PIETERHUIZEN
TOWN PLANNING

Your Reference:	**TP 1765/2026**
Our Reference:	**J223**
Date:	**29 October 2026**

APPLICATION FOR PERMANENT BUILDING LINE DEPARTURES AND SUSPENSION OF A RESTRICTIVE TITLE DEED CONDITION ON ERF 4659

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

Application Property Address:	**Erf 4659 Stellenbosch, situated at 6 Nellmapius Street**
Application Property Number:	**Erf 4659 Stellenbosch**
Applicant:	**Hein Neser / Pieterhuizen Planning (Pty) Ltd**
	(hein@pieterhuizen.co.za; 064 538 4142)
Owner:	**Tharine Kearney**
	(tharine@cultigrain.co.za; 082 808 3570)
Application Reference:	**TP 1765/2026**

Description of land development proposal:

The application is made in terms of the Stellenbosch municipal Land Use Planning Bylaw on Erf 4659 Stellenbosch for the following:

Section 15(2)(b): Permanent Building Line Departure to allow for the proposed conversion of the existing braai area to a games room at 1.47m in lieu of 4m from the south-eastern street boundary with Nellmapius Street.

Permanent Building Line Departure to allow for the proposed new braai room to be 1.2m in lieu of 4m from the north-western street boundary with Van Rheede Road.

Section 15(2)(f): Suspension of Restrictive Title Deed Condition C(6)(b) to allow for the proposed conversion of the existing braai area to a games room at 1.47m in lieu of 6.3m from the south-eastern street boundary with Nellmapius Street.

Suspension of Restrictive Title Deed Condition C(6)(b) to allow for the proposed new braai room to be 1.2m in lieu of 6.3m from the northwestern street boundary with Van Rheede Road.

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: **hein@pieterhuizen.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 **30 November 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 **(064 538 4142)** during normal office hours.

Yours faithfully

PIETERHUIZEN TOWN PLANNING

PIETERHUIZEN
TOWN PLANNING

Julle Verwysing:	**TP 1765/2026**
Ons Verwysing:	**J223**
Datum:	**29 Oktober 2026**

AANSOEK VIR PERMANENTE BOULYNAFWYKINGS EN OPSKORTING VAN 'N BEPERKENDE TITELVOORWAARDE OP ERF 4659 STELLENBOSCH

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

Adres van aansoek eiendom:	**Erf 4659 Stellenbosch, geleë te 6 Nellmapius Street**
Aansoek eiendom beskrywing:	**Erf 4659 Stellenbosch**
Aansoeker:	**Hein Neser / Pieterhuizen Planning (Edms) Bpk**
	(hein@pieterhuizen.co.za; 064 538 4142)
Eienaar:	**Tharine Kearney**
	(tharine@cultigrain.co.za; 082 808 3570)
Aansoek Verwysing:	**TP 1765/2026**

Besonderhede van die grondgebruiksaansoek:

Die aansoek word gedoen ingevolge van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die volgende:

Artikel 15(2)(b): Permanente boulynafwyking om voorsiening te maak vir die voorgestelde omskakeling van die bestaande braai-area na 'n speletjieskamer op 'n afstand van 1.47m, in plaas van 4m, vanaf die suidoostelike straatgrens met Nellmapiusstraat.

Permanente boulynafwyking om voorsiening te maak vir die voorgestelde nuwe braaikamer op 'n afstand van 1.2m, in plaas van 4m, vanaf die noordwestelike straatgrens met Van Rheedeweg.

Artikel 15(2)(f): Opskorting van beperkende titelaktevoorwaarde C(6)(b) om voorsiening te maak vir die voorgestelde omskakeling van die bestaande braai-area na 'n speletjieskamer op 'n afstand van 1.47m, in plaas van 6.3m, vanaf die suidoostelike straatgrens met Nellmapiusstraat.

Opskorting van beperkende titelaktevoorwaarde C(6)(b) om voorsiening te maak vir die voorgestelde nuwe braaikamer op 'n afstand van 1.2m, in plaas van 6.3m, vanaf die noordwestelike straatgrens met Van Rheedeweg.

Kennis word hiermee gegee in terme van die voorskrifte 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, moet 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: **hein@pieterhuizen.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 **30 November 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 **(064 538 4142)** gedurende normale kantoor ure.

Die uwe

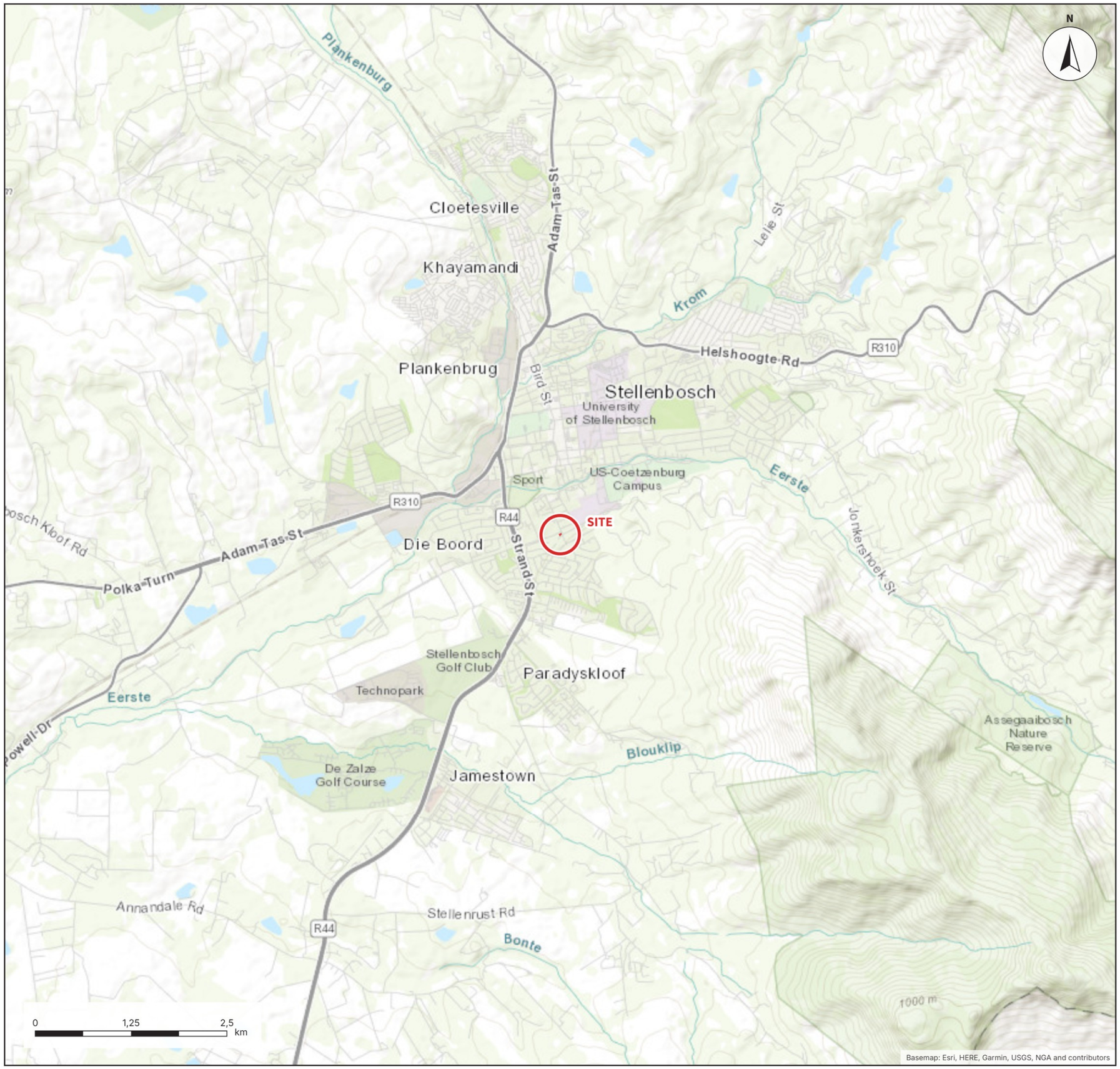
PIETERHUIZEN STADSBEPLANNING

Annexure A **Locality Maps**

Pieterhuizen Planning (Pty) Ltd

41 St James Street,
Audus Estate,
Somerset West, 7130

wilhelm@pieterhuizen.co.za
+27(0)83-262-4843
https://pieterhuizen.co.za



PIETERHUIZEN
TOWN PLANNING

ANNEXURE B · FIGURE 1

Regional Locality Plan

PROPERTY
Erf 4659, Dalsig

STREET ADDRESS
6 Nellmapius Street, Dalsig

MUNICIPALITY
Stellenbosch

LEGEND

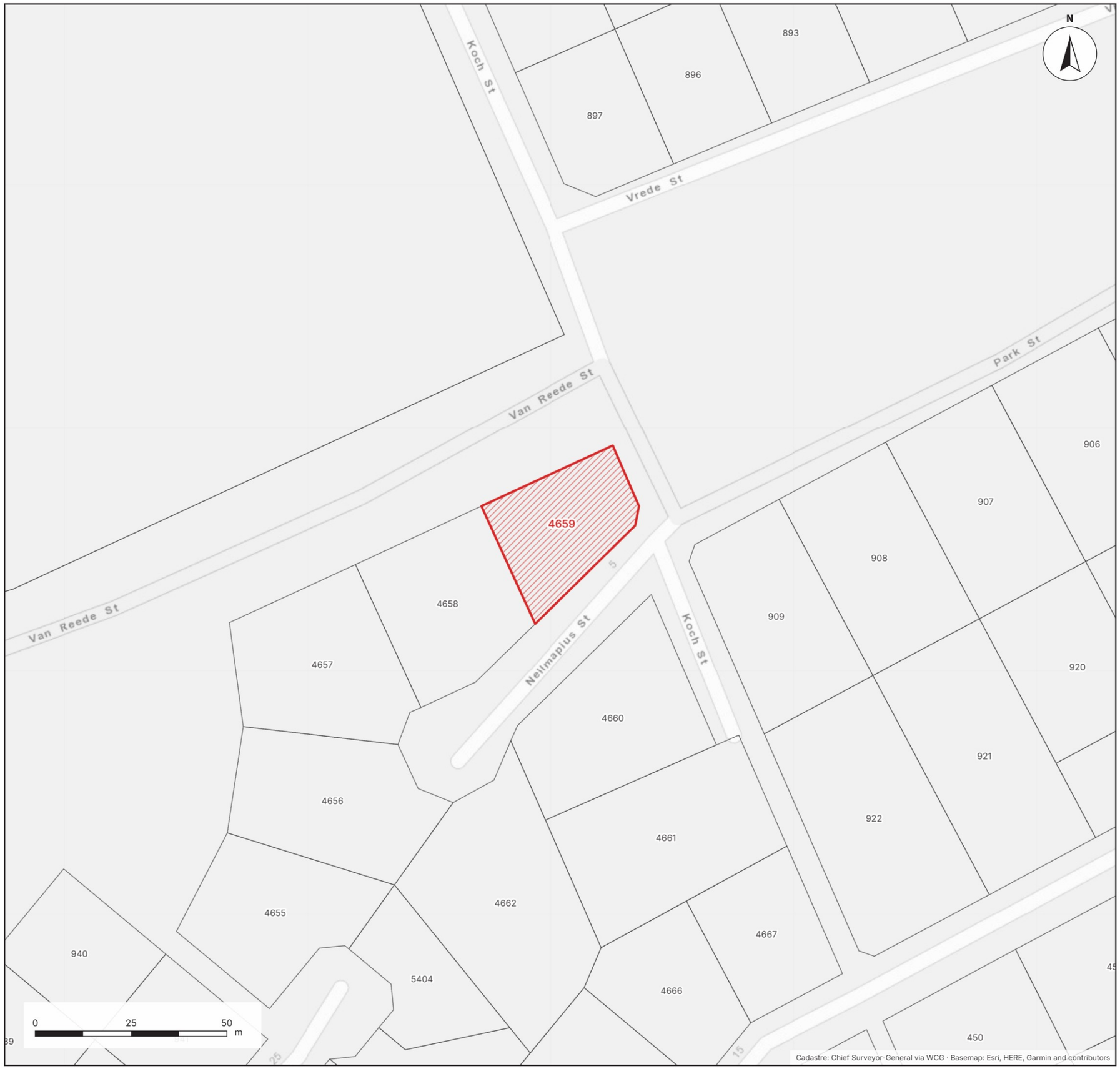
- Site location

SCALE	DATE
1:50 000 @ A3	26 October 2026
JOB NO.	DRAWN
223	Hein Neser

Sources: Basemap: Esri, HERE, Garmin, USGS, NGA and contributors.

For illustration only. Boundaries are indicative and must be confirmed against SG diagrams and title deeds.

Pieterhuizen Planning (Pty) Ltd
41 St James Street, Audus Estate, Somerset West, 7130 · wilhelm@pieterhuizen.co.za



PIETERHUIZEN
TOWN PLANNING

ANNEXURE B · FIGURE 2

Cadastral Locality Plan

PROPERTY
Erf 4659, Dalsig

STREET ADDRESS
6 Nellmapius Street, Dalsig

MUNICIPALITY
Stellenbosch

LEGEND

- Subject property
- Cadastral boundary (SG)
- 1234 Erf / portion number

SCALE	DATE
1:1 000 @ A3	26 October 2026
JOB NO.	DRAWN
223	Hein Neser

Sources: Cadastre: Chief Surveyor-General via WCG; Basemap: Esri, HERE, Garmin and contributors.
For illustration only. Boundaries are indicative and must be confirmed against SG diagrams and title deeds.

Pieterhuizen Planning (Pty) Ltd
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PIETERHUIZEN
TOWN PLANNING

ANNEXURE B · FIGURE 3

Aerial Locality Plan

PROPERTY
Erf 4659, Dalsig

STREET ADDRESS
6 Nellmapius Street, Dalsig

MUNICIPALITY
Stellenbosch

LEGEND

- Subject property
- Cadastral boundary (SG)

SCALE	DATE
1:750 @ A3	26 October 2026
JOB NO.	DRAWN
223	Hein Neser

Sources: Imagery: Esri, Maxar, Earthstar Geographics; Cadastre: Chief Surveyor-General via WCG.

For illustration only. Boundaries are indicative and must be confirmed against SG diagrams and title deeds.

Pieterhuizen Planning (Pty) Ltd
41 St James Street, Audus Estate, Somerset West, 7130 · wilhelm@pieterhuizen.co.za

Annexure B **Proposed Plan**

Pieterhuizen Planning (Pty) Ltd

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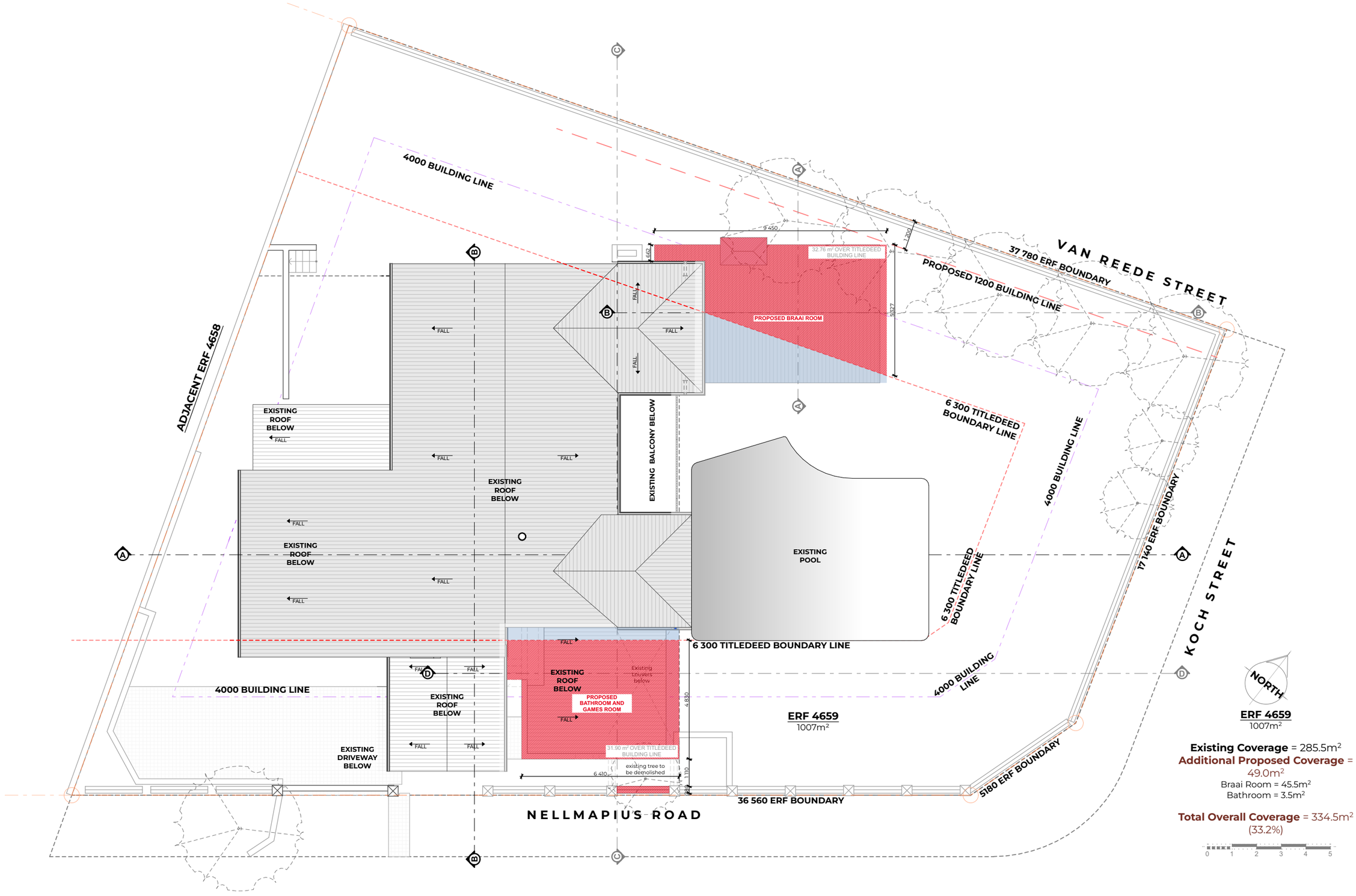

Existing Coverage = 285.5m²
Additional Proposed Coverage = 49.0m²
Braai Room = 45.5m²
Bathroom = 3.5m²

Total Overall Coverage = 334.5m² (33.2%)

0 1 2 3 4 5

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project name:
House KEARNEY

erf details:
4659

revision:

published date:
2026/07/29

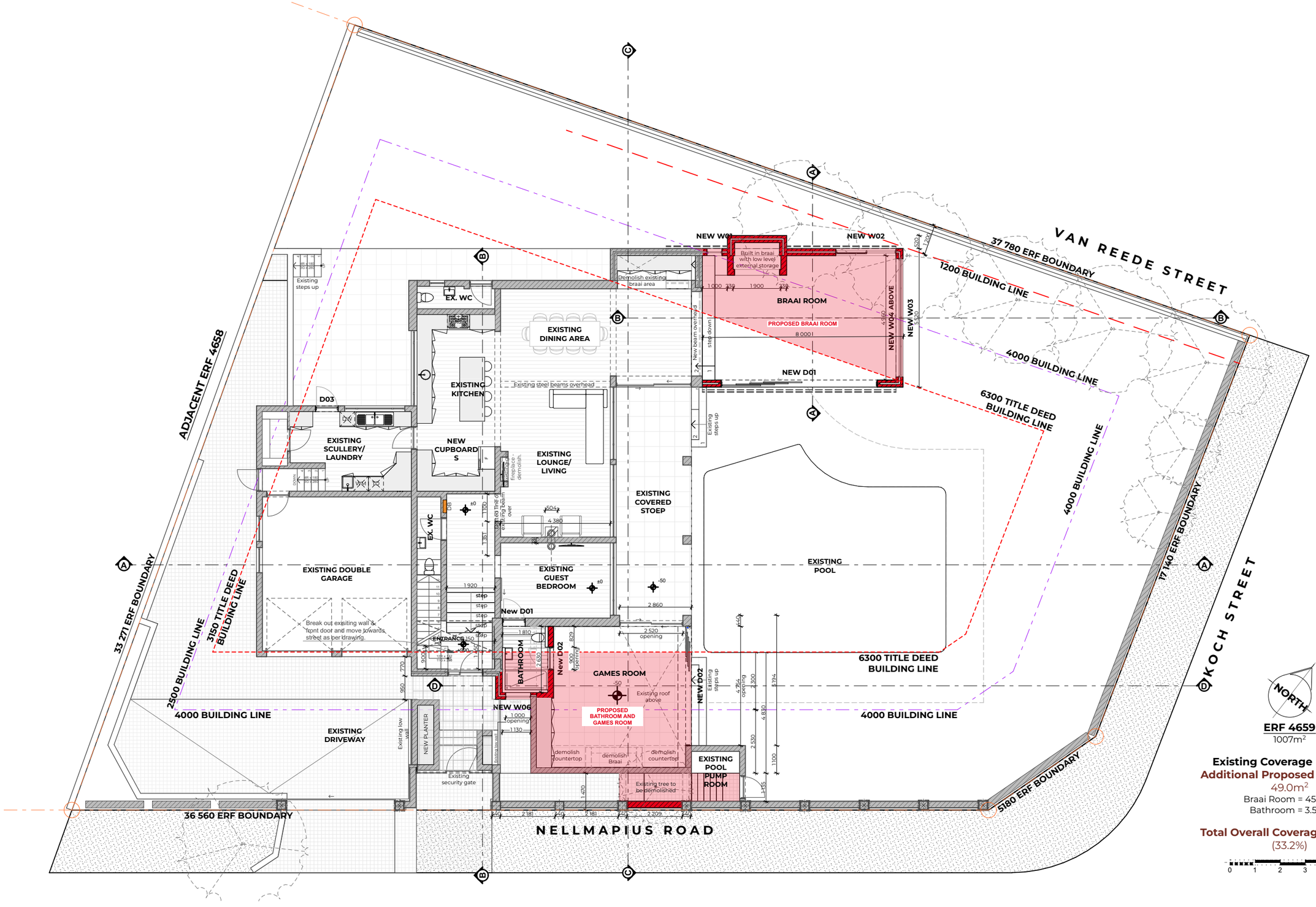
project number:
SL- A- 2609

drawing title:
Site Plan

drawing scale:
1:150

original drawing at A3

M (00) 001



ERF 4659
1007m²

Existing Coverage = 285.5m²
Additional Proposed Coverage = 49.0m²
Braai Room = 45.5m²
Bathroom = 3.5m²

Total Overall Coverage = 334.5m²
(33.2%)

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drawing title:
Ground floor Plan

drawing scale:
1:150

original drawing at A3

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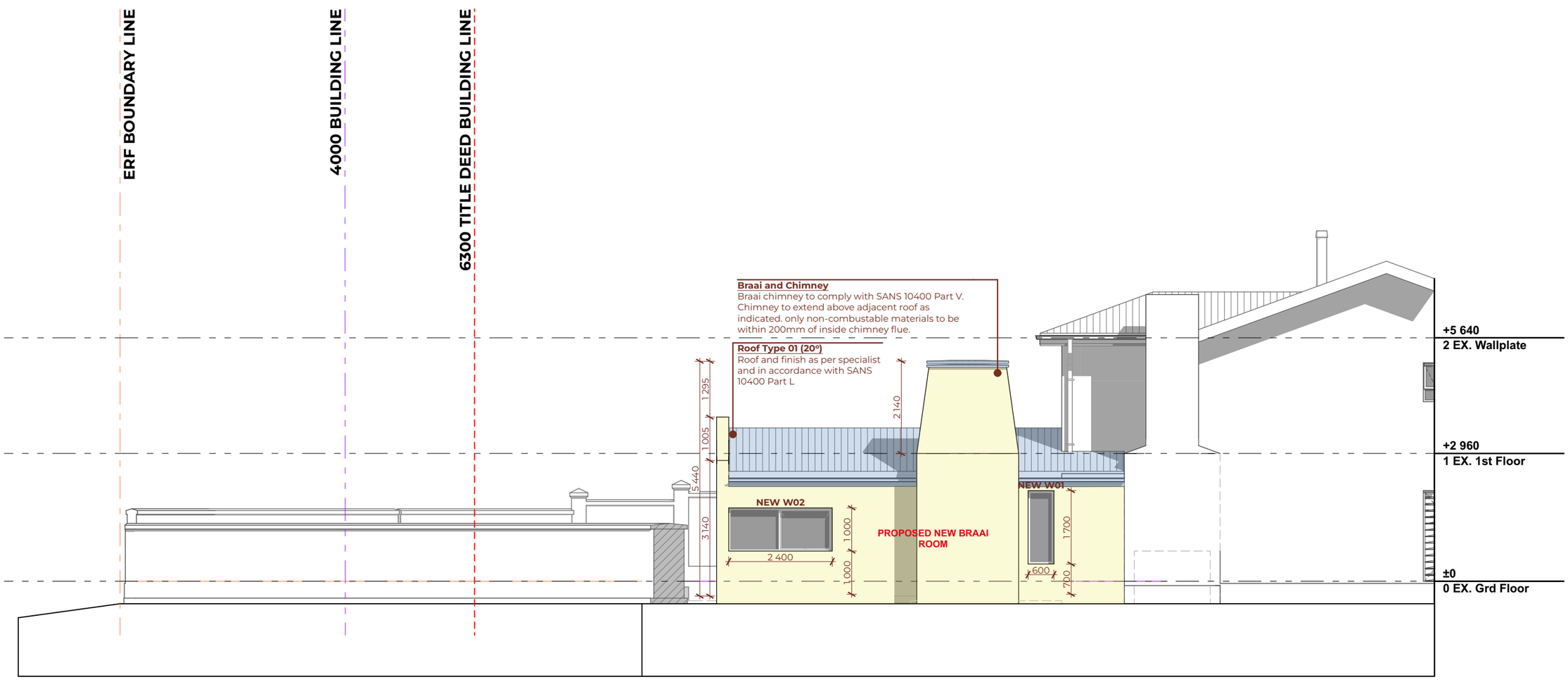

Van Reede Street Elevation

Scale 1:100

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revision:

published date:
2026/07/29

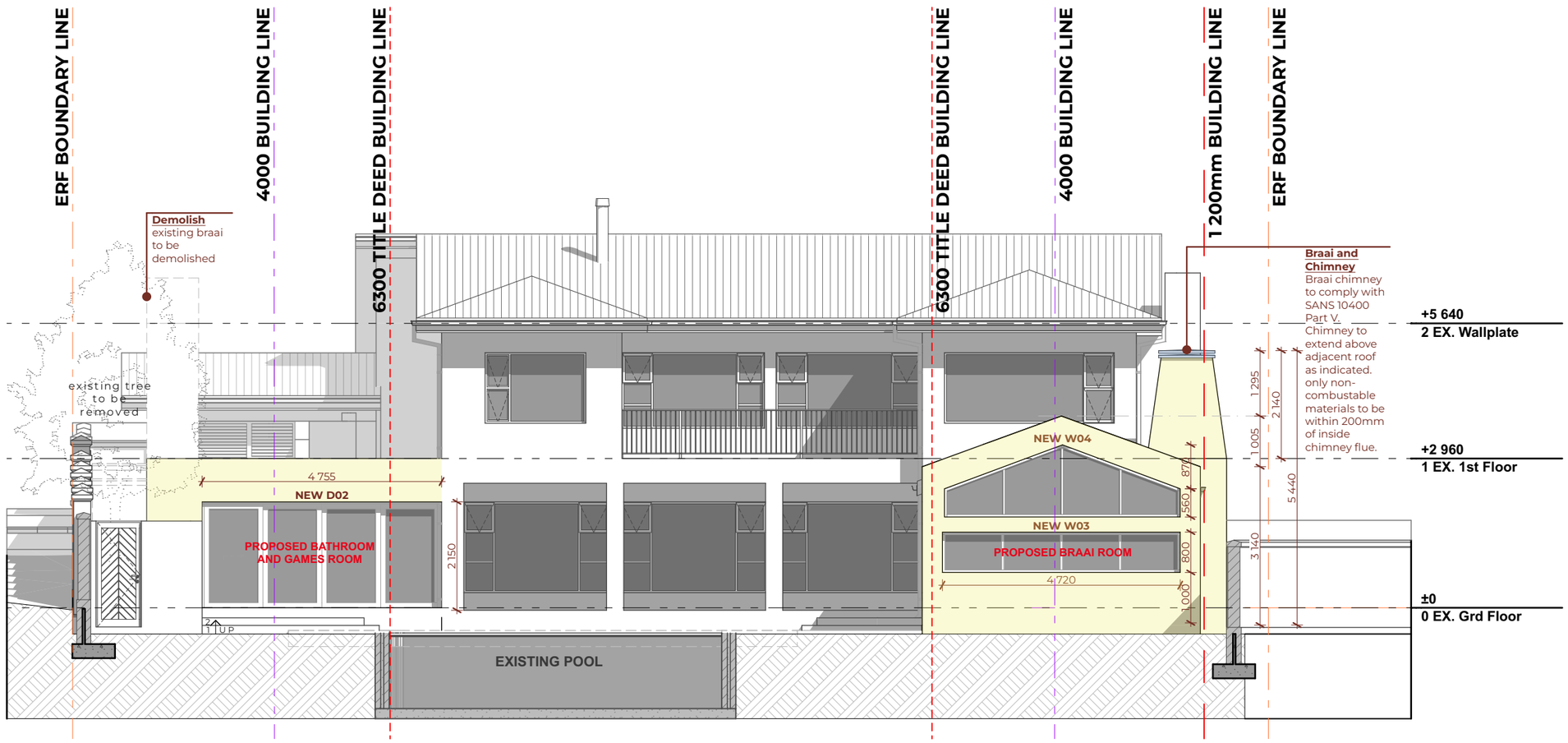
project number:
SL- A- 2609

drawing title:
Van Reede Street Elevation

drawing scale:
1:100

original drawing at A3

M (00) 003



Koch Street Elevation

Scale 1:100

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erf details:
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revision:

published date:
2026/07/29

project number:
SL- A- 2609

drawing title:
Koch Street Elevation

drawing scale:
1:100

original drawing at A3

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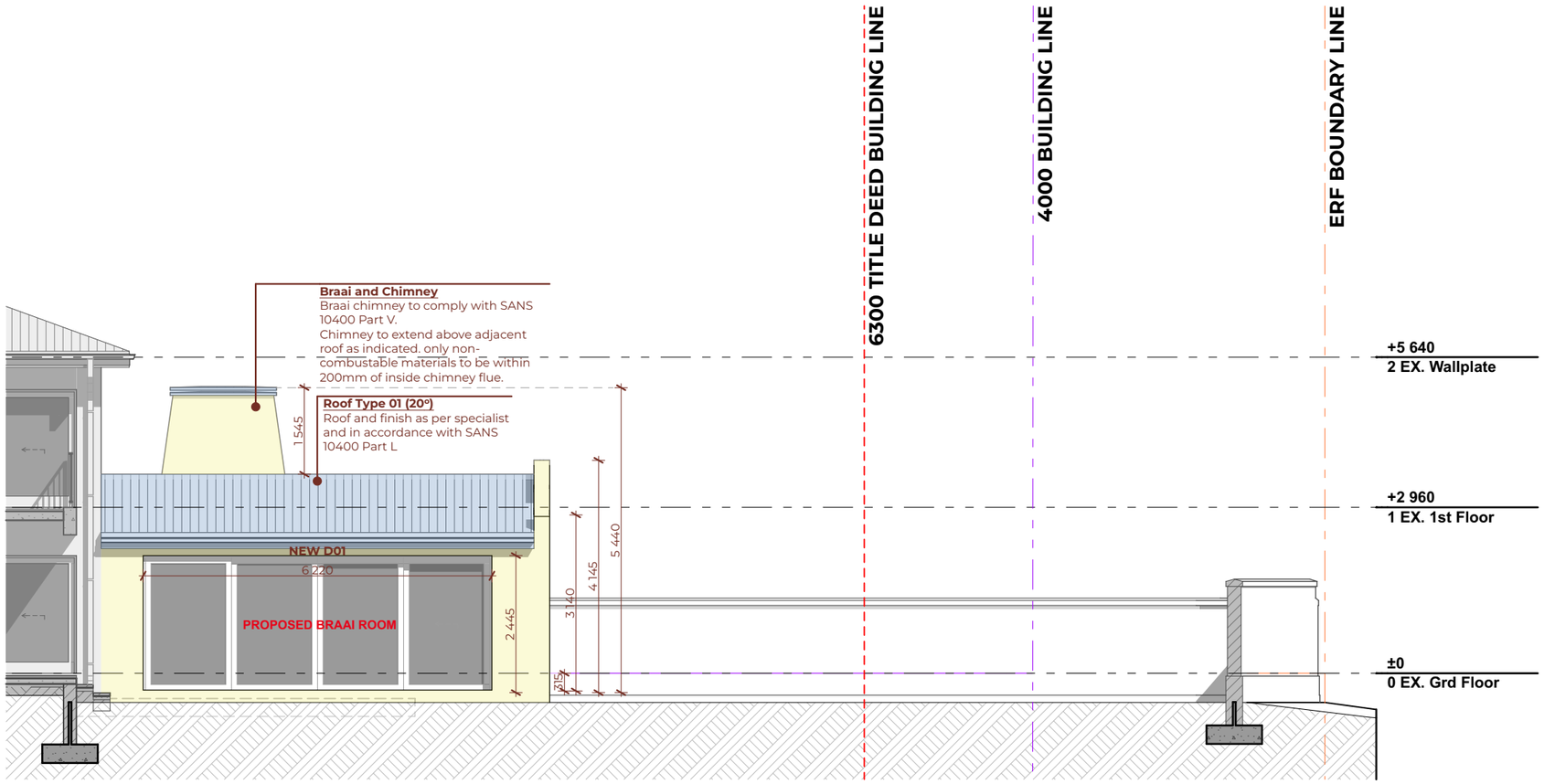

Elevation 03 Scale 1:100

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project number: **SL- A- 2609**

drawing title: **Elevation 03**

drawing scale: **1:100**

original drawing at A3

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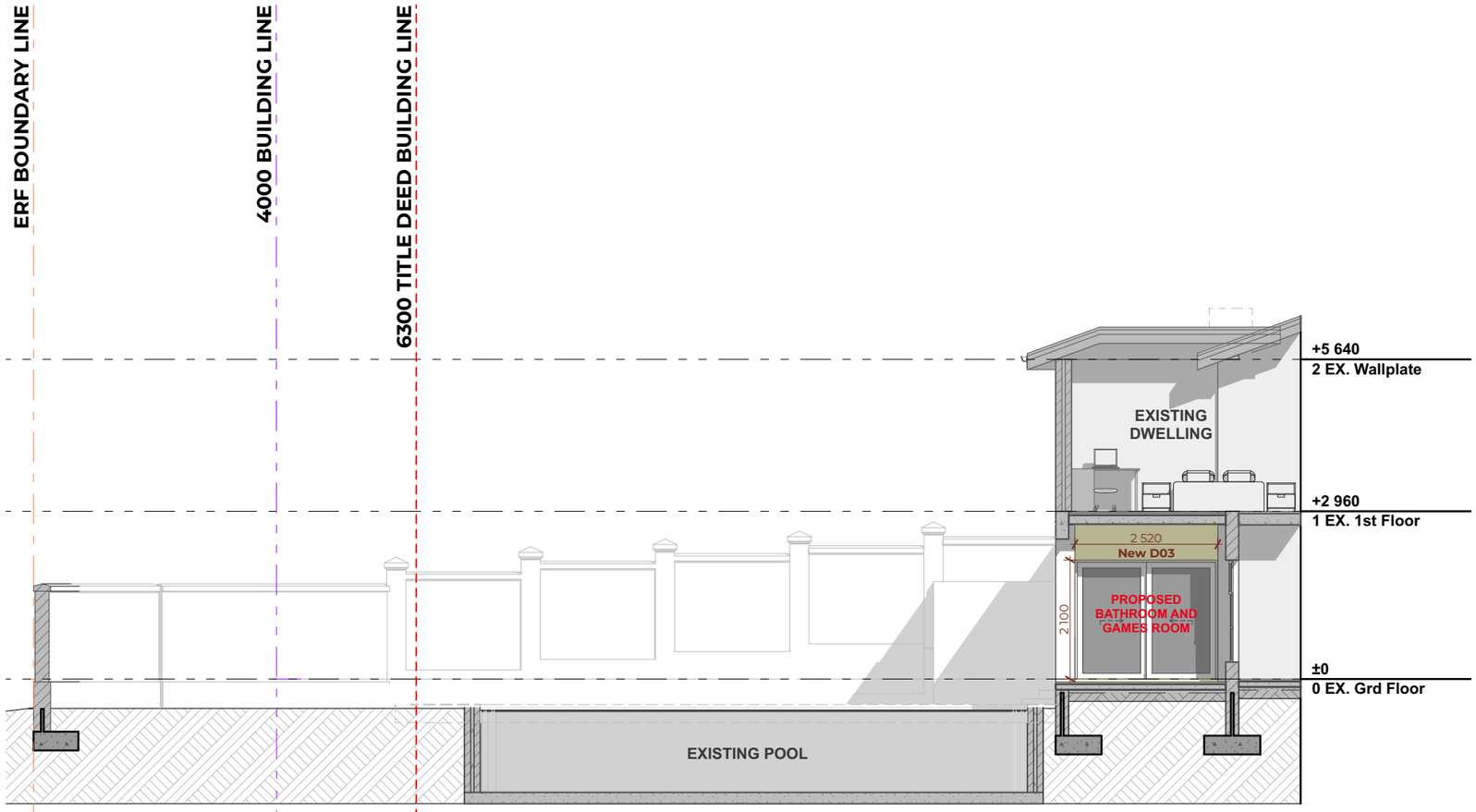

Elevation 04 Scale 1:100

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revision:

published date:
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project number:
SL- A- 2609

drawing title:
Elevation 04

drawing scale:
1:100

original drawing at A3

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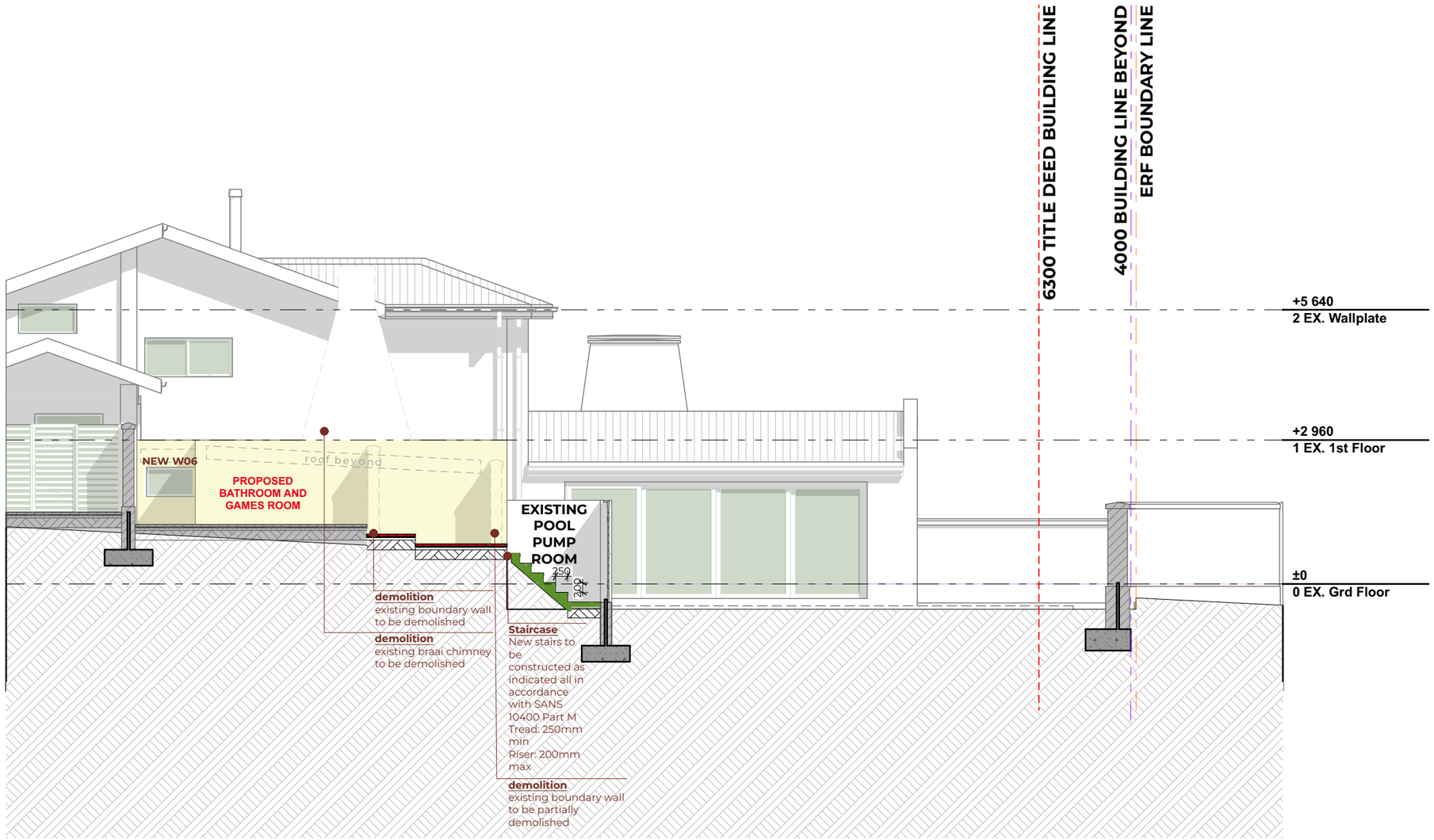

Nellmapius Road Elevation Scale 1:100

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revision:

published date:
2026/07/29
project number:
SL- A- 2609
drawing title:
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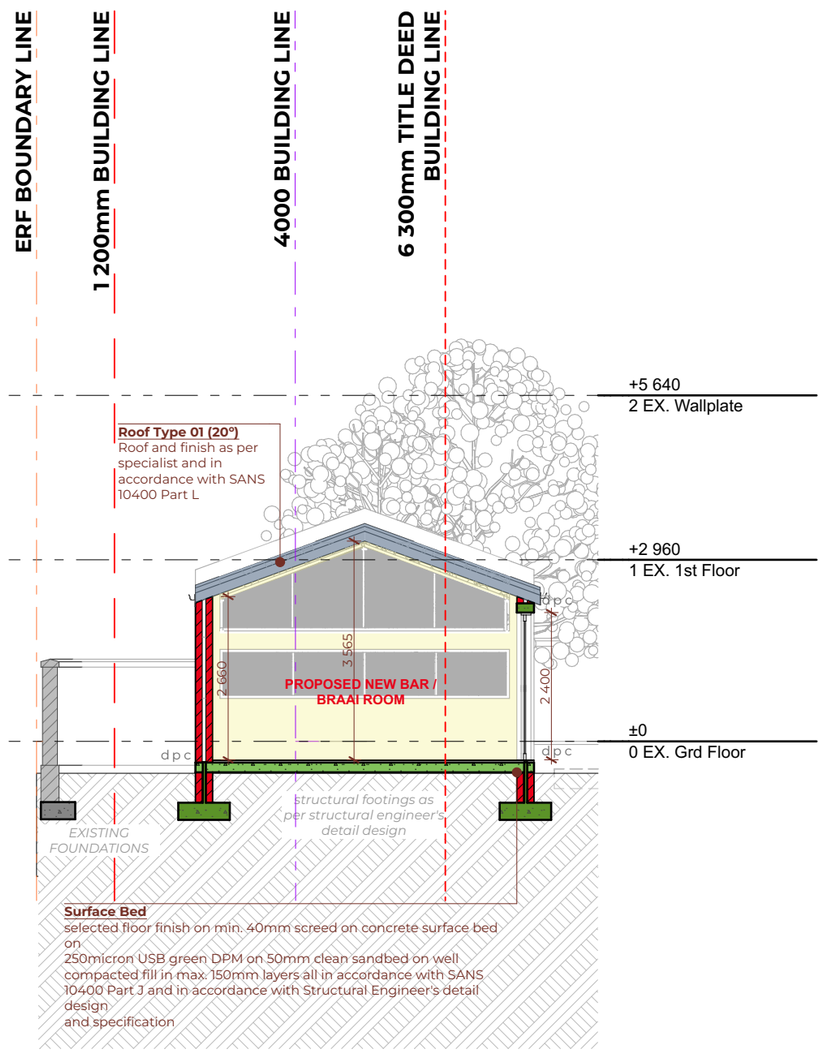
drawing scale:
1:100

original drawing at A3

M (00) 007



A Scale 1:100

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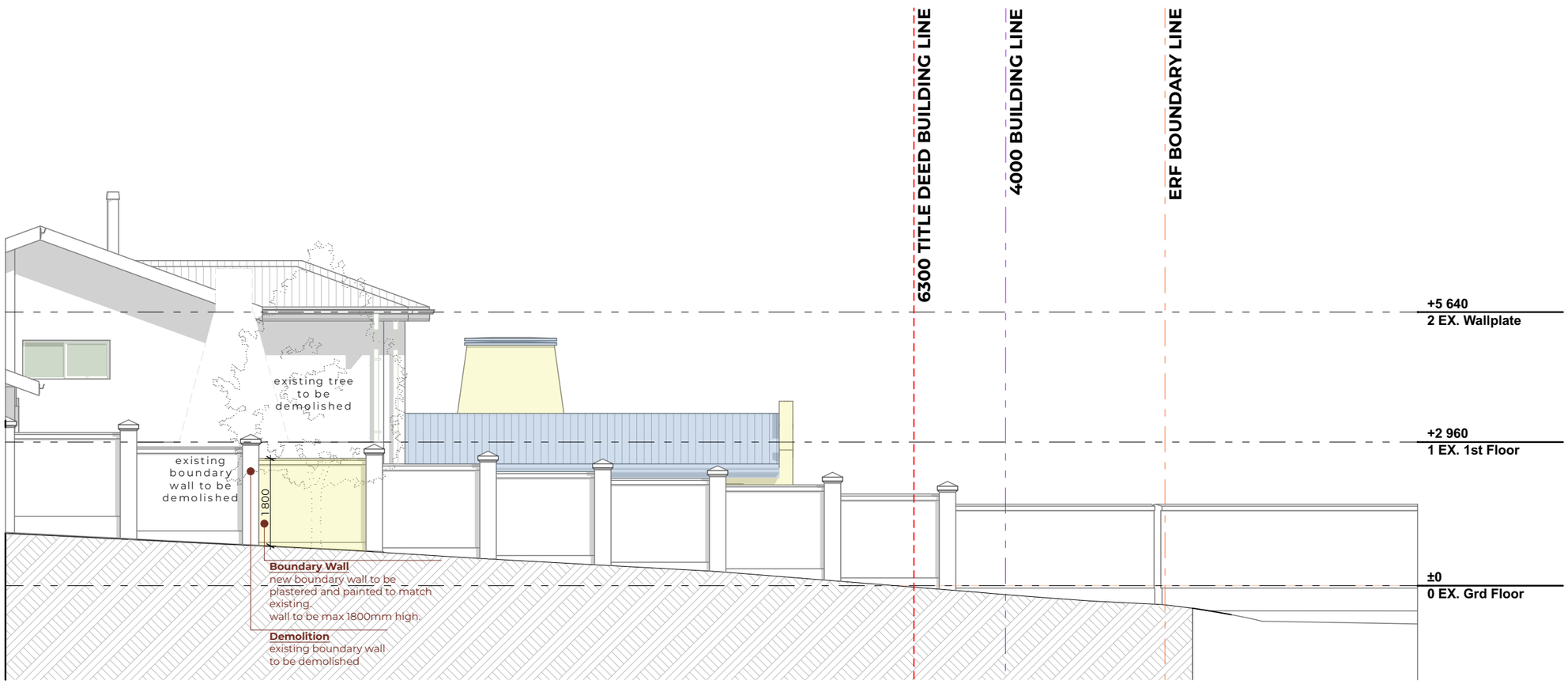
project name:
House KEARNEY
erf details:
4659

revision:

published date:
2026/07/29
project number:
SL- A- 2609
drawing title:
SECTION A
drawing scale:
1:100

original drawing at A3

M (00) 009



Nellmapius Road Boundary Wall Elevation

Scale 1:100

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project name:
House KEARNEY

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4659

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published date:
2026/07/29

project number:
SL- A- 2609

drawing title:
Nellmapius Road Boundary Wall Elevation

drawing scale:
1:100

original drawing at A3

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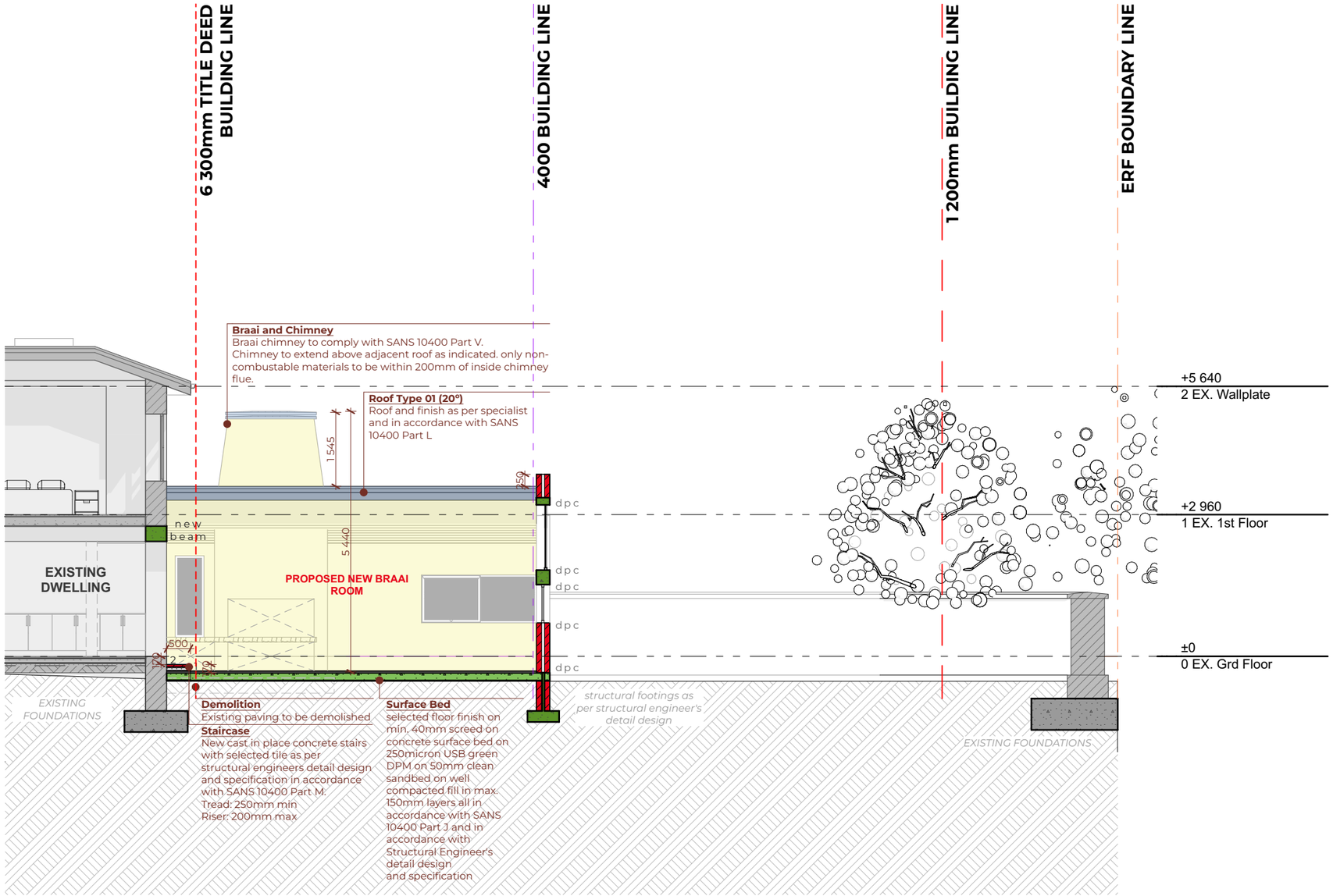

B

Scale 1:100

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project name:
House KEARNEY

erf details:
4659

revision:

published date:
2026/07/29

project number:
SL- A- 2609

drawing title:
SECTION B

drawing scale:
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original drawing at A3

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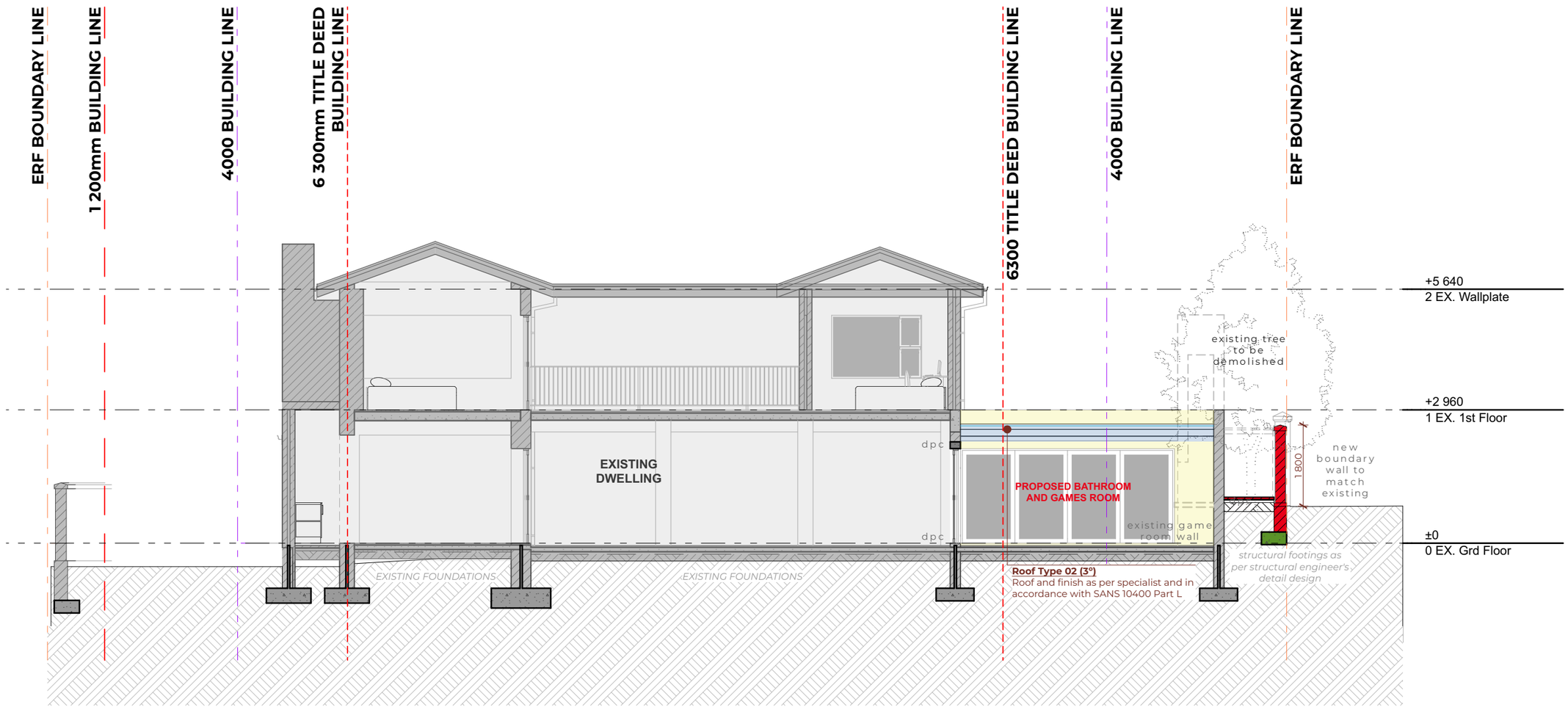

C

Scale 1:100

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erf details:
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revision:

published date:
2026/07/29

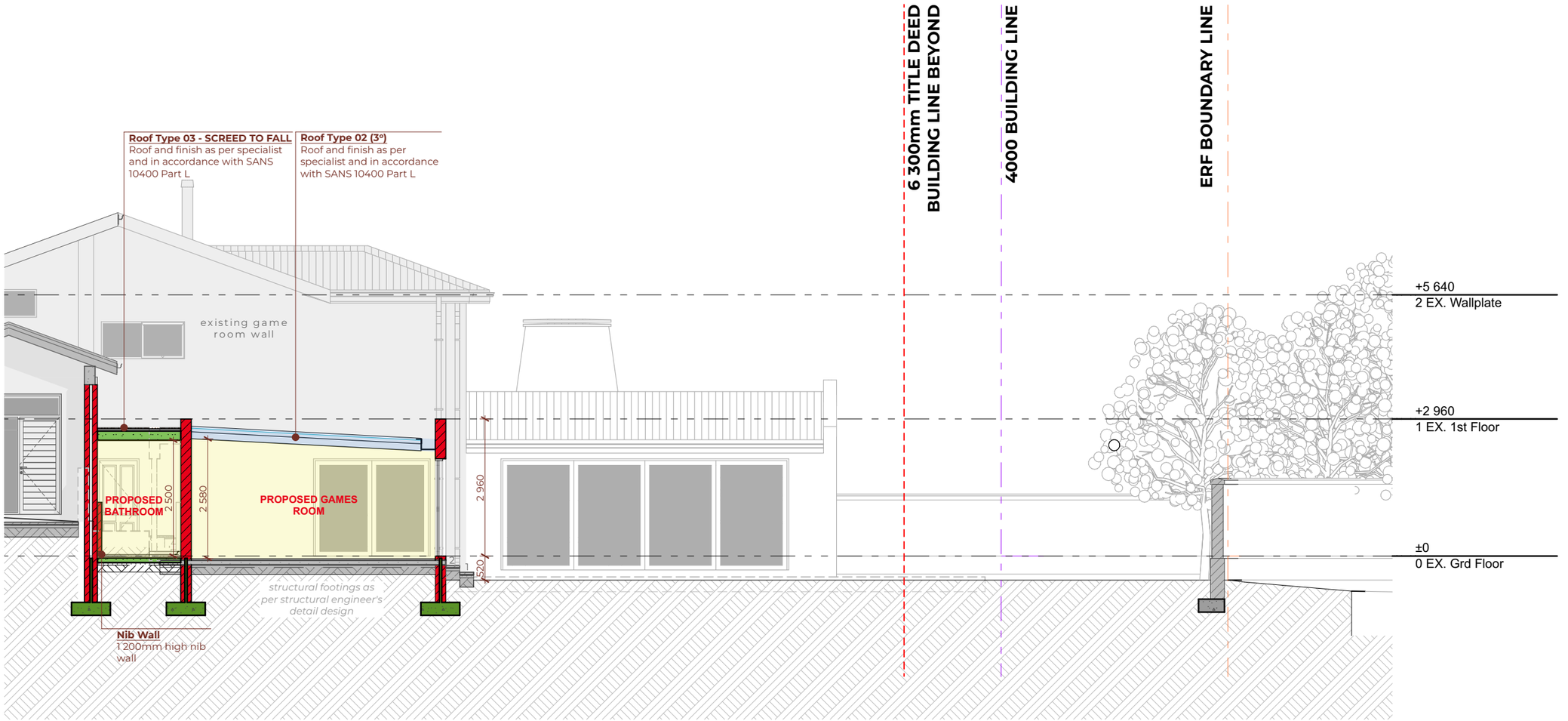
project number:
SL- A- 2609

drawing title:
SECTION C

drawing scale:
1:100

original drawing at A3

M (00) 011



D

Scale 1:100

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project name:
House KEARNEY

erf details:
4659

revision:

published date:
2026/07/29

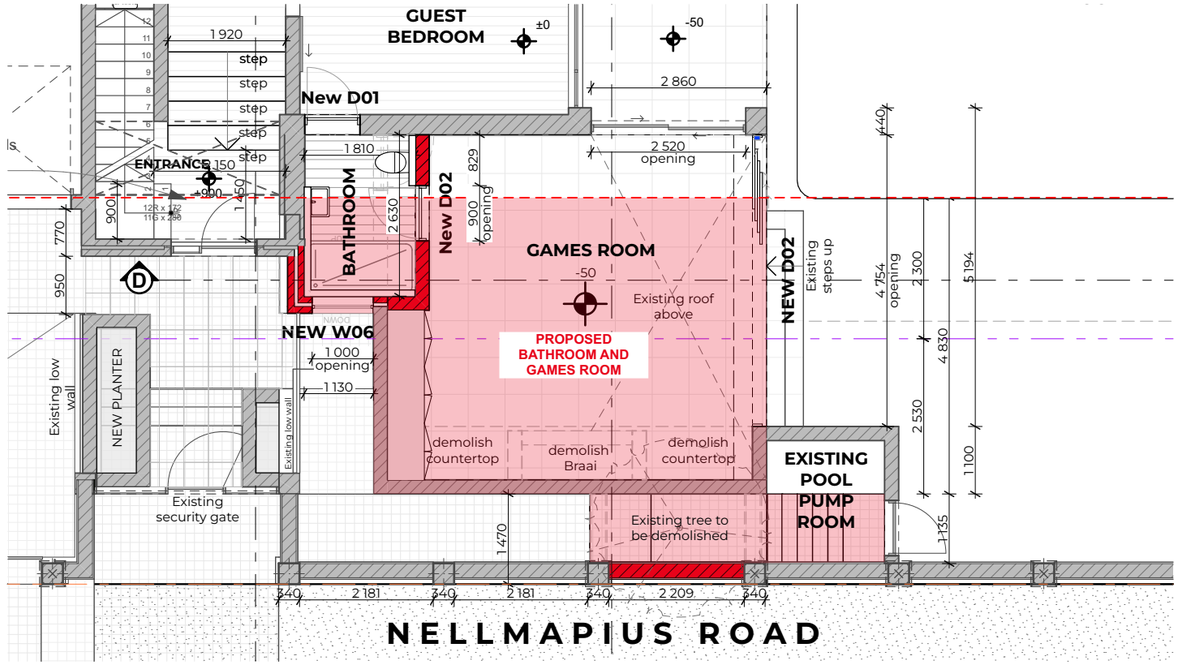
project number:
SL- A- 2609

drawing title:
SECTION D

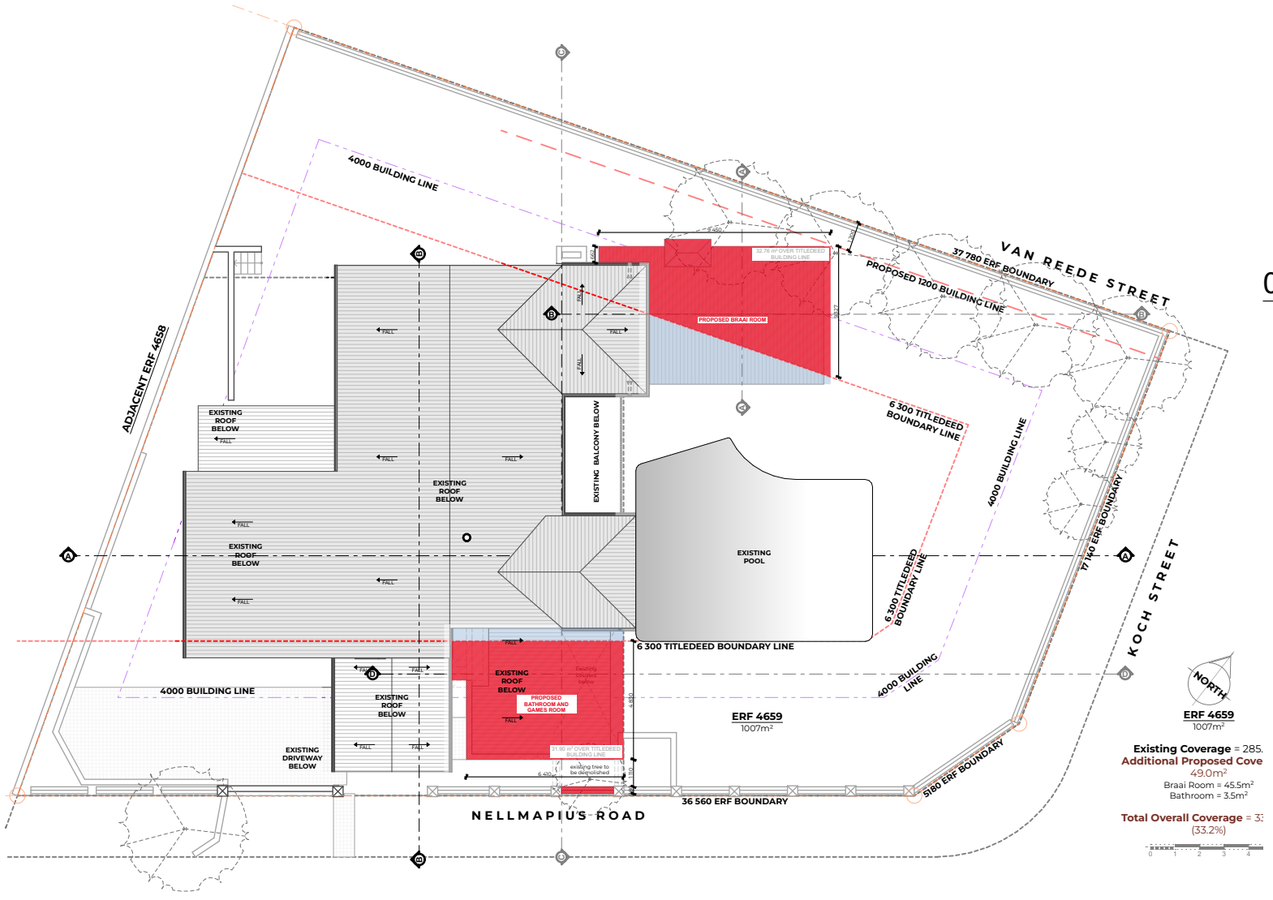
drawing scale:
1:100

original drawing at A3

M (00) 012



0. Games Room Floor Plan 1:100



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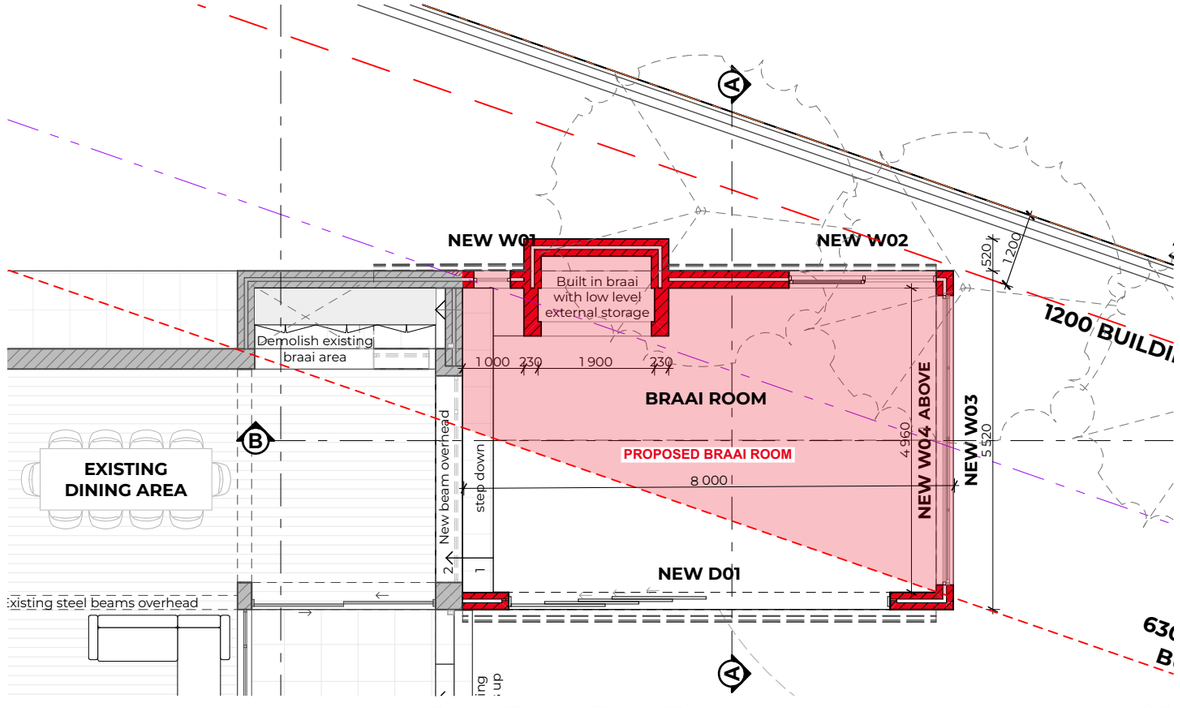

0. Braai Room Floor Plan 1:100

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drawing title:
Key Plan and Floor Plans

drawing scale:
1:100, 1:250

original drawing at A3

M (00) 013

Annexure C **Report Summary**

Pieterhuizen Planning (Pty) Ltd

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PIETERHUIZEN
TOWN PLANNING

Your Reference:	**TP1765/2026**
Our Reference:	**J223**
Date:	**29 October 2026**

SUMMARY PLANNING REPORT: PERMANENT BUILDING LINE DEPARTURES AND SUSPENSION OF A RESTRICTIVE TITLE DEED CONDITION ON ERF 4659 STELLENBOSCH AT 6 NELLMAPIUS STREET

1. Introduction

Pieterhuizen Planning (Pty) Ltd has been appointed to submit the land use applications required for additions and alterations to the existing main dwelling house on Erf 4659 Stellenbosch, at 6 Nellmapius Street.

The proposal is to convert the existing braai area into a games room with a new bathroom and to construct a new enclosed braai room on the northern side of the dwelling. Two permanent street building line departures and the site- and plan-specific suspension of Restrictive Title Deed Condition C.6.(b) are required.

2. Locality and Context

The property is situated in Dalsig, an established residential suburb within the approved urban edge of Stellenbosch. Access is obtained from Nellmapius Street, a short cul-de-sac serving six properties, and the site is reached from the R44 via Van Rheede Road and Koch Street.

The property has three public street frontages: Van Rheede Road, Koch Street and Nellmapius Street. Van Rheede Road has an approximately 31 m road reserve, while Koch Street and Nellmapius Street each have 15.74m road reserves.

Rhenish High School is situated to the north across Van Rheede Road, Vrede Park is situated to the east across Koch Street, and the properties to the south and west are predominantly residential.

3. History and Background

The property was surveyed in its current form in 1969 as part of Stellenbosch Extension No. 13 and was first transferred in 1970. It measures 1 007m², is held under Deed of Transfer No. T3950/2020 and has been owned by Tharine Kearney since 2022.

Relevant approvals include permanent building line departures granted in 1994, a 2009 consent use with associated building line departures, and building plan approval in 2022 for additions and alterations to the dwelling.

The Municipality previously approved a 1.47m setback from the south-eastern Nellmapius Street boundary for part of the dwelling. The proposed games room conversion and bathroom retain this established setback.

4. Zoning and Title Deed Conditions

The property is zoned Conventional Residential under the Stellenbosch Municipality Zoning Scheme By-Law, 2019, as amended in 2024. The relevant parameters are a 4m street building line, 2.5m common boundary building line, maximum coverage of 50% and a height limit of two storeys.

The proposed coverage is 334.5m², or 33.2%, and remains below the permitted 50%. Height and common boundary requirements are also complied with. The property is not within an Urban or Rural Conservation Overlay Zone and is not adjacent to a Scenic Route Overlay Zone.

Restrictive Title Deed Condition C.6.(b) requires a 6.3m setback from street boundaries and 3.15m from other boundaries. Suspension is sought only for the two additions shown on the plans; the condition will remain operative over the balance of the property and for all other development.

5. Proposed Development

The proposed additions and alterations are:

- Conversion of the existing braai area into a games room with a new bathroom. The minimum setback will be 1.47m in lieu of 4m (Zoning Scheme) and 6.3m (Title Deed) from Nellmapius Street. The work is mainly within the existing structure, with approximately 3.5m² of additional coverage for the bathroom.
- A new enclosed braai room of approximately 45.5m² on the northern side of the dwelling, connected to the existing dining area. The minimum setback will be 1.2m in lieu of 4m (Zoning Scheme) and 6.3m (Title Deed) from Van Rheede Road.

Existing coverage of 285.5m² will increase by 49.0m² to 334.5m². Both additions are single-storey and subordinate to the existing two-storey dwelling.

6. Applications Required

As identified in Section 1 of this report, application is made in terms of Section 15 of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023, for the following approvals:

Section 15(2)(b): Permanent Building Line Departure to allow for the proposed conversion of the existing braai area to a games room at 1.47m in lieu of 4m from the south-eastern street boundary with Nellmapius Street.

Permanent Building Line Departure to allow for the proposed new braai room to be 1.2m in lieu of 4m from the north-western street boundary with Van Rheede Road.

Section 15(2)(f): Suspension of Restrictive Title Deed Condition C(6)(b) to allow for the proposed conversion of the existing braai area to a games room at 1.47m in lieu of 6.3m from the south-eastern street boundary with Nellmapius Street.

Suspension of Restrictive Title Deed Condition C(6)(b) to allow for the proposed new braai room to be 1.2m in lieu of 6.3m from the north-western street boundary with Van Rheede Road.

7. Motivation for Approval

The applications relate to one integrated domestic alteration and are limited to the two plan-defined additions. The dwelling-house use remains unchanged and no additional dwelling unit, non-residential use or increase in density will result.

The proposal is supported for the following reasons:

- Site constraints: Three street frontages and only one common boundary result in street building lines applying along most of the erf. The site geometry, existing dwelling, driveway, pool and outdoor areas constrain functionally connected additions.
- Limited scale: Coverage increases by only 49.0m² to 33.2%, well below the permitted 50%, while height and common boundary requirements remain compliant.
- Established setback: The games room conversion largely reuses the existing braai structure and maintains the previously approved 1.47m relationship with Nellmapius Street.
- Public interfaces: Both departures face public streets, not the sole common boundary. The approximately 31m Van Rheede Road reserve and the Nellmapius Street cul-de-sac provide substantial separation.

- Compatibility: The single-storey additions are domestic, subordinate to the dwelling and consistent with the Conventional Residential character of Dalsig.
- No material operational impact: Access, parking and residential intensity remain unchanged, and existing municipal services are sufficient for the limited additions.
- Amenity protection: No unacceptable overlooking, privacy, noise, visual or traffic impacts are anticipated. Building, fire-safety, stormwater and chimney matters can be addressed at building plan stage.
- Limited title relief: Condition C.6.(b) is suspended only for the two encroachments and remains applicable to the balance of the property.
- Policy alignment: The proposal makes efficient use of a serviced urban property and aligns with the MSDF and applicable planning principles. The removal of one tree can be mitigated through replacement planting.

8. Conclusion

The applications seek limited, site- and plan-specific relief for two domestic additions to the existing dwelling. The zoning and use remain unchanged, residential density is not increased, and coverage, height and common boundary requirements remain compliant.

The departures respond to the unusual three-street frontage and established built form. The additions are modest, single-storey and separated from surrounding properties by public street reserves, with no material impact on access, parking, services or surrounding amenity.

The permanent building line departures and limited suspension of Restrictive Title Deed Condition C.6.(b) are therefore considered desirable, appropriate and in the public interest. Approval is respectfully requested.

PIETERHUIZEN TOWN PLANNING