

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 14592 SONNEDOU 13, WELGEVONDEN, STELLENBOSCH

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

Application Property Address: 13 Sonnedou Street, Welgevonden

Application Property Number: Erf 14592

Applicant: Nicolaas Johannes Vlok and Marthina Jacoba Vlok

Owner: Nicolaas Johannes Vlok and Marthina Jacoba Vlok

Application Reference: LU/18963 (TP1162/2025)

Description of land development proposal:

Application in terms of section 15 of the Land use Planning Bylaw: 15 (2)(b) a permanent departure from the development parameters of the zoning scheme; 15(2)(o) a consent use contemplated in the zoning scheme.

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: Nico Vlok, nicovlok1@gmail.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **10 September 2025**.

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 082 373 9090 during normal office hours.

Yours faithfully

Nico and Marthina Vlok



Enquiries

Nicole Katts

Phone Number

0218088318

E-mail

nicole.katts@stellenbosch.gov.za

BTW/VAT Invoice No: 17410

Invoice VAT Reference: 4700102181

Name: Nicolaas Johannes Vlok

Invoice Date: 2025/5/14

Reference No: TP1162/2025

Payment Due Date: 2025/5/28

Client Street address: 13 Sonnedou Street Welgevonded
Stellenbosch Western Cape South Africa 7600

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: 13 Sonnedou Street Welgevonded
Stellenbosch Western Cape South Africa 7600

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No:

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use	1	2 700.00	Per application per property	2 700.00
Total Excl VAT					2 347.83
VAT					352.17
Invoice Total					2 700.00

*VAT Exempt

Created By: Petersen, Nicole

Signature: NKatts

Verified By: Petersen, Nicole

Signature: NKatts

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: TP1162/2025

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.



Kennisgewing van Betaling

07 April 2025

Geagte Stellenbosch Munisip

Onderwerp: Kennisgewing van betaling: Stellenbosch Munisip

Neem kennis dat NJ VLOK 'n betaling aan u gemaak het in u rekening soos hieronder aangedui.

Transaksienommer:	80A4A298CA-1
Datum van betaling:	2025-04-07
Betaling gemaak deur:	NJ VLOK
Betaling gemaak aan:	Stellenbosch Munisip
Banknaam van begunstigde:	FIRST NATIONAL BANK
Begunstigde se rekeningnummer:	62869253684
Bank takkode:	250655
Vir die bedrag van:	2 700.00
Onmiddellike interbank betaling:	N
Verwysing op begunstigde se staat:	Erf SB14592

Besigtig jou rekening om te bevestig dat jy hierdie betaling ontvang het, aangesien die volgende vir Absa Online-betalings na nie-Absa- en Absa Voertuig- en Batefinansiering-bankrekenings geld.

- Betalings gemaak op weeksdag voor 15:30 sal gekrediteer word na die bankrekening van ontvangs teen middernag van die dieselfde dag.
- Betalings gemaak op weeksdag na 15:30 sal gekrediteer word teen middernag van die volgende dag.
- Betalings gemaak op 'n Saterdag, Sondag of openbare vakansiedag sal gekrediteer word na die rekening teen middernag van die 1ste volgende weekdag.
- Betalings kan tot 30 minute neem om in die begunstigde se Voertuigfinansieringsrekening te wys.

Indien jy meer inligting of hulp verlang, skakel ons by 0860 008 600 of +2711 501 5110 (Internasionale oproepe).

Indien jy 'n verkeerde internet betaling gemaak het, stuur asb. 'n e-pos na digital@absa.co.za

Die uwe

Hoofbestuurder: Digitale Kanale

Hierdie dokument is bedoel vir die gebruik van die geadresseerde en is vertroulik. As die oordrag hiervan na u misplaas is, kontak ons asseblief onmiddellik. Dankie.

RE: INVOICE and POP - TP1162/2025

From Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>

Date Wed 5/14/2025 9:44 AM

To Nicole Katts <Nicole.Katts@stellenbosch.gov.za>

07/04/2025 1000284935 Erf SB14592 ABSA BANK Erf SB14592 2700.00

From: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>

Sent: 14 May 2025 09:32 AM

To: Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>

Subject: INVOICE and POP - TP1162/2025

Hi Sharise

Please find attached invoice and proof of payment.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

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



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW					
Date of submission of application		13-05-2025			
TP Number		1162/2025			
Erf No	14592	Town	Franschhoek	Suburb	Stellenbosch
Farm No	N/A	Farm Portion	N/A	Area / Division	N/A
Owner/Applicant		Nicolaas Johannes Vlok /Marthin Jacoba		Contact Number	082 5582 707
Email address		nicovlok1@gmail.com			
INFORMATION AND DOCUMENTATION CHECK			ADMIN TO VERIFY¹		
			YES	NO	NOTES
1. Correct application form completed in full and duly signed			✓		
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution			✓		
3. Copy of the correct Title Deed			✓		
4. Motivation report			✓		
5. Locality plan			✓		
6. Site layout plan / Subdivision plan			✓		
7. Proof of payment			✓		
8. Other documents indicated by Applicant					
VERIFIED & SIGNED BY ADMIN		Nicole Katts		<i>NKatts</i>	13-05-2025
NOTES:					
1. Should it be found that the application is not complete, the Applicant will be notified within 14 days of receipt of the application of outstanding information [s41(1)(c)(ii)].					
2. Should the application be complete, Admin will issue an invoice to the Applicant and submit same with proof of payment to Finance and to Registry for filing. The Applicant will be notified within 14 days of receipt of the application that the application is complete [s41(1)(c)(i)] [s41(2)].					
3. Should the outstanding information and/or proof of payment not be received, the Applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].					

¹ Verification by Admin of the documentation attached and completeness of application



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT 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: *Land Use Application Form A* is the main application form for all types of land use activities.

Land Use Application Form B can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed.

If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	NICOLAAS JOHANNES VLOK / MARTIN JACUBA
Surname	VLOK
Company name (if applicable)	
Street or Postal Address	13 Smeder Welgevonden
Email Address	nicovlok1@gmail.com / babelievlok1@gmail.com
Contact Number(s)	082 5582 707 / 082 373 9090

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

Registered owner(s) Name	
Street or Postal Address	
E-mail Address	
Contact Number	

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

Erf No	SB 14592	Suburb	Welgevonden	Town	Stellenbosch
Farm no		Farm Portion		Nearest Town	
Physical or Street Address	13 Sonnedou		Property / Business / Farm known as		
Current Zoning	Converted / Residential				
Additional or Consent Uses					
Current activities	Residential				
Property Size / Extent	135 m ² / ha			Are there existing buildings?	☒ N
Title Deed number	T 001332 / 10				
Any restrictions to Conveyance's Certificate?	Y	☒	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	Y	☒	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	Y	☒	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.		
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	☒	If yes, indicate which section are triggered in motivation report and attach relevant permit.		
Is the property or building located within the historical core or contains any heritage significant features?	Y	☒	Is the building older than 60 years?	Y	☒
Does the property fall inside the urban edge?	☒	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?	Y	☒
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	☒	Does the property fall within the Scenic Route Overlay Zone?	Y	☒
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	☒	If yes, is this application to legalise the building / land use ² ?	Y	☒
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	☒	Are there any land claim(s) registered on the subject property(ies)?	Y	☒

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation to Section 37 of the Land Use Planning Bylaw (LUPB)?	Y	☒	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation to Section 53 of the Land Use Planning Act (LUPA)?	Y	☒	If yes, attach the minutes / written feedback received.

A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisional area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES

APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 700.00

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

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

15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 700.00
15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24		R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme	x	R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
15(2)(q)	to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00

OTHER APPLICATIONS		Number	Fee
Approval required in terms of the bylaw for street naming and numbering			R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)			R2 700.00
Complexity fee – Per study / assessment			R4 520.00
TOTAL APPLICATION FEE PAYABLE		R 2 700	

DETAILS FOR INVOICE

Name & Surname (party responsible for payment)	NJ Vlok
Street or Postal Address	5 Hendrik Becht 5, Stellenbosch
Vat Number (where applicable)	

1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is 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 as per the Tariff Rules. Contact: 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	Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment
Bank:	FIRST NATIONAL BANK (FNB)	
Branch no.:	210554	
Account no.:	62869253684	
Payment reference:	TP _____ and ERF/FARM _____	

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?						☒ N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?						☒ N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?						Y ☒
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.						Y ☒
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?						Y ☒
HOA Constitution – Name & Date of approval					N/A	
Design Guidelines – Name & Date of approval					N/A	
Departure / Relaxation / Suspension	Zoning Scheme Development Parameter		Design Guideline Development Parameter		Restrictive Title Condition	
Building line encroachment		Adjoining erf number		ZS / DG / RTC		Proposal
	Street		From	m	To	m
	Street		From	m	To	m
	Side / Common		From	m	To	m
	Side / Common		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible 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
Exceeding maximum boundary wall height	Street		From	m	To	m
	Side / Rear		From	m	To	m
Relaxation of on-site parking / loading requirements			From	bays	To	bays

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE 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 in terms of Section 38 of the LUPB

Y	☒	Power of attorney / Owner's consent if applicant is not owner	Y	☒	Proof of any other relevant right held in the land concerned
Y	☒	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	☒	S.G. diagram / General plan extract (A4 or A3 only)
☒	N	Written motivation pertaining to the	☒	N	Site plan or conceptual layout plan (A4)

desirability and impact of the proposal			or A3 only) to scale		
☒ Y	☐ N	Locality plan (A4 or A3 only) to scale	☐ Y	☒ N	Proof of agreement or permission for required servitude
☐ Y	☒ N	Proposed subdivision plan (A4 or A3 only) to scale	☒ Y	☐ N	Proof of registered ownership (Full copy of the title deed)
☐ Y	☒ N	Conveyancer's certificate	☐ Y	☒ N	Minutes or Written feedback of pre-application consultation (if applicable)
☐ Y	☐ N	☒ N/A Consolidation plan (A4 or A3 only) to scale	☐ Y	☐ N	☒ N/A Land use plan / Zoning plan (A4 or A3 only) to scale
☐ Y	☐ N	☒ N/A Street name and numbering plan (A4 or A3 only) to scale	☐ Y	☐ N	☒ N/A 1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
☐ Y	☐ N	☒ N/A Landscaping / Tree plan (A4 or A3 only) to scale	☒ Y	☐ N	☒ N/A Owners' Association consent
☒ Y	☐ N	☒ N/A Abutting owner's consent	☐ Y	☐ N	☒ N/A Civil Services Report or indication of all municipal services / registered servitudes
☐ Y	☐ N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	☐ Y	☐ N	☒ N/A Proof of failure of owner's association
☐ Y	☐ N	☒ N/A Copy of original approval and conditions of approval	☐ Y	☐ N	☒ N/A Other (specify):
☐ Y	☐ N	☒ N/A Proof of lawful use right			

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

☐ Y	☒ N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):	
☐ Y	☒ N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	☐ Y	☒ N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
☐ Y	☒ N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	☐ Y	☒ N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
☐ Y	☒ N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	☐ Y	☒ N/A National Water Act, 1998 (Act 36 of 1998)
			☐ Y	☒ N/A Other (specify)

Y	☒ N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	☒ N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, 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:

Full name: _____

Professional capacity: _____

63

NAM-FORD INCORPORATED
37 LANDBOROUGH STREET
ROBERTSHAM
JOHANNESBURG 2091

Prepared by me

CONVEYANCER
JORDAAN L C



T 001332 / 10

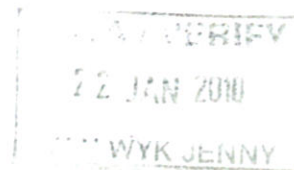
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

STEFAN GEORGE LE ROUX

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at JOHANNESBURG on 11 September 2009 granted to him by

NEDBANK LIMITED
REGISTRATION NUMBER 1951/000009/06



And the appearer declared that his said principal had, on 4 August 2009, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ERF 14592 STELLENBOSCH,
IN THE MUNICIPALITY OF STELLENBOSCH
DIVISION STELLENBOSCH
PROVINCE OF THE WESTERN CAPE

IN EXTENT 135 (ONE HUNDRED AND THIRTY FIVE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T34649/2005 with Diagram
SG No. 5571/2003 relating thereto and held by Deed of Transfer T 001331 / 10

A. SUBJECT to the following conditions contained in Certificate of Consolidated Title No. T5474/1939, namely:

- "(a) The benefits arising from the conditions contained in the Notarial Deed and Order of Court annexed to the said Deed of Transfer dated 6th February 1908 No 576 and referred to in the endorsement thereon dated 29th June 1920 which reads:

"By Notarial Deed dated 7th June 1920 and also by virtue of Order of Court dated 23rd April 1920 certain water rights and right of entry have been granted to and in favour of property thereby conveyed by the owner of the property dated 24th June 1920 subject to conditions."

- (b) The benefits of the conditions referred to in the endorsement dated 5th November 1930 on the Deed of Transfer No 8881 dated 8th September 1926, and contained in the Notarial Deed thereto annexed reading:

"By Notarial Deed dated 3rd and 4/10/1930 the owner of the land conveyed hereunder and of the land conveyed by Transfer 4192/1925 have agreed for themselves to define the word furrow as used in paragraph 6 of the Notarial Deed of Servitude dated 7th June 1920 annexed to Transfer 8863 dated 24/6/1920 so that it shall indicate the existing short furrow leading from the small stock dam to the adjacent watercourse as shown on the diagram annexed to the said Transfer 4192/1925 and marked K.I. as will more fully appear on the reference to the company annexed hereto."

B. SUBJECT FURTHER to the following conditions as contained in Deed of Transfer No. T34649/2005 newly imposed by the the Stellenbosch Municipality in terms of Section 42 (1) of Ordinance 15 of 1985 in favour of The Welgevonden Homeowners' Association:



"Die eienaar van die erf, of die eienaar van 'n onderverdeling daarvan, of eienaar van enige eenheid daarop, sal nie daarop geregtig wees om die erf of enige onderverdeling daarvan, of enige belang daarin, or enige eenheid daarop, oor te dra sonder 'n uitklaringstifikaat van The Welgevonden Homeowner's Association ("die Huiseienaarsvereniging") dat data aan die bepalings van die Konstitusie van die Huiseienaarsvereniging voldoen is en dat die transportnomer hom tot bevrediging van die Huiseienaarsvereniging verbind het om 'n lid van die Huiseienaarsvereniging te word.

Elke eienaar van die erf, of eienaar van 'n onderverdeling daarvan, of eienaar van enige eenheid daarop, sal outomaties 'n lid van die Huiseienaarsvereniging word en bly en onderworpe wees aan die Huiseienaarsvereniging se Konsitusie todat hy ophou om 'n eienaar soos voormeld te wees.

Nog die erf nog enige onderverdeling daarvan nog enige eenheid daarop, mag aan enige person oorgedra word wie hom nie tot bevrediging van die Huiseienaarsvereniging verbind het nie om 'n lid van die Huiseienaarsvereniging te word.

Vir doeleinds van die voorafgaange sluit enige verwysing na "eienaar" ook 'n huiseienaarsvereniging of 'n beheerliggaam in wat ten opsigte van 'n onderverdeling van die erf of die opening van 'n deeltitelregister ten opsigte van die erf, na gelang van die geval, tot stand mag kom".

**WHEREFORE the said Appearer, renouncing all right and title which the said
NEDBANK LIMITED
REGISTRATION NUMBER 1951/000009/06**

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

**NICOLAAS JOHANNES VLOK and MARTHINA JACOBA VLOK, Married
as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 R1 050 000,00 (ONE MILLION FIFTY 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.

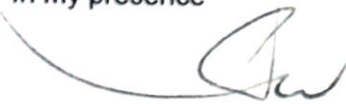
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

11 January

2009 2010 8


q.q.

In my presence



REGISTRAR OF DEEDS



Nicovlok1@gmail.com



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS

Erf / Farm No.	SB 14592	Area	13 Sonnedou, Welgevonden, Stb.
Applicant / consultant	NJ VLOK / MJ VLOK	Contact No.	082 5582707 / 082 3739090
Application type in terms of applicable planning legislation	Building Line Departure	Other Departures	Amendment of Conditions
	Consent Use	Other (please specify)	
Detailed description of application			
Application for home lodging occupied by more than 2 (two) unrelated and independent persons			
Registration of a commune			

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

1. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (i.e., both husband and wife), all parties to sign.
2. 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.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that **(please tick below)**

I / we have no objection	☒	I / we object for the reasons listed hereunder	☐
Reasons for objection			

Signature of affected party / property owner	<i>CHRISTEEN VAN DER MERWE</i>	Date	3 April 2025
Full name (capitals)	CHRISTEEN VAN DER MERWE		
Company name	N/A		
Erf / Farm No. of affected property			
Street address of affected party	26 Langelier		
Contact No.	Office / Home	Postal code	7600
		Cell	072 124 7756

WIE DIT MAG AANGAAN

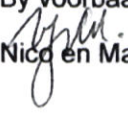
Ons (Nico en Marthina Vlok) is die eienaars van Sonnedou 13, Welgevonden, Stellenbsoch.

Mev Julene Leonard het die afgelope 2 jaar (2023 en 2023) by ons die eiendom gehuur vir haar kinders (Jaco en Lincke.) Intussen het Jaco sy studies voltooi en het hulle versoek of Lincke met vriendinne daar kan woon. Ongelukkig was ons nie bewus van die bepaling by Welgevonden (eintlik 'n Munisipale "By – Law" dat indien daar meer as 2 nie-verwante en onafhanklike pesone woon, goedkeuring van die Munisipaliteit gekry moet word en die eiendom as komune geregistreer moet word nie. Lincke en die vriendinne het nou reeds ingetrek en nou moet ons met die proses begin.

Die grootste probleem is parkering, maar ons is van mening dat daar genoegsame parkering op die eiendom is om almal te akkommodeer. Welgevonden se bestuur het ook die aansoek ondersteun.(aangeheg vir u kennisname).

Ten einde die aansoek in te handig het ons nodig dat u asb die aangehegte vorm teken, asb.

By voorbaat dank


Nico en Marthina Vlok

TO WHOM IT MAY CONCERN

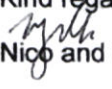
We (Nico and Marthina Vlok) are the owners of 13, Sonnedou, Welgevonden, Stellenbosch

Mrs Julene Leonard rented from us (2023 and 2024) for her children Jaco and Lincke to stay there. Jaco finished his studies and she requested that Lincke and two friends stay there. We agreed to this request but only now found out that we need consent from the Stellenbosch Municipality(a By-Law) for home lodging as the property will be occupied by more than two (2) unrelated and independent persons.

The biggest concern is parking. We are of the opinion that there is sufficient parking at the property. Welgevonde Estate Manager also recommends the application (attached)

In order to apply we need your consent. We therefore ask you to please sign the form.

Kind regards


Nico and Marthina Vlok



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS

Erf / Farm No.	SB 14592	Area	13 Sonnedou, Welgevonden, Stb.
Applicant / consultant	NJ VLOK / MJ VLOK	Contact No.	082 5582707 / 082 3739090
Application type in terms of applicable planning legislation	Building Line Departure	Other Departures	Amendment of Conditions
	Consent Use	Other (please specify)	
Detailed description of application	Application for home lodging occupied by more than 2 (two) unrelated and independent persons		
	Registration of a commune		

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

1. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (i.e., both husband and wife), all parties to sign.
2. 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.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that **(please tick below)**

I / we have **no objection**



I / we **object** for the reasons listed hereunder

Reasons for objection

Signature of affected party / property owner

Date

15/02/2025

Full name (capitals)

ADRIAN BROOKE WHOLEY

Company name

Erf / Farm No. of affected property

Street address of affected party

11 SONNEDEW STR, WELGEVONDEN ESTATE

Contact No.

Office / Home

Postal code

7600

Cell

0762253944



STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS			
Erf / Farm No.	SB 14592		
Applicant / consultant	NS VAKK / MS VAKK		
Application type in terms of applicable planning legislation	Building Line Departure	Other Departures	Amendment of Conditions
	Consent Use	Other (please specify)	
Detailed description of application			
Application for home lodging occupied by more than 2 (two) workers and independent person			
Registration of a commune			

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

1. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (i.e., both husband and wife), all parties to sign.
2. 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.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that (please tick below)

I / we have no objection ☒ I / we object for the reasons listed hereunder

Reasons for objection

N.A.

Signature of affected party / property owner				Date	18/2/2025
Full name (capitals)	SCHALK JACOBUS VAN DER MERWE				
Company name	N.A. (PRIVATE)				
Erf / Farm No. of affected property	ERF 14709				
Street address of affected party	SONNEORUSTRAAT 15, WELBEVONDE ESTATES.				
Contact No.	Office / Home	083 702 8453	Postal code	7600	Cell
					083 702 8453



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS

Erf / Farm No.	SB 14592	Area	13 Sonnedou, Welgevonden, Stb
Applicant / consultant	NJ VL0K / MJ VL0K	Contact No.	082 5582707 / 082 3739090
Application type in terms of applicable planning legislation	Building Line Departure	Other Departures	Amendment of Conditions
	Consent Use	Other (please specify)	
Detailed description of application	Application for home lodging (occupied by more than 2 (two) unrelated and independent persons)		
	Registration of a commune		

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

1. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (i.e., both husband and wife), all parties to sign.
2. 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.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that (please tick below)

I / we have **no objection**



I / we **object** for the reasons listed hereunder

Reasons for objection

Signature of affected party / property owner		Date	27-02-2025
Full name (capitals)	Surica Bruwer Meagon Ramos		
Company name			
Erf / Farm No. of affected property	14		
Street address of affected party	Sonnedou street		
Contact No.	Office / Home	661 5394841	Cell
			7600



WELGEVONDEN

ESTATE

STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019: APPLICATION TO REGISTER A PROPERTY FOR ADDITIONAL USE – REGISTER HOME AS A COMMUNE (Version 9 June 2021)

I, the undersigned and a Welgevonden Estate homeowner, herewith apply for the following additional use of my property:

- Home lodging (occupied by more than 2 [two] unrelated and independent persons).

PARTICULARS OF APPLICANT

- Initials and surname: Nicolaas Johannes Vlok
- Telephone number: 082 373 9090 / 082 5582707
- E-mail address: nicovlok1@gmail.com
- Erf number: SB 14592
- Street address: Samson 13, Welgevonden, Welgevonden Estate, Stellenbosch
- Do you permanently reside at the above property?: No

PARTICULARS OF PROPERTY

- Number of bedrooms in the house: 3
- Number of boarders that will occupy the property: 3
- Number of off-street parking spaces on the property: Garages: _____ Parking bays: _____
- Have there been recent complaints relating to nuisance or parking issues? (Yes/No): No
- If "yes", please provide more information: _____

SIGNATURE

I, the undersigned NICOLAAS JOHANNAS VLOK hereby acknowledge that, to the best of my knowledge, all the information contained in this form is correct.

Signature

2/2/2025
Date

FOR OFFICIAL USE ONLY

- A. Date application received: 3/2/2025
- B. Application received by: admin HOF
- C. Inspection and comments by Estate Manager:

Enough parking for 3 vehicles
one in garage and two in driveway
Date: 3/2/2025

D. Excom's comments (if applicable):

Date: _____

E. Decision:

The HOA recommends the application for
Stellenbosch Municipality

man

Estate Manager: Welgevonden Estate

3/2/2025
Date

Applicant informed on: _____ (date)

Applicant informed by: _____ (name)



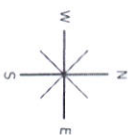
WELGEVONDEN

ESTATE

Welgevonden Estate
Care of Hendrickse Street and
Welgevonden Boulevard
Stellenbosch

Phone: 021 889 5450
E-mail: admin@welgevonden.co.za
Website: www.welgevonden.co.za

Latitude: -33.9024
Longitude: 18.8571



Weltevreden Estate

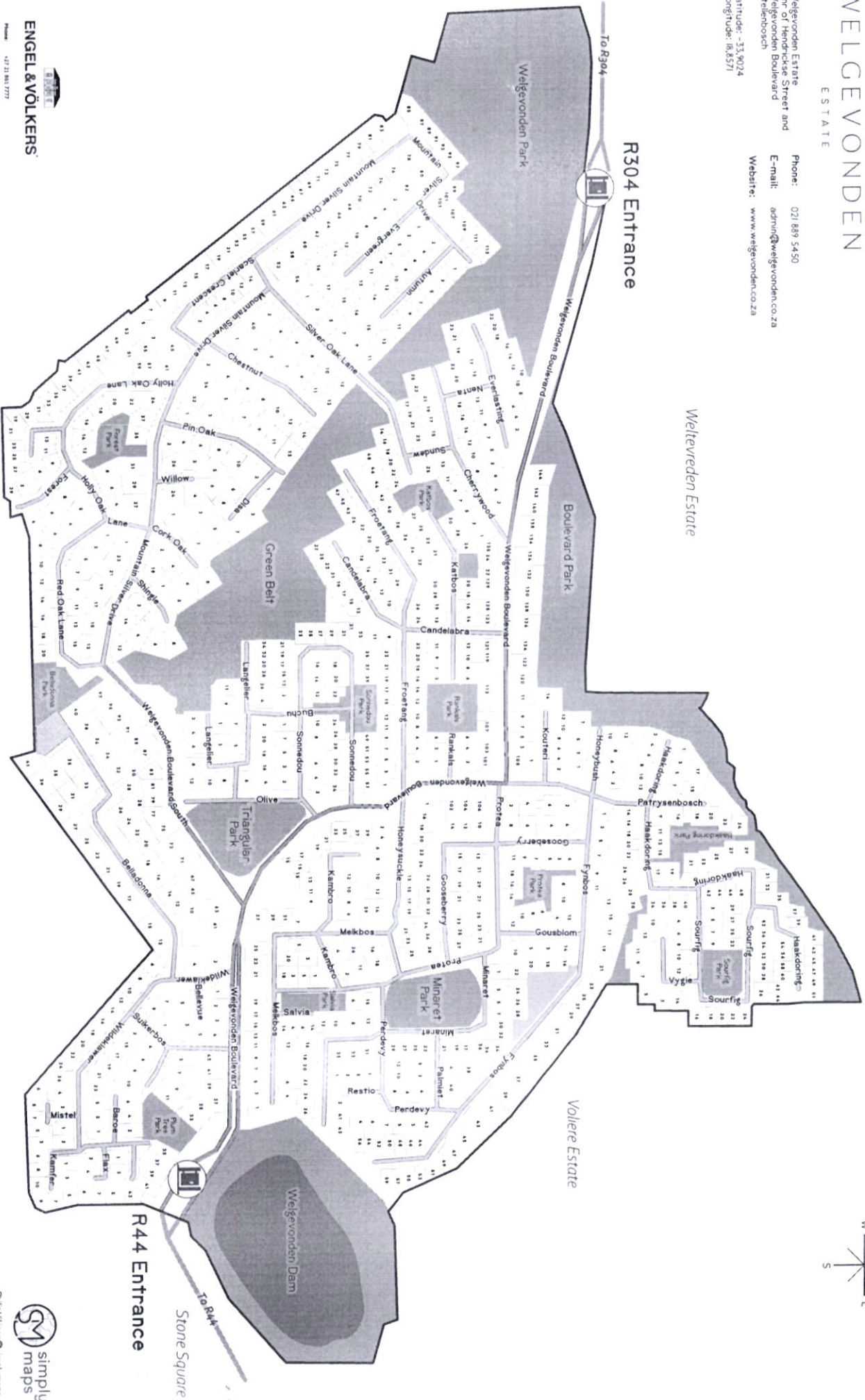
R304 Entrance

To R304

Boulevard Park

Welgevonden Park

Volere Estate



R44 Entrance

Stone Square

ENGEL & VÖLKERS



Phone: +27 21 861 7777
Website: www.engelvolkers.co.za
E-mail: info@engelvolders.co.za



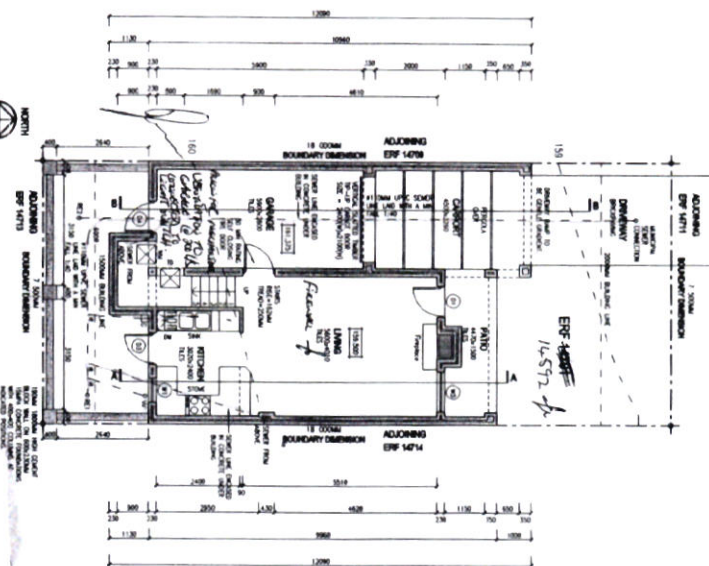
Philip Völger@simplymaps.co.za
082337876

longer 26 = 14735.

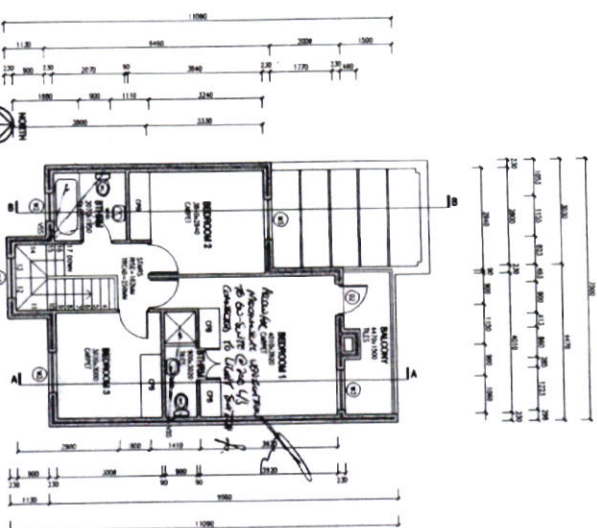
11 = 14714
15 = 14709
14709

Octant - 14 = 14694

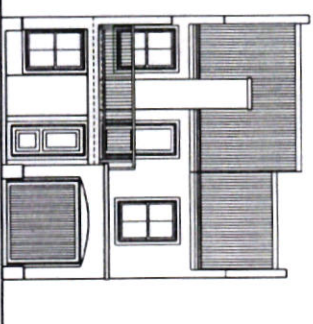




SITE & GROUND FLOOR LAYOUT
(SCALE 1:100)



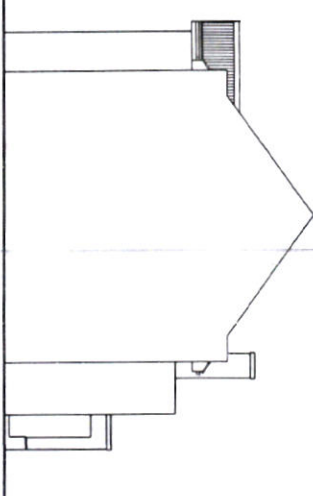
FIRST FLOOR LAYOUT
(SCALE 1:100)



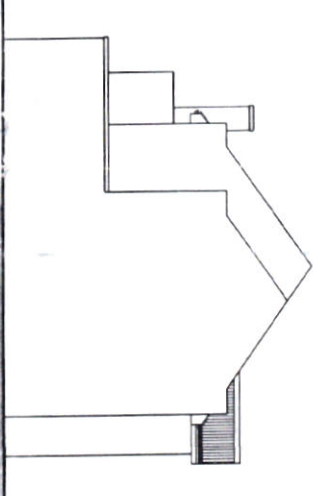
NORTH ELEVATION
(SCALE 1:100)



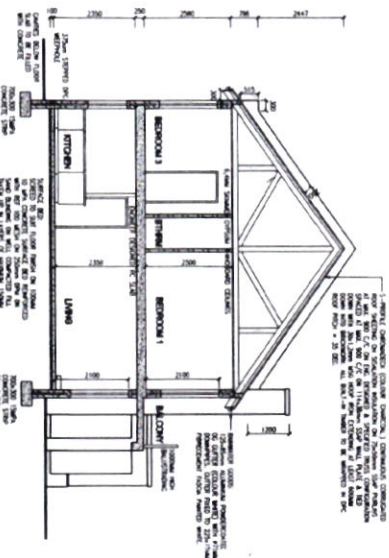
SOUTH ELEVATION
(SCALE 1:100)



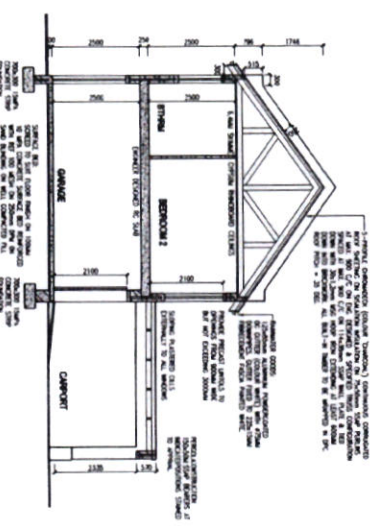
EAST ELEVATION
(SCALE 1:100)



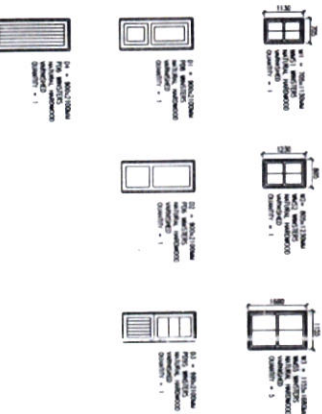
WEST ELEVATION
(SCALE 1:100)



SECTION A-A
(SCALE 1:100)



SECTION B-B
(SCALE 1:100)



WINDOW & DOOR SCHEDULE
(SCALE 1:100)

ESTIMATED COST: R1 200 000
DATE: 25/01/2007
DRAWN BY: [Signature]
CHECKED BY: [Signature]

NO.	DATE	DESCRIPTION
1	2004-07-2	ISSUED FOR PERMIT
2	2004-07-2	ISSUED FOR PERMIT
3	2004-07-2	ISSUED FOR PERMIT

ALVIN NIEUWOUT & ASSOCIATES
71 ALBION ROAD, ROSEBOSCH 7700
TEL/FAX (021) 689 3414

PROPOSED NEW RESIDENCE FOR WINTER FAMILY TRUST
WELGEVONDEN
STELLENBOSCH

FLOOR LAYOUTS SECTIONS & ELEVATIONS
LOCAL AUTHORITY DRAWING

PROJECT NO.	2004-072.LAD	SHEET NO.	001
DATE	04/07/2003	SCALE	AS SHOWN
DRAWN BY	ALN & LA	CHECKED BY	ALN

COPYRIGHT RESERVED • KOPIEREG VOORBEHOUD