



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1347/2025

Our File Reference Number: Erf 4546, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, PERMANENT DEPARTURE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME (ADDITIONAL USE) : ERF 4546, PELIKAAN STREET, ONDERPAPEGAAIBERG, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Land Use Planning bylaw 2023, for the proposed additions on Erf 4546, Stellenbosch:
 - 2.1.1 The removal of title deed conditions in terms of Section 15(2)(f) of the said By-law, for the removal of condition E. 13. (b) of T68815/2016 stating: "*geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag nader as 6.3m van die staatrlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3.5m van enige ander grens opgerig*" in order to accommodate the proposed additions.
 - 2.1.2 A permanent departure in terms of Section 15(2)(b) of the said By-law for the relaxation of the common building line from 2.5m to 1m (adjoining Erf 4547, Stellenbosch) for the proposed covered patio.
 - 2.1.3 An additional use/ technical approval in terms of Section 15(2)(g) of the said bylaw for permission in terms of the zoning scheme for the construction of a second dwelling unit on Erf 4546, Stellenbosch.

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

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

3.1 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.

3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.3 The development and building plans be generally in accordance with the set of floor plans, section and elevations as referenced on Drawing No. A001, dated 20/05/2026, drawn by ACHO- D Architecture, attached as **Annexure A**.

3.4 The boundary wall should comply with the development parameters as set out on Section 56 of the Stellenbosch Zoning Scheme 2019.

3.5 The following conditions imposed by Directorate: Infrastructure Services, attached as **Annexure B** be adhered to:

3.5.1 At the building plan submission stage, the proposed building plan must align with the approved site plan.

3.5.2 The second dwelling must make use of the existing sewer and water connection.

3.5.3 Only one water and sewer connection is permitted per erf.

3.6 Building plans must be submitted for all work and building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

4. The **reasons** for the above decision are as follows:

4.1 The proposal is in keeping with the current residential land use of the subject property.

4.2 The removal of the title deed building line does not undermine the residential character of the area.

4.3 The proposed building line departure shall have no impact on the adjoining property owner as the proposal consists of only a covered patio and a pergola while the entire house is fully within the zoning scheme building line.

4.4 The Stellenbosch Zoning Scheme Bylaw, 2019, includes building line and other restrictions to promote uniformity and help control urban development, aligning with the original intent of the title deed restrictions.

5. Matters to be noted:

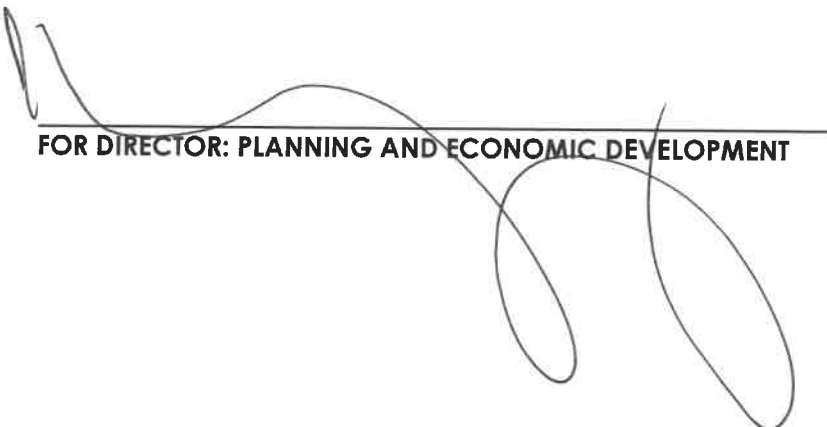
- 5.1 The applicant, after publication of a notice in Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions.
- 5.2 The second dwelling referred to in this application is attached to the main dwelling see
6. 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.
7. 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.
8. **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**
9. 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.
10. 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.
11. 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.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. 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

21/5/2026

DATE

[REDACTED]

[REDACTED]



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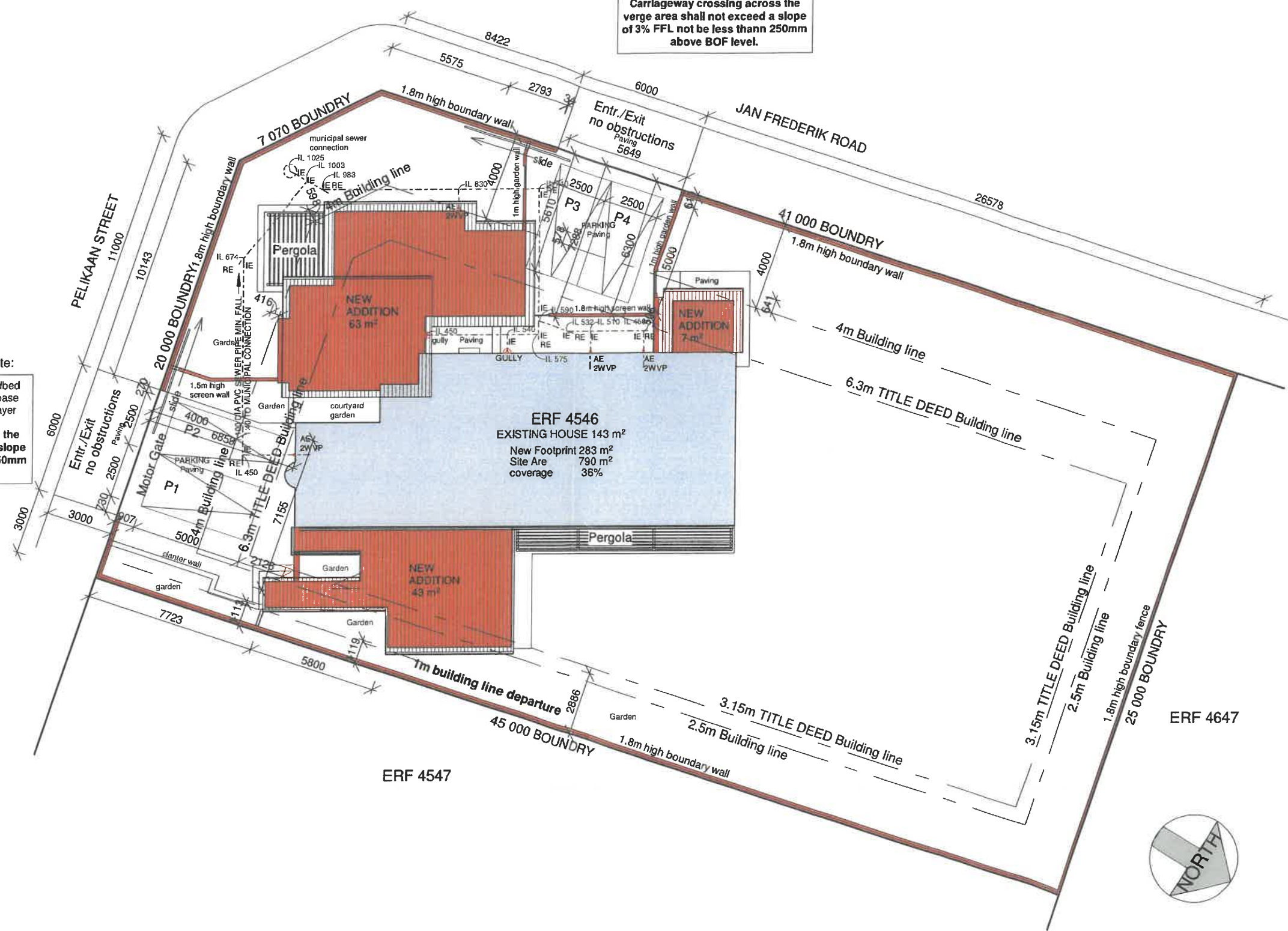
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLAN

Carriage way crossing Note:
 clayblock pavers on 25mm sandbed
 on 150mm compacted C4 subbase
 layer on 150mm Subgrade G7 layer
 material
 Carriageway crossing across the
 verge area shall not exceed a slope
 of 3% FFL not be less than 250mm
 above BOF level.

Carriage way crossing Note:
 clayblock pavers on 25mm sandbed
 on 150mm compacted C4 subbase
 layer on 150mm Subgrade G7 layer
 material
 Carriageway crossing across the
 verge area shall not exceed a slope
 of 3% FFL not be less than 250mm
 above BOF level.



1 Site Plan

1 : 200

project title

Additions to Existing House,

Site Plan

client

Mr. JP & Mrs.
 YC Pellissier



ACHO D ARCHITECTURE
 www.acho-d.com

ENERGY REPORT

FENESTRATION		
House	Storey total fenestration area	60,08 sqm
	Storey net internal floor area b	155,00 sqm
Fenestration %: IF >20%, use this to enter Table 4		38,76 %

House Aluminium Doors & windows
with thermal breaks & Glazing with total 3.3 U value & 0.39 shgc
values as per table 4, SANS 10400 XA:2021-ED2
(SEE GROUND FENESTRATION CALCULATION DOCUMENT)

2nd Dwelling	Storey total fenestration area	23,89	sqm
	Storey net internal floor area b	54,00	sqm
Fenestration %: IF >20%, use this to enter Table 4		44,24	%

Second Dwelling Aluminium doors & windows
with thermal breaks & Glazing with total max. 3 U & 0.36 shgc
values as per table 4, SANS 10400 XA:2021-ED2
(SEE FIRST FENESTRATION CALCULATION DOCUMENT)

ALTERNATIVE WATER HEATING - Gas

Instantaneous gas water heaters shall comply with the requirements of SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.

All hot water pipes exposed to the environment shall also be clad with an insulating material that has an R-value of 1 or bigger for pipes with an internal diameter of 80mm or less.

Water Reticulation to be deemed to satisfy SANS 10400XA & be in accordance with SANS 10252-1 and SANS 10254.

**WATER HEATING STORAGE & SOLAR PANELS
REQUIRED**

OCCUPATION CATEGORY H4	
NUMBER OF PERSONS	10
AVERAGE USAGE per DAY @ 60°C Litre/person/day	115
ESTIMATED TOTAL DAILY USAGE	1150
Re'qd STORAGE per PERSON Table10	50
REQUIRED TOTAL STORAGE Table 10	500
x 1.5 if SOLAR HEATED	750

LIGHTING

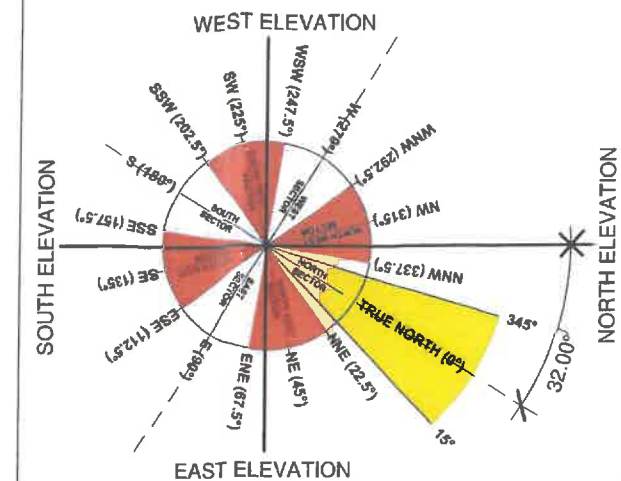
Lighting
All Light fittings to be fitted with LED/LCF lights

NEW PITCH ROOF MAKE UP

COMPONENTS	R-VALUE
Roof/ceiling material	0,3
Reflective foil $\leq 10^\circ$ heatflow up	0,68
XPS insulation ("isobard" 70mm)	2,67
XPS ("isoboard" ceiling 30mm)	<u>1,14</u>
TOTAL	4,79

NEW CONCRETE ROOF MAKE UP

COMPONENTS	R-VALUE
XPS insulation ("isobord" 50mm)	1,9
Roof/ceiling material	0,3
XPS ("isobord" ceiling 50mm)	<u>1,9</u>
TOTAL	4,1



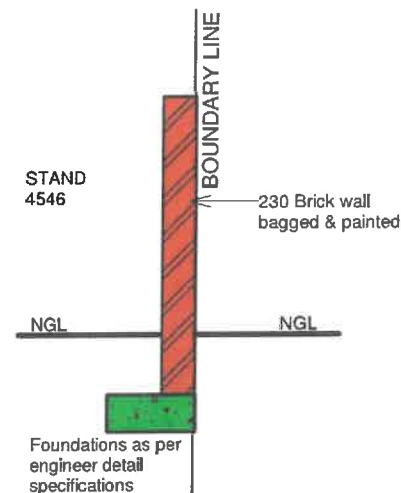
Clip-lock steel roof sheet
lightweight steel roof structure
c/c to engineer details &
Reflective foil & 75mm extr
insulation under sheeting
SANS 10400 XA.2021v
3,7m².K/W

30mm XPS board raked
timber battens @ 400 (

100x100 galv. steel column
details&spec

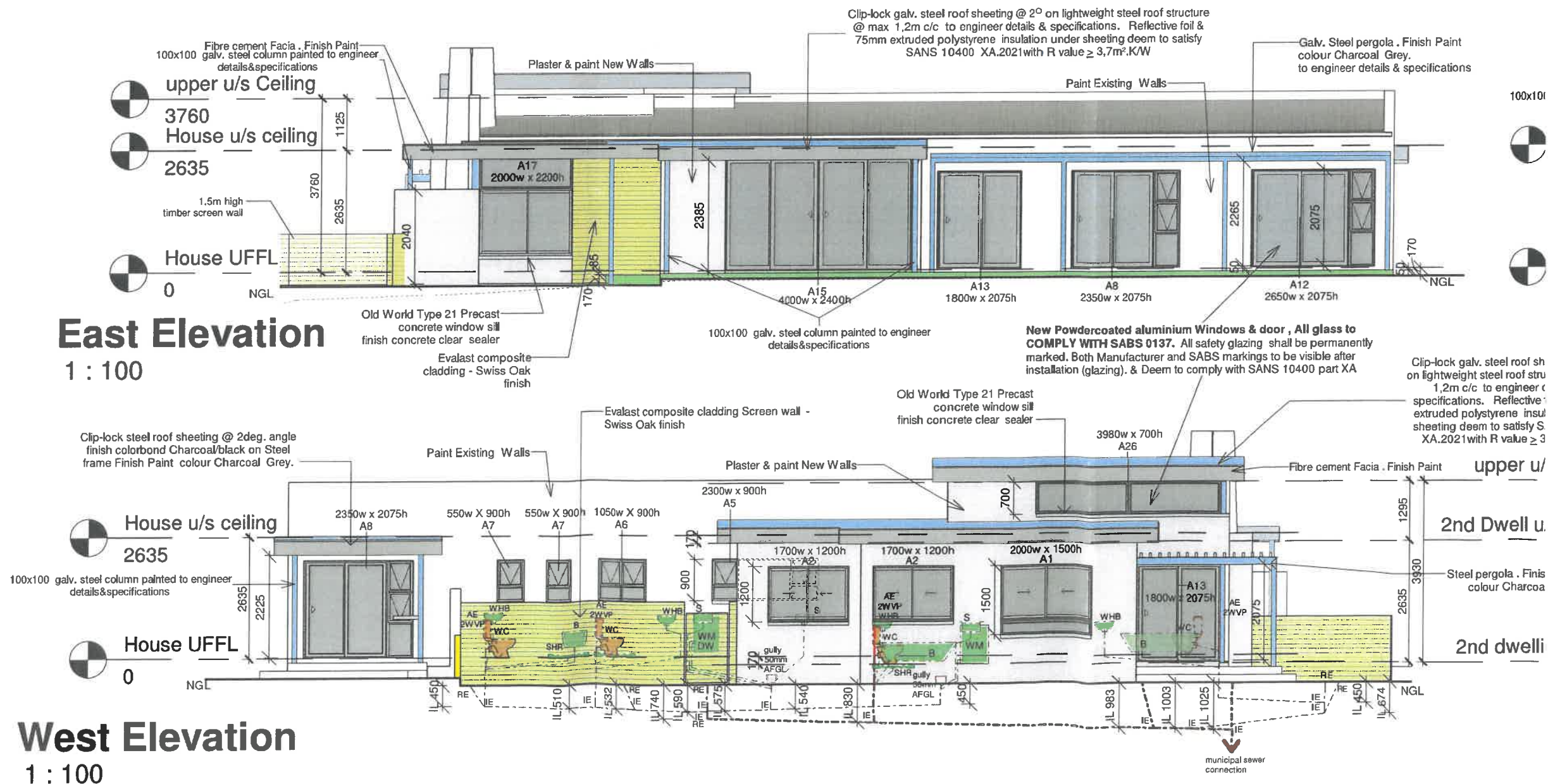
Secti

1 : 100



East Elevation

1 : 100



Typical Section Boundary Wall 1:50



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ANNEXURE B

COMMENTS FROM DIRECTORATE:
INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH-PNIEL-FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

RECEIVED
STELLENBOSCH MUNICIPALITY
INFRASTRUCTURE SERVICES
4546 S

To - Aan: Director: Planning + Economic Development
Att Aandag: Bulehwa Mdoda
From - Van: Technician: Development (Infrastructure Services)
Author - Skrywer: Siyasanga Zweni
Date - Datum: 19 February 2026
Our Ref - Ons Verw: Civil LU 3027
Town Planning Ref: TP1347/2025
Re - In sake: Erf 4546, Stellenbosch: The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 4546 Stellenbosch for the following: 1. The removal of restrictive title deed conditions in terms of Section 15 (2)(f) of the said bylaw for the removal of Clause E13(b) of T68815/2016 stating : "geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heininge, mag nader as 6.3m van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3.15m van enige ander grens opgerig" in order to accommodate the proposed additions. 2. An additional use (technical approval) application in terms of Section 15(2)(g) of the said bylaw for permission in terms of the zoning scheme in order to construct a new second dwelling on the property. 3. A permanent departure application in terms of Section 15(2)(b) of the said bylaw in order to relax the common building lines from 2.5m to 1m (adjoining Erf 4547 Stellenbosch) to accommodate the proposed additions on the property.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 At the building plan submission stage, the proposed building plan must align with the approved Site Development Plan (SDP).
- 1.2 The second dwelling must make use of the existing sewer and water connection.
- 1.3 Only one water and sewer connection is permitted per erf.

S. Zweni

Slyasanga Zweni

Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\3027 (SZ) Erf 4546 Stellenbosch (TP1347-2025)\3027 (SZ) Erf 4546 Stellenbosch (TP1347-2025).doc

ENERGY REPORT

FENESTRATION			
House	Storey total fenestration area	60.08 sqm	
	Storey net internal floor area	135.00 sqm	
	Fenestration %: IF >20%, use this to enter Table 4	38.76 %	
with thermal breaks & Glazing with total 3.3 U value & 0.35 shgc values as per table 4, SANS 10400 XA:2021-ED2			
(SEE GROUND FENESTRATION CALCULATION DOCUMENT)			
2nd Dwelling	Storey total fenestration area	23.89 sqm	
	Storey net internal floor area	54.00 sqm	
	Fenestration %: IF >20%, use this to enter Table 4	44.24 %	
Second Dwelling Aluminium doors & windows with thermal breaks & Glazing with total max. 3 U & 0.35 shgc values as per table 4, SANS 10400 XA:2021-ED2			
(SEE FIRST FENESTRATION CALCULATION DOCUMENT)			

ALTERNATIVE WATER HEATING - GHE
 All water heaters shall comply with the requirements of SANS 10087-1 and SANS 10252-1 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.
 All hot water pipes exposed to the environment shall also be clad with an insulating material that has an R-value of 1 or bigger for pipes with an internal diameter of 80mm or less.
 Water Pipework to be deemed to satisfy SANS 10400 XA & be in accordance with SANS 10252-1 and SANS 10254.

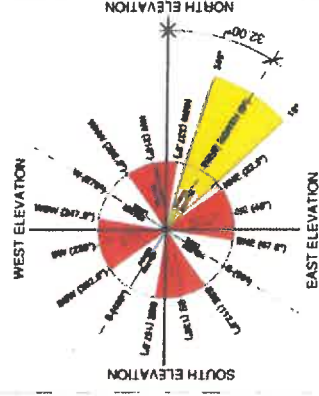
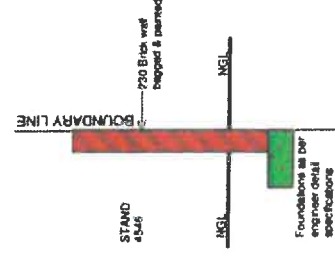
WATER HEATING STORAGE & SOLAR PANELS
REQUIRED

OCCUPATION CATEGORY: HA	
NUMBER OF PERSONS	11
AVERAGE USAGE PER DAY @ 60°C Litre/person/day	115
ESTIMATED TOTAL DAILY USAGE	1265
REQUIRED TOTAL STORAGE PER PERSON Table 10	500
1.5 # SOLAR HEATED	750

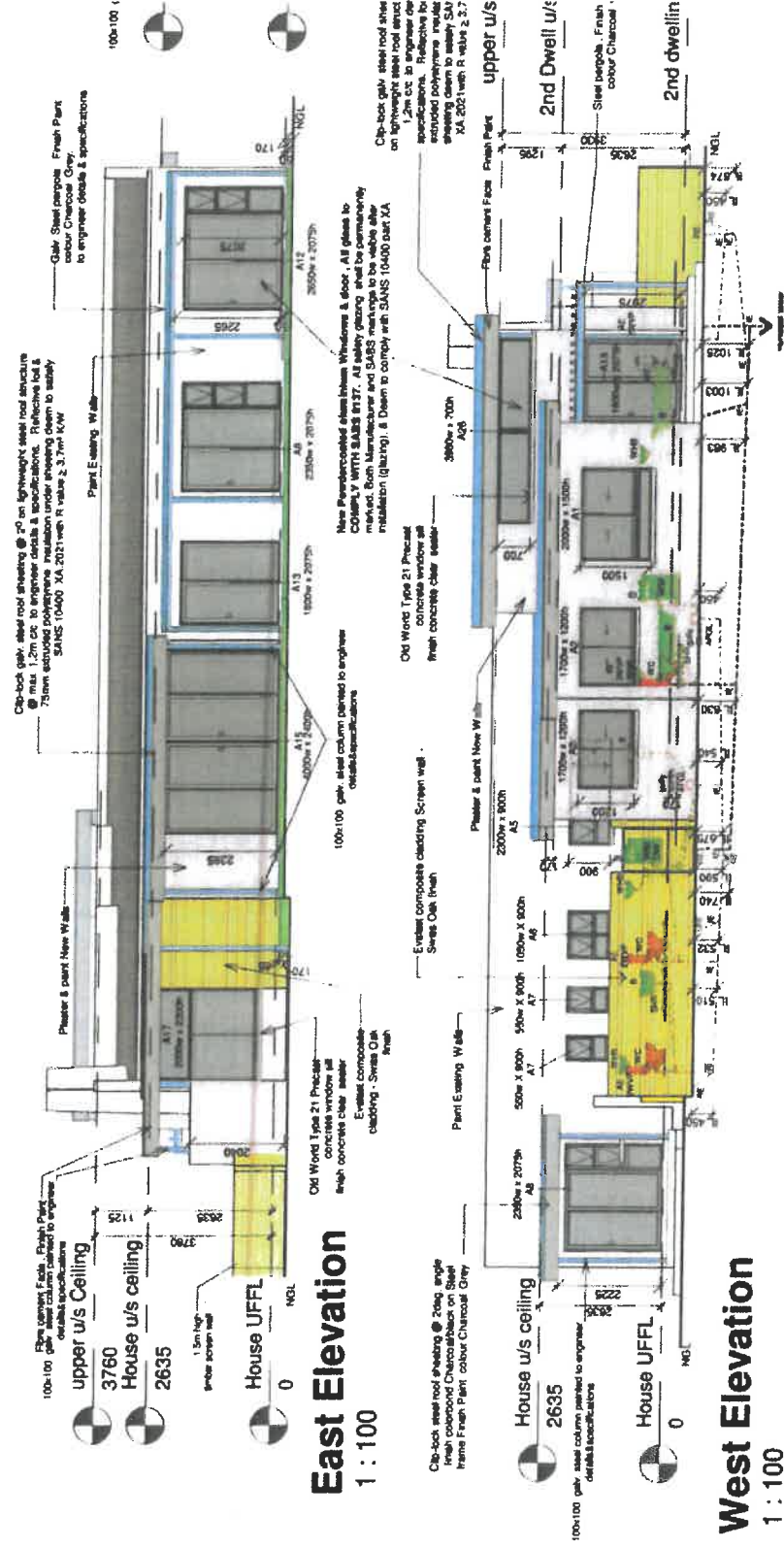
LIGHTING
 All light fittings to be fitted with LED/LC lights

NEW DETACH ROOF MAKE UP	
COMPONENTS	R-VALUE
Roof/ceiling material	0.3
Reflective foil s/p headflow up	0.68
XPS insulation (headboard 70mm)	2.67
XPS (headboard ceiling 30mm)	1.14
TOTAL	4.79

NEW CONCRETE ROOF MAKE UP	
COMPONENTS	R-VALUE
XPS insulation (headboard 50mm)	1.9
Roof/ceiling material	0.3
XPS (headboard ceiling 50mm)	1.9
TOTAL	4.1



Typical Section Boundary Wall
 1:50



West Elevation
 1:100

East Elevation
 1:100

FENESTRATION

House	Storey total fenestration area	60,08	sqm
	Storey net internal floor area b	155,00	sqm
Fenestration %: IF >20%, use this to enter Table 4		38,76	%

House Aluminium Doors & windows
with thermal breaks & Glazing with total 3.3 U value & 0.39 shgc
values as per table 4, SANS 10400 XA:2021-ED2
(SEE GROUND FENESTRATION CALCULATION DOCUMENT)

2nd Dwelling	Storey total fenestration area	23.99 sqm
	Storey net internal floor area b	54.00 sqm
Fenestration %: if >20%, use this to enter Table 4		44.24 %

Second Dwelling Aluminium doors & windows with thermal breaks & Glazing with total max. 3 U & 0.35 sigpc
 Values as per table 4, SANS 10400 YA:2002-E102
 (SEE FIRST FENESTRATION CALCULATION DOCUMENT)

ALTERNATIVE WATER HEATING - CSM
 Instantaneous gas water heaters shall comply with the requirements of SANS 10054-2 and SANS 10054-3 and SANS 10087-1. All hot water pipes exposed to the environment shall also be clad with an insulating material that has an R-value of 1 or bigger for pipes with an internal diameter of 50mm or less.

Water Pesticidation is to deem to satisfy SANS 10000A-2 to be in accordance with SANS 10252-1 and SANS 10254.

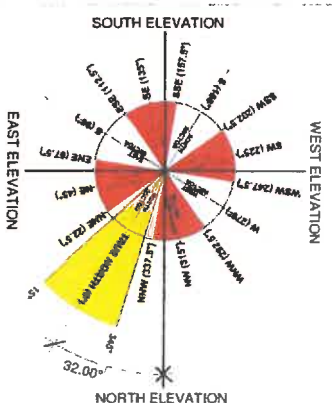
WATER HEATING STORAGE & SOLAR PANELS REQUIRED	
NUMBER OF PERSONS	REQUIRED
1	120
2	116
3	112
4	108
5	104
6	100
7	96
8	92
9	88
10	84
11	80
12	76
13	72
14	68
15	64
16	60
17	56
18	52
19	48
20	44
21	40
22	36
23	32
24	28
25	24
26	20
27	16
28	12
29	8
30	4

NEW PITCH ROOF MAKE UP

COMPONENTS	R-VALUE
Roof/ceiling material	0.3
Reflective foil $\leq 10^\circ$ heatflow up	0.68
XPS (insulation "isoboard" 70mm)	2.67
XPS ("isoboard" ceiling 30mm)	1.14
TOTAL	<u>4.79</u>

NEW CONCRETE ROOF MAKE UP

COMPONENTS	R-VALUE
XPS insulation ("Isoboard" 50mm)	1.9
Roof/ceiling material	0.3
XPS ("Isoboard" ceiling 50mm)	1.9
TOTAL	4.1



Cap-lock steel roof sheathing
lightweight steel roof structure
C/C to eave/ridge details & spec
Reflective foil & 75mm extrude
insulation under sheathing detail
SANS 10400 XA.2021 with
3,7m²/KW

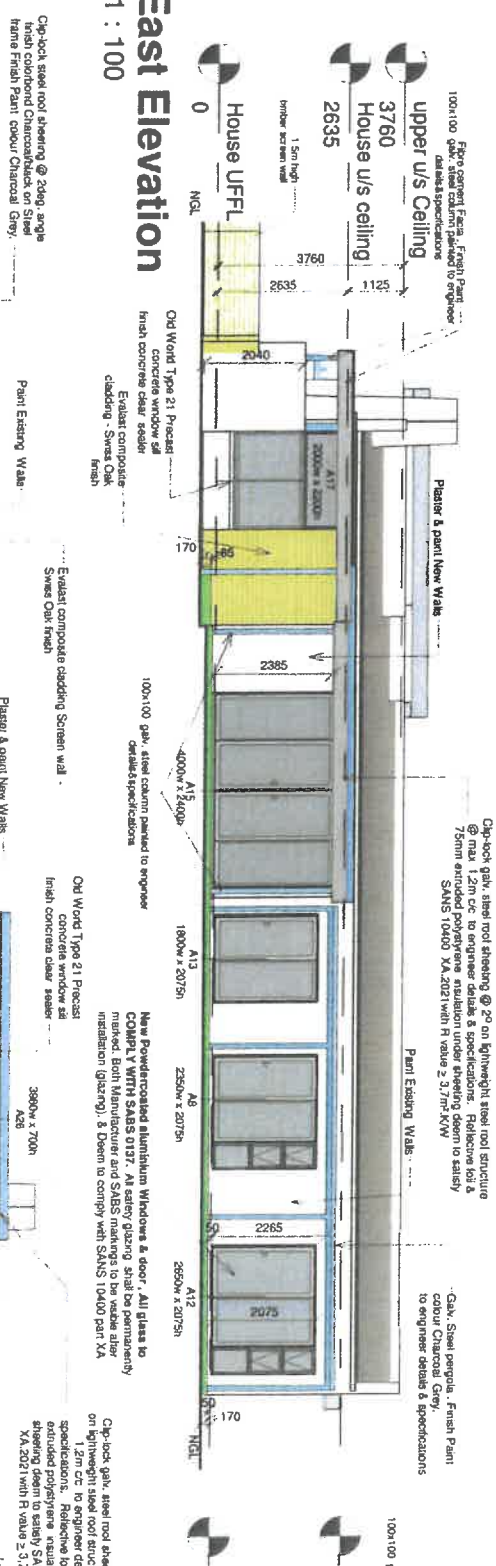
100x100 galy. steel column
details & specifications

Hour

Section
1 : 100

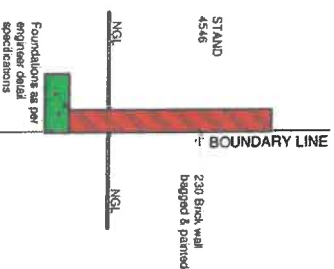
East Elevation

1 : 100



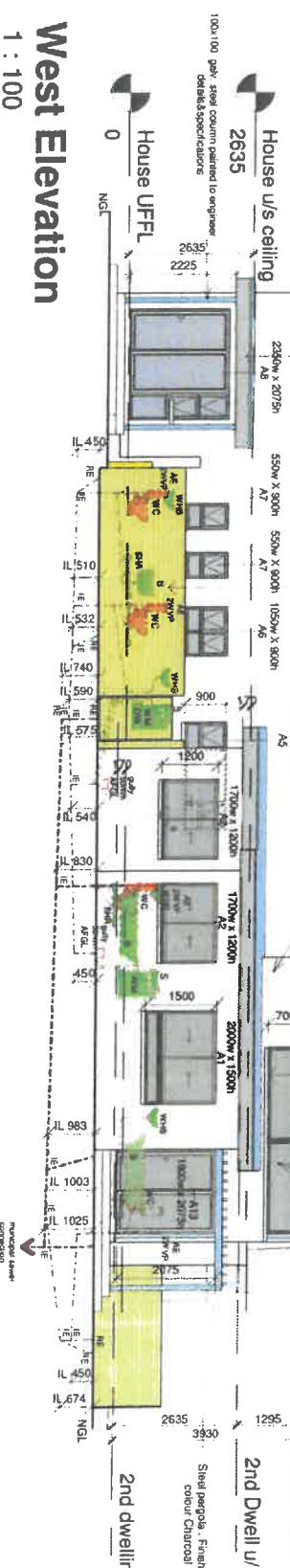
Typical Section Boundary Wall

150



West Elevation

1:100



project title
Additions to Existing House,
erf 4546, 1 Pelikaan Street,
Onder Papagaai Berg

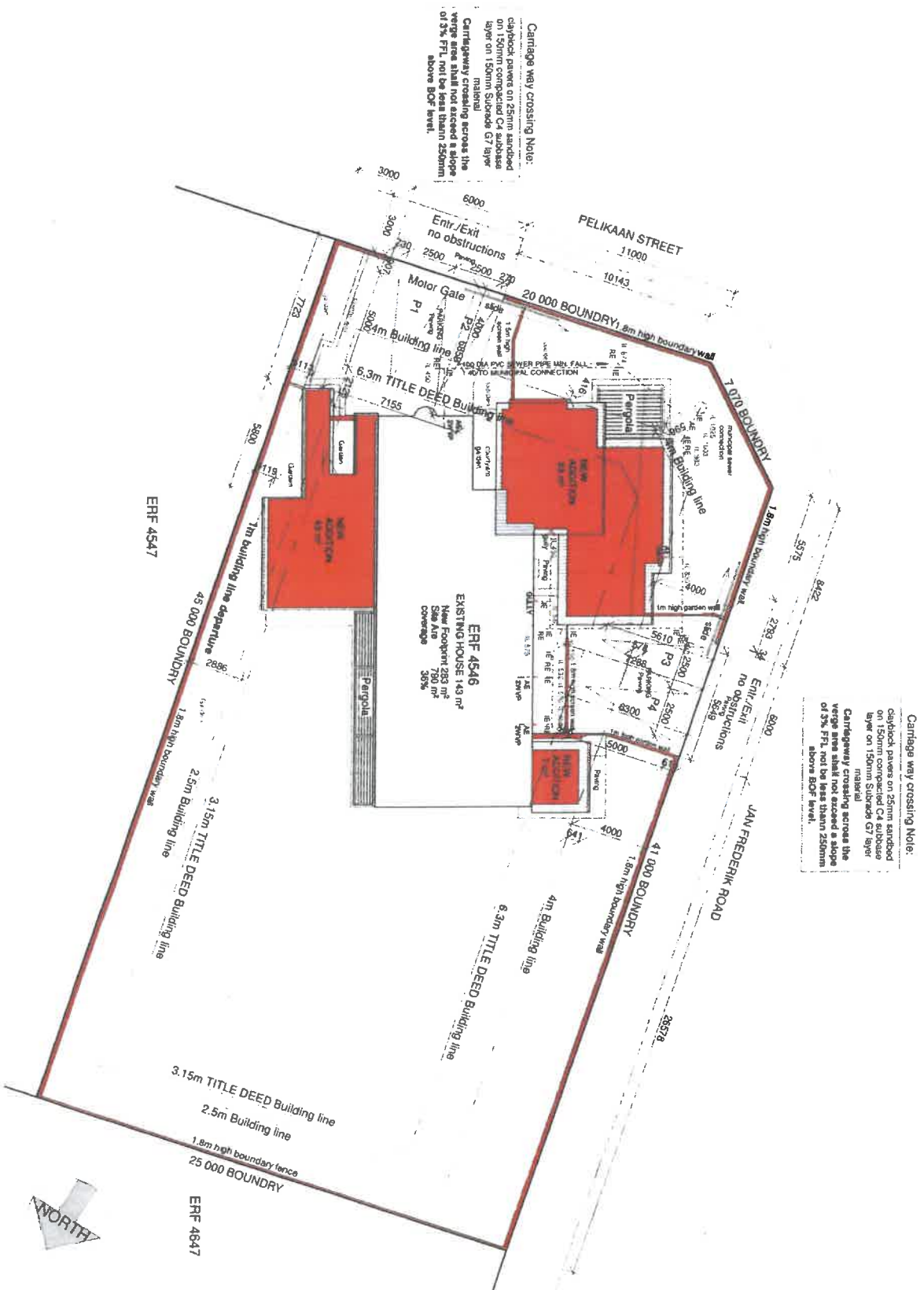
Site Plan

client
Mr. JP & Mrs.
YC Pellissier

ACHO D ARCHITECTURE
80 Blombosch Estate
Mosselbay
[t] +27 824956548
[e] icornelis@acho-d.com
www.acho-d.com

1 Site Plan

1 : 200





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ANNEXURE C

TITLE DEED

285

JOOSTE HESWICK ING.
PAPEGAAISTRAAT 12
STELLENBOSCH

Vir verdere ondersoek
Vir further investigations see
.....

Opgestel deur my

TRANSPORTBESORGER
MICHELLE LEATITIA HESWICK

For endorsement	
Purchased price/value	Gift fee
R. 100 000,00	R. 999,00
Reason for exemption	Exempt i.r.o
Cat.	section Act.

DATA / CAPTURE
21 NOV 2016
MADAMAL

T 000068815 / 2016

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

JACOBUS PETRUS VAN ZYL

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag geteken te STELLENBOSCH op 18 Mei 2016 aan hom verleen deur

GEORGE MURRAY PELLISSIER
Identiteitsnommer 410528 5051 08 5
Getroud buite gemeenskap van goed

DATA / VERIFY
21 NOV 2016
ZAVULA THULANI

En genoemde Komparant het verklaar dat sy prinsipaal, op 3 Desember 2015, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedgeer en transporteer aan en ten gunste van

JEAN-PIERRE PELLISSIER

Identiteitsnommer 750414 5145 08 6

En

YUNG-CHING PELLISSIER

Identiteitsnommer 760902 1223 18 6

Getroud binne gemeenskap van goed met mekaar

diese Opvolgers in Titel of Regverkrygendes, in volkome en vrye eiendom

**ERF 4546 STELLENBOSCH, in die Munisipaliteit en Afdeling Stellenbosch,
Wes-Kaap Provinsie**

GROOT 1 137 (Eenduisend Eenhondred Sewe en Dertig) Vierkante meter

EERSTE OORGEDRA en steeds gehou kragtens Transportakte Nommer T9938/1975 met Algemene Plan Nommer TP 8314 wat daarop betrekking het

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Dorpstitel nr 4385 gedateer 22 Februarie 1974.
- B. **NIE ONDERHEWIG** aan voorwaarde B.III op bladsy 3 van Transportakte Nr T9938/1975 vanweë Artikel 53 van die Wysigingswet op die Registrasie van Myntitels, Wet Nr 24 van 2003.
- C. **ONDERHEWIG** aan die volgende voorwaarde vervat in Stellenbosch Grondbrief Boekdeel 8 nr 15 gedateer 22 Junie 1908, wat as volg lees:-
- "Subject, however to all such Duties and regulations as either are already or shall in future be established with regard to such lands."
- D. **GEREGTIG** op die voorddele van die twee Serwituut endossemente gedateer 20 September 1938 op voormelde Stellenbosch Grondbrief Boekdeel 8 nr 15, wat as volg lees: -

"REMAINDER

REGISTRATION OF SERVITUDE

Transfer 9729/1938 dated 20/9/1938 (a) a right of way 24 feet wide over property thereby conveyed and numbered zhg and 1.2 on the diagram thereto annexed joining up with the right of way from g to l indicated on the said diagram has been granted in favour of the owner and his successors in title of the property held hereunder; (b) a strip of land 20 feet wide along the boundary marked gp on the said diagram shall not be cultivated by the owner of the property thereby conveyed but only be used for road purposes, as will more fully appear on reference to the said Transfer:

REMAINDER:

REGISTRATION OF SERVITUDE:

Transfer 9730 dated 29/9/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder.

As will more fully appear on reference to the said Transfer.

E.

Transportakte 1938/1975
ONDERHEWIG aan die voorwaardes opgelê deur die Administrateur van die Kaap-Provinsie by goedkeuring van die Dorp Onder Papegaaiberg Uitbreiding nr 1, welke voorwaardes as volg lui:

8. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing nr 383 van 13 Junie 1958.
9. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalinge daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalinge van artikel 146 van Ordonnansie nr 15 van 1952 soos gewysig, vervang nie.
10. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
11. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
12. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.

13. (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
- (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag nader as 6,30 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meters van enige ander grens opgerig word nie.
- (c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit geen erf is.
- (d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- en dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

F. **ONDERHEWIG** verder aan 'n lewenslange vruggebruik ten gunste van GEORGE MURRAY PELLISSIER, Identiteitsnommer 410528 5051 08 5, Getroud buite gemeenskap van goed.

WESHALWE die komparant afstand doen van al die regte en titel wat

GEORGE MURRAY PELLISSIER, Getroude soos vermeld

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

JEAN-PIERRE PELLISSIER en YUNG-CHING PELLISSIER, Getroude soos voormeld

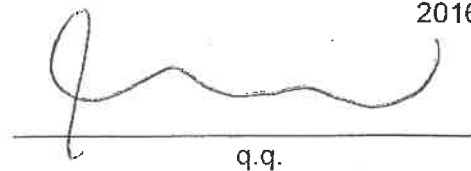
diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van R1 700 000,00 (Een Miljoen Sewe Honderd Duisend Rand) (die waarde van die blote markwaarde beloop R630 835,32 (Ses Honderd en Dertig Duisend Agt Honderd Vyf en Dertig Rand Twee en Dertig Sent) en die waarde van die vrugbruik beloop R1 113 751,12 (Een Miljoen Een Honderd en Dertien Duisend Sewe Honderd Een en Vyftig Rand Twaalf Sent).

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

2016 - 11 - 9

2016


q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES

A. LIFELONG USFRUIT	
GESETER ARM	VIDEO TO
MARITTA PELLISSIER	
ID. 460707 0082084 NOLP.	
K	S
0-9 NOV 2016	RECEIVED

1-6
07

Prepared by me

CONVEYANCER
MICHELLE LEATITIA HESWICK

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GEORGE MURRAY PELLISSIER
Identity Number 410528 5051 08 5
Married out of Community of Property

Do hereby nominate, constitute and appoint

JACOBUS PETRUS VAN ZYL or MICHELLE LEATITIA HESWICK

with the power of substitution to be my true and lawful attorney and agent to appear before the Registrar of Deeds at Cape Town, or any other competent official in the Republic of South Africa

And then and there to declare that the Transferor did on 3 December 2015 sell by Private Treaty to

JEAN-PIERRE PELLISSIER
Identity Number 750414 5145 08 6
and
YUNG-CHING PELLISSIER
Identity Number 760902 1223 18 6
Married in community of property to each other

for the sum of R 1 700 000.00 (One Million Seven Hundred Thousand Rand) (the value of the Bare Dominium being R630 835,32 (Six Hundred and Thirty Thousand Eight Hundred and Thirty Five Rand Thirty Two Cents) and the value of the Usufruct being R1 113 751,12 (One Million One Hundred and Thirteen Thousand Seven Hundred and Fifty One Rand Twelve Cents)

the following property:

CP
FW

ERF 4546 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF
STELLENBOSCH, PROVINCE OF THE WESTERN CAPE

IN EXTENT 1137 (ONE THOUSAND ONE HUNDRED AND THIRTY SEVEN)
SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T9938/1975

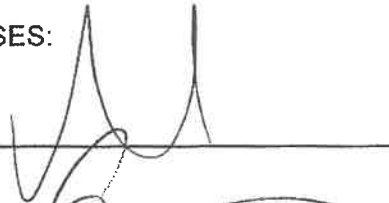
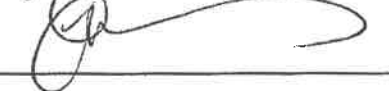
SUBJECT to the reservation of a lifelong usufruct in favour of:

GEORGE MURRAY PELLISSIER
Identity Number 410528 5051 08 5
Married out of community of property

And further cede and transfer the said property to the said transferees; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as Transferor might or could do if personally present and acting therein, hereby ratifying, allowing and confirming all and whatsoever the said agent shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at STELLENBOSCH on 18 May 2016 in the presence
of the undersigned witnesses.

WITNESSES:

1. 
2. 


GEORGE MURRAY PELLISSIER

