



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT DEVELOPMENT MANAGEMENT DEPARTMENT

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

TOWN PLANNING COMPLIANCE CHECKLIST FOR BUILDING PLANS

Erf / Farm No.	
Area	
Zoning	
Intended use of the proposed building structure	

The proposal is compliant with restrictive title deed conditions:

Conditions of Title	Prescribed	Actual (as proposed on plan)	Compliant ✓ or N/A	Comment
Restrictive conditions for land use				
Coverage				
Building Lines				
Height / Storeys				
Permitted Number of Dwelling Units				
Any other, e.g. Servitudes				

The proposal is compliant with prescribed zoning scheme development parameters:

Development Parameters	Prescribed	Actual (as proposed on plan)	Compliant ✓ or N/A	Comment
Coverage				
Street Building Line				
Common Building Line				
Garage / Outbuildings				
Bulk/ Floor Factor				
Height				
Storeys				
Boundary Wall – Street				
Boundary Wall – Other				
Parking				
Permitted Number of Dwelling Units				
Other: (Specify)				

The proposal is compliant with other town planning and land use matters:

Other	Yes or N/A	Comment/ Particulars
Previously approved SDP / conditions of approval / design guidelines etc.		
Overlay Zone(s) (Specify)		
Sections 246 & 256 of the zoning scheme		
Are there any unauthorised building work and / or land use activity		
Any other requirement of any relevant legislation, e.g. EIA, HIA, WULA		
Letter of no objection / consent form and plan signed by neighbour(s) / sectional title / homeowners' association / body corporate (if applicable)		

You are welcome to contact the Land Use Management Office (LUM) at 021-8088606 or via email on landuse.enquiries@ Stellenbosch.gov.za if you have any town planning enquiries.

Declaration:

Should you determine that the building plan submission complies with town planning requirements, you hereby declare the following:

- a. *I/we hereby declare that that it is understood and acknowledged that a building plan application cannot be submitted and may not be approved if the proposed development and associated building structures is not in full compliance with the land use rights and associated development parameters of the prevailing Stellenbosch Municipal Zoning Scheme Bylaw and any Title Deed Restrictions attached to the subject property.*
- b. *I/we therefore specifically confirm that I/we have verified the relevant requirements of the Stellenbosch Municipal Zoning Scheme Bylaw and have scrutinised the subject title deed(s) or the attached conveyancer certificate and declare that this building plan submission complies with the land use rights and associated development parameters of the Stellenbosch Municipality Zoning Scheme By-Law, any restrictive title deed conditions and any other requirements of applicable legislation to support and enable the proposed development with associated building structures.*
- c. *I/we confirm that any matter that is not in compliance with the above requirements as indicated, have been duly addressed by obtaining the prior approvals and permissions and which records of decisions are duly attached to and submitted with this building plan application that would enable its timeous evaluation and conclusion.*
- d. *I/ We finally confirms that if any information declared in this checklist is not accurate due to any oversight or misrepresentation, the applicant accepts full responsibility for any resulting consequences regarding delays to obtain required approvals or permissions, conclude the building plan application or rectifications to building works.*

Applicant:			
Signature:		Date:	