

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

APPLICATION TYPE: PROPERTY DESCRIPTION (Erf or Farm number) AND AREA

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

Application Property Address: 25 Binnekring street, Dalsig, Stellenbosch, 7600

Application Property Number: ERF 1075

Applicant: Charmaine Burger, Charmaine@CharmiB.co.za, 084 619 7935

Owner: LB Hill & R Biggs 078 783 1876

Application Reference: LU/TP TP 1109/2025

Description of land development proposal:

1. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the following departures:

1.1 Relax the street building line from 4m to 0m for the proposed swimming pool, as well as the common building line from 2.5m to 1m (adjacent to Erf 1074) for the proposed second dwelling unit on Erf 1075, Dalsig – Stellenbosch.

2. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law 2023 of the said bylaw for a consent use to exceed the threshold of additional use to allow for the construction of the proposed second dwelling unit on Erf 1075, Stellenbosch.

3. The Administrator's consent in terms of restrictive title deed condition E.iii.d) of Title Deed No. T015452/2018 for the following relaxation of the restrictive title building lines:

3.1 To construct a double garage as well as the proposed second dwelling unit by allowing the relaxation of the restrictive common building line from 3m to 1m (adjacent to Erf 1074), on Erf 1075, Dalsig Stellenbosch.

3.2 To relax the restrictive street building line from 6.09m to 2.5m, and the restrictive common building line (adjacent to Erf 1076) from 3m to 2.5m, for the proposed swimming pool.

4. The Administrator's consent to relax the restrictive title deed condition, restricting the construction of only one dwelling, in terms of Clause E (iii)(b) as contained in the Title Deed No. T015452/2018 to allow for the construction of a second dwelling unit on the property on Erf 1075, Stellenbosch.

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: Charmaine Burger - Charmaine@CharmiB.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 **(10 FEBRUARY 2026 – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).**

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 **(Cell 084 619 7935)** during normal office hours.

Yours faithfully

Charmaine Burger

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

AANSOEKTIPE: EIENDOMSBEKRYWING (Erf of Plaas nommer) EN AREA

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

Adres van aansoek eiendom: 25 Binnekring street, Dalsig, Stellenbosch, 7600

Aansoek eiendom beskrywing: ERF 1075

Aansoeker: Charmaine Burger, Charmaine@CharmiB.co.za, 084 619 7935

Eienaar: LB Hill & R Biggs 078 783 1876

Aansoek Verwysing: LU/TP TP 1109/2025

Besonderhede van die grondgebruiksaansoek:

BESKRYWING VAN DIE VOORGESTELDE ONTWIKKELING

1. Aansoek word ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023, gedoen vir die volgende afwykings:

1.1 Verslapping van die straatboulyn vanaf 4 m na 0 m vir die voorgestelde swembad, sowel as die gemeenskaplike boulyn vanaf 2,5 m na 1 m (aangrensend aan Erf 1074) vir die voorgestelde tweede wooneenheid op Erf 1075, Dalsig – Stellenbosch.

2. Aansoek word ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, van genoemde verordening gedoen vir 'n toestemmingsgebruik om die drempel van addisionele gebruik te oorskry, ten einde die oprigting van die voorgestelde tweede wooneenheid op Erf 1075, Stellenbosch, toe te laat.

3. Die Administrateur se toestemming ingevolge beperkende titelaktevoorwaarde E.iii.d) van Titelakte Nr. T015452/2018 vir die volgende verslapping van beperkende titelakte-boulyne:

3.1 Om 'n dubbelmotorhuis sowel as die voorgestelde tweede wooneenheid op te rig deur die verslapping van die beperkende gemeenskaplike boulyn vanaf 3 m na 1 m (aangrensend aan Erf 1074) op Erf 1075, Dalsig, Stellenbosch, toe te laat.

3.2 Om die beperkende straatboulyn vanaf 6,09 m na 2,5 m te verslap, asook die beperkende gemeenskaplike boulyn (aangrensend aan Erf 1076) vanaf 3 m na 2,5 m, vir die voorgestelde swembad.

4. Die Administrateur se toestemming om die beperkende titelaktevoorwaarde, wat die oprigting van slegs een wooneenheid beperk, ingevolge Klousule E (iii)(b) soos vervat in Titelakte Nr. T015452/2018, te verslap ten einde die oprigting van 'n tweede wooneenheid op die eiendom op Erf 1075, Stellenbosch, toe te laat.

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 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: (Charmaine Burger, Charmaine@CharmiB.co.za). Deur 'n beswaar, kommentaar of versoë 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 **(10 FEBRUARIE 2026)** – die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

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 **(Sel 084 619 7935)** gedurende normale kantoor ure.

Die uwe

Charmaine Burger

Reinette Biggs & Lloyd Hill
25 Binnekring Rd
Dalsig
Stellenbosch
7600

16 June 2025

Stellenbosch Municipality
Land use management

TP1109/2025: Motivation for Land use application

We hereby write to provide additional information to motivate our land use application for 1) converting our current garage to a flatlet, and 2) installing a swimming pool in our front garden at 25 Binnekring Rd in Dalsig, Stellenbosch.

With regards to (1): We are proposing to convert the current garage into a flatlet, and to erect a new garage in front of the current garage. We have a long driveway which provides space for this change. The flatlet will be primarily used by Reinette Biggs' parents to visit us, and occasionally by visiting family as we both have siblings who live abroad. Reinette Biggs' parents live in Bathurst in the Eastern Cape, South Africa (approx. 900km or 10 hours drive away), and like to visit 2-3 times per year to spend time with our children, who are their only grandchildren (currently aged 4 and 7 years). Our other set of grandparents have passed away, so these are the only grandparents of our children. They often stay for 1-2 weeks while we are travelling for work to assist with childcare, but like to have some privacy. The space is also helpful for visiting siblings from abroad who also like to stay at least for a week when they visit.

In the longer term (10-15 years from now), we anticipate the flatlet could be used to possibly take care of an elderly parent if one parent passes away, and/or as more independent accommodation for our children when they reach university age. We do not want to and do not intend to rent out the unit, as we need the space for visiting family and like our privacy, and have consequently designed the flat to be integrated with our living space, particularly in the garden area.

With regards to (2): We would like to build a natural pool in the top front corner of our property, adjacent to the street. The reason for this is that the back corner of our yard is quite noisy as all three adjoining neighbours have their stoeps and pools adjoining the back corner of our property. We have therefore designed our stoep and pool to be in the front of our property. This is also the warmer, sunnier, north-facing side of our property. We are not huge swimming people, and anticipate the pool being mainly used by our children, and would therefore like it to be slightly away from the stoep so that the children can play while we chat or visit with friends.

We bought the property in 2018 just after our first child was born, and plan to live in the property long-term until the children have left home (ie at least the next 20 years). We initially submitted our application (following delays due to COVID) in 2022, as we wanted to renovate as soon as we could to maximize the time in the renovated house.

Please let us know if you require any further information.



Prof Reinette Biggs



Dr Lloyd Hill



OWNER 1 

OWNER 2 

Charmie B
 ART & ARCHITECTURE

CHARMAINE BURGER
 Professional Architectural Technologist T1151
 084 619 7935 • charmaine@charmib.co.za

PROJECT DETAILS

CLIENT: HOUSE Biggs

DESCRIPTION: Additions & Alterations

LOCATION: ERF 1075, BINNEKING STREET,
 DALSIG
 STELLENBOSCH

DRAWING DETAILS

TITLE: LOCALITY MAPS

PROJECT REF: DATA PROJECTS 20191932
 COUNCIL

DRAWN:	C BURGER	CHECKED:	R DIRGE
DATE:	MARCH 2025	SCALE:	1:100

PROJECT NO. _____ DRAWING NUMBER: _____

