23/2/2018</i>		
Manager: Building Development			
Manager: Community Services			



Application	Application to permit a Special Development on Erf 903, Stellenbosch, to use various portions of the existing dwelling for a 12 room guest house
Adres / Address	c/o Piet Retief Street and Park Road, Stellenbosch
Aansoek Datum Application Date	2017-12-15
Aansoeker Applicant	Marike Bolz (Arch Town Planners)



Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Fen einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lê, word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil opleë indien die aansoek goedgekeur word.

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.

Geliewe die memorandum per hand aan my terug te besorg
Please hand deliver the memorandum to me on or before

VOOR OF OP: 2018-03-20
2018-03-20
<i>Erf 903</i>
SCAN NR:
COLLABORATOR NR:

N Petersen

For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

ALGEMENE KOMMENTAAR / GENERAL COMMENT:
Traffic Engineering: Re comment for approval 2018/04/10

VOORWAARDES / CONDITIONS :
Refer to attached memo date 10/4/2018

[Signature]
HANDTEKENING / SIGNATURE

11/4/2018
DATUM / DATE



MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag N Petersen
From ▫ Van: C. Taylor (Development Services and Project Management)
Date ▫ Datum: 10/04/2018
Our Ref ▫ Ons Verw: Lupo 1611
Re ▫ Insake: Erf 903 Stellenbosch: Application for special development

The above mentioned application for the following refers.

- 1) To permit a Special development on Erf 903, Stellenbosch, to use various portions of the existing dwelling for a 12 room guest house.

Comments from the Directorate Engineering Services i.e Roads + Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo.

The application for special development recommended for approval subject to the following conditions:

1. Water
 - 1.1 The existing water connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.
2. Sewer
 - 2.1 The existing sewer connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.
3. Development Charges (DCs)
 - 3.1 Based on the information provided in application, the Development Charges payable by the developer is R128 941.00 (Vat incl.) as per attached Development Charges calculation (Annexure A)
 - 3.2 The DC's were calculated for the 2017/2018 financial year. If the account is paid after 30 June 2018 it has to be recalculated using the then applicable tariffs.
 - 3.3 DCs are payable prior to the erf or portion thereof being put to the approved use or building plan approval which ever come first.

4. **Municipal Infrastructure (Civil Engineering Services)**

4.1 Any changes to existing municipal infrastructure due to the special development will be for the account of the owner.



Colin Taylor

PRINCIPAL TECHNICIAN: PROJECT MANAGEMENT (ENGINEERING SERVICES)

Q:\AAUSERS\Colin\DSI\Dev Applications\1611 - Erf 903 Stellenbosch\1611 - Erf 903 Stellenbosch.doc

Annexure A

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Friday, 06/Apr/2018
Financial Year	2017-2018
Erf Location	
Erf No	Erf 902 Stellenbosch
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Municipal (arell Town Planners)

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	klday	klday	ha °C	t/week	trips/day	person	
Total Increased Services Usage	3.156	2.800	0.856	0.280	19.25	19.2	
Total Development Charges before Deductions	R 75 030.95	R 63 972.71		R 13 054.47	R 119 500.21	R 82 432.16	R 344 989.50
Total Deductions							
Total Payable (excluding VAT)	R 75 030.95	R 63 972.71		R 13 054.47	R 119 500.21	R 82 432.16	R 344 989.50
VAT	R 11 255.64	R 9 595.91		R 1 958.17	R 16 575.03	R 12 354.92	R 51 749.77
Total Payable (including VAT)	R 86 286.59	R 73 568.61		R 15 012.64	R 137 075.25	R 94 786.99	R 396 748.22

APPLICANT INFORMATION

Application Processed by:	C. Taylor
Signature	
Date	6 Apr 2018
Amount Paid	
Date Payment Received	
Receipt Number	

Scofieldbosc Town

Infrastructure. Type applicable? (yes/no)			
du	m2 GLA	nma (m2)	area (m2)
m2 GLA	nma (m2)	area (m2)	du

Use Class	Infrastructure		Total		%		Additional		Sub-Total	
	du	m2 GLA	du	m2 GLA	du	m2 GLA	du	m2 GLA	du	m2 GLA
Single Residential >1000m ²	R	0	R	0	R	0	R	0	R	0
Single Residential >500m ²	R	0	R	0	R	0	R	0	R	0
Single Residential >250m ²	R	0	R	0	R	0	R	0	R	0
Single Residential <250m ²	R	0	R	0	R	0	R	0	R	0
Low Density Residential >250m ²	R	0	R	0	R	0	R	0	R	0
Low Density Residential <250m ²	R	0	R	0	R	0	R	0	R	0
Medium Density Residential >250m ²	R	0	R	0	R	0	R	0	R	0
Medium Density Residential <250m ²	R	0	R	0	R	0	R	0	R	0
High Density Residential - flats	R	7	R	7	R	7	R	7	R	7
High Density Residential - student rooms	R	110	R	110	R	110	R	110	R	110
Local Business - office	R	0	R	0	R	0	R	0	R	0
Local Business - retail	R	0	R	0	R	0	R	0	R	0
General Business - office	R	0	R	0	R	0	R	0	R	0
General Business - retail	R	0	R	0	R	0	R	0	R	0
Community	R	0	R	0	R	0	R	0	R	0
Education	R	0	R	0	R	0	R	0	R	0
Light Industrial	R	0	R	0	R	0	R	0	R	0
General Industrial - light	R	0	R	0	R	0	R	0	R	0
General Industrial - heavy	R	0	R	0	R	0	R	0	R	0
Medium Industrial - heavy	R	0	R	0	R	0	R	0	R	0
Public Open Space	R	0	R	0	R	0	R	0	R	0
Public Open Space	R	0	R	0	R	0	R	0	R	0
Natural Environment	R	0	R	0	R	0	R	0	R	0
Utility Services	R	0	R	0	R	0	R	0	R	0
Public Roads and Parking	R	0	R	0	R	0	R	0	R	0
Transport Facility	R	0	R	0	R	0	R	0	R	0
Leisure	R	0	R	0	R	0	R	0	R	0
Other	R	0	R	0	R	0	R	0	R	0

Complete v. other/mon units.	0	0	0	0	0	0
Total Development Charges (excl. public ducts)	0.00	0.00	0.00	0.00	0.00	0.00
% Deductions (see service 12)	0.00	0.00	0.00	0.00	0.00	0.00
% Deductions per service (from m2)	0.00	0.00	0.00	0.00	0.00	0.00
Additional Deduction per Service - from Service Agreement (m2)	0.00	0.00	0.00	0.00	0.00	0.00
Sub-Total after Deductions (including VAT)	0.00	0.00	0.00	0.00	0.00	0.00
VAT	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

Use Class	du	m2 GLA	nma (m2)	area (m2)	du	m2 GLA	nma (m2)	area (m2)	du	m2 GLA	nma (m2)	area (m2)	du	m2 GLA	nma (m2)	area (m2)
Single Residential >1000m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Residential >500m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Residential >250m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Residential <250m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Density Residential >250m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Density Residential <250m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential >250m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential <250m ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
High Density Residential - flats	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
High Density Residential - student rooms	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110
Local Business - office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Business - retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Business - office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Business - retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Light Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Industrial - light	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Industrial - heavy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Industrial - heavy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Open Space	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Open Space	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Roads and Parking	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transport Facility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leisure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*** displayed if not equal to where used



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Spatial Planning, Heritage and Environment

To : Head: Customer Interface & Administration
 From : Manager: Spatial Planning, Heritage & Environment
 Date : 12 April 2018
 Re : Application for special development on Erf 903, Piet Retief Street, Stellenbosch

I refer to your request for comment on the above application.



1) Opinion / reasoning:

In terms of the approved MSDF for Stellenbosch Municipality, the subject property is located within the approved urban edge of Stellenbosch town and within a residential area.

2) Supported / not supported:

In principle, this department therefore supports the proposal subject to the conditions below.

3) Conditions:

- The guest house must be owner-operated and the owner must stay on the property.

B de la Bat

B de la Bat

MANAGER: SPATIAL PLANNING, HERITAGE AND ENVIRONMENT

E 903 S

INTERDEPARTMENTAL CIRCULATION FORM

LêER VERW/ FILE REF	Erf 903, Stellenbosch	DATUM DATE	2018-02-20
AANSOEKNUMMER/APPLICATION NUMBER		LU/7119	
MEMO AAN/ TO :			
Manager : Engineering Services Manager : Electrical Department Manager : LED (Widmark Moses) > Manager : Fire Services Manager : Chief Financial Officer Manager: Spatial Planning / Heritage / Environment / Signage Manager: Health Department (Winelands Health) Manager: Building Development Manager : Community Services			
Application	Application to permit a Special Development on Erf 903, Stellenbosch, to use various portions of the existing dwelling for a 12 room guest house.		
Adres / Address	c/o Piet Retief Street and Park Road, Stellenbosch		
Aansoek Datum Application Date	2017-12-15		
Aansoeker Applicant	Marike Bolz (Arch Town Planners)		
Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lê, word u versoek om my skriftelik van u kommentaar; indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil opleë indien die aansoek goedgekeur word.			
Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.			
Geliewe die memorandum <u>per hand</u> aan my terug te besorg voor of op: 2018-03-20 Please <u>hand deliver</u> the memorandum to me on or before : 2018-03-20			
N Petersen			
For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT			
ALGEMENE KOMMENTAAR / GENERAL COMMENT:			
..... <i>In order</i>			
VOORWAARDES/CONDITIONS :			
..... <i>Fire Requirements will be given when plans are submitted to Council</i>			
.....  HANDTEKENING / SIGNATURE <i>20/03/2018</i> DATUM / DATE		





Application Number: LU/701 1
Our File Reference Number: Erf 903, Stellenbosch
Enquiries: Lenacia Kamineth
Contact No: 021 808 8697
Email address: Lenacia.Kamineth@stellenbosch.gov.za
Date: 24 October 2019

REGISTERED MAIL

Arch Town Planners
Postnet#27
Private Bag X5071
STELLENBOSCH
7600

E-mail address: Marike@archtownplanners.co.za

Dear Ms Bolz

APPEAL IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW (2015) AGAINST THE DECISION OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL TO APPROVE THE APPLICATION FOR SPECIAL DEVELOPMENT: ERF 903, STELLENBOSCH

1. The abovementioned appeal has reference.
2. Kindly find attached hereto the decision of the Appeal Authority for your attention.

Yours faithfully,



Ms Geraldine Mettler
MUNICIPAL MANAGER



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

NOTICE OF DECISION OF APPEAL AUTHORITY

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) AGAINST THE DECISION OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL TO APPROVE THE APPLICATION FOR SPECIAL DEVELOPMENT: ERF 903, STELLENBOSCH

The Appeal Authority hereby, in terms of Section 81 (7) of the Stellenbosch Municipal Land Use Planning By-law 2015:

Tick the appropriate box:

CONFIRM	VARY	X	REVOKE
THE DECISION OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL, ON THE 19th OF NOVEMBER 2018 ,TO APPROVE IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW DATED 20 OCTOBER 2015, THE APPLICATION FOR SPECIAL DEVELOPMENT: ERF 903, STELLENBOSCH, TO USE THE EXISTING HOUSE FOR GUEST HOUSE PURPOSES			
<p>1. The abovementioned appeal refers.</p> <p>2. The Municipal Planning Tribunal, on the 19th of November 2018, approved in whole, in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for special development: Erf 903, Stellenbosch, to use the existing house for guest house purposes.</p> <p>3. The aforementioned application was approved subject to a number of conditions imposed in terms of Section 66 of the Stellenbosch Municipality Land Use Planning By-Law (2015).</p> <p>4. Mr Jehan van Dijk lodged an appeal in terms of Section 79(2) of the By-Law, with the Municipality on the 31 January 2019, against the decision of the Stellenbosch Municipal Planning Tribunal.</p> <p>5. The appeal assessment report was drafted by the Department of Environmental</p>			

cd



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Affairs and Development, based on all documentation provided.

6. Inspections of the said report were held respectively on the 13th of June and the 12th of July 2019. This was done in compliance with Section 81(6) of the Stellenbosch Municipality Land Use Planning By-Law (2015).
7. An oral hearing was held on the 11th of October 2019, where the parties appeared before the Appeal Authority.
8. After careful consideration of the written appeal, as well as all relevant documents, information and submissions made to me as Appeal Authority, I hereby vary the decision of the Municipal Planning Tribunal by adding the following conditions:

8.1 That the applicant replaces the existing window panes with frosted glass in respect of the lounge bar, all windows in bedroom 1 , bedroom 4 and bedroom 5;

8.2 That the existing wooden panels be reconstructed and or extended, to the same height for the entire length of the building to such an extent that all windows on that side of the building, be obscured.

SIGNATURE:

Gesie van Deventer

DATE:

24/10/2019

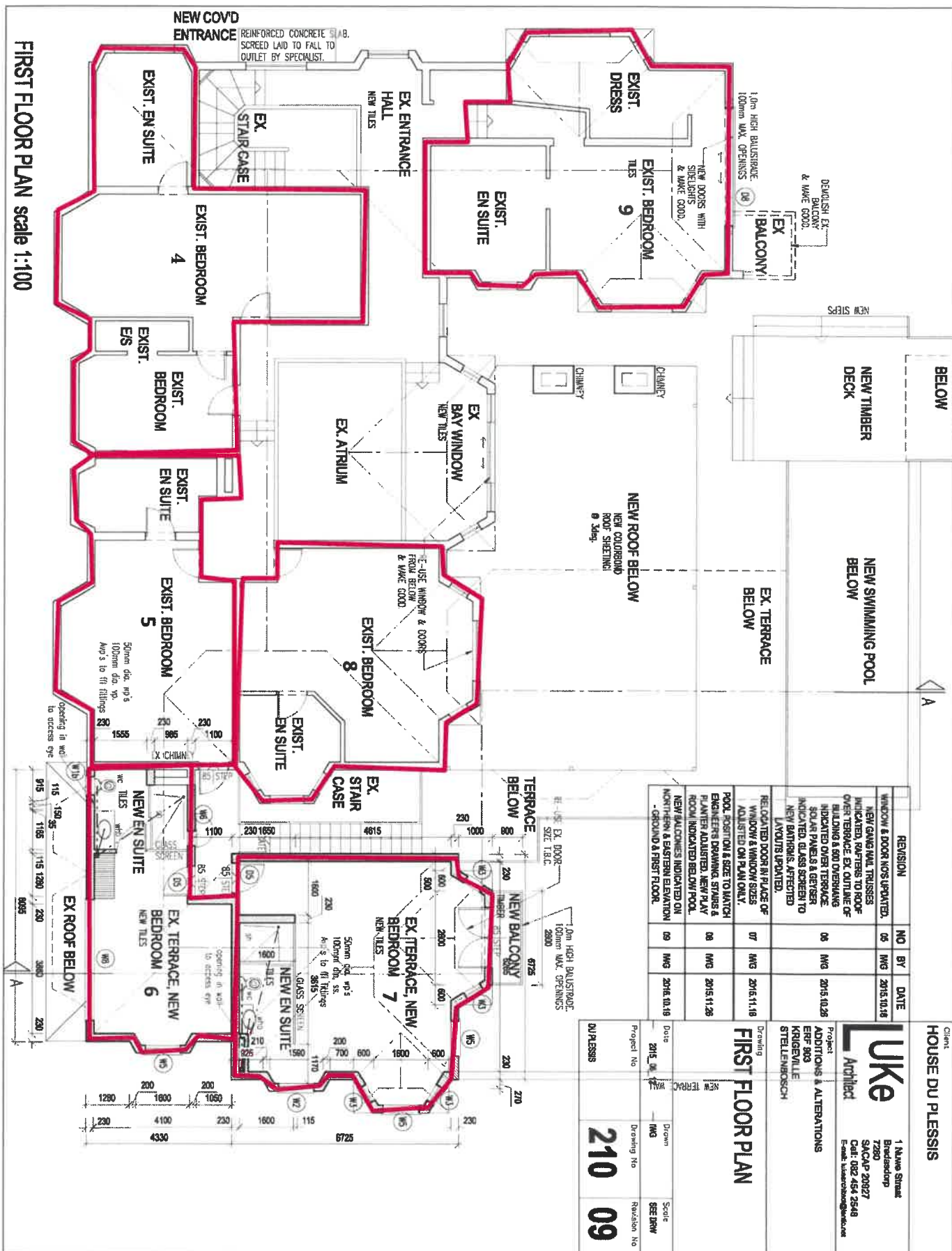
Adv. Gesie van Deventer

EXECUTIVE MAYOR

(Appeal Authority in terms of Section 79(1) of the Stellenbosch Municipal Land Use Planning By-Law)

REVISION	NO	BY	DATE
WINDOW & DOOR NOS UPDATED	04	MHG	2015.03.18
NEW GANG W/AL TRUSSES INDICATED. RAFTERS TO ROOF OVER TERRACE EX. OUTLINE OF BUILDING & 600 OVERHANG INDICATED OVER TERRACE SOLAR PANELS & DEYSER INDICATED. GLASS SCREEN TO NEW BATHROOM. AFFECTED LAYOUTS UPDATED.	06	MHG	2015.03.26
RELATED DOOR IN PLACE OF WINDOW & WINDOW SIZES ADJUSTED ON PLAN ONLY.	07	MHG	2015.11.18
POOL POSITION & SIZE TO MATCH ENGINEER'S DRAWING. STAIRS & PLANTER ADJUSTED. NEW PLAY ROOM INDICATED BELOW POOL.	08	MHG	2015.11.26
NEW BALCONIES INDICATED ON NORTH-WEST & EASTERN ELEVATION - GROUND & FIRST FLOOR.	09	MHG	2016.01.19

Date	2015.01.25	Drawn	MHG	Scale	SEE DRAW
Project No	DU PLESSIS	Drawing No	210 09	Revision No	



FIRST FLOOR PLAN scale 1:100

GROUND FLOOR PLAN scale 1:100

Client
HOUSE DU PLESSIS

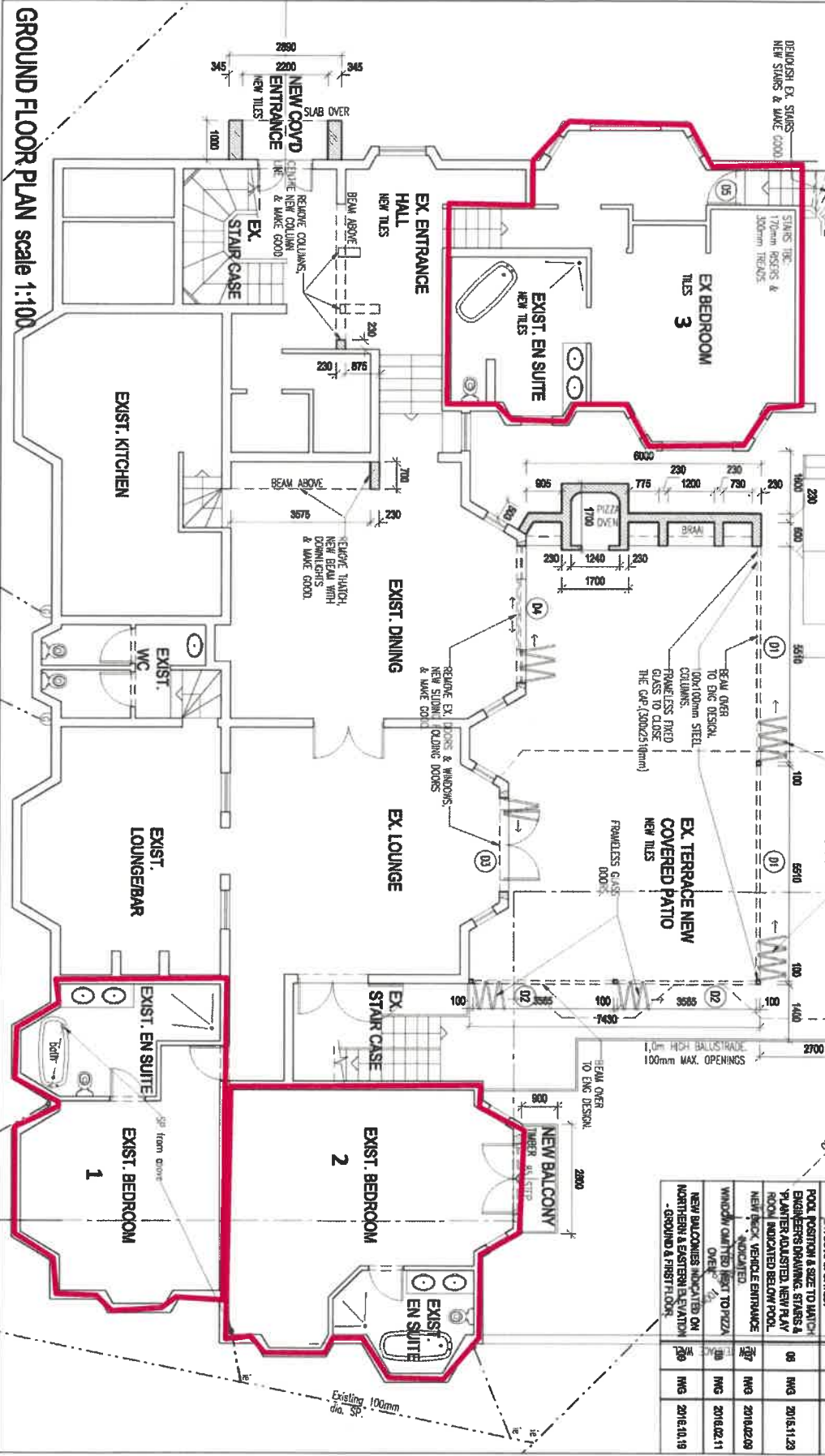
LUke
Architect

1 Nuwe Straat
Bredasdorp
7260
SACAP 20827
Cell: 082 454 2648
E-mail: lukearchitect@gmail.com

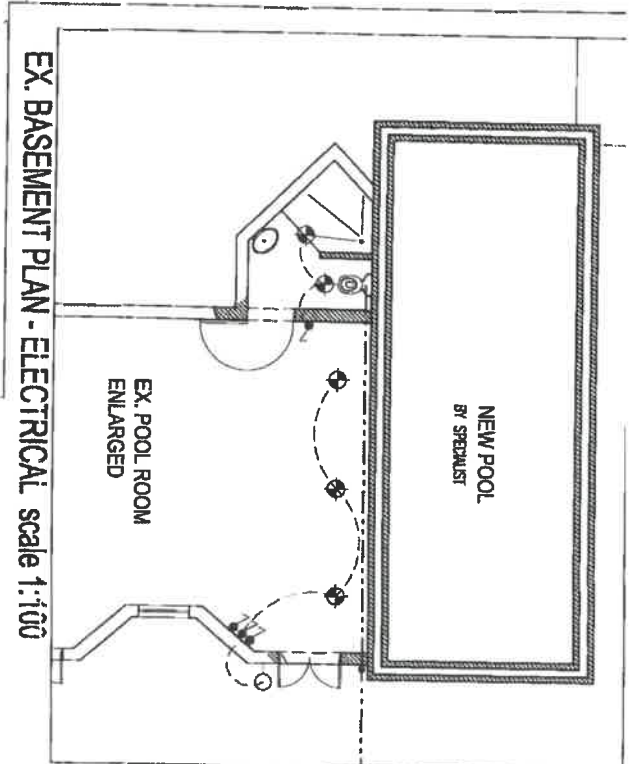
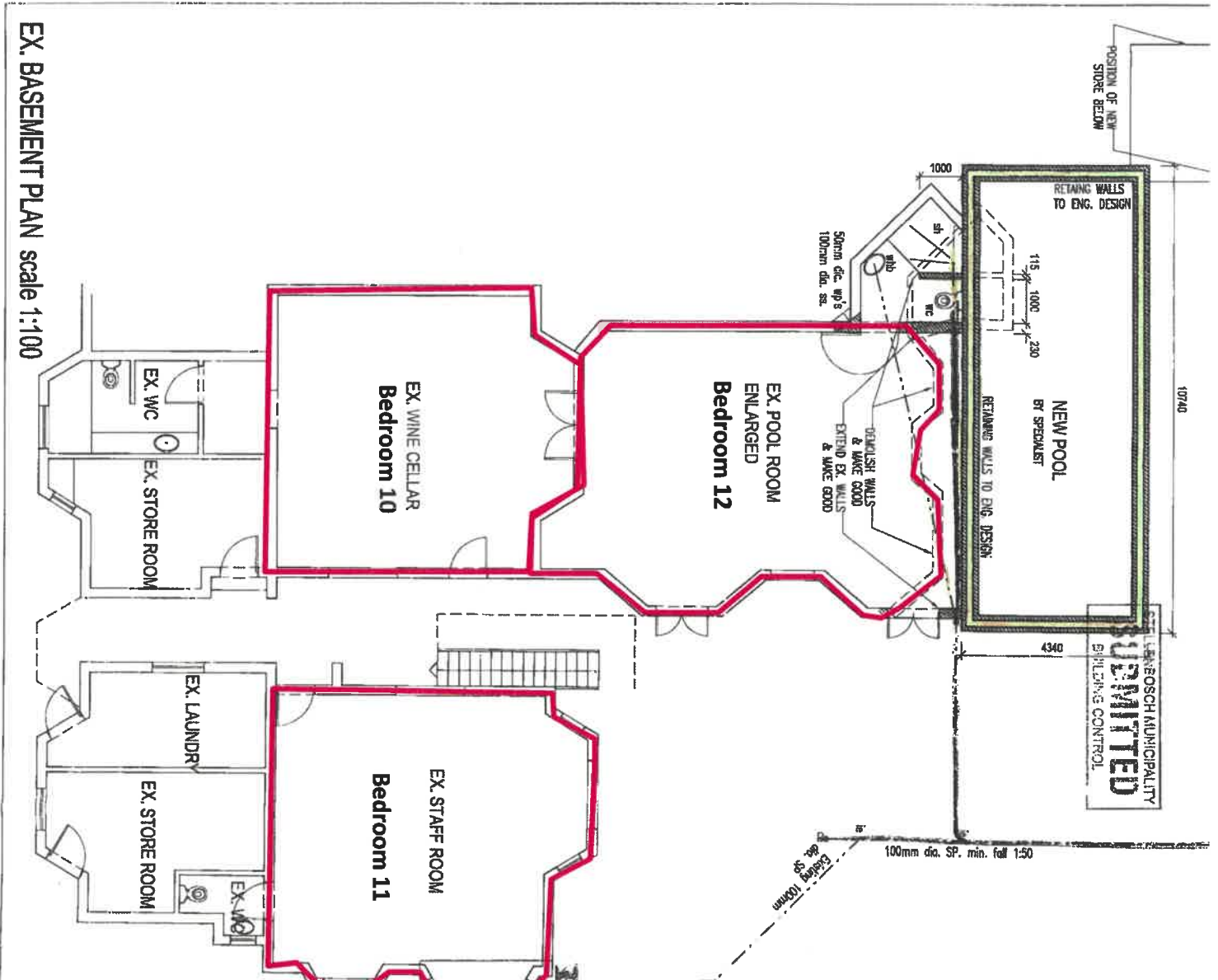
Project
ADDITIONS & ALTERATIONS
ERF 003
KRUGEVILLE
STELLENBOSCH

Drawing
GROUND FLOOR PLAN

Date	2014_04_12	Drawn	MNG	Scale	SEE DRAW
Project No	DU PLESSIS	Drawing No	200	Revision No	09



NO	BY	DATE	REVISION
01	MNG	2015.10.14	CONTRACT & PLAY ROOM, QUILTED - FIRST FL. BALCONY, QUILTED - ROOF OVER TERRACE & NEW BRICK/PZLA OVER FIRST FLOOR ADJUSTIONS TO FOLLOW OUTLINE OF EX. TERRACE. THATCH ROOF RE-GLAZED WITH CORRUGATED IRON ROOF. AFFECTED LAYOUTS UPDATED.
02	MNG	2015.10.18	WINDOWS & DOOR TORS UPDATED.
03	MNG	2015.10.28	NEW GAMB WALL TRUSSES INDICATED. RAFTERS TO ROOF OVER TERRACE. EX. OUTLINE OF BUILDING & 800 OVERHANG INDICATED OVER TERRACE. SOLAR PANELS & GUTTER INDICATED. GLASS SCREEN TO NEW PATIENS. AFFECTED LAYOUTS UPDATED.
04	MNG	2016.02.09	POOL POSITION & SIZE TO MATCH ENGINEER'S DRAWING. STAIRS & PLANTER ADJUSTED. NEW PLAY ROOM INDICATED BELOW POOL. NEW BACK VEHICLE ENTRANCE INDICATED.
05	MNG	2016.02.11	WINDOWS, QUILTED NEXT TO PZLA OVER.
06	MNG	2016.10.19	NEW BALCONIES INDICATED ON NORTHERN & EASTERN ELEVATION - GROUND & FIRST FLOOR.



EX. BASEMENT PLAN scale 1:100

EX. BASEMENT PLAN - ELECTRICAL scale 1:100

REVISION	NO	BY	DATE
NEW BATHROOM IN POOL RM OBTAINED. EX. RETAINED.	01	IMG	2016.01.28
NEW ELECTRICAL INDICATED.	02	IMG	2016.02.11

PLAN NUMBER
B P / 1.6 / 1173
/20

HOUSE DU PLESSIS

LUKE
Architect

1 Nuwe Street
Bredasdorp
7280
SACAP 20927
Cell: 082 454 2548
E-mail: lukeweb@lukearchitect.co.za

Project: ADDITIONS & ALTERATIONS
ERR-903
KRIGEVILLE
STELLENBOSCH

Drawing: **EX. BASEMENT PLAN**

Date	2016.02.12	Drawn	IMG	Scale	SEE DWG
Project No		Drawing No	221	Revision No	02

APPROVED

BUILDING DEVELOPMENT MANAGEMENT

IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO. 103 OF 1977

SP. S. VAN DER MERWE
Municipal Engineer

15.11.2016
DATE

STELLENBOSCH MUNICIPALITY
BUILDING CONTROL
APPROVED

CTN01307

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:
 (a) Gelyktydiges met ander registrasiestantore/dealtitels: Simuls with other registries/sectional titles:

Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Klient afskrifte van aktes permanent in Aktekantoor gelaasteer:
 Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Onslag Nr.	Persees van ondersoekers Initials of Examiners

(c) Notes/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

ASPRUK
Z 1491/2008 CY.
 Interdikte nagesien deur
 Interdicts checked by: *SP*

Datum
 Date: *17/4/2008*

Interdikte nagesien deur
 Interdicts checked by: *SP*

Datum
 Date: *17/4/2008*

(1) Dorr goedgekeur (approklameer)
 Township approved (pre-claimed)
 (2) Begiftigingsne
 Endowment even.
 (3) Begiftiging
 Endowment
 (4) Voorwaardes
 Conditions
 (5) Mikro
 Mikro
 (6) Algemene plan
 General Plan
 (7) Titelakte
 Title Deed
 (8) Verbands teen dorpatitel
 Bonds against township title
 (9) Datum nagesien
 Date checked

Opmerkinge
 Remarks

Paraf
 Initial

Kantoor instruksie/Office instructions:
 Saksie/Section: *Data:*
Purge 659170/2008
Z. SALIE 166

(Kort beskrywing van eiendom (legs para 1 in Akte) Brief description of property (merely para 1 in Deed)

Ef 903 Stellenbosch

KRENSEL AND ASSOCIATES
 PROKUREUR / ATTORNEY
 REF: Linda
 TEL: 021 946 4794

Ref. W236
 Matrons Stationery Co.

UITVOERING/EXECUTION

Datum van indloring/Data of lodgement

0 0 1 0 1 1 1 1 1 1 1 1 1 1

2014-04-16

Ref No./Ref. Nr. 0 0 1 0 1 1 1 1 1 1 1 1 1 1

Sharing Box 111

LOGGED
 2014-04-08
INGEDIEN

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

Ondersoekers/Examiners	Kamer/ Rooms	Skakeling/Linking	Reëltyd/ Vervolg	Passen/Post
M. FABRIK 1354				
Z SALIE 1166				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.
 Aard van Akte/Nature of Deed: *Transfer*
MacGregor - Frem Property Co (En liquidasies)
Jacquies du Pres - Familie Juust
 T 000020223 : 2014

Skakeling/Linking	Trefkates, ens. binnes/Titile deeds, etc. within
1	T 99999/97

GELYKTYDIGES/SIMULS			
Kode Code	Naam van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma Firm No.
1	MacGregor - Frem Property Co	Krenvel ; Ass	111
2	du Pres - Familie Juust		
3			
4		HANDELSREKONING	
5		16 APR 2014	
6		CAPE TOWN	
7		HANDELSREKONING	
8			
9			
10			



REGISTRASIE VERSOEK DEUR:
 REGISTRATION REQUESTED BY: *L. Krenvel*
 DATUM:
 DATE: *17 April 2014*

CTN01307 Sharing Box 111

KRENSEL AND ASSOCIATES
4TH FLOOR THERESA COURT
DURBAN ROAD
BELLVILLE
7535

Prepared by me

Linda Krensel

CONVEYANCER
LINDA KRENSEL

Fee endorsement	
	Amount
Purchase price/Value	R. 7 000 000,00
Mortgage capital Amount	R. 1 200,00
Reason for exemption	Exempt i.t.o
Cat.	section Act

DATA / VERIFY
15 MAY 2014
OLIVIER YOLANDI

T. 000020223 / 2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LINDA KRENSEL

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at CAPE TOWN on 24 MARCH 2014 granted to her by

The Provisional Liquidators of
MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION)
REGISTRATION NUMBER: 1997/029481/23

DATA / CAPTURE
25 APR 2014
MITYATYAMBA NOLUVUYO

GhostConvey 14.11.7.61

(Handwritten mark)

(Handwritten signature)

And the appearer declared that his said principal the Provisional Liquidators of MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION) Registration Number 1997/029481/23 had, on 14 March 2014, truly and legally sold by Private Treaty, and that she, the said Appearer, in her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

The Trustees for the time being of JACQUES DU PLESSIS FAMILIE TRUST
IT 2525/1996

its Successors in Office or assigns, in full and free property

ERF 903 STELLENBOSCH IN THE MUNICIPALITY OF STELLENBOSCH
DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

IN EXTENT 2148 (TWO THOUSAND ONE HUNDRED AND FORTY EIGHT)
Square Metres

FIRST TRANSFERRED by Deed of Transfer Number T 28552/1948 with
Diagram No. 3652/47 relating thereto and held by Deed of Transfer
T95999/1997.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T28552/1948.
B. SUBJECT to the following conditions contained in Deed of Transfer No. T28552/1948, namely:

1. IMPOSED by the Administrator in terms of Ordinance 33 of 1934:

AS BEING in favour of the Local Authority and the registered owner of any erf in the Township:

- (a) This erf shall be used for residential purposes only.
- (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith shall be erected on this erf.
- (c) Not more than one- third of the area of this erf shall be built upon.
- (d) No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet to the street line which forms a boundary of this erf, nor within 10 feet to the lateral or rear boundary common to any adjoining erf, no building however, to exceed two storeys in height.
- (e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary

by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove, or inspect any sewer, manhole, channel, conduit or other works pertaining thereto."

AS BEING in favour of the Administrator:

- (f) "This erf shall not be subdivided except with the consent in writing of the Administrator"

"Any words and expressions used in the foregoing conditions shall be deemed to have the same meaning as may have been assigned to them by the regulations published under Provincial Notice No. 401 dated 17th October 1935, and by the Memorandum which accompanied the said Regulations."

2. IMPOSED by W A Krige as owner of the remainder of the said Township, for his benefit and for the benefit of erfholders of the above Township:

- (g)
- (h) No building shall be erected on this erf costing less or having a valuation of less than R3 000,00.
- (i) All buildings including outbuildings erected on this erf shall comply with the Building Regulations of the Municipality of Stellenbosch in force at the time of erection and shall comply with the policy of the Council regarding the design, construction and elevation of buildings.
- (j) No corrugated iron fences of any kind may be erected on this erf.
- (k) Plans of all boundary walls to be erected on this erf must be submitted to the Municipality of Stellenbosch for approval.
- (l) The roofs of all buildings on this erf must be uniform in regard to material and style. Flat roofs for outbuildings, garages, etc., will only be permitted if the main building also has a flat roof.
- (m) The owner of this erf shall carry on no activity likely for the reason that it creates a noise or for any other reason to be a nuisance to other owners of erven in this Township. He shall not saw or chop wood for profit or for gain on this erf nor allow that this be done, nor shall he allow any material to be stored on this erf which he requires in connection with any activity which he pursues outside this erf."

WHEREFORE the said Appearer, renouncing all right and title which the said

Provisional Liquidators of MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION) Registration Number 1997/029481/23

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**The Trustees for the time being of JACQUES DU PLESSIS FAMILIE TRUST
IT 2525/1996**

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R7 000 000,00 (SEVEN MILLION RAND).

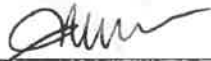
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 17 April 2014



q.q.

In my presence



REGISTRAR OF DEEDS



CTN01307
Sharing Box 111

1-8
①
/

KRENSEL AND ASSOCIATES
4TH FLOOR THERESA COURT
DURBAN ROAD
BELLVILLE
7535

Prepared by me

Krenscl

CONVEYANCER
LINDA KRENSEL

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

HELGARD MULLER MEIRING TERBLANCHE AND AMANDA KANYISA BIKANI in our capacities as Provisional Liquidators of **MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION)**, REGISTRATION NUMBER: 1997/029481/23, duly authorised under Certificate of Appointment Number C408/2013 issued by the Master of the High Court of South Africa (Western Cape Division, Cape Town) at Cape Town on 4 June 2013

[Handwritten initials]
[Handwritten signature]
[Handwritten initials]

do hereby nominate and appoint

LINDA KRENSEL

with power of substitution to be our true and lawful Attorney and Agent in our name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as our Attorney and Agent and to pass transfer to:

The Trustees for the time being of **JACQUES DU PLESSIS FAMILIE TRUST**
IT 2525/1996

the property described as:

ERF 903 STELLENBOSCH IN THE MUNICIPALITY OF STELLENBOSCH DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

IN EXTENT 2148 (TWO THOUSAND ONE HUNDRED AND FORTY EIGHT) Square Metres

HELD BY Deed of Transfer T95999/1997

[Handwritten initials]
[Handwritten signature]
[Handwritten initials]

the said property having been sold by us on 14 March 2014, to the said transferee/s for the sum of R7 000 000,00 (Seven Million Rand);

Registration
Number C408/2013
R976294B/23

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the **Provisional Liquidators of MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION)** Number **C408/2013** heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.


Signed at Cape Town on 24 March 2014.

in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____

2.  _____


NELGARD MULLER MEIRING
TERBLANCHE

AMANDA KANYISA BIKANI



2

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE008541A

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name MACGREGOR-FREW PROPERTY CC (IN LIQUIDAT)	Full Name MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION)
Company / CC / Trust Reg No. 19972294813	Marital Status
Details of Purchaser / Transferee	
Surname / Registered Name JACQUES DU PLESSIS FAMILIE TRUST	Full Name JACQUES DU PLESSIS FAMILIE TRUST
Company / CC / Trust Reg No. IT25251906	Marital Notes if applicable
Details of the Property	
Date of Transaction / Acquisition (CCYYMMDD) 2014-03-14	Total Consideration R 7000000.00
Total Fair Value R 7000000.00	
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable R 7000000.00	
Property Description	
1 ERF 903 STELLENBOSCH IN THE MUNICIPALITY OF STELLENBOSCH DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE IN EXTENTIVE 1148 (TWO THOUSAND ONE HUNDRED AND FORTY EIGHT) Square Metres	
Receipt	
Transfer Duty Reference Number TDE008541A	Receipt No. 1200137956
Receipt Amount R 477000.00	

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

Kennel
KONRAD KENNEL
REGISTERED DEEDS OFFICER

Please ensure you sign over the 7 lines of TCA above.

Date (CCYYMMDD) 20140331

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



CTN01307

Sharing Box 111

KRENSEL AND ASSOCIATES
4TH FLOOR THERESA COURT
DURBAN ROAD
BELLVILLE
7535

Prepared by me

CONVEYANCER
LINDA KRENSEL

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

**HELGARD MULLER MEIRING TERBLANCHE AND AMANDA KANYISA
BIKANI in our capacities as Provisional Liquidators of
MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION),
REGISTRATION NUMBER:1997/029481/23, duly authorised under
Certificate of Appointment Number C408/2013 issued by the Master of
the High Court of South Africa (Western Cape Division, Cape Town) at
Cape Town on 4 June 2013**

do hereby nominate and appoint

LINDA KRENSEL

with power of substitution to be our true and lawful Attorney and Agent in our name,
place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape
Town or any other competent official in the Republic of South Africa and then and
there to act as our Attorney and Agent and to pass transfer to:

**The Trustees for the time being of JACQUES DU PLESSIS FAMILIE
TRUST
IT 2525/1996**

the property described as:

ERF 903 STELLENBOSCH IN THE MUNICIPALITY OF STELLENBOSCH
DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

IN EXTENT 2148 (TWO THOUSAND ONE HUNDRED AND FORTY EIGHT)
Square Metres

HELD BY Deed of Transfer T95999/1997

③



Erf 903 Stellenbosch

CLEARANCE CERTIFICATE	
STELLENBOSCH MUNICIPALITY	
Authority is hereby granted in terms of Section 118 of The Local Government: Municipal Systems Act, 2000 (32/2000) for the registration of the transfer of the property mentioned herein.	
This clearance is valid until	03.06.2014
<i>[Signature]</i>	03.01.2014
DIRECTOR FINANCE	DATE

FOR INFORMATION

|

the said property having been sold by us on 14 March 2014, to the said transferee/s for the sum of R7 000 000,00 (Seven Million Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the **Provisional Liquidators of MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION) Number C408/2013** heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Cape Town on 24 March 2014.

in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____
HELGDARD MULLER MEIRING
TERBLANCHE
2. _____
AMANDA KANYISA BIKANI

4

1307

KRENSEL AND ASSOCIATES
4TH FLOOR THERESA COURT
DURBAN ROAD
BELLVILLE
7535

Prepared by me



CONVEYANCER
LINDA KRENSEL



LIQUIDATION CERTIFICATE

I the undersigned,

HELGARD MULLER MEIRING TERBLANCHE in my capacity as Liquidator of **MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION)**, REGISTRATION NUMBER:1997/029481/23, duly authorised under Certificate of Appointment Number C408/2013 issued by the Master of the High Court of South Africa (Western Cape Division, Cape Town) at Cape Town on 4 June 2013

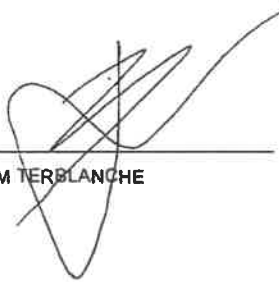
Do hereby confirm that the transferor is Liquidated and unable to pay its debts.

Signed at Cape Town on 04 April 2014 in the presence of the undersigned witnesses.

AS WITNESSES :



2. 



HMM TERBLANCHE

5

1307

KRENSEL AND ASSOCIATES
4TH FLOOR THERESA COURT
DURBAN ROAD
BELLVILLE
7535

Prepared by me



CONVEYANCER
LINDA KRENSEL

LIQUIDATION CERTIFICATE


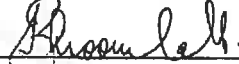
I the undersigned,

AMANDA KANYISA BIKANI in my capacity as Liquidator of MACGREGOR-FREW PROPERTY CC (IN LIQUIDATION), REGISTRATION NUMBER:1997/029481/23, duly authorised under Certificate of Appointment Number C408/2013 Issued by the Master of the High Court of South Africa (Western Cape Division, Cape Town) at Cape Town on 4 June 2013

Do hereby confirm that the transferor is Liquidated and unable to pay its debts.

Signed at Durban on 07/04/2014 in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
2. 


AMANDA KANYISA BIKANI

6

J465



DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

CERTIFICATE OF APPOINTMENT OF LIQUIDATORS

[Companies Act, No. 61 of 1973 (as amended), Close Corporations Act, No 69 of 1984]

No: C 408/2013

This is to certify that **HELGARD MULLER MEIRING TERBLANCHE AND AMANDA KANYISA BIKANI**

are appointed Liquidators with the powers as set out in Section 386(1) of the Companies Act 1973 as amended read with section 66(1) of the Close Corporation Act 69 of 1984, of the Close Corporation known as **McGREGOR-FREW PROPERTIES CC** which has been placed under Provisional Liquidation by Order of the Western Cape High Court, Cape Town of South Africa (Western Cape High Court, Cape Town) on 6 MAY 2013.

Signed at Cape Town on **JUNE 2013**

Asst Master of the Western Cape High Court, Cape Town

RECEIVED
2013-06-04
KAMP VAO
WES-ERF VAN DIE WES-ERF

Date Stamp

RL

COMMISSIONER OF OATHS (RSA)
Linda Krensel Attorney
Practice Number: 9739
4th Floor Theresa Court
37 Durban Road Bellville

CERTIFIED A TRUE COPY
OF THE ORIGINAL

7

TRACK NUMBER : 8885261877

BLACK-BOOKING ENQUIRY ON NAME - MACGREGOR FREN PROP C C
ID NUMBER - 199702948123
BIRTH DATE - 0
MARRITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - CLOSE CORPORATION

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

MACGREGOR FREN PROP C C
MACGREGOR FREN PROP C C

199702948123
199702948123

1-1491/2014CY-6215/13 & 17468/13-201311-20140404-201404041115429
1-1491/2014CY-6215/13 & 17468/13-201311-20140404-201404041115429

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



8

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS0885 - FANTZI WENDY

DATE : 28148488 TIME : 11:18:33.9 PAGE : 1

TRACK NUMBER : 80895261877

PROPERTY DETAILS PRINT FOR PORTION 8
ERF NO 983
TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION T28552/1948
DIAGRAM DEED NO. 2148, SQM
EXTENT STELLENBOSCH MUN
CLEARANCE

NO INTERDLCTS

DOCUMENTS
65917/2008

HOLDER & SHARE
HAINFIN PTY LTD

AMOUNT
R4000000.00

O/P/A

SCAN/MICRO REF
7881631141284

MMD
0929

OWNER DETAILS

FULL NAME & SHARE
MACGREGOR FRESH PROP C

PURCH DATE
19970813

AMOUNT/REASON
R550000.00

O/P/A IDENTITY
19970248123

TITLE DEED
T95589/1997

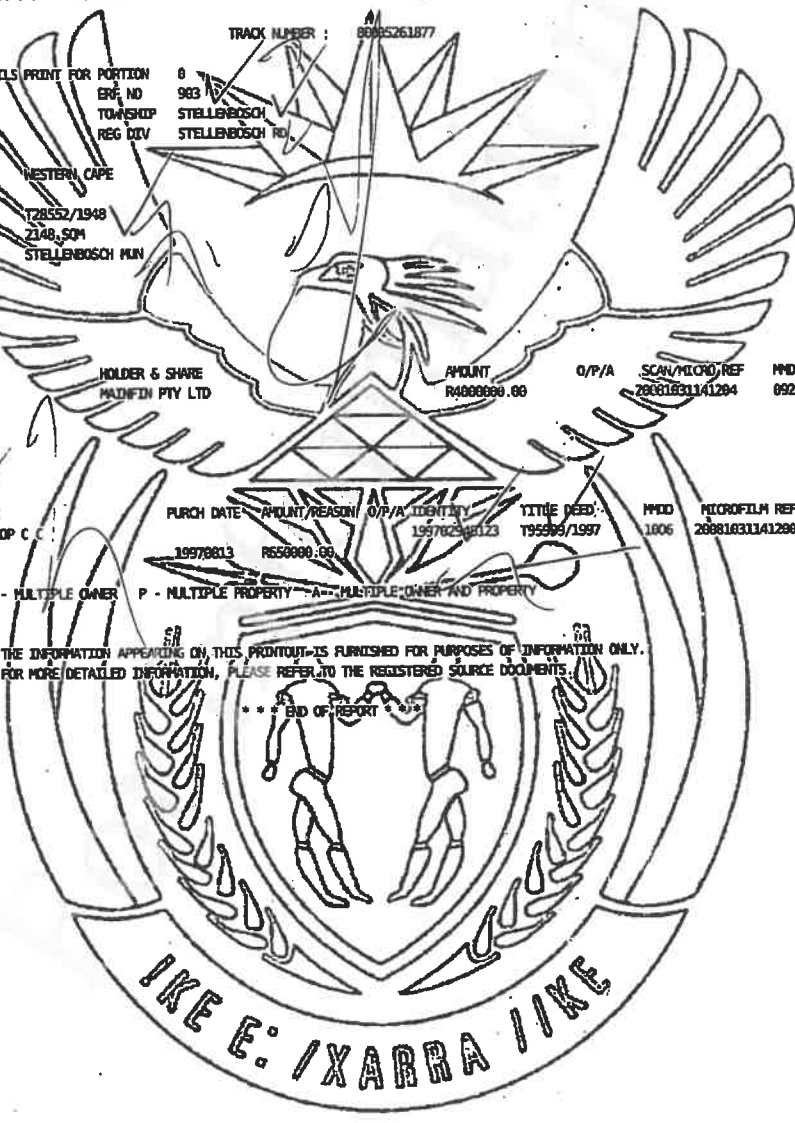
MMD
1806

MICROFILM REF
28881631141284

* O/P/A : 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY - A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***



**POWER OF ATTORNEY
(REGISTERED OWNER'S CONSENT FORM)**

I / we, ..JACQUES DU PLESSIS FAMILIE TRUST.....,
(name(s) of registered owner(s))

registered owner(s) of the following property(ies) :

Erf 903 Stellenbosch
.....
.....
(property description(s))

wish to certify that authority is hereby granted to

Arch Town Planners (Pty) Ltd
.....
(applicant's name)

in terms of the resolution enclosed herewith (applicable if land owner is a registered company / close corporation, trust or other juristic person), to apply for *

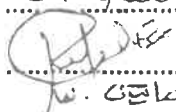
- amendment of conditions

in respect of the above-mentioned property(ies) to enable it to be developed / utilised for the following purpose(s) :

...To allow for a guest house.....
.....
.....
(proposed purpose(s) / development)

(* please delete whichever not applicable).

The undersigned therefore nominates, constitutes and appoints the above applicant with power of substitution to be the registered owner's legal representative / agent and to act in the name, place and stead of the registered owner in the above regard. Power of attorney is accordingly hereby granted to the applicant to sign all correspondence in respect of the matter referred to above.

Owner's name JACQUES DU PLESSIS FAMILIE TRUST
Owner's signature  Date 2017/05/26
J. G. LOFSE (TRUSTEE)



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) 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)	WILHELM ESTERHUIZEN				
Surname					
Company name (if applicable)	ARCH TOWN PLANNERS (PTY) LTD				
Postal Address	POSTNET SUITE #027, PRIVATE BAG X5071				
	STELLENBOSCH	Postal Code	7600		
Email	WILHELM@ARCHTOWNPLANNERS.CO.ZA				
Tel		Fax		Cell	083 262 4843

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

Registered owner(s)	JACQUES DU PLESSIS FAMILIE TRUST				
Physical address	CORNER OF PIET RETIEF STREET AND PARK ROAD				
	STELLENBOSCH	Postal code	7600		
E-mail	JACQUES@KINGCARS.CO.ZA				
Tel		Fax		Cell	

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

Erf / Erven / Farm No.	ERF 903	Portion(s) if Farm		Allotment area	STELLENBOSCH
Physical Address	CORNER OF PIET RETIEF STREET AND PARK ROAD				
	STELLENBOSCH				
	7600				
Current Zoning	CONVENTIONAL RESIDENTIAL	Extent	2 148 m ² / ha	Are there existing buildings?	<input checked="" type="checkbox"/> N

Applicable Zoning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019									
Current Land Use	GUEST HOUSE									
Title number and date	T		20223/2014							
Attached Conveyance's Certificate	Y	<input checked="" type="checkbox"/>	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in favour of a third party(ies)?	Y	<input checked="" type="checkbox"/>	If Yes, list the party(ies):							
Is the property encumbered by a bond?	Y	<input checked="" type="checkbox"/>	If Yes, list the bondholder(s):							
Is the property owned by Council?	Y	<input checked="" type="checkbox"/>	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y	<input checked="" type="checkbox"/>	Is the building older than 60 years?	Y	<input checked="" type="checkbox"/>	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	<input checked="" type="checkbox"/>	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	<input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use ² ?		Y	<input checked="" type="checkbox"/>				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?		Y	<input checked="" type="checkbox"/>				
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?	Y	<input checked="" type="checkbox"/>	If Yes, please attach the minutes of the pre-application consultation.							
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE										
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)										
Tick	Type of application: Cost are obtainable from the Council Approved tariffs³									
	15(2)(a) Rezoning of Land									
	15(2)(b) a permanent departure from the development parameters of the zoning scheme									
	15(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;									
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;									
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;									

¹ All applications triggered by section 38(1)(a)-(e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice have been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

³ <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;		
	15(2)(g) a permission required in terms of the zoning scheme;		
X	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;		
	15(2)(i) an extension of the validity period of an approval		
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;		
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;		
	15(2)(l) a permission required in terms of a condition of approval;		
	15(2)(m) a determination of a zoning;		
	15(2)(n) a closure of a public place or part thereof;		
	15(2)(o) a consent use contemplated in the zoning scheme;		
	15(2)(p) an occasional use of land;		
	15(2)(q) to disestablish a home owner's association		
	15(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;		
	15(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.		
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity		
	15(2)(l) Amendment of Site Development Plan		
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines		
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		
SWIFT	NEDSZAJJ		
Payment reference: (Erf/Farm number)		

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	ARCH TOWN PLANNERS (PTY) LTD
Postal Address	WILHELM@ARCHTOWNPLANNERS.CO.ZA
Vat Number (where applicable)	

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					
To permit..... in terms of Section.....of the.....Zoning Scheme Regulations					
Other (please specify)	AMENDMENT OF CONDITIONS OF APPROVAL_ _____ _____				

Brief description of proposed development / intent of application:

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

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

<input checked="" type="checkbox"/>	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
<input checked="" type="checkbox"/>	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
<input checked="" type="checkbox"/>	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		<input checked="" type="checkbox"/>	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	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)	Y	N	N/A	Proof of failure of Home owner's association
<input checked="" type="checkbox"/>	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
<input checked="" type="checkbox"/>	N	N/A	Required number of documentation copies	Y	N	N/A	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION					
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	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.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or

declarations made as to his or her qualification as a Competent person and/or registration as a professional.

- 12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
- 13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
- 14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature:



Date:

20/12/2019

Full name:

PIETER WILHELM ESTERHUIZEN

FOR ARCH TOWN PLANNERS

Professional capacity:

TOWN PLANNER

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

