

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR PERMANENT DEPARTURE, PERMISSION OR CONSENT IN TERMS OF THE TITLE DEED: ERF 3780, 21 UNIE AVENUE, UNIEPARK, STELLENBOSCH

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

Application Property Address: 21 Unie Avenue, Uniepark, Stellenbosch 7600

Application Property Number: 3780 STELLENBOSCH

Applicant: Eric Lategan t/a Studio Eric Lategan & Assoc. Cellular 082 430 6428

Owner: DUPROP TRUST

Application Reference: LU/TP 1649/2026

Description of land development proposal:

Application has been made in terms of section 15(2)(x) and (y) of the said Bylaw for single residential use in order to allow:

1. The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 3780, Stellenbosch Division for the following:
 - 1.1. Permanent departure in terms of section 15(2)(b) of said bylaw to relax the following building lines:
 - a) Street building line from 4m to 2.6m to accommodate the proposed water storage and filter system, and as-built extension.
 - b) Common building line (adjacent to erf 3779) from 2.5m to 2.1m to accommodate the proposed as-built extension.
 - c) Common building line (adjacent to erf 3781) from 2.5m to 0 to accommodate the proposed chimney, and water storage and filter system.
2. The application is made in terms of the Title Deed T6683/94 for permission to relax the following title deed building line restrictions in Clause 6(d)
 - 2.1. Street building line from 6.1m to 2.6m to accommodate the water storage and filter system, as-built extension, and the existing double garage.
 - 2.2. Side building line (adjacent to erf 3779) from 3m to 2.1m to accommodate the proposed as-built carport, and as-built extension.
 - 2.3. Side building line (adjacent erf 3781) from 3m to 0m to accommodate the proposed chimney, and water storage and filter system.
 - 2.4. Side building line (adjacent to the municipal servitude) from 3m to 0m to accommodatethe existing swimming pool.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

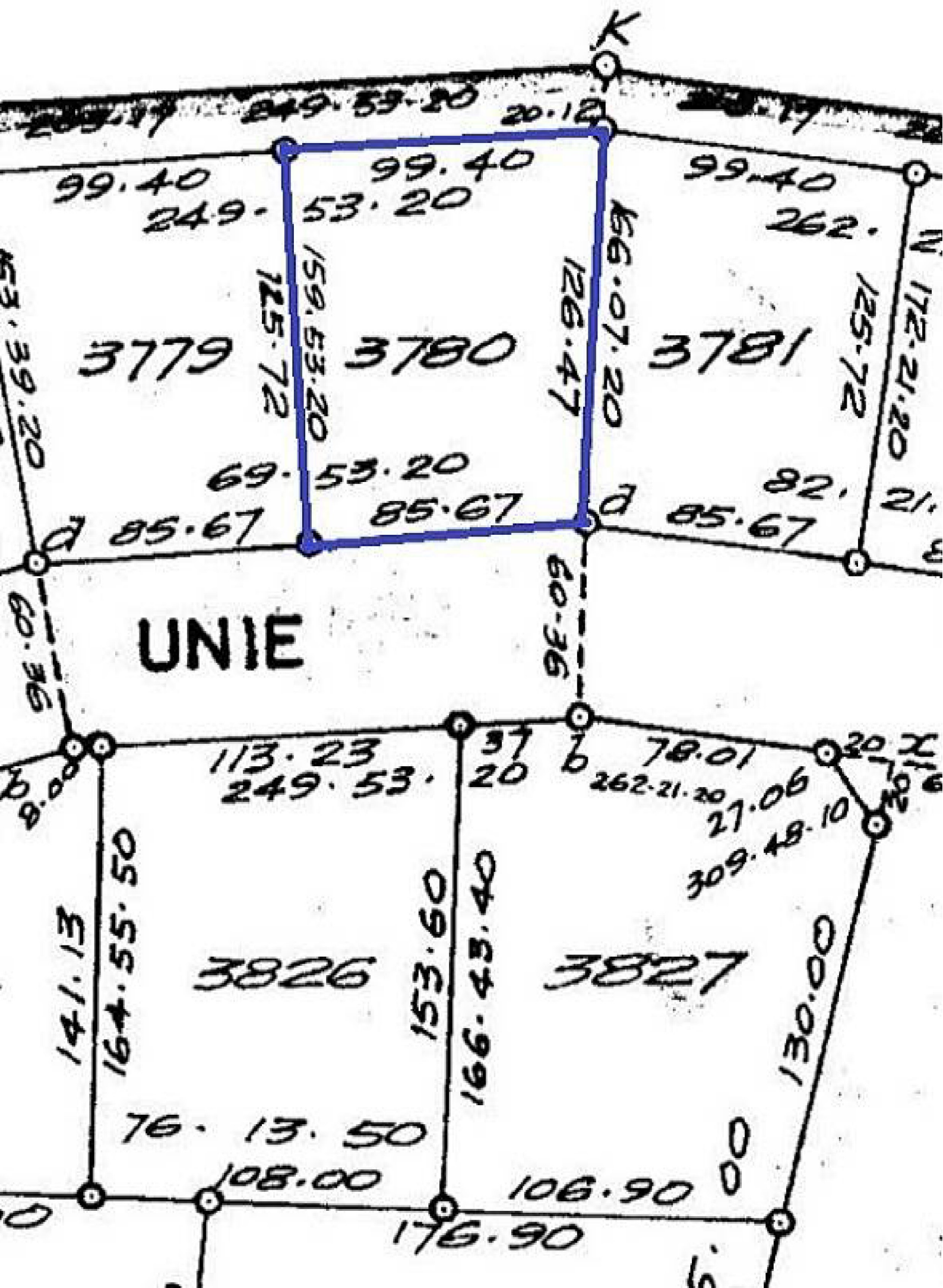
You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **(Repeat name of applicant and e-mail address for submissions)**. 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 **30 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 for assistance at the e-mail address provided or telephonically at **(Cell/ Office Number)** during normal office hours.

Applicant: Eric Lategan t/a Studio Eric Lategan & Associates
Cellular: 082 430 6428
Email: argitektuur@gmail.com
Office hours: Monday to Friday 09h00 - 17h00





MOTIVATION REPORT

17 MAY 2026

ERF 3780, 21 UNIE AVENUE, UNIEPARK, STELLENBOSCH

RE: APPLICATION FOR PERMANENT DEPARTURE IN TERMS OF THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME OF STELLENBOSCH MUNICIPALITY:

Herewith the motivation of the as-built proposal in terms of the development criteria of the zoning scheme of Stellenbosch Municipality. The following considerations are relevant to the assessment under subsection (1)(c) of whether, and under subsection (2)(d) of the extent to which, the proposed land use would be desirable.

- (a) **Socio-economic impact:** The proposed building works can only impact positively on the surroundings, as the value of this property are increased by these additions.
- (b) **Compatibility with surrounding uses:** Erf 3780, and all the surrounding properties, are all zoned for single residential use.
- (c) **Impact on the external engineering services:** The proposed additions comply with SANS10400.
- (d) **Impact on safety, health and wellbeing of the surrounding community:** The proposed improvements of the property are for use of the residents only and therefor present no impact on the present neighbourhood.
- (e) **Impact on heritage:** The development is less than 60 years of age and the architectural design do not resort or qualify under heritage.
- (f) **Impact on the biophysical environment:** The application is within an urban area and therefore present no biophysical impact on the environment.
- (g) **Traffic impacts, parking, access and other transport related considerations:** The proposed practical improvements do not present any visual impairment on the street façade or general street view.
- (h) **Whether the imposition of conditions can mitigate an adverse impact on the proposed land use:** Neither the current land use, nor those of the surrounding neighbours/community, is affected.
- (i) **The following considerations are relevant to the assessment:**
All the proposed additions comply with SANS10400- see Structural Engineer's report.
The building complies with the maximum roof height allowances – See Land Surveyor's indexed report.
- (j) **The servitude has conditional use as stated in the Encroachment Permit.**
See Encroachment Permit Clause 6.1 extract, commencing on 01/10/ 2024:
6.1 This Permit may be terminated by either party at any time upon (3) month's written notice in writing and without Payment of any compensation. Upon termination of this Permit the Encroacher shall be obligated to remove the Encroachment at his/her/its own cost and to re-instate the land encroached upon to the satisfaction of the Municipality and shall not be entitled to claim compensation in respect thereof. Current structures within the servitude is non-permanent and removable as per clause 6.1 on a 3month notice.
As a residential property the proposed additions will not change the impact on the surrounding community.
Other properties in the neighbourhood present similar servitude encroachments.

In conclusion, we trust the information presented is sufficient for your decision-making process.

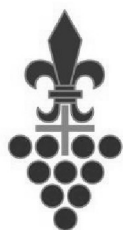
Yours faithfully,



ERIC LATEGAN
Pr. Snr. Arch. Tech. SACAP CIFA SAIAT



E. Lategan Principal; Assoc.: A. Fair Pr.Arch. R. Wolmarans Pr.Arch.Tech. J. Wentzel Town Planning A. Crafford Pr.Arch.(RIBA) R. Viljoen (Int. Design) L. Berghof (Int.Design)



STELLENBOSCH

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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 B

Section 15(2) of the Land Use Planning Bylaw (LUPB) and restrictive title deed conditions

Permanent departure from the development parameters of the zoning scheme

Permission in terms of the zoning scheme

Extension of validity period of an approval

Permission in terms of a condition of approval

To obtain consent or **Permission in terms of the Title Deed**

Complete this form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	ERIC
Surname	LATEGAN
Company name (If applicable)	STUDIO ERIC LATEGAN & ASSOCIATES
Street or Postal Address	45 MELINA STREET, ROSENDAL, DURBANVILLE 7550
Email Address	argitektuur@gmail.com
Contact Number	082 430 6428

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

Registered owner(s) Name	DUPROP
Street or Postal Address	21 UNIELAAN, UNIEPARK
E-mail Address	fran@bfservices.co.za
Contact Number	082 554 4105

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

Erf No	3780	Suburb	UNIEPARK	Town	STELLENBOSCH		
Farm no	NA	Farm Portion	NA	Nearest Town	NA		
Physical or Street Address	21 UNIE AVENUE		Property / Business / Farm known as		NA		
Current Zoning	SR1						
Additional or Consent Uses	NA						
Current activities	H4 -SINGLE RESIDENTIAL						
Property Size / Extent	1153	m ² / ha			Are there existing buildings?	YES	N
Title Deed number	T66883 94						
Any restrictions ito Conveyance's Certificate?	Y	NO	If yes, list condition(s) in motivation report.				
Are the restrictive conditions in favour of a third party?	YES	N	If yes, list the party(ies) in motivation report.				
Is the property owned by Council?	Y	NO	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	NO	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	NO	Is the building older than 60 years?			Y	NO
Does the property fall inside the urban edge?	YES	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?			Y	NO
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	NO	Does the property fall within the Scenic Route Overlay Zone?			Y	NO
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	NO	If yes, is this application to legalise the building / land use ² ?			Y	NO
<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	NO	Are there any land claim(s) registered on the subject property(ies)?			Y	NO

PART D: PRE-APPLICATION CONSULTATION (Not compulsory)

Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw?	Y	NO	If yes, attach the minutes or written feedback received.
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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			
APPLICATION IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(i)	an extension of the validity period of an approval – 50% of current application fee		R.....
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
OTHER APPLICATIONS		Number	Fee
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
TOTAL APPLICATION FEE PAYABLE		R	
DETAILS FOR INVOICE			
Name & Surname (party responsible for payment)		Ms F. DU PLESSIS	
Postal Address		fran@bfservices.co.za	
Vat Number (where applicable)		NA	
<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		Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment
Bank:	STANDARD BANK		
Branch no.:	051001		
Account no.:	242637280		
Payment reference:	TP _____ and ERF/FARM _____		

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities)		
<p>The servitude has conditional use as stated in the Encroachment Permit, commencing on 1 Oct. 2024, Clause 6.1</p> <p>6.1 <i>This Permit may be terminated by either party at any time upon (3) month's written notice in writing and without payment of any compensation. Upon termination of this Permit the Encroacher shall be obligated to remove the Encroachment at his/her/its own cost and to re-instate the land encroached upon to the satisfaction of the Municipality and shall not be entitled to claim compensation in respect thereof.</i></p> <p>Current structures within the servitude is non-permanent and removable as per clause 6.1 on a (3) month's notice.</p>		
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	Unie Ave	From	6000	m	To	2680 m
	Street	NA	From	NA	m	To	NA m
	Side / Common	3779	From	3150	m	To	2400 m
	Side / Common	3781	From	3150	m	To	0.00 m
	Aggregate side	NA	From	NA	m	To	NA m
	Rear	Servitude	From	3150	m	To	0.00 m
Exceeding permissible coverage / footprint		NA	From	NA	%	To	NA %
Exceeding maximum permitted bulk / floor factor / habitable rooms		NA	From	NA		To	NA
Exceeding height restriction		NA	From	NA	m	To	NA m
Exceeding maximum storey height		NA	From	NA	m	To	NA m
Exceeding maximum boundary wall height	Street	Unie Ave	From	1800	m	To	2026 m
	Side / Rear	NA	From	NA	m	To	NA m
Relaxation of on-site parking / loading requirements			From	NA	bays	To	NA bays

PART G: MOTIVATION FOR APPLICATION

Motivate why the application is necessary for the development of the subject property, considering the impact the proposal has on the rights and privacy of the adjoining property(ies), vehicle access and on-site parking. For a technical approval / additional use consider the criteria in Section 13 of the Zoning Scheme Bylaw. For the approval of an owner's association constitution consider the criteria in Section 29 of the LUPB. For the approval of a site development plan, consider the criteria in Section 65(2) of the LUPB. For the extension of validity, consider the criteria in Section 67(2) of the LUPB. When the section is completed and all the relevant documents are attached, it is not necessary to submit a separate report for motivation.

The following considerations are relevant to the assessment :

Erf 3780, and all the surrounding properties, are all zoned for single residential use.

The existing as-built building works can only impact positively on the surroundings, as the value of this property will be increased by these additions.

As a residential property the existing as-built and measured additions will not change the impact on the surrounding community. Other properties in the neighbourhood present similar building line encroachments.

All the proposed additions comply with SANS10400 -see Structural Engineer's report and Land Surveyor's survey.

There is no impact on the biophysical environment.

The proposed improvements of the property is for use of the residents only and therefor present no impact on the present neighbourhood.

The property facilitate sufficient on-site garage parking for the home owners and two covered visitors parking.

PART H: 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.

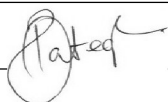
YES	N	Power of attorney / Owner's consent if applicant is not owner	Y	NA	Owners' association consent with signature on layout plan
YES	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	NO	Consent form duly completed by abutting owner(s) with signature on layout plan
YES	N	Proof of registered ownership (Full copy of the title deed)	Y	NA	Owners' association constitution
YES	N	Copy of original approval and conditions of approval	Y	NA	Owners' association design guidelines
Y	NO	Minutes or Written feedback of pre-application consultation (if applicable)	Y	NA	Written motivation pertaining to the desirability and impact of the application
YES	N	Locality plan (A4 or A3 only) to scale	Y	NA	Floor layout plan (A4 or A3 only) to scale
YES	N	Site plan or conceptual layout plan (A4 or A3 only) to scale	Y	NA	Landscaping / Tree plan (A4 or A3 only) to scale
Y	NA	Other (specify):	Y	NA	Other (specify):

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: __07 April 2026_____

Full name: _____ ERIC LATEGAN _____

Professional capacity: __Pr.Snr.Arch.Tech._____



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FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S) LETTER OF NO OBJECTION / CONSENT FORM

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS				
Erf / Farm No.			Area	
Applicant / consultant			Contact No.	
Application type in terms of applicable planning legislation	Building Line Departure		Other Departures	Amendment of Conditions
	Consent Use		Other (please specify)	
Detailed description of application				

Note to applicant:

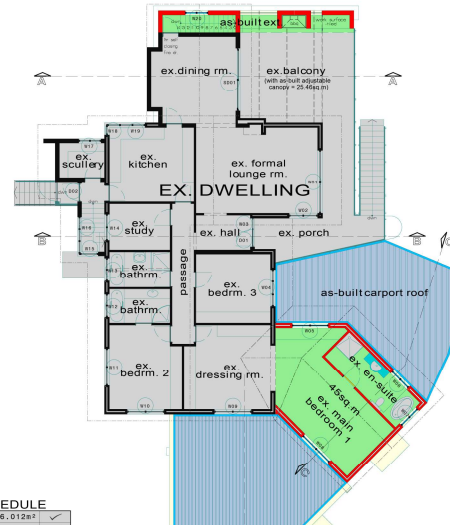
Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

- 1.If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises are owned by more than one person (i.e., both husband and wife), all parties to sign.
- 2.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.
- 3.Ensure the application detail section above is properly completed.
- 4.Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that **(please tick below)**

I / we have no objection		I / we object for the reasons listed hereunder	
Reasons for objection			
Signature of affected party / property owner			Date
Full name (capitals)			
Company name			
Erf / Farm No. of affected property			
Street address of affected party			Postal code
Contact No.	Office / Home		Cell



FENESTRATION SCHEDULE

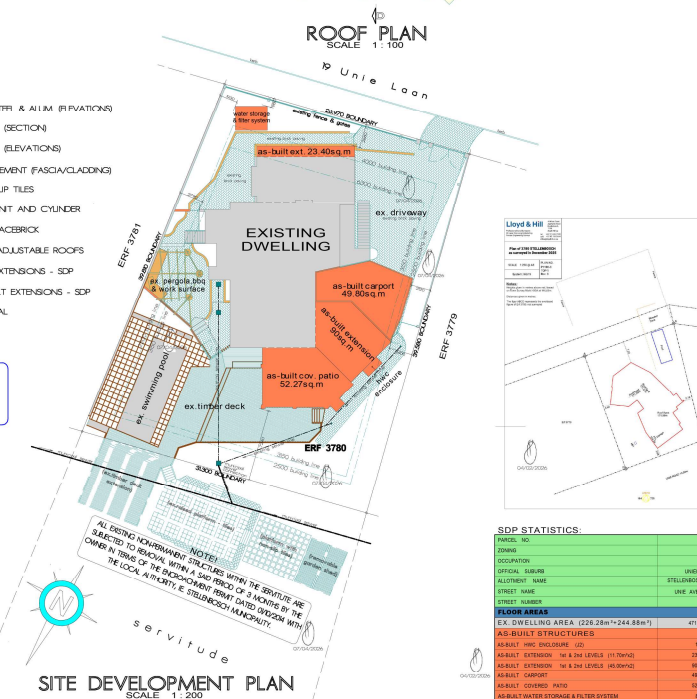
PENETRATION SCHEDULE		
#01	1500x1800	6.01m ²
#02	1500x1800	2.70m ²
#03	550x2100	1.15m ²
#04	1950x1200	2.34m ²
#05	1900x1200	2.28m ²
#06	1200x900	1.08m ²
#07	1200x1000	1.20m ²
#08	990x1200	2.31m ²
#09	1950x1200	2.34m ²
#10	1950x1200	2.34m ²
#11	1950x620	1.26m ²
#12	1030x1150	1.18m ²
#13	1110x1800	1.99m ²
#14	1360x1800	2.17m ²
#15	945x1830	1.73m ²
#16	1900x1830	3.48m ²
#17	1170x1890	1.05m ²
#18	1360x900	1.22m ²
#19	1860x900	1.67m ²
#20	1200x1200	1.44m ²
#21	2110x650	1.27m ²
#22	1700x1200	2.04m ²
#23	900x1070	0.96m ²
#24	1400x1800	3.49m ²
#25	1960x1200	2.35m ²
#26	985x1200	2.36m ²
#27	965x2100	1.94m ²
#28	1200x900	1.08m ²
#29	1800x1200	2.16m ²
#31	1200x900	1.08m ²
#32	1950x1200	2.34m ²
#33	1180x880	1.04m ²
#34	800x1800	0.80m ²
#35	550x1800	0.99m ²
#36	580x180	0.34m ²
SUB-TOTAL		57.19m ²
#01	3000x2100	6.30m ²
#02	250x2100	0.52m ²
#01	950x2100	1.99m ²
#02	925x2100	1.94m ²
#04	950x2100	0.99m ²
#05	950x2100	0.99m ²
SUB-TOTAL		12.75m ²
TOTAL PENETRATION		69.94m ²
NETTO FLOOR AREA		409.46m ²
PENETRATION PERCENTAGE		17.08%

COLOUR CODING

- | | | | |
|---|--------------------------------------|---|-----------------------------------|
|  | = EX. STRUCTURES (PLAN & ELEVATION) |  | = PVC, STEEL & ALUM. (ELEVATIONS) |
|  | = AS-BUILT STRUCTURES (ELEVATIONS) |  | = TIMBER (SECTION) |
|  | = EXISTING CLEAR GLASS |  | = TIMBER (ELEVATIONS) |
|  | = EXISTING STRUCTURES (SECTIONS) |  | = FIBRE CEMENT FASCIA/CLADDING |
|  | = AS-BUILT STRUCTURES (SECTIONS) |  | = NON-SLIP TILES |
|  | = NEW MASONRY WALLS (PLAN & SECTION) |  | = GAS LIFT AND CYLINDER |
|  | = CONCRETE PLAN & ELEVATION |  | = NEW FACERBRICK |
|  | = NEW CONCRETE (SECTION) |  | = IIR & ADJUSTABLE ROOFS |
|  | = NEW PLASTER (ELEVATIONS) |  | = NEW EXTENSIONS - SDP |
|  | = NEW STEEL (SECTIONS & ELEVATIONS) |  | = AS-BUILT EXTENSIONS - SDP |
|  | = PVC or ALUMINIUM (SECTIONS) |  | = GENERAL |

SANS10400 Part-XA: A minimum of 50% of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating (as per SANS10400 Part-XA). The owner shall confirm the installation of Heatpumps and/or Gas hotwater heating units with the Main Contractor.

IN TERMS OF WATER RESTRICTIONS
BYLAW 2010-SECTION 36(1) & SECTION 64,
THE SWIMMING POOL MAY NOT BE FILLED OR
TOPPED-UP WITH MUNICIPAL WATER



SHP STATISTICS:	
PARCELS NO.	3790
DOWNS	861
OCCUPATION	144
OFFICIAL SUBDIVISION	UNEPART
ALLOTMENT NUMBER	EISENBERGER
STREET NAME	ONE AVENUE
STREET NUMBER	21
FLOOR AREAS	
TOTAL FLOOR AREA (228.22m²=244.88m²)	47.02 m²
AS-BUILT STRUCTURES	
AS-BUILT W/FF ENCLOSURE (EQ)	1.00 m ²
AS-BUILT EXTENSION: Net & 2nd levels (W/TPANE)	23.45 m ²
AS-BUILT EXTENSION: Net & 3rd levels (NO TPANE)	93.41 m ²
AS-BUILT COVERED	42.27 m ²
AS-BUILT CARPORT	12.87 m ²
AS-BUILT EXPOSED PAVT	8.93 m ²
AS-BUILT STORAGE & PLANT SYSTEM	25.84 m ²
TOTAL AS-BUILT STRUCTURES:	187.77 m²
TOTAL FLOOR AREAS	
Roa of Ede	687.55 m ²
Roa of Garage (Paved)	158.51 m ²
Cover percentage	11.53 %



SCREEN WALL & FENCE - STREET VIEW
SCALE 1:50

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ALL COPY RIGHTS OF THE ARCHITECTURAL DESIGN DRAWINGS ARE RETAINED BY THE ORIGINAL ARCHITECT/AUTHOR. COPY RIGHTS ARE THEREFORE NOT TRANSFERRED TO THE OWNER MR. PRANU DILLIUSU RESIDING AT BRP 5763, 21 UNIVERSITÄTSTRASSE, STUTTGART. THE DRAWINGS PRESENTED ARE SURVEYED WITH A REASONABLE ACCURACY AS GENERATED FROM THE EXISTING DESIGN DRAWINGS AND AS-BUILT STRUCTURES. THE AUTHOR ERIC LATOIANI WAS EMPLOYED BY THE OWNER FOR CORRECTING DRAWINGS OF THE ADJUSTMENTS AND AS-BUILT STRUCTURES ON 24/06/2023. ERIC LATOIANI WAS INFORMED BY ANY SHORTCOMINGS REGARDING THE DESIGN, CONSTRUCTION METHODOLOGY, AS-BUILT STRUCTURES, ACCURACY OF THE DRAWINGS AND OBSERVATIONS DURING THE VALUE OF THE WORK.

Yone de Nozawa

GENERAL INDEMNITY
ALL DRAWINGS AND/OR DOCUMENTATION PREPARED AND FOR MUNICIPAL (STATE) PURPOSES ONLY. THE PROPOSED DESIGN AND DRAWINGS DOES NOT INCLUDE: CONSTRUCTION SPECIFICATIONS, CONSTRUCTION METHODS, APPLICATIONS OR PROCEDURES FOR THE WORK.

ADDITIONAL INFORMATION (SUPPLEMENTARY) REGARDING DETAIL CONSTRUCTION DRAWINGS, SCHEDULES & SPECIFICATIONS CAN BE PROVIDED ON REQUEST BY THE PROJECT MANAGER.

THE CONTRACTOR AND HIS SUB-CONTRACTORS MUST CHECK ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE, AND DISCREPANCIES MUST BE

OWNER: FRAN DU PLESSIS

NOTE: STRUCTURAL ENGINEER REPORT
The drawings no. 31443/01 and 31443/02 to be read with the Engineer
Rational Assessment report with ref.no. 35446.b01 in lieu of As-Built
Structural Compliance: Building Development Management

MEASURED DRAWING & AS-BUILT RECORDED DRAWING

 <p>ERIC J. TEGAN P.E. REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA NO. 12486</p>	<p>PROJECT ME. 154N. DU. 1555S AS-BUILT DRAWING, ALTERNATIONS, & ADDITIONS</p>	<p>DRW. NO. 31443/01</p>
	<p>SCALE 1" = 10' & 1/2" DRAWN EJT/ML</p>	<p>REVISIONS</p>

DRW. NO.	31443/01
REVISIONS	
STATUTORY DRAWING	



- [illegible]

- WATER STORAGE TANKS,
FILTER & ROOF -



MEASURED TIMBER DECK, STAIRCASES, AND BALUSTRADES:
 1. TIMBER DECK: INCLINED AS PER SPECIAL CONTRACTOR TO CONFORM WITH MINIMUM SLOPED RAMP JAY FOR TIMBER STRUCTURES
 2. SEE TABLE BELOW, ALL TIMBER TO BE TANGI COK TIMBERS.

TABLE 2: Max. Span of S5 SA Pine Joists for Domestic Application (SANS 10400-2:J16)

WIDTH (mm)	DEPTH (mm)	MAXIMUM JOIST SPANNING AT SET SPACINGS	
		450mm	450mm
38	128	31	27
	228	4.6	40
50	128	35	31
	228	5.3	46
76	128	6.0	5.5
	228	6.3	6.6

[illegible][illegible][illegible]

-BACKWASH INTO A RESERVOIR TANK FOR RE-USE
OR INTO EX SEWER SYSTEM
-OVERFLOW INTO RESERVOIR TANK FOR RE-USE
OR INTO STORMWATER SYSTEM.

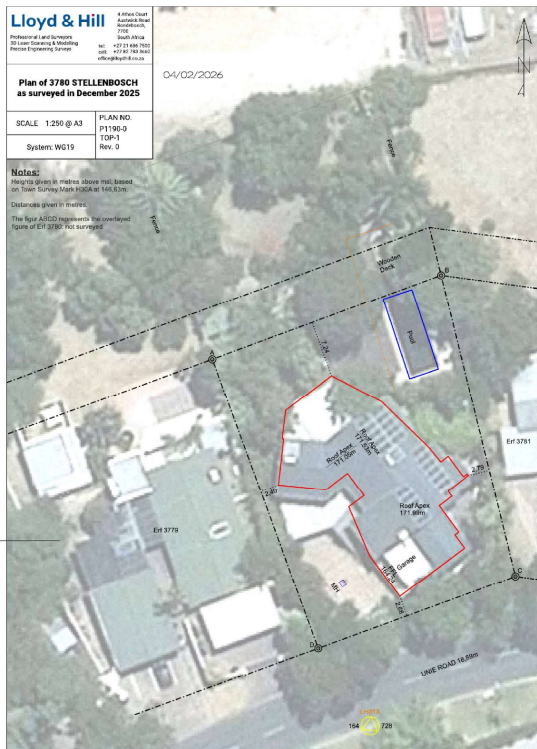
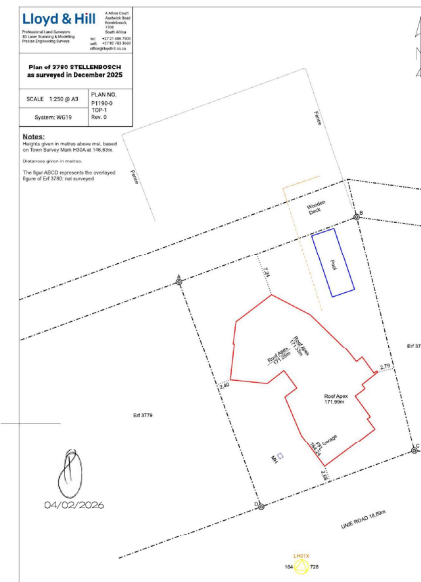
IN TERMS OF WATER RESTRICTIONS
BYLAW 2010-SECTION 36(1) & SECTION 64,
THE SWIMMING POOL MAY NOT BE FILLED OR
TOPPED-UP WITH MUNICIPAL WATER

NOTE: STRUCTURAL ENGINEER REPORT
The drawings no. 31413/01 and 31413/02 to be read with the Engineer's
Rational Assessment report with ref.no. 3646.b01 in lieu of As-Built
Structural Compliance: Building Development Management



MEASURED DRAWING & AS-BUILT RECORDED DRAWING							
 ERIC LATEGAN ENGINEER ASSOCIATES BUILDING DESIGN INTERIOR DESIGN, PROJECT COORDINATION ADDRESS: 45 MELINA STREET, ROSENDEN, DURBANVILLE 7550 TEL: 021 959 1000 FAX: 021 959 1001 E-MAIL: eric@ericalategan.co.za WWW.ERICALATEGAN.CO.ZA	PROJECT: Mr. FRAN DU ROSS AS-BUILT DRAWING, ALTERATIONS, & ADDITIONS REF. NO. 3780 SCALE: 100 : 150 DRAWN: ELM DATE: 05/02/2006		DRW. NO. 31443/02 REVISIONS: <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td> </td><td> </td><td> </td><td> </td></tr></table> STATUTORY DRAWING				

Notes:
 Heights given in metres above msl, based on Town Survey Mark HQ3A at 168.63m.
 Distances given in metres.
 The figure ABCD represents the overlaid figure of Eri 3780; not surveyed



PARCEL NO.	3780
ZONING	SR
OCCUPATION	H
OFFICIAL SUBURB	UNIEPARK
ALLOTMENT NAME	STELLENBOSCH
STREET NAME	UNIE AVENUE
STREET NUMBER	2

FLOOR AREAS		
EX. DWELLING AREA (226.28m ² + 244.88m ²)		471.00 m ²
AS-BUILT STRUCTURES		
AS-BUILT HWC ENCLOSURE (J2)		1.80 m ²
AS-BUILT EXTENSION 1st & 2nd LEVELS (11.70m ² x2)		23.40 m ²
AS-BUILT EXTENSION 1st & 2nd LEVELS (45.00m ² x2)		90.40 m ²
AS-BUILT CARPORT		49.80 m ²
AS-BUILT COVERED PATIO		52.27 m ²
AS-BUILT WATER STORAGE & FILTER SYSTEM		8.80 m ²
TOTAL AS-BUILT STRUCTURES:		228.47 m ²
TOTAL FLOOR AREAS		697.55 m ²
Area of Site		1153 m ²
Area for Coverage (Footprint)		336.31 m ²
Cover percentage		29.17%

SDP

E. LATEGAN Pr. Sr. Arch. Tech.

Frau der Messen

Dated

REVISIONS	
No.	DATE DESCRIPTION
1	02/02/2026 GEE STRUCTURAL ENGINEER'S REPORT
2	02/02/2026 BUILDING SET OUT SURVEY AND HEIGHT LEVELS (READ WITH L5 SURVEY)
3	02/02/2026 AS-BUILT ADJUSTMENTS
4	04/04/2026 25 AND TITLE DEED BUILDING LINES - STREET & COMMON BOUNDARIES
5	04/04/2026 REMOVE MEASURED STRUCTURES WITHIN THE SERVITUDE



studioERIC LATEGAN
AND
ASSOCIATES

BUILDING DESIGN • INTERIOR DESIGN • PROJECT COORDINATION
ADDRESS: 45 MELINA STREET, ROSENDAL, DURBANVILLE 7550
CELLULAR: 082 430 6428 EMAIL: gratekiw@gmail.com

AS-BUILT DWELLING, ALTERATIONS & ADDITIONS

ON ERF NO. 3780 DRAWN EL/rl

SCALE 1:100 & 1:50 DATE 07/04/2026

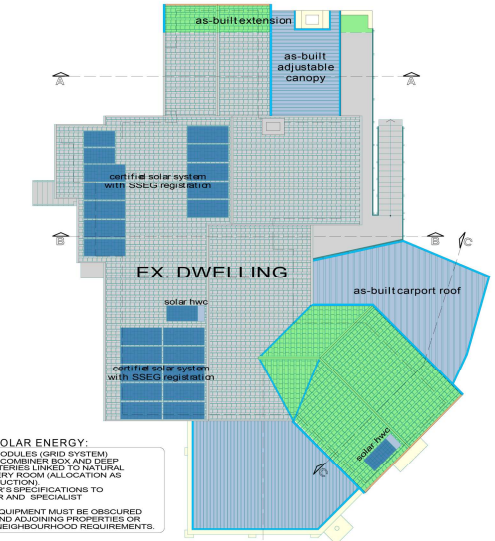
DRW. NO.	31443/03
----------	----------

BRW. NO.	01115/99
REVISIONS	

REVISIONS

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26 STATUTORY DRAWING



FENESTRATION SCHEDULE

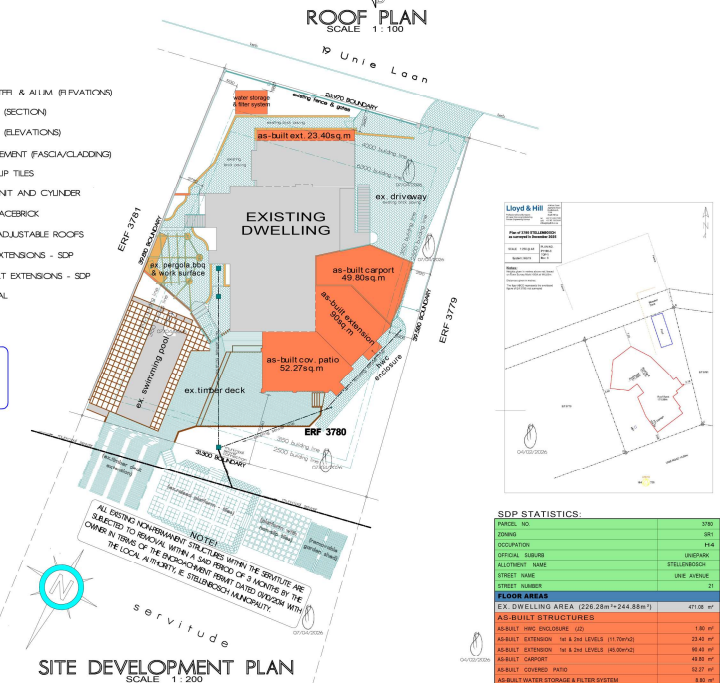
W01	334501800	6.012%
W02	150001800	2.700%
W03	120001800	2.700%
W04	195001200	2.280%
W05	90001200	2.280%
W06	12000900	1.080%
W07	12000900	1.080%
W08	195001200	2.280%
W09	90001200	2.280%
W10	195001200	2.280%
W11	95001620	1.268%
W12	110001620	1.268%
W13	103001150	1.185%
W14	36501800	2.176%
W15	94501830	1.730%
W16	36501800	2.176%
W17	11700900	1.050%
W18	3800900	0.340%
W19	18600900	1.670%
W20	120001200	1.440%
W21	110001200	1.440%
W22	170001200	2.040%
W23	70001200	2.040%
W24	90001070	0.960%
W25	34001070	0.320%
W26	190001200	2.350%
W27	95001200	2.360%
W28	92501200	1.840%
W29	92501200	1.840%
W30	12000900	1.080%
W31	12000900	1.080%
W32	195001200	2.280%
W33	11800800	1.040%
W34	80000800	0.800%
W35	53000600	0.320%
W36	50000580	0.300%
SUB-TOTAL		57.191%
D01	300002100	5.400%
D02	260002100	5.400%
D01	95002100	1.890%
D02	95002100	1.890%
D03	95002100	0.990%
SUB-TOTAL		12.750%
TOTAL PENETRATION		69.941%
NETTO FLOOR AREA		405,644
TOTAL PENETRATION =		11.40%

COLOUR CODING

- | | | | |
|---|--------------------------------------|---|-----------------------------------|
|  | = EX. STRUCTURES (PLAN & ELEVATION) |  | = PVC, STIFF & ALL IM. ELEVATIONS |
|  | = AS-BUILT STRUCTURES (ELEVATIONS) |  | = TIMBER (SECTION) |
|  | = EXISTING CLEAR GLASS |  | = TIMBER (ELEVATIONS) |
|  | = EXISTING STRUCTURES (SECTIONS) |  | = FIBRE CEMENT FASCIA/CLADDING |
|  | = AS-BUILT STRUCTURES (SECTIONS) |  | = NON-SUP. TILES |
|  | = NEW MASONRY WALLS (PLAN & SECTION) |  | = GAS UNIT AND CYLINDER |
|  | = CONCRETE PLAN & ELEVATION |  | = NEW FACEBRICK |
|  | = NEW CONCRETE (SECTION) |  | = IIR & ADJUSTABLE ROOFS |
|  | = NEW PLASTER (ELEVATIONS) |  | = NEW EXTENSIONS - SDP |
|  | = NEW STEEL (SECTIONS & ELEVATIONS) |  | = AS-BUILT EXTENSIONS - SDP |
|  | = PVC or ALUMINIUM (SECTIONS) |  | = GENERAL |

SANS10400 Part-XA: A minimum of 50% of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating (as per SANS10400 Part-XA). The owner shall confirm the installation of Heatpumps and/or Gas hotwater heating units with the Main Contractor.

IN TERMS OF WATER RESTRICTIONS
BYLAW 2010-SECTION 36(1) & SECTION 64,
THE SWIMMING POOL MAY NOT BE FILLED OR
TOPPED-UP WITH MUNICIPAL WATER



SPP STATISTICS:	
PAGEID: NO.	390
FORM:	001
OCCUPATION:	UNEMP
OFFICIAL SUBUR:	11644
ALLOTMENT: NAME:	ENHANCED
STREET NAME:	ONE WAY
LOT NUMBER:	21
FLOOR AREAS:	
CX CYCLING AREA (226.25m ² - 244.68m ²)	471.08 sq'
AS-BUILT STRUCTURES:	
AS-BUILT SHED ENCLOSURE (2)	1.00 sq'
AS-BUILT EXTENSION: N6 x 2nd Level (11.70m ²)	124.90 sq'
AS-BUILT EXTENSION: N6 x 2nd Level (40.40m ²)	434.40 sq'
AS-BUILT GARAGE	16.27 sq'
AS-BUILT COVERED PAD	16.27 sq'
AS-BUILT STORAGE (40.40m ²)	434.40 sq'
TOTAL AS-BUILT STRUCTURES:	226.47 sq'
TOTAL FLOOR AREAS	697.55 sq'
Road of Site	15.15 sq'
AS-BUILT (excluding Pavement)	103.91 sq'
Grass/ Pavement	16.11 sq'



SCREEN WALL & FENCE - STREET VIEW
SCALE 1 : 50

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STELLENBOSCH. THE DRAWINGS PRESENTED ARE SURVEYED WITHIN
EXISTING DESIGN CONDITIONS AND AS BUILT STRUCTURES. THE A/T/M

COMPLYING DRAWINGS OF THE ADJUSTMENTS AND AS-BUILT STRUCTURE FROM ANY SHORTCOMINGS REGARDING THE DESIGN CONSTRUCTION.

SCALES OF THE DRAWINGS AND SPECIFICATIONS FOR THE WHOLE OF

Yone de Nozawa

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ADDITIONAL INFORMATION (SUPPLEMENTARY) REGARDING DESIGN, CONSTRUCTION, MATERIALS, FINISHES & INSTALLATIONS CAN BE OBTAINED BY VISITING THE WEBSITE: www.mhfi.com

THE CONTRACTOR AND HIS SUB-CONTRACTORS MUST CHECK ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE, ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

Yvan du Plessis



DATE	DESCRIPTION
72/02/2028	SEE STRUCTURAL EN
02/02/2028	BUILDING SET OUT G
02/02/2028	AN-BUILT ADJACENT
04/04/2028	25 AND TITLE DEED
04/04/2028	STAMPED AND RECOR

SHEET 5 REPORT
 SURVEY AND HEIGHT LEVELS (HEAD W
 ITS
 BUILDING LINES - STREET & CONDO
 TRACTS, WITHIN THE SUBDIVISION

WITH US SURVEY)
N BOUNDARIES



BUILDING DESIGN
 ACCESSIBILITY

ERIC CLATEGAN
AND
ASSOCIATES
INTERIOR DESIGN PROJECT
MELINA STREET, ROSENDALE, CA

COORDINATION MANUFILE 7550	PROJECT AS-BUILT DATA REF. NO.
-------------------------------	--------------------------------------

No. FRAN DU PLESSIS
LUNG, ALTERATIONS & AD
3780 DRAWN

DRW. NO.	
REVISIONS	
STATUTOR	

31443/01

1. DRAWING



-

- WATER STORAGE TANKS,
FILTER & ROOF -



MEASURED TIMBER DECK, STAIRCASES, AND BALUSTRADES:
 1. TIMBER DECK: INCLINED AS PER SPECIAL CONTRACTOR TO CONFORM WITH MINIMUM SLOPED RAMP JAY FOR TIMBER STRUCTURES
 2. SEE TABLE BELOW, ALL TIMBER TO BE TANGI COK TIMBERS.

TABLE 2: Max. Span of S5 SA Pine Joists for Domestic Application (SANS 10400-2:J16)

WIDTH (mm)	DEPTH (mm)	MAXIMUM JOIST SPANNING AT SET BRACKES	
		450mm	450mm
38	328	31	27
	228	4.6	4.0
50	328	35	31
	228	5.3	4.6
76	328	6.0	5.5
	228	6.3	5.6

[illegible]

-BACKWASH INTO A RESERVOIR TANK FOR RE-USE
OR INTO EX.SEWER SYSTEM.
-OVERFLOW INTO RESERVOIR TANK FOR RE-USE
OR INTO STORMWATER SYSTEM

IN TERMS OF WATER RESTRICTIONS
BYLAW 2010-SECTION 36(1) & SECTION 64,
THE SWIMMING POOL MAY NOT BE FILLED OR
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NOTE: STRUCTURAL ENGINEER REPORT
The drawings no. 31443/01 and 31443/02 to be read with the Engineer's Rational Assessment report with ref.no. 3646-b01 in lieu of As-Built Structural Compliance: Building Development Management



PROJECT	Mr. PRAN GU PUSSE	DRW. NO.	31443/02
AS-BUILT DRAWING, ALTERATIONS & ADDITIONS		REVISIONS	
ERF. NO.	3780	DRAWN BY	
SCALE	100 & 150	DATE	02/20/2006
STATUTORY DRAWING			

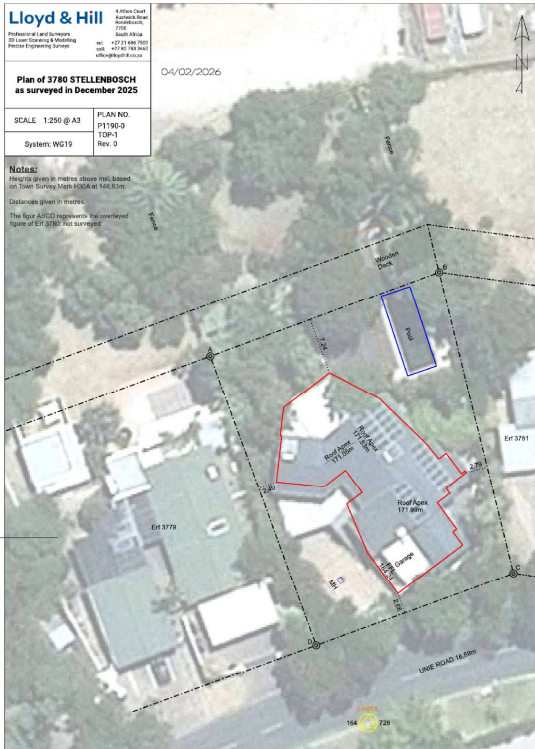
Lloyd & Hill
Professional and Technical
Services
101 Union Road & Manning
Riverside Estate, Durbanville
7955
Tel: +27 21 484 7000
Fax: +27 21 484 7001
info@lloydhill.co.za

Plan of 3780 STELLENBOSCH
as surveyed in December 2025

SCALE: 1:250 @ A3
PLAN NO:
P1190-0
1/04/2026
System: WG19

Notes:
Height shown in metres above sea level, based
on Town Survey Mark 100A at 165.87m.
Distances given in metres.
The Spat A2022 represents the surveyed
shape of ERF 3780, not surveyed.

04/02/2026



ERF 3781

39.80 BOUNDARY

EXISTING DWELLING

ex. pergola, bbq
& work surface

ex. timber deck

ERF 3780

31.300 BOUNDARY

2500 building line

07/04/2026

2500 building line

07/04/2026

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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 \(stellenbosch.gov.za\)](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 B

Section 15(2) of the Land Use Planning Bylaw (LUPB) and restrictive title deed conditions

Permanent departure from the development parameters of the zoning scheme

Permission in terms of the zoning scheme

Extension of validity period of approval

Permission in terms of a condition of approval

To obtain consent or **Permission in terms of the Title Deed**

Complete this form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	ERIC
Surname	LATEGAN
Company name (If applicable)	STUDIO ERIC LATEGAN & ASSOCIATES
Street or Postal Address	45 MELINA STREET, ROSENDAL, DURBANVILLE 7550
Email Address	argitektuur@gmail.com
Contact Number	082 430 6428

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

Registered owner(s) Name	DUPROP
Street or Postal Address	21 UNIELAAN, UNIEPARK
E-mail Address	fran@bfgservices.co.za
Contact Number	082 554 4105

PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf No	3780	Suburb	UNIEPARK	Town	STELLENBOSCH	
Farm no	NA	Farm Portion	NA	Nearest Town	NA	
Physical or Street Address	21 UNIELAAN		Property / Business / Farm known as		NA	
Current Zoning	SR1					
Additional or Consent Uses	NA					
Current activities	H4 – SINGLE RESIDENTIAL					
Property Size / Extent	1153			Are there existing buildings?	Y X	N
Title Deed number	T66883 94					
		Y	N		Y	N
Any restrictions ito Conveyance's Certificate?			X	If yes, list condition(s) in motivation report.		X
Are the restrictive conditions in favour of a third party?			X	If yes, list the party(ies) in motivation report.		X
Is the property owned by Council?			X	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.		X
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹			X	If yes, indicate which section are triggered in motivation report and attach relevant permit.		X
Is the property or building located within the historical core or contains any heritage significant features?			X	Is the building older than 60 years?		X
Does the property fall inside the urban edge?	X			Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?		X
Does the property fall within the Urban or Rural Conservation Overlay Zone?			X	Does the property fall within the Scenic Route Overlay Zone?		X
Are there any pending court case(s) / order(s) relating to the subject property(ies)?			X	Are there any land claim(s) registered on the subject property(ies)?		X
Any existing unauthorized buildings and/or land use on the subject property(ies)?	X			If yes, is this application to legalise the building / land use ² ?	X	
Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.						

PART D: PRE-APPLICATION CONSULTATION (Not compulsory)			
Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw?	Y	N	If yes, attach the minutes or written feedback received.
		X	

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			
APPLICATION IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 800.00
15(2)(g)	permission required in terms of the zoning scheme		R2 800.00
15(2)(i)	an extension of the validity period of an approval – 50% of current application fee		R.....
15(2)(l)	permission required in terms of a condition of approval	1	R2 800.00
OTHER APPLICATIONS		Number	Fee
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)		1	R2 800.00
TOTAL APPLICATION FEE PAYABLE		R	
DETAILS FOR INVOICE			
Name & Surname (party responsible for payment)		Ms. F. DU PLESSIS	
Postal Address		fran@bfservices.co.za	
Vat Number (where applicable)		NA	
<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 <u>with proof submitted together with application will be exempted from applicable fee as per the Tariff Rules.</u> 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)
<p>The servitude has conditional use as stated in the Encroachment Permit on 01/10/ 2024, Clause 6.1</p> <p>6.1 This permit may be terminated by either party at any time upon (3) month's written notice in writing and without payment or any compensation. Upon termination of this Pwemit the Encroacher shall be obligated to remove the Encroachment at his/her/its own cost and to re-instate the land encroached upon to the satisfaction of the Municipality and shall not be entitled to claim compensation in respect thereof.</p> <p>Current structures within the servitude is non-permanent and removable as per Clause 6.1 on a (3) months notice. Reticulation services is not disrupted or effected.</p>

HOA Constitution – Name & Date of approval, if applicable		NA				
Design Guidelines – Name & Date of approval, if applicable		NA				
Departure / Relaxation / Suspension	Zoning Scheme Development Parameter		Design Guideline Development Parameter		Restrictive Title Condition X	
Building line encroachment		Adjoining erf number		RTC		Proposal
	Street	Unielaan	From	6300	To	980
	Street	NA	From	NA	To	NA
	Side / Common	3781	From	3150	To	0
	Side / Common	3779	From	3150	To	2120
	Aggregate side	NA	From	NA	To	NA
	Rear	Servitude	From	3150	To	0
Exceeding permissible coverage / footprint		NA	From		To	
Exceeding maximum permitted bulk / floor factor / habitable rooms		NA	From		To	
Exceeding height restriction		NA	From		To	
Exceeding maximum storey height		NA	From		To	
Exceeding maximum boundary wall height	Street	NA	From		To	
	Side / Rear	NA	From		To	
Relaxation of on-site parking / loading requirements			From	NA	To	

PART G: MOTIVATION FOR APPLICATION

Motivate why the application is necessary for the development of the subject property, considering the impact the proposal has on the rights and privacy of the adjoining property(ies), vehicle access and on-site parking. For a technical approval / additional use consider the criteria in Section 13 of the Zoning Scheme Bylaw. For the approval of an owner's association constitution consider the criteria in Section 29 of the LUPB. For the approval of a site development plan, consider the criteria in Section 65(2) of the LUPB. For the extension of validity, consider the criteria in Section 67(2) of the LUPB. When the section is completed and all the relevant documents are attached, it is not necessary to submit a separate report for motivation.

The following considerations are relevant to this assessment:

- **Erf 3780**, together with the surrounding properties, is zoned for Single Residential use.
- The existing as-built structures, together with the proposed additions, enhance the overall value and functionality of the property without adversely affecting the surrounding area.
- The existing as-built structures and newly measured additions do not alter the residential character of the property or the established streetscape and, accordingly, have no detrimental impact on the surrounding community.
- Several neighbouring properties contain similar building line encroachments affecting servitudes, street frontages, and lateral boundaries, indicating that such conditions are not uncommon within the area.
- All existing structures and proposed additions comply with the relevant provisions of **SANS 10400**, as confirmed by the accompanying Structural Engineer's Report and the Land Surveyor's Survey.
- The development has no adverse impact on the biophysical environment.
- The property is used exclusively as a private residence occupied by a family of four.
- Adequate on-site parking is provided to accommodate the residents, together with sufficient visitor parking for approximately three to four vehicles.

PART H: 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.

Y	N		Y	N	
X		Power of attorney / Owner's consent if applicant is not owner		X	Owners' association consent with signature on layout plan
X		Resolution or other proof that applicant is authorised to act on behalf of a juristic person		X	Consent form duly completed by abutting owner(s) with signature on layout plan
X		Proof of registered ownership (Full copy of the title deed)		X	Owners' association constitution
X		Copy of original approval and conditions of approval		X	Owners' association design guidelines
	X	Minutes or Written feedback of pre-application consultation (if applicable)	X		Written motivation pertaining to the desirability and impact of the application (in addition to Part G, if applicable)
X		Locality plan (A4 or A3 only) to scale	X		Floor layout plan (A4 or A3 only) to scale
X		Site plan or conceptual layout plan (A4 or A3 only) to scale		X	Landscaping / Tree plan (A4 or A3 only) to scale
	X	Other (specify):			Other (specify):

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: 24/07/2026

Full name: ERIC LATEGAN

Professional capacity: Pr. Snr. Arch. Tech



STELLENBOSCH

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S) CONSENT / OBJECTION FORM

Dear Sir/Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS				
Erf / Farm No.			Area	
Applicant / consultant			Contact No.	
Application type in terms of applicable planning legislation	Building Line Departure		Other Departures	Amendment of Conditions
	Consent Use		Other (please specify)	
Detailed description of application				
DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)				
<p>1.If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises are owned by more than one person (i.e., both husband and wife), all parties to sign.</p> <p>2.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.</p> <p>3.Ensure the application detail description section above is properly completed.</p> <p>4.Ensure the plan specified below corresponds with the plan shown to and signed by you.</p> <p>I/We, registered owner(s) of the undermentioned premises, having been shown the proposed site plan / building plan in respect of the aforementioned application and having signed it, I/we confirm that I/we understand the proposal as set out above and confirm that (please tick below):</p>				
I/we have no objection		I/we object for the reasons listed hereunder		
Reasons for objection				
Signature of affected party / property owner			Date	
Full name (capitals)				
Company name				
Erf / Farm No. of affected property				
Street address of affected party			Postal code	
Contact No.	Office / Home		Cell	
<p>Note to applicant:</p> <p>The completed form must be submitted with the application. If the affected party / property owner is not prepared to sign this form, the applicant must notify the Department and submit the application without the signed form so that the Department can formally give instructions in terms of the Land Use Planning Bylaw to advertise the application via email or post.</p>				