

Aan wie dit mag aangaan,

**AANSOEK OM ADMINISTRATEUR SE TOESTEMMING EN AFWYKING: ERF 3690
STELLENBOSCH TE KWIK STRAAT NR. 10**

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordeninge op Grondgebruiksbeplanning verwys:

Adres van aansoek eiendom: **Kwiksert Straat nr. 10, Onder Papegaaiberg**
Aansoek eiendom beskrywing: **Erf 3690, Stellenbosch**
Aansoeker: **Deon le Roux / Pieterhuizen Planning (Edms) Bpk
(wilhelm@pieterhuizen.co.za)**
Eienaar: **Johan van der Nest Hoffmann & Irmgard Hoffmann**
Aansoek Verwysing: **LU/18515 (TP999/2024)**

Besonderhede van die grondgebruik aansoek:

- **Aansoek is in gevolg Artikel 15(2)(f) van die Stellenbosch Munisipaliteit se Grondgebruiksbeplanning Verordening gedoen om die Administrateur se toestemming om die beperkende titelaktevoorwaarde soos vervat in Titelakte Nr. T 62812/2009, Voorwaarde D.(B)(2)(d) ten einde die beperkende titelakte-boulyn (aangrensend Erf 3689 Stellenbosch) te verslap van 3.15m na 0.4m om die voorgestelde nuwe stoorkamer en buitetoilet te akkommodeer.**
- **Aansoek is in gevolg Artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Grondgebruiksbeplanning Verordening gedoen vir 'n afwyking ten einde die gemeenskaplike boulyn (aangrensend aan Erf 3689, Stellenbosch) van 2.5m na 0.4m te verslap om die voorgestelde nuwe stoorkamer en buitetoilet te akkommodeer.**

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 tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: Wilhelm Esterhuizen (wilhelm@pieterhuizen.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.

Pieterhuizen Planning (Pty) Ltd

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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 29 September 2025.

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 +27 83 262 4843 gedurende normale kantoor ure.

Die uwe

PIETERHUIZEN PLANNING

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Your Reference: LU/18515 (TP999/2024)
Our Reference: J176
Date: 29 August 2025

To whom it may concern,

**APPLICATION FOR ADMINISTRATOR'S CONSENT AND PERMANENT DEPARTURE:
ERF 3690 STELLENBOSCH AT 10 KWIKSTERT STREET.**

The following land use application in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, refers:

Application Property address: **10 Kwiksert Street, Onder Papegaaiberg**
Application Property description: **Erf 3690, Stellenbosch**
Applicant: **Deon le Roux / Pieterhuizen Planning (Edms) Bpk
(wilhelm@pieterhuizen.co.za)**
Owner: **Johan van der Nest Hoffmann & Irmgard Hoffmann**
Application reference: **LU/18515 (TP999/2024)**

Description of land development proposal:

- **Application has been made in terms of Section 15(2)(f) of the Stellenbosch Land Use Planning Bylaw, for the Administrator's consent to relax the restrictive title deed condition as contained in Title Deed No. T.62812/2009, Clause D.(B)(2)(d) in order to relax the restrictive title deed building line (side adjacent to Erf 3689 Stellenbosch) from 3.15m to 0.4m in order to accommodate the proposed new the proposed new store and outside toilet.**
- **Application has been made in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for a departure to relax the common building line (adjacent to Erf 3689, Stellenbosch) from 2.5m to 0.4m to accommodate the proposed new store and outside toilet.**

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-notice/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: Wilhelm Esterhuizen (wilhelm@pieterhuizen.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 **29 September 2025**.

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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 +27 83 262 4843 during normal office hours.

Yours faithfully

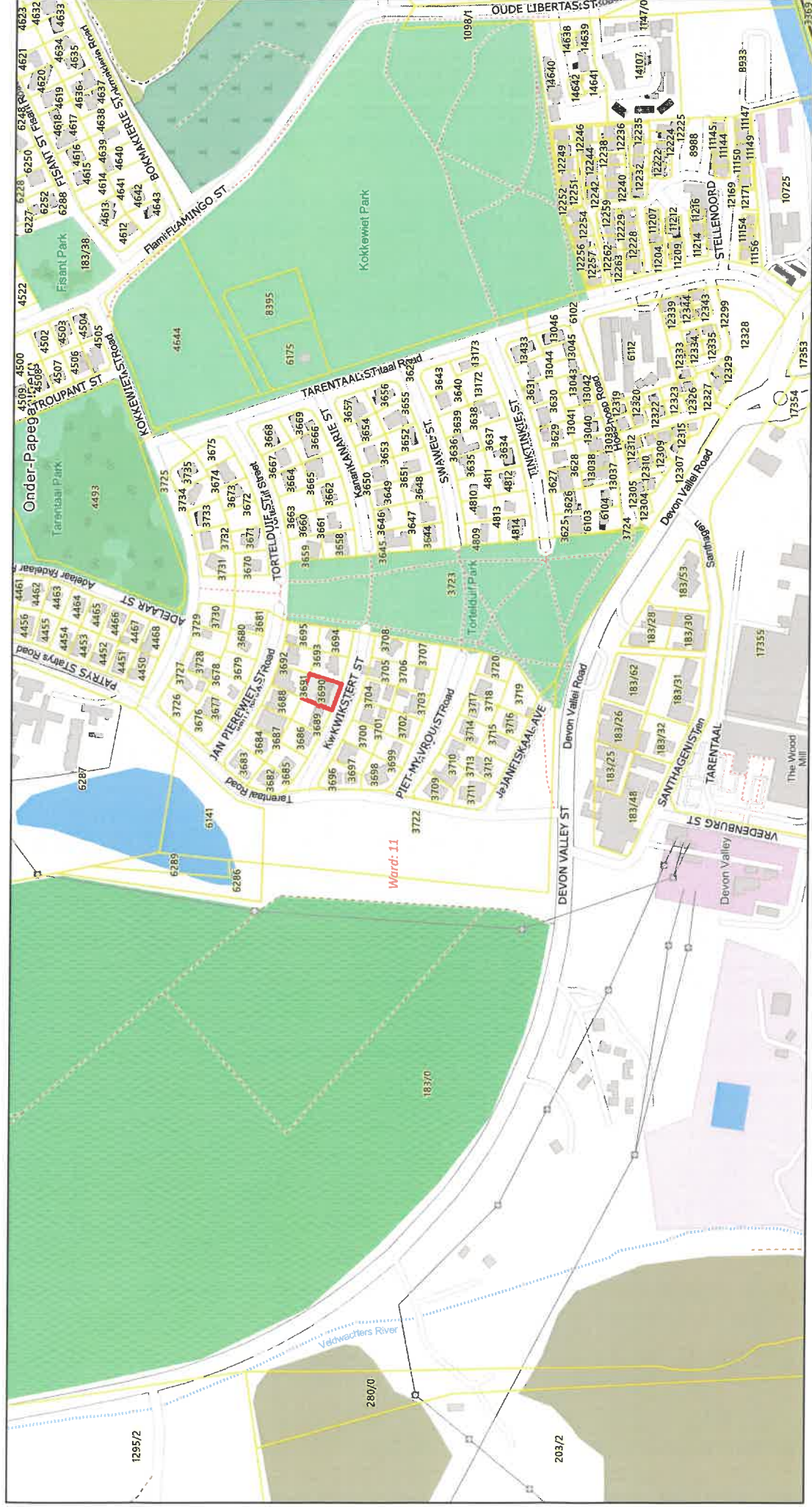
PIETERHUIZEN PLANNING

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Erf 3690 Stellenbosch: Aerial Locality



8/29/2025, 1:48:01 PM

- Street Address
- Registered Property
- Provincial
- District Boundary
- Scenic Roads Overlay Zone
- Street
- Wards
- Baden Powell Road (R310)

1:5,182



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Erf 3690 Stellenbosch: Aerial Locality



8/29/2025, 1:43:01 PM

 Street Address

 Registered Property

 Wards

 District Boundary

 World Imagery

 Low Resolution 15m Imagery

 High Resolution 60cm Imagery

 High Resolution 30cm Imagery

 Citations

 7.5cm Resolution Metadata

1:403

City of Cape Town, Stellenbosch, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Wilhelm Esterhuizen



Your Reference: LU/18151 (TP999/2024)

Our Reference: J176

Date: 29 August 2025

Interested and Affected Parties

Dear Sir / Madam,

**APPLICATION FOR ADMINISTRATOR'S CONSENT AND PERMANENT DEPARTURE:
ERF 3690, KWIKSTERT STREET, STELLENBOSCH**

This application seeks the Administrator's Consent for the relaxation of a restrictive title deed condition as contained in the Title Deed No. T.6281/2009, Clause D.(B)(2)(d) and the approval for departure to relax the common building line (adjacent to Erf 3689, Stellenbosch), in order to accommodate the proposed new store room to store camping and gardening equipment as well as an outside toilet.

The building line can be verified on the building plans submitted in the application.

Please do not hesitate to contact our offices if any further information is required.

Kind Regards,

Wilhelm Esterhuizen

Town Planner

Pieterhuizen Planning

Pieterhuizen Planning (Pty) Ltd

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Coverage

Existing dwelling 281 M²
New Store Room & WC 36 M²
Erf size 1120 M²
Coverage 26 %

No. Date Revision Initial



project management
architectural drawings

Mobile : 082 481 0217 P.O. Box 12519
Office : 021 - 887 8852 Die Bosch
E - Mail : dirbd@mweb.co.za Stellenbosch
SACAP No. ST 2541 7813
SAIAT No. 32979

Project

PROPOSED NEW STORE
ROOM ON ERF 3690, 10
KWIKSTERT STREET,
ONDER PAPEGAATBERG,
STELLENBOSCH

Client

JOHANN HOFFMANN

Drawing

SITE PLAN

Scale 1:200 Drawn DLR

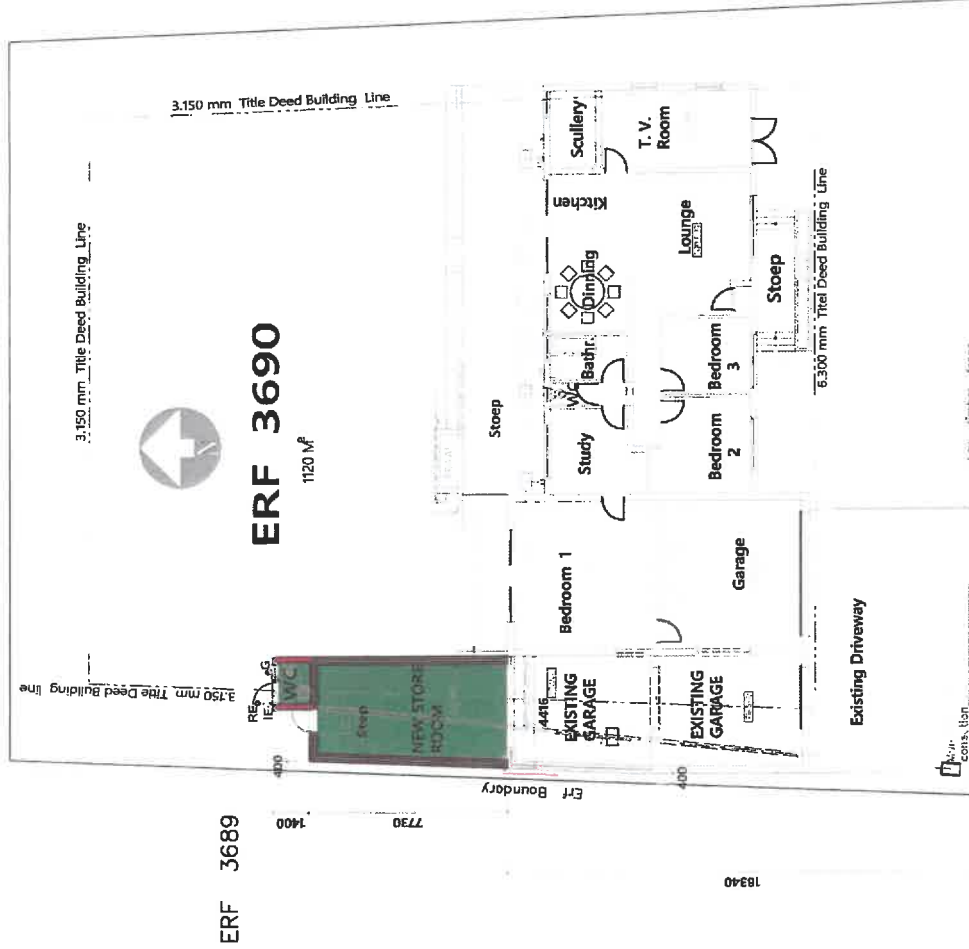
Revision : 002-A Date 12 / 11 / 2024

Drawing No.

2024 / 11 / 002 - 1

This drawing and design is copyright and must not
be reproduced in part or in whole without prior
written consent. Contractors must verify all
dimensions on site before commencing work or
preparing shop drawings.

ERF 3691



ERF 3693

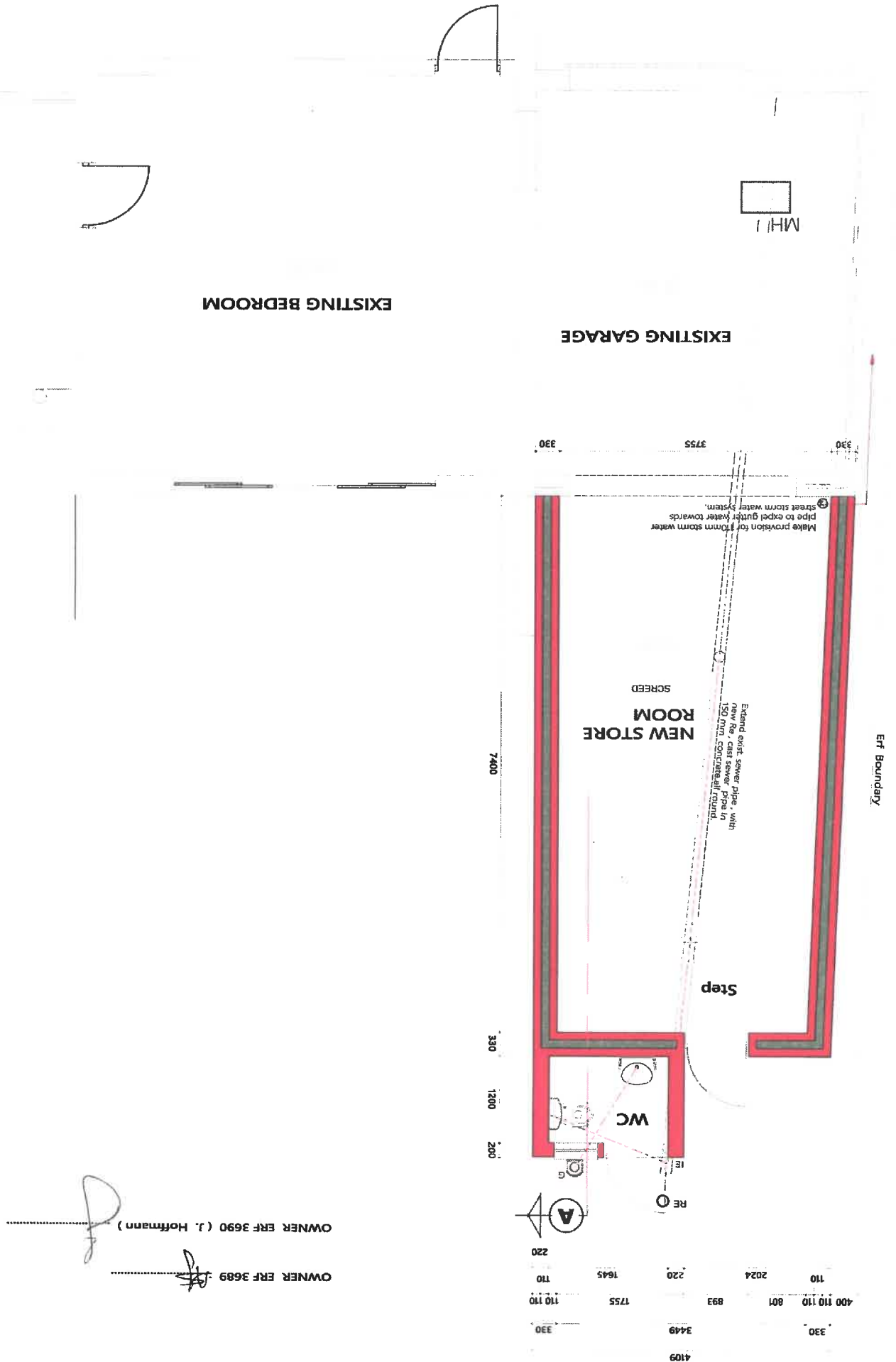
10 KWIKSTERT STREET

1 : 200 SITE PLAN

OWNER ERF 3689

OWNER ERF 3690 (J. Hoffmann)

1 : 50 GROUND FLOOR PLAN - NEW STORE ROOM



Existing gable wall

Charcolite "Clip Lock" sheathing @ 2" on "Inviro Tuff" sisalation on 152 x 50 mm purlin rafters @ max. 912 mm c/c, anchored to inside of pampet wall with "Teco" truss hangers, bolted & nailed as per manufacturer spec.

Side wal flashing

Existing wall

Remove exist. gutter, add new purpose mald alum. box gutter as per Steel Steel spec.

Existing roller door

NEW STORE ROOM

220mm Brick plastered & painted brick wall above 330mm retaining wall.

WC

EXISTING GARAGE

2100

NGL

780

Resage ground level & install concrete water channel with grid over.

150 x 250mm strip foundation

25 - 30mm Screed on 100 mm concrete floor slab . 20Mpa concrete as per Engineers spec, on 250 micron Gunplus USB green DMP on white sand filling, compacted @ max. 150 mm layers @ 90% MOD AASHTO.

Remove existing L1 retaining blocks + paving for re-use elsewhere.

25 - 30mm Screed on 350 mm Reinforced Rft concrete floor slab . 30Mpa concrete as per Engineers spec, on 250 micron Gunplus USB green DMP on white sand filling, compacted @ max. 150 mm layers @ 90% MOD AASHTO.

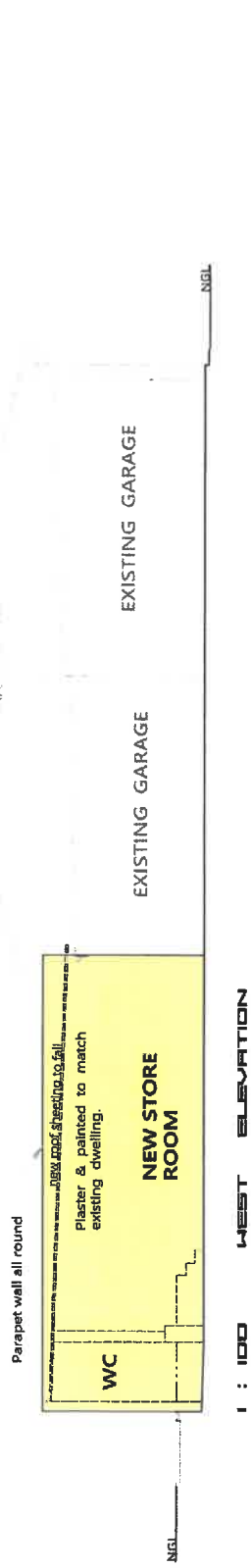
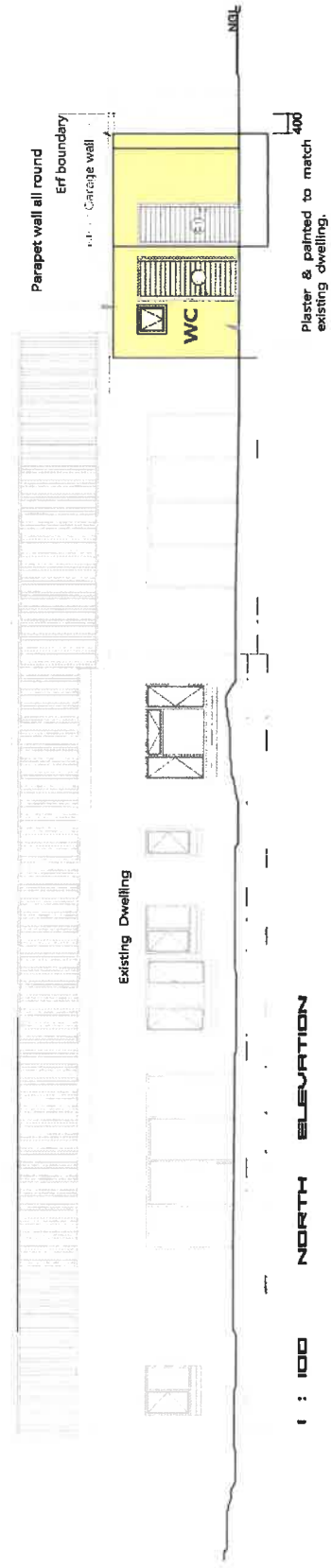
Existing floor slab

Existing

1 : 50 SECTION A - A

OWNER ERF 3689

OWNER ERF 3690 (J. Hoffmann)



OWNER ERF 3689 : 

OWNER ERF 3690 (J. Hoffmann) : 