



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19337 (TP1240/2025)

Our File Reference Number: Erf 943, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

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Sir / Madam

**APPLICATION FOR THE ADMINISTRATOR'S CONSENT IN TERMS OF RESTRICTIVE TITLE DEED CONDITION:
ERF 943, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. The Administrator's consent in terms of restrictive title deed condition D.iii.(e) of the Title Deed No. T028454/2021, to construct a carport and to add a single garage nest to the existing Triple garage by allowing the relaxation of the restrictive street building line from 6.3m to 1.150m on Erf 943, Dalsig- Stellenbosch.

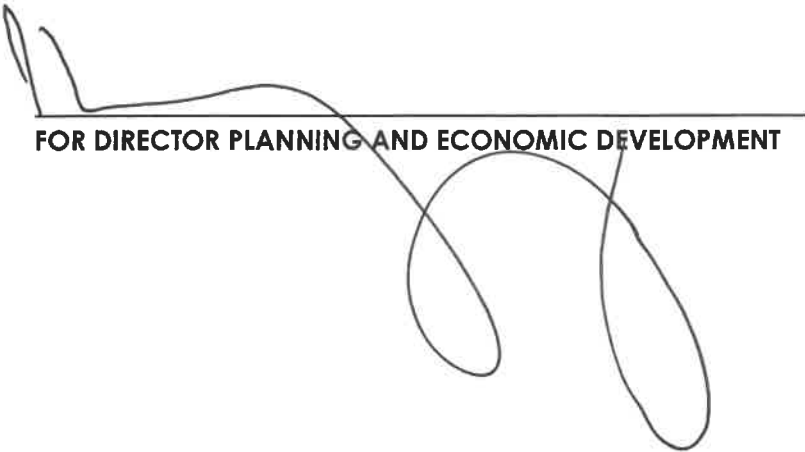
BE GRANTED.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 4.1 The approval only applies to the proposed departures under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.
 - 4.2 The development and building plans be generally in accordance with the site plan/floor Layout plans as referenced in Drawing No. 0.01, Drawn By VKDB Architecture Interior Design, Dated: 04/06/2025 and attached as **Annexure B**.
 - 4.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

5. The reasons for the above decision are as follows:
 - 5.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
 - 5.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021 – 808 8684.
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

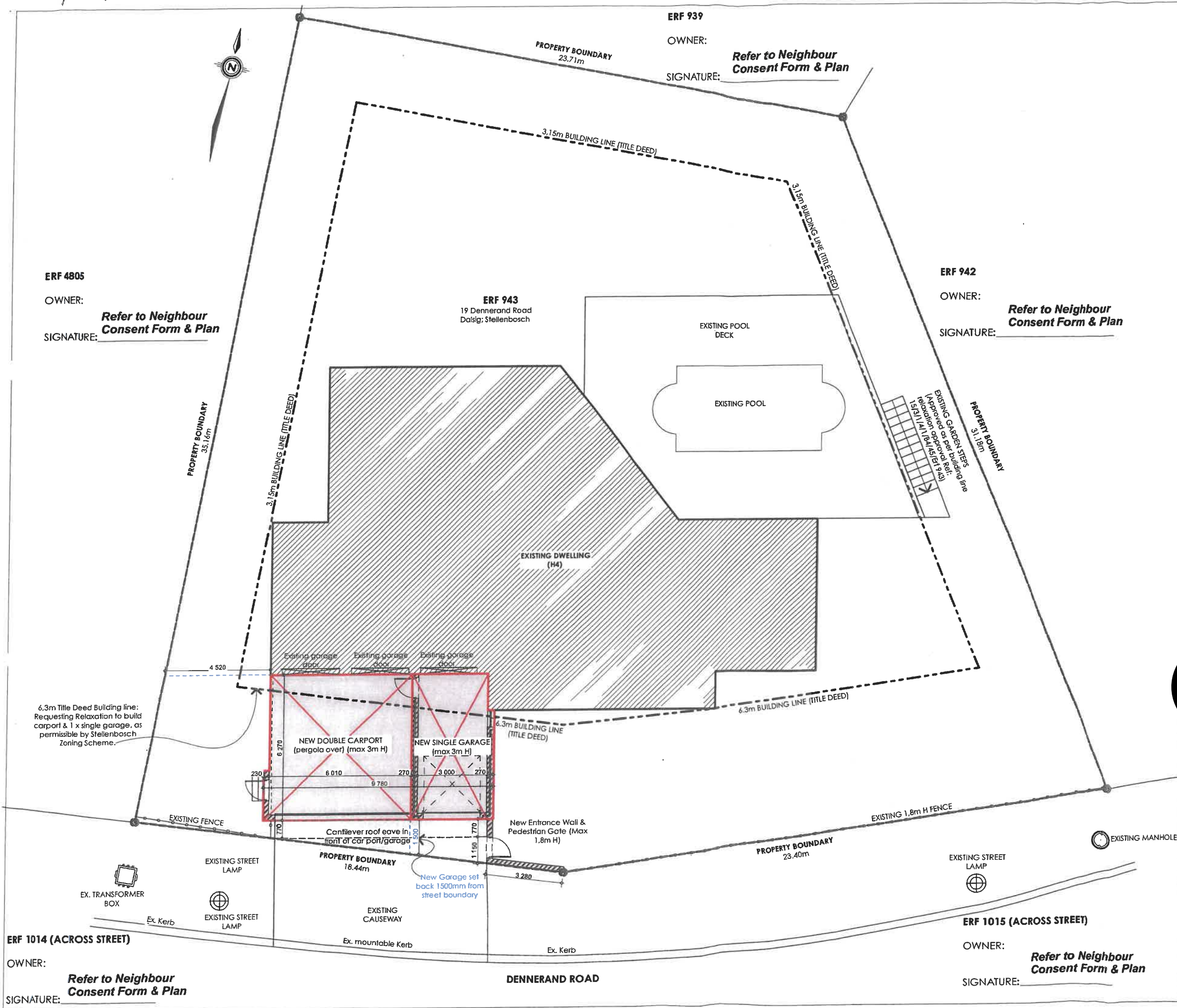
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

20/10/2025
DATE:



REVISIONS / WYSIGINGS		
REV. WYSG.	DESCRIPTION BESKRYWING	DATE DATUM
0	LOCAL AUTHORITY	04/06/2025

NOTES:

All requirements of municipal and other authorities concerned must be adhered to.

Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.

Figured dimensions have preference over scaled measurements and large scale details supersede small scale drawings.

The design on this drawing is the property of VKDB Architects, and is copyright.

ERF 943
OWNER: WDW Viljoen

SIGNATURE:

ARCHITECT - Owner's Agent
AJ Bernard (PrArch 33829512)

SIGNATURE:

HOUSE VILJOEN
ADDITIONS & ALTERATIONS,
ERF 943
19 Dennerand Road
Dalsig
Stellenbosch

DRAWING TEKENING Site Plan - Town Planning Application
PROJECT NO. PROJ. NR. 1741
DWG NO. TEK. NR. 0.01
REVISION NO. WYSIGING NR. 0
ISSUED FOR UITGEREIK VIR LOCAL AUTHORITY
SCALE SKAAL 1:150 @ A3
DRAWN GETEKEN AB
PRINT DATE DRUK DATUM 04/06/2025

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Cluver Markotter Inc
Cluver Markotter Building
Mill Street
Stellenbosch
7600

Prepared by me



CONVEYANCER
AREND LEOPOLD DE WAAL (M80585)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 8 200 000.00	R. 2 002.06
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

DATA/VERIFY
14-05-2021
PHUMELELA MAMATA

DATA/CAPTURE
11-05-2021
PENELOPE NGCIGWANA

T 000028454 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUIS (LPCM No. 80715)

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

1. **MARC WAYNE HALL**
Identity Number 640514 5089 08 7
Married out of community of property
2. **KARYN HALL**
Identity Number 680215 0152 08 3
Married out of community of property

which said Power of Attorney was signed at STELLENBOSCH on 23 APRIL 2021.

And the appearer declared that his/her said principal had, on **3 March 2021**, 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:

WOUTER DE WET VILJOEN
Identity Number 800708 5146 08 9
Married out of community of property

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

ERF 943 STELLENBOSCH in the Municipality and Division
STELLENBOSCH, Province of the WESTERN CAPE

IN EXTENT 1 081 (ONE THOUSAND AND EIGHTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T15113/1969 with Diagram Number 4611/1960 relating thereto and held by Deed of Transfer Number T69551/2013

- A. SUBJECT to the conditions contained in Deed of Transfer Number T10536/1953.
- B. ENTITLED to the benefit of the special conditions referred to in Endorsement dated 17 December 1914, in Deed of Transfer Number T12 dated 2 October 1869, (as well as on Deed of Transfer Number T312 dated 11 December 1870) in Deed of Transfer Number T9327/1914 as set out in place of the special conditions contained in Deed of Transfer Number T7596/1904 (with Diagram) (of premises D) in relation to a right of way 4,72 metres wide along a certain pathway that existed in 1914 and that still exists and shown as figure W X Y Z on the Diagram attached to Deed of Transfer Number T206 dated 15 December 1864; the portion X Y on the said pathway is also indicated on the diagram attached to the Letter of Land dated 1 January 1817 (STELLENBOSCH LETTERS OF GRANT VOLUME 2 NO 55).
- C.
- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T15113/1969 by the Administrator of the Province of the Cape of Good Hope under the provisions of Section 18(3) of Ordinance 33 of 1934, during the approval of the said township, namely:
- “i. 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, Nommer 401 van 17 Oktober 1935, en in die memorandum wat genoemde regulasies vergesel het.
- ii. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels en waterpype en die rioolvuil en dreinerings insluitende reënwater van die enige ander erf of erwe binne of buite hierdie onderverdeling, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en 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 riote, inspeksieputte, vore, waterleidings en ander werke behorende daartoe te bou, onderhou, verander, verwyder of te inspekteer.

iii. Hierdie erf onderhewig aan die volgende voowaardes, 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 voowaardes as wat hy opla:

- b) dit mag nie onderverdeel word nie;
- c) dit mag alleenlik gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig;
- d) op nie meer as een derde van die oppervlakte daarvan gebou word nie;
- e) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 6,3 meter van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 3,15 meter van die agtergrens op sygrens van 'n aangresende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word, mits sodanige buitegebou nie 'n hoogte van 35 meter te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat, en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voowaardes van toepassing wees op die gekonsolideerde gebied as een erf."

E. SUBJECT FURTHER to the special conditions imposed by and in favour of DALSIG ESTATE (PTY) LTD and their successors in rights as owners of the remainder of the land held by them under Deed of Transfer Number T10536/1953, issued in their favour, and in favour of the registered owner and his successors in title of any property in the DALSIG TOWNSHIP as contained in Deed of Transfer Number T15113/1969, namely:

- b) Geen gebou van welke aard ookal mag op die erf opgerig word alvorens die planne en spesifikasies nie aan die Eienaars van die dorpsaanleg of hulle opvolgers in regte voorgelê is nie, welke planne en spesifikasies binne 21 dae na voorlegging daarvan goed of afgekeur moet word nie.
- c) Geen skadelike, raserige of enige ander bedrywigheid waarteen die inwoners van die dorpsgebied redelikerwys beswaar mag maak as synde 'n oorlas vir bure of vir diegene wat die openbare plekke of weë begaan, mag op die erf uitgevoer word nie. Voorts mag geen hout vir wins op hierdie erf gesaag of gekap word nie en ook mag geen okkupeerder van die erf die materiaal wat hy vir enige besigheidsonderneming buite die erf gebruik, op die erf bêre nie. Die toestand van die erf moet te alle tye sodanig wees dat dit geen oorlas vir die inwoners van die dorpsaanleg of vir diegene wat die openbare plekke of weë begaan daarstel nie.

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- d) Geen dak van enige bouwerk op die erf mag van sinkplaat van enige aard gemaak word nie behalwe as sodanige dak nie van die straat sigbaar is nie. Alle dakke op die erf moet van dieselfde materiaal en konstruksie wees behalwe as die betrokke dak nie van die straat sigbaar is nie.
- e) Die omheining van die erf mag alleen opgerig word nadat volle besonderhede in verband met die beplanning daarvan aan die eienaars van die dorpsaanleg voorgelê is en dit deur hulle goedgekeur is, dog in geen geval mag enige omheining van enige soort sinkplaat gebou word nie.

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

1. **MARC WAYNE HALL, Married as aforesaid**
2. **KARYN HALL, Married as aforesaid**

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

WOUTER DE WET VILJOEN, 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 **R8 200 000,00 (EIGHT MILLION TWO HUNDRED 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 **09 JUN 2021** 2021

q.q.

In my presence

REGISTRAR OF DEEDS