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

Affected person's Name
Affected persons Physical Address

Affected person's Title:

REZONING AND REMOVAL OF RESTRICTIONS: ERF 774 STELLENBOSCH

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

Application Property Address	No 10 Krige Street, Stellenbosch
Application Property Number	Erf 774 Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	Micro Chip Computing CC
Application Reference	TP 1608/2026
Application Type	Rezoning and Removal of restrictions

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

1. Application is made in terms of Section 15 (2) (a) of the Stellenbosch Municipal Land Use Planning Law (2023) for the rezoning of the property from Conventional Residential Zone to Local Business zone in order to allow the property to be used for office purposes.
2. Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of the restrictive title deed conditions, condition D 2 (a) (b) (c) and (d) in order to facilitate the use of the building on the property for offices.

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 7 September 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 GEïTRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

HERSONERING EN OPHEFFING VAN TITELBEPERKINGS: ERF 774 STELLENBOSCH

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

Adres van aansoek eiendom	Nr 10 Krige Straat, Stellenbosch
Aansoek eiendom beskrywing	Erf 774 Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	Micro Chip Computing CC
Aansoek Verwysing	TP1608/2026
Tipe Aansoek	Hersonering en Opheffing van beperkings

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek in terme van Artikel 15 (2) (a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die hersonering van die eiendom vanaf Konvensionele Residensiële Sone na Plaaslike Besigheid ten einde die eiendom vir kantoorgebruik aan te wend.

2. Aansoek in terms of Artikel 15 (2) (f) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die opskorting van beperkende titelvoorwaardes D 2 (a) (b) (c) en (d) ten einde die gebruik van die bestaande gebou as kantore te fasiliteer.

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-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 de 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 vertoë 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 **7 September 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

EMILE VAN DER MERWE
town planning consultants

2026-03-31
My ref: Erf 774 Stellenbosch

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Attention: Robert Fooy

Dear Sir

APPLICATION FOR REZONING AND REMOVAL OF TITLE DEED CONDITIONS: ERF 774, NO 10 KRIGE STREET, STELLENBOSCH

Included hereby please find the required application for the following:

- Application in terms of Section 15 (2) (a) of the Stellenbosch Land Use Planning By-Law (2023) for the rezoning of the property from Conventional Residential Zone to Local Business Zone (offices)
- Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning By-Law (2023) for the removal of a restrictive title deed conditions - Condition D 2 (a) (b) (c) and (d) contained in Deed of Transfer T51472/1999 to facilitate the proposed land use (offices) on the property

The application follows on the Pre Scrutiny application that was submitted on 5 March 2026 and the formal feedback provided on 26 March 2026 (Please refer to **Appendix 2** of the submission document).

Attached please also proof of payment to the amount of R13 500 in respect of the application fees.

Thanking you in anticipation.

Yours faithfully

EMILE VAN DER MERWE

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

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

1. BRIEF

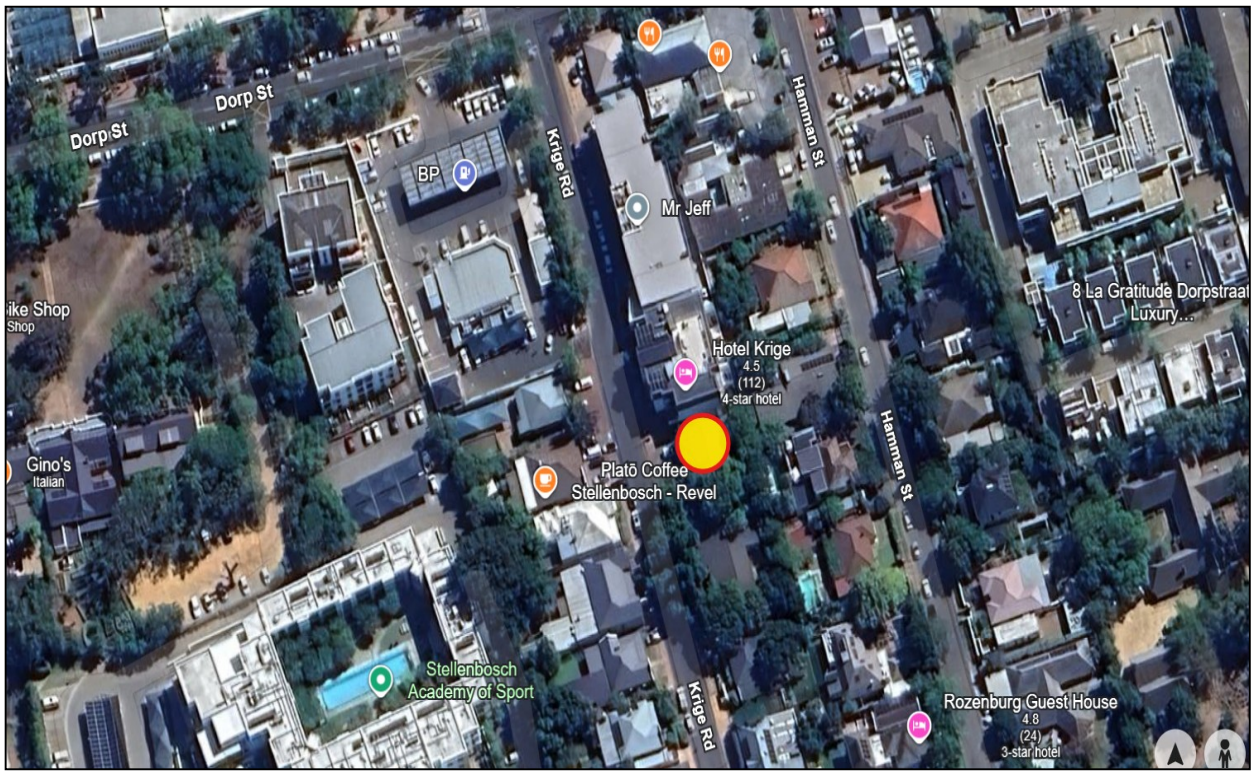
Emile van der Merwe Town Planning Consultants have been appointed by, the registered owner of Erf 774, Stellenbosch, to prepare and submit the required town planning report to the Stellenbosch Municipality in respect of the following:

- Application in terms of Section 15 (2) (a) of the Stellenbosch Municipal Land Use Planning Law (2023) for the rezoning of the property from Conventional Residential Zone to Local Business Zone to allow for the existing building to be used as offices.
- 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 - condition D2 (a) (b) (c) and (d) contained in Title Deed T51472/1999.

2. LOCATION: APPENDIX 1

The application property is located in Stellenbosch Central and is situated in an area to comprises a mix-use development pattern. The property (Nr 10 Krige Street) accommodates an existing offices component known as Active Systems.

LOCATION (REFER TO APPENDIX 1)



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3. OWNERSHIP AND PROPERTY DESCRIPTION

OWNER	TITLE DEED	PROPERTY DESCRIPTION
Micro Chip Computing CC	**T51472/1999**	Erf 774 in the Municipality and Division Stellenbosch, Western Cape Province

A copy of the Title Deed is attached as **Appendix 2.** The resolution and power of attorney is attached as **Appendix 3**. The General Plan is attached as **Appendix 4.**

4. ZONING

The zonings of properties are determined by the Stellenbosch Municipality Zoning Scheme By-Law, 2023 and are reflected on the various zoning maps that apply to the Stellenbosch municipal area of jurisdiction. Erf 774 according is zoned Conventional Residential Zone in terms of the Stellenbosch Zoning Scheme By-Law (2023) as per the zoning map below;

Extract of zoning map

5. PROPOSAL – REFER TO PLANS ATTACHED AS APPENDIX 6

The purpose of the application is to formalise the existing use of the building. The building has accommodated the Active Systems computing and repair enterprise of the last number of years. The use of the building of office related purposes requires a rezoning application from

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Conventional Residential Zone to Local Business Zone. The purpose of the Local Business Zone is to make provision for:

(a) low-density commercial uses that are compatible with and located within residential areas.
(b) non-residential land uses that provide for the convenience of and service to the surrounding residential community.
(c) non-residential uses that will not have an adverse impact on the surrounding residential environment.
(d) a clustering of community, residential and mixed land uses that are compatible with the surrounding residential environment and which enables residents to walk to facilities.
(e) a mix of land uses that can co-exist without negatively impacting on each other.

The permitted land uses and development parameters applicable to the said zoning is provided below.

92. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (Technical approval)	Consent Uses (Application required)
• Business premises (including a shop, market, restaurant, office) • Clinic • Flats • Medical consulting rooms • Public parking area • Private road • Occasional use (one event/year)	• Tourist dwelling unit (in flat) • Commune (in flat)	• Commercial gymnasium • Community residential building • Conference facility • Day care Centre • Extramural facility • Filling station • Guest house • Hostel • Hotel • Liquor store • Occasional use (more than one) • Parking garage • Place of education • Place of entertainment • Renewable energy structure • Rooftop base telecommunication station • Tourist accommodation establishment • Welfare institution

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Guest house, hostel, hotel, tourist accommodation	All levels 4,5m	Ground floor: 4,5m First floor: 4,5m Second floor: 6m	50%	3 storeys
All other buildings	2m	1m	75%	3 storeys

The development proposal is confined to the existing building on the property. The proposal does not entail any additions and/or extensions to the existing building. The floor layout plan is provided below.

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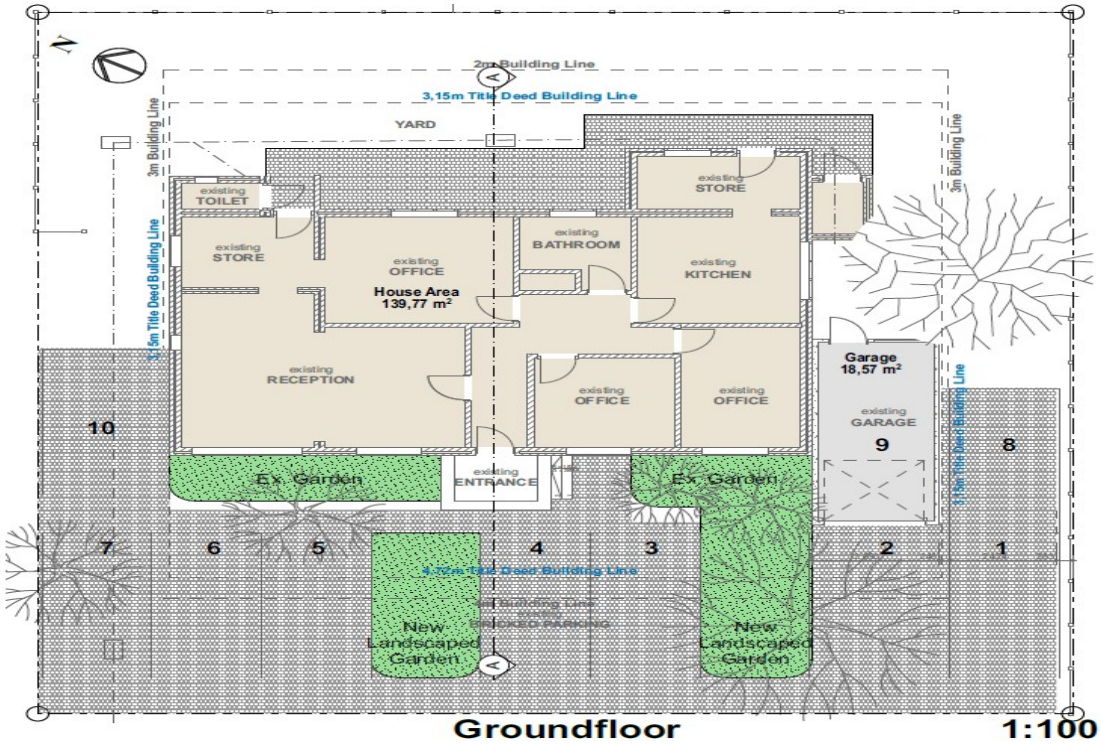
Erf 774: FLOOR LAYOUT PLAN



DEVELOPMENT DATA

	BUILDING AREA		COVERAGE	
SITE	571	m2		
Existing GF	139,8	m2	139,8	24,5%
Garage	18,6	m2	18,6	3,3%
GRAND TOTAL	158,4	m2		27,7%

Development parameters:

Coverage:	**Permissible**	**Provided**
	75%	27.7%
Height	3 storey	1 storey
Building lines		
Steet	2m	6,557m
Rear	2m	5m
Common	2m	3,15m
Parking	6 bays required (4/100m²GLA)	7 (3 staff parking extra)

The proposal does not deviate from the permissible building lines and height restriction and no departures in this regard is necessitated.

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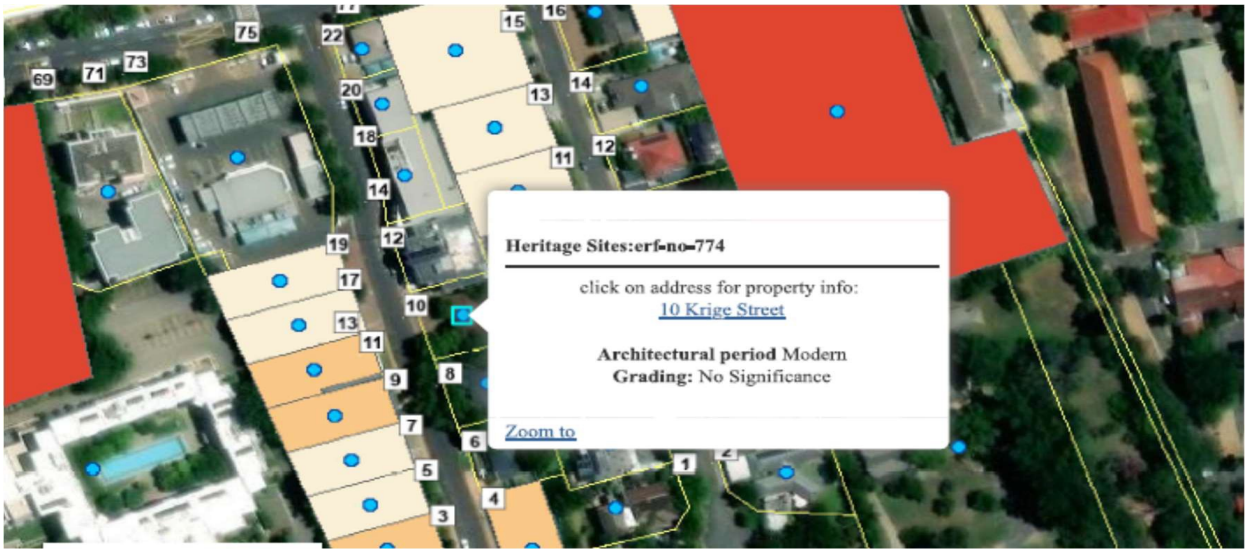
Heritage and Visual Impact

The property forms part of the Middedorp/Historical Core Heritage Area that was surveyed by the Stellenbosch Heritage Foundation during (2012). The property in terms of the 2012 Survey is not graded and has no heritage significance (see Map below). The survey had a positive impact on the management of historical buildings and the process to renovate buildings or to develop to higher density in central Stellenbosch. The proposal is limited/confined to the internal use of the existing dwelling house and no additions are proposed. The comment from the Stellenbosch Conservation Body and Heritage Western Cape is deemed necessary since there will be alterations to the existing structure/building.

HERITAGE GRADING/SIGNIFIANCE



The visual impact to a large degree is soften by the large existing trees in front of the building and small garden next to the entrance steps to the house.

Existing landscaping

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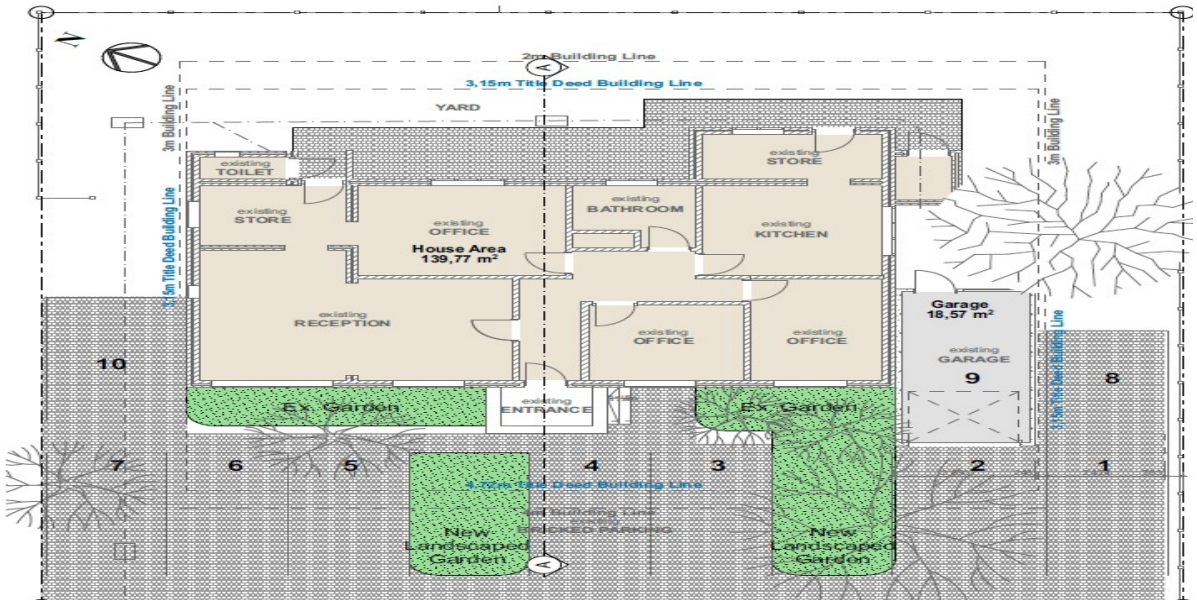
In order to further the visual impact and enhancement of the street scape two additional landscape areas are proposed as per the drawing below

Additional landscaping



5. CHARACTER OF THE SURROUNDING AREA

The historic single residential character of the area and more specific Krige street, has been substantially transformed and accommodates a range of land uses. This mainly can be contributed to the favourable and accessible location of the specific area in relation to the Dorp Street activity corridor and close proximity to the Central Business area of Stellenbosch. The use of the property for single residential purposes is no longer considered feasible due to the activity and majority of movement associated with the development that occurred alongside the eastern and western sections of Krige street.

As mentioned above, the surrounding area is characterized by a mix use development pattern that includes the following:

Hotel Krige located at Erf 773

Le Milieu located on Erf 775 (multi-unit residential zone)

- Erf 732 – skin care facility and coffee shop
- Erf 734 – offices
- Erf 737 – application under consideration for offices
- Erf 3390 – filling station, car wash and convenient store

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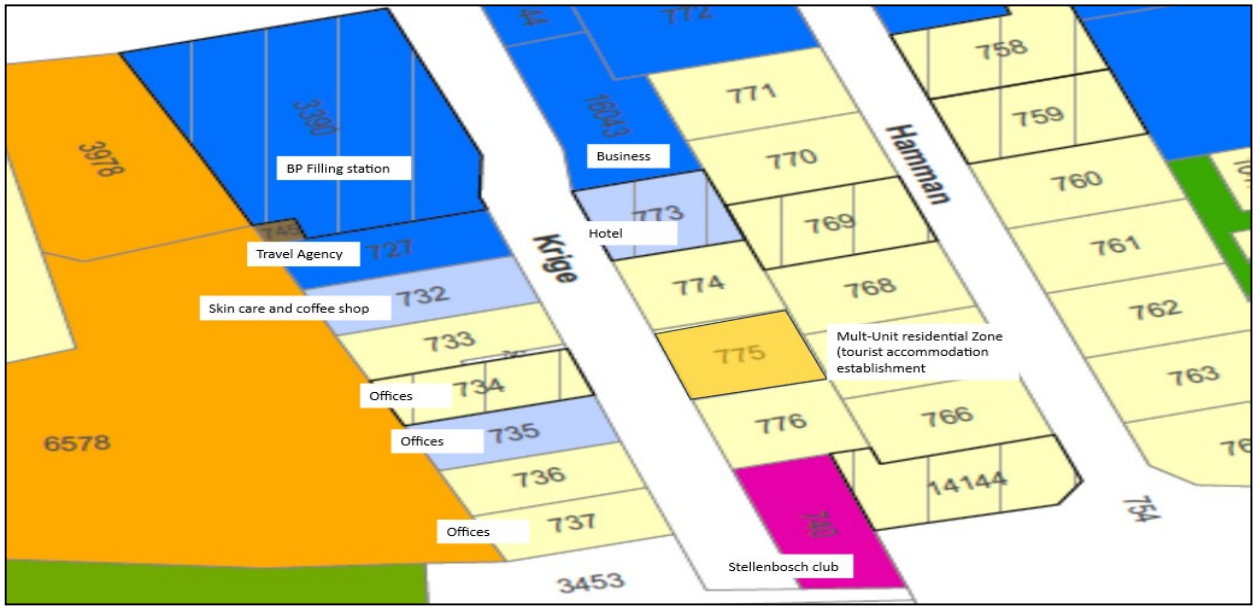
- Erf 16043 – business premises
- Erf 740 – Stellenbosch club

KRIGE STREET: LAND USE MAP



From the above it is clear that the predominant land uses comprise a mix-land use pattern. The rezoning of the property to local business zone to accommodate the existing offices is compatible with the remainder residential area. Erf 774 in fact is wedged in between the hotel development to the immediate north and the new Le Mileu development to the immediate south.

Erf 774 in relation to abutting urban form and land use

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6 TITLE DEED CONDITIONS

The title deed conditions were imposed with the township establishment of the area that occurred during 1947. The said conditions were imposed by the then Administrator in terms of Section 33 of Township Ordinance, 1934. Land use during this period was regulated by means of Title Deed conditions since the Municipality did not have a zoning scheme in place. The respective title deed condition contained in Title Deed T51472/1999 restricts/limit the use of the property for residential purposes only.

Land use and zoning rights are now controlled and regulated by means the Stellenbosch Land Use Management/Scheme that is aligned with the Spatial Planning and Land Use Management Act, 2013, the Western Cape Land Use Planning Act, 2014 as well as other local planning policies and strategic documents (e.g. municipal spatial development framework, Integrated Development Plan, Heritage Inventory etc).

The restrictions placed on the use with associated development restrictions (building lines, coverage, number of dwelling etc) in terms of title deeds are no longer feasible as the removal and/or suspension can now be evaluated in terms of current approved planning mechanisms and regulations. In this regard it is clear that the removal of the respective conditions no longer serve its original purposes as imposed during 1947. The said removal read with the development proposal will not have an adverse impact on the character and amenity of the specific area.

Motivation i.to Section 33(4) of the Land Use Planning Act, 2015 to remove the restrictive title conditions

According to Section 39 of the Land Use Planning Act, 2015, when a municipality considers the removal, suspension or amendment of restrictive conditions, the municipality must have regard to at least the following:

a) ***Financial or other value of the rights in terms of the restriction condition enjoyed by a person of entity irrespective of whatever these rights are personal of vest in the person as the owner of a dominant tenement.***

The restriction has a financial impact on the property since it limits the use for residential purposes only. The removal of the condition will enable the owner to use the building for limited commercial/office related use that conforms to the surrounding land uses in the area.

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b) *The personal benefits which accrue to the holder of rights in terms of the restrictive condition*

The restriction was imposed during 1947 to conserve and restricts the use of properties and the broader area. The area however substantially has been transformed over the last number of years by similar land uses and higher density residential development.

c) *The personal benefits which accrue to the person seeking the removal, suspension, or amendment of the restrictive condition if it is amended, suspended or removed.*

The owner will benefit from the removal since he will be able to use the property for limited business purposes of which he is the owner. It further will improve the value of the property due to the zoning rights that can be permitted.

d) *The Social benefits of the restrictive condition remaining in place in its existing form*

There will be little of no social benefits since the area has been transformed over the years.

e) *The Social benefit of the removal, suspension or amendment restrictive condition*.

The removal of the condition will stimulate formalise the existing use that provides several employment opportunities to the local community.

f) *Whether the removal of the restrictive condition will completely remove all rights enjoyed by the beneficiaries or only some of those rights*.

The removal only applies to the residential use of the property and will not result in the removal, suspension and/or amendment of the other title deed conditions.

7. SPATIAL PLANNING AND LAND USE PRINCIPLES

7.1 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.

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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 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 principle is not applicable since the proposal will take place on an existing erf and within a urban area that comprises similar land use types.

(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.

7.2 STELLENBOSCH MUNICIPALITY LAND USE BY-LAW (2023)

As set out in Section 65(1) of the By-law, certain criteria need to be met in consideration of an application by the decision-making authorities. Desirability in this regard forms a vital and

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important tool in the evaluation and decision-making process. With regard to the application on Erf 774 the reasons for desirability can be summarised as follows:

- ✓ The proposal is confined to the existing building and no extensions and/or additions is proposed.
- ✓ The proposal does not deviate from the development parameters of the proposed Local Business zoning.
- ✓ The proposal is compatible with the surrounding character of the area
- ✓ The proposal will not result in the over development of the property and is relative in small scale.
- ✓ The use of the existing building of office related purposes will not have a detrimental impact on the street scape and historic character of the area
- ✓ The property is located in Stellenbosch Central and within easy walking distance of the CBD and other related uses.
- ✓ Sufficient parking is available on site
- ✓ The proposal is of small scale and is connected to the municipal service infrastructure. No upgrades in this regard are required.
- ✓ The proposed rezoning will ensure the optimal use of the property whilst no impacting negatively on the surrounding properties.
- ✓ The property given the adjacent development and built form is not suited for residential use
- ✓ The property is on the periphery of the CBD and the proposed use is seen as an extension of the CBD area as similar uses have been established in the surrounding area.
- ✓ The proposal presents a low impact commercial use that complies to the intent and objective of the said zoning category.

7.3 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). The SDP supports infill development in the area. The use of the existing building (house) for small scale office related uses will not jeopardise the underlying principles of the SDF. The proposal 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 predominantly is characterised by mix-use development. The heritage and scenic quality of the area will not be comprised as a result of the development

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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.

8. MUNICIPAL SERVICES

It is envisaged that the use will not have negative impact on the service level capacity of the town. The property is serviced and connected to the municipal service network. Development charges may apply for the intensified use of the property.

9. CONCLUSION

From a land use management and spatial planning perspective is it evident that the application conforms to the overarching planning polices and guidelines as adopted and endorsed by national, provincial and local government. The removal of the restrictive deed condition and rezoning will enable the owner to unlock the inherent potential of the property in a meaningful and desirable manner.

It is trusted that the Stellenbosch Municipality favourably will consider the application on Erf 774 Nr 10 Krige street, Stellenbosch.

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APPENDIX 1

LOCATION PLAN

Location Plan: Erf 774

Surveyor General WC - Department of Rural Development and Land Affairs
Department of Rural Development & Land Reform, Chief Directorate: Cadastral Spatial Information, Branch: Cadastral Surveys Management

Date created: 2024/03/06

km
0.0 0.090 0.18 0.27 0.36 0.45

Western Cape Government
FOR YOU

APPENDIX 2

PRE SCRUTINY PROOF AND RESPONSE

Emile

From: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Sent: Thursday, 26 March 2026 10:17
To: emilevdm@adept.co.za
Subject: FW: [EX] Pre - Scrutiny application: Erf 774, No 10 Krige Street: Rezoning and Removal of Title Deed conditions

Morning Emile

I have discussed your proposal with Spatial and no pre application is required.

The following also needs to be addressed / included.

- Landscaping to soften the hard top area in front of the building.
- Signage
- Tandem parking is seen as 1 Parking Bay – if a short fall relevant application to be included.

Robert Fooy
Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680
Email: robert.fooy@stellenbosch.gov.za

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twitter.com/StellMun

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

About Stellenbosch Municipality
Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.
Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:
The information contained in this communication from robert.fooy@stellenbosch.gov.za sent at 2026-03-26 10:17:10 is confidential and

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From: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>
Sent: Monday, March 9, 2026 12:48 PM
To: emilevdm@adept.co.za <emilevdm@adept.co.za>
Cc: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>; Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>
Subject: FW: [EX] Pre - Scrutiny application: Erf 774, No 10 Krige Street: Rezoning and Removal of Title Deed conditions

Good day Emile;

I hereby acknowledge receipt of your pre-application for Erf 774, Stellenbosch.

Your request will be allocated to a Planner.

Feedback will be provided in due course.

Kind regards
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690
1st Floor, NPK Building
Cnr Plein and Ryneveld Street
Stellenbosch
7600
www.stellenbosch.gov.za

Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link: http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Emile <emilevdm@adept.co.za>
Sent: Thursday, 05 March 2026 10:29
To: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>
Cc: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>; 'Riaan Lategan' <rlategan@active.co.za>
Subject: [EX] Pre - Scrutiny application: Erf 774, No 10 Krige Street: Rezoning and Removal of Title Deed conditions

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day

Attached please find the required Pre-Scrutiny submission for the rezoning and removal of restrictions in respect of Erf 774 Stellenbosch.

Can you please acknowledge receipt and trust that the above is sufficient to proceed with the formal submission.

Your response is kindly awaited.

Regards
Emile

EMILE VAN DER MERWE
town planning consultants
084 556 6461
Doornbosch Centre | Strand Rd | PO Box 204 | Stellenbosch 7599
Tel: 021 - 886 5050 | Fax: 021 - 883 8965
Email: emilevdm@adept.co.za

APPENDIX 3

TITLE DEED

VVH

Van der Westhuizen Vos & Horn
PROKUREURS / ATTORNEYS

Direkteure:

G A van der Westhuizen, B. Comm LL.B (Stell)
A M Vos, B.A LL.B (Stell)
P J A Horn, B. Proc (UOVS)
A Maree, B.A LL.B (Stell)

Suite 203 Valeridasentrum
Piet Retiefstraat
Posbus 168 / Docex 1
STELLENBOSCH
7599
Tel. 021 – 887 6860
Fax 021 – 886 5793
e-pos: anton@vvh.co.za

U verw / Your Ref.:

Ons verw / Our Ref.: **AMV/ms**

9 September 1999

Mnr R H Lategan
Posbus 938
STELLENBOSCH
7599

Beste Riaan

TRANSPORT: J H RANDALL / MICRO CHIP COMPUTING BK
ERF 774 STELLENBOSCH

Bovermelde aangeleentheid het betrekking.

Ek heg hierby aan 'n afskrif van die transportakte van bovermelde eiendom soos deur jou versoek.

Die uwe
VAN DER WESTHUIZEN VOS & HORN ING.

PER: A M VOS

9. VAN DER WESTHUIZEN VOS & HORN

SEELREG
DIT
FOOI
FEE R 240,00

6/10
26

VERBIND MORTGAGED

Vol
Fok R 480 000,00

B 26330 99

1999 -07- 07

Opgestel deur my

P J A HORN
Transportbesorger

TRANSPORTAKTE T 51472 199

kragtens 'n prokurasie

HIERMEE WORD BEKEND GEMAAK

dat DANIEL JACOBUS SIEBRITS voor my verskyn het te Kaapstad behoorlik daartoe gemagtig deur 'n volmag uitgevoer te Stellenbosch op 9 Junie 1999 en aan hom verleen deur

JOHN HEDLEY RANDALL
Identiteitsnommer 470519 5114 087
Getroud buite gemeenskap van goedere

EN DIE KOMPARANT het verklaar dat nademaal sy lasgewer op 24 April 1999 werklik en wettiglik verkoop het, hy hiermee in volle en vrye eiendom sedeer en transporteer aan en ten gunste van

MICRO CHIP COMPUTING BK
Registrasienommer CK 95/04086/23

die se administrateurs of regsverkrygendes

ERF 774 STELLENBOSCH, in die Munisipaliteit en Afdeling van Stellenbosch, Provinsie Wes-Kaap;

GROOT 571 (Vyf Honderd Een en Sewentig) vierkante meter;

AANVANKLIK GETRANSPORTEER deur Transportakte Nr T 11285/1947 met Kaart Nr 9137/1946 daaraan geheg en gehou kragtens Transportakte Nr T 46759/1982.

A. **Wat betref die figuur avux op Kaart Nr 9137/1946 geheg aan Transportakte Nr T 11285/1947 -**

1. **ONDERHEWIG** aan die voorwaardes verwys na in Transportakte Nr 7611 gedateer 16 Augustus 1905.

2. **ONDERHEWIG** verder aan die volgende voorwaarde vervat in Transportakte Nr T 7611/1905:

   "That no dwelling or other building of less value than one thousand rand shall be erected on the above property."

B. **Wat betref die figuur vDyu op Kaart Nr 9137/1946 geheg aan Transportakte Nr T 11285/1947 -**

   ONDERHEWIG aan die voorwaardes verys na in Transportakte Nr T 11752/1920.

C. **Wat betref die figuur xyCB op Kaart Nr 9137/1946 geheg aan Transportakte Nr T 11285/1947 -**

   ONDERHWIG aan die voorwaardes verwys na in Transportakte Nr 9011 gedateer 28 Augustus 1919.

D Wat die eiendom in sy geheel betref –

ONDERHEWIG aan die volgende voorwaardes vervat in Transportakte Nr T 11285/1947 opgelê deur die Administrateur kragtens Ordonnansie 33 van 1934:

(1) That any words and expressions used herein shall be deemed to have the same meaning as may have been assigned to them by the regulations published under Provincial Notice No 401 dated 17th October 1935 or by the memorandum which accompanied the said regulations.

(2) As being in favour of the local authority and the registered owner of any erf in the subdivided estate:

(a) This erf shall be used for residential purposes only.

(b) Only one dwelling together with such outbuildings as are ordinarily required to be used therewith, shall be erected on this erf.

(c) Not more than half the area of this erf shall be built upon.

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral or rear boundary common to any adjoining erf.

(3) As being in favour of the local authority:

(e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage, including storm water of any other erf or erven, to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remover or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

(4) As being in favour of the Administrator;

(f) This erf shall not be subdivided except with the consent in writing of the Administrator.

WESHALWE die komparant afstand doen van al die regte en titel wat die gesegde **John Hedley Randall** voorheen op die eiendom gehad het, en gevolglik ook erken dat die transportgewer geheel en al van die besit daarvan onthef is en nie meer daartoe geregtig is nie en dat kragtens hierdie akte die bogenoemde **Micro Chip Computing BK**, die se administrateurs of regverkrygendes tans en voortaan daarop geregtig is ooreenkomstig plaaslike gebruik en behoudens die regte van die Staat.

TEN SLOTTE erken hy dat die koopprys die som van R525 000,00 beloop, wat behoorlik betaal of verseker is.

TEN BEWYSE waarvan ek, die genoemde Registrateur, tesame met die komparant hierdie akte onderteken en met die ampseël bekragtig het.

ALDUS gedoen en verly in die kantoor van die Registrateur van Aktes te Kaapstad,

op hierdie 2e **dag van** June **1999.**

qq sy prinsipaal

in my teenwoordigheid

Registrateur van Aktes

APPENDIX 4

RESOLUTION AND POWER OF ATTORNEY

RESOLUTION

PASSED AT THE MEETING OF MICRO CHIP COMPUTING CC
REG NO (CK 95/04086/23)

DATE: 2024/03/01

PLACE: STELLENBOSCH

Riaan Lategan in his capacity as Sole Member is hereby authorized to sign all documentation which may be necessary for the application(s) in terms of the Stellenbosch Municipal Land Use Planning By-Law (2023) applicable to Erf 774, situated at No 10 Krige Street Stellenbosch.

SOLE MEMBER
RIAAN LATEGAN

POWER OF ATTORNEY

Micro Chip Computing CC, the registered owner of Erf 774 Stellenbosch held by Deed of Transfer T51472/1999

Do hereby nominate 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 FOR REZONING IN TERMS OF SECTION 15 (2) (A) OF THE STELLENBOSCH LAND USE PLANNING BY-LAW (2023); AND**
- ❑ **APPLICATION FOR REMOVAL OF RESTRICTIONS IN TERMS OF SECTION 15 (2) (F) OF THE STELLENBOSCH LAND USE PLANNING BY-LAW (2023);**

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 STELLENBOSCH ON THIS 1 H DAY OF MARCH 2024

SOLE MEMBER
RIAAN LATEGAN

APPENDIX 5
GENERAL PLAN

STELLENBOSCH ALLOTMENT AREA

GENERAL PLAN T.P. 624 L.D.

The Figure A. B. C. D. E. F. G. H. Middle of Eerste River y. H. J. K. L. M. N. represents.

C.D.R.

ROZENBURG SUBDIVIDED ESTATE

In extent 2·4167 Morgen, comprising 22 Erven numbered 1 to 22, and Streets being LOT ROZENBURG Vide Diagram S.G. No. 5716/46, annexed to Certificate of Consolidated Title No. 1119/46 now ERF 756 STELLENBOSCH

Situate in the Municipality and Division of STELLENBOSCH Province of Cape of Good Hope

Scale 1:750

S.G. No. 5717/46

APPROVED

Kan. C. Louw

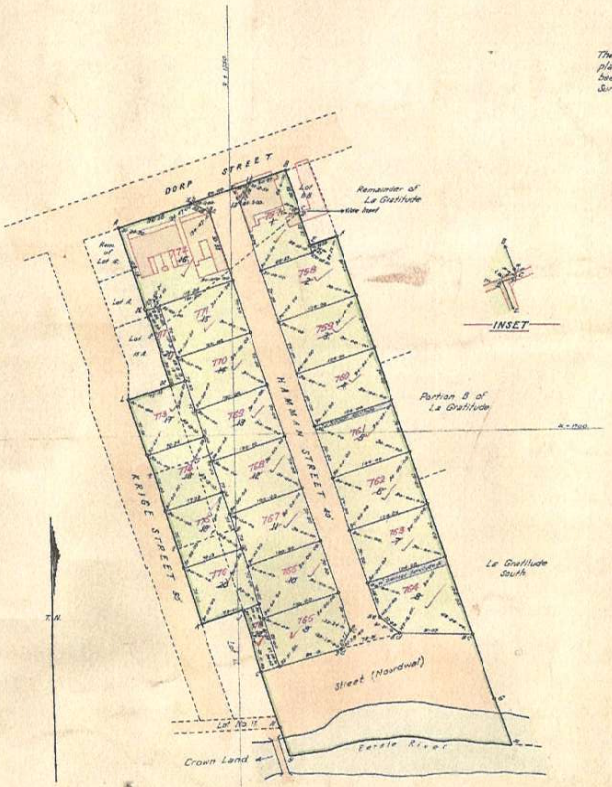
for Surveyor General

11 DEC 1946

The beacons of each Erf represented on this plan are in accordance with regulation and have been placed under my supervision Surveyed by me in January 1946.

Land Surveyor

Erf	ERF No.	DIAG No.	AREA Sq. Feet
757	1	3582/1947	7815
758	2	3127 / 1946	7622
759	3	3128 / 1946	7280
760	4	3129 / 1946	7280
761	5	3130 / 1946	7280
762	6	3131 / 1946	7280
763	7	3132 / 1946	7280
764	8	3133 / 1946	8705
765	9	3134 / 1946	6551
766	10	3135 / 1946	7000
767	11	3608/1946	7000
768	12	3136 / 1946	7000
769	13	3137 / 1946	7000
770	14	3138 / 1946	7000
771	15	3139 / 1946	7000
772	16	3584/1947	12761
773	17	3135 / 1946	5092
774	18	3140 / 1946	5739
775	19	3607/1946	5826
776	20	3609/1946	5832
777	21	3583/1947	6827
778	22	3141 / 1946	6385



Description of Beacons

I.	Iron peg
G.	Iron straining post in concrete
E. I & J.	½" Iron pegs cemented in holes drilled in stone
A. K. M.	¾" Iron pegs cemented in holes drilled in concrete main ferrous posts
La	Not beacons. Indirectly beacons at a bend (on line on line produced)
C. B.	Not beacons. Indirectly beacons at a and c (the flat from C and B on lines CA and CD produced.

All other beacons are ½" x 4" Iron pegs

DATA FOR MAIN FIGURE

Sides Cape feet	Angles of Direction	Co-ordinates System La or M	y	x
		A	+ 40000	+ 1580000
A B	123·24	A B 261° 45' 30"	B + 1858·42	+ 1443·23
B C	99·20	B C 346° 09' 30"	C + 1678·52	+ 1382·30
C D	1·85	C D 72° 09' 20"	D + 1636·67	+ 1417·75
D E	44·30	D E 262° 09' 20"	E + 1600·45	+ 1418·85
E F	34·73	E F 251° 42' 20"	F + 1568·87	+ 1400·13
F G	621·15	F G 342° 15' 10"	G + 1015·84	+ 1448·13
G H	179·20	G H 83° 15' 10"	H + 1124·67	+ 1040·78
H I	177·75	H I 163° 38' 00"	I + 1030·52	+ 2012·85
J K	99·00	J K 73° 38' 00"	J + 1742·55	+ 1822·08
K L	320·00	K L 163° 38' 00"	K + 1784·49	+ 1238·50
L M	28·00	L M 158° 38' 00"	L + 1884·53	+ 1231·71
M N	100·38	M N 162° 38' 00"	M + 1831·00	+ 1693·27
N A	108·28	N A 183° 13' 40"	N + 1869·20	+ 1536·84
G a	62·00	G a 142° 15' 10"		
K b	34·00	K b 142° 15' 00"		

BLOCK CORNERS

	Co-ordinates System La or M	y	x
		+ 40000	+ 1580000
1a	+	1800·85	+ 1498·18
2a	+	1735·75	+ 1491·00
3a	+	1004·78	+ 1380·24
4a	+	1018·01	+ 1394·43
5a	+	1718·00	+ 2061·85
1b	+	1737·75	+ 1902·51
2b	+	1726·65	+ 1838·20
3b	+	1450·96	+ 1858·75
4b	+	1741·62	+ 1864·27
5b	+	1747·30	+ 1884·24

Original Diagram No. 5716/46
Survey Records No. L. 1313/46.
S.G. File No. S. 2041/46.
Plan Stellenbosch Sheet No 3
Tracing No.

(m 1:750)

B

S

Sht. No. 3.

27/12/46

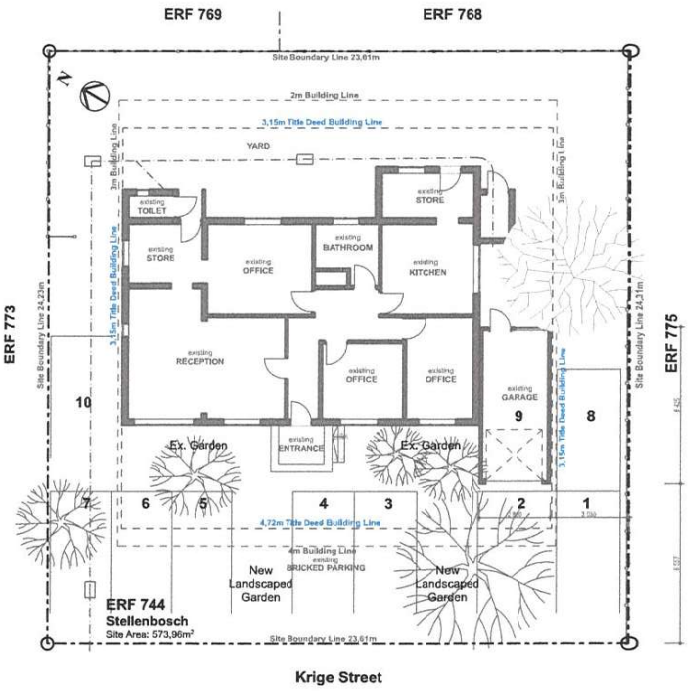
BARCRO NEGATIVE FILED

APPENDIX 6

SITE AND FLOOR PLANS

ARCHICAD EDUCATION VERSION

Location Plan



Site Plan 1:200

DEVELOPMENT DATA

	BUILDING AREA		COVERAGE	
SITE	571	m2		
Existing GF	139,8	m2	139,8	24,5%
Garage	18,6	m2	18,6	3,3%
GRAND TOTAL	158,4	m2		27,7%

PARKING REQUIREMENTS
4BAYS/100SGM GLA = 6 REQUIRED
PROVIDED = 10
7 VISITORS PARKING (PARKINGS 1-7)
3 STAFF PARKING (PARKINGS 8-10)

Siteplan

www. argitek.co.za

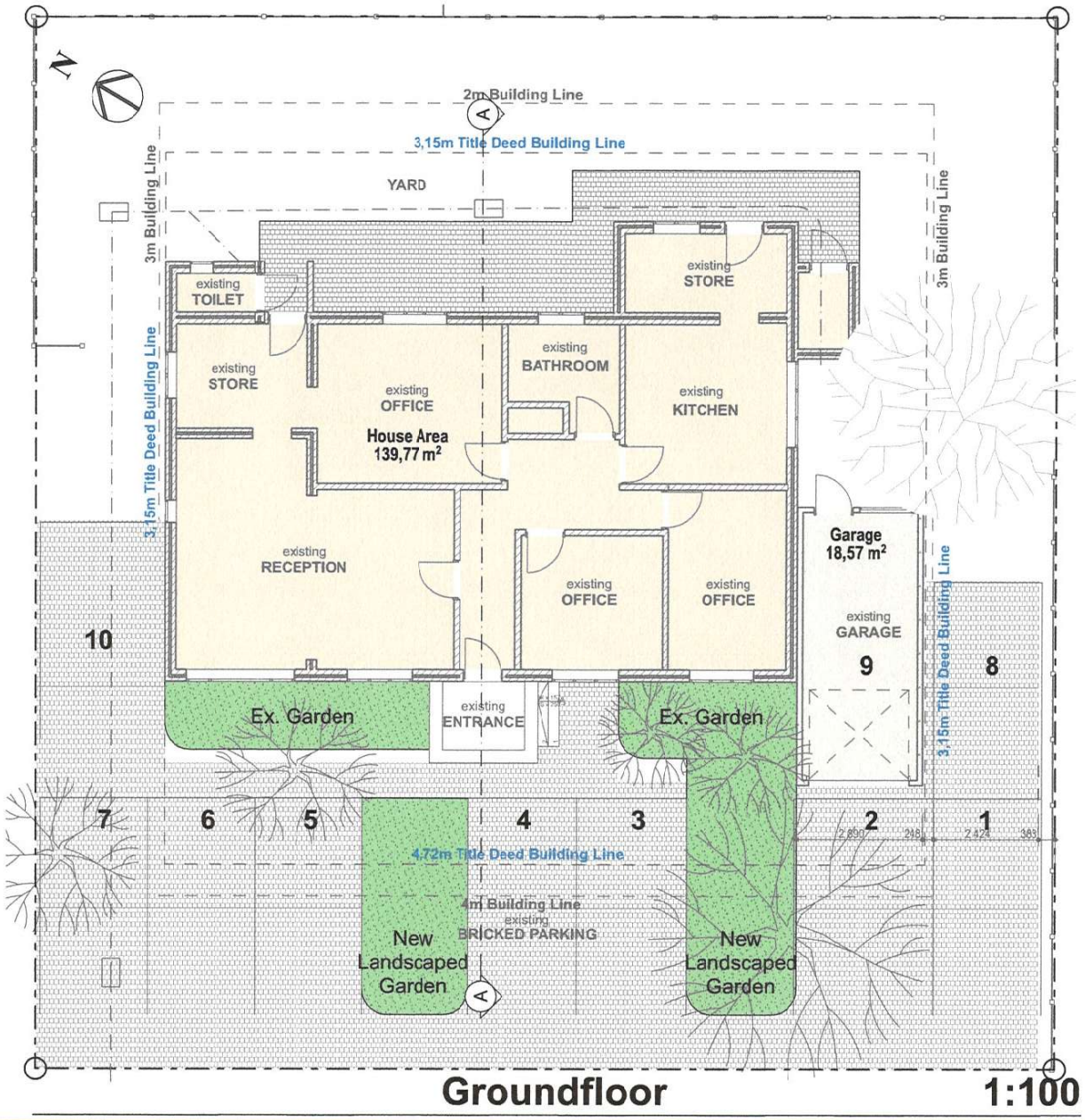
As Built Plan on Erf 744, for Micro Chip Computing CC at 10 Krige Street, Stellenbosch

PROJECT NUMBER: 237 DRAWING NUMBER: SK01

2026/03/30

ACTIVE SYSTEMS

ARCHICAD EDUCATION VERSION



Groundfloor 1:100

ACTIVE SYSTEMS

Ground Floor Plan

www. argitek.co.za

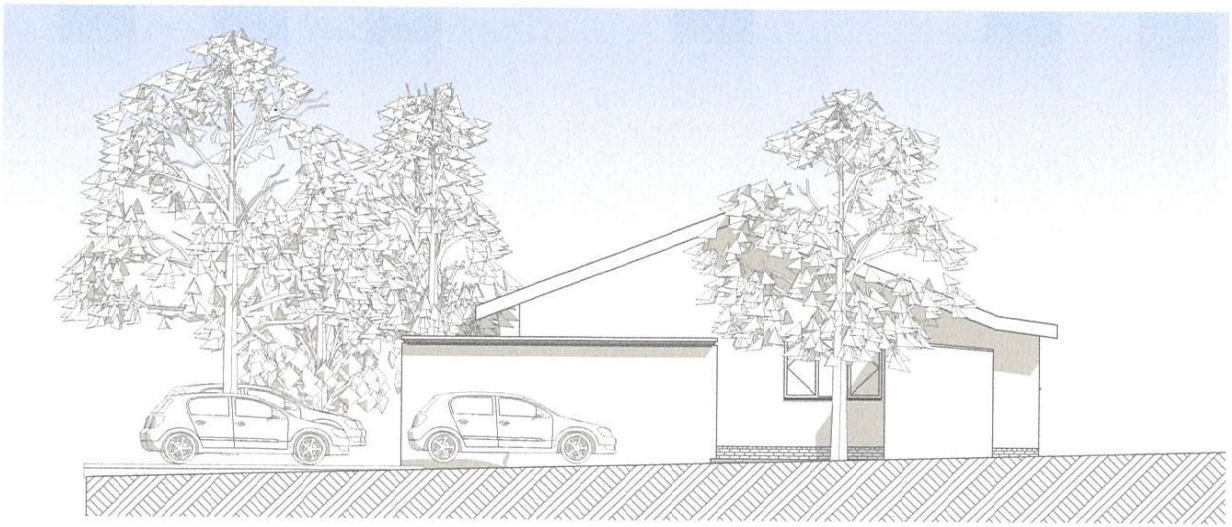
As Built Plan on Erf 744, for Micro Chip Computing CC at 10 Krige Street, Stellenbosch

PROJECT NUMBER: 237

DRAWING NUMBER: SK02

2026/03/30

ARCHICAD EDUCATION VERSION



South Elevation **1:100**

West Elevation **1:100**

Elevations

www. argitek.co.za

32 Rynewelt Street Stellenbosch
Phone: 082 492 4635 -E.mail:cole@argitek.co.za
SACAP: 7633

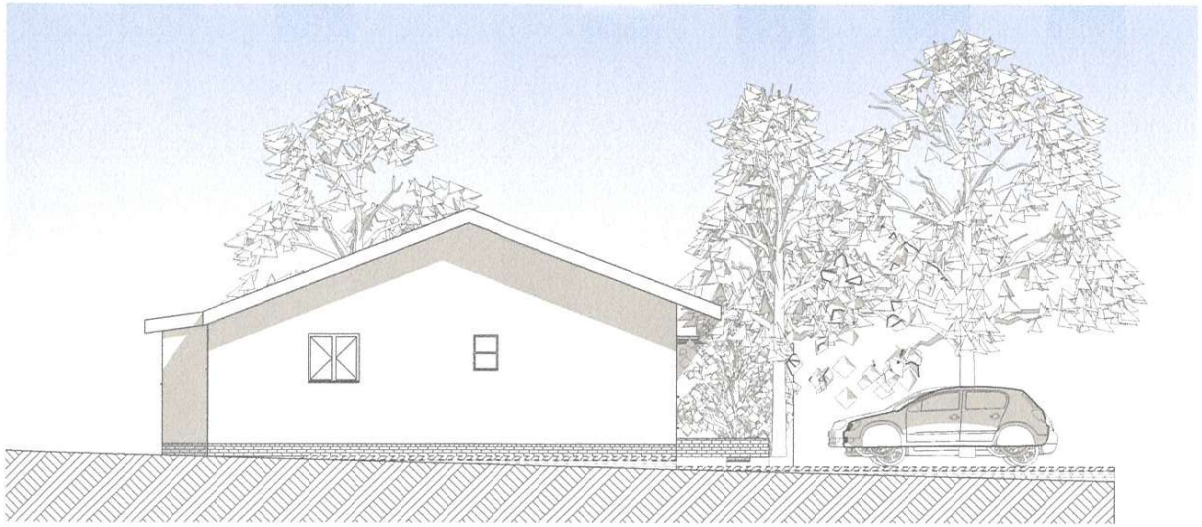
PROJECT
As Built Plan on Erf 744, for Micro Chip Computing CC at 10 Krige Street, Stellenbosch

PROJECT NUMBER: 237
DRAWING NUMBER: SK05

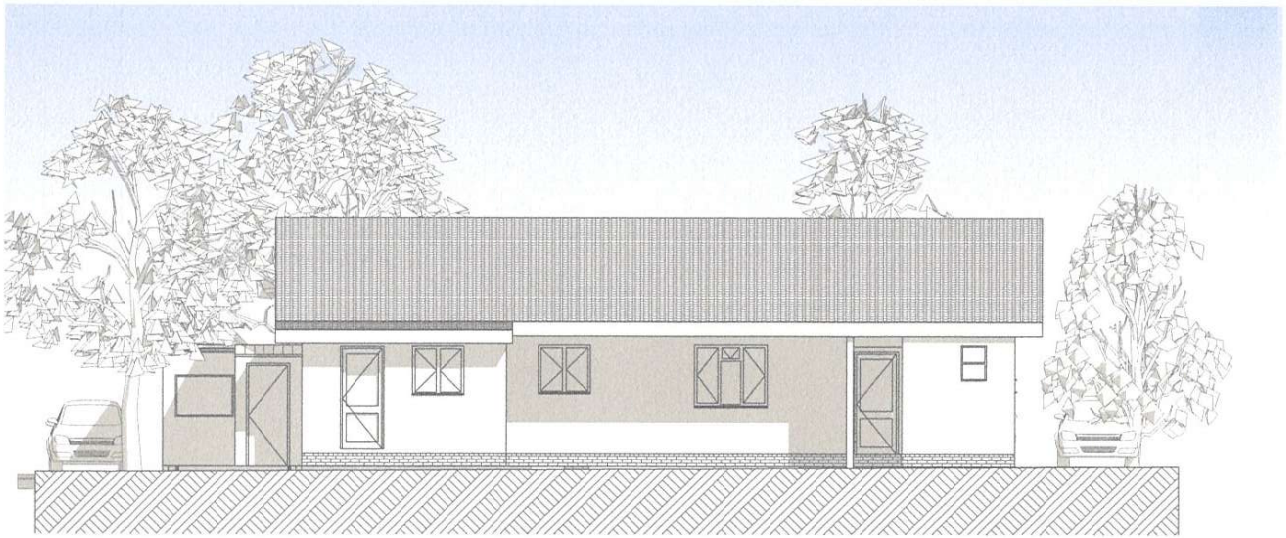
2026/03/30

ACTIVE SYSTEMS

ARCHICAD EDUCATION VERSION



North ELEVATION 1:100



East ELEVATION 1:100

ACTIVE SYSTEMS

Elevations

www. argitek.co.za

32 Rynevelt Street Stellenbosch
Phone: 082 462 4425 -E.mail:info@argitek.co.za
SACAP: 7633

PROJECT

As Built Plan on Erf 744, for Micro Chip Computing CC at 10 Krige Street, Stellenbosch

PROJECT NUMBER:	DRAWING NUMBER:
237	SK04

2026/03/30

APPENDIX 7

APPLICATION FORM

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

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) /
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	Mirco Chip Computing CC
Street or Postal Address	10 Krige Street, Stellenbosch, 7600
E-mail Address	rlategan@active.co.za
Contact Number	0825651811

PART C: PROPERTY DETAILS *(in accordance with title deed)*								
Erf No	774	Suburb	Stellenbosch	Town	Stellenbosch			
Farm no		Farm Portion		Nearest Town				
Physical or Street Address	10 Krige Street		Property / Business / Farm known as	Active Systems				
Current Zoning	Conventional Residential Zone							
Additional or Consent Uses	None							
Current activities	Computers sales and repairs							
Property Size / Extent	571m²			Are there existing buildings?		Y	N	
Title Deed number	T51472/1999							
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, attach a power of attorney 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
Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.								
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.
A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisional area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that 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.			

[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

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	x	R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		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		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 500**	

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

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.***
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.***
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.***

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) (a) of the Stellenbosch Municipal Land Use Planning Law (2023) for the rezoning of the property from Conventional Residential Zone to Local Business Zone to allow for the use of the existing building for office purposes.
- 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 condition to facilitate the proposed office use.

Please refer to motivation document

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		**ZS / DG / RTC**		**Proposal**
Building line encroachment	Street		**From**	m	**To**	m
	Street		**From**	m	**To**	m
	Side / Common		**From**	m	**To**	m
	Side / Common		**From**	m	**To**	m
	Aggregate side		**From**	m	**To**	m
	Rear		**From**	m	**To**	m
Exceeding permissible coverage / footprint			**From**	%	**To**	%

Exceeding maximum permitted bulk / floor factor / habitable rooms			**From**		**To**	
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**	Landscaping / Tree 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	Abutting owner's consent	Y	N	**N/A**	Owners' Association consent
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**	Civil Services Report or indication of all municipal services / registered servitudes
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: 2026/03/31**

Full name: Emile van der Merwe

Professional capacity: Pr. Planner (A1146/1999)