To: Stellenbosch Municipality

5th of June 2026

ERF 863, 15 Piet Retief Street, Krigeville, Stellenbosch, 7600

Application for Relaxation and removal of Title Deed Restriction: Site Coverage

1. Introduction

This motivation supports an application to relax a title deed restriction limiting site coverage to one third of the sites size OR 33.33%. The subject property is a 1050 m² residential erf developed with a double-storey single dwelling house. The proposed additions increase coverage to approximately **38.04%.**

2. Proposed Development

The additions include:

GROUND FLOOR

- Extension of the existing kitchen
- Addition of a scullery, laundry, and pantry
- Outdoor toilet
- External staircase to the upper floor

FIRST FLOOR

- Walk-in closet to the main bedroom
- Home gym

The development remains purely residential, with no additional dwelling units or commercial use.

3. Motivation for Increased Coverage

The existing coverage restriction is outdated and does not accommodate modern residential requirements. The proposed additions address essential functional needs and improve internal circulation and usability of the dwelling.

4. Impact on Neighbours & Surroundings

The proposed development will not adversely affect neighbouring properties. Height, building lines, privacy, and access to light and ventilation are maintained. The additions are domestic in scale and compatible with surrounding development.

5. Area Character & Services

The surrounding area consists predominantly of single residential properties, many of which have similar building footprints. The proposal aligns with the established character of the neighbourhood and can be accommodated by existing municipal services.

6. Conclusion

The proposed relaxation of the title deed restriction is **reasonable, site-specific, and justified**. It enables efficient use of the property while maintaining residential character and adequate open space. Approval is therefore respectfully requested.

Owner:

Milla Trust - Esme Odendaal

Signature: 

Date: 05/06/2026