

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw (2023), refers:

Application Property Address: 6 Jan Pierrewiet Road, Stellenbosch

Application Property Number: Erf 3678, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Floricius Beukes – (contact details: 072 171 2829)

Application Reference: LU/16812 (TP657/2024)

Description of Proposed Development:

1. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a departure to relax the street building line from 4m to 2.8m to accommodate the proposed additions in the form of a porch and bedroom 3 on Erf 3678, Stellenbosch.
2. The Administrator's consent to relax the restrictive title deed condition, Clause E 2(d), as contained in Title Deed T022443/2001, to relax the restrictive title deed for the following building lines:
 - Street building lines from 6.096m to 2.8m to allow the proposed additions in the form of a porch and bedroom 3.
 - Common boundary line (adjacent to Erf 3679) from 3.050m to 0m for the proposed garage, on Erf 3678, Stellenbosch.
3. Additionally, the application is made in terms of section 15(2)(f) of the restrictive title condition Clause F(4) for the removal of a title deed condition contained in the title deed T022443/2001 to allow for the proposed flat roof on the proposed garage on Erf 3678, Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 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_portal/planning-notice/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application can 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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:

- Indicate the facts and circumstances that explain the comments;
- Where relevant demonstrate the undesirable effect that the application will have if approved;
- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **11 August 2025**.

It should be noted that 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 021 861 3800 during normal office hours.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

10 July 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning (2023), verwys:

Adres van aansoek eiendom: Jan Pierrewietstraat 6, Stellenbosch

Aansoek eiendom beskrywing: Erf 3678, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Floricius Beukes – (kontak besonderhede: 072 171 2829)

Aansoek Verwysing: LU/16812 (TP657/2024)

Beskrywing van die Voorgestelde Ontwikkeling:

1. Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruik Beplanningsverordening, 2023, vir 'n afwyking om die straatboulyn van 4m tot 2.8m te verslap ten einde voorsiening te maak vir die voorgestelde aanbouings in die vorm van 'n stoep en slaapkamer 3 op Erf 3678, Stellenbosch.
2. Die Administrateur se toestemming word aangevra om die beperkende titelaktevoorwaarde, Klousule E 2(d), soos vervat in Titelakte T022443/2001, te verslap vir die volgende boulyne:
 - Straatboulyne van 6.096m na 2.8m ten einde die voorgestelde aanbouings in die vorm van 'n stoep en slaapkamer 3 toe te laat.
 - Gemeenskaplike grenslyn (aanliggend tot Erf 3679) van 3.050m na 0m vir die voorgestelde motorhuis, op Erf 3678, Stellenbosch.
3. Daarbenewens word aansoek gedoen ingevolge Artikel 15(2)(f) vir die verwydering van die beperkende titelaktevoorwaarde Klousule F(4), soos vervat in Titelakte T022443/2001, ten einde voorsiening te maak vir die voorgestelde plat dak op die beoogde motorhuis op Erf 3678, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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_portal/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan 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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.

- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

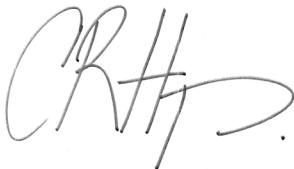
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van **11 Augustus 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 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

10 Julie 2025

11 OCTOBER 2024

Brandon Mongie
17 Graafland street
Sonkring, Brackenfell
7560

Tel no: +27 78 604 9798
brandonmongie@gmail.com

MOTIVATION REPORT

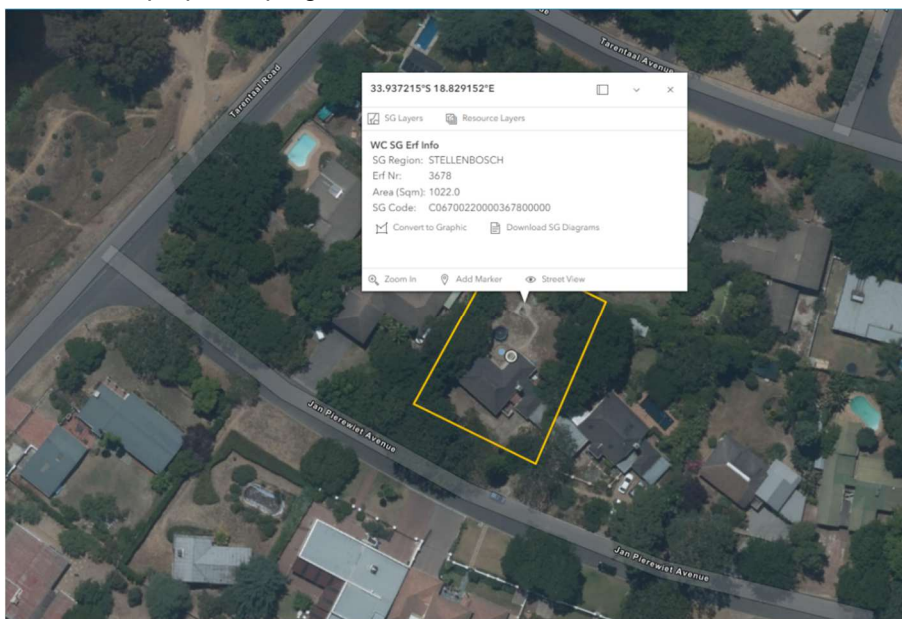
**ERF 3678, 6 JAN PIERREWIET ROAD, ONDER PAPEGAAIBERG, CAPE WINELANDS, WESTERN
CAPE 7600
ERF SIZE 1022 sqm**

To whom it may concern,

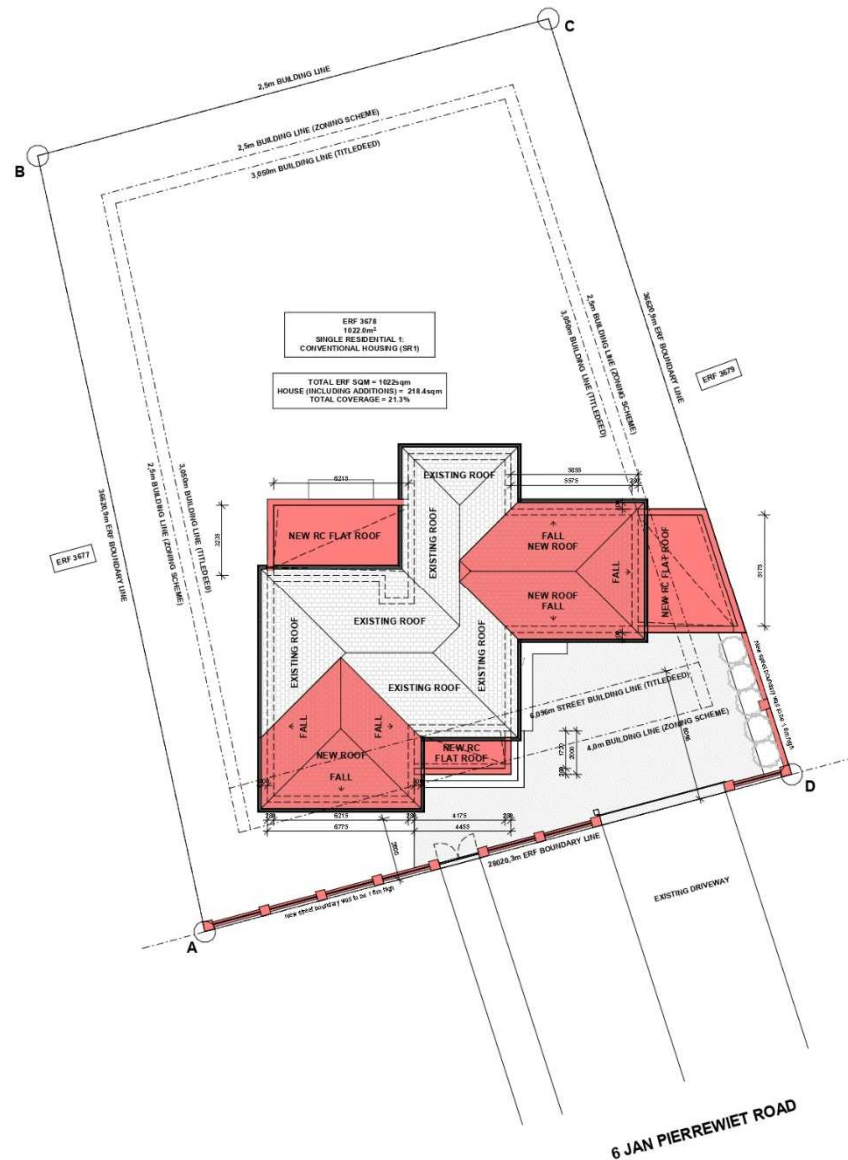
The current owners Floricius Johannes Beukes & Jurine Beukes are proposing a new boundary wall / bedroom / covered porch protruding over the 6,096m Street building line (Title Deed) and a new garage protruding over the 3,050m (Title deed) building line.

Application for a Removal/Suspension of restrictive condition applies: Condition D(f): 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.

We would like the City of Cape Town to send us the Neighbour's Consent forms so that we can get the neighbour's consent for the proposed pergola.



**6JAN PIERREWIET ROAD, ONDER PAPEGAAIBERG, CAPE WINDLANDS, 7600
Zoning (SINGLE RESIDENTIAL 1)**



NEW ADDITIONS & ALTERATIONS

1. Design considerations

While designing the proposed new structures, the below factors were taken into consideration:

- The proposed design adheres to the municipal spatial development framework, as it does not affect the zoning.
- Relevant criteria have been taken into consideration pertaining the development management scheme
- No rights will be impacted, and the relevant neighbour's consent will be taken into consideration, as per LUMS requirements.
- In the application of the consolidation of land unit: the scale and design of the proposed design has been carefully designed to fit into the existing structures. The massing of the proposed building is inferior to the existing and the surrounding properties have been taken into consideration.

The following considerations, as listed in Section 99(3) of the City of Cape Town municipal by-law, subsection (1)(c) and (2)(d), have also been considered:

- (a) **Economic impact, Socio-economic impact,**
 - NO IMPACT
 - The proposed Additions & Alterations is minor alterations to the property.
- (b) **Social impact**
 - NO IMPACT
 - The proposed Additions & Alterations is minor alterations to the property.
- (c) **Scale of the capital investment**
 - LOW
 - The scale of the capital investment is low and will add value to the property.
- (d) **Compatibility with surrounding areas**
 - COMPATIBLE
 - The proposed Additions & Alterations will be compatible with the existing surroundings and will therefore have no visual variation from existing.
- (e) **Impact on external engineering services**
 - NO IMPACT
 - The proposed Additions & Alterations will have no impact on any external engineering services, have no impact on safety, health, and wellbeing of the surrounding community.
- (f) **Impact on safety, health and wellbeing of the surrounding community**
 - NO IMPACT
 - The proposed Additions & Alterations will have no impact on safety, health, and wellbeing of the surrounding community.
- (g) **Impact on heritage**
 - NO IMPACT
 - There will be no impact on the proposed pergola as it is not a heritage site, the existing house is not older than 60 years.
- (h) **Impact on biophysical environment**
 - NO IMPACT
 - There is no biophysical environment that will be impacted.
- (i) **Traffic impacts, parking, access and other transport related considerations**
 - NO IMPACT
- (j) **Whether the imposition of conditions can mitigate an adverse impact of the proposed land use.**
 - NO IMPACT
 - The proposed Additions & Alterations is minor and will not impact on the land use.

We trust you will consider our response letter and motivation favourably, so we may proceed with the necessary Building Plan application.

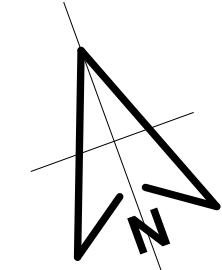
Brandon Mongie
Candidate Senior Architectural Technologist
B.Tech, SACAP (CSAT 52680398)



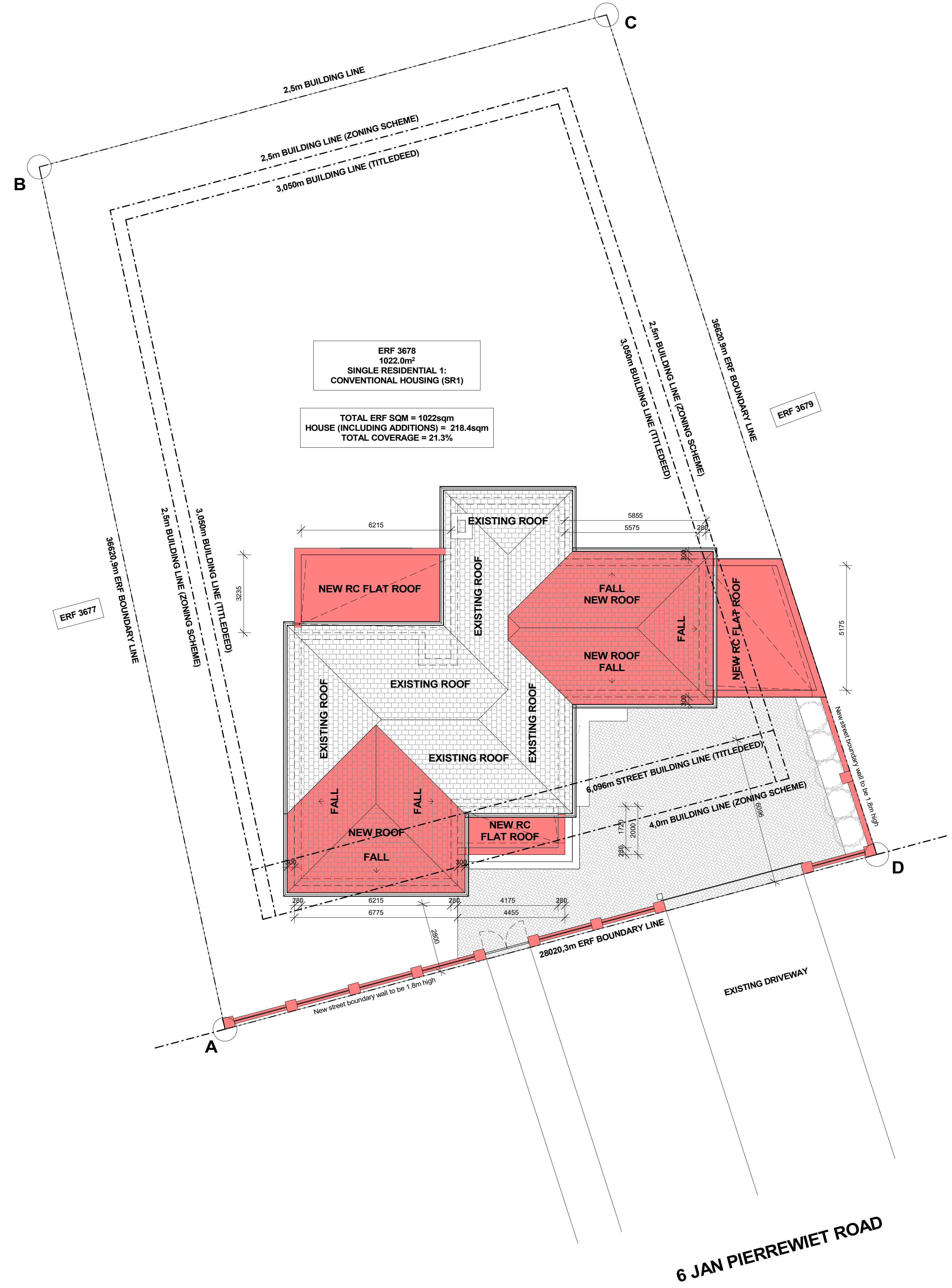
Professional Architect (SACAP 7425)
Pr. Arch, BAS, B.Arch, M.Prop (UFS), MIArch, CIA

LOCALITY MAP: ERF 3678, 6 JAN PIERREWIET AVENUE, ONDER-PAPEGAAIBERG, STELLENBOSCH





SITE PLAN
Scale 1 : 100



GENERAL NOTES

- Copyright and Right of Reproduction of this drawing and/or any portion thereof is reserved by the Architect
- Contractors and Sub-contractors to verify all levels, heights and dimensions on site, and to check same against the drawings, before commencing any work.
- Quality of all materials and workmanship to comply with the relevant SABS and NBR specifications.
- The Contractor is responsible for correct setting out of the specified works.
- Contractors are to ensure that all details shown on this drawing are in complete compliance with Local Authority By-Laws and Regulations.
- Contractors are to locate and identify existing services on site, and are to protect these from damage throughout the duration of work.
- Contractor shall be responsible for ensuring the structural stability of all components of their work and ascertaining that the mainstructure is capable of supporting all loads applied thereto.
- Contractors are to ensure that their work, on site, is adequately protected at all times, during construction, and the responsibility for any damages incurred lies with the Contractor until Final hand-over of the Site.
- Contractors and sub-Contractors are to ensure that all components, glazing panels and shop-fitted items fit through all doorways, stairwells and lifts.
- This Drawing is not to be scaled.
- Figured diemnsions are to be used at all times.
- Any queries or variations arising from any of the above, must be reported to the Architect for clarification, prior to commencement of any work or ordering of materials.
- When in doubt, CONTACT THE ARCHITECT!

Professional Architect (Sign-Off)

Elizabeth Johanna van der Watt - SACAP 7425
Contact Number - 083 500 6920
Email address - Annelize@chitek.co.za
Rchitek Architectural Design & Consulting

Elizabeth Johanna van der Watt

ARCHITECT DATE

ELIZABETH JOHANNA VAN DER WATT 14 / 08 / 2023

OWNER/CLIENT DATE

FLORICIUS JOHANNES BEUKES 14 / 08 / 2023

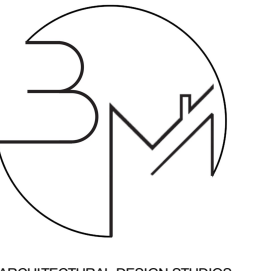
JURINE BEUKES 14 / 08 / 2023

ISSUED FOR ISSUE DATE

Information	
Consent	
Local Authority	☒ 07 / 12 / 2023
Costing	
Tender	
Construction	
As Built	

REVISIONS

No.	Description	Date



ARCHITECTURAL DESIGN STUDIOS



Bommemdal, Bellville, Cape Town, South Africa



BM Architectural Design Studios



078 604 9798



@bmemdesignstudio



brandonmongie@gmail.com

SACAP Registration Number CSAT52680398

Client

FLORICIUS JOHANNES BEUKES & JURINE BEUKES

Project

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE

Site

ERF 3678, 6 JAN PIERREWIET ROAD, ONDER PAPEGAAIBERG, CAPE WINELANDS, WESTERN CAPE, 7600

Drawing Name

SITE PLAN

Project 001 Date 12/02/2024

Drawn Brandon Mongie Checked Annelize van der Watt

Scale 1 : 100 on A1

Drawing No Rev.

001-FJB-100-001