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26 June 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR DEPARTURE, SUSPENSION AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND CONSENT USE APPLICATION FOR A GUEST HOUSE ON ERF 763, STELLENBOSCH – 4 HAMMAN STREET

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

Application Property Address: Erf 763, Stellenbosch
Application Property Number: 4 Hamman Street
Applicant: Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)
Owner: Bead Travel Services (Pty) Ltd
Application Reference: TP786/2024

Description of land development proposal:

Application is made in terms of Section 15 (b), (f) and (o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 763, Stellenbosch:

- In terms of Section 15(2) (b) Permanent departure for a portion of the rear common boundary building line (shared with Erf 787, Stellenbosch) to be 0m in lieu of 2.5m to allow for the staff bathroom and a portion of the staff rest room
- In terms of Section 15(2) (f) Suspension of a restrictive title deed condition to allow for:
 - A portion of the common boundary title deed building line of 2.5m in lieu of 3.048m to allow for extensions to the existing dwelling (shared with Erf 762, Stellenbosch)
 - A portion of the rear common boundary title deed building line of 0m in lieu of 3.048m to allow for the staff bathroom and a portion of the staff rest room (shared with Erf 787, Stellenbosch)

Notice: Erf 763, Stellenbosch

Page 1

- In terms of Section 15(2) (f) for the removal of title deed condition 8(a) which restricts the use of the property to residential purposes only.
- In terms of Section 15(2) (o) for consent to allow the operation of a six (6) bedroom guesthouse.

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: carlien@archtownplanners.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 **28 July 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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd

Notice: Erf 763, Stellenbosch

Page 2



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26 Junie 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr/Ms.

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

AANSOEK OM AFWYKING, OPSKORTING EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDE EN VERGUNNINGSGEBRUIK AANSOEK VIR 'N GASTEHUIS OP ERF 763, STELLENBOSCH – HAMMANSTRAAT 4

Adres van aansoek eiendom: **Erf 763, Stellenbosch**

Aansoek eiendom beskrywing: **4 Hamman Straat**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Eienaar: **Beat Travel Services (Pty) Ltd**

Aansoek Verwysing: **TP786/2024**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15 (b), (f) en (o) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 763, Stellenbosch:

- Ingevolge Artikel 15(2) (b) Permanente afwyking vir 'n gedeelte van die agterste gemeenskaplike grensboulyn (gedeel met Erf 787, Stellenbosch) om 0m in plaas van 2.5m te wees om voorsiening te maak vir die personeelbadkamer en 'n gedeelte van die personeelkamer
- Ingevolge Artikel 15(2) (f) Opskorting van 'n beperkende titelaktevoorwaarde om voorsiening te maak vir:

Notice: Erf 763, Stellenbosch

Page 3

- 'n Gedeelte van die gemeenskaplike grenstitekteboulyn van 2.5m in plaas van 3.048m om voorsiening te maak vir uitbreidings aan die bestaande woning (gedeel met Erf 762, Stellenbosch)
- 'n Gedeelte van die agterste gemeenskaplike grenstitekteboulyn van 0m in plaas van 3.048m om voorsiening te maak vir die personeelbadkamer en 'n gedeelte van die personeelkamer (gedeel met Erf 787, Stellenbosch)

- Ingevolge Artikel 15(2) (f) vir die opheffing van titelaktevoorwaarde B(a) wat die gebruik van die eiendom tot slegs residensiële doeleindes beperk.
- Ingevolge Artikel 15(2) (o) Vergunningsgebruik om toe te laat vir 'n Gastehuis.

Kennis word hiermee gegee in terme van die voorskifte 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 tydskedule 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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Carlien Coetzee, carlien@archtownplanners.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 **28 Julie 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 **072 262 5304** gedurende normale kantoor ure.

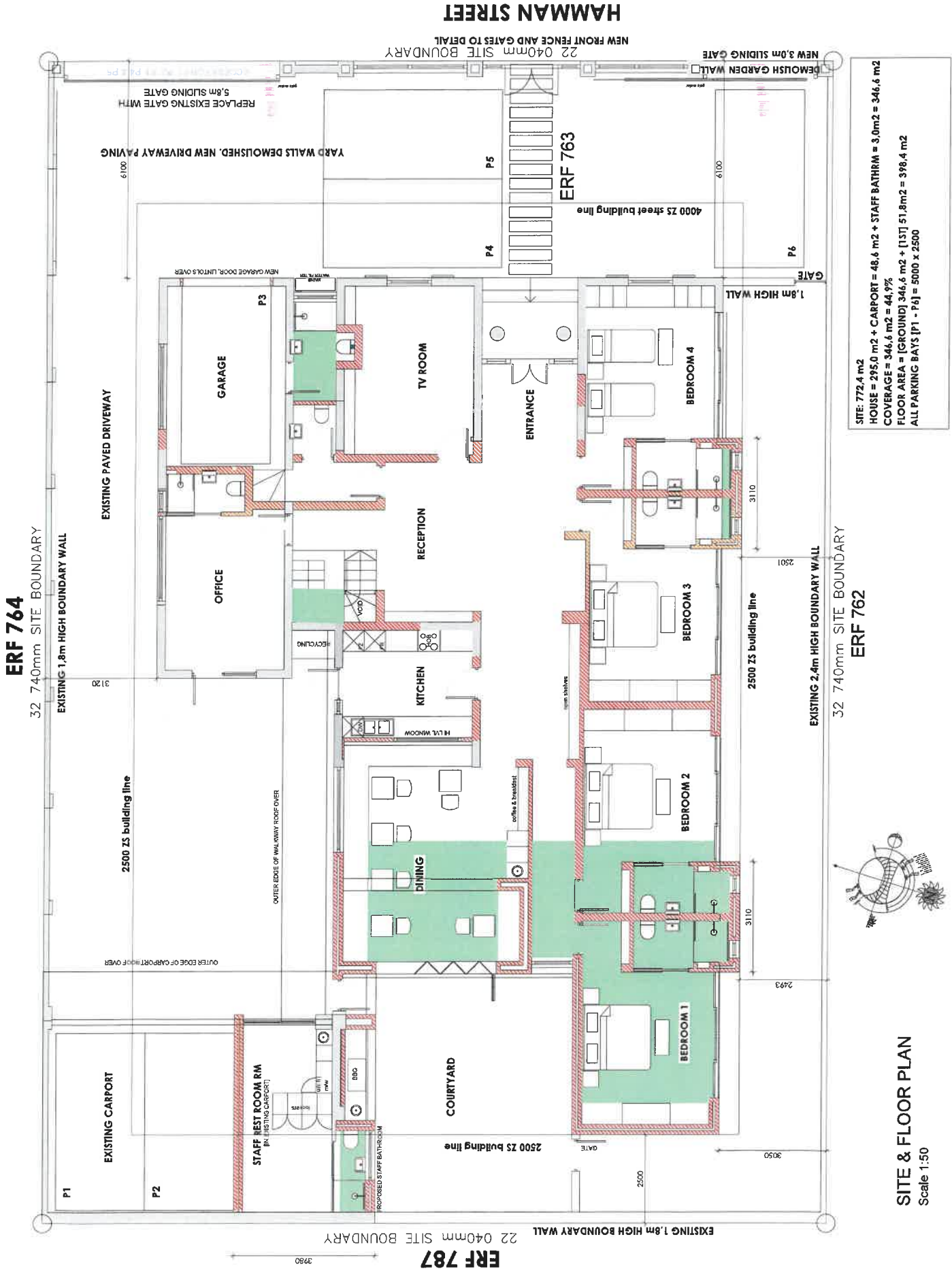
Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

Notice: Erf 763, Stellenbosch

Page 4



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SAA Practice No: PH 3477
SAA No: 0935

ST 4.2:
WORKING
DWG



HAMMAN STREET

22 040mm SITE BOUNDARY

ERF 763

4000 ZS street building line

BEDROOM 6

BEDROOM 5

7728

OPEN TERRACE

OPEN SHOWER

POOL FILTER

POOL

WALL 2.7m AFSL

2500 ZS building line

2500 ZS building line

32 740mm SITE BOUNDARY
ERF 762

SIGNATURES:

CLIENT:

ARCHITECT:



NO SCALE

DATE: 19 08 2023

PROJECT: BEAT TRAVEL SERVICES

CLIENT: BEAT TRAVEL SERVICES

PROJECT: [PTY] LTD

PROJECT:

4 HAMMAN ST
STELLENBOSCH

DRAWING:

FIRST FLOOR PLAN

REVISION	SCALE	DATE
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Erf 763, Stellenbosch - Locality Plan

Legend



Map Center: Lon: 18°51'32.9"E
Lat: 33°56'26.3"S

Scale: 1:4,514

Date created: 2024/02/07



Western Cape
Government
FOR YOU

DEPARTURE, SUSPENSION OF RESTRICTIVE TITLE DEED CONDITION AND CONSENT USE APPLICATION FOR A GUEST HOUSE

ERF 763 STELLENBOSCH, 4 HAMMAN STREET



October 2024 – Rev 2

**SUBMITTED TO:
STELLENBOSCH MUNICIPALITY**

PREPARED AND SUBMITTED BY:



Postal Address: Postnet Suite #027

Private Bag X5071

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Contents

1. INTRODUCTION.....	4
1.1 Background Information	4
1.2 Planning Brief	4
1.3 Applications to Stellenbosch Municipality	4
2. PROPERTY DESCRIPTION.....	5
2.1 Ownership Details and Title Deed	5
2.2 Locality	5
2.3 Physical characteristics, existing and surrounding land uses.....	7
2.4 Current Zoning.....	9
3. DEVELOPMENT PROPOSAL	9
3.1 Building Development Parameters	11
3.2 Traffic Impact and Availability of Services.....	11
4. MOTIVATION	11
4.1 Stellenbosch Municipality Land Use By-Law (2019).....	11
5. CONCLUSION	16

ANNEXURES:

Annexure A:	Land Use Planning Application Form
Annexure B:	Power of Attorney and Resolution
Annexure C:	Title Deed
Annexure D:	Conveyancer's Certificate
Annexure E:	Site Development Plan

FIGURES:

Figure 1:	Locality Plan within Stellenbosch
Figure 2:	The Application Site
Figure 3:	Aerial View of the Application Site
Figure 4:	Aerial Photo of the Application Site and Surrounding Erven
Figure 5:	SDP of the Application Site – Ground Floor
Figure 6:	SDP of the Application Site – First Floor

TABLES:

Table 1:	Property Details
Table 2:	Conventional Residential Zone Building Development Parameters
Table 3:	Compliance with Development Parameters
Table 4:	Assessment of Application in terms of Section 65 (1) of the By-Law
Table 5:	Assessment of Application in terms of Section 33 (4) of the By-Law

1. INTRODUCTION

1.1 Background Information

Erf 763 Stellenbosch, hereafter referred to as the application site, is situated within Stellenbosch in an area known as Stellenbosch Central. The neighbourhood that the application site is situated within, used to consist of residential homes, however, in recent years a little over 50% of the properties in Hamman Street have been converted to some form of business.

The owner plans to transform an existing four-bedroom house into a six-bedroom guest house. This will involve making internal alterations and as well as extensions to the existing house.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the conversion of an existing 4-bedroom house to a 6-bedroom guesthouse on Erf 763 Stellenbosch. Refer to **Annexure A** for the application form.

The power of attorney and resolution is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(2) (b), (f) and (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 763 Stellenbosch:

- i. In terms of Section 15(2) (b) **Permanent departure** for a portion of the rear common boundary building line (shared with Erf 787, Stellenbosch) to be 0m in lieu of 2.5m to allow for the staff bathroom and a portion of the staff rest room
- ii. In terms of Section 15(2) (f) **Suspension of a restrictive title deed condition** to allow for:
 - a. A portion of the common boundary title deed building line of 2.5m in lieu of 3.048m to allow for extensions to the existing dwelling (shared with Erf 762, Stellenbosch)
 - b. A portion of the rear common boundary title deed building line of 0m in lieu of 3.048m to allow for the staff bathroom and a portion of the staff rest room (shared with Erf 787, Stellenbosch).
- iii. In terms of Section 15(2) (f) Removal of a restrictive title deed condition B(a).
- iv. In terms of Section 15(2) (o) Consent to allow for a **guest house**.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Erf 763, Stellenbosch	Beat Travel Services (Pty) Ltd	772.4 m ²	T000033482/2024	B (a) and B (d)

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed. The following conditions are restricting the proposed and future development of the property and therefore needs to be removed to be in line with the applicable Stellenbosch Zoning Scheme:

B(a) This Erf shall be used for residential purposes only.

B(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet (4.572m) to the street line which forms a boundary of this Erf, nor within 10 feet (3.048m) of the lateral or rear boundary common to any adjoining erf.

The existing house is 3.05m from the common boundary with Erf 762, which complies with the title deed building line restriction. Through minor alterations two small portions of the wall will be 2.5m, as allowed in the Zoning Scheme, from the common boundary as well as proposed bedroom 1. The proposed staff bathroom and rest room on the rear boundary also extent beyond the title deed building line restriction. Thus, in this case the title deed is more restrictive than the Zoning Scheme as it states that the building may not be within 3.048m of the common boundary.

Please refer to the attached Conveyancer Certificate in **Annexure D**.

2.2 Locality

The application site is situated at 4 Hamman Street, in Stellenbosch Central. Hamman Street is a cul de sac road that connects to Dorp Street and is in close proximity to shops, local restaurants, schools and surrounding tourist facilities.

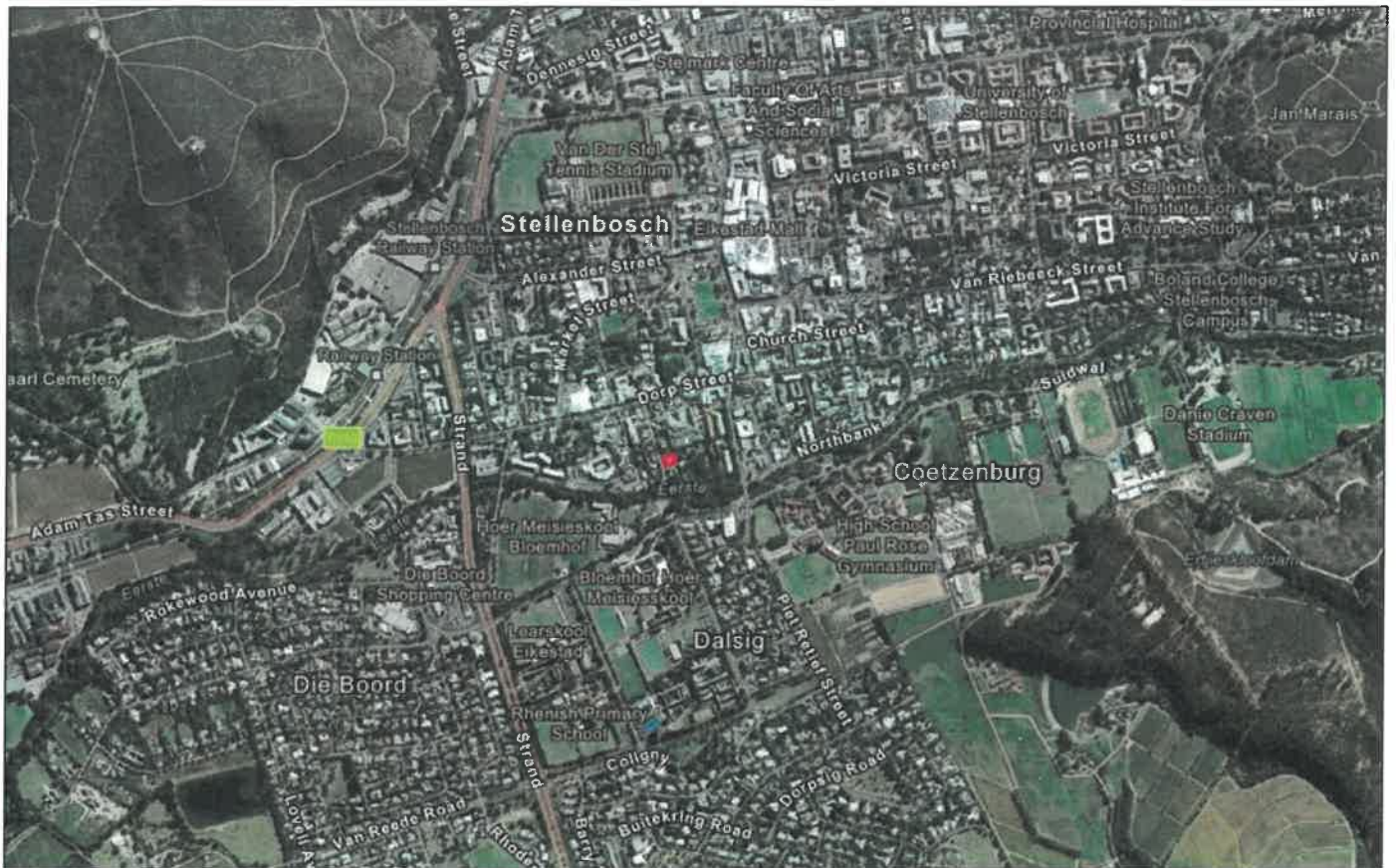


Figure 1: Locality Plan within Stellenbosch - Erf 763, Stellenbosch

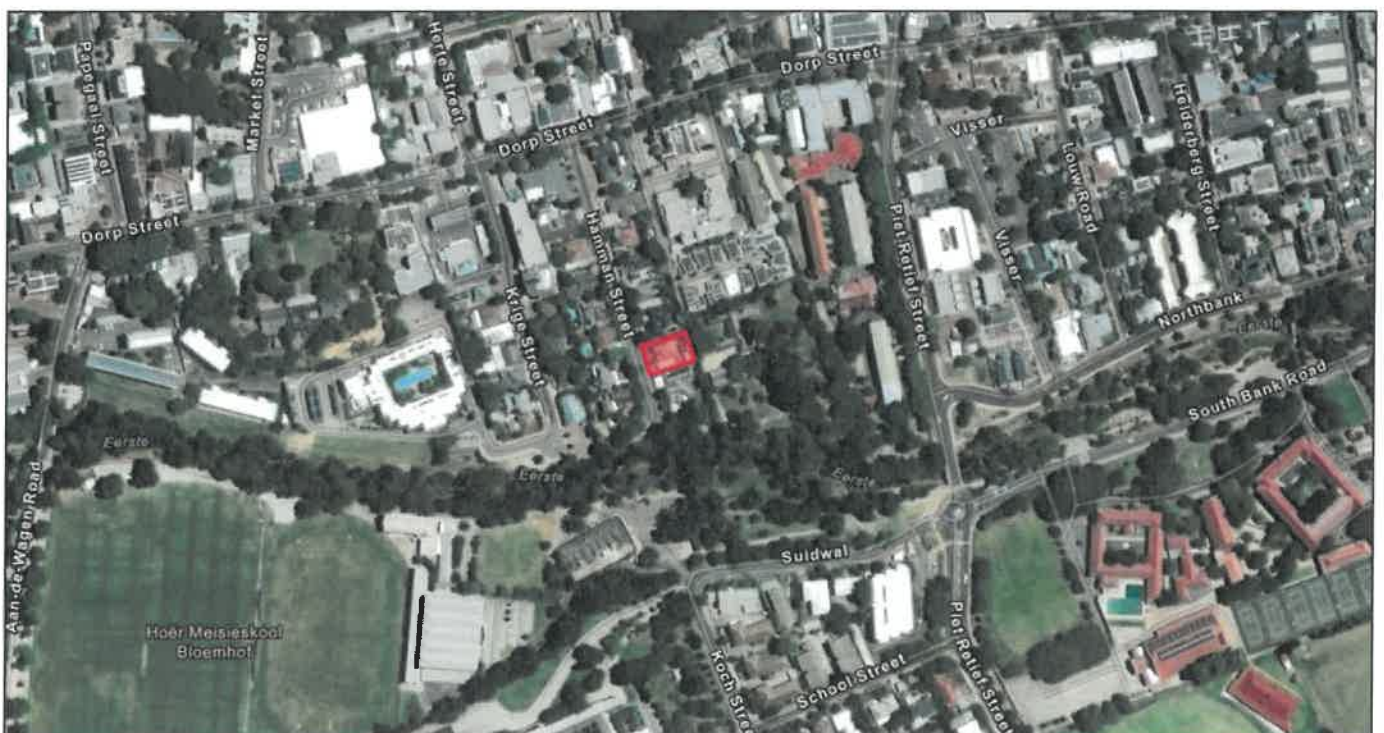


Figure 2: The Application Site – Erf 763 Stellenbosch



Figure 3: Aerial View of the Application Site – Erf 763 Stellenbosch

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 722.4 m² in extent and has an existing single storey building on site used for residential purposes. The property is surrounded by other guest houses (Blix Inn, Twice Central Guest House, and Rozenburg Guest House), a physiotherapist office, dental office, and numerous restaurants. Hudsons – The Burger Joint and Vendetta's Pizzeria are situated in Hamman Street and multiple others on Dorp Street. Additionally, there is also a Hertz car rental facility within 220m from the application site. There are no servitudes registered on this property.



Figure 4: Aerial Photo of the Application Site and Surrounding Erven

2.4 Current Zoning

According to the Stellenbosch Municipality Zoning Scheme By-Law (2019), the application site is zoned Conventional Residential Zone with the following applicable Building Development Parameters:

Area of Land Unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Max Height
Up to 250m ²	2m	1m	70%	2 storeys
251m ² to 500m ²	3m	1m	The greater of 175m ² or 60%	2 storeys
501m² to 1 500m²	4m	2.5m	The greater of 300m² or 50%	2 storeys
Greater than 1 500m ²	4m	2.5m	The greater of 750m ² or 40%	2 storeys

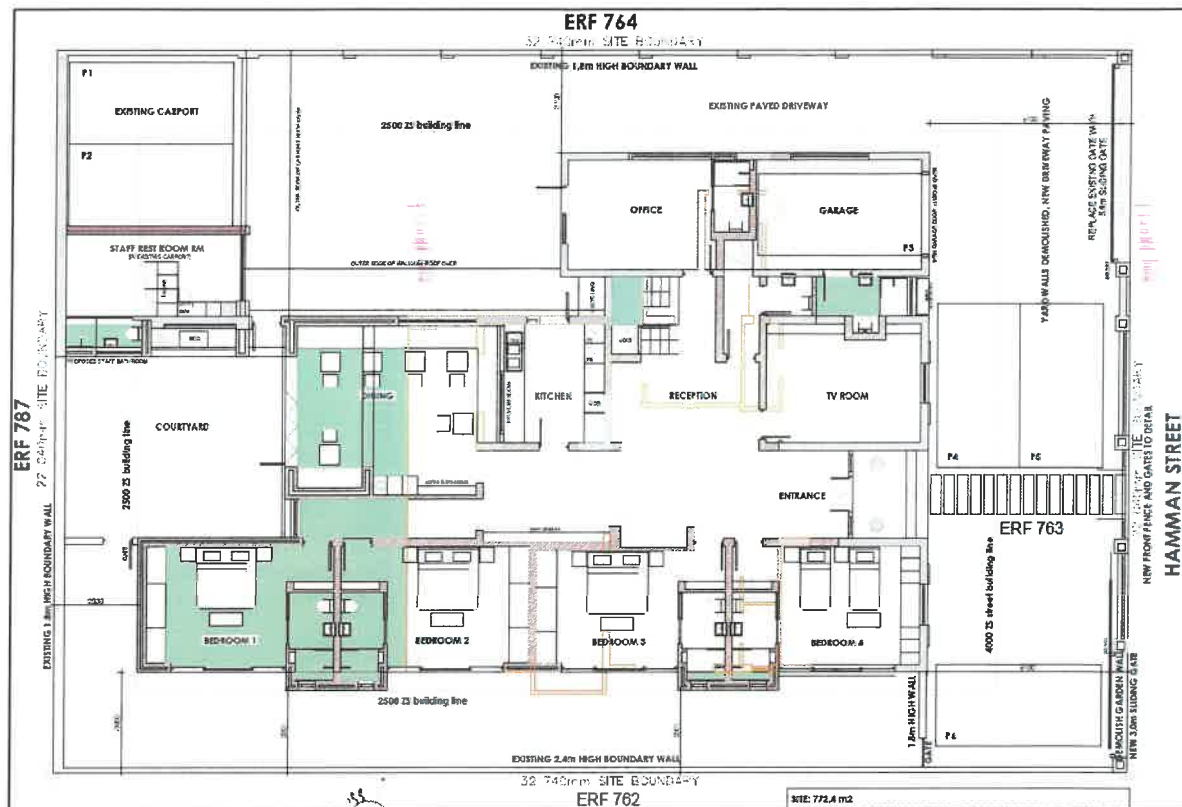
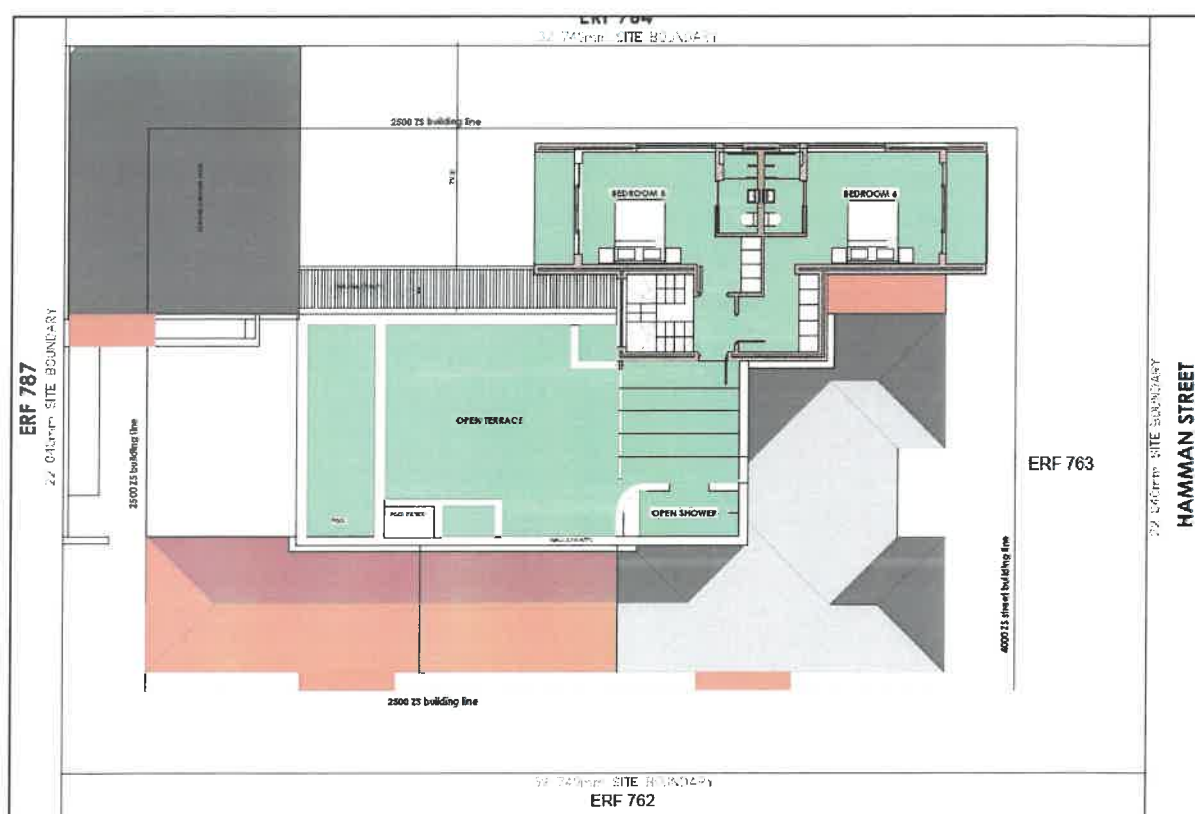
Table 2: Conventional Residential Zone Building Development Parameters

3. DEVELOPMENT PROPOSAL

This section should be read with the SDP, Floor Plans and Elevations attached as **Annexure E**.

The proposed development entails internal alterations and the extension of the existing 4-bedroom house to be converted into a 6-bedroom guest house. The guest house will have a communal dining room, communal tv room and communal courtyard/braai area on the ground floor, and small pool on the first-floor terrace. The existing house will be expanded to allow for Bedroom 1, 2, 5, and 6 as well as an extension of the dining room and addition of stair leading to Bedroom 5 and 6. Please see figure 5 and 6 for the ground floor and first floor plans. The areas in green indicate where extensions are planned onto the existing house.

Access to the guest house will be taken from Hamman Street through two access points on the property. Parking bays 1 to 5 will be accessed from the existing sliding gate and parking bay 6 will be accessed from a proposed new sliding gate. The need for two access points/sliding gates is to ensure that the proposed development complies 100% with the parking parameters of the Zoning Scheme without having cars parked on Hamman Street, thus the application site can accommodate all required parking on site.



3.1 Building Development Parameters

Table 3, below, is a summary of the applicable building development parameters pertaining to development on this site.

Land Use Parameters	Conventional Residential Zone	Proposed Development	Compliance / Departs
Street Building Line (BL)	4m	6.1m	Complies
Common Boundary BL	2.5m	2.5m	Complies
Rear Common Boundary BL	2.5m	0m (to allow only for the new staff bathroom and rest room)	Departure
Max Coverage	The greater of 300m ² or 50%	44.5%	Complies
Max Height	2 Storeys	2 storeys	Complies
Parking	1 bay / bedroom or suite	6	Complies

Table 3 Compliance with Development Parameters

3.2 Traffic Impact and Availability of Services

The addition of 2 bedrooms for a total of 6 bedrooms will have minimal impact on traffic as well as services capacity.

4. MOTIVATION

4.1 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 65(1) and Section 33(4) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 4 and 5, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2) (o) of the By-law.
b. Procedure followed in processing the application.	To be decided.
c. Desirability of land use	<p>The applications for consent use for a guest house is considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <p><i>i. Socio-economic impact:</i></p> <p>The proposed development is expected to boost local tourism, create jobs, and benefit nearby businesses.</p>

	<p><i>ii. Compatibility with surrounding uses:</i></p> <p>There are already 3 other guest houses on Hamman Street, and multiple restaurants. There is also a Hertz car rental facility within short walking distance from the application site. Thus, the proposed development is compatible with surrounding land uses. The approval of the application will not have a negative impact on the surrounding properties, the proposed development is in character with the immediate surrounding area.</p> <p><i>iii. Impact on the external engineering services:</i></p> <p>The proposed development will have minimal impact on external engineering services.</p> <p><i>iv. Impact on safety, health and wellbeing of the surrounding community:</i></p> <p>The proposed development will have no negative impact on the surrounding community with regards to safety, health and wellbeing.</p> <p><i>v. Impact on heritage:</i></p> <p>The proposed development will have no negative impact on heritage within Stellenbosch.</p> <p><i>vi. Impact on the biophysical environment:</i></p> <p>The proposed development will have no negative impact on the biophysical environment as it is planning on upgrading an existing house which consists of the expansion and internal alterations of an existing house.</p> <p><i>vii. Traffic impacts, parking, access and other transport related considerations:</i></p> <p>The proposed development will have minimal impact on increased traffic. The application site provides two access points in order for all parking to be provided on site. Thus, no street parking will be required.</p> <p><i>viii. Whether the impositions of conditions can mitigate an adverse impact of the proposed use or development of land:</i></p> <p>The proposed development complies with all relevant regulations and development parameters. There are no adverse impacts that will require additional conditions.</p>
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.

h. The impact of the proposed land development on engineering services.	None
i. The integrated development plan, including the municipal spatial development framework	<p>The proposed development aims to utilise an existing house with some expansion within the urban edge, thus, the urban edge will not be expanded but rather maintained.</p> <p>A guest house can boost the local economy as it accommodates tourists visiting the area that support local businesses.</p>
j. The integrated development plan of the district municipality, including its spatial development framework, where applicable.	In line with this applicable plan and framework
k. The applicable local spatial development frameworks adopted by the Municipality.	In line with this applicable plan and framework
l. The applicable structure plans.	N/A
m. The applicable policies of the Municipality that guide decision-making.	Aligned
n. The provincial spatial development framework.	N/A
o. Regional and spatial development frameworks.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. The principles referred to in Chapter VI of the Land Use Planning Act.	<p>Spatial Justice:</p> <p>The application site will provide accommodation to diverse range of visitors and can contribute to the inclusivity of the neighbourhood by catering to broader spectrum of the population. It can create job opportunities directly and indirectly as well as supporting the existing local businesses in the area.</p> <p>Spatial Sustainability:</p>

	<p>The proposed application site will maintain the aesthetic and character of the existing neighbourhood. The application site will be environmentally responsible and culturally sensitive. The benefits of the application site will be broadly shared across the neighbourhood as it will support the local businesses, promote inclusivity and contribute to the local economy.</p> <p>Efficiency: This development is proposed on a developed site that will make use of the existing urban infrastructure. No services upgrades are required, and it will result in the more efficient use of well-located land and existing infrastructure.</p> <p>Good Administration: The application includes transparent processes that involves relevant stakeholders including public participation to ensures their inputs on matters that affects them.</p> <p>Spatial Resilience: This development will not have any negative impact on natural areas and will not have any additional risk to the resilience of surrounding human residents.</p>
s. The applicable provisions of the zoning scheme.	As discussed, the proposal is in line with the provisions of the Zoning Scheme
t. Any restrictive condition applicable to the land concerned.	Please see table 5.
u. The impact of the proposed land development on any heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999).	None

Table 4 Assessment of Application in terms of Section 65 (1) of the By-Law

Section 33(4) Criteria	Assessment of Proposal
(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;	<p>The title deed restrictions regarding the building line setbacks are currently limiting the use of Erf 763. This restriction has a financial impact on the application site through limiting potential uses and development possibilities. With this condition in place, the owner is restricted to using the application site as is which yields a lower financial return compared to the use of a guesthouse. The restrictive condition further limits the potential floor area that can be utilised.</p> <p>Through the removal of this condition, the property owner can significantly increase the value of the application site. Furthermore, the introduction of a guesthouse can boost local tourism which will benefits surrounding businesses. The proposed development is compatible with the surrounding land uses.</p>

(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;	<p>The benefit for the holder of rights would be that the neighbourhood maintains its residential character, however, there are other guesthouses in the street as well as businesses. The buildings of these guest houses and businesses still reads as residential. The proposed development will also read as residential. Thus, still tying into the residential character of Haman Street. This restrictive condition provide a stable and predictable living environment.</p> <p>The benefits are, however, primarily personal and limiting. They do not offer developmental or financial advantages.</p>
(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;	<p>The benefits for the owner can be see as substantial. The converting the existing 4-bedroom house into a 6-bedroom guest house, the owner significantly increases their financial returns. Additionally, internal alterations and extensions, as permitted by the Zoning Scheme, would optimize the use of the property and enhance the overall value.</p> <p>The owner would be able to capitalise on the prime location of the property where there is a high demand for tourist accommodation due to its proximity to the Eikestad Mall, other guest houses, and local restaurants. Furthermore, utilising the existing house as a guest house aligns with the trend of the surrounding properties in Hamman Street which will ensure that the owner's investment is in sync with the evolving local market dynamics.</p>
(d) the social benefit of the restrictive condition remaining in place in its existing form;	The social benefits for the restrictive condition remaining in place would be that Hamman Street retains its residential character. Although there are some alterations and extensions planned for the existing house, it will still look like a residential house and fit in with the residential character of Hamman Street.
(e) the social benefit of the removal, suspension or amendment of the restrictive condition;	By removing the restrictive condition, it would foster economic growth, increase tourism and enhance local amenities. The transformation to a guest house will also promote job creation which contributes to the economic viability of Stellenbosch Central.
(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.	The removal of the restrictive title deed condition does not aim to remove all of the restrictive conditions.

Table 5 Assessment of Application in terms of Section 33 (4) of the By-Law

5. CONCLUSION

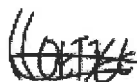
The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(2) (b), (f) and (o) the By-Law to allow for the following on Erf 2383 Stellenbosch:

- i. In terms of Section 15(2) (b) **Permanent departure** for a portion of the rear common boundary building line (shared with Erf 787, Stellenbosch) to be 0m in lieu of 2.5m to allow for the staff bathroom and a portion of the staff rest room
- ii. In terms of Section 15(2) (f) **Suspension of a restrictive title deed** condition to allow for:
 - a. A portion of the common boundary title deed building line of 2.5m in lieu of 3.048m to allow for extensions to the existing dwelling (shared with Erf 762, Stellenbosch)
 - b. A portion of the rear common boundary title deed building line of 0m in lieu of 3.048m to allow for the staff bathroom and a portion of the staff rest room (shared with Erf 787, Stellenbosch).
- i. In terms of Section 15(2) (f) Removal of a restrictive title deed condition B(a).
- ii. In terms of Section 15(2) (o) Consent to allow for a **guest house**.

Report compiled by:

Carlien Coetzee (C/9982/2024)



Report reviewed by:

Marika Bolz (Director)



for Arch Town Planners (Pty) Ltd

October 2024