

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Affected person's Name
Affected persons Physical Address

Affected person's Title:

REMOVAL OF RESTRICTIONS, CONSOLIDATION, DEPARTURE AND PERMISSION IN TERMS OF THE ZONING SCHEME: ERVEN 2286, 16357 AND 3491 STELLENBOSCH

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

Application Property Address	No 18, 18A and 20 Verreweide Street, Stellenbosch
Application Property Number	Erven 2286, 16357 and 3491 2308 Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	Apex SPV 3 (Pty) Ltd and Apex SPV 1 (Pty) Ltd
Application Reference	TP1472/2025
Application Type	Removal of restrictions, consolidation and departure

Detailed description of land use or development proposal, including its intent and purpose:

1. Application is made in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of restrictive title deed conditions - "Conditions C. (1) & (5) contained in Title Deed T69846/2025 and Conditions C. (1) & (5) and I. C (ii) T69847/2025, to construct for a block of flats on Erven 2286, 16357 and 3491 (to be consolidated) Stellenbosch.

The conditions to be removed read as follows:

Paragraph C (1) "The above lot shall be used for residential purposes only, and only once residence shall be erected thereon; provided however that a semi-detached residence may be erected thereon subject to Clause 4 thereof

Paragraph C (5) "All buildings shall be erected not less than 20 feet from the front or street boundary line of the above lot, and not less than 10 feet from the side and back boundary lines of the said lot"

Paragraph I. C. (ii): Subject to the special condition contained in the abovementioned Deed of Transfer Number T21259 dated 5 December 1946, imposed in favour of the Council of the Municipality of Stellenbosch, as owner of the remainder of the land held by Deed of Grant issued on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) and its successors in title, which read as follows: That the owner of this lot shall not be entitled to erect flats on this lot and further that the dwelling house to be erected shall harmonise with surrounding buildings in appearance, architecture and construction.

2. Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Erven 2286, 16357 and 3491 and 2308 (unregistered erf 19026).
3. Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for departure to allow for the following
 - Relaxation of the eastern building line on the ground floor from 4,5m and 6.0m to 2m and 3,15m for purposes of the staircase and apartments (ground floor to third floor)
 - Relaxation of the southern building line from 4.5m and 6.0m to 3.15m for the first to second floors.

- To exceed the permissible bulk from 0.75 to 1,0
 - To allow for the under-provision of parking (64 bays in lieu of 66 bays).
4. Application in terms of Section 15 (2) (g) of the Stellenbosch Municipal Land Use Planning Law (2023) for a Permission required in terms of the Zoning Scheme to:
- a) Allow for 3x motor vehicle parking bays to be substituted with 14 motor cycle bays
 - b) Allow for 2x motor vehicle parking bays to be substituted with 12x bicycle bays.

Notice is hereby given in terms of the provisions of Section 46 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 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: **(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (emilevdm@adept.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 27 July 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 (Emile van der Merwe) for assistance at the e-mail address provided or telephonically at (0845566461/021-8865050) during normal office hours.

YOURS FAITHFULLY

**EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS**

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE
PARTYE VIR KOMMENTAAR.**

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

**OPHEFFING VAN TITELBEPERKINGS, KONSOLIDASIE, AFKWYING EN GOEDKEURING IN TERME VAN
DIE SONERINGSKEMA: ERWE 2286, 16357 EN 3491 STELLENBOSCH**

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

Adres van aansoek eiendom	Verreweide straat 18, 18 A en 20
Aansoek eiendom beskrywing	Erwe 2286, 16357 en 3491 Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	Apex SPV 3 (Pty) Ltd & Apex SPV 1 (Pty) Ltd
Aansoek Verwysing	TP1472/2025
Tipe Aansoek	Opheffing van beperkings, konsolidasie en afwyking

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek in terme van Artikel 15 (2) (f) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die opheffing van beperkende titelvoorwaardes,- "Voorwaardes C. (1) & (5) soos vervat in Transport Akte T69846/2025 en "Voorwaardes C. (1) & (5) en I. C (ii) soos vervat in Transport Akte T69847/2025 ten einde die ontwikkeling van woonstelle op Erwe 2286, 16357 en 3491, Stellenbosch (te gekonsolideer te word) toe te laat.

Die voorwaardes om opgehef te word as volg:

Paragraph C (1) "The above lot shall be used for residential purposes only, and only once residence shall be erected thereon; provided however that a semi-detached residence may be erected thereon subject to Clause thereof

Paragraph C (5) "All buildings shall be erected not less than 20 feet from the front or street boundary line of the above lot, and not less than 10 feet from the side and back boundary lines of the said lot"

Paragraph I. C. (ii): Subject to the special condition contained in the abovementioned Deed of Transfer Number T21259 dated 5 December 1946, imposed in favour of the Council of the Municipality of Stellenbosch, as owner of the remainder of the land held by Deed of Grant issued on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) and its successors in title, which read as follows: That the owner of this lot shall not be entitled to erect flats on this lot and further that the dwelling house to be erected shall harmonise with surrounding buildings in appearance, architecture and construction.

2. Aansoek in terms of Artikel 15 (2) (e) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die konsolidasie van Erwe 2286, 16357 en 3491 (ongeregistreerde Erf 19026).

3. Aansoek in terme van Artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir afwyking van die volgende:
 - Verslapping van die oostelike boulyn op grondvlak vanaf 4,5m en 6m na 2m en 3,15m ten opsigte van die trappe en woonstelle (grond tot derde vloer)
 - Verslapping van suidelike boulyn van 4.5m en 6m na 3,15m vir die eerste en tweede vloer
 - Verhoging in die vloerfaktor vanaf 0.75 na 1,0
 - Voorsiening te maak vir die onder-voorsiening van parkering (64 parkeerplekke in stede van 66 parkeerplekke)
4. Aansoek in terms of Artikel 15 (2) (g) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir goedkeuring in terme van die Soneringskema vir:
 - a) Om 3 motor parkeerplekke te vervang met 14 motorfiets parkeerplekke
 - b) Om 2 motor parkeerplekke te vervang met 12 fiets parkeerplekke.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik 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 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: **(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (emilevdm@adept.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 **27 July 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 (0845566461/ 886 5050) gedurende normale kantoor ure.

Die uwe

**EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGS KONSULTANTE**

2025-11-26

My ref: Erf 2286 Stellenbosch

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

**REMOVAL OF RESTRICTIONS, CONSOLIDATION AND PERMANENT DEPARTURES: ERVEN
2286, 16357 and 3491 VERREWEIDE STREET STELLENBOSCH**

Attached hereby please find the required application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) on the above-mentioned properties. In this regard application is made for the following:

- Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "Conditions C. (1) & (5) contained in Title Deed T69846/2025 and "Conditions C. (1) & (5) and D I. C. (ii) contained in Title Deed T69847/2025, to allow for a block of flats.
- Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Remainder Erf 2286, Erf 16357 and Erf 3491 (unregistered erf 19026).
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for a permanent departure to allow for a floor factor of 1 in lieu of 0.75;

Doornbosch Centre | Strand Road | PO Box 204 | Stellenbosch 7599
Tel: 021 - 886 5050 | Fax: 021 - 883 8965 | Email: emilevdm@adept.co.za

EvdM Town Planning Services CC Reg. No. 2005/162249/23
Emile van der Merwe URP(SA) B. Hon. M(URP) MSAPI

- Application is made in terms of Section 15(2) (b) of the Land Use Planning By-Law for a permanent departure to accommodate the following buildings lines:
 - Eastern boundary – 2m and 3,15m in respect of the staircase and apartments (ground to third floor)
 - Southern boundary – 3,15m in respect of apartments (first to second floor)

Included hereby please find the following:

Appendix 1	:	Location
Appendix 2	:	Title Deed
Appendix 3	:	Resolution
Appendix 4	:	Power of attorney
Appendix 5	:	SG diagram
Appendix 6	:	Land Use approval
Appendix 7	:	Building plan approval
Appendix 8	:	Consolidation plan
Appendix 9	:	Site and Floor plans
Appendix 10	:	Traffic Impact Statement
Appendix 11	:	Services Report
Appendix 12	:	Completed application form

Included hereby please also find proof of payment in respect of the application fees (R13 550). Can you please provide the associated invoice in this regard.

Your assistance in this matter will be appreciated.

Thanking you in anticipation.

Yours faithfully



EMILE VAN DER MERWE

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

1. BRIEF

Emile van der Merwe Town Planning Consultants have been appointed by, the registered owner of Erven 2286, 16357 and 3491, Stellenbosch, to prepare and submit the required town planning report to the Stellenbosch Municipality in respect of the following:

- Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "Conditions C. (1) & (5) contained in Title Deed T69846/2025 and "Conditions C. (1) & (5) and D I. C. (ii) contained in Title Deed T69847/2025, to allow for a block of flats.
- Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Remainder Erf 2286, Erf 16357 and Erf 3491 (unregistered erf 19026).
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for a permanent departure to allow for a floor factor of 1 in lieu of 0.75;
- Application is made in terms of Section 15(2) (b) of the Land Use Planning By-Law for a permanent departure to accommodate the following buildings lines:
 - Eastern boundary – 2m and 3,15m in respect of the staircase and apartments (ground to third floor)
 - Southern boundary – 3,15m in respect of apartments (first to second floor)

The following report will endeavour to show that the development proposals are in line and conforms to documents and frameworks that it consistent wit the land use and planning objections set out in the Spatial Planning and Land Use Management Act as well as the Western Cape Planning Act. The proposal in terms of its density (only 18 apartments) will not have a negative impact on municipal service infrastructure (roads, water, sewerage etc).

2. LOCATION: APPENDIX 1

The application properties are located at Nr 18, 18A and 20 Verreweide Street and is situated in the area known as Universiteitsoord that is within easy walking distance of the Stellenbosch University and Central Business area.

3. OWNERSHIP AND PROPERTY DESCRIPTION

OWNER	TITLE DEED	PROPERTY DESCRIPTION
Apex SPV 3 (Pty) Ltd	T16846/2025and T16846/2025	Remainder Erf 2286 Stellenbosch in the Municipality and Division Stellenbosch, Province of the Western Cape. Erf 16357 Stellenbosch in the Municipality and Division Stellenbosch, Province of the Western Cape.
Apex SPV1 (Pty) Ltd	T59050/2022	Remainder Erf 3941 Stellenbosch in the Municipality and Division Stellenbosch, Province of the Western Cape.

Copies of the Title Deeds are attached as **Appendix 2**. The company resolution is attached as **Appendix 3**. The power of attorney is attached as **Appendix 4**. The SG diagrams are attached as **Appendix 5**.

4. ZONING AND DEVELOPMENT RIGHTS

The Stellenbosch Municipality on 13 February 2024 granted approval for the removal of restrictive title deed conditions and permanent departures to allow for the development of a block of flats on Erf 3491 Stellenbosch. The letter of approval is attached as **Appendix 6**. Final buildings plans for the said development have been approved in accordance with Building Plan 6967/2025 (**Appendix 7**).

Remainder Erf 2286 and Erf 16357 that forms part of the proposed new extended development are zoned as Multi-Unit residential zone.

Extract – Stellenbosch Zoning Maps – approved zoning scheme by-law: Multi-Unit residential zone



The purpose of the multi-unit residential zone is provided below.

77. Purpose of the zone

- (1) The purpose of this zone is to make provision for:
 - (a) group housing development of medium or high density with a uniform group character and shared private services and access, which may either be subdivided or on one cadastral land unit.
 - (b) development of medium and high-density conventional dwelling houses, semi-detached or row houses.
 - (c) high-density residential development such as flats.
 - (d) other multi-unit high or density residential accommodation such as student, retirement and community residential buildings and limited tourism accommodation.

The following primary, additional and consent uses in terms of Section 78 (1) of the said By-Law are permitted:

Primary Uses	Additional Uses in dwelling house 2 nd dwelling and other dwelling units (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> • Commune • Dwelling house • Flats • Group housing • Guest house • Hostel • Retirement village • Second dwelling house • Tourist dwelling unit • Private road 	<ul style="list-style-type: none"> • Bed and breakfast establishment • Home day care centre • Home occupation practice • Home lodging • Occasional use (one event/year) 	<ul style="list-style-type: none"> • Community residential building • Guest house (meeting & beauty treatment room) • Occasional use (>one/year) • Renewable energy structure • Rooftop base telecommunication station • Tourist accommodation establishment • Welfare institution • Additional uses exceeding parameters in this chapter

The development are considered a primary right in terms of the zoning.

The development parameters applicable to the zoning is provided below.

Building type permitted	Street boundary building lines (m)	Common boundary building lines (m)	Max Coverage	Max Height	Floor area
Group housing; Retirement village	External: 3m Internal: 0m	External: 3m Internal: 0m	50%	2 storeys	n/a
Flats	All levels: 4,5m	Ground floor: 4,5m First floor: 4,5m Second floor: 6m	50%	4 storeys	75%
All other buildings	All levels: 4,5m	Ground floor: 4,6m First floor: 4,5m Second floor: 6m	50%	3 storeys	75%

5. PROPOSED DEVELOPMENT - SEE PLANS ATTACHED AS APPENDIX 9

The proposal entails the consolidation of Erven 3491, Remainder Erf 2286 and Erf 16357 (to be registered as Erf 19026) with an area of 2477m². The consolidation plan is attached as **Appendix 8**.

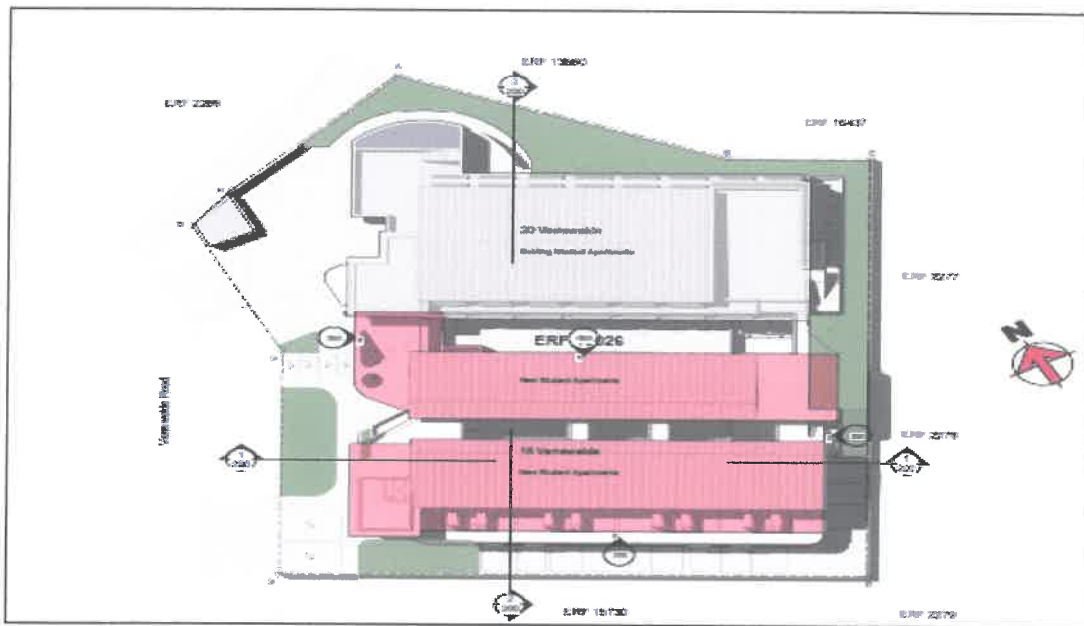
As mentioned, has approval been granted for the development of a block of flats on Erf 3491 that is situated to the immediate north of Erven 2286 and Erf 16357. The development is nearing its completion and it is envisaged that occupancy will occur during January 2026.

Development on Erf 3491



The said property/development will be incorporated and will form part of the development proposals made on Remainder Erf 2286 and Erf 16357. The consolidation of the approved development is considered desirable and as it will provide the opportunity to minimise the traffic impact and vehicle flow on Verreweide street. The existing approved access will be utilised in favour of the new development. The consolidation also provides the opportunity for improved spatial configuration with regard to internal building plans, recreation areas etc.

Consolidated development



WCM Heritage Consultancy have been appointed by the owner to obtain the required demolition permit form Heritage Western Cape.

The architectural style, materials and finishes will be similar to the approved development on Erf 3491 to form a harmonious entity that conforms to the character of the surrounding area. The development makes provision two (2) studio apartments and twenty-four (24) two-bedroom units (26 apartments in total). The site will also include shared amenities such as a study centre, laundry room, and a small café on the ground floor.

According to the Stellenbosch Zoning Scheme Regulations (2019), the parking requirement for student accommodation is 1.5 bays per unit. For the existing 18 units and proposed 26 units (total 44), this equates to 66 parking bays. With the new development, the site as a whole will accommodate 69 bays as follows:

- 64 car bays (including 4 accessible bays),
- 14 motorcycle bays (converted to 3 car bays),
- 12 bicycle bays (converted to 2 car bays).

The minimum parking requirement will therefore be met and exceeded.

Height

Permissible = 4 storeys

Provided = 4 storeys

Coverage = 50%

Provided = 48%

Floor factor

Permissible = 0.75

Provided = 1

Building lines

Street 4,6m

Provided = 6,3m

Ground floor 4,6

Refer to site plan with departure

First floor 4,5m

Refer to site plan with departure

Second floor and third floor -6m

Refer to site plan with departure

Departures

Bulk

The proposal allows for a bulk factor of 1 in lieu of the 0.75 parameter as per the zoning scheme regulations. The said departure however will not result in the over-development of the property and the design and architectural style of the development will not have a detrimental impact on the character of the surrounding area. The massing (bulk) of the building is minimised and will be mitigated by the development of two separate blocks situated on the northern and southern side of the property.

The street façade will further be softened by the large trees that exists on the eastern border of Verreweide road (see picture bellow).

LANDSCAPING – STREET BOUNDARY – VERREWEIDE ROAD



The buildings will be set back 6.3m from the street boundary and no departures are required in this regard.

Note: The proposed floor factor (bulk) conforms to the proposal put forward in the Stellenbosch Draft Zoning Scheme By-Law (General Residential III – flats) that allows for a floor factor of 1.

Building lines

The departure in respect of the 2m building line on the eastern boundary is to accommodate the external staircase whilst a 3,15m building line follows the Title deed restriction. It is envisaged that the eastern building line departure will not affect the adjacent properties to the east as in fronts on the existing parking areas located at the west/rear of the said buildings. It is also envisaged that the departure from the southern building line to accommodate a building line of 3,15m will not adversely the development on Erf 15730 given the existing setback/building line of the building and the trees situated on the boundary between the properties.

The proposal is considered consistent with the contextual and morphology (urban form and space) of the area in which it is located. The professional team is of the opinion that the development proposals put forward for the re-development of the property are in support of sustainability and that the fundamental objectives of appropriate design, dimensions, elements and experience of place are met in a holistic and integrated manner.

Character of the Area

The application site is an established residential site with existing residential densification developments adjacent to the site and within its immediate context. As mentioned above it is envisaged that the proposed development to allow for the redevelopment of the property, will not detract from the character of the area. There are already various established multi-unit residential developments in the immediate surrounding area. The proposed removal of title conditions will therefore not detract from the character and quality of the area. The location of the property in relation to existing high density apartments and recently approved development is provided below.

TITLE DEED RESTRICTIONS

The title deed conditions applicable to the properties are in contradiction with the primary uses permissible on the property and are not aligned with the policy and planning directives of the Stellenbosch Municipal Zoning Scheme By-Law as well as the objectives of the Stellenbosch Spatial Development Framework (2023), which designates the area for residential intensification, within the urban edge and within close proximity of an activity route. The removal of the conditions is therefore consistent and aligned with the strategic planning documents of the Municipality.

The title deed and the original township establishment conditions no longer serve the purpose of guiding land use development in this area. This has been demonstrated by recently approved similar developments in the surrounding area.

6. SPATIAL PLANNING AND LAND USE PRINCIPLES

LAND USE PLANNING ACT, 2014

The development principles on National level are embedded in terms of Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), while the land use planning principles on Provincial level is in terms of Section 59 of the Western Cape

Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). These development principles were adopted and included into the subsequent Land Use Planning By- Laws promulgated for each Local Municipality.

The application on Erf 3491 Stellenbosch is considered consistent with the following 5 development principles:

(a) Principle of spatial justice

The spatial justice principle requires that the past spatial and development imbalances should be redressed through improved access to and utilization of land. The property and proposed development will occur within the approved urban edge of Stellenbosch town in area designated for higher density infill development. The proposed land use and density promote this principle by optimizing resources without compromising the surrounding character of the area.

(b) Principle of spatial sustainability

The principle of spatial sustainability will be achieved by a development if it is spatially compact, using resources sparingly. The proposal achieves and promotes the optimal use of space without compromising the surrounding area and character of the neighbourhood.

The proposal promotes land uses that are spatially compact and recourse frugal within an urban area with sufficient service level capacities.

(c) Principle of efficiency

The property is located within an urban area that is characterised by similar type of developments. The property is linked to the municipal service network system and it is envisaged that the re-development of the property with increase residential density will not impact negatively on municipal service level capacities. The proposed land uses will have a direct and indirect contribution to the local economy of the area through rates and taxes as well as employment.

(d) Principle of spatial resilience

The principles is not applicable since the proposal will take place on an existing erf with development rights

(e) Principle of good administration

The formal application will be submitted to the local authority and relevant statutory authorities for approval and will be administered in accordance with the procedures contemplated in the relevant Municipality's Land Use Planning By-Law.

STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK (2023)

The proposals are considered consistent with the broad objectives and strategic directives of the Stellenbosch Municipal Spatial Development Framework (MSDF) for the following reasons:

- The property is located within the approved urban edge for Stellenbosch Town and in area that has been identified for higher density residential development
- The redevelopment of the property will not impact negatively on the conservation of agricultural land and does not constitute any form of urban sprawl outside the urban edge
- The property is located in an area that is predominantly characterised by higher residential development in support of non-motorised and public transport
- The heritage and scenic quality of the area will not be comprised as a result of the development
- The proposal can be accommodated within the existing service level capacities of the Municipality
- It is compatible with the concept of densification and promotes urban growth inside the urban edge.
- The proposals conform to the underlying development principles put forward in the Land Use Planning Act, 2014 as well as the Spatial Development Land Use Management Act upon which the MSDF are aligned too.

It can thus be argued that proposals will not unreasonably or unacceptably prejudice the interest of the contemplated users of the property, the residents of the immediate surroundings, the broader community and the local authority and will in all probability give rise to an improvement in the social, economical and physical circumstances of the parties concerned.

7. TRAFFIC IMPACT – APPENDIX 10

A Traffic Impact Statement has been prepared by Motion Consulting Engineers attached as Appendix 11-0 . A summary of the finding the report is given below:

Key findings from the assessment include:

- The main vehicular access will be via the existing 6 m wide CWC at 20 Verreweide Road, which complies with the AMG 2020. The existing 18 Verreweide Road access will be retained but only used for access to two bays for the physically disabled.
- One vehicle queue is expected during peak hours; 6.3 m of stacking space will be provided inside the property with a further 4.8 m from the boundary to the kerb, which is sufficient.
- Parking provision (69 bays) exceeds the minimum zoning requirement (66 bays), and the layout complies with local geometric standards.
- Trip generation is expected to be minimal (5 - 8 peak hour trips) and will not impact the operation of Verreweide Road or nearby intersections.
- Pedestrian and cycling infrastructure is generally supportive, but improvements are needed directly along the site frontage.
- The site is well located relative to public transport, as well as various alternative options such as student shuttles and e-hailing.

Recommendations

The following is therefore recommended:

- Extend RM 12 No Stopping Line (red lines) along the street frontage of the site to protect sight lines.
- Construct a surfaced sidewalk along the eastern edge of Verreweide Road (site frontage). This sidewalk should not be narrower than 1.5 m and should ideally be 1.8 m wide.

8. MUNICIPAL SERVICES – APPENDIX 11

Edifice Consulting Engineers have prepared a Services report in respect of the development. The report will be referred to the Directorate Engineering Services of the Stellenbosch Municipality to determine whether upgrades of the existing services will be required.

9. CONCLUSION

From a land use management and spatial planning perspective it is evident that the application conforms to the overarching planning policies and guidelines as adopted and endorsed by national, provincial and local government. The removal of the restrictions will enable the owner to develop the property in accordance with the zoning and the proposed spatial planning proposals envisaged for this section of town. The development proposal is

based on sound planning and urban design guidelines that will support appropriate densification within the urban edge. With reference to the proposed departures the following should be considered:

- The proposal is in line with the Stellenbosch Municipal Spatial Development Framework as it is seen as form of densification that contributes to the sustainable use of land infrastructure within existing urban areas
- The proposed development is consistent with the land use rights attached to the property in terms of the Stellenbosch Zoning Scheme By-Law as well as the proposals put forward in the Draft 2025 Zoning scheme By-law
- The proposal would be of appropriate scale that would relate to the surrounding townscape and land use character of the area
- The proposed departures are not anticipated to have detrimental impact on the adjoining properties or the surrounding environment due to the minor nature of the encroachments
- The proposal is not anticipated to have a negative impact on the residential character or integrity of the surrounding area and it is consistent with the prevailing character of the locality.
- The streetscape alongside Verreweide Road will not be impacted negatively given the 6.3m setback development line and existing large trees in the road reserve.
- Adequate on-site parking is provided.

It is trusted that the Stellenbosch Municipality favourably will consider the application on Erven 2286, 16357 and 3491 Stellenbosch.

APPENDIX 1
LOCATION PLAN

Location map



Date created: 2025/11/25

0.0 0.045 0.090 0.14 0.18 0.22 km



Western Cape
Government
FOR YOU

APPENDIX 2

TITLE DEEDS

1107

CTN 1107
LUCILLE GELDENHUYS ATTORNEYS,
NOTARIES AND CONVEYANCERS
1 ST FLOOR, MERLOT HOUSE
BRANDWACHT OFFICE PARK
TRUMALI STREET, STELLENBOSCH, 7600
TEL NO: 021 887 9149

Prepared by me


CONVEYANCER
LUCILLE GELDENHUYS
(LPCM 83910)

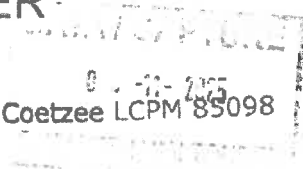
Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 14 000 00,00	R. 4587,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T000069846 / 2025

DEED OF TRANSFER

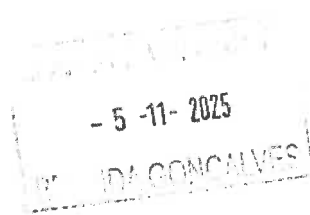
BE IT HEREBY MADE KNOWN THAT

~~JACOBUS PETRUS VAN ZYL (LPCM 79800)~~


Lise Coetzee LPCM 85098

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN,
the said appearer being duly authorised thereto by a Power of Attorney granted to
him/her by

ALETTA DE VOS
Identity Number 5005210096081
Unmarried


- 5 -11- 2025

which said Power of Attorney was signed at STELLENBOSCH on 9 JUNE 2025

And the appearer declared that his/her said principal had, on 24 March 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

APEX SPV 3 PROPRIETARY LIMITED
Registration Number 2024/612175/07

or its Successors in Title or assigns, in full and free property

REMAINDER ERF 2286 STELLENBOSCH,
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH,
WESTERN CAPE PROVINCE

IN EXTENT 642 (SIX HUNDRED AND FORTY TWO) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T15797/1943 with Diagram relating thereto and held by Deed of Transfer Number T24110/2009

- A. **SUBJECT** to the conditions 11 and 111 contained in Deed of Grant issued in terms of provisions of Act 15 of 1887 on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) which reads as follows:

"11. That all roads and thoroughfares being or existing on the land described in the plan or diagram of the same, shall remain free and uninterrupted, unless the same be closed or altered by competent authority."

111. ...

- B. **SUBJECT** further to the additional conditions contained in the said Deed of Grant which reads as follows:

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

- C. **SUBJECT** to and **ENTITLED** to the benefit of the special conditions contained in said Deed of Transfer dated 15 December 1943, Number 15797, imposed for the benefit of all the owners of lots which forms a part of that portion of the town of Stellenbosch now known as "The New University Area" as indicated on General Plan S102, namely:

- (1) The lot shall be utilised for residential purposes only, and only one residence shall be erected on the said lot: provided, however, that a semi-detached residence may be erected thereon subject to the conditions of clause 4 hereof.
- (2) Buildings, in terms of clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay to the Council annually an amount equal to 2½ per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed.

- (3) In the event of one party purchasing two adjacent lots, he shall be allowed to build on one lot and be exempted from the penalty provided for Clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be erected on either lot.
- (4) Plans of all proposed buildings must be submitted in duplicate to the Council for approval, and no building shall be commenced until the Council's approval thereto has been granted. The buildings on each lot shall be of a minimum value of £750.00. The architectural features of all elevations, and in regard to lots abutting on the Jan Marais Park, the hedges, fences and walls, shall harmonise with the scheme of Town Planning as designed by the Council and with the surrounding properties.
- (5) All buildings shall be erected not less than 20 feet from the front or street boundary line of the lot, and not less than 10 feet from the said and back boundary of the lot.
- (6) The above lot being sold exclusively for residential purposes, no trade or business with the exception of private Hotels of boarding houses shall be carried on any lot.
- (7) No subdivision of the above lot shall be made without the sanction of the Council first had and obtained.
- (8) The said Council and their successors in Title of those portions of Lot L111 held under Deed of Grant dated 7 January 1908 (Stellenbosch Freeholds Volume 8 No. 5) and of Lot M held under Deed of Grant dated 22 March 1905. (Stellenbosch Freeholds Volume 7 No. 12) excluded from General Plan S102, shall in the event of a sale or alienation of any portion or portions of the said ground within 200 yards of the Eastern and Western portions of the said General Plan S102 only sell such portion or portions on similar conditions to the above.

D. **SUBJECT** further to the following condition contained in said Deed of Transfer dated 15 December 1943, Number 15797 imposed in favour of the Council of the Municipality of Stellenbosch, namely:

"The owner of this erf shall be obliged to allow sewage, drainage and stormwater from any other erf or erven to be conducted over this lot should it be deemed necessary and expedient by the Council of the Municipality of Stellenbosch, and in such manner and situation as may from time to time be reasonably required by it."



WHEREFORE the said Appearer, renouncing all rights and title which the said

ALETTA DE VOS, Unmarried

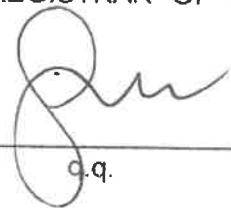
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

APEX SPV 3 PROPRIETARY LIMITED
Registration Number 2024/612175/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R14 000 000,00 (FOURTEEN MILLION RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 2025-10-31



c.q.

In my presence

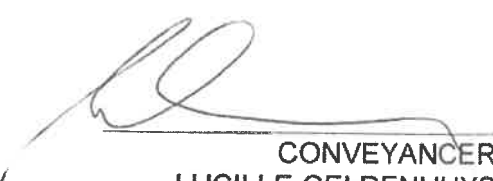


REGISTRAR OF DEEDS

1107

CTN 1107
LUCILLE GELDENHUYS ATTORNEYS,
NOTARIES AND CONVEYANCERS
1 ST FLOOR, MERLOT HOUSE
BRANDWACHT OFFICE PARK
TRUMALI STREET, STELLENBOSCH, 7600
TEL NO: 021 887 9149

Prepared by me


CONVEYANCER
LUCILLE GELDENHUYS
(LPCM 83910)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5 500 000,00	R. 2767,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

T000069847/2025

DEED OF TRANSFER

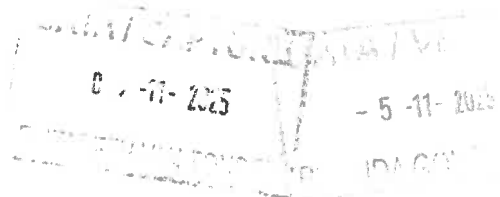
BE IT HEREBY MADE KNOWN THAT

JACOBUS PETRUS VAN ZYL (LPCM 79800)

Lise Coetzee LPCM 85098

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN,
the said appearer being duly authorised thereto by a Power of Attorney granted to
him/her by

ALETTA DE VOS
Identity Number 5005210096081
Unmarried



which said Power of Attorney was signed at STELLENBOSCH on 9 JUNE 2025

And the appearer declared that his/her said principal had, on 24 March 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

APEX SPV 3 PROPRIETARY LIMITED
Registration Number 2024/612175/07

or its Successors in Title or assigns, in full and free property

ERF 16357 STELLENBOSCH,
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH,
WESTERN CAPE PROVINCE

IN EXTENT 548 (FIVE HUNDRED AND FORTY EIGHT) Square metres

FIRST registered and still held by Certificate of Consolidated Title Number T23107/2014 with Diagram SG Number 615/2013 attached thereto

- I. WITH REGARD TO the figure A B h g E F on the attached diagram S.G. Number 615/2013:**
- A. SUBJECT** to the conditions 11 and 111 contained in Deed of Grant issued under the provisions of Act 15 of 1887 on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) which reads as follows:
- "11. That all roads and thoroughfares being or existing on the land described in the plan or diagram of the same, shall remain free and uninterrupted, unless the same be closed or altered by competent authority."
- B. SUBJECT** further to the additional condition contained the abovementioned Deed of Grant issued under the provisions of Act 15 of 1887 on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) which reads as follows:
- "Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."
- C. SUBJECT** to and **ENTITLED** to the benefit of the special conditions contained in said Deed of Transfer dated 15 December 1943, Number 15797, imposed to the benefit of all the owners of lots which forms a part of that portion of the town Stellenbosch now known as "The New University Area" as indicated on General Plan S102, namely:
- "(1) The lot shall be utilised for residential purposes only, and only one residence shall be erected on the said lot; provided, however, that a semi-detached residence may be erected thereon subject to the conditions of clause 4 hereof.
- (2) Buildings, in terms of clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay to the Council annually an amount equal to 2½ per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed.



- (3) In the event of one party purchasing two adjacent lots, he shall be allowed to build on one lot and be exempted from the penalty provided for Clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be erected on either lot.
 - (4) plans of all proposed buildings must be submitted in duplicate to the Council for approval, and no building shall be commenced until the Council's approval thereto has been granted. The buildings on each lot shall be of a minimum value of £750.00. The architectural features of all elevations, and in regard to lots abutting on the Jan Marais Park, the hedges, fences and walls, shall harmonise with the scheme of Town Planning as designed by the Council and with the surrounding properties.
 - (5) All buildings shall be erected not less than 20 feet from the front or street boundary line of the lot, and not less than 10 feet from the said and back boundary of the lot.
 - (6) The above lot being sold exclusively for residential purposes, no trade or business with the exception of private Hotels of boarding houses shall be carried on any lot.
 - (7) No subdivision of the above lot shall be made without the sanction of the Council first had and obtained.
 - (8) The said Council and their successors in Title of those portions of Lot L111 held under Deed of Grant dated 7 January 1908 (Stellenbosch Freeholds Volume 8 No. 5) and of Lot M held under Deed of Grant dated 22 March 1905. (Stellenbosch Freeholds Volume 7 No. 12) excluded from General Plan S102, shall in the event of a sale or alienation of any portion or portions of the said ground within 200 yards of the Eastern and Western portions of the said General Plan S102 only sell such portion or portions on similar conditions to the above."
- D. **SUBJECT** further to the following condition contained in said Deed of Transfer dated 15 December 1943, Number 15797 imposed in favour of the Council of the Municipality of Stellenbosch, namely:
- "The owner of this erf shall be obliged to allow sewage, drainage and stormwater from any other erf or erven to be conducted over this lot should it be deemed necessary and expedient by the Council of the Municipality of Stellenbosch, and in such manner and situation as may from time to time be reasonably required by it."
- I. **WITH REGARD TO the figure D g h C on the attached diagram Number S.G Number 615/2013:**
- A. **SUBJECT** to the conditions 11 and 111 contained in Deed of Grant issued under the provisions of Act 15 of 1887 on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) as set out more fully in paragraph I.A. above;
 - B. **SUBJECT** to the additional conditions contained in the abovementioned Deed of Grant as set out more fully in paragraph I.B above;



C. **LOT NUMBER 70** of Lot Number L111, of which the above land forms part of, is further:

- (i) **SUBJECT** to and **ENTITLED** to the benefit of the special conditions contained in in Deed of Transfer Number T21259/1946 dated 5 December 1946, imposed to the benefit of all owners of lots which forms a part of that portion of the town of Stellenbosch now known as "The New University Area" as indicated on General Plan S102, an set out more fully in paragraph I.C. above, and
- (ii) **SUBJECT** to the special condition contained in the abovementioned Deed of Transfer Number T21259 dated 5 December 1946, imposed in favour of the Council of the Municipality of Stellenbosch, as owner of the remainder of the land held by Deed of Grant issued on 8 January 1908, (Stellenbosch Quitrents Volume 8 Number 5) and its successors in title , which reads as follows:

"That the owner of this lot shall not be entitled to erect flats on this lot and further that the dwelling house to be erected shall harmonise with surrounding buildings in appearance, architecture and construction."

D. **ABOVEMENTIONED** property is further **SUBJECT** to the provisions of a endorsement dated 19 September 1952, as contained in Certificate of Consolidated Title Number T23107/2014, which reads as follows:

"Kragtens Notariële Akte No. 524/1952, is gedeelte 1 van Lot 70 hieronder gehou onderhewig aan die voorwaarde dat die eienaar nie geregtig sal wees om daarop geboue van watter aard ookal op te rig nie, welke voorwaarde opgelê is deur die Raad van die Munisipaliteit van Stellenbosch, soos meer volledig sal blyk uit die gemelde Notariële Akte - afskrif hier aangeheg."

✓

WHEREFORE the said Appearer, renouncing all rights and title which the said

ALETTA DE VOS, Unmarried

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

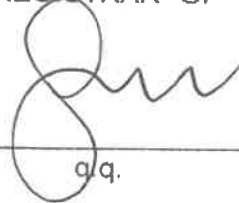
APEX SPV 3 PROPRIETARY LIMITED
Registration Number 2024/612175/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 500 000,00 (FIVE MILLION FIVE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on

2025 -10- 31



gq.

In my presence



REGISTRAR OF DEEDS

9

VOS MAREE INGELYF
 POSBUS 168, STELLENBOSCH 7599

Opgestel deur my,

EMuller
 TRANSPORTBESORGER
 ELFRIEDE MARIE MULLER
 LPCM Number 90922

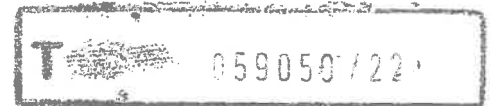
	Endorsement	
Purchase price/Value	Amount	Office fee
R.....	R.....	R.....
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o.	
Cat.....	section.....	Act.....

VIR ENDOSSEMENTE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE

8



VERBIND	MORTGAGED
VIR FOR R 10.000.000-00	
3000012897 / 2024	
2024-05-14	REGISTRATEUR/REGISTRAR



TRANSPORTAKTE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Dat JACOBUS PETRUS VAN ZYL (LPCM Number 79800)

voor my, Registrateur van Aktes, verskyn het, te **KAAPSTAD**, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom/haar verleen deur

RUSSELL TIMOTHY CLARK
 Identiteitsnommer 570430 5086 08 6
 Getroud buite gemeenskap van goed

gedateer die 7de dag van **NOVEMBER 2022**

en geteken te **STELLENBOSCH**



P

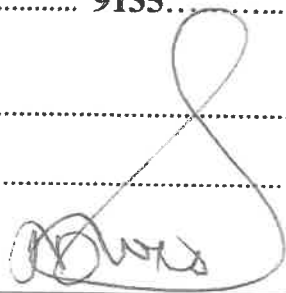
ENDORSEMENT IN TERMS OF SECTION 15(2)(f) THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW.

Conditions1 C.(1) , 1 C.(5), II E.(1) AND II E.(5).....
herein are

~~altered~~/ suspended / removed in terms of Notice No. **25622**

dated **12/09/2025** in Provincial Gazette No. **9135**.....
subject to conditions mentioned therein

Aktekantoor, Kaapstad
Deeds Registry, Cape Town
Datum
Dated 04/11/2025


Registrateur van Aktes
Registrar of Deeds



En genoemde komparant het verklaar dat voormelde TRANSPORTGEWER waarlik en wettiglik verkoop het op **22 JULIE 2022** en dat hy/sy, in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

APEX SPV 1 PROPRIETARY LIMITED
Registrasienommer 2017/406083/07

hul Gemagtigdes of Regverkrygendes

in volle en vrye eiendom

RESTANT ERF 3491 STELLENBOSCH
in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT : 1 287 (Een Duisend Twee Honderd Sewe en Tagtig) Vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nommer T11415/1963 met Kaart Nommer 6003/1962 daarby aangeheg en GEHOU kragtens Transportakte Nommer T1673/2006.

1. Wat betref die figuur AGEF op Kaart Nr. 6003/62 geheg aan T.11415/1963, naamlik:
 - A. ONDERHEWIG aan die volgende voorwaardes vervat in Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Eiendomsbriewe boekdeel 8 Nr. 5):
 - "II. That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be loosed or altered by competent authority.
 - III. ..."
 - B. ONDERHEWIG verder aan die volgende voorwaarde vervat in Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Eiendomsbriewe boekdeel 8 Nr. 5):

"SUBJECT, however, to all such duties and regulations as are either already or shall in future be established with regards to such lands."
 - C. ONDERHEWIG VERDER aan en GEREKTIG op die voordeel van die volgende voorwaardes vervat in Transportakte Nr. T15798/1943 opgelê ten gunste van alle eienaars van persele wat deel uitmaak van daardie gedeelte van die DORP STELLENBOSCH, nou bekend as The New University Area aangedui op Algemene Plan S. 102;
 - "(1) The lot shall be utilized for residential purposes only and only one residence shall be erected on the said lot, provided, however, that a semi-

detached residence may be erected thereon subject to the conditions of clause 4 hereof.

- (2) Buildings, in terms of clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay the council annually an amount equal to 2½ per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed.
 - (3) In the event of one party purchasing two adjacent lots, he shall be allowed to build on one lot and be exempted from the penalty provided for in clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lands, he may do so provided that no other residence shall be erected on either lot.
 - (4) Plans of all proposed buildings must be submitted in duplicate to the council for approval and no building shall be commenced until the council's approval thereto has been granted. The buildings on each lot shall be of a minimum value of R1 500,00. The architectural features of all elevations and in regard of lots abutting on the Jan Marais Park, the hedges, fences and walls shall harmonise with the scheme of town planning as designed by the Council and with the surrounding properties.
 - (5) All buildings shall be erected not less than 6,30 metres from the front or street boundary line of the lot and not less than 3,15 metres from the side and back boundary of the lot.
 - (6) The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on on the lot.
 - (7) The above lot shall not be subdivided without the sanction of the council first had and obtained.
 - (8) The said Council and their successors in title of those portions of Lot LIII held under Deed of Grant dated 8 January 1908 (Stellenbosch Freeholds Volume 8 no. 5) and Lot M Held under Deed of Grant dated 22 March 1905 (Stellenbosch Freeholds volume 7 no. 12), excluded from the general plan S102, shall in the event of a sale or alienation of any portion or portions of the said ground within 62,97 metres of the eastern and western boundaries of the said General Plan S102 only sell such portion or portions on similar conditions to the above."
- D. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Transportakte Nr. T15798/1943 opgelê ten gunste van die Raad van die Munisipaliteit van Stellenbosch:

"The owner of this lot shall be obliged to allow sewage, drainage and stormwater from any other erf or erven to be conducted over this lot should it be deemed necessary and expedient by the Council of the Municipality of Stellenbosch and in a manner and situation as may from time to time be reasonably required by it."

II. WAT betref die figuur GBCDE op kaart Nr. 6003/62 geheg aan T.11415/1963-

- A. ONDERHEWIG aan die voorwaardes verwys na in Transportakte Nr. T.11413/1963.

- B. ONDERHEWIG VERDER aan voorwaardes II en III vervat in Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr. 5) soos vollediger uiteengesit in komponent I.A.
- C. ONDERHEWIG VERDER aan die voorwaarde vervat in Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Eiendomsbriewe boekdeel 8 nr. 5) soos vollediger uiteengesit in Komponent I.C.)
- D. GEREKTIG op die voordeel van die voorwaardes verwys na in die volgende 5 endossemente op Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Eiendomsbriewe boekdeel 8 Nr. 5):

Endossement gedateer 11 Maart 1925:

REDR. REGISTRATION OF SERVITUDE

In terms of special condition 8 Transfer No. 2230/1925 & 2231/1925, certain portion of portions of this land and the land held by Grant dated 22 March 1905 made in favour of the Municipality of Stellenbosch shall be sold on similar conditions to those set out in the said transfers and numbered 1 to 7 as will more fully appear from the said transfers.

Endossement gedateer 25 Junie 1938:

REMAINDER. REGISTRATION OF SERVITUDE

In terms of special conditions 8 of Transfer nos. T6379/1938, T10332/1940, T11335/1940, T10306/1941, T10307/1941, T2249/1942, T9297/1943, T13280/1943, T13281/1943, T14521/1943, T15797/1943, T16622/1943, T2065/1944, T2066/1944, T7703/1944, T12491/1944, T12492/1944, T17366/1944, T12161/1945, T12162/1945, T13897/1945, T17915/1945, T2164/1946, T7949/1946, T21259/1946, T21260/1946, T10324/1947, T21508/1947, T8946/1948, T19309/1949, T4507/1952, certain portion or portions of this land and the land held by Grant dated 11 March 1905 in favour of the Municipality of Stellenbosch, shall be sold on similar conditions as set out in the said transfer and numbered 1 to 7 as will more fully appear from the said transfers.

Endossement gedateer 26 Maart 1952:

By Deed of Transfer T4507/52 the property thereby transferred, namely Lot 79, is subject to a certain building restrictions in favour of the remainder within, as will more fully appear from the said Deed."

Endossement gedateer 17 April 1953:

By Deed of Transfer T5270/53 the property thereby transferred, namely lot 49, is subject to certain building restrictions in favour of the remainder within, as will more fully appear from the said deed.

Endossement gedateer 22 Maart 1955:

REMAINDER

By Deed of Transfer no. T3840/1955 Portion 9 of Lot LIII Portion 10 of Lot LIII and Portion 8 of lots XXVI to XXXVII thereby transferred are subject to conditions relative to use thereof for accommodation of buses, erection of buildings, value thereof, restoration of damages in lieu, restraint against the sale of said land, fences, etc., the construction and maintenance of water, sewerage & drain pipes, electric way leaves, etc, over the said land and maintenance of cleanliness of the land – which conditions are in favour of the remainder of lot LIII held hereunder and other land. As will more fully appear from said Deed of Transfer.

E. ONDERHEWIG VERDER aan en GEREKTIG op die voordeel van die volgende voorwaardes vervat in Transportakte Nr. T.11414/1963 opgelê vir die voordeel van al die eienaars van persele wat deel uitmaak van daardie gedeelte van die dorp STELLENBOSCH, nou bekend as New University Area aangedui op Algemene Plan S.102:

- (1) The lot shall be utilized for residential purposes only and only one residence shall be erected on the said lot, provided, however that a semi-detached residence may be erected thereon subject to the conditions of clause 4 hereof.
- (2) Buildings, in terms of clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay the council annually an amount equal to 2½ per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed.
- (3) In the event of one party purchasing two adjacent lots, he shall be allowed to build on one lot and be exempted from the penalty provided for in clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so provided that no other residence shall be erected on either lot.
- (4) Plans of all proposed buildings must be submitted in duplicate to the council for approval and no building shall be commenced until the Council's approval thereto has been granted. The buildings on each lot shall be of a minimum value of R1 500.00. The architectural features of all elevations and in regard of lots abutting on the Jan Marais Park, the hedges, fences and walls, shall harmonise with the scheme of town planning as designed by the council and with the surrounding properties.

- (5) All buildings shall be erected not less than 6,30 metres from the front or street boundary line of the lot and not less than 3,15 metres from the side and back boundary of the lot.
- (6) The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on on the lot.
- (7) No subdivision of the lot shall be made without the saction of the council first had and obtained.
- (8) The council and the successors in title of those portions of lot LIII held under Deed of Grant dated 8 January 1908 (Stellenbosch Freeholds volume 8 no. 5) and of lot M Held under Deed of Grant dated 22 March 1905 (Stellenbosch Freeholds volume 7 no. 12), excluded from the general plan S102, shall in the event of a sale or alienation of any portion or portions of the said ground within 62,97 metres of the eastern and western boundaries of the said general plan S102, only sell such portion or portions on similar conditions to the above.

Weshalwe / ...

Weshalwe die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat kragtens hierdie akte, bogenoemde TRANSPORTNEMER, sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat; en erken hy/sy ten slotte dat die hele Koopsom die bedrag van **R15 200 000-00 (Vyftien Miljoen Twee Honderd Duisend Rand)** bedra, wat ten volle betaal of verseker is.

Ten Bewyse waarvan ek, die 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

28 NOV 2022

q.q. sy Prinsipaal/ale

In my teenwoordigheid,


REGISTRATEUR VAN AKTES.

APPENDIX 3

RESOLUTION

COMPANY RESOLUTION

**APEX SPV 3 (PTY) LTD
(REG NO: 2024/612175/07)**

RESOLUTION PASSED: 24 NOVEMBER 2025

***PROPERTIES: REMAINDER ERF 2286 (T69847/2025) STELLENBOSCH AND
ERF 16357 (T69847/2025) STELLENBOSCH***

That Lynn Miller (ID 8205150183082) in her capacity as Director of the company is hereby authorized sign on behalf of the Company in respect of the land development application to be made in terms of Section 15 of the Stellenbosch Land Use Planning By-Law (2023).

Handwritten signature of Lynn Miller, with the name 'MILLER' written in capital letters above the signature.

DIRECTOR : Lynn Miller CA(SA)

Handwritten signature of Jason Kombo.

DIRECTOR : Jason Kombo CA(SA)

Handwritten signature of Sibulele Ganca.

DIRECTOR Sibulele Ganca

COMPANY RESOLUTION

**APEX SPV 1 (PTY) LTD
(REG NO: 2017/406083/07)**

RESOLUTION PASSED: 24 NOVEMBER 2025

PROPERTIES: ERF 3491 (T59050/2022)

That Lynn Miller (ID 820515 0183 082) in her capacity as Director of the company is hereby authorized sign on behalf of the Company in respect of the land development application to be made in terms of Section 15 of the Stellenbosch Land Use Planning By-Law (2023).


DIRECTOR : Lynn Miller CA(SA)


DIRECTOR : Jason Kombo CA(SA)


DIRECTOR Sibulele Ganca

APPENDIX 4
POWER OF ATTOREY

POWER OF ATTORNEY

Apex SPV 3 (Pty) Ltd, the registered owner of Remainder Erf 2286 and Erf 16357 Stellenbosch and Apex SPV 1 the registered owner of Erf 3491 Stellenbosch

Do hereby nominate, constitute and appoint

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

With the power of substitution, to be my/our lawful Agent in my/our name, place and stead and to make the necessary application for the following

- ☐ Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of restrictive title deed conditions.
- ☐ Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Erven 2286, Erf 3491 and Erf 16357 Stellenbosch.
- ☐ Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for permanent departures (building lines and floor factor);

On the above mentioned property and to proceed with any required work to the final end and termination thereof and generally of effecting the purpose aforesaid, to do our cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Agent(s) shall lawfully do, or cause to be done by virtue of these present.

SIGNED AT CAPE TOWN ON THIS 24TH DAY OF NOVEMBER 2025

DIRECTOR Lynn Miller CA(SA)

The signature is handwritten in black ink. It features a large, stylized capital 'L' on the left, followed by the word 'MILLER' in a bold, blocky font. A long, sweeping horizontal stroke extends from the end of the name across the bottom of the signature.

APPENDIX 5

SG DIAGRAMS

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No. 615/2013
		Y	X	
	Constants :	0,00	0,00	Approved.  for Surveyor - General Date : 22.04.2013
AB	16,93	300 40 30	A + 11569,65 + 3755677,01	
BC	25,19	30 41 20	B + 11555,09 + 3755685,65	
CD	47,23	120 40 50	C + 11567,94 + 3755707,31	
DE	4,00	210 39 50	D + 11608,56 + 3755683,21	
EF	30,31	300 40 50	E + 11606,52 + 3755679,77	
FA	21,18	210 39 20	F + 11580,45 + 3755695,24	
	K28B	⊕ +	11545,53 + 3755799,65	
	K28C	⊕ +	11620,30 + 3755602,32	

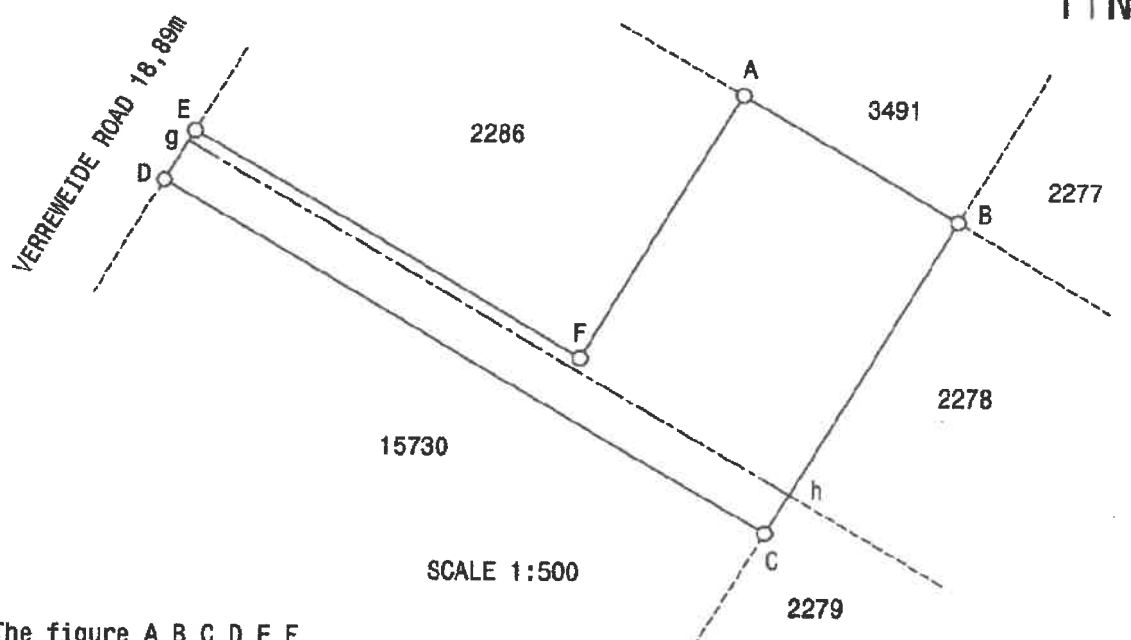
Beacon Descriptions:

B Hole in wall

All other beacons are 12mm iron pegs

Components:

1. The figure g h C D represents Erf 2285 Stellenbosch vide Diagram No. 5386/1951; D/T 1952. .15377
2. The figure A B h g E F represents Erf 16356 Stellenbosch vide Diagram No.614/2013 ; D/T



The figure A B C D E F

represents 548 square metres

of land, being

ERF 16357 STELLENBOSCH comprising 1. and 2. as quoted above

Situate in the Stellenbosch Municipality

Administrative District of Stellenbosch

Province of Western Cape

Surveyed in March 2013

by me



PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to
No. CCT 23107/2014
Dated
i.f.o.

The original diagrams are
as quoted above

File No. S/2641/51
S.R. No.274/2013
Comp. BHSZ-1422 (M2778)
LPI C0670022

Registrar of Deeds

Erf 16357 Stellenbosch

S

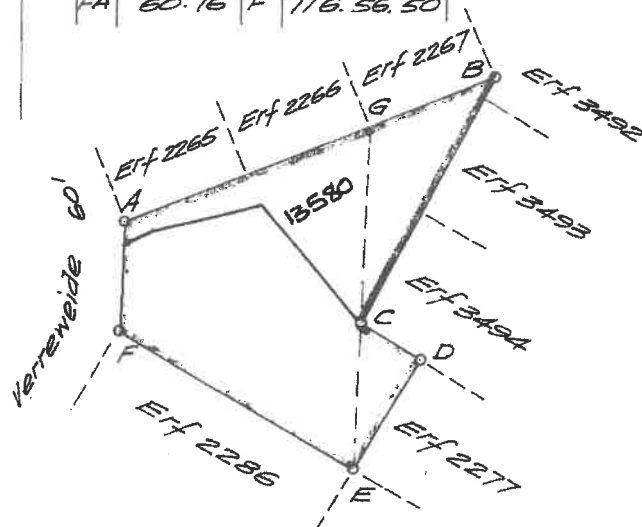
W N

SYE Kaapse Voet		HOEKE	
AB	215.52	A	114.59.20
BC	153.48	B	40.42.40
CD	37.29	C	267.21.00
DE	70.00	D	90.00.00
EF	150.00	E	90.00.00
FA	60.16	F	116.56.50

No. 6003/62

Goedgekeur.

[Handwritten Signature]
Landmeter-Generaal.
5.11.1962



Beskrywing van Baken:

B.C.E = 12" x 18" ysterpenne.
D = Geen baken.

1. Figuur A.G.E.F wat Erf 2287 Stellenbosch, groot 113 VR. Rd, 138 VR. Vt, voorstel, kaart Nr. 4237/1943 gehêg aan TJA 1943-316-15798.
2. Figuur G.B.C.D.E wat Erf 3497 Stellenbosch, groot 4909 VR. Vt, voorstel, kaart Nr. 6003/1962 gehêg aan TJA 1963. 11414.

Skaal 1: 1000

Die figuur A.B.C.D.E.F

stel voor 21,319

Vierkante Voet grond synde

Erf 3491 Stellenbosch

5005 hierbo aangevys

geleë in die Munisipaliteit en

Afdeling Stellenbosch,

Provinsie Kaap die Goeie Hoop.

Samgestel

Opgemeet in Aug. 1962 deur my

[Handwritten Signature]

Landmeter.

[Handwritten Signature]

Hierdie kaart is gehêg aan Sert.
van Verenigde Titel
Nr. 11415/1963.

Die oorspronklike kaart is 5005
No. gehêg aan

in die beskrywing
aangehaal

L.G. Leer No. 2239/2347

Meetstukke No. E. saangestel

BH-8 DB

211

S

C

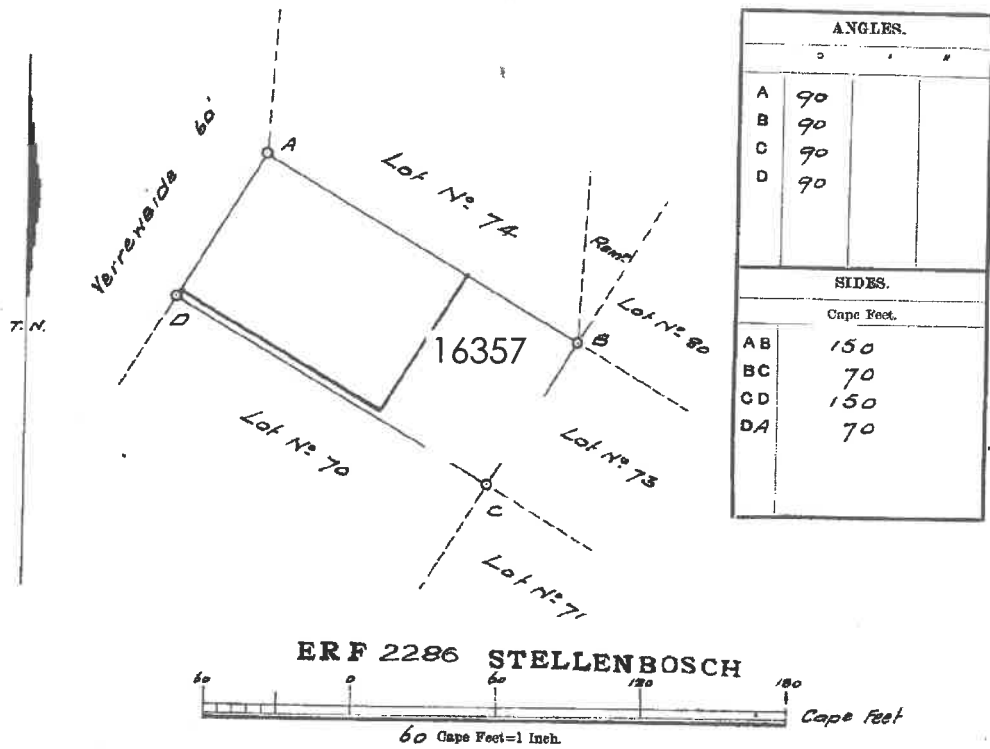
Registrateur van Aktes

B 8 S.P.C.T.-A7028

Blk. No.

S 102

W. J. van der Merwe
Surveyor-General.
19-10-1943



The above figure lettered A B C D represents a Morgen 72 Square Roods
132 Square Feet of land, situate in the Town and Division of STELLENBOSCH, being
LOT N^o 72
a portion of Lot No. LIII granted to the Municipality of Stellenbosch on January 8th, 1908.
(Stel. F. 8. 5 - Stel. L. 5. 451)

Bounded as indicated above.

Surveyed and beaconed by me according to regulations.

W. J. van der Merwe
Government Land Surveyor.
Sept. 1924.

N^o 15797
I certify that this diagram belongs
to the transfer deed this day made in
favour of *W. J. van der Merwe* d.d. 15-12-43.

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

S. 102.
Stel. T. Sheet 6
52641/51 BH-808/11
2286

APPENDIX 6
LAND USE APPROVAL



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15293(TP306/2023)

Our File Reference Number: Erf 3491, Stellenbosch

Your Reference Number: None

Enquiries: Bongwiwe. Zondo / N. Momoti

Contact No: 021 808 8951/ 8673

Email address: Bongwiwe.Zondo@Stellenbosch.gov.za/Nolusindiso.Momoti@Stellenbosch.gov.za

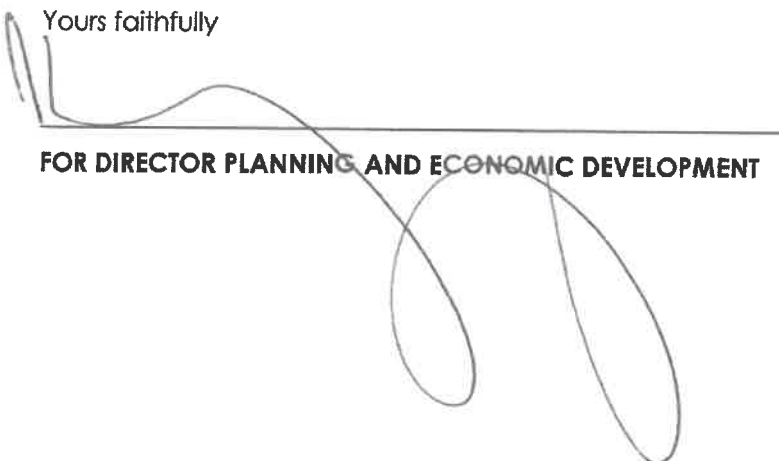
PER E-MAIL: emilevdm@adept.co.za

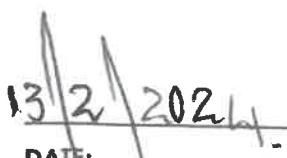
Sir / Madam

**APPLICATION FOR DEPARTURE, PERMISSION AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS
ON ERF 3491, STELLENBOSCH**

1. This Municipality's letter dated 15 January 2024, refers.
2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-Law.
3. Accordingly, you may now act on decision detailed in my letter dated 15 January 2024, subject to compliance with the conditions of approval.

Yours faithfully


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT


13/2/2024
DATE:



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15293 (TP306/2023)

Our File Reference Number: Erf 3491, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: emilevdm@adept.co.za

Sir / Madam

APPLICATION FOR DEPARTURE, PERMISSION & REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 3491, 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 Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Erf 3491 Stellenbosch:
 - 2.1.1 Permanent Departure in terms of Section 15 (2) (b) of the said by-law, for the following: -
 - a) To allow for a bulk of 97% in lieu of 75% in order to accommodate new block of flats.
 - b) In order to relax the common building line as follows: -
 - i. North building line from 4.5m to 2.467m (ground, first & second)
 - ii. Eastern building line from 4.5m to 2m (ground floor) to 1.641m (first & second floor) and to 2.640m (third floor)
 - iii. Rear building line from 4.5m to 2m (ground floor) to 3.506m (first, second & third)
 - iv. Southern building line from 4.5m to 1.860m (ground floor) and to 3.5m (first and second floor)
 - 2.1.2 Permission in terms of Section 15 (2)(g) of the said By-law as required in terms of the zoning scheme to allow for 3x motor vehicle parking bays to be substituted with 8 x

motorcycle bays (equal to 2 motor vehicle bays) and 6 bicycle bays (equal to 1 motor vehicle bay).

2.1.3 Removal of Restrictive Title Conditions in terms of Section 15(2)(f) of the said by-law, in order to facilitate the proposed block of flats. The restrictive title deed conditions (as held in the Title Deed No. T059059/2022) to be removed are condition I C. (1) & (5) and condition II E. (1) & (5) which reads as follows:

- a) I C. (1) – The lot shall be utilized for residential purposes only and one residence shall be erected on the said lot, provided, however, that a semi- detached residence may be erected thereon subject to the conditions of clause 4 thereof.
- b) I C. (5) – All buildings shall be erected not less than 6.30m from the front or street boundary line of the lot and not less than 3.15 metres from the side and back boundary of the lot.
- c) II E. (1) - The lot shall be utilized for residential purposes only and one residence shall be erected on the said lot, provided, however, that a semi- detached residence may be erected thereon subject to the conditions of clause 4 thereof.
- d) II E. (5) - All buildings shall be erected not less than 6.30m from the front or street boundary line of the lot and not less than 3.15 metres from the side and back boundary of the lot.

BE APPROVED in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

3. Conditions of approval

- 3.1 The approval applies only to the application under consideration as indicated on Drawings referenced as Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan and Roof Plan, dated 2023.01.31 & drawn by Piet Dekker Architects, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 3.2 The development shall be implemented substantially in accordance with the Drawings referenced as Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan and Roof Plan, dated 2023.01.31 & drawn by Piet Dekker Architects, and attached as **Annexure C**.
- 3.3 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.

3.4 Building plans must be generally in accordance with the layout plans as referenced Drawings referenced as Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan and Roof Plan, dated 2023.01.31 & drawn by Piet Dekker Architects and attached as **Annexure C**.

3.5 The conditions imposed by the Director: Infrastructure Services as contained in their memo dated 16 August 2023, attached as **Annexure F**, be complied with.

3.6 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the submission of any building plans, or as may be agreed on in writing with the Director Infrastructure Services attached as **Annexure F**.

3.7 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first.

3.8 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.

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

4.1 The proposed application would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.

5. Matters to be noted:

5.1 The applicant, after publication of a notice in the 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.

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 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. The following prescribed information is accordingly required:

7.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

7.3 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

7.4 Whether the appeal is lodged against the whole decision or a part of the decision.

7.5 If the appeal is lodged against a part of the decision, a description of the part.

7.6 If the appeal is lodged against a condition of approval, a description of the condition.

7.7 The factual or legal findings that the appellant relies on.

7.8 The relief sought by the appellant.

7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

7.10 That the appeal includes the following declaration by the Appellant:

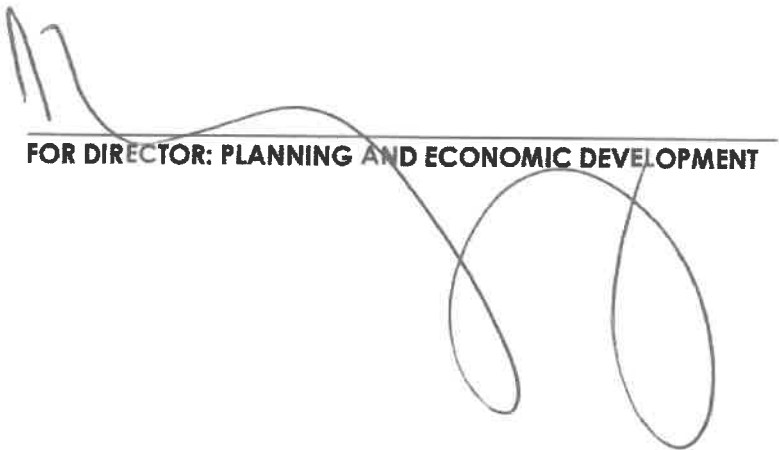
- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

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 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
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

15/1/2024
DATE

ANNEXURE C: SITE DEVELOPMENT PLAN

ERF 3491 - 1 287m²

Coverage - 643.37m² (49.89%)

Green Area - 388m² (31%)
 Flower Beds - 75m² (all floors)
 Total Green - 472m² (37%)

Soil - 1 255.17m² (97.55%)
 Ground - 46.15m²
 First - 504.54m²
 Second - 418.78m²
 Third - 285.70m²

Parking
 16 Units at 1.5 bays / unit - 27 bays
 Total - 27 bays
 - 24 car bays
 - 8 motorcycle bays (2 car bays)
 - 6 bicycle bays (1 car bay)

Construction Areas - 2 420.86m²
 Ground - 721.70m²
 First - 620.70m²
 Second - 548.58m²
 Third - 630.88m²



Proposed Building Lines
 6500mm
 2467mm
 2000mm
 2000mm
 1960mm

Current Building Lines
 6500mm
 4500mm
 4500mm
 4500mm
 4500mm

STREET
 SIDE NORTH
 SIDE EAST
 REAR
 SIDE SOUTH

02 - Ground Floor Plan
 1 1:100

ERF 3491 - 20 Verreweide - Stellenbosch

DATE: 2014

ERF 3491 - 1 287m²

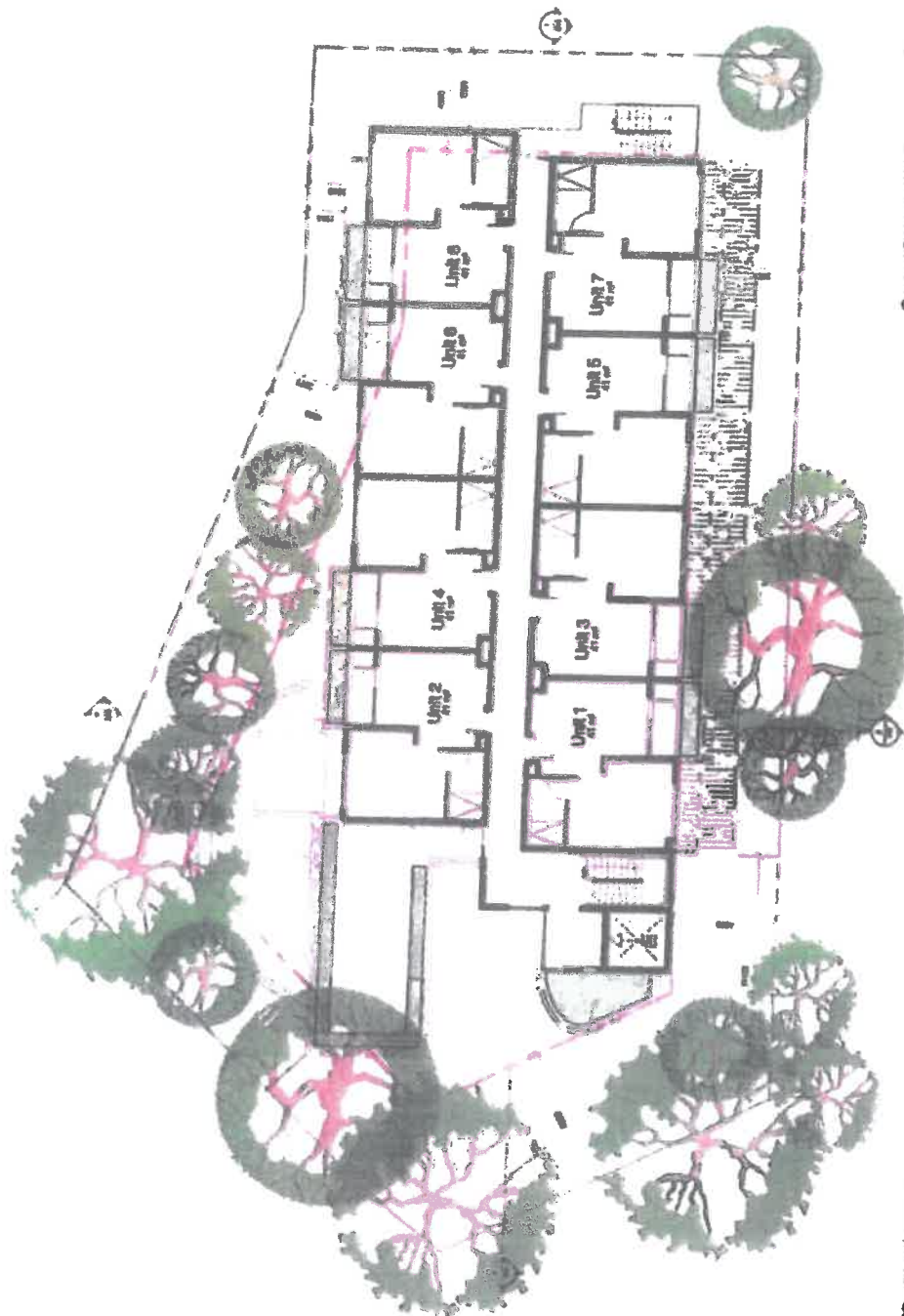
Coverage - 643.37m² (60.86%)

Green Area - 338m² (31%)
 Flower Boxes - 75m² (all floors)
 Total Green - 473m² (37%)

Bulk - 1 255.17m² (87.53%)
 Ground - 46.15m²
 First - 504.54m²
 Second - 418.70m²
 Third - 285.70m²

Parking
 18 Units at 1.5 bays / unit = 27 bays
 Provided - 27 bays
 - 24 car bays
 - 6 motorcycle bays (2 car bays)
 - 6 bicycle bays (1 car bay)

Construction Areas - 2 430.86m²
 Ground - 723.70m²
 First - 820.70m²
 Second - 545.85m²
 Third - 530.61m²



08 - First Floor Plan
 1 : 100

STREET
 SIDE NORTH
 SIDE EAST
 NEAR
 SIDE SOUTH

Current Building Lines
 600mm
 400mm
 400mm
 400mm
 400mm

Proposed Building Lines
 600mm
 2407mm
 1941mm
 3506mm
 3500mm



ERF 3491 - 20 Verreweide - Stellenbosch

DATE: 1992.01.11

ERF 3491 - 1 237m²

Coverage - 843.87m² (89.95%)

Green Area - 298m² (31%)
 Flower Boxes - 78m² (all floors)
 Total Green - 472m² (37%)

Build - 1 235.37m² (97.53%)
 Ground - 65.18m²
 First - 504.54m²
 Second - 418.70m²
 Third - 255.70m²

Perfiling
 18 Units at 1.5 bays / unit = 27 bays
 Provided - 27 bays
 - 24 car bays
 - 3 motorcycle bays (2 car bays)
 - 6 bicycle bays (1 car bay)

Construction Areas - 2 430.88m²
 Ground - 723.78m²
 First - 630.70m²
 Second - 545.85m²
 Third - 530.55m²



1
 Roof Plan
 1:100



ERF 3491 - 20 Verreweide - Stellenbosch

DATE: 01/01/11

PIET DEKK
 ARCHITECTS

APPENDIX 7

BUILDING PLAN APPROVAL

penetration
seemed to satisfy

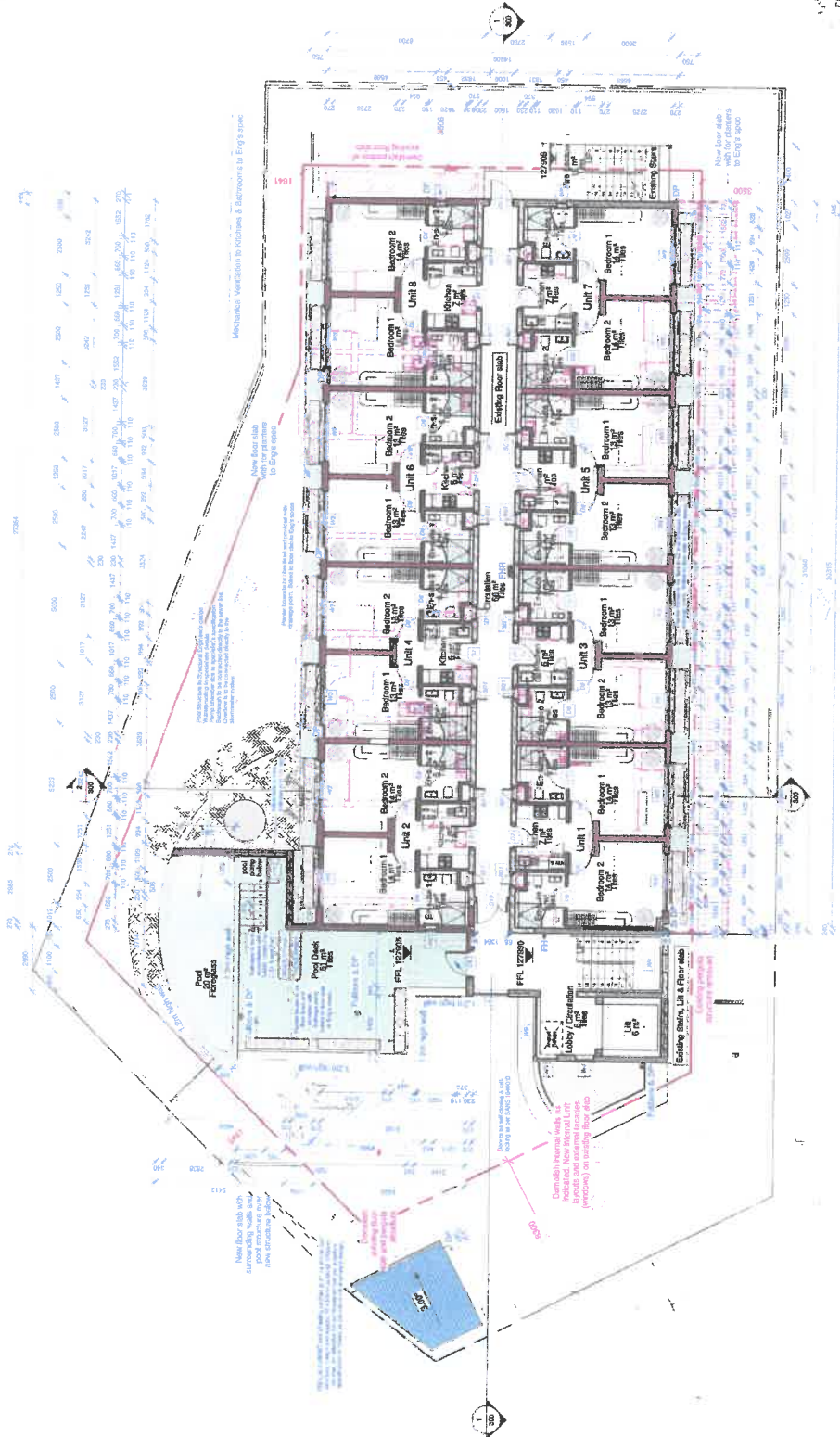
BP 6967 / 2025

Reviflora
3725 Old St - MUF: Dormition Info and monastic Rules? edited

penetration
seemed to satisfy

BP 6967 / 2025

Reviflora
3725 Old St - MUF: Dormition Info and monastic Rules? edited



Approved Building Lines	
STREET	6300mm
SIDE NORTH	2467mm
SIDE EAST	1841mm
SIDE WEST	3805mm
SIDE SOUTH	3500mm

FENESTRATION CALCULATIONS	
Floor Area	485.88m²
20%	97.12m²
Fenestration	53.05m²
Deemed to satisfy	

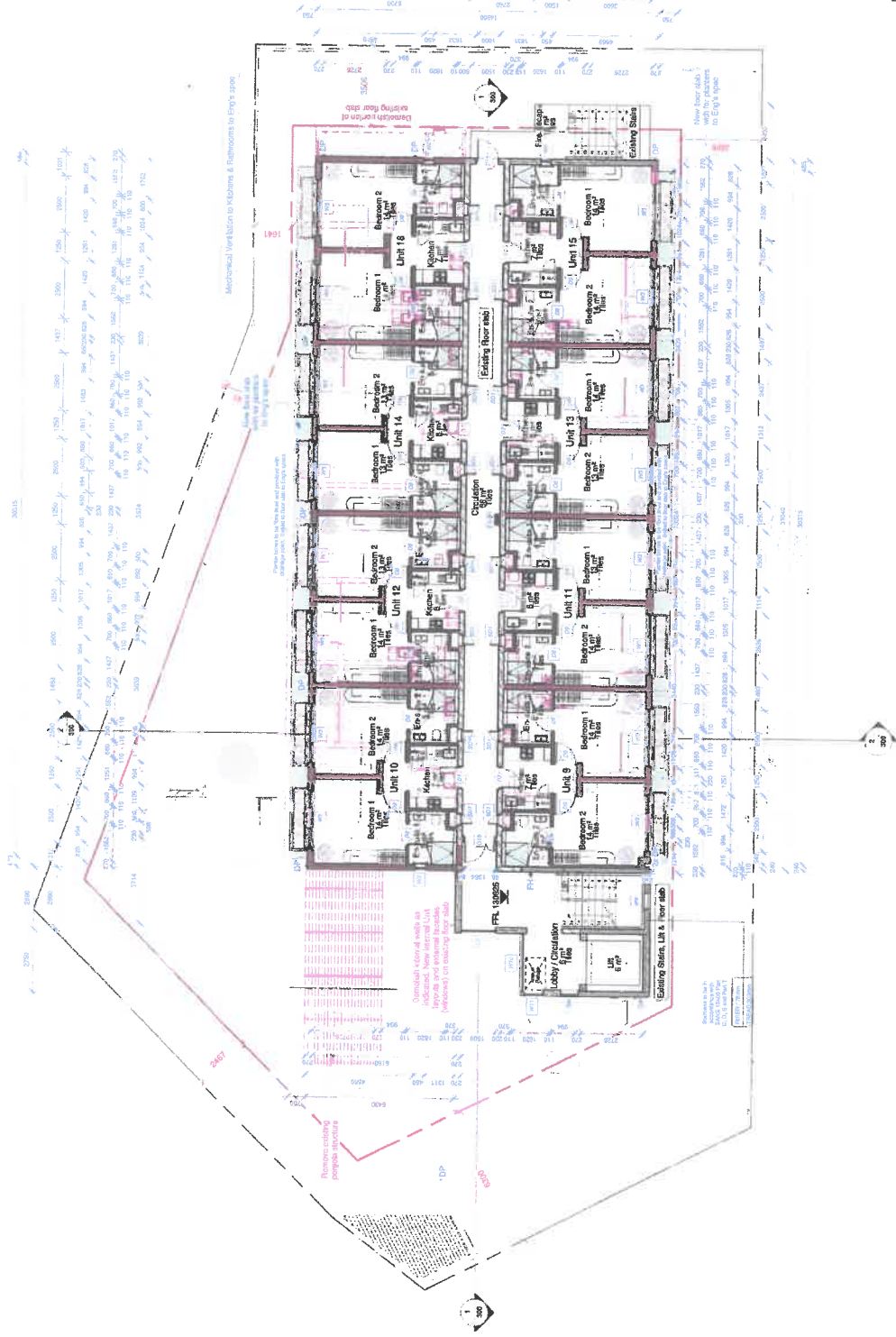
APPROVED
 IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
 BUILDING DEVELOPMENT MANAGEMENT
 30/10/2025
 BR6967/2025

ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
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 ALL DIMENSIONS AND FINISHES MUST BE ORDERED ON THE BASIS OF THE ARCHITECT'S SPECIFICATIONS
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 THE ARCHITECT'S SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATIONS
 THE ARCHITECT'S SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATIONS

1 02.0 - First Floor Plan
 1:100

Student Apartments
 Erf 3491
 20 Verreweide
 Stellenbosch
 First Floor Plan
 Additions & Alterations
 FOR APPROVAL

PIET DEKKER
 ARCHITECTS
 1-27 (021) 539 2016
 info@pietdekker.co.za
 100 Vredehoek Road
 7945 Stellenbosch
 021 539 2016



03.0 - Second Floor Plan

1 1:100

Approved Building Lines	
STREET	6300mm
SIDE NORTH	2487mm
SIDE EAST	1841mm
REAR	3506mm
SIDE SOUTH	3500mm

PENETRATION CALCULATIONS	
Floor Area	416.06m ²
20%	83.21m ²
Fenestration	53.51m ²
Deemed to satisfy	

BUILDING DEVELOPMENT MANAGEMENT

APPROVED

IN TERMS OF SECTION 7(1)(b) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977

20/10/2025

BB6967/2005

2-4 Pmt

Student Apartments
Erf 3491
20 Verreweide
Stellenbosch

PIET DEKKER ARCHITECTS
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103

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1 Roof Plan
1 : 100

Modeling
1001.64.74 - M-01: Demolition Info updated



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Student Apartments
Erf 3491
20 Verreweide
Stellenbosch

100% FREE!
Site & Roof Plan
Additions & Alterations

REGISTERED ARCHITECTURAL DRAFTER
105

FOR APPROVAL

seed 196988

30/10/2025

APPROVED

BUILDING DEVELOPMENT MANAGEMENT

IN ACCORDANCE WITH THE NATIONAL
BUILDING REGULATIONS AND BUILDING STANDARDS
ACT, NO. 103 OF 1977

Site
2: 1:200

VERREWEIDE RD

2265 Access to Erf 1358

ERF
3491

Erf 3491

2286

16357

2277

16437

1358

APPENDIX 8

CONSOLIDATION DIAGRAM

SIDES		ANGLES OF DIRECTION	CO-ORDINATES	
metres			Y	X
			System: WG 19° X	
			Constants	0,00 +3 700 000,00
A B	27,83	320,14,00	A	+11 571,74
B C	11,73	300,37,10	B	+55 639,33
C D	47,22	30,40,40	C	+55 660,72
D E	47,23	120,40,50	D	+55 666,69
E F	25,18	210,39,30	E	+55 707,31
F G	15,86	183,54,20	F	+55 683,21
G H	5,09	248,40,50	G	+55 661,55
H A	18,72	255,56,00	H	+55 645,73
TOWN SURVEY MARKS				+55 643,88
K28B			⊕	+11 545,53
K28C			⊕	+55 799,65
				+55 602,32

COMPONENTS

- The figure F u v w represents REMAINDER ERF 2286 STELLENBOSCH
Vide Diagram SG No. 4236/1943, Deed of Transfer No. 15797/1943
The figure u x D E w represents ERF 16357 STELLENBOSCH2.
Vide Diagram SG No. 615/2013, Deed of Transfer No. 23107/2013
- The figure A B C x F G H represents REMAINDER ERF 3491 STELLENBOSCH
Vide Diagram SG No. , Deed of Transfer No.

BEACON DESCRIPTIONS

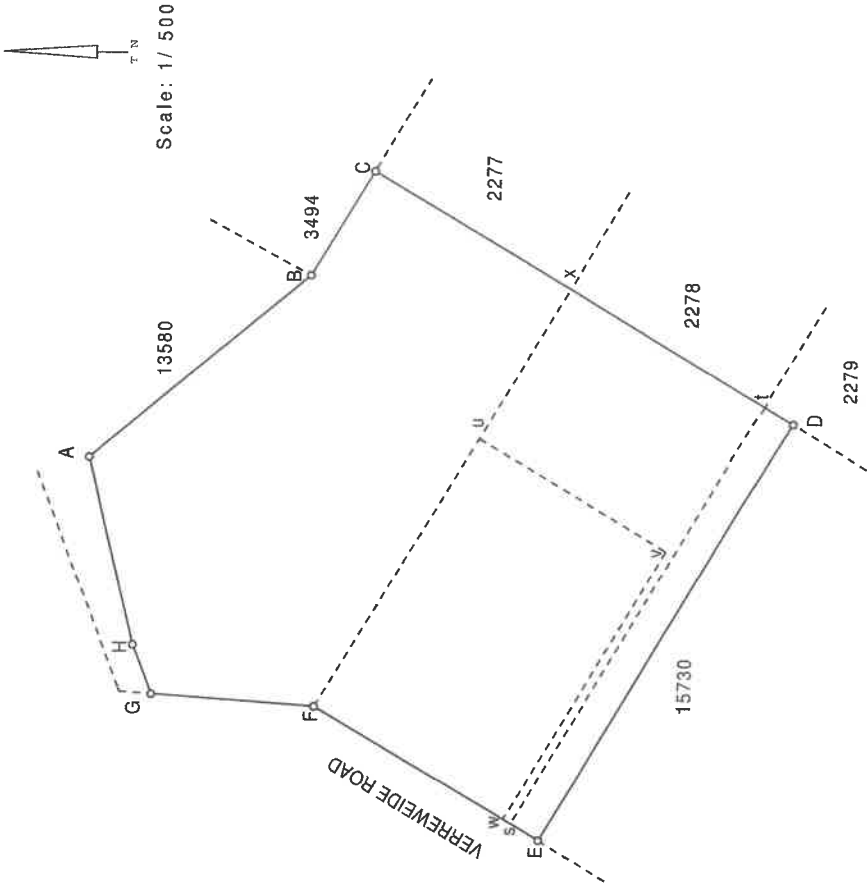
- A,B,C,G,H : 12mm Iron Peg
D,E : 12mm Iron Peg
F : FENCE POST

The figure A B C D E F G H represents 2 477 square metres of land being
ERF 19026 STELLENBOSCH
Comprising components (1) to (3) as listed above.
situated in Stellenbosch
Administrative District of Stellenbosch
Province of the Western Cape
Compiled in August 2025
by me


LCHITUNGO
Professional Land Surveyor
Registration Number: PLS 1465-D

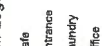
This Diagram is annexed to No.	The original diagrams are as listed above.	Registration Number: PLS 1465-D	
		File: S.R. No.	Comp:
Registrar of Deeds			

SG No.
approved
for
SURVEYOR-
GENERAL



APPENDIX 9

SITE AND FLOOR PLANS



Parading
44 Units at 1.5 boys / unit = 66 boys Required
Provided: 69 boys

- 64 car boys (of which 4 disabled)
- 14 motorcycle boys (3 car boys)
- 12 bicycle boys (2 car boys)

LEVEL	Type A	Type B	Type C	TOTAL
First Floor	3 Units	4 Units	9 Units	16 Units
Second Floor	3 Units	3 Units	3 Units	9 Units
Third Floor	2 Units	3 Units	6 Units	11 Units
TOTAL	8 Units	10 Units	18 Units	36 Units

[illegible]

APPENDIX 10

TRAFFIC IMPACT STATEMENT

18&18A Verreweide Student Accommodation

Site Traffic Assessment

Revision 1

19 November 2025



Prepared for



Prepared by

Motion
CONSULTING ENGINEERS

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Document information

Report title:	18&18A Verreweide: Student Accommodation: Site Traffic Assessment
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Client information

Client:	Apex Private Equity Partners
Client contact:	Jason Kombo / Lynn Miller

Project information

Project name:	18&18A Verreweide Student Accommodation
Project address:	18&18A Verreweide Road, Stellenbosch
Project number:	P0272

Version history

Version	Description	Date
Draft	Draft for comment	04 July 2025
Original	Town planning submission	18 November 2025
Revision 1	Minor SDP amendments	19 November 2025

Quality control

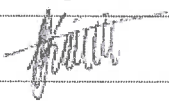
Author	Signature	Date
Ebrahiem Jacobs Sergei Kiewiet		19 November 2025
Reviewer	Signature	Date
Sergei Kiewiet		19 November 2025

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1 Introduction

1.1 Background

Motion Consulting Engineers (Pty) Ltd was appointed by Apex Private Equity Partners as the transport engineering consultants for the proposed student accommodation development on Erven 16357 and RE/2286, located at 18 & 18A Verreweide Road, Stellenbosch. The properties are situated adjacent to 20 Verreweide Road (Erf 3506), an existing student accommodation site with which the new development will integrate through shared access and internal vehicle circulation and consolidation.

The combined layout will include a single consolidated parking area. The locality plan and an aerial view of the site are shown in **Figure 1.1** and **Figure 1.2** overleaf.

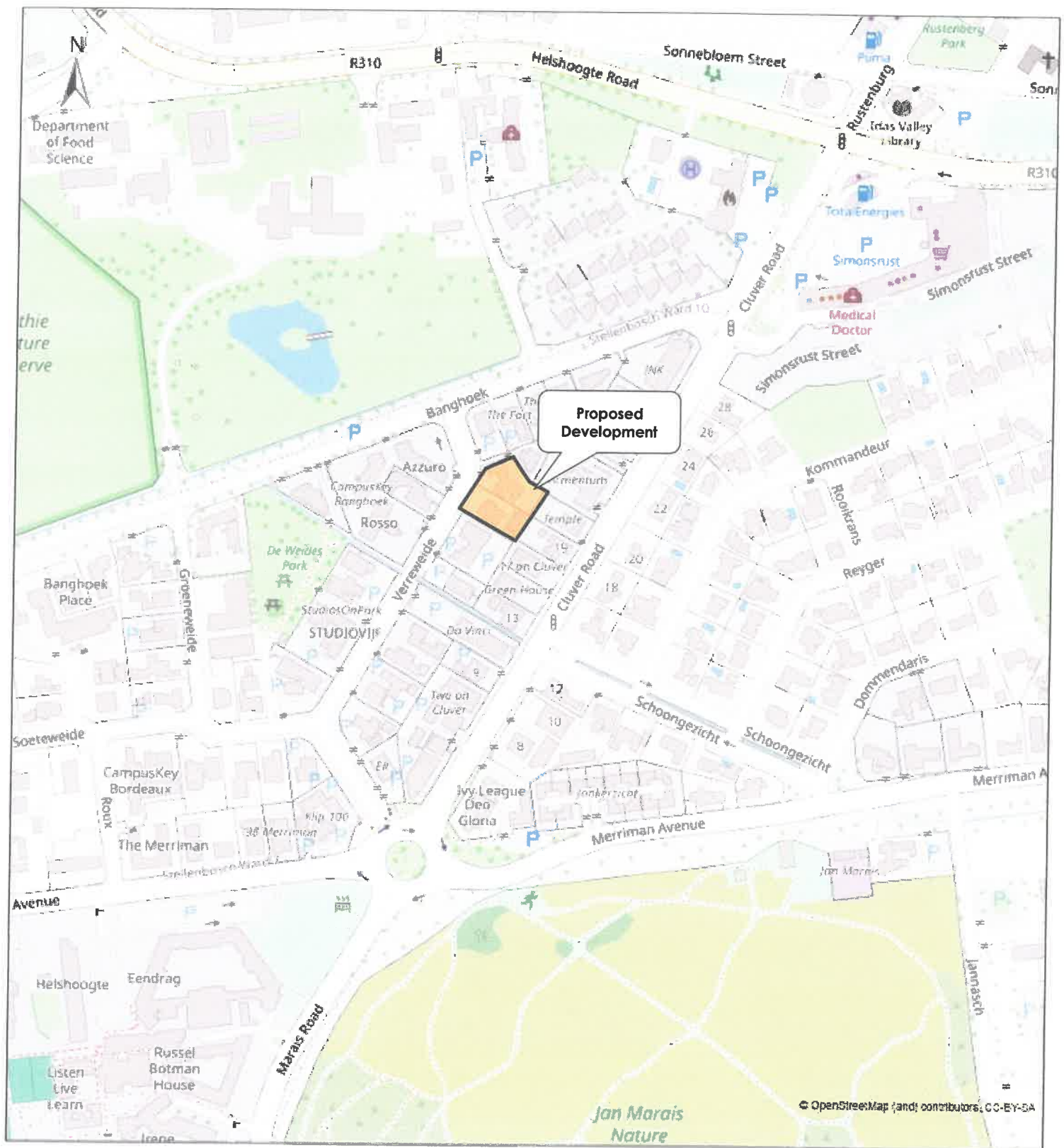
1.2 Development proposal

The proposed development comprises 26 residential units across 18 & 18A Verreweide Road, accommodating a total of 50 student beds. The site will also include shared amenities such as a study centre, laundry room, and a small café on the ground floor. Combined, the existing and proposed residences will have 44 units. The Site Development Plan (SDP) is shown in **Figure 1.3** below.

1.3 Purpose of study

The purpose of this report is to provide a Site Traffic Assessment (STA) in support of the proposed development. The assessment is undertaken to evaluate the transport engineering implications of the Site Development Plan (SDP) submitted for municipal approval. Specifically, the report aims to:

- Describe the surrounding transport network and its integration with the site;
- Assess access, circulation, and parking layout against applicable municipal and national standards and demonstrate that it has been suitably designed;
- Determine whether the proposed development will result in adverse transport impacts; and
- Provide recommendations to mitigate any significant impacts.



 Proposed Development

0 0.035 0.07 0.11 0.14 0.18 km

Map Center: Lon: 18°52'30.2"E
Lat: 33°55'42.6"S

Scale: 1:5,000

Figure 1.1: Locality plan



 Proposed Development

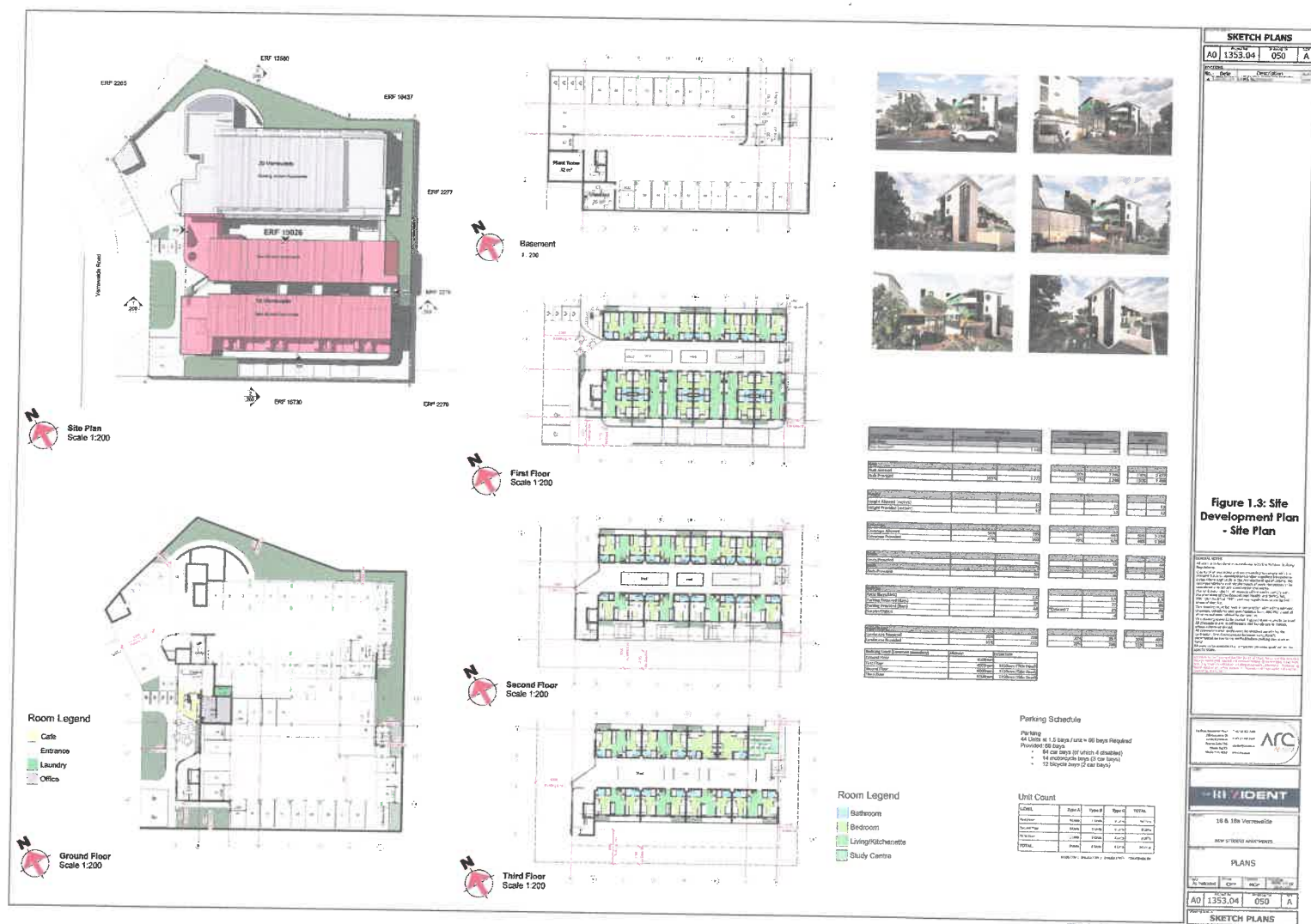
0 0.015 0.03 0.045 0.06 0.075 km

Map Center: Lon: 18°52'29"E
Lat: 33°55'41.5"S

Scale: 1:2,000

Figure 1.2: Aerial view

Motion
CONSULTING ENGINEERS



2 Overview of Transport Network

2.1 Roads

The primary roads within the study area are characterised below according to their design, function, and classification¹:

- **Verreweide Road:** A two-way, two-lane undivided road. It is classified as a Class 5 Local Street used for direct property access.
- **Soeteweide Road and Cluver Road:** A two-way, two-lane undivided road. It is classified as a Class 4 Collector Road.
- **Banghoek Road and Merriman Avenue:** two-way, two-lane undivided roads, classified as a Class 3 Minor Arterials.

Figure 2.1 overleaf shows the road classification in Stellenbosch and the study area

2.2 Public transport

A review of the various public transport modes operating in the study area is provided below.

2.2.1 Minibus taxi

The Stellenbosch Central Minibus Taxi Rank, located along Bird Street, Tenantville, serves as a pivotal hub for both local and regional minibus taxi routes. Destinations served by the ranks include:

- Klapmuts and surrounding residential areas and farms
- Kuils River
- Cape Town CBD
- Khayelitsha
- Paarl
- Mitchells Plain
- Franschhoek
- Somerset West
- Kayamandi

¹ Road classification was obtained from the *Stellenbosch Road Master Plan 2022* report. The roads not included in the map have been functionally classified.

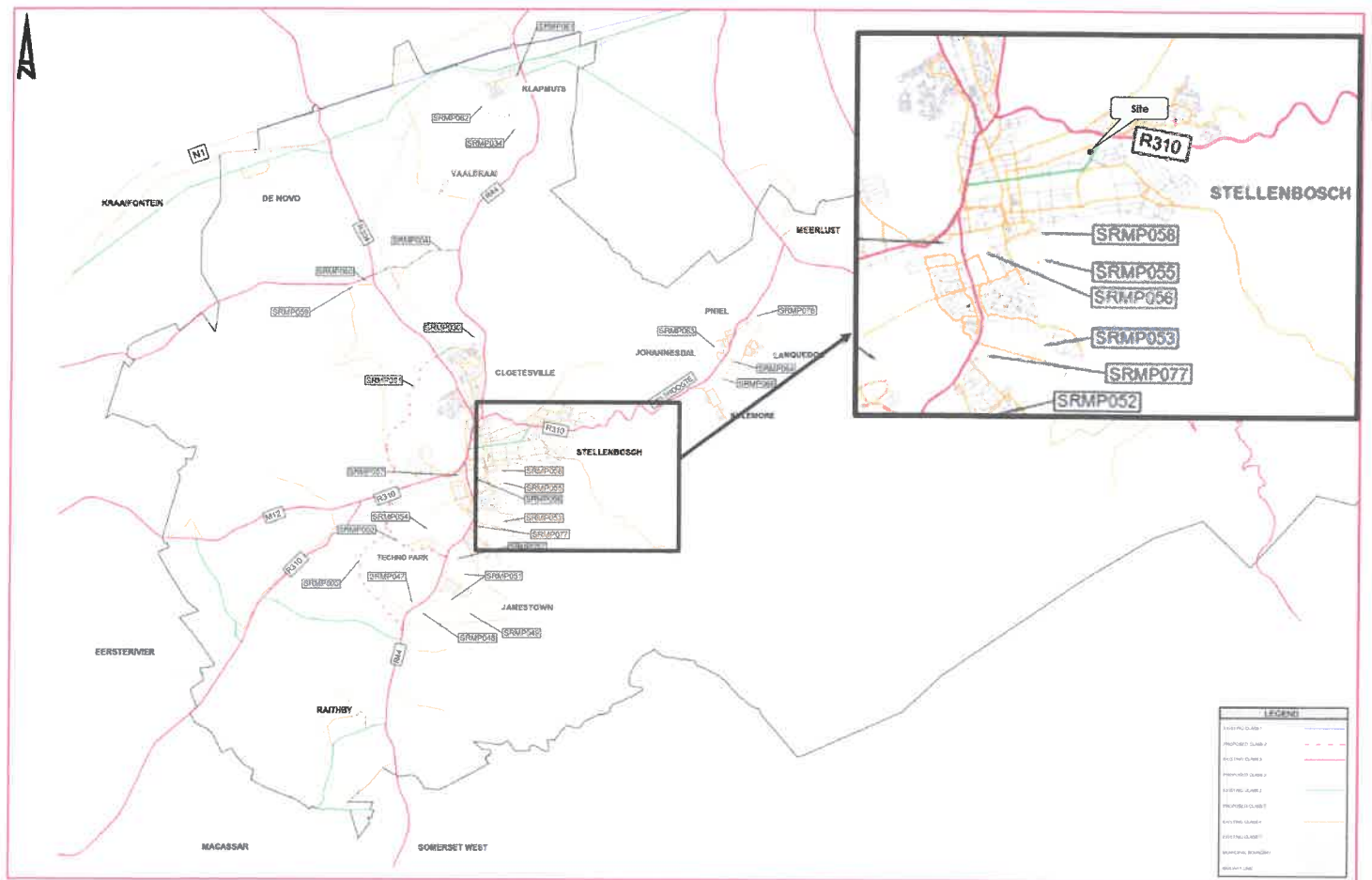


Figure 2.1: Road Classification of Major Roads in Stellenbosch

2.2.2 Buses

Golden Arrow Bus Services (GABS) is currently the only operator providing scheduled bus services within the Stellenbosch Municipal area, with routes primarily operating between Stellenbosch CBD and Cape Town.

2.2.3 Rail

Stellenbosch is served by a Metrorail commuter rail station located along Stasie Street, approximately 3,100 m away (a 45-minute walk) from the proposed accommodation sites beyond an acceptable walking distance. The station lies on the Northern Line, branching off at Muldersvlei Railway Station towards Stellenbosch, with further connections to Kraaifontein and Cape Town (see **Figure 2.2** below).

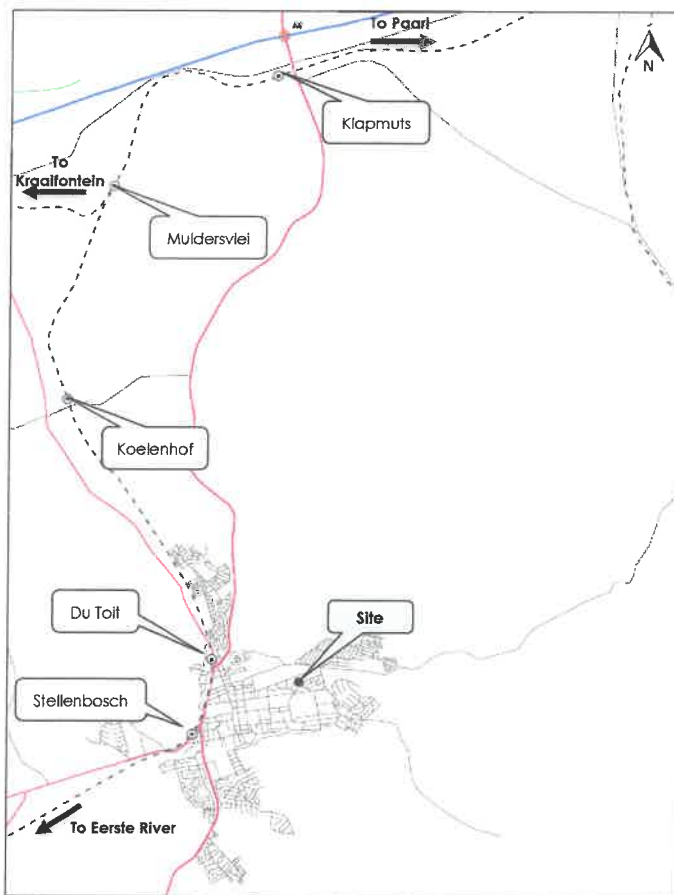


Figure 2.2: Rail network in Stellenbosch

2.2.4 Other services

While Verreweide Road itself is not directly served by formal public transport, the following options are accessible:

- Ride-hailing services (e.g., Uber, Bolt); and

- A scheduled private shuttle service, Stellies Shuttle, is available to students and residents, operating fixed routes at regular intervals independently of Stellenbosch University².

2.3 Pedestrians and cycling

2.3.1 Pedestrians

The pedestrian environment on Verreweide Road is partially formalised. A surfaced sidewalk is provided along the western side of the road only, terminating approximately 90 m south of the Banghoek Road intersection, directly opposite the development site. The eastern side, which fronts the proposed development, comprises a tree-lined and grassed verge with no formal pedestrian sidewalk (refer to **Figure 2.3**).

While pedestrians can currently walk the street somewhat safely due to the low vehicle volumes and speeds, the absence of a formal sidewalk on the eastern side is not ideal. This gap in infrastructure undermines the continuity of the pedestrian network and may lead to hazardous conditions (e.g., at night or during inclement weather), especially given the expected student foot traffic between the site and Stellenbosch University.



Figure 2.3: Verrweide Street (southern view)

2.3.2 Cyclists

Although there are no dedicated cycle lanes on Verreweide Road, it is considered a low-speed, low-volume local street that is amenable to cycling. Students regularly use bicycles to move between nearby residences and campus and initiatives such as 'Matie Bike'³ bike-rental is available to staff and students at Stellenbosch University.

² Stellenbosch Shuttles – Stellies Shuttle. Available at: <https://www.stellenboschshuttles.co.za/stellies-shuttle> (accessed 30 September 2025)

³ Stellenbosch University. (n.d.). What is a Matie Bike? [online] Available at: <https://www0.sun.ac.za/sustainability/pages/services/transport/bicycles/what-is-a-matie-bike.php> [Accessed 1 Jul. 2025].



Figure 2.4: Matie Bike branded bicycles parked on campus
Source: <https://bicyclesouth.co.za/listings/matie-bikes/>

3 Impact of Proposed Development

3.1 Vehicular access

3.1.1 Carriageway crossings

The existing 6 m wide carriageway crossing (CWC) at 20 Verreweide Road will be used to gain access to the expanded parking area. This access point is existing (thus approved) and spaced 55 m from Banghoek Road complying with the *Western Cape Government Access Management Guidelines (AMG) 2020*, which stipulate a minimum spacing of 40 m between an access and unsignalised intersection in suburban environments.

The existing CWC for 18 Verreweide Road will also be used but in a limited manner, leading to two bays for the physically disabled. This, according to the AMG, would be a Domestic Equivalent Driveway (DED) which has a negligible impact in a Class 5 residential street environment, and is not evaluated further in this report.

An internal 5.5 m wide link will connect the parking areas of 18 & 18A Verreweide Road with 20 Verreweide Road, facilitating shared use of the parking facilities and promoting efficient circulation within the combined site.

3.1.2 Sight Distance

The sight distance from the approved access position remains unchanged and is already generally favourable. Shoulder sight distance is clear in both directions along Verreweide Road and exceeds the minimum 35 m requirement for Class 5 local streets. The only potential obstruction to visibility would arise if vehicles were to park on-street close to the access, particularly given the bend in the road where exiting drivers require a clear view of approaching traffic.

Most of Verreweide Road is already marked with RM12 No-Stopping (red) lines, which prevent on-street parking and help maintain visibility. However, a short ± 20 m gap in these markings exists immediately south of the access along the site frontage, allowing vehicles to park in this location. As the development provides sufficient off-street parking, retaining this stopping area is unnecessary and would reduce sight distance for drivers leaving the site. Extending the RM12 markings through this short gap is therefore recommended to ensure clear sight lines on approach to the access.

With respect to stopping sight distance, access points located on the apex of a bend would typically raise concerns for right-turn movements into a site, as the horizontal alignment would obscure views. In this case, however, the wide western verge provides a clear view between motorists turning right into the site and vehicles approaching from Banghoek Road as shown in **Figure 3.1**.

Overall, the sight distance at the existing 20 Verreweide Road access is adequate to accommodate the additional traffic associated with the proposed development.

18 & 18A Verreweide Road, Stellenbosch
Sight Lines for Right-Turners on Bend & Stopping Sight Distance

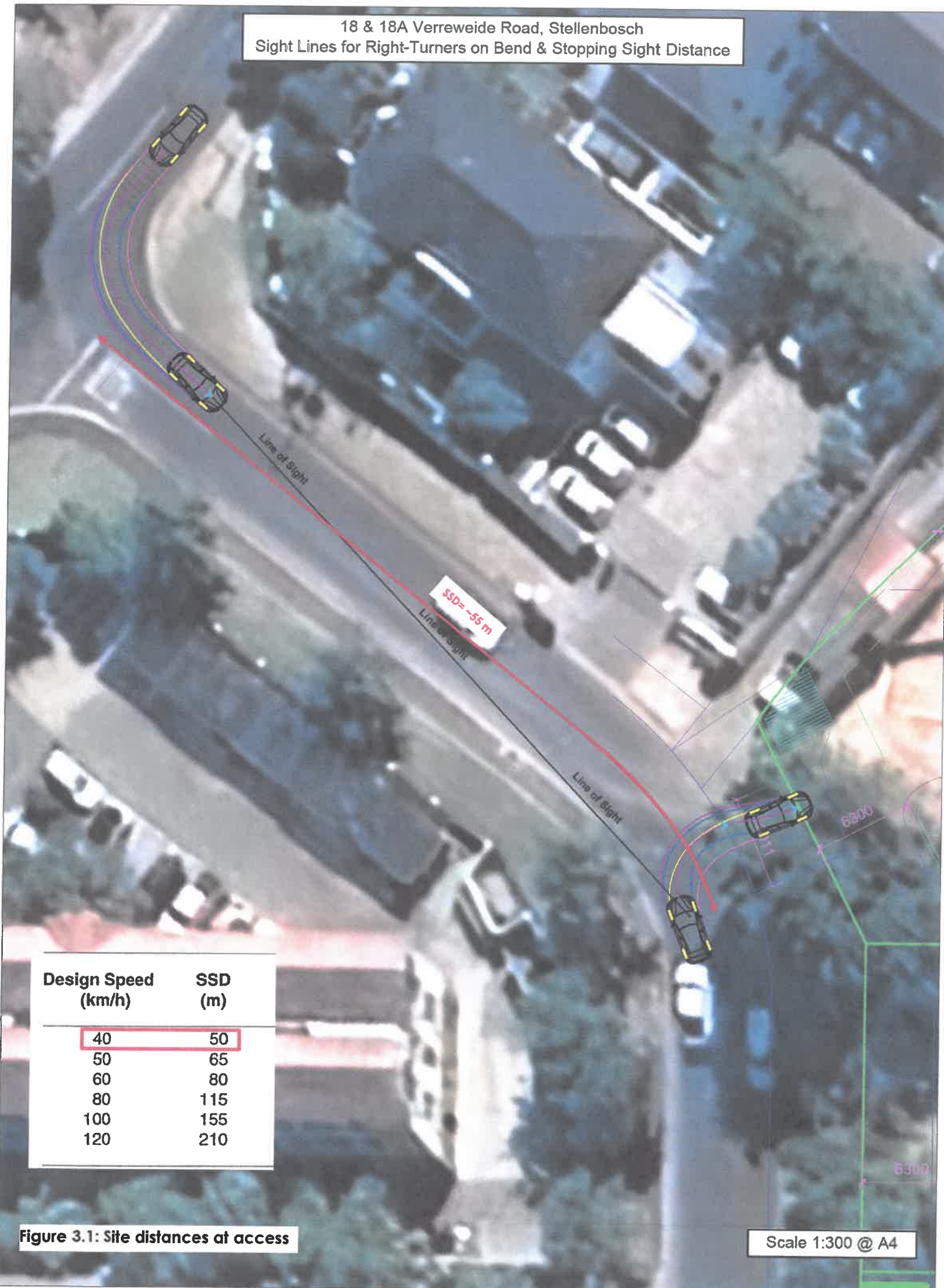


Figure 3.1: Site distances at access

Scale 1:300 @ A4

3.1.3 Stacking space

Based on the combined trip generation of the existing and proposed student apartments and applying the 90th percentile queuing methodology from the Committee of Transport Officials (COTO) *TMH 16, Volume 2: South African Traffic Impact and Site Traffic Assessment Manual* (2012), a queue of one vehicle is anticipated at the shared access during peak hours (detailed calculation in **Appendix A**). The development will provide 6.3 m of stacking space at the entrance inside the property, which is sufficient to accommodate a single passenger vehicle. Additionally, 4.8 m of further stacking space is provided between the boundary and road edge. The overall stacking space provision meets the requirement derived from the expected trip demand and is considered adequate to prevent any queuing onto Verreweide Road.

3.2 Parking

3.2.1 Off-street parking

According to the Stellenbosch Zoning Scheme Regulations (2019), the parking requirement for student accommodation is 1.5 bays per unit. For the existing 18 units and proposed 26 units (total 44), this equates to 66 parking bays. With the new development, the site as a whole will accommodate 69 bays as follows:

- 64 car bays (including 4 accessible bays),
- 14 motorcycle bays (converted to 3 car bays),
- 12 bicycle bays (converted to 2 car bays).

The minimum parking requirement will therefore be met and exceeded.

3.2.2 Parking layout

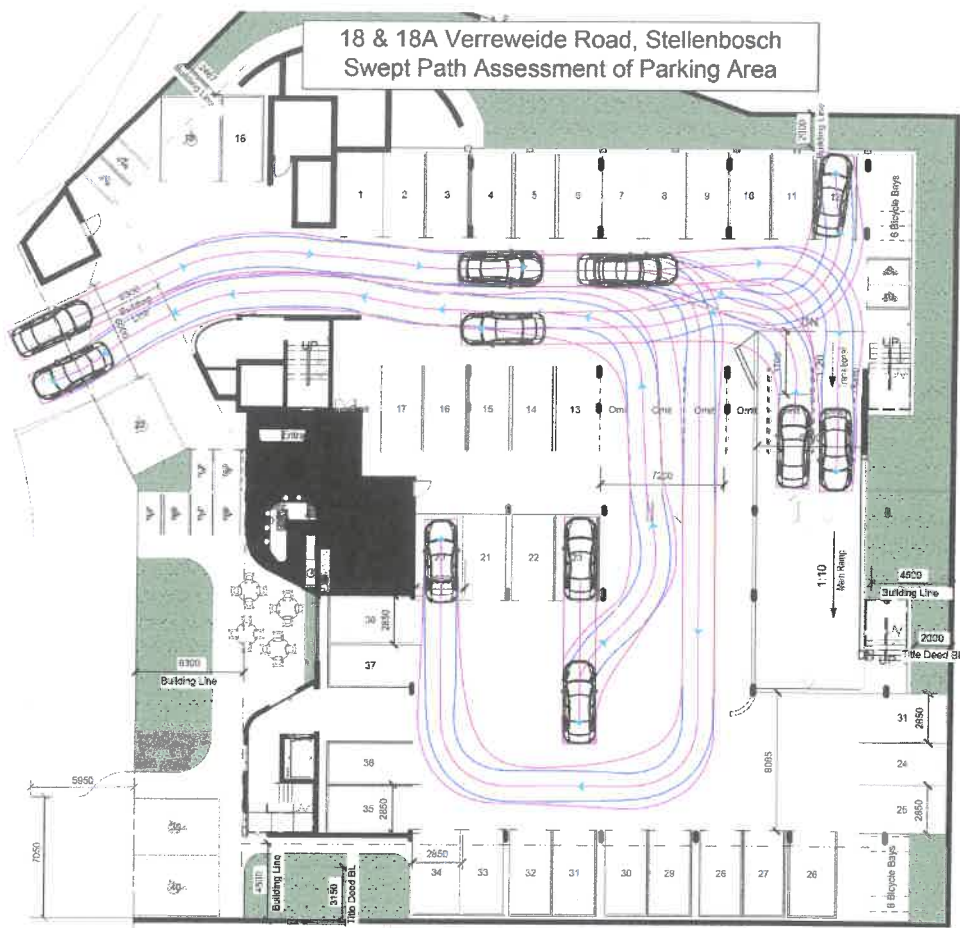
The proposed parking layout comprises perpendicular parking bays at 2.5 m wide and 5 m deep. Bays adjacent to walls are 2.85 m wide to allow for opening of car doors. All aisles in the new parking area are well-beyond the recommended 7 m requirement.

The parking area was assessed using AutoTURN Pro 12 swept path simulation software and was found to operate adequately as shown in see **Figure 3.2**. Overall, the parking area layout is considered acceptable.

3.2.3 Refuse collection

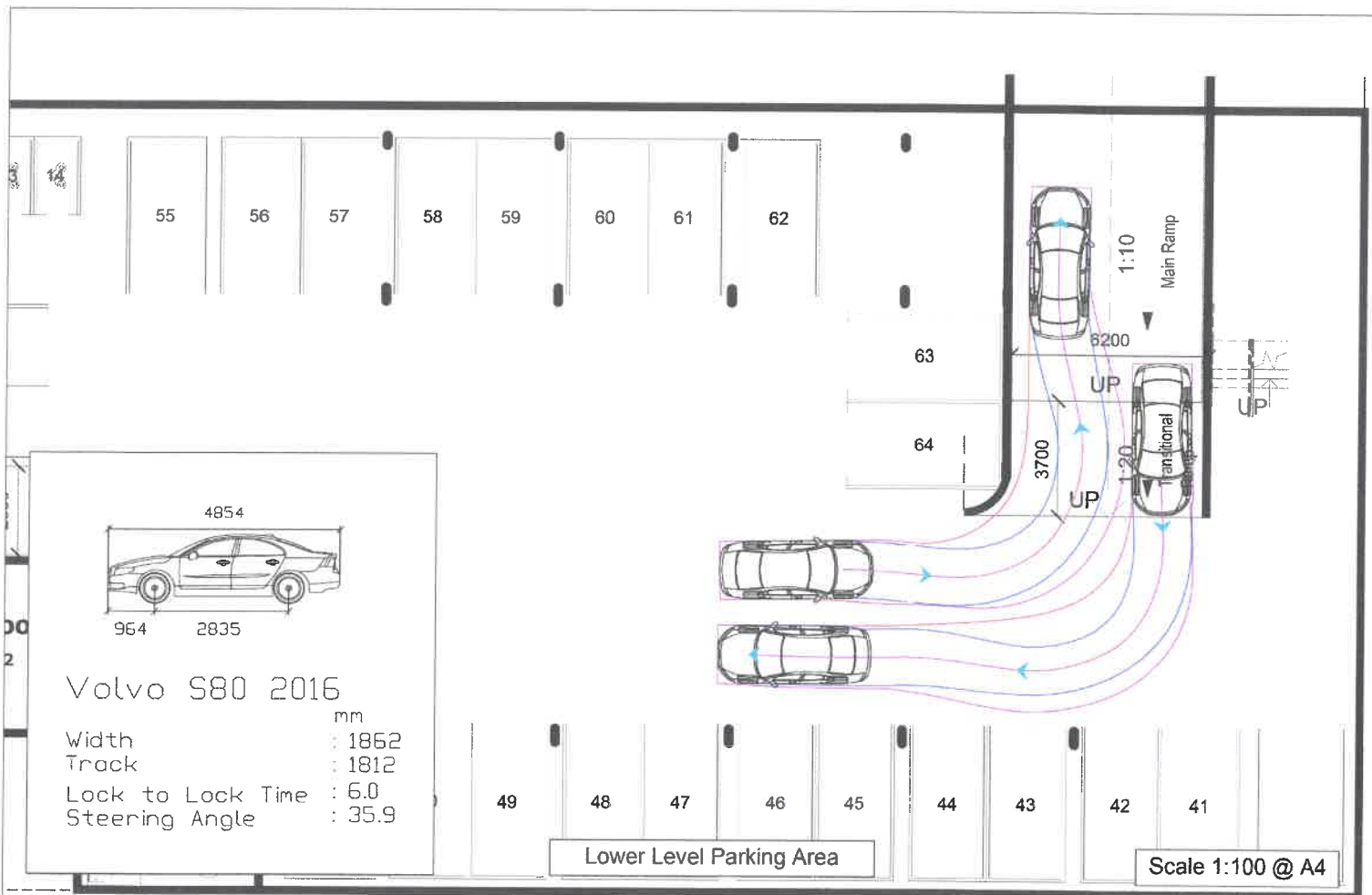
Collection will be facilitated directly from Verreweide Road, where low traffic volumes and wide verges enable safe kerbside pickup on the proposed new sidewalk (discussed in **Section 3.5**).

18 & 18A Verreweide Road, Stellenbosch
Swept Path Assessment of Parking Area



Street Level Parking Area

Scale 1:200 @ A4



Lower Level Parking Area

Scale 1:100 @ A4

Figure 3.2: Swept path assessment of parking area

3.3 Vehicular traffic

Based on the *Committee of Transport Officials (COTO) TMH 17 Trip Data manual (2013)*, student accommodation generates approximately 0.20 trips per unit during the AM peak hour and 0.30 trips per unit during the PM peak hour. These trip generation rates are relatively low and are unlikely to significantly impact the operational performance of Verreweide Road or the surrounding road network. Refer to **Table 3.1** below.

Table 3.1: Trip generation estimate

Land Use	Proposed Size	Unit	Primary Trips					
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Student Apartments and Flats	26	1 D/Unit	1	4	5	5	3	8

Furthermore, the site's proximity to Stellenbosch University (~750 m) and provision of secure bicycle parking promotes walking and cycling, further moderating vehicular trip demand.

3.4 Public transport

Verreweide Road is not directly served by formal public transport. However, the development lies within walking distance (~800 m) of Cluver Road and Merriman Avenue, both of which are served by informal minibus taxi routes. These routes provide access to major campus destinations and student neighbourhoods.

Additional transport options available to students include e-hailing platforms (e.g. Uber, Bolt) and private shuttle services such as "Stellies Shuttle", which is tailored for student use in Stellenbosch.

3.5 Pedestrians and cycling

As noted in **Section 2.3**, the pedestrian environment on Verreweide Road is only partially formalised. While the western side has a surfaced sidewalk extending north toward Banghoek Road, the eastern side, directly adjacent to the site, lacks a formal surfaced sidewalk, limiting walkability and accessibility along the development frontage.

The proposed development is located approximately 700 m (≈10-minute walk) from Stellenbosch University's main campus and lies within a broader precinct that supports high levels of pedestrian and cycling activity among students. Given the likelihood that the majority of residents will commute by foot or bicycle, non-motorised accessibility is critical.

To support safe and convenient access, it is recommended that a surfaced sidewalk be constructed along the eastern verge of the site. This sidewalk should not be narrower than 1.5 m and ideally be 1.8 m wide. Regarding cycling, the development's inclusion of 12 secure bicycle parking bays aligns with Stellenbosch University's long-standing Matie Bike programme and reinforces cycling as a practical, everyday travel option for students going to campus and other destinations.

4 Conclusions and Recommendations

4.1 Conclusions

The proposed development at 18 & 18A Verreweide Road, Stellenbosch, consisting of 26 student accommodation units (50 beds), is to be integrated with the existing student development at 20 Verreweide Road, via a shared access and parking layout. The combined site benefits from its proximity to Stellenbosch University, its walkable location, and relatively low impact on the surrounding transport network.

Key findings from the assessment include:

- The main vehicular access will be via the existing 6 m wide CWC at 20 Verreweide Road, which complies with the AMG 2020. The existing 18 Verreweide Road access will be retained but only used for access to two bays for the physically disabled.
- One vehicle queue is expected during peak hours; 6.3 m of stacking space will be provided inside the property with a further 4.8 m from the boundary to the kerb, which is sufficient.
- Parking provision (69 bays) exceeds the minimum zoning requirement (66 bays), and the layout complies with local geometric standards.
- Trip generation is expected to be minimal (5 - 8 peak hour trips) and will not impact the operation of Verreweide Road or nearby intersections.
- Pedestrian and cycling infrastructure is generally supportive, but improvements are needed directly along the site frontage.
- The site is well located relative to public transport, as well as various alternative options such as student shuttles and e-hailing.

4.2 Recommendations

The following is therefore recommended:

- Extend RM 12 No Stopping Line (red lines) along the street frontage of the site to protect sight lines.
- Construct a surfaced sidewalk along the eastern edge of Verreweide Road (site frontage). This sidewalk should not be narrower than 1.5 m and should ideally be 1.8 m wide.

Appendix A: Queue length estimation

Combined Trip Generation Estimate for 20 and 18&18A Verreweide

Land Use	Proposed Size	Unit	Primary Trips					
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Student Apartments and Flats	18	1 D/Unit	1	3	4	4	2	5
Student Apartments and Flats	26	1 D/Unit	1	4	5	5	3	7
TOTAL			2	7	9	9	5	12

90th Percentile Queue Calculation to Determine Stacking Space Required

Project:	18 Verreweide
Access:	Verreweide

INPUTS

Total Hourly Volume Inbound: 9 vph
Peak Hour Factor (PHF): 0.80
Service Flow Rate: 450 vph

OUTPUTS

Traffic Ratio: 3 %
90th Percentile Queue if One Entry Lane: 1 vehicles
90th Percentile Queue if Two Entry Lanes: 1 vehicles
90th Percentile Queue if Three Entry Lanes: 1 vehicles
90th Percentile Queue if Four Entry Lanes: 1 vehicles
90th Percentile Queue if Five Entry Lanes: 1 vehicles
90th Percentile Queue if Six Entry Lanes: 1 vehicles

COMMENTS

Maximum inbound trips
J Sampson. Traffic Flow Variations in Urban Areas. 2017: Section 4.3 - Class 5 Roads
Remote controlled gates

1 Entry Lane			2 Entry Lanes			3 Entry Lanes			4 Entry Lanes			5 Entry Lanes			6 Entry Lanes		
Traffic Ratio Range	N _{que}		Traffic Ratio Range	N _{que}		Traffic Ratio Range	N _{que}		Traffic Ratio Range	N _{que}		Traffic Ratio Range	N _{que}		Traffic Ratio Range	N _{que}	
0	23	1	0	58	1	0	97	1	0	140	1	0	188	1	0	235	1
23	39	2	58	94	2	97	155	2	140	220	2	188	292	2	235	363	2
39	49	3	94	115	3	155	186	3	220	261	3	292	341	3	363	421	3
49	56	4	115	128	4	186	205	4	261	283	4	341	367	4	421	449	4
56	61	5	128	137	5	205	216	5	283	297	5	367	382	5	449	466	5
61	65	6	137	143	6	216	224	6	297	306	6	382	392	6	466	476	6
65	68	7	143	147	7	224	229	7	306	312	7	392	399	7	476	484	7
68	70	8	147	151	8	229	233	8	312	317	8	399	403	8	484	489	8
70	71	9	151	153	9	233	236	9	317	321	9	403	407	9	489	493	9
71	73	10	153	155	10	236	239	10	321	324	10	407	410	10	493	496	10

Methodology as prescribed by Committee of Transport Officials (COTO): TMH 16, South African Traffic Impact and Site Traffic Assessment Standards and Requirements Manual, Volume 2, Version 1.01 (2014): Pages 62-63

APPENDIX 10

SERVICES REPORT

The background of the entire page is a faded, grey-scale photograph of a construction site. Several tall lattice cranes are visible, with one in the foreground on the left and others receding into the distance. The sky is overcast.

RESIDENTIAL DEVELOPMENT

ERF 2286 AND 16357: 18 and 18a
VERREWEIDE ROAD,
STELLENBOSCH

CIVIL ENGINEERING REPORT:
REVISION A

25 JULY 2025

Client: Apex Asset Managers

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42 Havenga Street, Bloemhof,
Bellville, 7530

P O Box 5609, Tygervally, 7536

e-mail : pieter@edifice.co.za
: nngidi@edifice.co.za

Telephone : + 27 21-919 9405
Facsimile : + 27 21-919 9409



25 July 2025

MDA Project Managers

3rd Floor Marine Centre
West Quay Road
V&A Waterfront
Cape Town
8001

ATTENTION: Mr. Mahloko Mahlobela

RESIDENTIAL DEVELOPMENT (ERF 2286 and 16357: 18 and 18a VERREWEIDE ROAD, STELLENBOSCH): CIVIL ENGINEERING REPORT: REV A

1. INTRODUCTION

Edifice Consulting Engineers was appointed as the Structural and Civil Engineers for the proposed development: **ERF 2286 and 16357 – 18 and 18a Verreweide Road, Stellenbosch**. This report is based on a high-level desktop study using GIS data and as-builts information recieved from the Stellenbosch municipality and will cover the engineering services of the project.

The proposed development is situated on the Eastern side of Verreweide Road and West of Cluver Road in Stellenbosch on ERF 2286 and 16357. Refer to **Annexure A** for the Locality drawing and **Annexure B** for the Layout drawing.

The site has a total area of 1192m². The central position of the development is at Lat: 33°55'40.95"S and Long: 18°52'29.02"E.

2. DEVELOPMENT

The topographical survey was not available at the preparation of this report. From the Google earth overview the site is sloping gradually towards Verreweide Road from the Northeastern corner to the Southwestern Corner.

The residential development will consist of residential units as represented in the table below:

Unit Type	Number of Units
Studio Apartment 24m ²	2
Ensuite 37m ²	18

Ensuite 43m ²	6
Total	26

3. WATER RETICULATION NETWORK

3.1 Existing Infrastructure

Currently, there are single residential houses on each of the properties, and both are serviced with municipal water and sewer connections.

A 100 mm diameter municipal water main is located along Verreweide Road, running parallel to the western boundary of the site. Please refer to **Annexure C1** for existing water infrastructure information obtained from Stellenbosch Municipality.

At 20 Verreweide Road, an existing municipal water connection comprising a 100 mm diameter Class 16 uPVC pipe and an 80 mm bulk water meter has been approved and is currently under construction. This infrastructure forms part of the approved civil services layout for 20 Verreweide Road.

The available capacity of the existing municipal water infrastructure has not yet been confirmed. Further engagements with Stellenbosch Municipality will be undertaken to verify the system's ability to accommodate the overall development.

3.2 Planned Development Consumption

The planned development will use approximately 15 600 l/day (0.181 l/s). The calculation was based on the figures from the "Guidelines for Human Settlement Planning and Design."

TREATED WATER DEMAND				
Studio Apartment 24m ²	Units	l/Unit/day	TOTAL (l/d)	TOTAL (m ³ /d)
1. Studio Apartment 24m ²	2	600	6 000	6.0
2. Ensuite 37m ²	18	600	4 800	4.8
3. Ensuite 43m ²	6	600	4 800	4.8
			15 600	15.6
Annual Average Daily Demand (AADD)	15 600.00 l/d 0.181 l/s			
Equivalent Erven	16			
Peak Factor	18			
Peak Demand	280 800.00 l/d 3.250 l/s			
RESIDUAL PRESSURES				
Minimum Head	24 m			
Maximum Head	90 m			
WATER LINE DESIGN CRITERIA				

Minimum Diameter House Connection	20 mm
Minimum Pipe Size Distribution Main	100 mm
CONNECTION DIAMETER REQUIRED	
0.6 m/s AADD	20 mm
0.6 m/s Peak	100 mm
1.2 m/s AADD	20 mm (50mm)
1.2 m/s Peak	100 mm (110mm)

The minimum domestic water pressure supply to the development should be at least 24m head and should not exceed 90m head.

The development will connect to the existing water infrastructure located on 20 Verreweide Road. No new external water connection is required from the municipal network at this stage.

The internal reticulation system for 18 and 18A Verreweide will be linked to the existing Stellenbosch Municipal network via the existing connection on 20 Verreweide Road. This connection includes a 80 mm bulk water meter and will comply with the applicable standard technical requirements and specifications of the local authority.

Further engagement with Stellenbosch Municipality will be necessary to confirm the available capacity of the existing connection.

4. SEWER RETICULATION NETWORK

4.1 Existing Infrastructure

Currently, single residential houses are situated on each of the properties, both serviced with water and sewer connections. An existing sewer main is located within Verreweide Road parallel to ERF 2286 and ERF 16357. Please refer to **Annexure C3** for the existing sewer information received from Stellenbosch Municipality.

An approved 150 mm diameter sewer connection, including a manhole, has been designed for 20 Verreweide Road. This connection links into the existing municipal sewer main and is currently under construction as part of the services approved by Stellenbosch Municipality. The proposed development will connect to this existing sewer connection at 20 Verreweide Road.

4.2 Planned Development Flow Rate

The average sewer flow rate for the proposed development was determined by taking the AADD at 90%, which resulted an ADWF (Average Dry Weather Flow) of 14 040.00 l/d (0.163 l/s).

From the “**Design Guidelines and Minimum Standards for Civil Engineering Services**” a peak factor of 2.50 was set if population is <1500. The PDWF (Peak Dry Weather Flow) will be 49 140.00 l/d (0.569 l/s).

By adding the 15% of infiltration for the PWWF (Peak Wet Weather Flow), the PWWF will be 56 511.00 l/d (0.654 l/s).

SEWER FLOW RATE	
Annual Average Daily Demand (AADD)	15 600.00 l/d 0.181 l/s
Average Dry Weather Flow (ADWF) @ 90%	14 040.00 l/d 0.163 l/s
Approximate Population	78
Peak Factor	3.5
Peak Dry Weather Flow (PDWF)	49 140.00 l/d 0.569 l/s
Peak Wet Weather Flow (PWWF)	56 511.00 l/d 0.654 l/s
SEWER PIPE DIAMETERS PROPOSED	
Main sewer line @ 0.7m/s	100mm (110mm)

There is currently no confirmed information on the capacity of the existing sewer infrastructure. Further engagements with Stellenbosch Municipality will be undertaken to verify whether the existing system can accommodate the additional discharge from 18 and 18A Verreweide Road.

The internal sewer reticulation system of the development will connect to the existing 150 mm diameter municipal sewer main located on 20 Verreweide Road. This connection will be made at the existing sewer manhole, which is to be re-used as per the approved civil layout for 20 Verreweide Road.

The sewer reticulation will be designed in accordance with all standard technical requirements and specifications of the local authority to ensure compliance and proper integration.

It is noted that the proposed connection point may be subject to adjustment based on the final outcomes of the topographical survey or further site-specific investigations.

5. ROAD NETWORK

5.1 Existing Infrastructure

Currently each property has their own respective access points or entrance in place, both are from Verreweide Road which is located along the Southeastern boundary line. Verreweide Road is a municipal road and runs parallel to both the properties.

5.2 Planned Development Road Infrastructure

According to the architectural layout, the property will utilize the existing access road located within the adjacent property at 20 Verreweide for vehicle access and exit. The access road has a total width of approximately 5.7 m and provides one entrance and one exit lane.

The access road directly links to the internal driveway network of the property, allowing smooth and efficient vehicle entry and exit.

The parking schedule is as follows:

1.5 bays /unit = 39 bays

Provided: 44

- 40 car bays (of which 2 are disabled and 3 are parallel)
- 8 motorcycle bays (2 car bays)
- 12 bicycle bays (2 car bays)

The parking bays will consist of dimensions in line with normal parking standards (2,5 x 5,0m), with a minimum 6,5m aisle width between parking.

6. STORMWATER

6.1 Existing Infrastructure

The site currently comprises two residential houses. Stormwater run-off is discharged onto the paved surfaces, which channel flow away from the buildings. From there, stormwater flows naturally from the northeastern corner of the site in a northwesterly direction.

The property at 20 Verreweide Road, which forms part of the overall development, has an existing stormwater connection to the municipal system in Verreweide Road. The stormwater infrastructure at 20 Verreweide is in place and includes internal pipework and connection points that will also serve 18 and 18A Verreweide Road.

Please refer to **Annexure C2** for the existing stormwater information received from Stellenbosch Municipality.

6.2 Proposed Stormwater Infrastructure

The existing residential houses on 18 and 18A Verreweide Road will be demolished and replaced with a multi-storey apartment building. Roof run-off will be captured via downpipes and directed into grid inlets positioned around the site.

Stormwater generated at ground level will be diverted away from the building and proposed parking areas through a network of open channels and buried pipelines. The internal access road will drain overland toward Verreweide Road.

The internal stormwater system for 18 and 18A Verreweide Road will be connected to the existing stormwater infrastructure already installed at 20 Verreweide Road, which ties into the municipal stormwater system in Verreweide Road. This shared connection point will be confirmed through coordination with the Stellenbosch Municipality and the outcomes of the topographical survey.

Layer works for the development will include:

Carriageway Crossing:

- 80 mm concrete interlocking pavers (40 MPa)
- 150 mm G4 subbase layer
- 150 mm G5 selected subgrade
- 150 mm G7 subgrade

Internal Parking Area:

- 80 mm concrete pavers
- 150 mm G5 layer
- 150 mm G7 layer

The parking area will be graded to ensure stormwater run-off is directed into 600 mm × 400 mm grid inlets. These inlets will discharge into internal stormwater manholes designed to serve as silt and litter traps.

Subsoil drains will be installed behind all retaining walls to assist with dewatering near structures. These subsoil pipes will be connected to the nearest stormwater manholes within the development.

The internal stormwater network will ultimately discharge into the existing system at 20 Verreweide Road, which in turn connects to the municipal network in Verreweide Road.

BK2 kerbs with C1 channels will be constructed at the main entrance from Verreweide Road to the development.

We trust that this report meets your requirements.

Please do not hesitate to contact the undersigned for any additional information.

Yours faithfully,

P Albertse
(Pr Eng 890439)



Mobile : 082 771 2220
Telephone : 021 919 9405
e-mail: pieter@edifice.co.za

N Ngidi
(N. Dip: Civil)



Mobile : 069 343 6999
Telephone: 021 919 9405
e-mail: nngidi@edifice.co.za

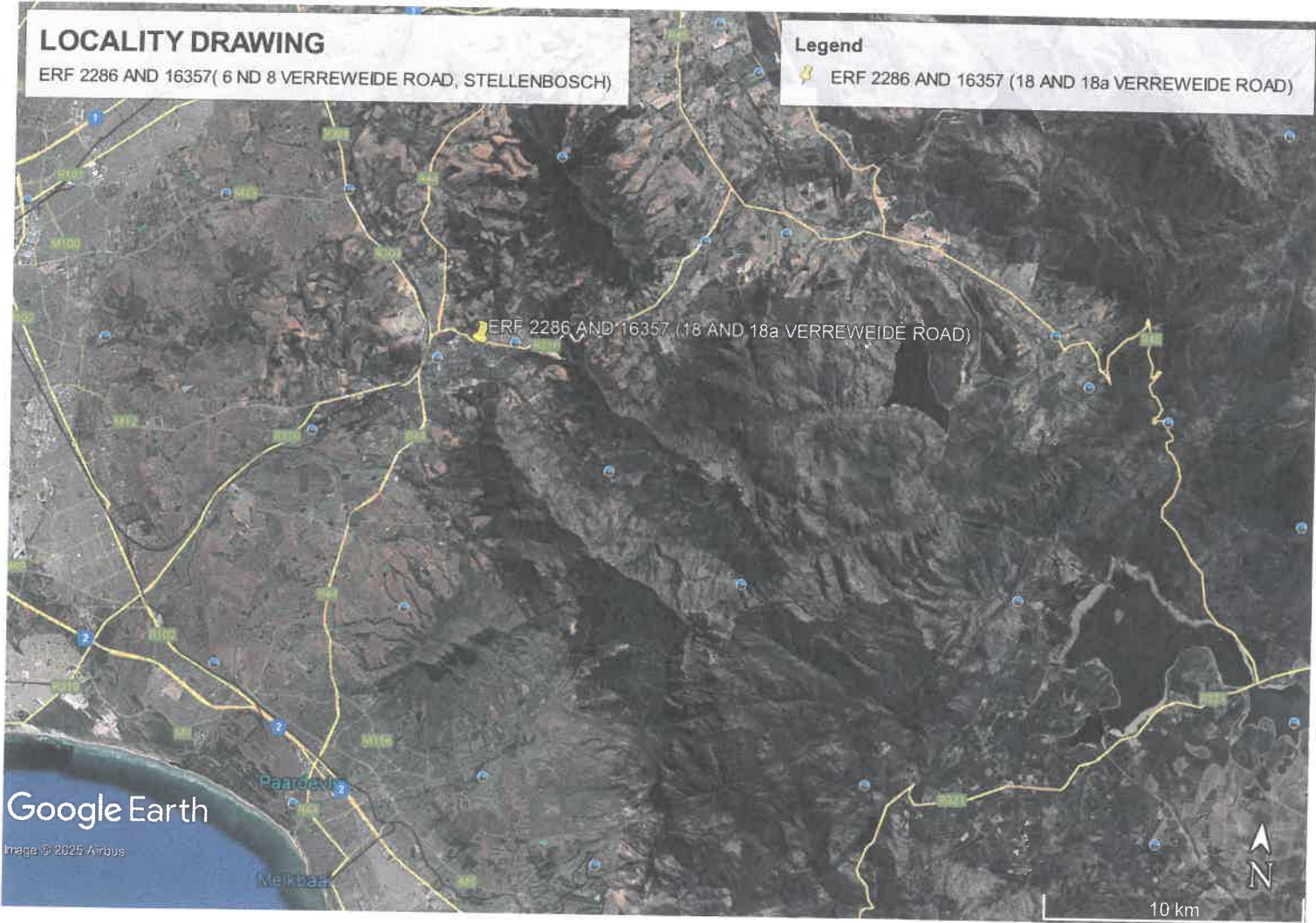
ANNEXURE A - LOCALITY DRAWING

LOCALITY DRAWING

ERF 2286 AND 16357 (6 ND 8 VERREWEIDE ROAD, STELLENBOSCH)

Legend

 ERF 2286 AND 16357 (18 AND 18a VERREWEIDE ROAD)



ANNEXURE B - LAYOUT DRAWING

LAYOUT DRAWING

ERF 2286 AND 16357(6 ND 8 VERREWEIDE ROAD, STELLENBOSCH)

Legend

- ERF 2286 AND 16357 (18 AND 18a VERREWEIDE ROAD)
- SITE



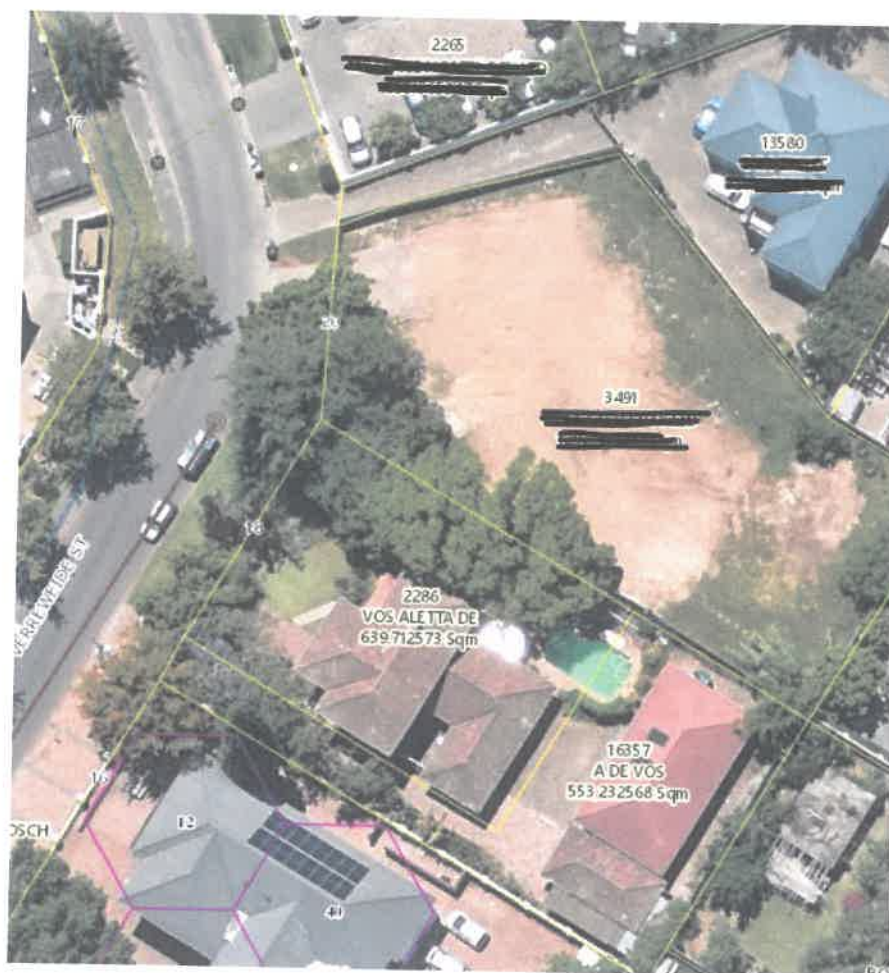
ANNEXURE C – EXISTING MUNICIPAL SERVICES AS-BUILTS

ANNEXURE C1 – WATER AS-BUILTS

P-104



ANNEXURE C2 – STORMWATER AS-BUILTS



Legend

Storm Water

Inlet

- [] Headwell
- Soak Away
- # Kerb/Street
- Other
- ◻ Veld

Junctions

- ⚡ Junction Box
- ⊗ Manhole

Outlet

- () Headwell
- Open Earth/Channel
- Other
- ▣ Reno/Gabion
- # Stilling Basin
- ⊗ Stone Pitching

Conduit

- Culvert
- Other
- - Pipe - Gravity
- - Pipe - Rising Main
- Subsurface Drain

Open Watercourse

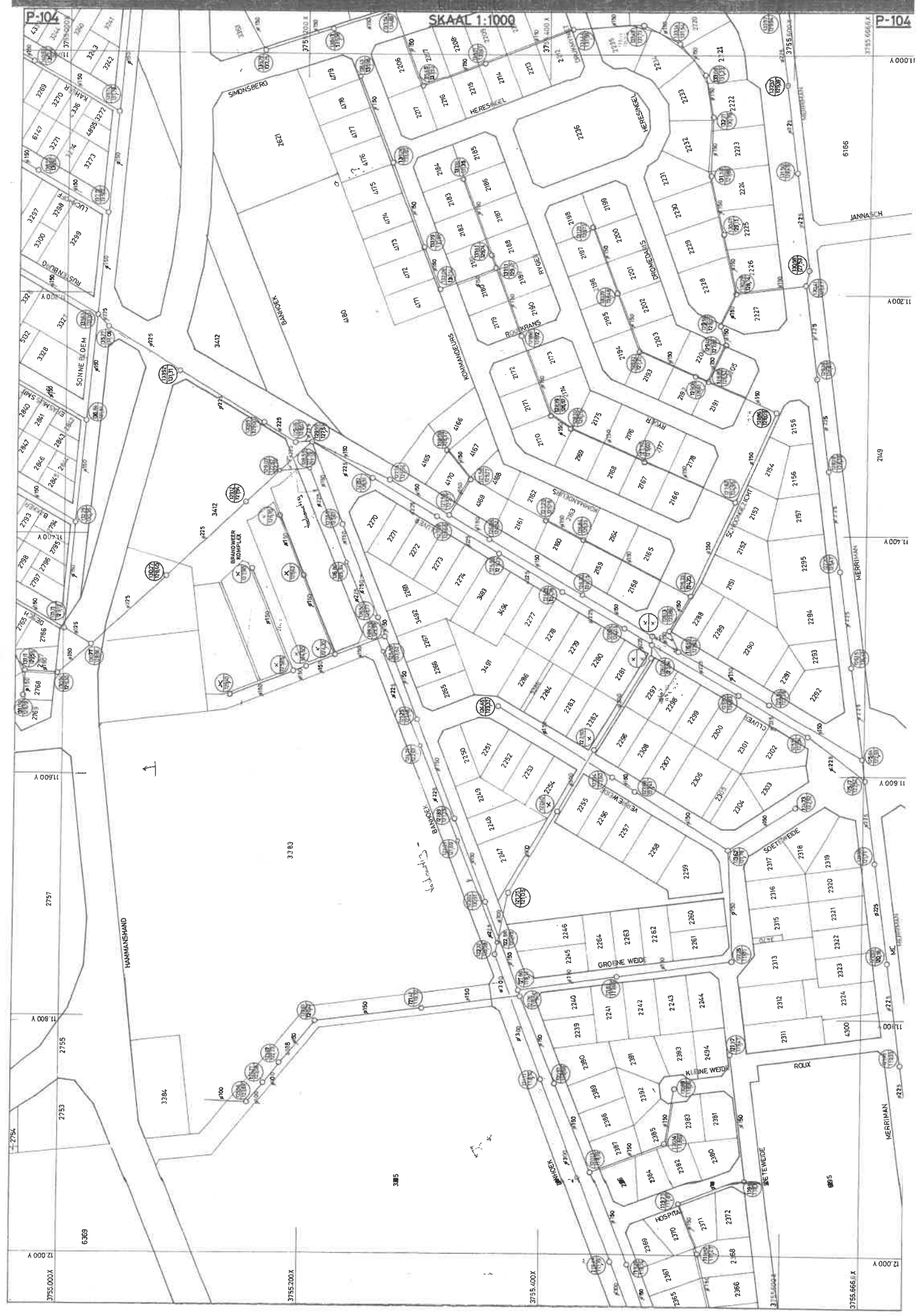
- ▬ Canal/Channel
- ▬ Estuary

ANNEXURE C3 – SEWER AS-BUILTS



ANNEXURE C4 – SEWER AS-BUILTS

SKAAL 1:1000



APPENDIX 12
COMPLETED APPLICATION FORM



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



Quote QU0323
(002).pdf

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/
FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)
[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)
<https://citymaps.stellenbosch.gov.za/aflaportal/home>

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	Emile
Surname	Van der Merwe
Company name (if applicable)	Emile van der Merwe Town Planning Consultants
Street or Postal Address	PO Box 204, Stellenbosch, 7599
Email Address	emilevdm@adept.co.za
Contact Number(s)	0845566461

PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	Apex SPV 3 and Apex SPV 1 (Pty) Ltd
Street or Postal Address	Nrs 18, 18 A and 20 Verreweide Street, Stellenbosch
E-mail Address	lynn@apexam.co.za

Contact Number	0829959996
----------------	------------

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf No	2286, 16357 & 3491	Suburb	Unv. Oord	Town	Stellenbosch
Farm no		Farm Portion		Nearest Town	
Physical or Street Address	18, 18A and 20 Verreweide Road	Property / Business / Farm known as			
Current Zoning	Multi-Unit residential zone				
Additional or Consent Uses	None				
Current activities	Boarding house				
Property Size / Extent	2477m ²	Are there existing buildings?	Y	N	
Title Deed number	T69846/2025 and T69847/2025 and T59050/2022				
Any restrictions ito Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	Y	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.		
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If yes, indicate which section are triggered in motivation report and attach relevant permit.		
Is the property or building located within the historical core or contains any heritage significant features?	Y	N	Is the building older than 60 years?	Y	N
Does the property fall inside the urban edge?	Y	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?	Y	N
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	N	Does the property fall within the Scenic Route Overlay Zone?	Y	N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use ² ?	Y	N
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw (LUPB)?	Y	N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation ito Section 53 of the Land Use Planning Act (LUPA)?	Y	N	If yes, attach the minutes / written feedback received.
<i>A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisonal area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that</i>			

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES

APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme	xx	R2 700.00
15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 700.00
15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24	x	R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit	x	R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme		R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
15(2)(q)	to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00
OTHER APPLICATIONS		Number	Fee
Approval required in terms of the bylaw for street naming and numbering			R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)			R2 700.00
Complexity fee – Per study / assessment			R4 520.00
TOTAL APPLICATION FEE PAYABLE		R13 550	

DETAILS FOR INVOICE

Name & Surname (party responsible for payment)	EVDM Town Planning Services
Street or Postal Address	PO Box 204, Stellenbosch, 7599
Vat Number (where applicable)	4740239944
<p>1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. Contact: indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579.</p> <p>3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>	

BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	STANDARD BANK

Branch no.: 051001
 Account no.: 242637280
 Payment reference: TP _____ and ERF/FARM _____

Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

- Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "Conditions C. (1) & (5) contained in Title Deed T69846/2025 and "Conditions C. (1) & (5) and D I. C. (ii) contained in Title Deed T69847/2025, to allow for a block of flats.
- Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Remainder Erf 2286, Erf 16357 and Erf 3491 (unregistered erf 19026).
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for a permanent departure to allow for a floor factor of 1 in lieu of 0.75;
- Application is made in terms of Section 15(2) (b) of the Land Use Planning By-Law for a permanent departure to accommodate the following buildings lines:
 - Eastern boundary – 2m and 3,15m in respect of the staircase and apartments (ground to third floor)
 - Southern boundary – 3,15m in respect of apartments (first to second floor)

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?	Y	N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?	Y	N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?	Y	N
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.	Y	N
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?	Y	N
HOA Constitution – Name & Date of approval	N/A	
Design Guidelines – Name & Date of approval	N/A	
Departure / Relaxation / Suspension	Zoning Scheme Development Parameter	Design Guideline Development Parameter
	Restrictive Title Condition	
	Adjoining erf number	Proposal
Building line encroachment	Street	From m To m
	Street	From m To m
	Side / Common	15730 From 4,5m and 6m To 2m and 3,15m
	Side / Common	From m To m
	Aggregate side	From m To m

	Rear	2278	From	4.5m and 6m	To	2m and 3,15m
Exceeding permissible coverage / footprint			From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			From	0.75	To	1
Exceeding height restriction			From	m	To	m
Exceeding maximum storey height			From	m	To	m
Exceeding maximum boundary wall height	Street		From	m	To	m
	Side / Rear		From	m	To	m
Relaxation of on-site parking / loading requirements			From	bays	To	bays

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required in terms of Section 38 of the LUPB

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Written motivation pertaining to the desirability and impact of the proposal		Y	N	Site plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Minutes or Written feedback of pre-application consultation (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Civil Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)				

Y	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Proof of failure of owner's association
Y	N	N/A	Proof of lawful use right		Y	N	N/A	Other (specify):

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):
			Y N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y N/A National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y N/A Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.	

SECTION I: DECLARATION

I hereby wish to confirm the following:

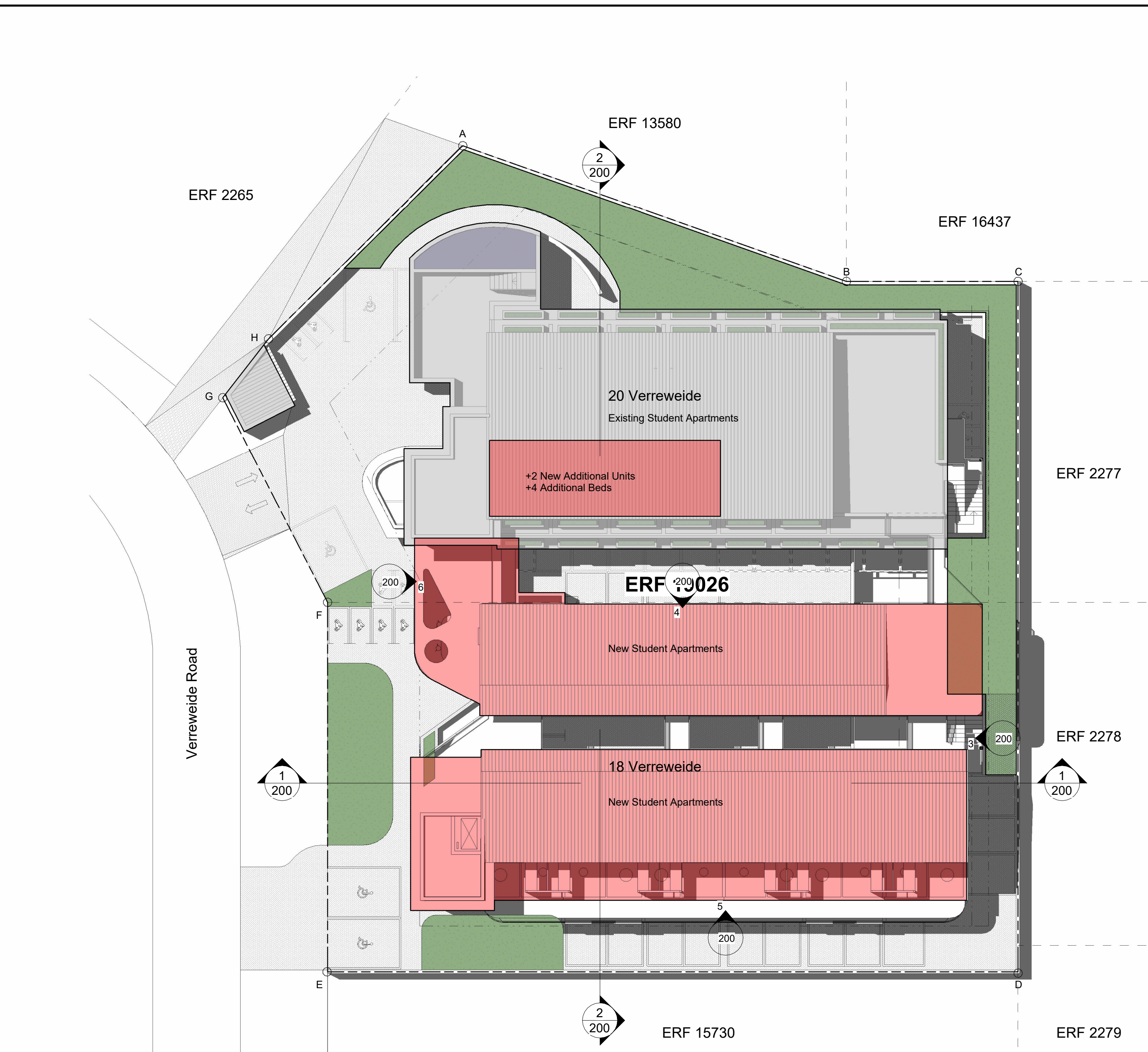
1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature: 

Date: 2025/11/26

Full name: Emile van der Merwe

Professional capacity: Pr. Planner (A1146/1999)



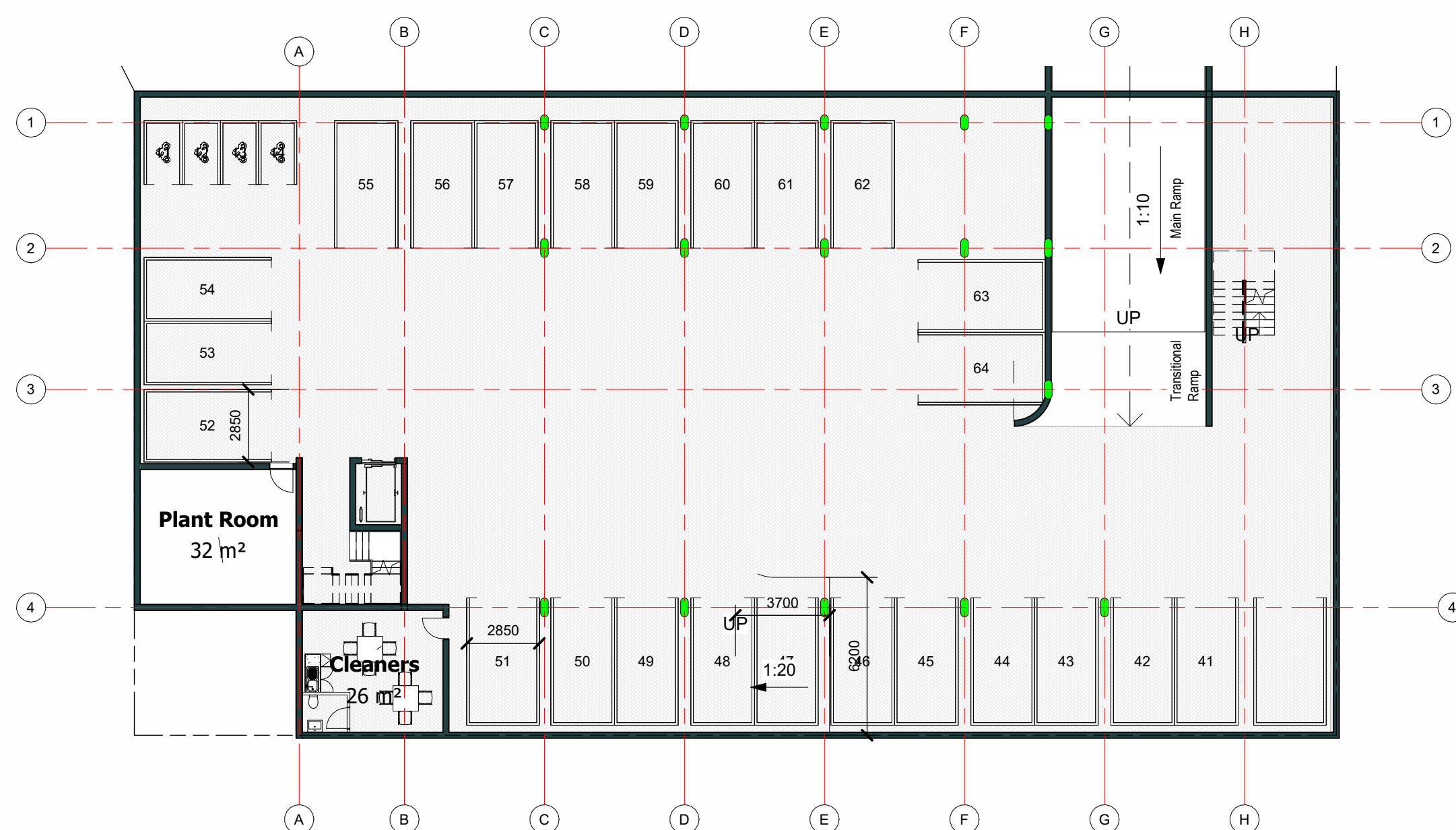
Site Plan
Scale 1:200



- Room Legend
- Entrance
 - Laundry
 - Office
 - Private Canteen

* Private Canteen:
This facility is intended solely for the use of residents of the student accommodation development. The canteen is ancillary to the primary residential use of the building and will not be accessible to the general public or operate as a commercial space.

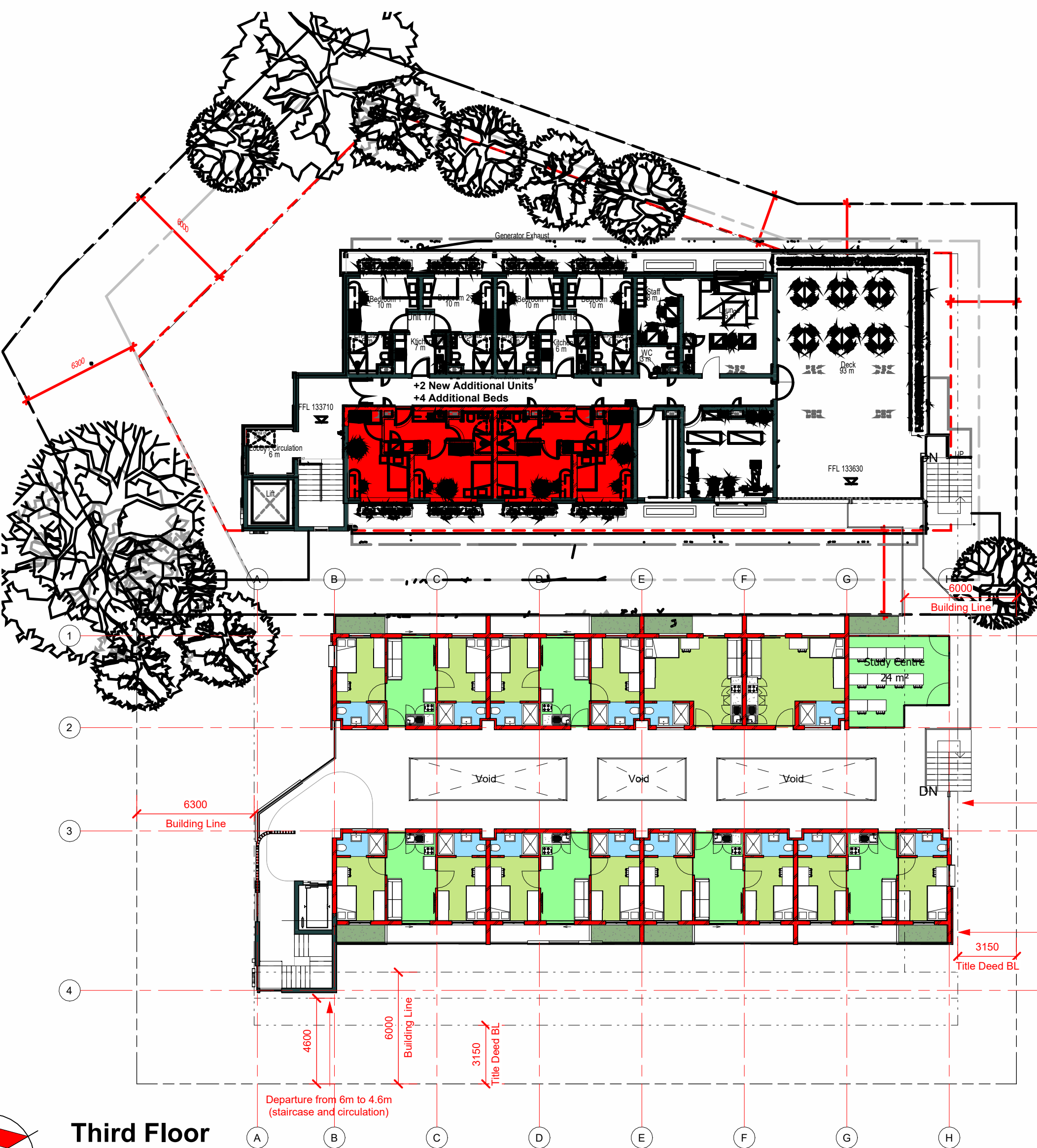
Ground Floor
Scale 1:200



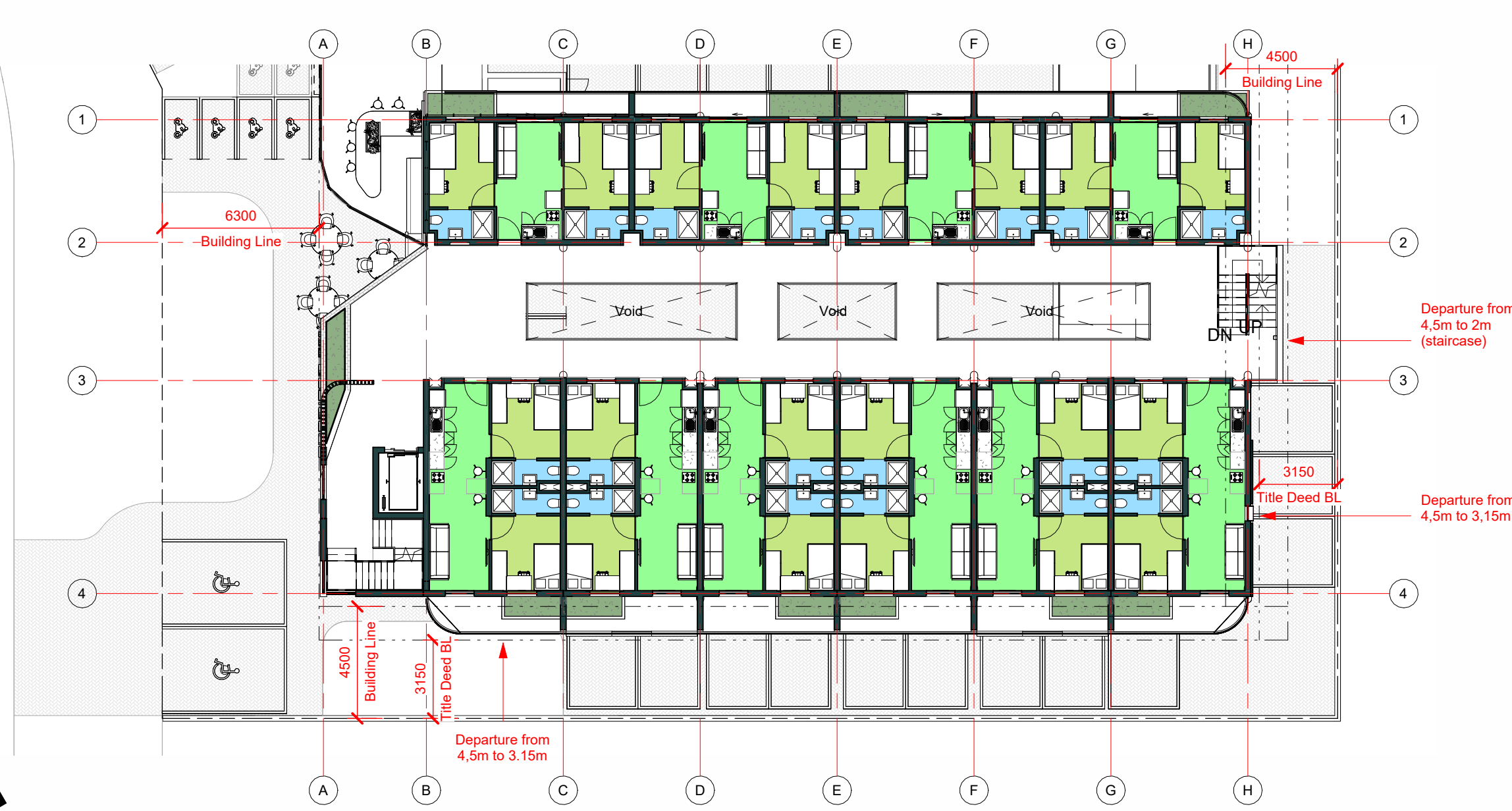
Basement
Scale 1:200



Second Floor
Scale 1:200



Third Floor
Scale 1:200



First Floor
Scale 1:200

THE RESIDENT		New Proposal		CONSOLIDATED	
DEVELOPMENT DATA		2025/11/19		ERF 19026	
Site Area					
Site Area (m²)				2 477	
Bulk					
Bulk Allowed				75% 1 858	
Bulk Provided				100% 2 468	
Height					
Height Allowed (Storeys)				4	
Height Provided (Storeys)				4	
Coverage					
Coverage Allowed				50% 1 239	
Coverage Provided				48% 1 188	
Units					
Units Provided				46	
Parking					
Ratio (Bays/Unit)				1.5	
Parking Required (Bays)				69	
Parking Provided (Bays)				69	
Surplus/Deficit				0	
Open Space					
Landscape Required				20% 495	
Landscape Provided				21% 528	
Building Lines (Common Boundary)		Allowed	Departure		
Ground Floor		4500mm	3150mm (Title Deed)		
First Floor		4500mm	3150mm (Title Deed)		
Second Floor		6000mm	3150mm (Title Deed)		
Third Floor		6000mm	3150mm (Title Deed)		

Parking Schedule

- Parking**
46 Units at 1.5 bays / unit = 69 bays Required
Provided: 69 bays
- 64 car bays (of which 4 disabled)
 - 14 motorcycle bays (3 car bays)
 - 12 bicycle bays (2 car bays)

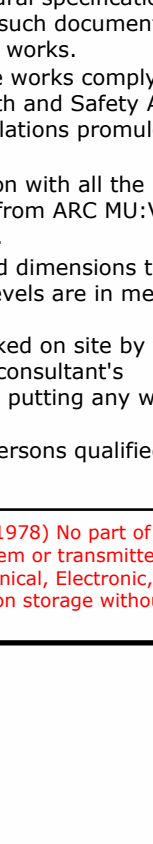
Room Legend

- Bathroom
- Bedroom
- Living/Kitchenette
- Study Centre

SKETCH PLANS

Project No	Drawing No	REV
A0 1353.04	050	B

REVISIONS			
No.	Date	Description	Auth
A	20251119	LUMS Submission	CMP
B	20260326	LUMS Update	CMP

GENERAL NOTES All work is to be done in accordance with the National building Regulations. Quality of all materials and workmanship to comply with the relevant S.A.N.S. specifications and/or specified international codes where applicable in the Architectural specifications, the recommendations and requirements of such documents to be considered a minimum standard for the works. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from ARC MUUV and all other consultants related to the project. This drawing is not to be scaled. Figure dimensions to be used. All dimensions are in millimeters and Levels are in meters, unless otherwise stated. All dimensions and levels must be checked on site by the contractor. Any discrepancies between consultant's documentation are to be verified before putting any work in hand. All work to be executed by competent persons qualified for the specific trade. <i>According to the Copyright Act (Act No 98 of 1978) no part of this document may be reproduced, stored in a retrieval system or transmitted in any form or by any means whatsoever including mechanical, Electronic, Photocopying, Microfilming or any other system of information storage without the written permission of ARC MUUV.</i>			
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CLIENT			
			
PROJECT			
18 & 18a Verreweide			
NEW STUDENT APARTMENTS			
DRAWING			
PLANS			
Scale As indicated	Drawn CMP	Checked MGP	Print Date 2025/03/27 15:46:22
A0	Project No 1353.04	Drawing No 050	REV B