



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1370/2025

Our File Reference Number: Erf 898, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M

Sir / Madam

APPLICATION FOR A REMOVAL OF A RESTRICTIVE TITLE DEED CONDITION AND PERMANENT DEPARTURE: ERF 898, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following applications in terms of Section 15(2) of the Stellenbosch Land Use Planning Bylaw 2023, on Erf 898, Stellenbosch for:
 - 3.1 The **removal of a restrictive title deed condition** in terms of Section 15(2)(f) of the said Bylaw, namely the removal of Condition B(c) of Title Deed T40671/2014, in order to exceed the permissible coverage from **33,3%** to **43,8%**.
 - 3.2 A **permanent departure** in terms of Section 15(2)(b) of the said Bylaw, for the relaxation of the street building line from **4m** to **2m** along the corner of Cruse Street and Koch Street, to accommodate the proposed first floor balcony.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 4.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

4.3 The development and building plans be generally in accordance with the set of floor plans, section and elevations as referenced on **Drawing No. SL-A-25-007 Rev 1, dated 2025/08/28 and drawn by Studio LIMN Architecture & Interiors**, attached as **Annexure A**.

4.4 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

5. The reasons for the above decision are as follows:

5.1 The proposal is keeping in line with the current residential land use of the subject property and is not out of character with its surroundings.

5.2 The removal of the restrictive title deed condition relating to site coverage will allow the property to be developed in accordance with the development parameters of the Stellenbosch Zoning Scheme Bylaw, 2019.

5.3 The proposed street building line departure applies only to a small section of the first-floor balcony and will not have any significant impact on neighbouring properties or the streetscape.

6. Matters to be noted:

6.1 The applicant, after publication of a notice in Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions.

7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

8. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

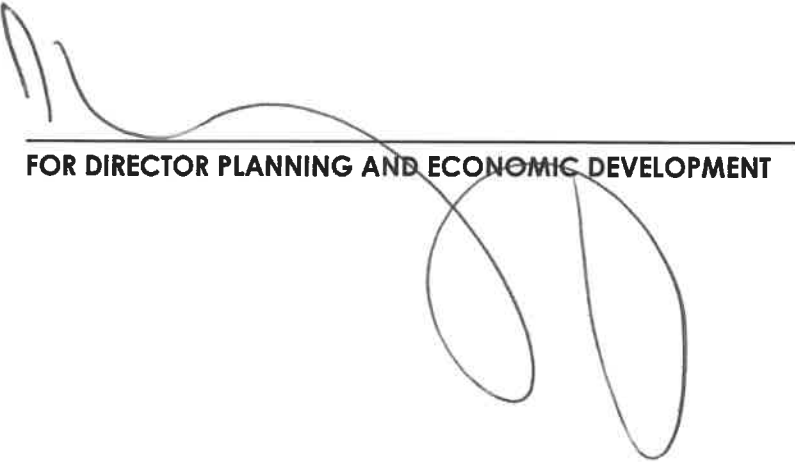
9. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**

10. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the

appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

11. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021 – 808 8684.
12. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



DATE:

ANNEXURE A

APPLICATION FOR A REMOVAL OF A RESTRICTIVE TITLE DEED CONDITION AND A
DEPARTURE : ERF 898, STELLENBOSCH

SITE DEVELOPMENT PLAN/SITE PLAN

1 CRUSE STREET

1 CRUSE STREET

KOCH STREET

KOCH STREET

SITE & ROOF PLAN

1:100

GROUND FLOOR PLAN

1:100

- notes
- All statutory requirements shall be adhered to (including national building regulations and municipal zoning by-laws).
 - All work to be carried out in compliance with relevant national building regulations and national building by-laws.
 - Contractors are to check and verify dimensions and levels on site prior to work being carried out.
 - This drawing is not to be scaled. Figured dimensions are to be used.
 - Any discrepancies are to be brought to the attention of the architect or responsible consultant/agent.
 - The design & detail on this drawing remains the property of studio lhm. Copyright is reserved (explicit or implied) and permission to be obtained for reproduction or use of core essence drawings (illustrated).
 - Contractor to first obtain written confirmation of any contract instrument before work is to be carried out.

erf details:

1 Cruse S
Kriger
Stellenb
ERF

application information

revision history:

REV	DESCRIPTION	DATE
01	TOWN PLANNING APPLICATION	2025

status: **TOWN PLANNING APPLICATION**

client details:

Botha Far
1 Cruse S
Kriger
Stellenb

project name: **Town Planning Application Drawings for ERF 1**

drawing title: **SITE PLAN & GROUND FLOOR PLAN**

revision:
modified by:
approved by:
published date: **2025/08**
project number: **SL-A-25-01**
drawing scale: **1:1**

building development parameters

TITLE DEED		ZONING SCHEME BYLAWS	
permissible coverage		permissible coverage	
area (m ²)	percentage	area (m ²)	percentage
365 m ²	33.3 %	547.5 m ²	50 %
erf 989 gross area		1095.62 m ²	

DESCRIPTION	COVERAGE	
	area (m ²)	percentage
EXISTING	340 m ²	31 %
ADDITIONS	138 m ²	12.6 %
TOTAL	478 m ²	43.8 %

A (00) 00

- notes
1. All statutory requirements shall be adhered to (including national building regulations and municipal zoning by-laws)
 2. All work to be carried out in compliance with relevant safety regulations and national building regulations
 3. Contractors are to check and verify dimensions and levels on site prior to work being carried out.
 4. This drawing is not to be scaled. Figured dimensions are to be used.
 5. Any discrepancies are to be brought to the attention of the architect or responsible consultant/agent.
 6. The design & detail on this drawing remains the property of studio limn. Copyright is reserved (explicitly or implicitly) for reproduction or use of core essence drawings (illustrated)
 7. Contractor to first obtain written confirmation of any contract instructions before work is to be carried out.

erf details:

1 Cruse Street
Krugersdorp
Stellenbosch
ERF

application information

revision history:

REV	DESCRIPTION	DATE
01	TOWN PLANNING APPLICATION	2025

STATUS: **TOWN PLANNING APPLICATION**

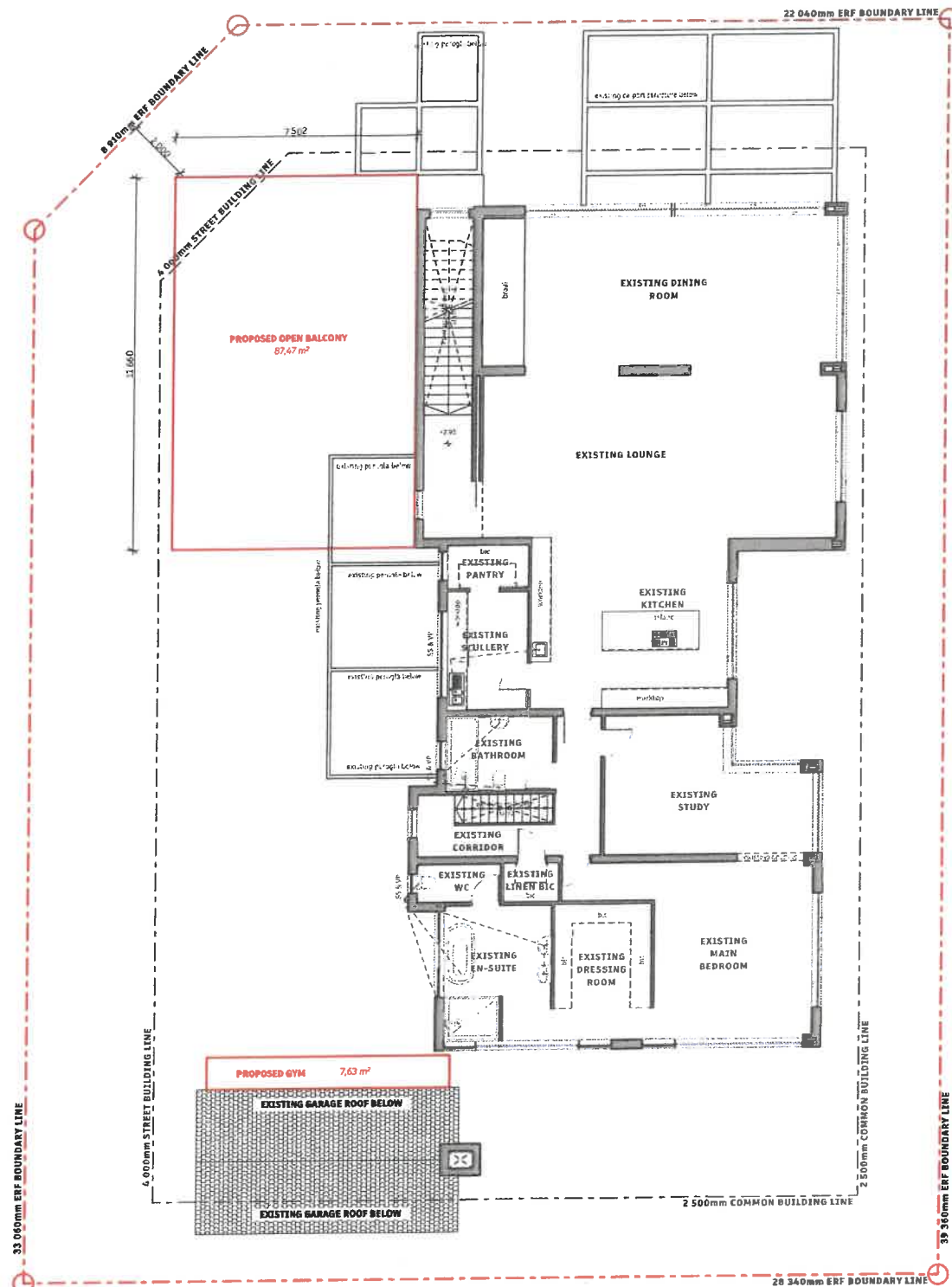
client details:

Botha Fa
1 Cruse St
Krugersdorp
Stellenbosch

project name:
Town Planning Application
Drawings for ERF

drawing title:
FIRST FLOOR & STREET ELEVATIONS

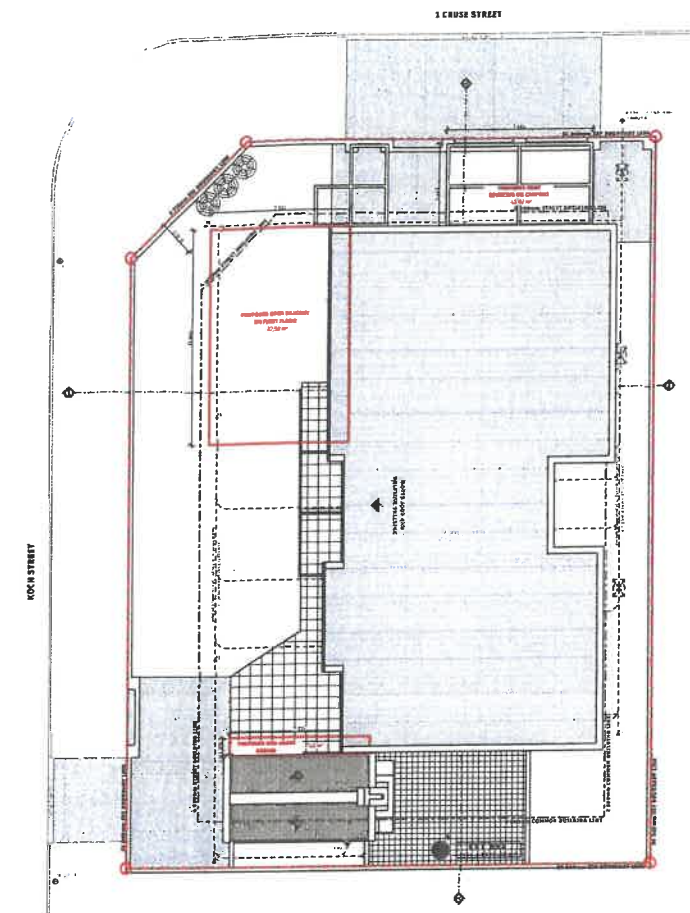
revision:
modified by:
approved by:
published date: **2025/08**
project number: **SL-A-25-01**
drawing scale: **1:100, 1:200**

A (00) 00**FIRST FLOOR PLAN**

1:100

Site (Key Plan)

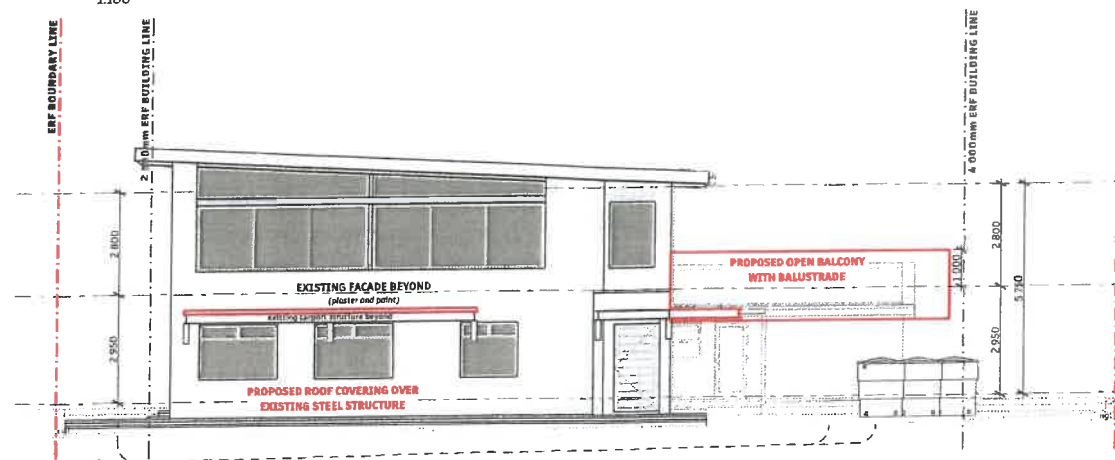
1:200



building development parameters

TITLE DEED		ZONING SCHEME BYLAWS	
permissible coverage	permissible coverage	permissible coverage	permissible coverage
area (m²)	percentage	area (m²)	percentage
365 m²	33.3 %	547.5 m²	50 %
erf 989 gross area		1095.62 m²	

DESCRIPTION	COVERAGE	
	area (m²)	percentage
EXISTING	340 m²	31 %
ADDITIONS	138 m²	12.6 %
TOTAL	478 m²	43.8 %

**North (Cruse Street) Elevation**

1:100

West (Kock Street) Elevation

1:100

