

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Mr/Mrs/Me

ERF 876, STELLENBOSCH: APPLICATION FOR THE REMOVAL OF TITLE DEED RESTRICTIONS, CONSENT, SUBDIVISION AND DEPARTURE.

The following land use application in terms of Stellenbosch Land Use Planning By-law refers:

Application Address:	9 Piet Retief Street, Krigeville, Stellenbosch (Erf 876, Stellenbosch)
Applicant:	Alwi Theart t/a Urban Rural SA 082 411 7914 alwi@urbanrural.co.za
Owner:	Magdalena Maria Schaefer (thelindaschaefer@gmail.com)
Application Reference:	LU/19149 (TP1226/2025)

DESCRIPTION OF PROPOSED DEVELOPMENT

Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the removal of the following title deed restrictive conditions in title deed T24001/2013;

- 1.1 Condition II(A)(b) - Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith shall be erected on this erf.
- 1.2 Condition II(A)(c) - No more than one-third of the area of this erf shall be built upon.
- 1.3 Condition II(A)(d) - No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet to the street line which is a Boundary of this erf, nor within 10 feet of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two Storeys in height.
2. Application is made in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the administrators consent in terms of title deed T24001/2013, condition II(A)(f); This erf shall not be subdivided except with the consent in writing of the administrator.
3. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 876, Stellenbosch into two portions of Portion A ($\pm 601\text{m}^2$) and Remainder Erf 876, Stellenbosch ($\pm 612\text{m}^2$) and the registration of a 3m wide services servitude over the remainder in favor of Portion A.
4. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for departure in order to construct 2.3m high solid walls around Portion A and the Remainder, in lieu of 2.1m on common boundaries and 1.8m on street boundaries, which also needs to be 50% visually permeable.

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: **Alwi Theart t/a Urban Rural SA (alwi@urbanrural.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 **13 October 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 **+27 82 411 7914** during normal office hours.

Yours faithfully

Alwi Theart t/a Urban Rural SA
Planning + Land Use Specialists

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

Geagte Mnr/ Mev/Me

ERF 876, STELLENBOSCH : AANSOEK VIR VERWYDERING VAN TITELVOORWAARDES, VERGUNNING, ONDERVERDELING EN AFWYKING

Die volgende grondebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruiksbeplanning verwys:

Aansoek adress :	9 Piet Retief Straat, Krigeville, Stellenbosch (Erf 876, Stellenbosch)
Aansoeker:	Alwi Theart t/a Urban Rural SA 082 411 7914 alwi@urbanrural.co.za
Eienaar:	Magdalena Maria Schaefer (thelindaschaefer@gmail.com)
Aansoek Verwysing:	LU19149 (TP1226/2025)

Beskrywing van Grondgebruiksaansoek:

- Aansoek word gemaak in terme van Artikel 15(2)(f) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) vir die opheffing van die volgende titelakte voorwaarde beperkings soos vervat in die Titleakte T24001/2013;
 - Voorwaarde II(A)(b) – Slegs een woning, tesame met sodanige buitegeboue as wat gewoonlik vereis word om daarmee gebruik te word, mag op hierdie erf opgerig word.
 - Voorwaarde II(A)(c) – Nie meer as een-derde van die oppervlakte van hierdie erf mag bebou word nie.
 - Voorwaarde II(A)(d) – Geen gebou of struktuur, of enige gedeelte daarvan, behalwe grensmure en heinings, mag nader as 20 voet aan die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, en ook nie nader as 10 voet aan die sy- of agtergrens wat gemeen is met enige aangrensende erf nie. Geen gebou mag egter meer as twee verdiepings hoog wees nie.
- Aansoek word ingevolge Artikel 15(2)(l) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023) gedoen vir die administrateur se toestemming ingevolge titelakte T24001/2013, voorwaarde II(A)(f); Hierdie erf mag nie onderverdeel word behalwe met die skriftelike toestemming van die administrateur nie
- Aansoek word ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023) gedoen vir die onderverdeling van Erf 876, Stellenbosch in twee gedeeltes, naamlik Gedeelte A ($\pm 601\text{m}^2$) en Restant Erf 876, Stellenbosch ($\pm 612\text{m}^2$), asook vir die registrasie van 'n 3 m breë dienservituut oor die restant ten gunste van Gedeelte A.
- Aansoek word ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023) gedoen vir 'n afwyking ten einde 2.3 m hoë soliede mure rondom Gedeelte A en die Restant op te rig, in plaas van 2.1 m op gemeenskaplike grense en 1.8 m op straatgrense, wat ook 50% visueel deurlaatbaar moet wees.

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-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 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: **Alwi Theart t/a Urban Rural SA (alwi@urbanrural.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.

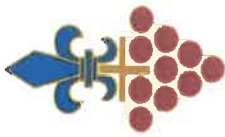
Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **13 October 2025**.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **+27 82 411 7914** gedurende normale kantoor ure.

Die uwe

Alwi Theart t/a Urban Rural SA
Planning + Land Use Specialists



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON
THE MUNICIPAL WEBSITE FOR
FURTHER DETAILS www.stellenbosch.gov.za**

Application Reference: LU/19149

ERF 876, STELLENBOSCH

ADVERTISING PERIOD:

11 September 2025 – 13 October 2025

**ENQUIRIES: [Alwi Theart t/a Urban Rural SA](mailto:Alwi.Theart@urbanrural.co.za)
alwi@urbanrural.co.za | 082 411 7914**

NOTICE

The following land use application in terms of Stellenbosch Land Use Planning By-law refers:

Application Address: 9 Piet Relief Street, Krigeville, Stellenbosch (Erf 876, Stellenbosch)
Applicant: Alwi Theart t/a Urban Rural SA
0824117914 | alwi@urbanrural.co.za
Owner: Magdalena Maria Schaefer (thelindaschaefer@gmail.com)
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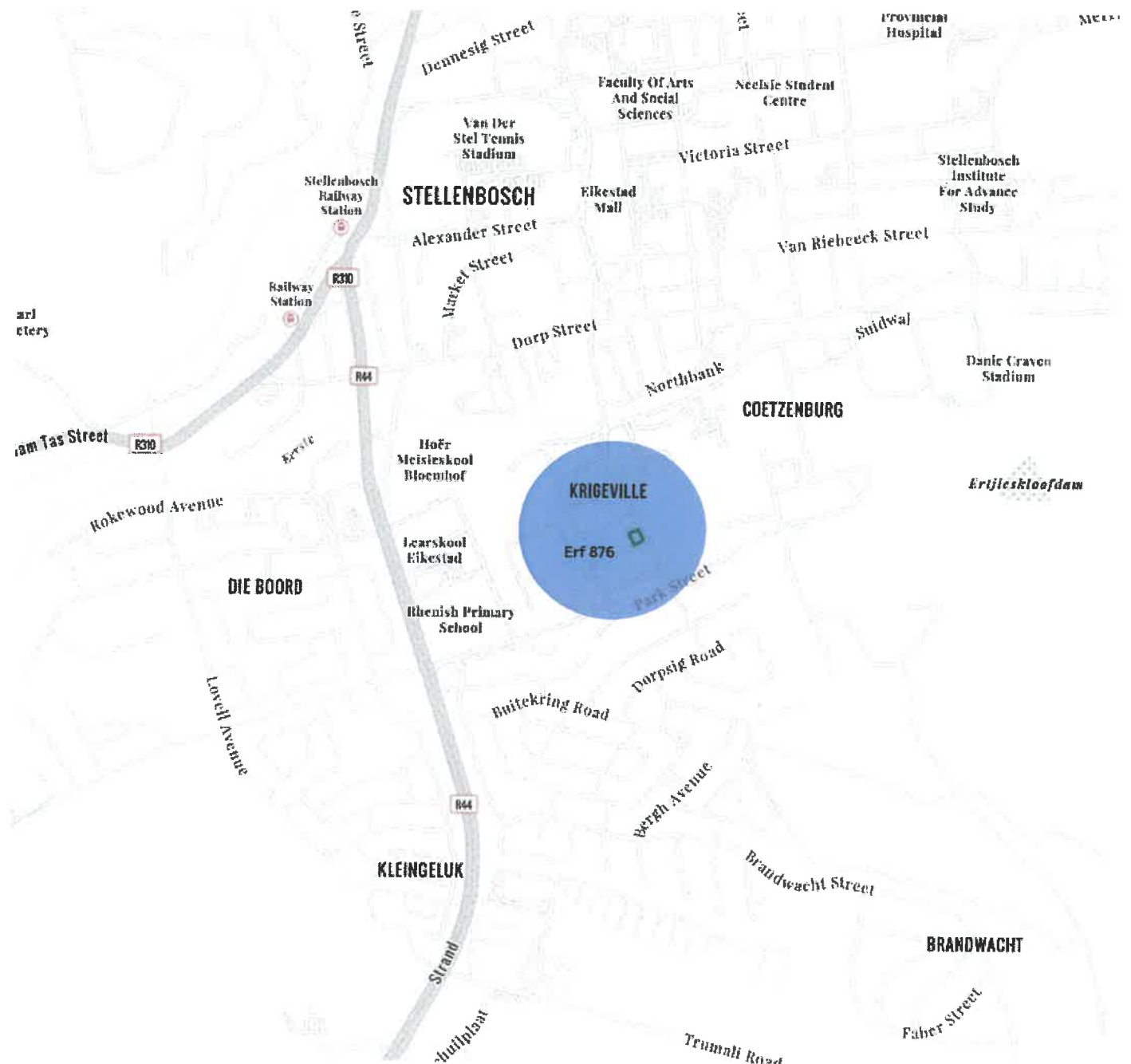
3. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 876, Stellenbosch into two portions of Portion A (±601m²) and Remainder Erf 876, Stellenbosch (±612m²) and the registration of a 3m wide services servitude over the remainder in favour of Portion A.

4. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for departure in order to construct 2.3m high solid walls around Portion A and the Remainder, in lieu of 2.1m on common boundaries and 1.8m on street boundaries, which also needs to be 50% visually permeable.

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URBAN RURAL SOUTH AFRICA
PLANNING + LAND USE SPECIALISTS

A THEART | Tch.Pl'n (SA) MPhil NHDip NDip PPRE CEA
ALWI THEART T/A URBAN RURAL SA PLANNING PRACTITIONERS
REGISTERED WITH THE SOUTH AFRICAN COUNCIL FOR PLANNERS
SOUTH AFRICAN COUNCIL FOR PLANNERS | REG NR B.8133.2005
Cell: 082 411 7914 | alwi@urbanrural.co.za | www.urbanruralsa.com

PLAN LOCALITY

PROPERTY : Erf 876, Stellenbosch

DATE : May 2025

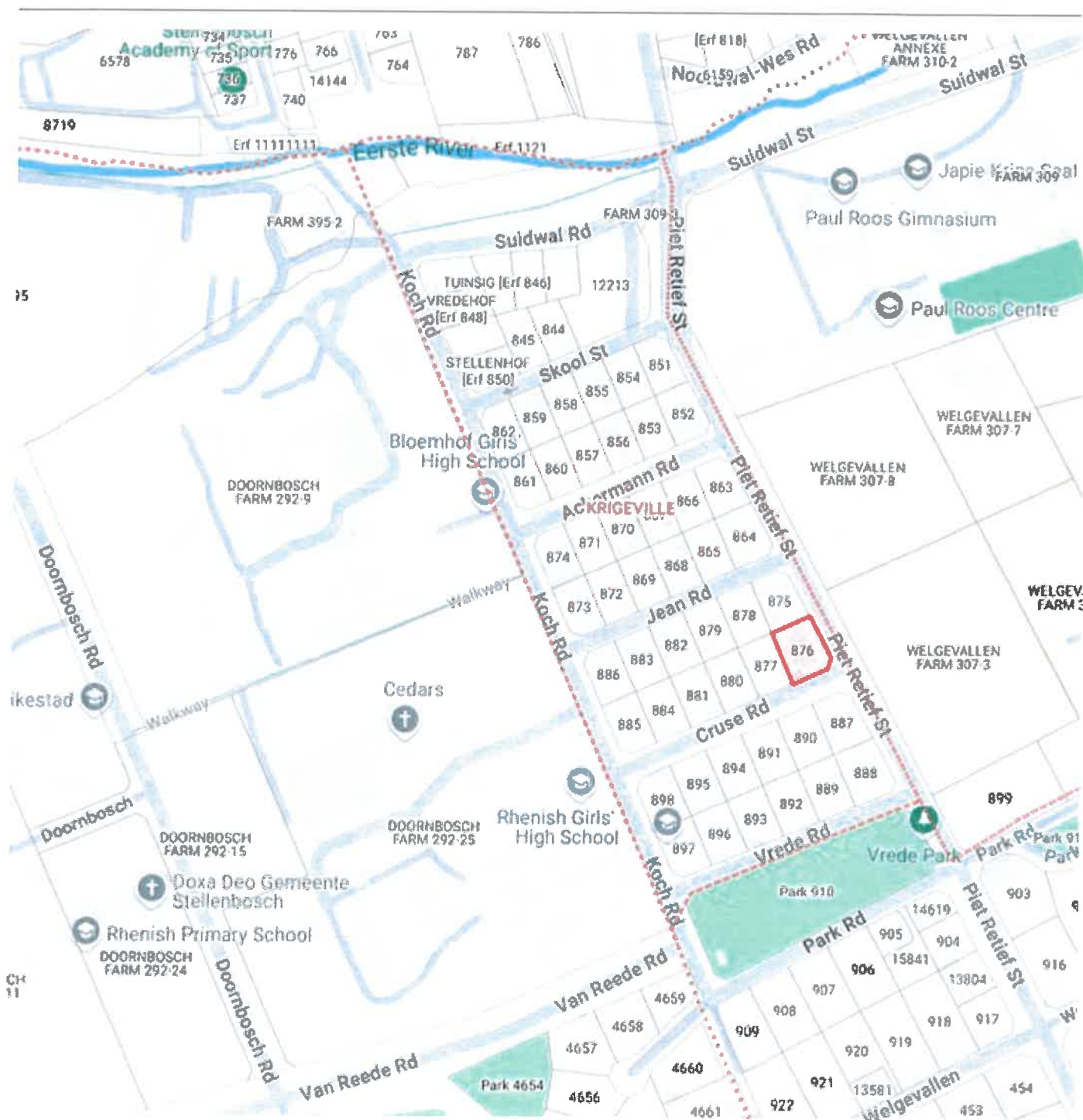
SCALE : Unknown or as Indicated

SOURCE : BASEMAP - CFM

PROJECT NR. A401.2025

PLAN

B01



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PLAN CADASTRAL

PROPERTY : Erf 876, Stellenbosch

DATE : May 2025

SCALE : Unknown or as Indicated

SOURCE : BASEMAP - CMA-INFO

PROJECT NR. A401.2025

PLAN

B02

03 Jun 2025
Ref Nr. 401.2025

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

For attention :
landuse.applications@ Stellenbosch.gov.za

LAND USE APPLICATION **ERF 876, STELLENBOSCH (9 PIET RETIEF STREET)** REMOVAL OF RESTRICTIONS, SUBDIVISION, AND DEPARTURE

An application is hereby formally made in terms of Section 15(2)(b),(d), (f) and (l) of the Stellenbosch Municipal Land Use By-law, for **the removal of title deed conditions, subdivision, and departure**, to accommodate the proposed development on Erf 876, Stellenbosch.

Attached please find the following information for your perusal:

- Completed application form
- Motivation Report
- Relevant documentation as prescribed

We trust that the information provided will be sufficient to continue with the advertising and notification process and to make an informed decision in this regard.

We are looking forward to your response.

Yours sincerely



Alwi Theart | tch.pln(sa)
Principal Planner
Urban Rural South Africa
Planning + Land Use Specialists

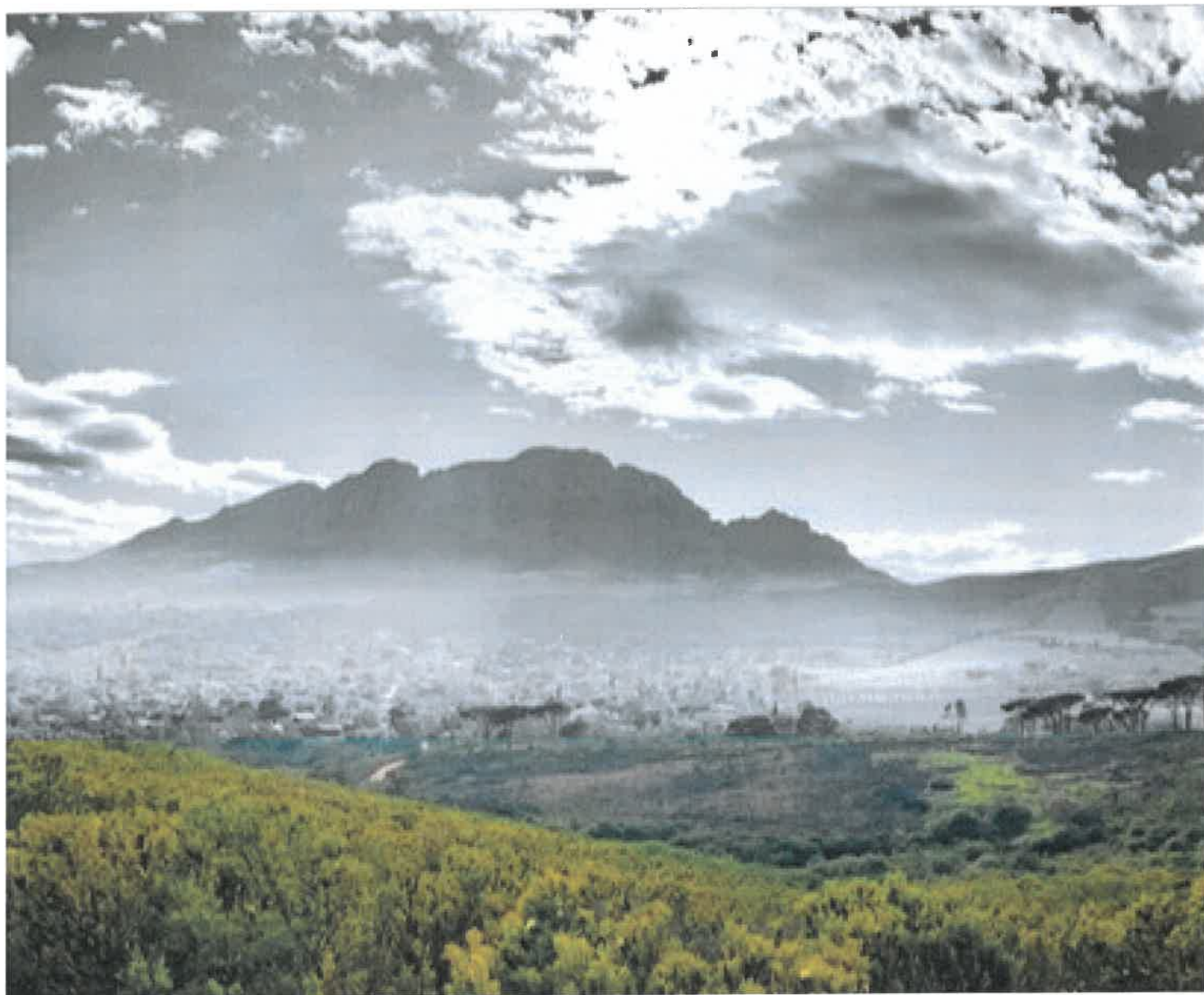
**VISUALISE.
PLAN.
DO.**

URBAN RURAL SOUTH AFRICA
PLANNING + LAND USE SPECIALISTS

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ERF 876 KRIGEVILLE STELLENBOSCH

Application for Removal of Restrictions,
Subdivision, and Departures

LAND USE APPLICATION

ERF 876, STELLENBOSCH
SUBDIVISION, REMOVAL OF TITLE DEED
RESTRICTIONS, AND DEPARTURE



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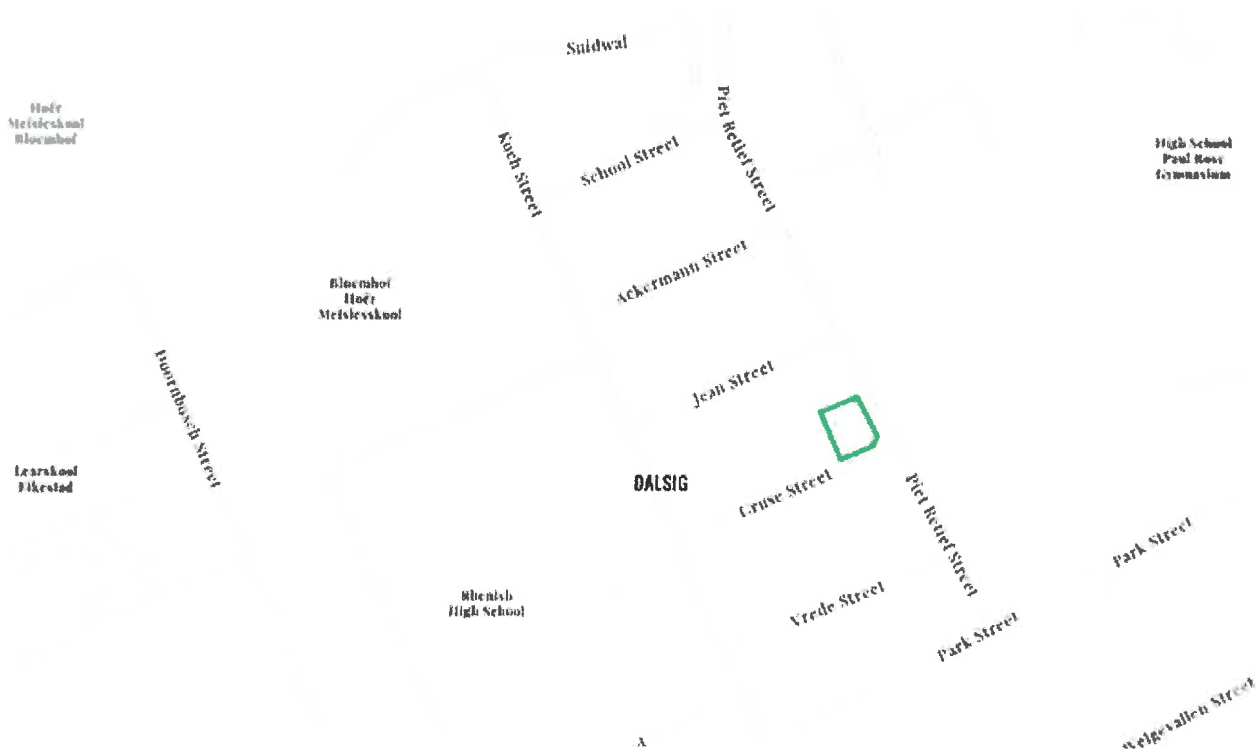
B. LIST OF PLANS

B01 Locality Plan	B01
B02 Cadastral Plan	B02
B03 Aerial View	B03
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C. SUPPLEMENTARY DOCUMENTATION

C01 : Application Form	C01
C02 : Power of Attorney	C02
C03 : Title Deed	C03
C04 : Architectural Plans	C04

CONSULTANT	Urban Rural SA Planning + Land Use Specialists Cell : 082 411 7914 atwi@urbanrural.co.za
LANDOWNER	MM Schaefer
PROPERTY	Erf 876, Krigeville. Stellenbosch 9 Piet Retief Street, Krigeville, Stellenbosch, 7600
PROPERTY SIZE	1213 sqm
CURRENT ZONING	Conventional Residential Zone
EXISTING BUILDINGS	Main Dwelling + Outbuilding
EXISTING LAND USE	Residential
DEVELOPMENT RULES	
Building lines	Street building lines : 4m Common Building lines : 2.5m Title deed Builing lines : Street 20 feet Title deed Building lines: Common : 10 feet
Height	2 Storeys
Coverage	50%
SPECIALIST STUDIES	Architectural Plans



EXECUTIVE SUMMARY

1. The purpose of this land use application is to obtain the necessary development rights for the proposed redevelopment of Erf 876, Stellenbosch. The application entails the following:
 - **Demolition** of the existing residential dwelling;
 - **Subdivision** of the property into two portions, namely:
 - Portion 2 (Portion A): $\pm 601\text{m}^2$
 - Portion 1 (Remainder of Erf 876): $\pm 611\text{m}^2$
 - **Construction of two new double-storey dwelling houses:**
 - On Portion 2: a 235m^2 dwelling (coverage $\pm 39.1\%$)
 - On Portion 1: a 253m^2 dwelling (coverage $\pm 41.4\%$)
 - Construction of a **solid boundary wall** along Piet Retief Street and Cruse Street to improve privacy and reduce noise.
2. The application has been assessed in terms of the relevant statutory and policy frameworks, including the Stellenbosch Municipal Zoning Scheme, Subdivisional Policy (2003), the Spatial Development Framework (SDF), applicable title deed conditions, and general planning principles. In our professional view, the proposal aligns with the majority of applicable guidelines.
3. Key considerations include:
 - 3.1 **Compliance with the Stellenbosch Subdivisional Policy (2003):**

The proposed subdivision creates two erven exceeding 600m^2 each, equating to $\pm 56\%$ and $\pm 57\%$ of the average erf size in the surrounding area. All subdivision parameters, including access, servicing, and character, are adequately met.
 - 3.2 **Alignment with the Stellenbosch Spatial Development Framework:**

The development supports sensible urban densification, as promoted by the SDF, without compromising the area's character or infrastructure capacity.
 - 3.3 **Service Infrastructure :**

Existing municipal infrastructure (water, sewerage, and electricity) is already available in the area. The addition of one additional residential unit will not place undue pressure on existing networks. A services servitude will be registered to facilitate infrastructure provision to the newly created portion.
 - 3.4 **Removal of Outdated Title Deed Conditions:**

The application includes the removal of restrictive title deed conditions that date back to the 1950s. These conditions, originally intended to guide development prior to the introduction of formal zoning controls, are considered to be outdated and in some cases unreasonable to comply with in modern urban planning. The Stellenbosch Zoning Scheme adequately governs contemporary land use and development. The proposed removals will not negatively affect the property adjacent land owners or surrounding neighbourhood.
 - 3.5 **Responsible Development Approach:**

A comprehensive planning approach has been adopted to ensure the development respects the safety, environmental integrity, and character of the neighbourhood. The proposal is expected to have calculated impact on surrounding properties, with all potential effects addressed and mitigated through design and planning measures.
4. **In conclusion, the application represents a context-sensitive and policy-aligned redevelopment proposal that makes efficient use of urban land, preserves neighbourhood character, and contributes positively to the residential fabric of Stellenbosch.**

1. INTRODUCTION

- The owner of Erf 876, Stellenbosch, Ms. Linda Schaefer, has appointed Alwi Theart t/a Urban Rural SA, Land Use Specialists, to submit a land use application to the Stellenbosch Municipality. The purpose of the application is to obtain the necessary land use rights to subdivide the property into two portions and to construct a dwelling on each portion. Certain title deed conditions will need to be removed to accommodate the proposed application.
- The details of the application are set out in the following report.
- A Power of Attorney letter is attached as Annexure C02.

2. PROPOSED APPLICATION

- 2.1 Application is made in terms of **Section 15(2)(f)** of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the **removal of the following title deed restrictive conditions** in title deed T24001/2013;
- **Condition II(A)(b)** - Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith shall be erected on this erf.
 - **Condition II(A)(c)** - No more than one-third of the area of this erf shall be built upon.
 - **Condition II(A)(d)** - No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet to the street line which is a Boundary of this erf, nor within 10 feet of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two Storeys in height.
- 2.2 Application is made in terms of **Section 15(2)(l)** of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the **administrator's consent** in terms of title deed T24001/2013, condition II(A)(f); This erf shall not be subdivided except with the consent in writing of the administrator.
- 2.3 Application is made in terms of **Section 15(2)(d)** of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the **subdivision** of Erf 876, Stellenbosch into two portions of Portion A ($\pm 601\text{m}^2$) and Remainder Erf 876, Stellenbosch ($\pm 612\text{m}^2$) and the **registration of a 3m wide services servitude** over the remainder in favour of Portion A.
- 2.4 Application is made in terms of **Section 15(2)(b)** of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for **departure** in order to construct 2.3m high solid walls around Portion A and the Remainder, in lieu of 2.1m on common boundaries and 1.8m on street boundaries, which also needs to be 50% visually permeable.



3. STELLENBOSH ZONING SCHEME

The purpose of a **Conventional Residential Zone** is to make provision for:

- the use of land for the purposes of predominantly single-dwelling houses;
- the welfare and safety of the occupants of dwelling houses within a neighborhood by limiting uses which are likely to give rise to a public nuisance;
- the protection and improvement of the quality and character of residential areas to ensure a safe and pleasant living environment;
- controlled opportunities for home employment and income generation through activities that are compatible with the ancillary to residential uses; and
- moderate densification through additional dwellings of with a similar built form and character.

Primary Uses	Additional Uses	Primary Uses
<ul style="list-style-type: none"> • Dwelling house 	<ul style="list-style-type: none"> • Bed and Breakfast establishments • Home day care centre • Home occupation practice • Home lodging • Second dwelling • Occasional use(one event/year) • Private Road 	<ul style="list-style-type: none"> • Commune • Extramural facilities • Group housing • Guest house • House shop • Occasional use (>one event/year) • Tourist dwelling unit • Additional uses exceeding parameters in this chapter

4. BUILDING DEVELOPMENT PARAMETERS IN THIS ZONE

1.The following building lines, coverage and height shall apply to all buildings with this zone

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250 sqm	2m	1m (see 2(e) below)	70%	2 storeys
251 sqm - 500 sqm	3m	1m	The greater of 175 sqm or 60%	2 storeys
501 sqm - 1 500 sqm	4m	2,5m (see 2(c) below)	The greater of 300 sqm or 50%	2 storeys
Greater than 1500sqm	4m	2,5m (see 2(c) below)	The greater of 750 sqm or 40%	2 storeys

Boundary walls and fences

(1) The height of any wall or fence shall be as follows:

- (a) on a street boundary : no more that 1,8m high
- (b) on a common boundary: no more that 2,1m high

(2) On a street boundary at least 50% of the area of the boundary wall, including the gates, shall consist of visually permeable sections, which may be fencing, painted palisade, wire mesh or ast-iron work, steel railings, wooden slats, or any other material to the Municipality's satisfaction.

(3) The general development parameters relating to boundary walls and fences in section 23 shal also apply.

5. HERITAGE CONSIDERATIONS AND LEGISLATIVE COMPLIANCE (ACT 25 OF 1999)

Based on the information provided by the landowner, the existing building is estimated to be older than 60 years. In the owner's opinion, the structure does not contain any elements of cultural, historical, architectural, or aesthetic significance that warrant protection under the applicable heritage legislation. However, in accordance with legal requirements, the appointed project architect will submit a formal application to the relevant Provincial Heritage Resources Authority (PHRA) for approval to demolish the building.

In terms of Section 34(1) of the National Heritage Resources Act, 25 of 1999, no person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the provincial heritage resources authority. This application will therefore be processed by the PHRA in accordance with the procedures set out in the Act, including potential public participation, heritage impact assessment requirements, and consultation with interested and affected parties, if deemed necessary.

The heritage permit application process will run in parallel with the land use planning application process. Once a decision has been made by the Heritage Council (PHRA), the outcome will be forwarded to the local municipality as part of the supporting documentation for the land use application.

This approach ensures compliance with both the National Heritage Resources Act and the requirements of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), and the applicable Municipal Planning By-Laws.

6. TITLE DEED

The property is held under T24001/2013.

Section A of the title deed highlights the following conditions as being in favour of the Local Authority and registered owner of any erf in the Township

- (a) The erf shall be used for residential purposes only;
- (b) **Only one dwelling, together with such outbuildings as are originally required to be used therewith, shall be erected on this erf; (to be removed)**
- (c) **No more than one-third of the area of this erf shall be built upon. (to be removed)**
- (d) **No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet to the street which forms a boundary of the erf, nor within 10 feet of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two storeys in height. (to be removed)**
- (e)
The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonable required. This shall include the right of access to the erf at any reasonable time, in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other work pertaining thereto.

As being in favour of the Administrator: -

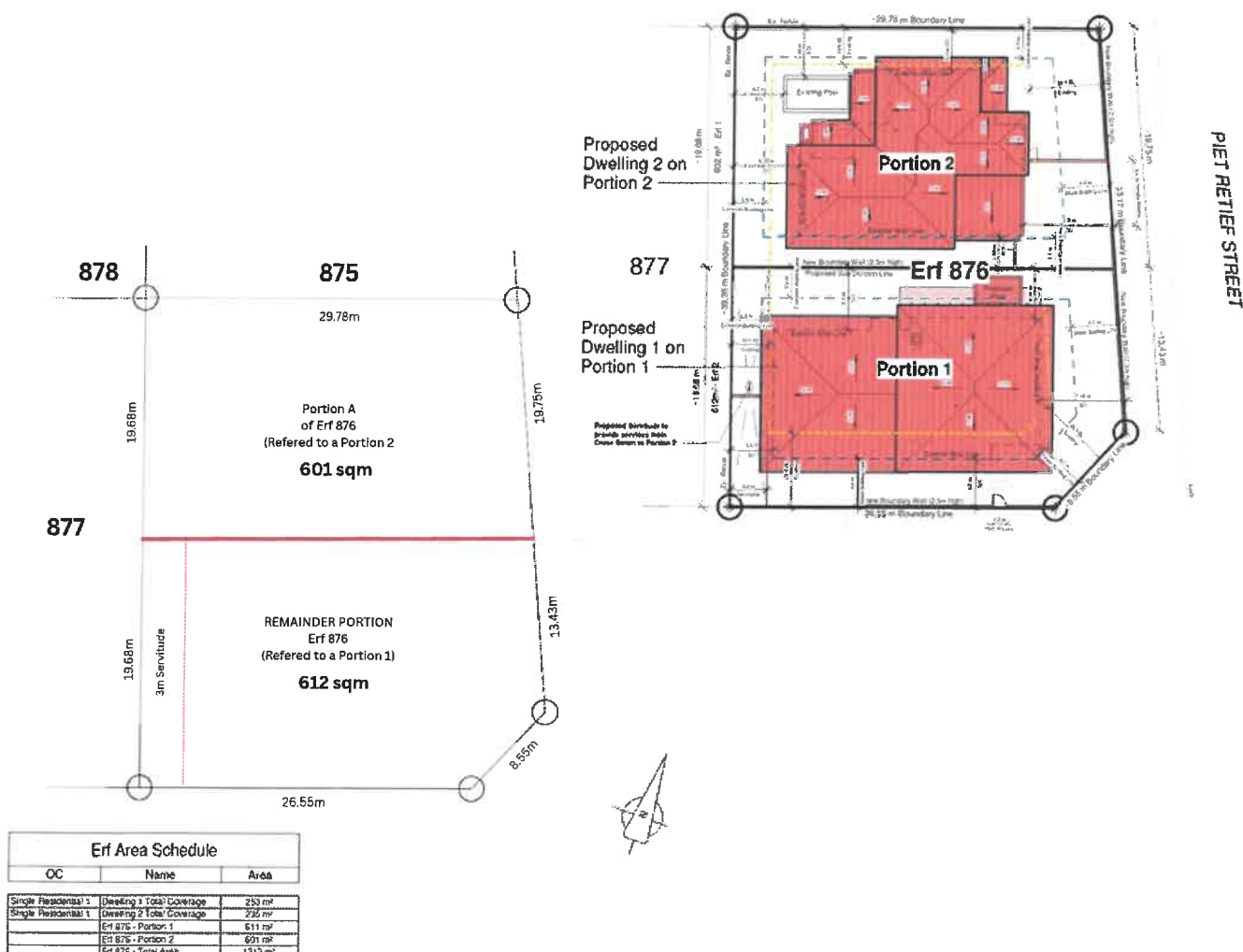
- (f) **The erf shall not be subdivided except with the consent in writing of the Administrator.**
- (g) No building shall be erected on this erf costing less or having a valuation of less than 1500 pound.
- (h) All buildings including outbuildings erected on this erf shall comply with the building regulations of the Municipality of Stellenbosch in force at the time of erection and shall comply with the Policy of the Council regarding the design, construction and elevation of buildings.
- (i) No corrugated iron fences of any kind may be erected on this erf.
- (j) Plans of all boundary walls to be erected on this erf, must be submitted to the Municipality for approval.
- (k) The roof of all buildings on this erf must be uniform in regard to material and style. Flat roofs for outbuildings, garages, etc will only be permitted if the main building also has a flat roof
- (l) The owner of this erf shall carry on no activity likely for this reason that it creates a noise or for any other person, to be a nuisance to other owners of erven in this Township. He shall not saw or chop wood for profit or for gain on this erf nor allow that this is done, nor shall he allow any material to be stored on this erf which he requires in connection with any activity which he pursues outside this erf.

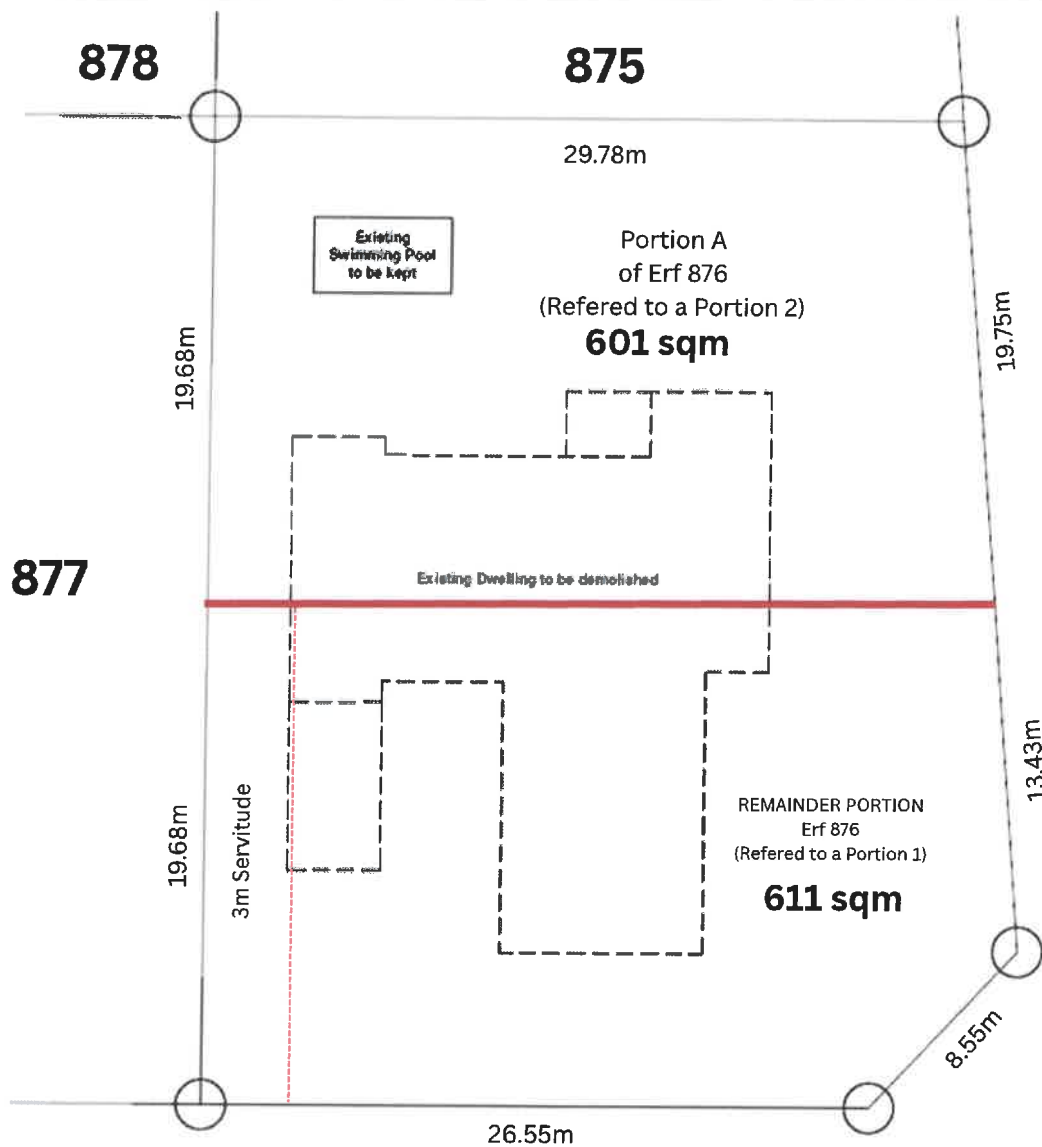
It was not considered necessary to obtain a formal Conveyancer's Certificate, as the conditions in the title deed are clear and self-explanatory. However, should the Municipality deem it necessary to obtain such a certificate, we will instruct the client's preferred attorney to provide the required document. The title deed is attached as **Annexure C03**.

7. PROPOSED DEVELOPMENT

- Erf 876, Stellenbosch is 1214 sqm in size.
- It is the owner's intention to demolish the existing dwelling on Erf 876. The building is older than 60 years and the required application will be submitted to the Provincial Heritage Council to obtain the necessary approval.
- It is then the owner's intention to **subdivide the property into two portions**, namely Portion A (shown as Portion 2) of approximately 601 sqm and a Remainder Property of approximately 611 sqm.
- A new dwelling is proposed for each newly formed property.
- The dwelling on Portion A (shown as Portion 2 on plans) will cover a footprint of 235 sqm (39.1% coverage) while the dwelling on the Remainder Property will cover a footprint of 253 sqm (41.4%)
- The dwellings on both the property will comply with the Zoning Scheme building lines of 4m and 2.5m respectively, the height as well as the permitted coverage.
- The proposed new erf sizes are well within the parameters of the Subdivision Policy of Stellenbosch which requires a size limitation of 50% of the 10 adjacent/nearby properties.

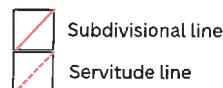
- The proposed subdivision portions constitute approximately 56.58% and 57.43%, respectively, of the average property sizes in the area, and are therefore well within the prescribed minimum erf size requirements.
- Both newly created properties will have direct access from public roads: Portion A will access directly from Piet Retief Street, and the Remainder from Cruse Street.
- The entrance to Portion A from Piet Retief Street will be more than 5 metres wide. Sufficient space will be provided within the property for vehicles exiting the garage to turn around before entering Piet Retief Street. This layout has been deliberately planned by the owner to ensure that traffic flow on the busy Piet Retief Street is managed efficiently and safely.
- The architectural design of both new dwellings will be contemporary and modern, aligning with the existing character of the Krigeville neighbourhood without being out of place.
- Both properties will be rectangular in shape and will provide generous outdoor space, contributing to a pleasant and comfortable living environment.
- Furthermore, the positioning of the dwellings away from the property boundaries of the neighbouring homes ensures that the privacy of adjacent properties is protected and respected.





Erf Area Schedule

OC	Name	Area
Single Residential 1	Dwelling 1 Total Coverage	253 m ²
Single Residential 1	Dwelling 2 Total Coverage	235 m ²
	Erf 876 - Portion 1	611 m ²
	Erf 876 - Portion 2	601 m ²
	Erf 876 - Total Area	1213 m ²



PLAN SUBDIVISION

PROPERTY :
Erf 876, Stellenbosch

DATE :
May 2025

SCALE :
Unknown or as Indicated

SOURCE :
Baseplan : DB Architects

PROJECT NR.
A401.2025

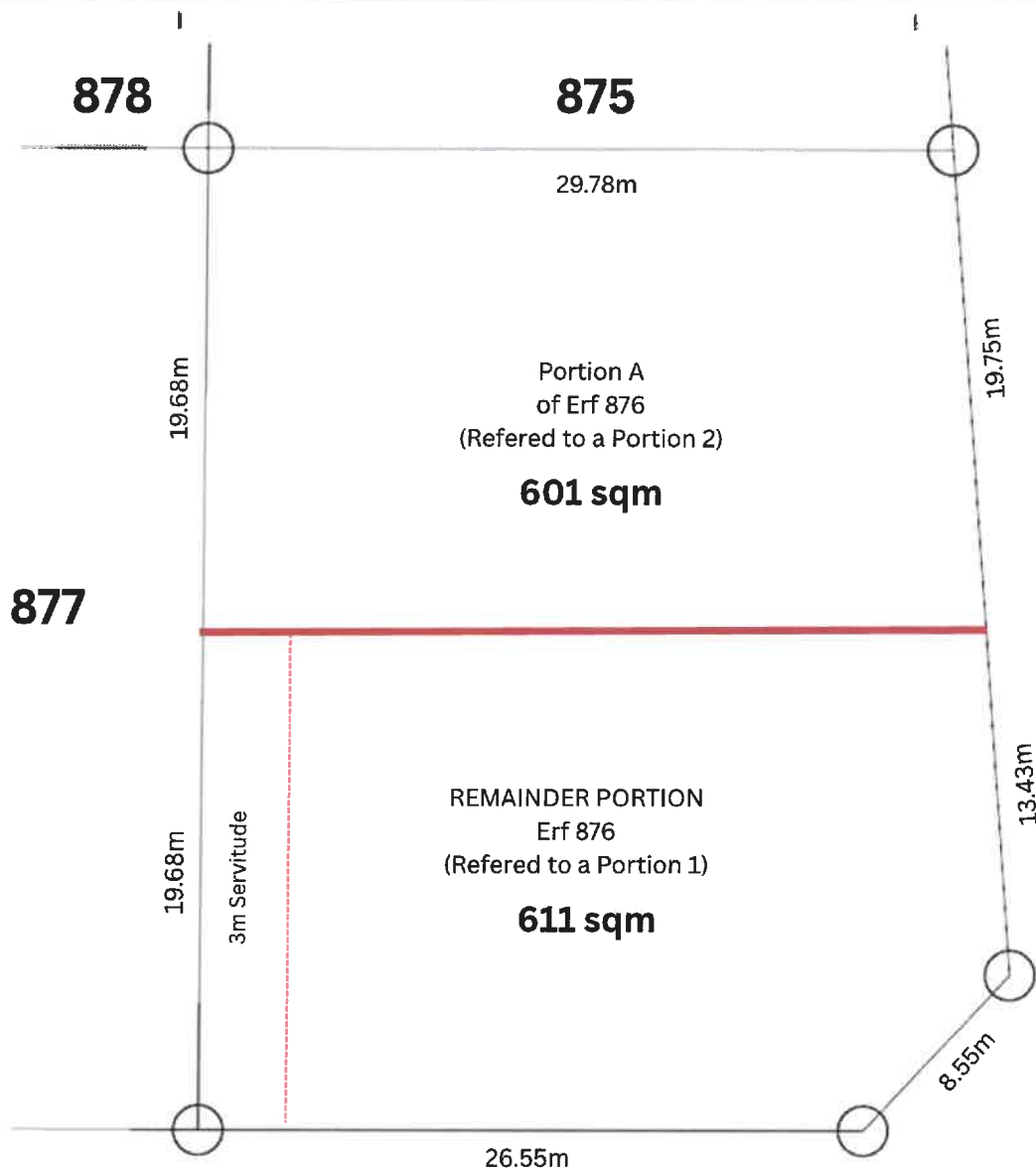
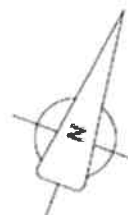
urh
urban rural sa

URBAN RURAL SOUTH AFRICA
PLANNING + LAND USE SPECIALISTS

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PLAN

B04



Erf Area Schedule

OC	Name	Area
Single Residential 1	Dwelling 1 Total Coverage	253 m ²
Single Residential 1	Dwelling 2 Total Coverage	235 m ²
	Erf 876 - Portion 1	611 m ²
	Erf 876 - Portion 2	601 m ²
	Erf 876 - Total Area	1213 m ²



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PLAN SUDIVISION

PROPERTY :
Erf 876, Stellenbosch

DATE :
May 2025

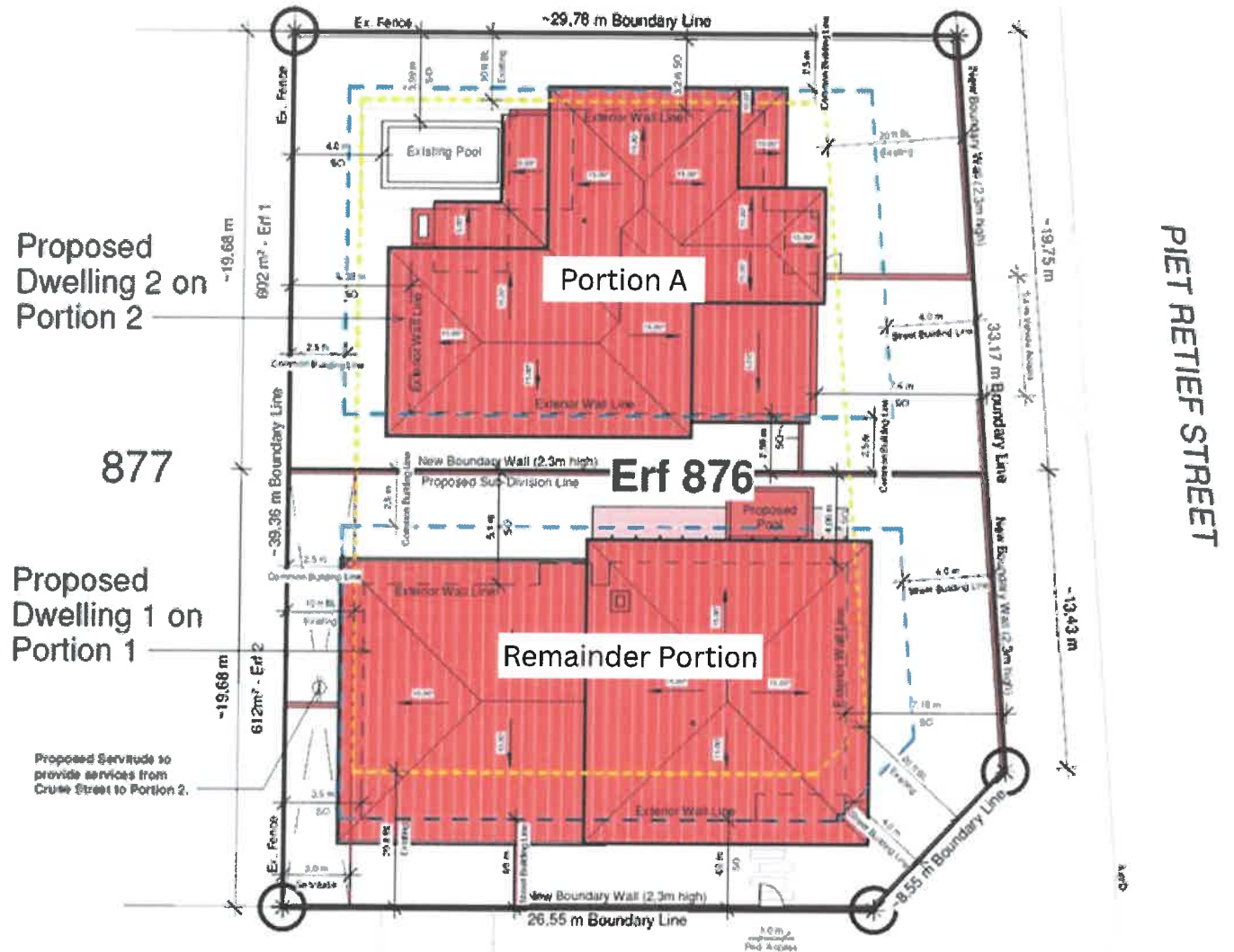
SCALE :
Unknown or as Indicated

SOURCE :
Baseplan : DB Architects

PROJECT NR.
A401.2025

PLAN

B05



Yellow Line | Title deed building line
Street 6.3m | Common 3.25m

Blue Line | Municipal Building lines
Street 4m | Common 2.5m



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PLAN SITE DEVELOPMENT

PROPERTY :
Erf 876, Stellenbosch

DATE :
May 2025

SCALE :
Unknown or as Indicated

SOURCE :
Baseplan : DB Architects

PROJECT NR.
A401.2025

PLAN

B06