

## NOTICE OF LAND DEVELOPMENT APPLICATION

11 July 2024

Dear Sir / Madam

**APPLICATION : REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND A CONSENT USE : ERF 3672, STELLENBOSCH**

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

Application Property Address: 6 Tortelduif Street, Stellenbosch

Application Property Number: Erf 3672, Stellenbosch

Applicant: ICatPlan CC (t/a IC@Plan), Cornelia 082 978 7151

Owner: Adrian Neal Kuypers, 079 589 9546

Application Reference: LU/16887 – TP669/2024

**Description of land development proposal:**

- (a) Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the removal of restrictive title deed conditions C.(b) & (d) in order to allow the owner of the subject property to construct a second dwelling unit and to relax the restrictive title deed building lines (side and rear) from 10 feet (3,048m) to 1 m in order to accommodate the proposed garage and second dwelling unit;
- (b) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for a Consent Use in order to construct a second dwelling unit that exceeds the common building line, adjacent to Erf 3673 & Erf 3733 (additional use that exceeds parameters).

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration.

The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the

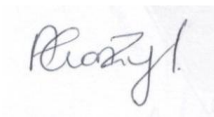
comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Ciska Smit, [ciska@icaplan.co.za](mailto:ciska@icaplan.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **12 August 2024**.

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 082 9787151 during office hours (Monday to Thursday 08:00 – 17:00 & Friday 08:00 – 13:00).

Yours faithfully

A handwritten signature in black ink, appearing to read 'A C Van Zyl', is shown on a light-colored background.

**A C VAN ZYL**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Dame

### **AANSOEKTIPE : OPHEFFING VAN BEPERKENDE TITELVOORWAARDES EN VERGUNNINGSGEBRUIK : ERF 3672, STELLENBOSCH**

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

Adres van aansoek eiendom : Tortelduifstraat 6, Stellenbosch

Aansoek eiendom beskrywing: Erf 3672, Stellenbosch

Aansoeker: ICatPlan CC (t/a IC@Plan), Cornelia 082 978 7151

Eienaar: Adrian Neal Kuypers, 079 589 9546

Aansoek Verwysing: LU/16887 – TP669/2024

#### **Besonderhede van die grondgebruiksaansoek:**

- (a) Aansoek word gedoen ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023 vir die opheffing van beperkende titelaktevoorwaardes C.(b) & (d) ten einde om die eienaar van die genoemde eiendom toe te laat om 'n tweede wooneenheid te bou en om die beperkende titelakteboulyne (sy en agter) van 10 voet (3 048 m) tot 1 m te verslap ten einde die voorgestelde motorhuis en tweede wooneenheid te akkommodeer;
- (b) Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023 vir 'n Toestemmingsgebruik ten einde 'n tweede wooneenheid te bou wat die gemeenskaplike boulyn oorskry, aangrensend aan Erf 3673 & Erf 3733 (bykomende gebruiksreg wat parameters oorskry).

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Ciska Smit, [ciska@icaplan.co.za](mailto:ciska@icaplan.co.za). Deur 'n beswaar,

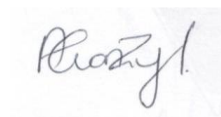
kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **12 Augustus 2024**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 978 7151 gedurende kantoor ure (Maandag tot Donderdag 08:00 – 17:00 & Vrydag 08:00 – 13:00).

Die uwe

A handwritten signature in black ink, appearing to read 'A C Van Zyl', on a light-colored rectangular background.

**A C VAN ZYL**



# Erf 3672, Stellenbosch

## Legend

- Farm Portions
- Erf

Map Center: Lon: 18°49'52.9"E  
Lat: 33°56'22.6"S

Scale: 1:9 028

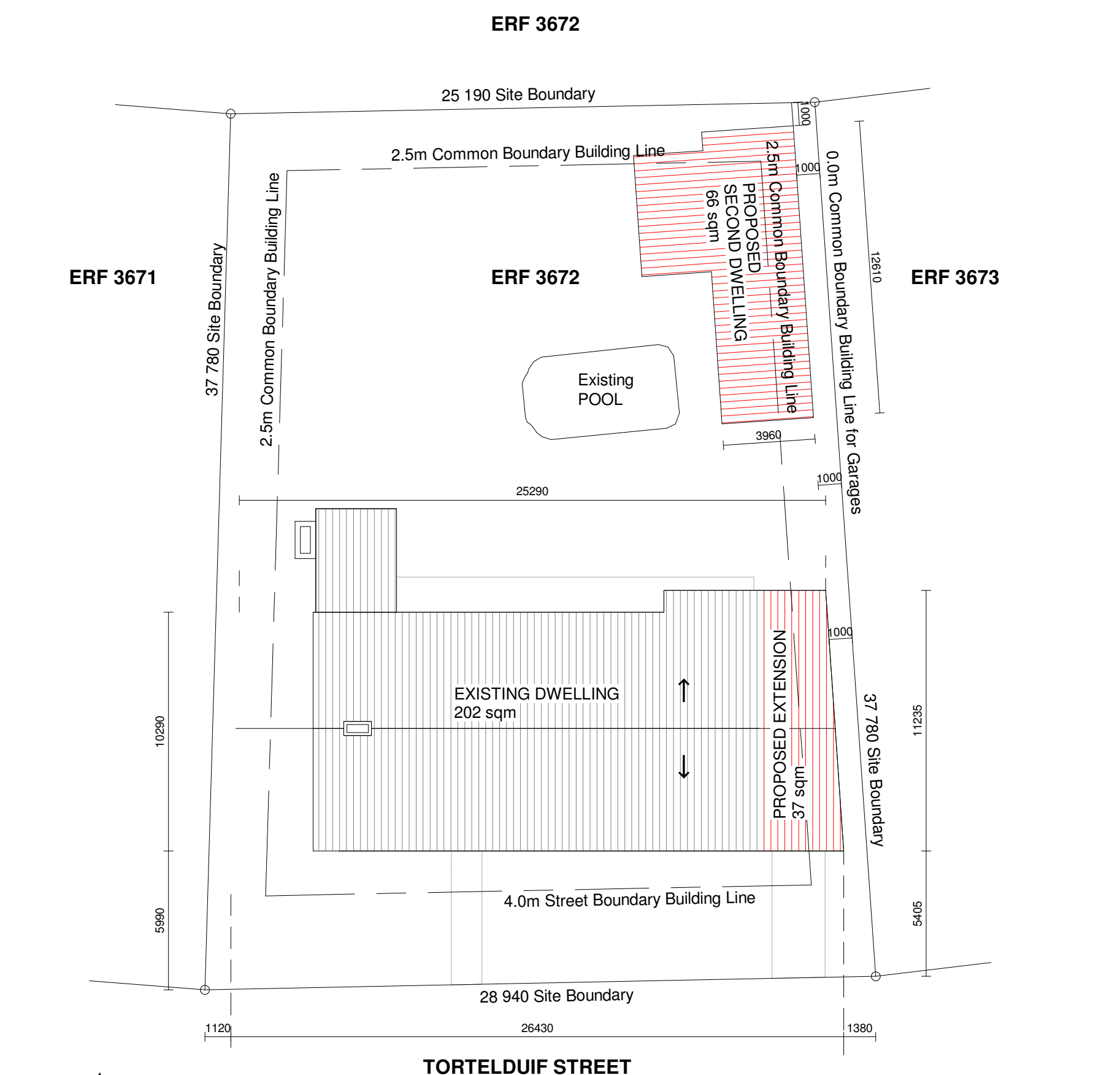
Date created: July 10, 2023



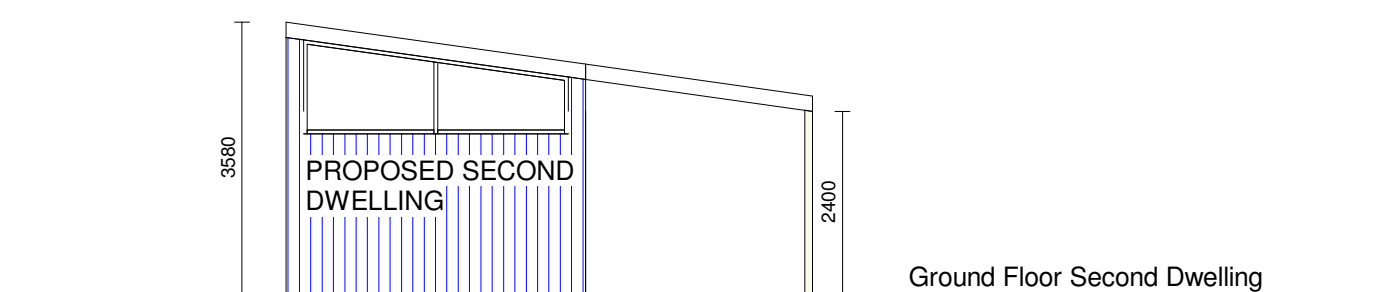
**Western Cape  
Government**  
**FOR YOU**

Agriculture

Surveyor General WC, Department of Rural Development and Land Affairs  
Chief Surveyor General (ORDLR)  
© 2023 Microsoft Corporation. © 2023 Maxar. CNES (2023) Distribution: Airbus  
DS © 2023 TomTom  
Department of Rural Development and Land Reform



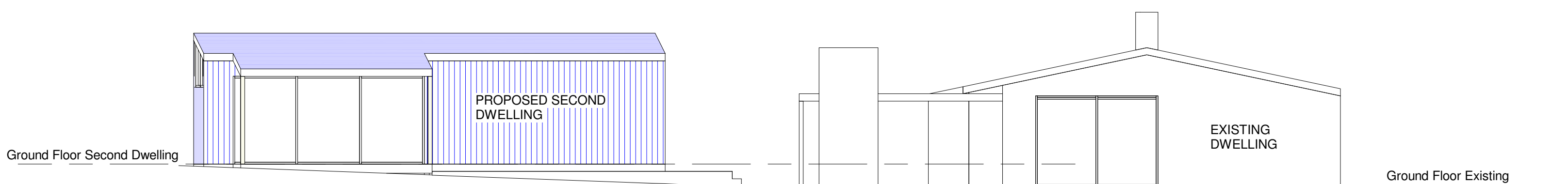
A Site Plan  
1 : 200



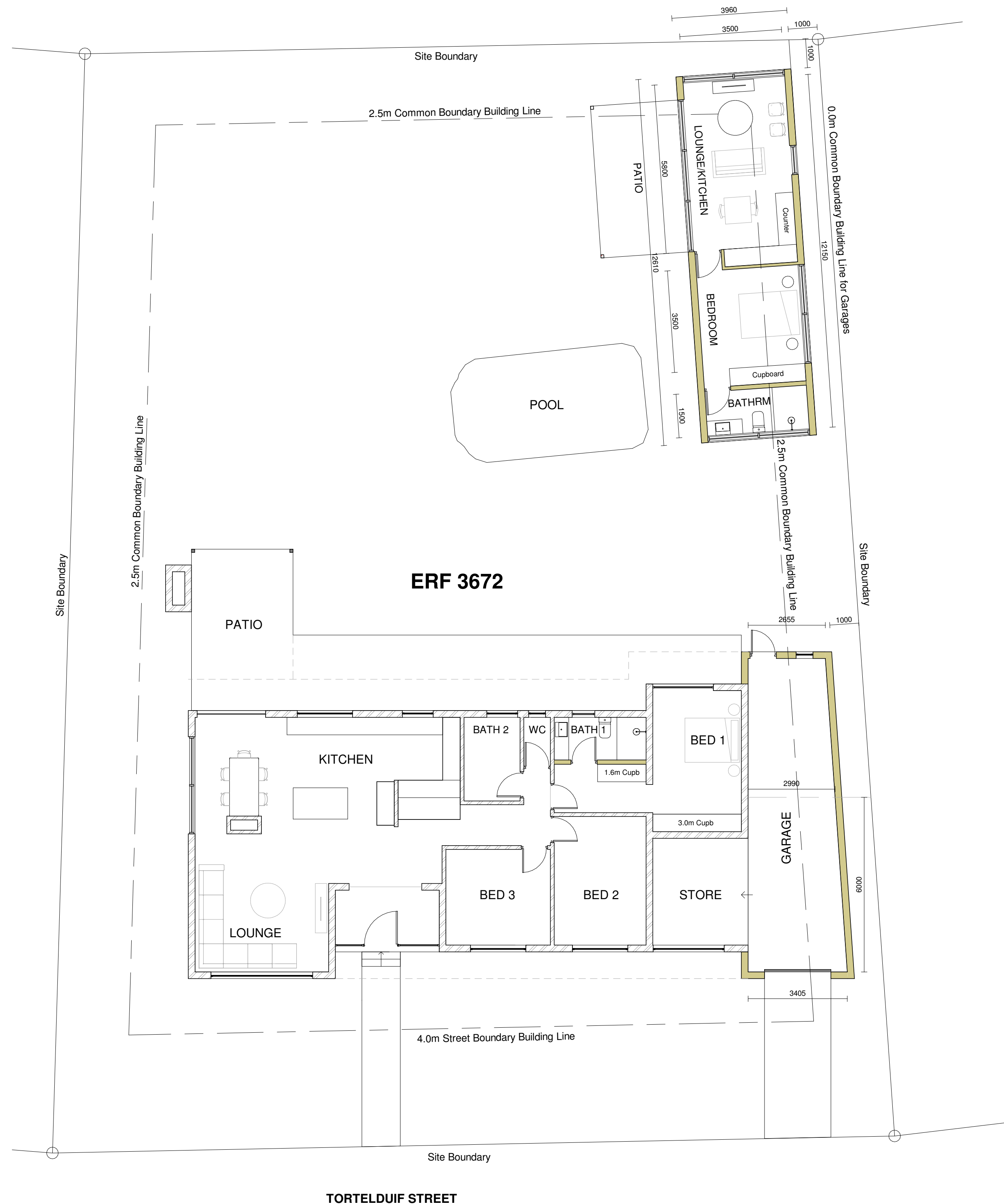
C Second Dwelling North  
1 : 100



D South  
1 : 100



E West  
1 : 100



B Ground Floor Plan  
1 : 100

| Revision | Date/Description                                       |
|----------|--------------------------------------------------------|
| A        | 2023.06.05<br>Issued to Townplanner                    |
| B        | 2024.01.19<br>Revised Proposal - Issued to Townplanner |

#### NOTES:

**General**  
All materials used in the construction of works indicated on these drawings shall either be SABS approved or have an Agément South Africa Certificate unless otherwise stated.  
No deviations from approved building plans shall be allowed unless approved by the Local Authority prior to construction.  
The Contractor shall adhere to all applicable National Acts, Regulations, Standards and By-laws during construction.

**Construction**  
All construction work shall be executed by the contractor in terms of the following requirements as per SANS 10400 - Application of the National Building Regulations, unless otherwise stated:

Part A - General Requirements; Part B - Structural;  
Part C - Dimensions; Part D - Public Safety;  
Part E - Site Operations; Part F - Excavations;  
Part G - Foundations; Part H - Floors; Part I - Walls;  
Part J - Roofs; Part K - Stairways; Part L - Glazing;  
Part M - Lighting and Ventilation; Part N - Drainage;  
Part O - Stormwater disposal; Part P - Accessible Buildings; Part Q - Fire Protection; Part R - Space Heating;  
Part S - Fire Installation; Part T - Energy Usage

All geyser installations shall comply with Regulation XA2 of the National Building Regulations  
Solar installations shall comply with SANS1307, SANS1016, SANS 10254  
Heat pumps shall comply with ISO5149 and SANS1352

Water reticulation system installations shall comply with SANS 10252-1  
Electrical installations shall comply with SANS10142-1

All drawings, dimensions and levels to be checked by contractor prior to setting out of the work. Architect to be notified of any discrepancies.  
Structural work to be the responsibility of a structural engineer as referenced

#### Drawing status Information

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>Project</b>   |                                                          |
| Name             | House Kuypers - Erf 3672                                 |
| Address          | 6 Tortelduif Street<br>Onderpapegaalberg<br>Stellenbosch |
| Number           | 2023.01                                                  |
| <b>Client</b>    |                                                          |
| Name             | Adrian Kuypers                                           |
| Signature        |                                                          |
| <b>Architect</b> |                                                          |
| Name             | Hannes Jacobs                                            |
| Sacap no         | 24749675                                                 |
| Signature        |                                                          |
| <b>Drawing</b>   | Site Development Plan                                    |
| No               | 100                                                      |
| Scale (A1)       | As indicated                                             |
| Rev              | B                                                        |
| Drawn            | HJ                                                       |
| Date             | 2024.01.19                                               |



Company registration number 2020/044843/07  
Hannes Jacobs Bsc(Arch)UP + M(ArchProf)NMMU  
0829252799 hannes@doggedarchitects.co.za

3 Tortelduif Street - Stellenbosch - 7600

# 1. INTRODUCTION AND BACKGROUND

Erf 3672, Stellenbosch (hereafter referred to as “the property”) is situated at 6 Tortelduif Street, Stellenbosch which forms part of the Onder Papegaaiberg Township, established in 1947.

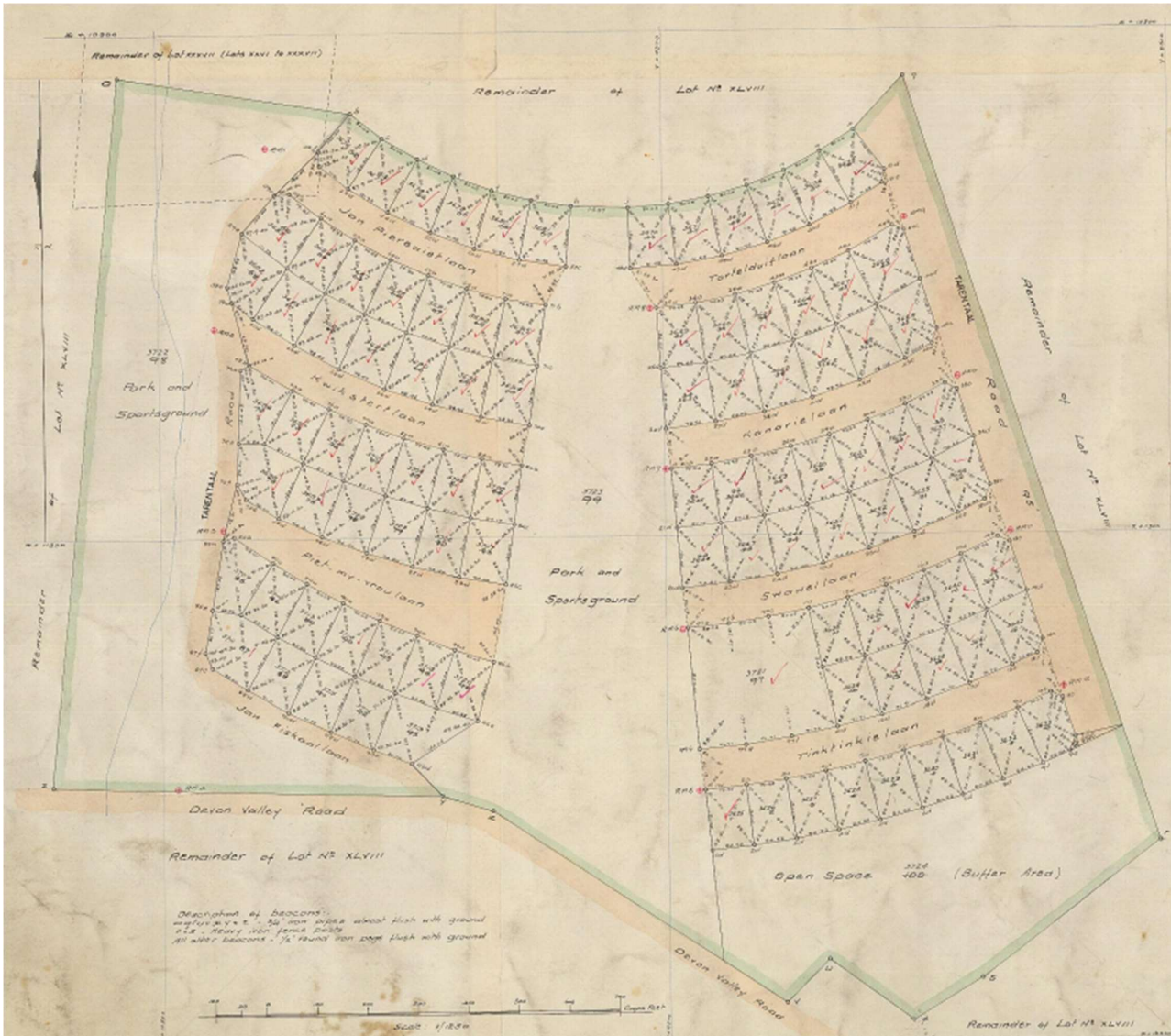


Figure 1: Extract from General Plan 8579/47

The property is currently zoned Conventional Residential in terms of the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 and contains a single residential dwelling with related outbuildings. Access to the property is obtained via Tortelduif Street.

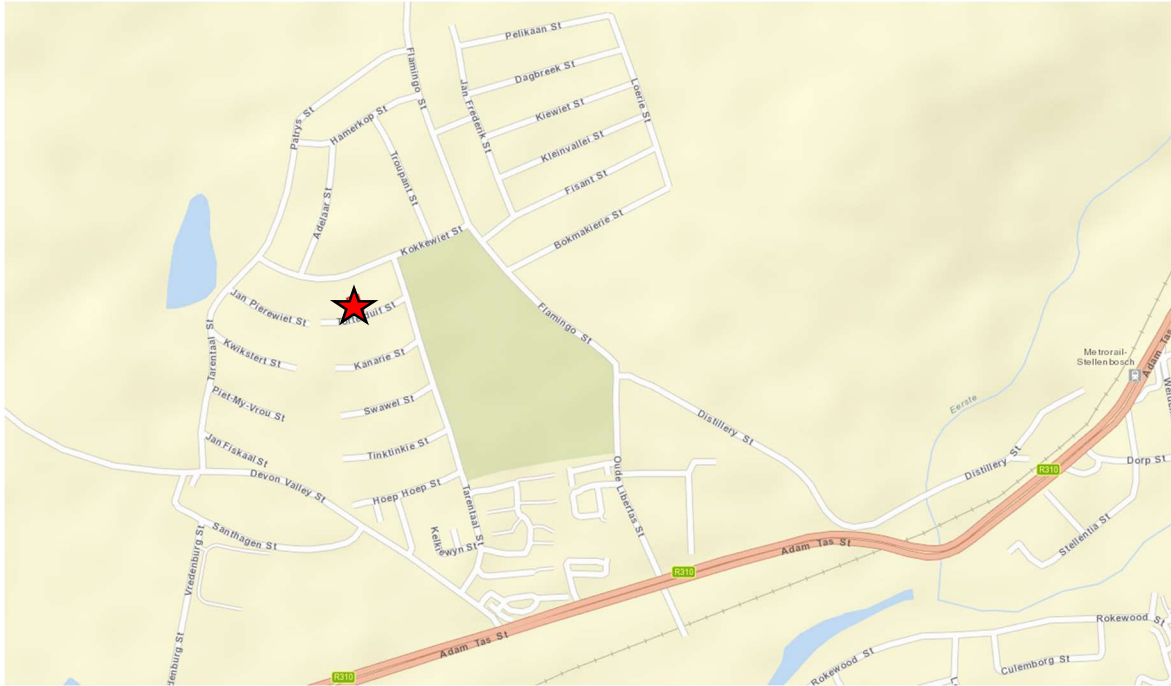


Figure 2: Location

A previously application was submitted for the relaxation of title deed conditions and departures to construct a garage on the eastern side of the existing dwelling (along Erf 3673) and a guest room on the western side (along Erf 3671).

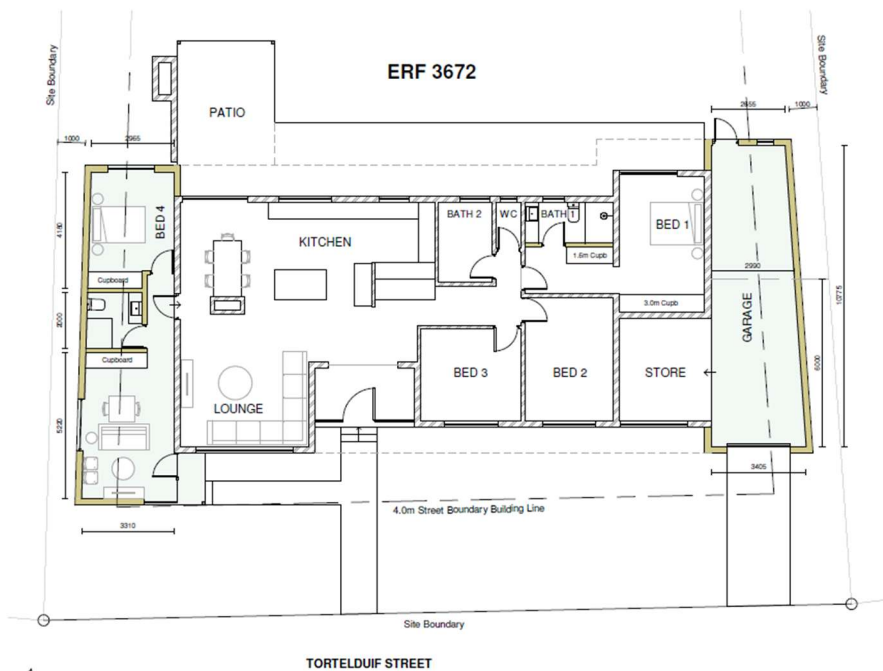


Figure 3: Extract from previously submitted proposed plan

During the application process it was, however, found that there is a municipal pipeline which runs along the common boundary with Erf 3671 and for which a servitude was not registered. The addition of the guest room at this position was accordingly no longer a viable option. After consultation with his architect and considering the constraints on the property, the original proposal was amended by removing the guest room and to propose the construct a second dwelling.

The title deed of the property contains restrictions with regards to building lines and the number of dwellings, (discussed in more details below). Although a second dwelling is an Additional Use right, the proposal include encroachment of the common boundary building line with Erf 3673, which necessitates a consent use application. The owner accordingly appointed I.C. @ Plan Town Planners to apply for the removal of the restrictive title deed conditions, consent use and departures to allow for the proposed additions. The power of attorney and municipal application form is attached herewith. The mortgagee's consent was also obtained and attached with the application.

Due to the previous application's history and following consultation with Mrs. Nopinki Dafeti, it was confirmed that a further pre-submission consultation is not required.

## 2. THE APPLICATION

The application entails the following:

- I. The **removal of restrictive title deed conditions** C.3.(b) and (d) contained in Title Deed T40598/2019 in terms of Section 15.(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2015.
- II. A **permission required in terms of the zoning scheme (consent use)** in terms of Section 15.(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 to permit a second dwelling which encroaches the common boundary building line (additional use that exceeds parameters).

### 3. PROPERTY DETAILS

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <b>Property Description</b>         | Erf 3672, Stellenbosch                   |
| <b>Address</b>                      | 6 Tortelduif Street, Onder Pappegaaiberg |
| <b>Extent</b>                       | 1021m <sup>2</sup>                       |
| <b>Title Deed No</b>                | T40598/2019                              |
| <b>Restrictive Title Conditions</b> | Condition C.3.(b) & (d)                  |
| <b>Registered Owner</b>             | Adrian Neal Kuypers                      |
| <b>Zoning</b>                       | Conventional Residential Zone            |
| <b>Current Use</b>                  | Residential                              |

Table 1: Property information

### 4. DETAILS OF THE PROPOSAL

The owner of Erf 3672, Stellenbosch wishes to construct a garage to safely store his vehicles and extend the dwelling to provide a guest room. As discussed in 1., a previous application was submitted for the proposed guest rooms extension along the main dwelling, however, municipal services which run within the property prevented this addition. The proposal was accordingly amended to provide rooms for their private guests in a separate structure on the property.

For various reasons (mentioned below) the proposal necessitates building line departures and accordingly a consent use. The **Title Deed** T40598/2019 furthermore contains restrictive conditions C.3. (b) and (d) which has to be addressed and which read as follow:

“C. SUBJECT FURTHER to the following special conditions imposed by the Administrator under the provisions of Section 18(3) of Ordinance Number 33 of 1934 contained in Deed of Transfer Number T28206/1948:

*...3. Hierdie Erf is onderhewig aan die volgende voorwaardes met dien verstande dat indien die Administrateur na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy oplê:*

*...(b) dit mag alleen gebruik word vir die doel om een woning tesame met die buitegeboje wat gewoonlik in verband daarmee gebruik word daarop op te rig;...*

...(d) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings, mag binne 20 voet van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 10 voet van die agtergrens of sygrens van 'n aangrensende erf nie."

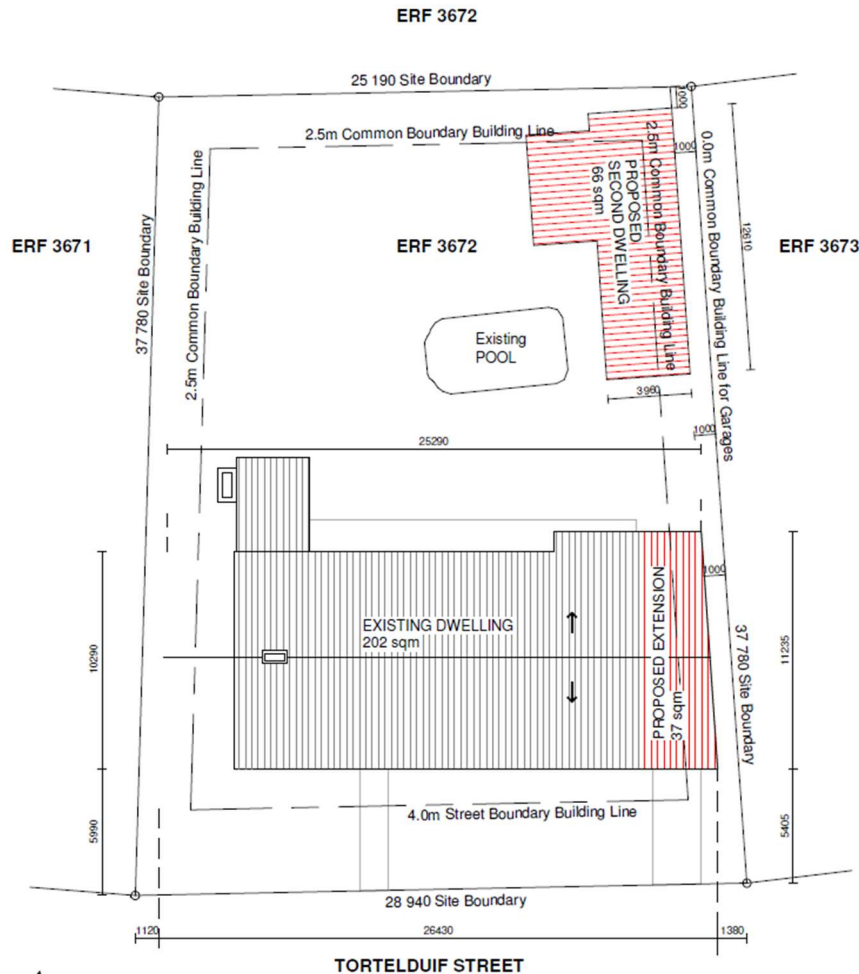


Figure 4: Extract from departure plan indicating the location of the proposed additions on the property

The reasons for the proposed departures - which necessitates a consent use - and removal of restrictive title conditions are as follow:

- In terms of the position and layout of the existing dwelling, there is no other functional space/area on the property which can accommodate a garage.
- The garage will provide safe and secure on-site (tandem) parking for two vehicles. It does not encroach onto the street building line and accordingly allow for safe off-street parking.

- No windows or doors are proposed in the wall of the garage which faces Erf 3673, and the proposal will accordingly not impact on the adjoining property owners' privacy or amenity value.
- In terms of Section 55.(2)(b) of the Stellenbosch Municipality: Zoning Scheme By-Law (2019), a garage is permitted up to 0m of the common boundaries with the permission of the adjoining property owner. Although the adjoining property owner provided his consent for the previous application for the garage, it will be re-advertised due to the removal of the restrictive conditions and the addition of the second dwelling. The correspondence for the consent for the garage (only) is attached herewith.
- The regulations further stipulate that a 1m common boundary building line is acceptable if the written consent of the adjoining property owner(s) is obtained. The owner of Erf 3672 does not have contact with the owner of Erf 3733 and accordingly requested that the application be formally advertised. As a result a departure application is necessitated.
- Numerous common boundary building line departures/encroachments are found in the surrounding area. Aside from the precedent that has been set, the proposal is also in line with the character of the surrounding area.
- The placement of the proposed additional dwelling was informed by the restrictions on the property, listed below:



Figure 5: Schematic indication of the position of the proposed second dwelling in relation to the adjoining properties

- the position of the existing dwelling on the property
- the internal layout of the existing dwelling and functional extension
- the municipal pipeline
- the position of the swimming pool on the property
- the existing vegetation on the property.
- As can be seen in Figure 5, the proposed second dwelling is not situated close to any of the adjoining dwellings and is screened by natural vegetation and should therefore not have an impact on their amenity rights.
- The proposed additional dwelling will not be visible from the street and will therefore not have any impact on the streetscape.
- A second floor could be considered to provide guest rooms, however, it will most likely have a far greater impact on the adjoining property owners' privacy. In turn, a single-storey structure is proposed with most windows being above eye level to protect the privacy of the neighbours and guests alike.

From the above it is clear that the proposed additions was informed by the site conditions and restraint and that the placement and layout were furthermore designed to adhere to the character of the area and to have a minimal impact on the surrounding property owners' privacy and amenity rights.

## 5. PLANNING POLICY AND CONTEXT

When the title deed conditions were imposed (1947), the property was still situated in an undeveloped area of Stellenbosch. No planning legislation/zoning schemes existed at that time and title deed conditions were a common method used to imposed development parameters. The character of the surrounding area as well as the legislation regulating land use matters has significantly changed over the past decades since these conditions have been imposed, and the area surrounding the property is now an established urban area.

Land use in the Western Cape is currently regulated by the Land Use Planning Act (Act 3 of 2014) and in Stellenbosch Municipal area by the Stellenbosch Municipality: By-Law on Municipal Planning. The Stellenbosch Municipality is, in terms of the beforementioned legislation, the controlling authority who regulates land use in this area and who has the authority to regulate new development and consider applications for the removal of the conditions, as proposed.

## 5.1 Section 33.(4) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning

Section 33.(4) of the By-Law states that the municipality should have regards for the following (as set out in Section 39(5) of LUPA), when considering an application for the removal of restrictive title deed conditions:

- (a) **The impact on the financial or other value of the rights enjoyed by a person/entity:** The removal of the restrictive conditions will allow the owner to construct a second dwelling, which will increase his property value and therefore have a positive financial impact on this- and surrounding property owners. It will further increase the rates and taxes which will be of financial benefit to the Stellenbosch Municipality. The proposal was designed to respect the character of the surrounding area and should therefore not have any undesirable impact which could have a negative impact on the surrounding area.
- (b) **Personal benefits which accrue to the holder of rights in terms of the restrictive conditions:** The holder of rights is the Administrator. The personal benefit to the Administrator relates to the character of the area. The proposal will not result in a significantly different character compared to what already exists in the area, and which is protected by the development rules contained in the Development Management Scheme (DMS). Furthermore, the removal of the conditions will result in an additional dwelling which will result in additional rates and taxes –benefitting the Administrator financially.
- (c) **The personal benefits which will accrue to the person seeking the removal of the restriction if it is removed:** The removal of the conditions will allow the owner to optimally utilise his property.
- (d) **The social benefit of the restrictive conditions remaining in place:** The restrictive conditions were historically imposed in the title deeds as parameters within newly created townships. The main reason for these conditions were to protect the character of an area and guide development in an area. The spatial planning policies and Zoning Scheme By-Law have replaced the need for these title deed conditions. Furthermore, given the benefit of contextually appropriate residential densification, the retention of the restrictive conditions will be of no social benefit.
- (e) **The social benefit if the restrictive conditions are removed:** The removal of the restrictive conditions will contribute to the prevention of urban sprawl and align with the SPLUMA, LUPA and the Municipality's policies which promote appropriate densification which will result in more efficient use of land within existing serviced urban areas. The additional rates and taxes which will result from the improvements will have a further social benefit for the area.
- (f) **Whether the removal will remove all rights enjoyed by the beneficiary:** The removal of conditions in the title deed will not remove all the rights enjoyed by the beneficiary. The Administrator will furthermore control

future development through the implementation of the Zoning Scheme By-Law and the rights of the beneficiary will therefore not be removed.

## 5.2 Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023

Section 65. of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning list criteria which should be considered when deciding on the desirability of an application. These criteria are listed below and discussed in terms of the proposal:

- 
**Socio-Economic Impact:** The proposal will add value to the existing property and will accordingly have a positive economic impact as it will add value to the surrounding properties. It will furthermore result in increased rates and taxes which will have a positive economic impact for the Stellenbosch Municipality. Temporary job opportunities will be created during the construction period, which will have a positive socio-economic impact.
- 
**Compatibility with surrounding uses:** The proposal will fit well into the broader area and does not deviate from the character of the surrounding area and is compatible with the existing surrounding uses – i.e. residential. The level of densification being provided is moderate within its spatial context.
- 
**Impact on external engineering services:** The proposal addresses the primary and additional use rights allowed in terms of the DMS – a main dwelling a second dwelling. The second dwelling will have a minor impact of a on the external engineering services and development contributions can be charged to address the possible additional load on the bulk infrastructure.
- 
**Impact on health, safety and wellbeing of the surrounding community:** The proposal allows for one additional residential unit. Considering the scale and extent of the proposal, it is not regarded to have a detrimental impact on the existing rights of the surrounding community. It is therefore unlikely that the proposal will have any negative impact on the health, safety and wellbeing of the surrounding community.
- 
**Impact on Heritage and Environment:** The proposal does not trigger any authorization required in terms of heritage or environmental legislation. The existing structures (which will be demolished) are not older than 60 years. The proposal furthermore respects and preserves the urban fabric by adhering to the character of the surrounding area.
- 
**Impact on the biophysical environment:** There is nothing of biophysical value on the property and no impact is therefore foreseen.

-  **Traffic impact, parking, access, and other transport related considerations:** Due to the small scale of the proposal no traffic impact is foreseen. No additional accesses are proposed parking will be safely accommodated on the property. No congestion or any associated traffic problems are thus foreseen.

The By-Law also make mention of the spatial planning policies. These are, however, spatial tools and therefore does not address detail on this level. The proposal is, however, consistent with the spatial policies which promotes urban development for this area.

## 6. CONCLUSION

From the above, it is clear that the proposal is of appropriate design and speaks to the scale of the existing residential dwellings in the surrounding area. It furthermore respects both the character of the surrounding area and the rights and privacy of the abutting owners. With this in mind, it is requested that Council favourably considers the proposed application.

**TAX INVOICE****STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599

PLANNING &amp; ECONOMIC DEVELOPMENT: PLANNING

|                |                                             |                     |                            |
|----------------|---------------------------------------------|---------------------|----------------------------|
| DATE:          | 2024-04-11                                  | DOCUMENT NO:        | 765451                     |
| ERF / FARM NO: | 3672                                        | CREATED BY:         | Nicole Katts               |
| LOCALITY:      | 6 Tortelduif Street, STELLENBOSCH           | APPLICATION NO:     | LU/16887                   |
| OWNER'S NAME:  | Adrian Neal Kuypers                         | APPLICATION VAT NO: | 4780264679                 |
| ADDRESS:       | 6 Tortelduif Street<br>Stellenbosch<br>7600 | VAT NO:             | 4700102181                 |
|                |                                             | APPLICANT:          | Cornelia van Zyl - IC@Plan |
|                |                                             | TEL NO:             | 0829787151                 |

| FEE DESCRIPTION                                                                                                                                                                           | AMOUNT PER UNIT (R) | NUMBER OF UNITS | VOTE NUMBER    | AMOUNT (R) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|----------------|------------|
| REMOVAL, SUSPENSION OR AMENDMENT OF RESTRICTIVE TITLE DEED CONDITIONS - Removal, Suspension or Amendment of Restrictive Title Deed Conditions, Per application                            | 2600.00             | 1               | 20220630081398 | 2600.00    |
| TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property | 2600.00             | 1               | 20220630081392 | 2600.00    |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |
|                                                                                                                                                                                           | 0.00                | 1               |                | 0.00       |

TOTAL AMOUNT PAYABLE 5200.00

VAT INCLUDED @ 15% 678.26

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME: Nicole Katts  
SIGNATURE

VERIFIED BY

NAME:  
SIGNATURE

FILE NR:

E 3672 S

SCAN NR:

COLLABORATOR NR:

DATE: 11.04.2024

DATE:

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE  
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH  
MUNICIPALITYAPPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR  
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality  
BANK: First National Bank (FNB)  
ACCOUNT NUMBER: 62869253684  
BRANCH CODE: 210554  
REFERENCE: LU/ and ERF/FARMPlease use both the Land Use Application number and the Erf/Farm  
number indicated on this invoice as a reference when making EFT  
payment.STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES

29 APR 2024

RECEIVED

0.00

0



| Enquiries    | Phone Number | E-mail                           |
|--------------|--------------|----------------------------------|
| Nicole Katts |              | Nicole.Katts@stellenbosch.gov.za |

**BTW/VAT Invoice No:** 15271

**Invoice VAT Reference:** 4700102181

**Name:** ANK Projects and Construction ANK Projects and Construction

**Invoice Date:** 2024/4/11

**Reference No:** TP669/2024

**Payment Due Date:** 2024/5/11

**Client Street address:** 6 Tortelduif Street Stellenbosch  
Cape Town Western Cape South Africa 7600

**Municipality street address:** PLEIN STREET  
STELLENBOSCH STELLENBOSCH Western Cape 7600

**Client Postal address:** 6 Tortelduif Street Stellenbosch  
Cape Town Western Cape South Africa 7600

**Municipality postal address:** PLEIN STREET  
STELLENBOSCH STELLENBOSCH Western Cape 7600

**Client VAT No:** 4780264679

### Town Planning Application Fees

| Vote No              | Description                                                                      | Qty | Rate     | UoM                          | Amount (Incl VAT) |
|----------------------|----------------------------------------------------------------------------------|-----|----------|------------------------------|-------------------|
| 20220630081398       | Removal, relaxation, suspension or amendment of restrictive title deed condition | 1   | 2 600.00 | Per application per property | 2 600.00          |
| 20220630081392       | Consent Use ito Zoning                                                           | 1   | 2 600.00 | Per application per property | 2 600.00          |
| Total Excl VAT       |                                                                                  |     |          |                              | 4 521.74          |
| VAT                  |                                                                                  |     |          |                              | 678.26            |
| <b>Invoice Total</b> |                                                                                  |     |          |                              | <b>5 200.00</b>   |

\*VAT Exempt

**Created By:** Petersen, Nicole

**Signature:** NKatts

**Verified By:** Petersen, Nicole

**Signature:** \_\_\_\_\_

**Please note** that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

**Bank Details:** First National Bank Acc# 62869253684 Branch Code 250655

**Please use the following as reference number:** TP669/2024



## Record of payment

Date: 12/04/2024 Time: 10:33 AM

|                          |                               |
|--------------------------|-------------------------------|
| From account number      | ****67647                     |
| From account name        | Cheq Acc No2                  |
| My reference             | Stellenbosch Municipality     |
| Recipient's reference    | Tp6692024                     |
| Recipient bank           | Fnb south africa              |
| Recipient account number | *****53684                    |
| Amount                   | R5 200.00                     |
| Payment date             | 12/04/2024                    |
| Reference number         | 20240412/Nedbank/004561401546 |

**Important:** This is not considered a proof of payment and Nedbank will not be held responsible for the accuracy of the information provided.



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

March 2022

TP669/2024

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

| LAND USE APPLICATION<br>COMPLIANCE CHECKLIST ITO S38 OF THE LAND<br>USE PLANNING BYLAW, 2015 |                                                                      |              |                              | Date of<br>Submission<br>of<br>Application | 18/03/2024                          |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------|------------------------------|--------------------------------------------|-------------------------------------|
| Erf No                                                                                       | 3672                                                                 | Town         |                              | Suburb                                     | Stellenbosch                        |
| Farm No                                                                                      |                                                                      | Farm Portion |                              | Nearest<br>Town                            |                                     |
| Owner / Applicant                                                                            | Cornelia van Zyl                                                     |              | Contact number               | 082 978 7151                               |                                     |
| Email address                                                                                | <a href="mailto:cornelia@icatplan.co.za">cornelia@icatplan.co.za</a> |              |                              |                                            |                                     |
| INDICATE WHICH OF THE FOLLOWING FORM PART OF THE<br>DOCUMENTATION                            |                                                                      |              | ADMIN TO VERIFY <sup>1</sup> |                                            | PLANNER TO<br>EVALUATE <sup>2</sup> |
|                                                                                              |                                                                      |              | YES                          | NO                                         |                                     |
| 1. Completed application form that is signed                                                 |                                                                      |              | ✓                            |                                            | ✓                                   |
| 2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution   |                                                                      |              | ✓                            |                                            | ✓                                   |
| 3. Bondholders' consent                                                                      |                                                                      |              | ✓                            |                                            |                                     |
| 4. Proof that applicant is authorized to act on behalf of an entity                          |                                                                      |              |                              |                                            |                                     |
| 5. Proof of ownership or rights held in land                                                 |                                                                      |              |                              |                                            |                                     |
| 6. Motivation based on criteria in s65                                                       |                                                                      |              | ✓                            |                                            | ✓                                   |
| 7. SG diagram or General Plan                                                                |                                                                      |              |                              |                                            |                                     |
| 8. Locality plan                                                                             |                                                                      |              | ✓                            |                                            | ✓                                   |
| 9. Site development plan or plan showing the land development                                |                                                                      |              | ✓                            |                                            | ✓                                   |
| 10. Subdivision plan                                                                         |                                                                      |              |                              |                                            |                                     |
| 11. Permission for required servitude                                                        |                                                                      |              |                              |                                            |                                     |
| 12. Title Deed                                                                               |                                                                      |              | ✓                            |                                            | ✓                                   |

<sup>1</sup> Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

<sup>2</sup> Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                            |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------|---------------------------|
| 13. Conveyancer's certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |                            |                           |
| 14. Feedback on Pre-application scrutiny                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |                            |                           |
| 15. Minutes of Pre-consultation Meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                            |                           |
| 16. Consolidation plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |                            |                           |
| 17. Street name and numbering plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |                            |                           |
| <b>INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>ADMIN TO VERIFY</b>        | <b>PLANNER TO EVALUATE</b> |                           |
| 18. Land use plan / zoning plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                            |                           |
| 19. Landscaping / tree plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                            |                           |
| 20. Flood line plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |                            |                           |
| 21. Neighbours' consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                            |                           |
| 22. HOA / Body Corporate consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |                            |                           |
| 23. Assessments: EIA, HIA, <b>TIA</b> , TIS, MHIA, EA/ROD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |                            |                           |
| 24. Services report (Engineers report)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |                            |                           |
| 25. Previous approvals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |                            |                           |
| 26. Proof of failure of HOA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                            |                           |
| 27. Proof of lawful use right / zoning certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |                            |                           |
| 28. Other documents<br>Specify:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                            |                           |
| <b>VERIFIED &amp; SIGNED BY ADMIN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NAME<br><b>Nicole Katts</b>   | SIGNATURE<br><i>NKatts</i> | DATE<br><b>18/03/2024</b> |
| <b>Outstanding information (to be completed by Planner):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |                            |                           |
| None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                            |                           |
| <b>Applications to be invoiced (to be completed by Planner):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |                            |                           |
| ROR & Consent Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |                            |                           |
| <b>EVALUATED &amp; SIGNED BY PLANNER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NAME<br><b>Nopinki Dafeti</b> | SIGNATURE<br><b>ND</b>     | DATE<br><b>10/04/2024</b> |
| <b>NOTES:</b><br>1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.<br>2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].<br>3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].<br>4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)]. |                               |                            |                           |

## Nicole Katts

**From:** Sharise De Klerk  
**Sent:** Thursday, 25 April 2024 10:55  
**To:** Bulelwa Mdoda; Nolusindiso Momoti; Nicole Katts  
**Subject:** Unallocated items

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good day

Please find unallocated items not yet receipted. Please forward invoices. If you have already done so, please accept my apologies.

|            |   |    |            |            |            |                              |                   |
|------------|---|----|------------|------------|------------|------------------------------|-------------------|
| 2001265235 | 0 | 10 | 17/04/2024 | 2001265235 | 765822     | ABSA BANK 765822             | 12650.00          |
| 1000253586 | 0 | 9  | 15/04/2024 | 1000253586 | TP456-2023 | ERF 217 ABSA BANK TP456-2023 | ERF               |
| 2173       |   |    |            |            |            |                              | 7800.00           |
| 1000253653 | 0 | 9  | 17/04/2024 | 1000253653 | 15306      | CAPITEC 15306                | 5200.00 0         |
| 18/04/2024 |   |    |            |            |            |                              |                   |
| 1000253282 | 0 | 9  | 09/04/2024 | 1000253282 | 20         | ERF JT346 TP ID 689/20       | ERF JT346 7800.00 |
| 1000253515 | 0 | 9  | 12/04/2024 | 1000253515 |            | Tp6692024                    | 5200.00           |



Kind regards,

**Sharise De Klerk**

Electronic Payments

Income/Finance Department

T: +27 21 808 8547 | F: +27 8867318

Plein Street, Stellenbosch, 7600

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:  
[http://www.stellenbosch.gov.za/main\\_pages/disclaimerpage.htm](http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm)



**DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT**

| LAND USE APPLICATION<br>COMPLIANCE CHECKLIST ITO S38 OF THE LAND<br>USE PLANNING BYLAW, 2015 |                                                                    |              |                | Date of<br>Submission<br>of<br>Application | 18/03/2024   |                                     |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------|----------------|--------------------------------------------|--------------|-------------------------------------|
| Erf No                                                                                       | 3672                                                               | Town         |                | Suburb                                     | Stellenbosch |                                     |
| Farm No                                                                                      |                                                                    | Farm Portion |                | Nearest<br>Town                            |              |                                     |
| Owner / Applicant                                                                            | Cornelia van Zyl                                                   |              | Contact number |                                            | 082 978 7151 |                                     |
| Email address                                                                                | <a href="mailto:cornelia@icaplan.co.za">cornelia@icaplan.co.za</a> |              |                |                                            |              |                                     |
| INDICATE WHICH OF THE FOLLOWING FORM PART OF THE<br>DOCUMENTATION                            |                                                                    |              |                | ADMIN TO VERIFY <sup>1</sup>               |              | PLANNER TO<br>EVALUATE <sup>2</sup> |
|                                                                                              |                                                                    |              |                | YES                                        | NO           |                                     |
| 1. Completed application form that is signed                                                 |                                                                    |              |                | ✓                                          |              |                                     |
| 2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution   |                                                                    |              |                | ✓                                          |              |                                     |
| 3. Bondholders' consent                                                                      |                                                                    |              |                | ✓                                          |              |                                     |
| 4. Proof that applicant is authorized to act on behalf of an entity                          |                                                                    |              |                |                                            |              |                                     |
| 5. Proof of ownership or rights held in land                                                 |                                                                    |              |                |                                            |              |                                     |
| 6. Motivation based on criteria in s65                                                       |                                                                    |              |                | ✓                                          |              |                                     |
| 7. SG diagram or General Plan                                                                |                                                                    |              |                |                                            |              |                                     |
| 8. Locality plan                                                                             |                                                                    |              |                | ✓                                          |              |                                     |
| 9. Site development plan or plan showing the land development                                |                                                                    |              |                | ✓                                          |              |                                     |
| 10. Subdivision plan                                                                         |                                                                    |              |                |                                            |              |                                     |
| 11. Permission for required servitude                                                        |                                                                    |              |                |                                            |              |                                     |
| 12. Title Deed                                                                               |                                                                    |              |                | ✓                                          |              |                                     |

<sup>1</sup> Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

<sup>2</sup> Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |                            |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------|---------------------------|
| 13. Conveyancer's certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                      |                            |                           |
| 14. Feedback on Pre-application scrutiny                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                      |                            |                           |
| 15. Minutes of Pre-consultation Meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                      |                            |                           |
| 16. Consolidation plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |                            |                           |
| 17. Street name and numbering plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                      |                            |                           |
| <b>INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>ADMIN TO VERIFY</b>                               | <b>PLANNER TO EVALUATE</b> |                           |
| 18. Land use plan / zoning plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |                            |                           |
| 19. Landscaping / tree plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                      |                            |                           |
| 20. Flood line plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                      |                            |                           |
| 21. Neighbours' consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                      |                            |                           |
| 22. HOA / Body Corporate consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                      |                            |                           |
| 23. Assessments: EIA, HIA, <b>TIA</b> , TIS, MHIA, EA/ROD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                      |                            |                           |
| 24. Services report (Engineers report)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |                            |                           |
| 25. Previous approvals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |                            |                           |
| 26. Proof of failure of HOA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                      |                            |                           |
| 27. Proof of lawful use right / zoning certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                      |                            |                           |
| 28. Other documents<br>Specify:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |                            |                           |
| <b>VERIFIED &amp; SIGNED BY ADMIN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NAME<br><b>Nicole Katts</b>                          | SIGNATURE<br><i>NKatts</i> | DATE<br><b>18/03/2024</b> |
| <b>Outstanding information (to be completed by Planner):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                      |                            |                           |
| <br><br><br><br><br><br><br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                      |                            |                           |
| <b>Applications to be invoiced (to be completed by Planner):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                      |                            |                           |
| <br><br><br><br><br><br><br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                      |                            |                           |
| <b>EVALUATED &amp; SIGNED BY PLANNER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NAME<br><i>Nopnikj Dafevi</i><br><b>(18.03.2024)</b> | SIGNATURE                  | DATE                      |
| <b>NOTES:</b><br>1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.<br>2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].<br>3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].<br>4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)]. |                                                      |                            |                           |



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

[www.stellenbosch.gov.za/planning-portal/](http://www.stellenbosch.gov.za/planning-portal/)

FOR ENQUIRIES CONTACT [landuse.enquiries@stellenbosch.gov.za](mailto:landuse.enquiries@stellenbosch.gov.za) or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE

**Town Planning Application Management System (TPAMS)**

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

**NOTE:** In terms of section 69 of the Bylaw on Municipal Land Use Planning 2023 the Municipality may categorise applications for consideration by either an authorised employee or the Municipal Planning Tribunal (Categorisation Model for Decision-making July 2023). These land use applications are subject to prescribed administrative and public participation processes and depending on the type of application, *Land Use Application Form A* or *Form B* must be completed. *Land Use Application Form B* can be used if the application ONLY comprises of a permanent departure. If any other type of application is also required, *Land Use Application Form A* must be completed. *Land Use Application Form C* must be used if the application comprises of an application for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed.

### LAND USE PLANNING APPLICATION FORM A

Section 15 of the Municipal Bylaw on Land Use Planning 2023 and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

#### PART A: APPLICANT DETAILS

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| First name(s)                   | Cornelia                                                             |
| Surname                         | Van Zyl                                                              |
| Company name<br>(if applicable) | ICatPlan CC t/a I.C.@Plan                                            |
| Postal Address                  | Postnet Suite 176, Private Bag X15, Somerset West, 7129              |
| Email Address                   | <a href="mailto:cornelia@icatplan.co.za">cornelia@icatplan.co.za</a> |
| Contact Number(s)               | 082 978 7151                                                         |

#### PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

|                          |                             |
|--------------------------|-----------------------------|
| Registered owner(s) Name | Adrian Neal Kuypers         |
| E-mail Address           | c/o cornelia@icatplan.co.za |
| Contact Number           | c/o cornelia@icatplan.co.za |

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

|         |      |              |                     |              |              |
|---------|------|--------------|---------------------|--------------|--------------|
| Erf No  | 3672 | Suburb       | Onder Pappagaaiberg | Town         | Stellenbosch |
| Farm no |      | Farm Portion |                     | Nearest Town |              |

|                                                                                       |                               |          |                                                                                                         |                               |                                                                          |
|---------------------------------------------------------------------------------------|-------------------------------|----------|---------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------|
| Physical or Street Address                                                            | 6 Tortelduif Street           |          | Property / Business / Farm known as                                                                     |                               |                                                                          |
| Current Zoning                                                                        | Conventional Residential Zone |          |                                                                                                         |                               |                                                                          |
| Additional or Consent Uses                                                            | None                          |          |                                                                                                         |                               |                                                                          |
| Current activities                                                                    | Residential                   |          |                                                                                                         |                               |                                                                          |
| Property Size / Extent                                                                | 1021m <sup>2</sup>            |          |                                                                                                         | Are there existing buildings? | <u>Y</u> <u>N</u>                                                        |
| Title Deed number                                                                     | T40598/2019                   |          |                                                                                                         |                               |                                                                          |
| Any restrictions to Conveyance's Certificate?                                         | <u>Y</u>                      | <u>N</u> | If yes, list condition(s) as per certificate.                                                           |                               |                                                                          |
| Are the restrictive conditions in favour of a third party?                            | <u>Y</u>                      | <u>N</u> | If yes, list the party(ies).                                                                            |                               |                                                                          |
| Is the property owned by Council?                                                     | <u>Y</u>                      | <u>N</u> | If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority        |                               |                                                                          |
| Is the building located within the historical core?                                   | <u>Y</u>                      | <u>N</u> | Is the building older than 60 years?                                                                    | <u>Y</u>                      | <u>N</u>                                                                 |
|                                                                                       |                               |          |                                                                                                         |                               |                                                                          |
|                                                                                       |                               |          | Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup> | <u>Y</u>                      | <u>N</u>                                                                 |
|                                                                                       |                               |          |                                                                                                         |                               | If yes, indicate which section are triggered and attach relevant permit. |
| Any existing unauthorized buildings and/or land use on the subject property(ies)?     | <u>Y</u>                      | <u>N</u> | If yes, is this application to legalise the building / land use??                                       |                               | <u>Y</u> <u>N</u>                                                        |
| Are there any pending court case(s) / order(s) relating to the subject property(ies)? | <u>Y</u>                      | <u>N</u> | Are there any land claim(s) registered on the subject property(ies)?                                    |                               | <u>Y</u> <u>N</u>                                                        |

#### PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

|                                                       |          |          |                                                                 |
|-------------------------------------------------------|----------|----------|-----------------------------------------------------------------|
| Has there been any pre-application consultation?      | <u>Y</u> | <u>N</u> | If yes, attach the minutes of the pre-application consultation. |
| Has the pre-application scrutiny form been submitted? | <u>Y</u> | <u>N</u> | If yes, attach the written feedback received.                   |

*The submission of a pre-application scrutiny form to [Landuse.Applications@ Stellenbosch.gov.za](mailto:Landuse.Applications@ Stellenbosch.gov.za) is compulsory for the following type of applications\* and written feedback must be attached to the land use planning application form: rezoning, subdivision and consolidation of land, removal, suspension or amendment of restrictive title deed conditions, the amendment, deletion, or imposition of conditions of approval and the cancellation of an approved subdivision plan.*

#### PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES

##### APPLICATIONS IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023

<sup>1</sup> 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

<sup>2</sup> No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has 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

| Type of application                                                                              | Tick |
|--------------------------------------------------------------------------------------------------|------|
| 15(2)(b) a permanent departure from the development parameters of the zoning scheme              | X    |
| 15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit* | X    |
| 15(2)(g) a permission required in terms of the zoning scheme (consent use)                       | X    |

**OTHER APPLICATIONS**

|  |  |
|--|--|
|  |  |
|  |  |

**DETAILS FOR INVOICE**

|                                                |                                   |
|------------------------------------------------|-----------------------------------|
| Name & Surname (party responsible for payment) | ANK PROJECTS AND CONSTRUCTION     |
| Postal Address                                 | 6 TORTELDUIF STREET, STELLENBOSCH |
| Vat Number (where applicable)                  | 4780264679                        |

1. Application fees are per the Council Approved Tariffs. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.
2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: [Indigent.office@stellenbosch.gov.za](mailto:Indigent.office@stellenbosch.gov.za) or 021 808 8501 or 021 808 8579
3. 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**

|                                                                                                                                         |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Account Holder Name:                                                                                                                    | Stellenbosch Municipality   |
| Bank:                                                                                                                                   | FIRST NATIONAL BANK (FNB)   |
| Branch no.:                                                                                                                             | 210554                      |
| Account no.:                                                                                                                            | 62869253684                 |
| Payment reference:                                                                                                                      | LU/_____ and ERF/FARM _____ |
| Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment |                             |

**PART F: DETAILS OF PROPOSAL** (Brief description of intent of development)

Removal of restrictive title deed conditions, consent use and departure to permit the addition of a garage and second dwelling which encroaches common boundary building lines.

**PART G: MOTIVATION FOR APPLICATION**

Please see motivation letter

**Name and Date of design guidelines (if applicable)**

|                            |                           | Adjoining erf number |      |      |    |    |
|----------------------------|---------------------------|----------------------|------|------|----|----|
| Building line encroachment | Street                    |                      | From | m    | To | m  |
|                            | Street                    |                      | From | m    | To | m  |
|                            | Side (garage)             | 3673                 | From | 2.5m | To | 1m |
|                            | Side (2 <sup>nd</sup> dw) | 3673 & 3733          | From | 2.5m | To | 1m |
|                            | Aggregate side            |                      | From | m    | To | m  |
|                            | Rear                      |                      | From | m    | To | m  |

|                                                                   |  |  |      |   |    |   |
|-------------------------------------------------------------------|--|--|------|---|----|---|
| Exceeding permissible site coverage / footprint                   |  |  | From | % | To | % |
| Exceeding maximum permitted bulk / floor factor / habitable rooms |  |  | From |   | To |   |
| Exceeding height restriction                                      |  |  | From | m | To | m |
| Exceeding maximum storey height                                   |  |  | From | m | To | m |

### 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"/> | <u>N</u> | Power of attorney / Owner's consent if applicant is not owner                                |                                                                                                                                                                                               | <input type="checkbox"/>            | <u>N</u> | Proof of any other relevant right held in the land concerned                                                     |                                                                                 |
| <input type="checkbox"/>            | <u>N</u> | Resolution or other proof that applicant is authorised to act on behalf of a juristic person |                                                                                                                                                                                               | <input type="checkbox"/>            | <u>N</u> | S.G. diagram / General plan extract (A4 or A3 only)                                                              |                                                                                 |
| <input checked="" type="checkbox"/> | <u>N</u> | Written motivation pertaining to the need and desirability of the proposal                   |                                                                                                                                                                                               | <input type="checkbox"/>            | <u>N</u> | Site development plan or conceptual layout plan (A4 or A3 only) to scale                                         |                                                                                 |
| <input checked="" type="checkbox"/> | <u>N</u> | Locality plan (A4 or A3 only) to scale                                                       |                                                                                                                                                                                               | <input type="checkbox"/>            | <u>N</u> | Proof of agreement or permission for required servitude                                                          |                                                                                 |
| <input type="checkbox"/>            | <u>N</u> | Proposed subdivision plan (A4 or A3 only) to scale                                           |                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <u>N</u> | Proof of registered ownership ( <b>Full copy of the title deed</b> )                                             |                                                                                 |
| <input type="checkbox"/>            | <u>N</u> | Conveyancer's certificate                                                                    |                                                                                                                                                                                               | <input type="checkbox"/>            | <u>N</u> | Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable) |                                                                                 |
| <input type="checkbox"/>            | <u>N</u> | N/A                                                                                          | Consolidation plan (A4 or A3 only) to scale                                                                                                                                                   | <input type="checkbox"/>            | <u>N</u> | <u>N/A</u>                                                                                                       | Land use plan / Zoning plan (A4 or A3 only) to scale                            |
| <input type="checkbox"/>            | <u>N</u> | N/A                                                                                          | Street name and numbering plan (A4 or A3 only) to scale                                                                                                                                       | <input type="checkbox"/>            | <u>N</u> | <u>N/A</u>                                                                                                       | 1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale |
| <input type="checkbox"/>            | <u>N</u> | N/A                                                                                          | Landscaping / Tree plan (A4 or A3 only) to scale                                                                                                                                              | <input type="checkbox"/>            | <u>N</u> | <u>N/A</u>                                                                                                       | Owners' Association consent                                                     |
| <input type="checkbox"/>            | <u>N</u> | N/A                                                                                          | Abutting owner's consent                                                                                                                                                                      | <input type="checkbox"/>            | <u>N</u> | <u>N/A</u>                                                                                                       | Services Report or indication of all municipal services / registered servitudes |
| <input type="checkbox"/>            | <u>N</u> | 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) / | <input type="checkbox"/>            | <u>N</u> | <u>N/A</u>                                                                                                       |                                                                                 |

|   |   |            |                                                             |          |   |            |                                                                                                               |
|---|---|------------|-------------------------------------------------------------|----------|---|------------|---------------------------------------------------------------------------------------------------------------|
|   |   |            | Environmental Authorisation (EA) / Record of Decision (ROD) |          |   |            |                                                                                                               |
| Y | N | <u>N/A</u> | Copy of original approval and conditions of approval        | Y        | N | <u>N/A</u> | Proof of failure of owner's association                                                                       |
| Y | N | <u>N/A</u> | Proof of lawful use right                                   | Y        | N | <u>N/A</u> | Any additional documents or information required as listed in the pre-application consultation form / minutes |
| Y | N | <u>N/A</u> | Required number of documentation copies                     | <u>Y</u> | N | <u>N/A</u> | Other (specify): <b>Mortgagee's consent</b>                                                                   |

**PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION**

|   |            |                                                                                                                                                                           |                                                                                                               |
|---|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Y | <u>N</u>   | 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 <u>N/A</u> National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)                        |
| Y | <u>N/A</u> | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)                                                                                                               | Y <u>N/A</u> National Environmental Management: Waste Act, 2008 (Act 59 of 2008)                              |
| Y | <u>N/A</u> | Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)                                                                                              | Y <u>N/A</u> National Water Act, 1998 (Act 36 of 1998)                                                        |
| Y | <u>N/A</u> | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations                                                                         | Y <u>N/A</u> Other (specify)                                                                                  |
| Y | <u>N/A</u> | Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)                                                                                                                        |                                                                                                               |
| Y | <u>N</u>   | 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, 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) of said bylaw 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 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 if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:



Date:

27 February 2024

Full name:

Anna Cornelia van Zyl

Professional capacity:

Town Planning consultant



Technology and Operations  
Account Maintenance

I.C.@ PLAN TOWN PLANNERS  
25 DE BEERS AVENUE  
UNIT 2A CROSSFIRE HOUSE  
PAARDEVLEI  
7130

07 February 2024

Dear Sir/Madam

**Consent for additions and alterations, erection of second dwelling and removal of restrictive conditions C.3.(b) & (d)**

Bond By : Mr AN Kuypers  
Bond Over : Erf 3672 Stellenbosch  
Account Number : 532704649

We refer to the above and advise that Standard Bank has no objection subject to our rights being protected and the following conditions:

Request consent for additions and alterations, erection of second dwelling and removal of restrictive conditions C.3.(b) & (d). is approved subj to:

Local Authority approval.

Once the removal of the restrictive conditions has been approved and effected, the updated title deed needs to be provided to the Bank.

Previous sellers / entitis permission to remove title deed condition(s) mentioned if applicable

The bank is not committing to finance new development.

No buildings to be demolished without the Bank's consent.

The correct Insurance must be applied.

The building must comply with SBSA minimum specifications, should there be any further development.

Client must advise bank when building works are done so that we can revalue/reinsure.

Kind regards

Technology and Operations Home Services SA

Consultant After Sales

Customer Contact Centre : +27 0860 123 001

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15)

Directors: NMC Nyembezi (Chairman) L Fuzile\* (Chief Executive Officer) LL Bam PLH Cook  
A Daehnke\* GJ Fraser-Moleketi Xueqing Guan<sup>1</sup> GMB Kennealy BJ Kruger Li Li<sup>1</sup> JH Maree  
NNA Matyumza ML Oduor-Otieno<sup>2</sup> ANA Peterside CON<sup>3</sup> SK Tshabalala\*

Company Secretary: K Froneman – 2023/06/12

\* Executive Director <sup>1</sup> Chinese <sup>2</sup> Kenyan <sup>3</sup> Nigerian

Standard Bank

**Cornelia van Zyl**

---

**From:** Johan Coetzee <johan@exacct.co.za>  
**Sent:** Friday, 22 September 2023 10:43  
**To:** Ciska  
**Subject:** RE: NOTICE OF LAND DEVELOPMENT APPLICATION: ERF 3672, STELLENBOSCH

Baie dankie Ciska vir die inligting.

Adrian het gesê julle gaan dit stuur, soos voorheen met hom bespreek het ons nie beswaar teen die aanbouings nie.

Groete

Johan



---

**eXacct**  
ACCOUNTING

**Professional Accountants (SA)**  
Tel: 021 880 2500 | Fax: 08661 08661  
P.O. Box 832, STELLENBOSCH, 7599  
Carpe Diem Building, Block a, Quantum Street,  
Techno Park, STELLENBOSCH, 7600



**DISCLAIMER:**

This email message (and attachments) may contain information that is confidential to Exacct Accounting CC. If you are not the intended recipient you cannot use, distribute or copy the message or attachments. In such a case, please notify the sender by return email immediately and erase all copies of the message and attachments. Opinions, conclusions and other information in this message and attachments that do not relate to the official business of Exacct Accounting CC are neither given nor endorsed by it.

**From:** Ciska <ciska@icaplan.co.za>  
**Sent:** 22 September 2023 8:58 AM  
**To:** Johan Coetzee <johan@exacct.co.za>  
**Subject:** FW: NOTICE OF LAND DEVELOPMENT APPLICATION: ERF 3672, STELLENBOSCH

To Whom it May Concern,

Herewith please find attached the formal notice relating to an application for the relaxation of title deed conditions and departure on the abovementioned property.

Please feel free to contact me should you require any additional information or documentation.

Kind Regards/Vriendelike Groete,

Ciska Smit



I.C.@PLAN  
Town Planners

Unit 2A Crossfire House, 25 De Beers Avenue, Paarldevlei  
Somerset West, 7130



Our Reference: Erf 3672, Stellenbosch

29 February 2024

The Municipal Manager  
Stellenbosch Municipality  
PO Box 17  
**STELLENBOSCH**  
**7599**

ATTENTION: MRS. NOPINKI DAFETI

Dear Mam

**APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE & DEPARTURES: ERF 3672, 6 TORTELDUIF STREET, ONDER PAPPEGAAIBERG**

With reference to our correspondence discussions, we herewith submit a formal application for the removal of title deed conditions, consent use for a second dwelling, and departures on Erf 3672, Stellenbosch.

The following documentation is herewith attached for your perusal:

- 📎 Motivation
- 📎 Municipal Application Form
- 📎 Power of Attorney
- 📎 Copy of Title Deed
- 📎 Mortgagee's consent
- 📎 Plans.

As per our discussion, and due to the history with the previous application, it was agreed that a further pre-submission consultation was not required.

We trust that you will find the above in order.

Yours faithfully

A handwritten signature in purple ink, appearing to read 'A.C. van Zyl'.

A.C. van Zyl

Members: I.K. Germishuys, A.C. van Zyl  
E-mail: info@icaplan.co.za | 083 657 8220 | 082 978 7151  
Physical Address: 25 De Beers Avenue, Unit 2A Crossfire House, Paardevlei, 7130  
Postal Address: Postnet Suite 176, Private Bag X15, Somerset West, 7129  
CK Nr. 2004/078584/23, VAT Nr. 4750218135

## 1. INTRODUCTION AND BACKGROUND

Erf 3672, Stellenbosch (hereafter referred to as "the property") is situated at 6 Tortelduif Street, Stellenbosch which forms part of the Onder Papegaaiberg Township, established in 1947.

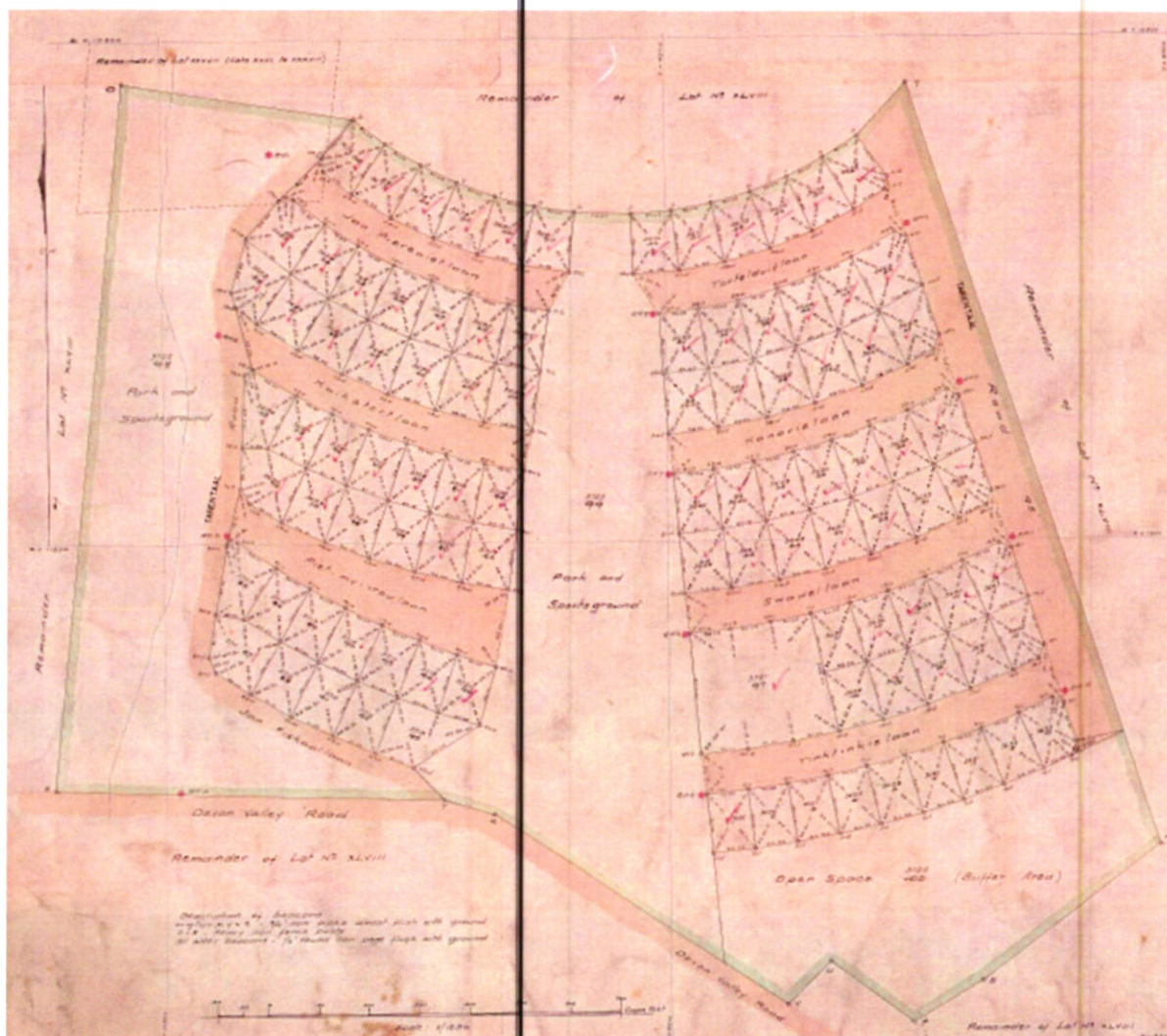


Figure 1: Extract from General Plan 8579/47

The property is currently zoned Conventional Residential in terms of the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 and contains a single residential dwelling with related outbuildings. Access to the property is obtained via Tortelduif Street.



Figure 2: Location

A previously application was submitted for the relaxation of title deed conditions and departures to construct a garage on the eastern side of the existing dwelling (along Erf 3673) and a guest room on the western side (along Erf 3671).

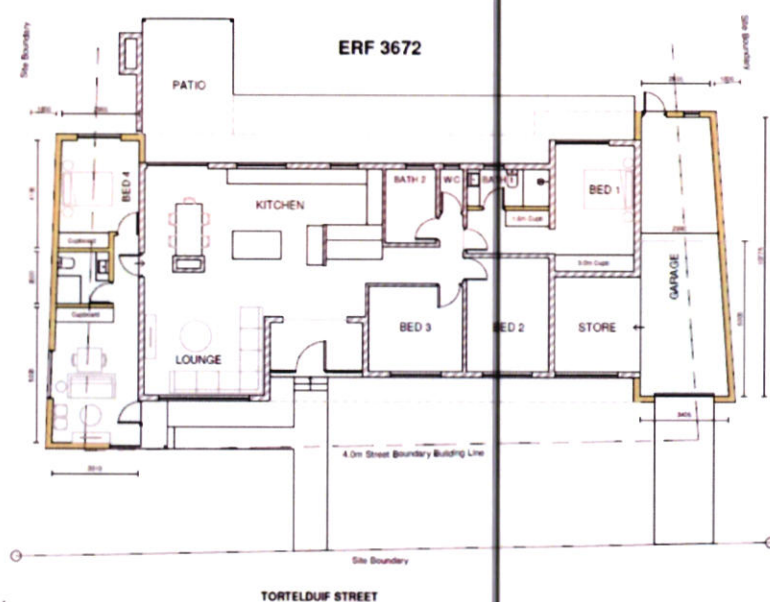


Figure 3: Extract from previously submitted proposed plan

During the application process it was, however, found that there is a municipal pipeline which runs along the common boundary with Erf 3671 and for which a servitude was not registered. The addition of the guest room at this position was accordingly no longer a viable option. After consultation with his architect and considering the constraints on the property, the original proposal was amended by removing the guest room and to propose the construct a second dwelling.

The title deed of the property contains restrictions with regards to building lines and the number of dwellings, (discussed in more details below). Although a second dwelling is an Additional Use right, the proposal include encroachment of the common boundary building line with Erf 3673, which necessitates a consent use application. The owner accordingly appointed I.C. @ Plan Town Planners to apply for the removal of the restrictive title deed conditions, consent use and departures to allow for the proposed additions. The power of attorney and municipal application form is attached herewith. The mortgagee's consent was also obtained and attached with the application.

Due to the previous application's history and following consultation with Mrs. Nopinki Dafeti, it was confirmed that a further pre-submission consultation is not required.

## 2. THE APPLICATION

The application entails the following:

- I. The **removal of restrictive title deed conditions** C.3.(b) and (d) contained in Title Deed T40598/2019 in terms of Section 15.(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2015.
- II. A **permission required in terms of the zoning scheme (consent use)** in terms of Section 15.(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 to permit a second dwelling which encroaches the common boundary building line.
- III. The **permanent departure** in terms of Section 15.(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the following:
  - i. The relaxation of the 2,5m common boundary building line along (adjoining Erf 3673) to 1m to permit the addition of a garage.
  - ii. The relaxation of the 2,5m common boundary building line (adjoining Erf 3673 & 3733) to 1m respectively to permit a second dwelling.

### 3. PROPERTY DETAILS

|                              |                                          |
|------------------------------|------------------------------------------|
| Property Description         | Erf 3672, Stellenbosch                   |
| Address                      | 6 Tortelduif Street, Onder Pappegaaiberg |
| Extent                       | 1021m <sup>2</sup>                       |
| Title Deed No                | T40598/2019                              |
| Restrictive Title Conditions | Condition C.3.(b) & (d)                  |
| Registered Owner             | Adrian Neal Kuypers                      |
| Zoning                       | Conventional Residential Zone            |
| Current Use                  | Residential                              |

Table 1: Property information

### 4. DETAILS OF THE PROPOSAL

The owner of Erf 3672, Stellenbosch wishes to construct a garage to safely store his vehicles and extend the dwelling to provide a guest room. As discussed in 1., a previous application was submitted for the proposed guest rooms extension along the main dwelling, however, municipal services which run within the property prevented this addition. The proposal was accordingly amended to provide rooms for their private guests in a separate structure on the property.

For various reasons (mentioned below) the proposal necessitates building line departures and accordingly a consent use. The **Title Deed** T40598/2019 furthermore contains restrictive conditions C.3. (b) and (d) which has to be addressed and which read as follow:

"C. SUBJECT FURTHER to the following special conditions imposed by the Administrator under the provisions of Section 18(3) of Ordinance Number 33 of 1934 contained in Deed of Transfer Number T28206/1948:

*...3. Hierdie Erf is onderhewig aan die volgende voorwaardes met dien verstande dat indien die Administrateur na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy oplê:*

*...(b) dit mag alleen gebruik word vir die doel om een woning tesame met die buitegeboje wat gewoonlik in verband daarmee gebruik word daarop op te rig;...*



- No windows or doors are proposed in the wall of the garage which faces Erf 3673, and the proposal will accordingly not impact on the adjoining property owners' privacy or amenity value.
- In terms of Section 55.(2)(b) of the Stellenbosch Municipality: Zoning Scheme By-Law (2019), a garage is permitted up to 0m of the common boundaries with the permission of the adjoining property owner. Although the adjoining property owner provided his consent for the previous application for the garage, it will be re-advertised due to the removal of the restrictive conditions and the addition of the second dwelling. The correspondence for the consent for the garage (only) is attached herewith.
- The regulations further stipulate that a 1m common boundary building line is acceptable if the written consent of the adjoining property owner(s) is obtained. The owner of Erf 3672 does not have contact with the owner of Erf 3733 and accordingly requested that the application be formally advertised. As a result a departure application is necessitated.
- Numerous common boundary building line departures/encroachments are found in the surrounding area. Aside from the precedent that has been set, the proposal is also in line with the character of the surrounding area.
- The placement of the proposed additional dwelling was informed by the restrictions on the property, listed below:



Figure 5: Schematic indication of the position of the proposed second dwelling in relation to the adjoining properties

- the position of the existing dwelling on the property
- the internal layout of the existing dwelling and functional extension
- the municipal pipeline
- the position of the swimming pool on the property
- the existing vegetation on the property.
- As can be seen in Figure 5, the proposed second dwelling is not situated close to any of the adjoining dwellings and is screened by natural vegetation and should therefore not have an impact on their amenity rights.
- The proposed additional dwelling will not be visible from the street and will therefore not have any impact on the streetscape.
- A second floor could be considered to provide guest rooms, however, it will most likely have a far greater impact on the adjoining property owners' privacy. In turn, a single-storey structure is proposed with most windows being above eye level to protect the privacy of the neighbours and guests alike.

From the above it is clear that the proposed additions was informed by the site conditions and restraint and that the placement and layout were furthermore designed to adhere to the character of the area and to have a minimal impact on the surrounding property owners' privacy and amenity rights.

## 5. PLANNING POLICY AND CONTEXT

When the title deed conditions were imposed (1947), the property was still situated in an undeveloped area of Stellenbosch. No planning legislation/zoning schemes existed at that time and title deed conditions were a common method used to imposed development parameters. The character of the surrounding area as well as the legislation regulating land use matters has significantly changed over the past decades since these conditions have been imposed, and the area surrounding the property is now an established urban area.

Land use in the Western Cape is currently regulated by the Land Use Planning Act (Act 3 of 2014) and in Stellenbosch Municipal area by the Stellenbosch Municipality: By-Law on Municipal Planning. The Stellenbosch Municipality is, in terms of the beforementioned legislation, the controlling authority who regulates land use in this area and who has the authority to regulate new development and consider applications for the removal of the conditions, as proposed.

## 5.1 Section 33.(4) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning

Section 33.(4) of the By-Law states that the municipality should have regards for the following (as set out in Section 39(5) of LUPA), when considering an application for the removal of restrictive title deed conditions:

- (a) **The impact on the financial or other value of the rights enjoyed by a person/entity:** The removal of the restrictive conditions will allow the owner to construct a second dwelling, which will increase his property value and therefore have a positive financial impact on this- and surrounding property owners. It will further increase the rates and taxes which will be of financial benefit to the Stellenbosch Municipality. The proposal was designed to respect the character of the surrounding area and should therefore not have any undesirable impact which could have a negative impact on the surrounding area.
- (b) **Personal benefits which accrue to the holder of rights in terms of the restrictive conditions:** The holder of rights is the Administrator. The personal benefit to the Administrator relates to the character of the area. The proposal will not result in a significantly different character compared to what already exists in the area, and which is protected by the development rules contained in the Development Management Scheme (DMS). Furthermore, the removal of the conditions will result in an additional dwelling which will result in additional rates and taxes –benefitting the Administrator financially.
- (c) **The personal benefits which will accrue to the person seeking the removal of the restriction if it is removed:** The removal of the conditions will allow the owner to optimally utilise his property.
- (d) **The social benefit of the restrictive conditions remaining in place:** The restrictive conditions were historically imposed in the title deeds as parameters within newly created townships. The main reason for these conditions were to protect the character of an area and guide development in an area. The spatial planning policies and Zoning Scheme By-Law have replaced the need for these title deed conditions. Furthermore, given the benefit of contextually appropriate residential densification, the retention of the restrictive conditions will be of no social benefit.
- (e) **The social benefit if the restrictive conditions are removed:** The removal of the restrictive conditions will contribute to the prevention of urban sprawl and align with the SPLUMA, LUPA and the Municipality's policies which promote appropriate densification which will result in more efficient use of land within existing serviced urban areas. The additional rates and taxes which will result from the improvements will have a further social benefit for the area.
- (f) **Whether the removal will remove all rights enjoyed by the beneficiary:** The removal of conditions in the title deed will not remove all the rights enjoyed by the beneficiary. The Administrator will furthermore control

future development through the implementation of the Zoning Scheme By-Law and the rights of the beneficiary will therefore not be removed.

## 5.2 Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023

Section 65. of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning list criteria which should be considered when deciding on the desirability of an application. These criteria are listed below and discussed in terms of the proposal:

-  **Socio-Economic Impact:** The proposal will add value to the existing property and will accordingly have a positive economic impact as it will add value to the surrounding properties. It will furthermore result in increased rates and taxes which will have a positive economic impact for the Stellenbosch Municipality. Temporary job opportunities will be created during the construction period, which will have a positive socio-economic impact.
-  **Compatibility with surrounding uses:** The proposal will fit well into the broader area and does not deviate from the character of the surrounding area and is compatible with the existing surrounding uses – i.e. residential. The level of densification being provided is moderate within its spatial context.
-  **Impact on external engineering services:** The proposal addresses the primary and additional use rights allowed in terms of the DMS – a main dwelling a second dwelling. The second dwelling will have a minor impact of a on the external engineering services and development contributions can be charged to address the possible additional load on the bulk infrastructure.
-  **Impact on health, safety and wellbeing of the surrounding community:** The proposal allows for one additional residential unit. Considering the scale and extent of the proposal, it is not regarded to have a detrimental impact on the existing rights of the surrounding community. It is therefore unlikely that the proposal will have any negative impact on the health, safety and wellbeing of the surrounding community.
-  **Impact on Heritage and Environment:** The proposal does not trigger any authorization required in terms of heritage or environmental legislation. The existing structures (which will be demolished) are not older than 60 years. The proposal furthermore respects and preserves the urban fabric by adhering to the character of the surrounding area.
-  **Impact on the biophysical environment:** There is nothing of biophysical value on the property and no impact is therefore foreseen.

- 👤 **Traffic impact, parking, access, and other transport related considerations:** Due to the small scale of the proposal no traffic impact is foreseen. No additional accesses are proposed parking will be safely accommodated on the property. No congestion or any associated traffic problems are thus foreseen.

The By-Law also make mention of the spatial planning policies. These are, however, spatial tools and therefore does not address detail on this level. The proposal is, however, consistent with the spatial policies which promotes urban development for this area.

## 6. CONCLUSION

From the above, it is clear that the proposal is of appropriate design and speaks to the scale of the existing residential dwellings in the surrounding area. It furthermore respects both the character of the surrounding area and the rights and privacy of the abutting owners. With this in mind, it is requested that Council favourably considers the proposed application.

# Erf 3672, Stellenbosch

**Legend**

Farm Portions

Erf



Map Center: Lon: 18°49'52.9"E  
Lat: 33°56'22.6"S  
Scale: 1:9 028  
Date created: July 10, 2023



Western Cape  
Government  
**FOR YOU**

Agriculture

### SPECIAL POWER OF ATTORNEY

I, Adrian Neal Kuypers, being the registered owner of Erf 3672, Stellenbosch, do hereby nominate, constitute, and appoint

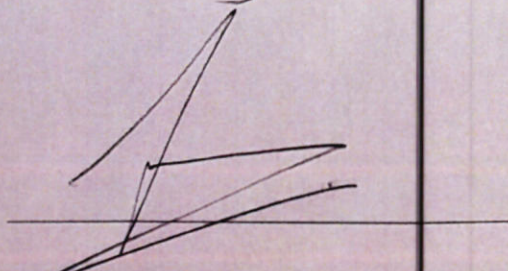
A.C. Van Zyl / I. K Germishuys from I.C.@Plan Town Planners

With power of substitution to be my lawful Attorney and Agent to take any action that may be necessary to:

Submit an application for the Removal of title deed conditions (and any related departures) on Erf 3672, Stellenbosch

And to sign all documents and to do all things that may be necessary in connection with the application and generally for effecting the purpose aforesaid to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as the owner might or could if personally present and acting herein – hereby ratify allow and confirm all and whatsoever the owner's Attorney and Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED AT Stellenbosch THIS 31 DAY OF  
January 2024



**A N KUYPERS**

# 329

CTN 1107  
LUCILLE GELDENHUYS ATTORNEYS,  
NOTARIES AND CONVEYANCERS  
1 ST FLOOR, MERLOT HOUSE  
BRANDWACHT OFFICE PARK  
TRUMALI STREET, STELLENBOSCH, 7600  
TEL NO: 021 887 9149

Prepared by me

  
CONVEYANCER  
LUCILLE GELDENHUYS

| Deeds Office Registration fees as per Act 47 of 1937 |                    |                                    |
|------------------------------------------------------|--------------------|------------------------------------|
|                                                      | Amount             | Office Fee                         |
| Purchase Price                                       | R. 2660.00         | R. 1588.00                         |
| Reason for exemption                                 | Category Exemption | Exemption i to. Sec/Reg. Act/Proc. |

|                  |                                                                                     |
|------------------|-------------------------------------------------------------------------------------|
| <b>VERBOND</b>   | <b>MORTGAGED</b>                                                                    |
| R. 2 394 000.00  |                                                                                     |
| 000021953 / 2019 |  |
| 30 SEP 2019      |                                                                                     |

T 000040598 / 2019

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

MARLENE VAN NIEKERK  
Identity Number 5411100034085  
Unmarried

which said Power of Attorney was signed at STELLENBOSCH on 12 AUGUST 2019

**DATA / VERIFY**  
02 -10- 2019  
JENNY VAN WICK

And the appearer declared that his/her said principal had, on 27 June 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**ADRIAN NEAL KUYPERS**  
**Identity Number 7806125153083**  
**Married out of community of property**

his Heirs, Executors, Administrators or Assigns, in full and free property

ERF 3672 STELLENBOSCH  
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1021 (ONE THOUSAND AND TWENTY ONE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T28206/1948  
WITH DIAGRAM NUMBER 1345/1948 ANNEXED THERETO AND HELD BY  
DEED OF TRANSFER NUMBER T96680/1999

- A. **SUBJECT** to the conditions as are referred to in Deed of Transfer Number T28206/1948.
- B. **ENTITLED** to the benefit of the conditions referred to in the two endorsements dated 20<sup>th</sup> September 1938 on Deed of Grant dated 22<sup>nd</sup> June 1908 (Stellenbosch Freeholds Volume 8 Number 15) reading:

**"REGISTRATION OF SERVITUDE**

By Transfer No 9729 dated 20.9.1938

- (a) A right of way 24 feet wide over the property thereby conveyed and numbered z h g and 1,2 on the diagram thereto annexed, joining up with the right of way from g to 1, indicated on the said diagram has been granted in favour of the owner and his successors in title of the property held hereunder,
- (b) A strip of land 20 feet wide along the boundary marked q p on the said diagram shall not be cultivated by the owner of the property thereby conveyed but only be used for the road purposes, as will more fully appear on reference to the said transfer."

**"REGISTRATION OF SERVITUDE**

By Transfer No 9730 dated 20.9.1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held thereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder, as will more fully appear on reference to the said Transfer."

C. **SUBJECT FURTHER** to the following special conditions imposed by the Administrator under the provisions of Section 18 (3) of Ordinance Number 33 of 1934 contained in Deed of Transfer Number T28206/1948:

- "1. Enige woorde en uitdrukkings wat in die volgende voorwaardes gebesig word het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Kennisgewing van die Provinsiale Administrasie, Nr 401 van 17 Oktober 1935, en in die memorandum wat genoemde regulasies vergesel het.
2. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat die rioolvuil en dreinerings insluitende reënwater van enige ander erf of erwe oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en ligging wat van tyd tot tyd redelikerwys vereis word. Dit sal die reg op toegang te alle redelike tye tot die eiendom insluit met die doel om riele, inspeksieputte, vore, waterleidings en ander werke behorende daartoe te bou, onderhou, verander, verwyder of te inspekteer.
3. Hierdie erf is onderhewig aan die volgende voorwaardes met dien verstande dat indien die Administrateur na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy ople:
  - (a) dit mag nie onderverdeel word nie;
  - (b) dit mag alleen gebruik word vir die doel om een woning tesame met die buitegeboje wat gewoonlik in verband daarmee gebruik word daarop op te rig;
  - (c) op nie meer as een—derde van die oppervlakte daarvan mag gebou word nie;
  - (d) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings, mag binne 20 voet van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 10 voet van die agtergrens of sygrens van 'n aangrensende erf nie."

D. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer Number T28206/1948, imposed by the Council of the Municipality:

- "1. Die eienaar van hierdie erf sal nie geregtig wees om 'n woonhuis wat 'n oppervlakte van minder as 1 200 vierkant voet beslaan, waarby 'n motorhuis en bediendekamer nie ingesluit is nie, en van 'n waarde wat minder is as 'n Munisipale waardasie van £600, op hierdie erf op te rig nie. Indien sodanige woonhuis opgerig is en daarna gedeeltelik of geheel en al vernietig word, moet die woonhuis binne 'n tydperk van twee jaar, gereken vanaf die datum van vernietiging herstel of opnuut opgerig word na gelang van die geval sodat dit aan bogenoemde vereistes voldoen. Indien sodanige woonhuis nie soos voornoem herstel of heropgerig word nie, moet gelikwideerde skadevergoeding gelyk aan die jaarlikse belasting en fooie wat betaalbaar sou gewees het, op die basis van sodanige waardasie, aan die Stadsraad betaal word bo en behalwe die belasting wat op die waardering van die grond in iedere en elke jaar gehef word todat sodanige woonhuis herstel of heropgerig is tot die bevrediging van gesegde Stadsraad.

2. Die eienaar van hierdie erf is verplig om te sorg dat die geboue wat sy op hierdie erf gaan oprig wat die boukundige hoedanighede daarvan betref aan die vereistes van die Bouregulasies van die gemelde Munisipaliteit van Stellenbosch voldoen wat van toepassing is wanneer die gebou opgerig word en ook voldoen aan die beleid van die gesegde Raad wat betref die ontwerp, konstruksies en aansigte van geboue. Geen gebou mag op hierdie erf opgerig word nie wat nie volgens die opinie van die gemelde Raad by die geboue in die omgewing pas nie en wat, in die opinie van die Stadsraad, van 'n minderwaardiger gehalte is wat betref vertoning en materiaal as ander geboue in die omgewing.
3. Planne vir alle omheinings van hierdie erf, van watter materiaal dit ook mag wees, moet aan die Stadsraad van Stellenbosch vir goedkeuring voorgelê word en geen sinkplaatomheinings van eniger aard mag op hierdie erf aangebring word nie.
4. Die dakke van alle geboue op hierdie erf moet eenvormig wees wat materiaal en styl betref. Platdakke vir buitegeboue sal slegs toegelaat word as die hoofgebou ook 'n platdak het.
5. Die eienaar van hierdie erf aanvaar geen bedrywigheid wat deur geraas of in enige ander opsigte 'n oorlas vir ander bewoners van erwe sal veroorsaak nie. Sys al nie op hierdie erf hout vir wins saag of kap nie, of toelaat dat dit gedoen word, nog enige materiaal wat sy in verband met enige besigheid wat sy buite hierdie erf mag drywe, op hierdie erf mag bêre nie."

W

A

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

**MARLENE VAN NIEKERK, Unmarried**

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

**ADRIAN NEAL KUYPERS, Married as aforesaid**

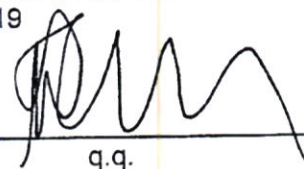
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R2 660 000,00 (TWO MILLION SIX HUNDRED AND SIXTY THOUSAND RAND)**.

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

30 September

2019

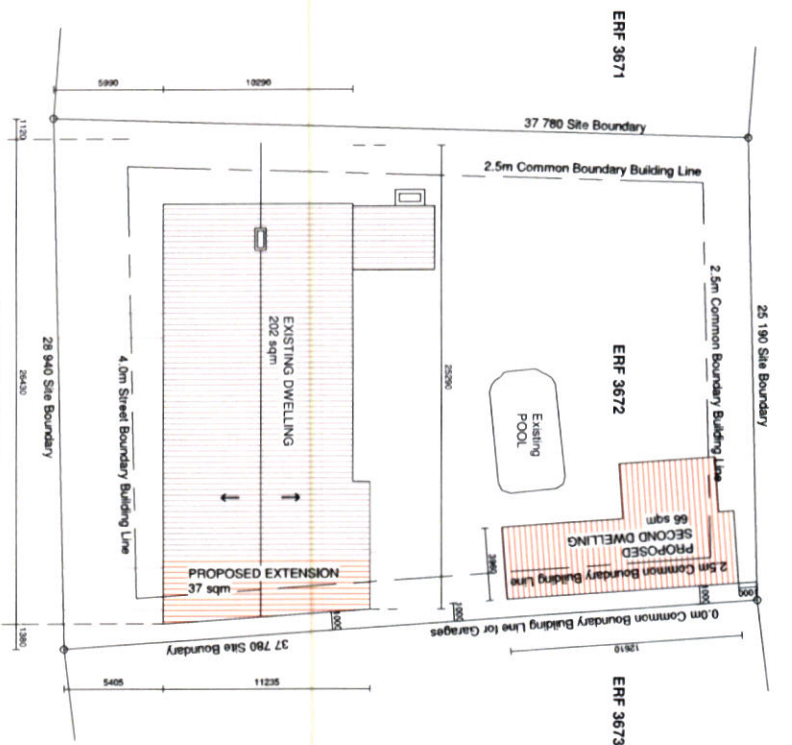
  
q.q.

In my presence



REGISTRAR OF DEEDS

ERF 3672

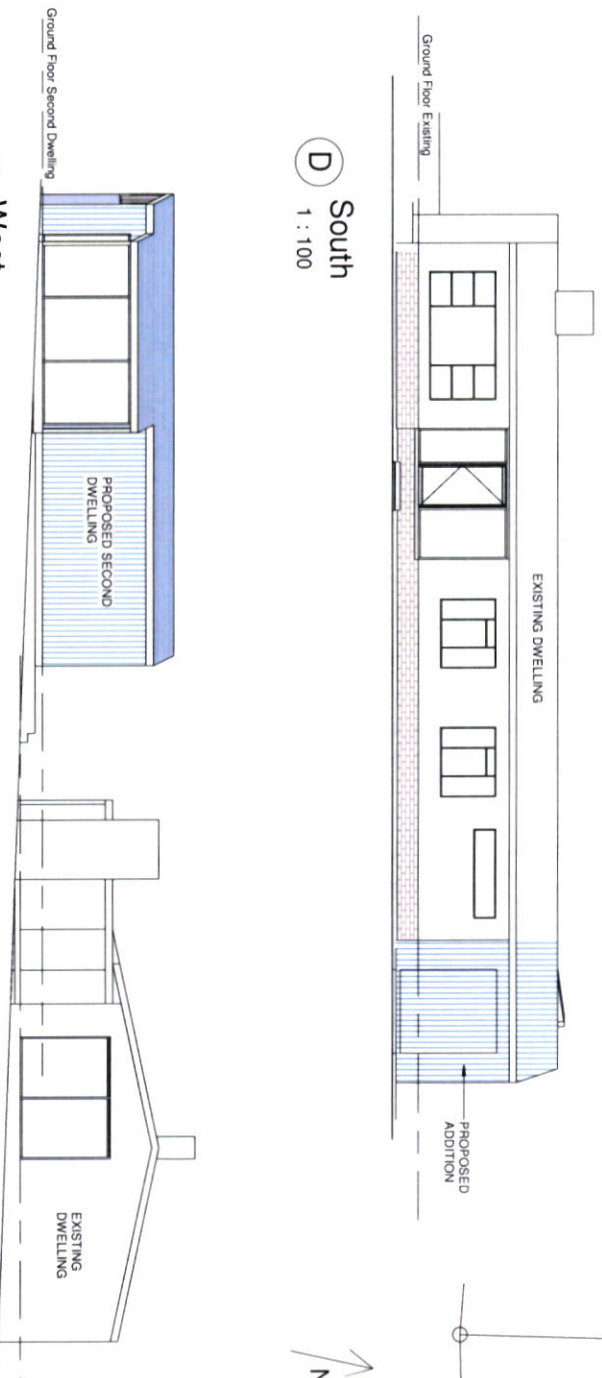


A Site Plan  
1 : 200

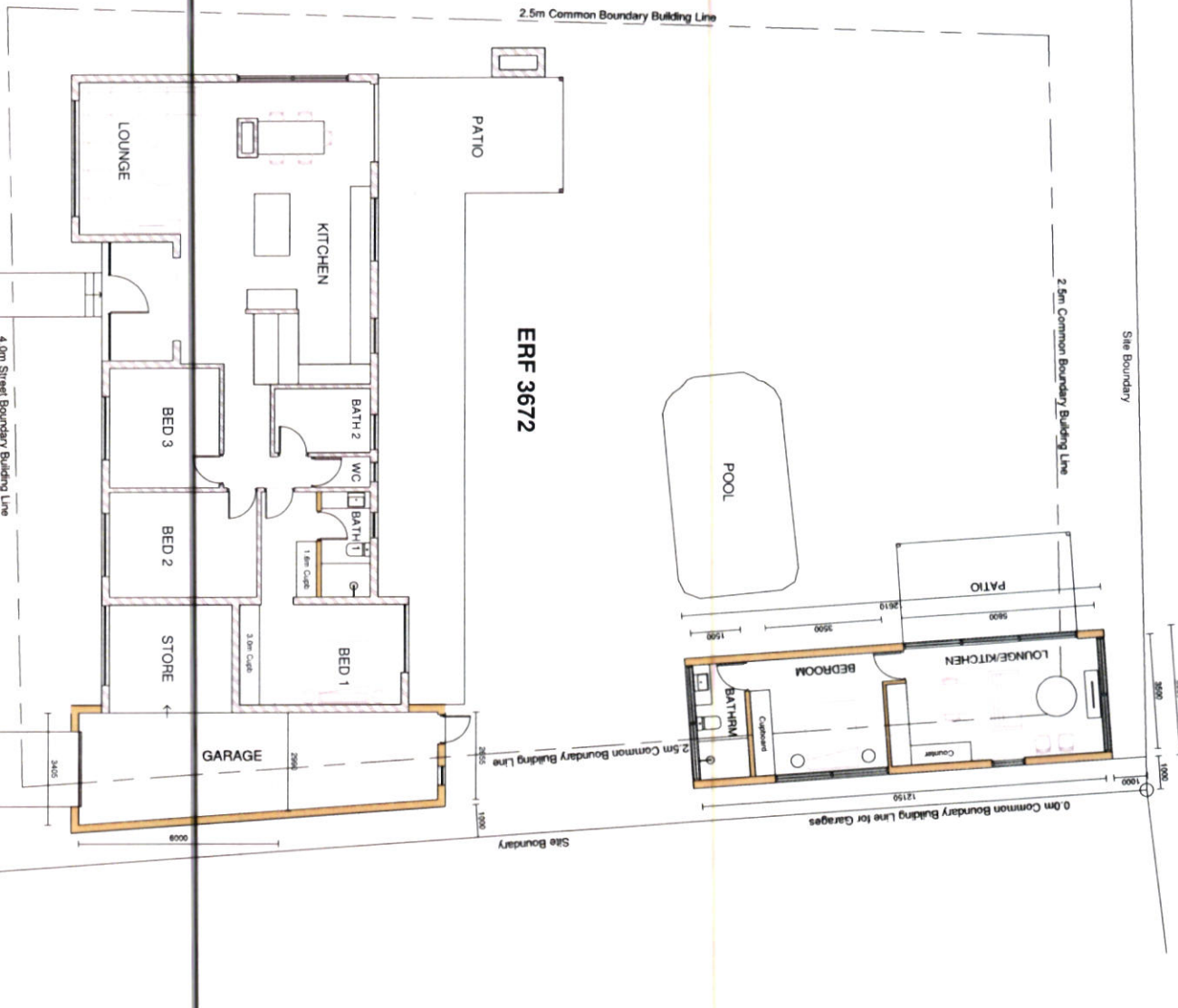
C Second Dwelling North  
1 : 100

D South  
1 : 100

E West  
1 : 100



B Ground Floor Plan  
1 : 100



| Revision                                 |            |
|------------------------------------------|------------|
| A                                        | 2023.06.05 |
| B                                        | 2024.01.19 |
| Revised Proposal - based to Town Planner |            |

#### NOTES

General  
The drawings shall be used in the construction of works indicated on these drawings and shall be subject to the approval of the relevant authorities. No alterations to the drawings shall be made without the written approval of the architect. The contractor shall be responsible for obtaining all necessary permits and approvals. The drawings shall be used in the construction of works indicated on these drawings and shall be subject to the approval of the relevant authorities. No alterations to the drawings shall be made without the written approval of the architect. The contractor shall be responsible for obtaining all necessary permits and approvals.

Construction  
All construction work shall be executed by the contractor in terms of the Building Regulations as per SANS 10400. Application of the National Building Regulations and Building Standards Act (Act No. 103 of 1977) shall be followed.

Part A - General Requirements, Part B - Structure, Part C - Foundations, Part D - Floor, Part E - Walls, Part F - Site Operations, Part G - Excavations, Part H - Foundations, Part I - Foundations, Part J - Foundations, Part K - Foundations, Part L - Foundations, Part M - Foundations, Part N - Foundations, Part O - Foundations, Part P - Foundations, Part Q - Foundations, Part R - Foundations, Part S - Foundations, Part T - Foundations, Part U - Foundations, Part V - Foundations, Part W - Foundations, Part X - Foundations, Part Y - Foundations, Part Z - Foundations.

Part A - General Requirements, Part B - Structure, Part C - Foundations, Part D - Floor, Part E - Walls, Part F - Site Operations, Part G - Excavations, Part H - Foundations, Part I - Foundations, Part J - Foundations, Part K - Foundations, Part L - Foundations, Part M - Foundations, Part N - Foundations, Part O - Foundations, Part P - Foundations, Part Q - Foundations, Part R - Foundations, Part S - Foundations, Part T - Foundations, Part U - Foundations, Part V - Foundations, Part W - Foundations, Part X - Foundations, Part Y - Foundations, Part Z - Foundations.

#### Information

| Project    |                                          |
|------------|------------------------------------------|
| Name       | House Kuypers - ERF 3672                 |
| Address    | 6 Torteidulf Street, Onderstepoort, 1901 |
| Client     |                                          |
| Name       | Adrian Kuypers                           |
| Signature  |                                          |
| Architect  |                                          |
| Name       | Hannes Jacobs                            |
| Sacop no   | 24749675                                 |
| Signature  |                                          |
| Drawing    |                                          |
| No         | 100                                      |
| Scale (A1) | As indicated                             |
| Rev        | B                                        |
| Drawn      | HJ                                       |
| Date       | 2024.01.19                               |