NOTICE OF LAND DEVELOPMENT

APPLICATION FOR REMOVAL AND SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 1006, STELLENBOSCH

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

Application Property Address:	5 Binnekring Street, Stellenbosch
Application Property Number:	Erf 1006, Stellenbosch
Applicant:	Tom Rudolf Johannes Dreyer & Vasti Roodt 5 Binnekring Street, Stellenbosch, 7600 Tel. 021 808 2138 Email: vroodt@sun.ac.za
Owner:	Tom Rudolf Johannes Dreyer & Vasti Roodt 5 Binnekring Street, Stellenbosch, 7600 Tel. 021 808 2138 Email: vroodt@sun.ac.za
Application Reference:	TP1562/2026

Description of land development proposal:

Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 1006, Stellenbosch for the following:

1. The removal of restrictive title deed conditions in terms of Section 15(2)(f) of the said bylaw in order to:

    a) Remove restrictive title deed condition Clause E.(d) as held on page 4 in the title deed No. T061447/2009 for the dwelling house roof to be replaced with a new metal roof sheet.

2. Suspension of Restrictive title deed conditions in terms of section 15(2)(f) of said bylaw in order to:

    a) Suspend the restrictive title deed conditions Clause D.3 (c-d) as held on page 3 in the title deed No. T061447/2009 in order to increase the coverage from 33.3% to 33.5% and title deed building lines from 6m to 4m (street) and 3m to 2.5m (common) to facilitate the proposed extension.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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 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. 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: JV Planning Consultants (Att.: Jacques Volschenk;

jacques.volschenk10@gmail.com). 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 **18 May 2026**.

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 (082 821 6365) during normal office hours.

Yours faithfully

JL VOLSCHENK
B Tech, Pr Pln (TRP SA)
A/208/2010

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM VERWYDERING EN OPHEFFING VAN BEPERKENDE TITEL AKTE VOORWAARDES: ERF 1006, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom:	5 Binnekringstraat, Stellenbosch
Aansoek eiendom beskrywing:	Erf 1006, Stellenbosch
Aansoeker:	Tom Rudolf Johannes Dreyer & Vasti Roodt 5 Binnekringstraat, Stellenbosch, 7600 Tel. 021 808 2138 Epos: vroodt@sun.ac.za
Eienaar:	Tom Rudolf Johannes Dreyer & Vasti Roodt 5 Binnekringstraat, Stellenbosch, 7600 Tel. 021 808 2138 Epos: vroodt@sun.ac.za
Aansoek Verwysing:	TP1562/2026

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15 van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning op erf 1006, Stellenbosch vir die volgende:

1. Die verwydering van beperkende titelaktevoorwaardes ingevolge Artikel 15(2)(f) van genoemde verordening ten einde:

    a) Beperkende titelaktevoorwaarde Klousule E.(d) soos vervat op bladsy 4 van titelakte No. T061447/2009 te verwyder sodat die woonhuis se dak met 'n nuwe metaaldakplaat vervang kan word.

2. Die opheffing van beperkende titelaktevoorwaardes ingevolge Artikel 15(2)(f) van genoemde verordening ten einde:

    a) Die beperkende titelaktevoorwaarde Klousule D.3 (c-d) soos vervat op bladsy 3 van titelakte No. T061447/2009 op te skort sodat die dekking verhoog kan word van 33.3% tot 33.5% en die titelakte-boulyne van 6 m tot 4 m (straat) en 3 m tot 2.5 m (sy) verander kan word om die voorgestelde uitbreiding te fasiliteer.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal 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 toeganglik 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. 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: JV Planning Consultants (Vir Aandag: Jacques Volschenk, jacques.volschenk10@gmail.com). Deur 'n beswaar, kommentaar of vertoë 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 **18 Mei 2026**.

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 (082 821 6365) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
B Tech, Pr Pln (TRP SA)
A/208/2010

C: +27 (0)82 821 6365 E: Jacques.volschenk10@gmail.com
18 Mountain Fern Crescent | Somerset West 7130

Planning Consultants

14 April 2026

EXECUTIVE SUMMARY

APPLICATION FOR REMOVAL AND SUSPENSION OF RESTRICTIVE TITLE DEED CONDITION: ERF 1006, STELLENBOSCH

The purpose of the application is to allow for renovations and alterations to the existing residential dwelling on the property.

In particular, application is made for the following:

a) In terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to suspend the following restrictive conditions in respect of the land unit:

Condition D.3(c): *op nie meer as een derde van die oppervlakte daarvan mag gebou word nie.*

Condition D.3(d): *geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 20 voet van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 10 voet van die agtergrens of sygrens van 'n aangrensende 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 10 voet te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat, en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mens aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voorwaarde van toepassing wees op die gekonsolideerde gebied as een erf.*

b) In terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to remove the following restrictive condition in respect of the land unit:

Condition E.(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 material en konstruksie wees behalwe as die betrokke dak nie van die straat sigbaar is nie.*

The application described in this report is illustrated by the drawings included under Annexure 1.

1 LOCATION AND CONTEXT

The property is situated at No. 5 Binnekring Avenue, in the neighbourhood of Dalsig, Stellenbosch. The property falls outside the historical core of Stellenbosch town and the Stellenbosch Urban Conservation Area, as identified in the Stellenbosch Zoning Scheme By-Law, 2023.

The property borders on residential erven of a similar nature along its eastern, western and northern boundaries and is located opposite a public open space and in near proximity to the Stellenbosch-Welgelegen Dutch Reformed Church.

The property has a very gentle slope and falls only approximately 2 metres from south to north.

The existing residential building on site is positioned in the centre of the property and takes account of the common boundary building lines imposed in the title deed and zoning scheme. Several mature trees are present on site. These are, however, located along the perimeter of the property and will not be impacted by the proposed renovations.

The available records show the dwelling on site to have been erected in the late 1960's. It is worth noting that the original dwelling is built within the development parameters imposed in terms of the zoning scheme and applicable title deed.

Figure 1: The street elevation of the property.

2 PROPERTY DETAILS

The property is referred to in the title deed as Erf 1006, Stellenbosch, situated in the Municipality and Division Stellenbosch, Western Cape Province. The property details, as per the title deed and municipal records, are summarized in the table below.

PROPERTY DESCRIPTION	SIZE	TITLE DEED	ZONING	OWNER
Erf 1006, Stellenbosch, in the Municipality and division Stellenbosch, Province Western Cape	1014m^2	T61447/09	Conventional Residential Zone	Tom Rudolf Johannes Dreyer & Vasti Roodt

The property is held under title deed no. T61447/09. In terms of the same, there are a number of restrictive title deed conditions which need to be removed/suspended to enable the proposed renovations. These are listed above.

The property is zoned *Conventional Residential Zone* in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023. This zoning provides for the current and future use of the property as intended. The development parameters, which apply to the property, together with the title deed restrictive conditions and development proposal are compared in the table below.

PARAMETER	ZONING SCHEME (2023)	TITLE DEED RESTRICTION	PROPOSAL COMPLIANCE
Zoning	Conventional Residential Zone	/	Conventional Residential Zone
Primary Use	Dwelling House	One dwelling	Dwelling House
Coverage	The greater of 300m^2 or 50%	33.3%	33.5%
Height	2 storeys	/	1 storey
Street Building Line	4.0m	6.0m (20 feet)	4.0m
Common Building Line	2.5m 0.0m (garages and carports)	3.0m (10 feet)	2.5m 1.78m (garage)
Parking	2 bays / dwelling house		4 parking bays

From the above it is evident that the development proposal is entirely consistent with the development parameters of the Zoning Scheme whilst some of the parameters as per the title deed need to be removed/suspended to permit the proposed renovations.

3 DESCRIPTION OF ACTIVITIY

The project proposal entails additions and renovations to the existing dwelling house. The additions and renovations are mostly along the southern and western portions of the existing dwelling and provide for amendments to bedrooms 2 and 3 and the en-suite bathrooms, the entrance lobby, guest toilet, study, garage, scullery and garden toilet. The total area of the new additions will be approximately 36.3m^2.

In addition to the new additions to the house, several new brick-built planters are proposed along the southern portion of the house, especially along the entrance courtyard. These planters will be low in height (<1.0m) and intended to serve as a landscaping element to beautify the street façade and entrance to the house.

The enlarged garage falls within the 3.0m (10 feet) common boundary building line of the title deed. The garage is some 1.78m from the common boundary with erf 1007.

Having regard to the parking requirements, the property will accommodate two parking bays inside the garage and another two in front of the garage, inside the erf.

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

a) The application to be considered is not the first of its kind, similar applications within the Dalsig and Brandwacht neighbourhood (with the title deeds containing similar restrictive conditions) have been considered to relax the restrictive title deed parameters to allow for the property owners to further develop their properties.

b) The proposals will contribute to the creation of employment opportunities during the construction phase thereby minimizing the poverty gap. In addition, the proposal will contribute to the creation of additional business sales and an increased GGP.

c) The proposal is consistent with municipal policy and the Spatial Development Framework.

d) The removal/suspension of the restrictive title conditions will facilitate the renovation of the existing dwelling without having a negative impact on the surrounding properties or the character of the neghbourhood.

e) The restrictive title conditions were not imposed in favour of a third party or other erven. The conditions are intended to protect the character of the area, which is already changing in accordance with present-day needs.

f) The redevelopment of the property will be of a high architectural standard and will bring back qualitative elements which were lacking in the design of the original dwelling.

g) No infrastructural/road upgrades will be required on approval of the application.

FOR INFORMATION

PROJECT NO.:	1006_01
SCALE:	1:2500
DRAWING NO.:	/
DATE:	2025-10-23
REV:	/
DRAWN:	CHECKED:

LOCALITY MAP

DRAWING TITLE:

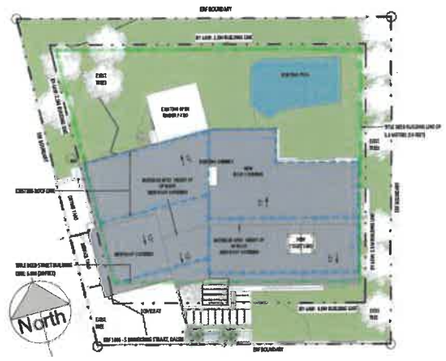
PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENTIAL DWELLING: ERF 1006, STELLENBOSCH

PROJECT TITLE:

MR. TDM DREYER & ME. VASTROODT

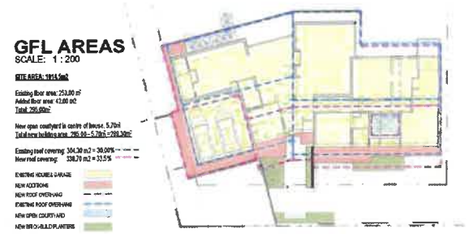
CLIENT:

GROUND FLOOR PLAN
SCALE: 1 : 100



ROOF
SCALE: 1 : 200

SW VIEW
SCALE:



GFL AREAS
SCALE: 1 : 200

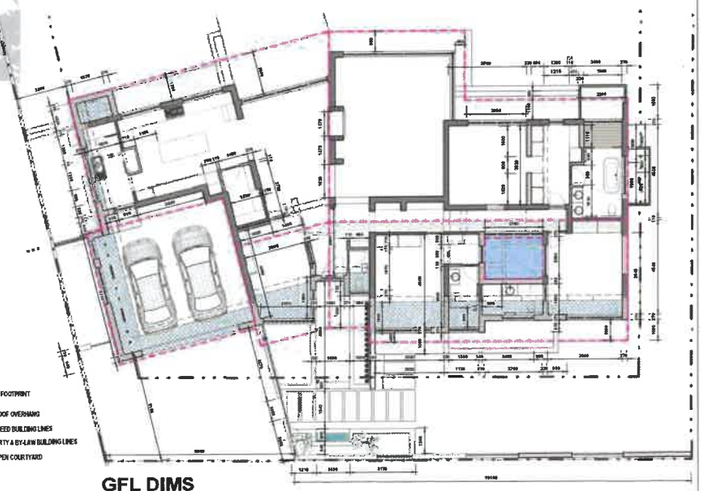
SITE AREA: 1914.5m2

Existing floor area: 253.00 m²
Added floor area: 42.80 m²
Total: 295.80m²

New span roof/pent is centre of house, 5.70m
Total new building area: 295.80 - 5.70m² = 290.10m²

Existing roof covering: 304.30 m2 = 30.00%
New roof covering: 338.70 m2 = 33.5%

EXISTING HOUSE & GARAGE
NEW ADDITIONS
NEW ROOF OVERHANG
EXISTING ROOF OVERHANG
NEW OPEN COURTYARD
NEW BRICK BUILD PLANTERS



ADDED FOOTPRINT
NEW ROOF OVERHANG
TITLE DEED BUILDING LINES
PROPERTY & BY-LAW BUILDING LINES
NEW OPEN COURTYARD

GFL DIMS
SCALE: 1 : 100

GENERAL NOTES

1. CONTRACTOR AND SUB-CONTRACTORS TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERCEDE SMALL SCALE DRAWINGS.
3. ALL WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING REGULATIONS &AMS 10400 AND ALL REQUIREMENTS OF SURROUNDING LOCAL AUTHORITIES CONCERNED AT THE TIME OF BUILDING.
4. NATURAL & MECHANICAL VENTILATION AREA OF ALL HABITABLE ROOMS IN ACCORDANCE OF FLOOR AREA INCO &AMS 10400 PART O NATURAL LIGHT AREA: MIN 10% OF FLOOR AREA AND NATURAL VENTILATION MIN. 5% OF FLOOR AREA.
5. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 0137 - ACCESS DOORS AND SIDELIGHTS TO HAVE 6MM SAFETY GLASS, WINDOWS LOWER THAN 1000MM FROM FFL, WINDOWS LOWER THAN 1500MM ABOVE PITCH LINE OF STAIRS AND SHOPFRONTS TO BE 6MM SAFETY GLASS.ALL GLASS AREAS BIGGER THAN 1 SQM TO BE 6MM SAFETY GLASS.
6. ALL SAFETY GLAZING PANELS SHALL BE ETCHED WITH GLAZING MARKING AND SHALL TO BE VISIBLE AT ALL TIMES.
7. ALL CAVITIES BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND DPC'S TO BE STEPPED.
8. NO PART OF CONSTRUCTION MAY ENCROACH BUILDING LINES.
9. ALL STRUCTURE, FOUNDATIONS, STEEL TO BE SPECIFIED BY AN ENGINEER.
10. ALL STORMWATER AND SEWAGE TO BE CHECKED WITH ENGINEER AND PLUMBER.
11. ALL MATERIALS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

AREA SCHEDULE:

AREAS AS SHOWN ON DIAGRAM

A. BOTHA-BOSHOFF - SACAP, PR.ARCH #391

ARCHITECT'S SIGNATURE:

CLIENT'S SIGNATURE:

REVISIONS:

ORIGINAL DOCUMENT DATE: 08/03/24

NO	DATE	DESCRIPTION
	2025-12-10	DESIGN

CLIENT: HOUSE ROODT

PROJECT TITLE:
ALTERATIONS TO EXISTING DWELLING ON ERF 1006 DALSIG STELLENBOSCH

DRAWING TITLE
FLOOR AND ROOF PLAN

PROJECT No:	HR1006	SCALE:	As indicated
DRAWING No:	HR1006 /C /200	DATE:	2025-12-10
REV: -		DRAWN: AB	CHECKED: BBK/HF/HSHBP

DESIGN

This drawing and all the information contained thereon is the property of SENSE Architects (Pty) Ltd and may not be copied or disclosed to a third party without their written consent.