

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

Affected person's Name
Affected persons Physical Address

Affected person's Title:

APPLICATION TYPE: PROPERTY DESCRIPTION (Erf or Farm number) AND AREA

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

Application Property Address	No 6 and 8 Verreweide Street, Stellenbosch
Application Property Number	Erven 2307 and 2308 Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	K2022757518 (South Africa) (Pty) Ltd
Application Reference	TP1400/2025
Application Type	Removal of restrictions, consolidation and departure

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

1. Application is made in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "Conditions C. (1) & (5)) contained in Title Deed T28381/2024 and T28382/2024, to allow for a block of flats on Erven 2307 and 2308 (to be consolidated) Stellenbosch.

The conditions to be removed read as follows:

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

Paragraph C (4) *"All buildings shall be erected not less than 20 feet from the front or street boundary line of the above lot, and not less than 10 feet from the side and back boundary lines of the said lot"*

2. Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Erven 2307 and 2308 (unregistered erf 19027).
3. Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for departure to allow for the following
 - Relaxation of the eastern and southern building line on the ground floor from 4,5m to 0m in respect of the plantroom and staircases.
 - Relaxation of the eastern and southern building line on the first, second and third floor from 4,5m and 6m to 0m and 3.15m in respect of the staircases
 - To exceed the permissible bulk from 0.75 to 1,0
 - Relaxation of the street building line from 4,5m to 2,5m for the purpose of a swimming pool.

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 25 May 2026**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant (Emile van der Merwe) for assistance at the e-mail address provided or telephonically at (0845566461/021-8865050) during normal office hours.

YOURS FAITHFULLY

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

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

APPLICATION TYPE: PROPERTY DESCRIPTION (Erf or Farm number) AND AREA

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

Adres van aansoek eiendom	Verreweide straat no 6 en 8
Aansoek eiendom beskrywing	Erwe 2307 and 2308 Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	K2022757518 (South Africa) (Pty) Ltd
Aansoek Verwysing	TP1400/2025
Tipe Aansoek	Opheffing van beperkings, konsolidasie en afwyking

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek in terme van Artikel 15 (2) (f) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die opheffing van beperkende titelvoorwaardes, - "Voorwaardes C. (1) & (5)) soos vervat in Transport Aktes T28381/2024 and T28382/2024, ten einde die ontwikkeling van woonstelle op Erwe 2307 en 2308 Stellenbosch (te gekonsolideer te word) toe te laat.

Die voorwaardes om ophef te word as volg:

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

Paragraph C (4) *"All buildings shall be erected not less than 20 feet from the front or street boundary line of the above lot, and not less than 10 feet from the side and back boundary lines of the said lot"*

2. Aansoek in terms of Artikel 15 (2) (e) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die konsolidasie van Erwe 2307 and 2308 (onregistreerde erf 19027).
3. Aansoek in terme van Artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir afwyking van die volgende:
 - Verslapping van die oostelike en suidelike boulyne (grondvlak) vanaf 4,5m na 0m ten opsigte van die dienskamer en trappe.
 - Verslapping van die oostelike en suidelike boulyne of eerste, tweede en derde vloer vanaf 4,5m and 6m na 0m en 3.15m ten opsigte van die trappe.
 - Verhoging in die vloerfaktor vanaf 0.75 na 1,0
 - Verslapping van die straatboulyn vanaf 4,5m na 2,5 ten opsigte van die swembad.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (emilevdm@adept.co.za.)** Deur 'n beswaar, kommentaar of verhoër 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 **25 Mei 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (0845566461/ 886 5050) gedurende normale kantoor ure.

Die uwe

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

2025-10-02

My ref: Erf 2307 Stellenbosch

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

**REMOVAL OF RESTRICTIONS, CONSOLIDATION AND PERMANENT DEPARTURES: ERVEN
2307 AND 2308, VERREWEIDE STREET STELLENBOSCH**

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

- Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "Conditions C. (1) & (5)) contained in Title Deed T28381/2024 and T28382/2024, to allow for a block of flats.
- Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Erven 2307 and 2308 (unregistered erf 19027).
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for a permanent departure to allow for a floor factor of 1 in lieu of 0.75;
- Application is made in terms of Section 15(2) (b) of the Land Use Planning By-Law for a permanent departure to accommodate the following buildings lines:

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

- Relaxation of the eastern and southern building line on the ground floor from 4,5m to 0m in respect of the plantroom and staircases.
- Relaxation of the eastern and southern building line on the first, second and third floor from 4,5m and 6m to 0m and 3.15m in respect of the staircases
- Relaxation of the 4,5m street building line to accommodate the swimming pool.

Included hereby please find the following:

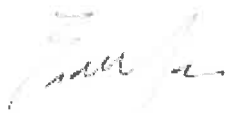
Appendix 1	:	Location
Appendix 2	:	Title Deed
Appendix 3	:	Resolution
Appendix 4	:	Power of attorney
Appendix 5	:	SG diagram
Appendix 6	:	Consolidation plan
Appendix 7	:	Heritage Western Cape approval
Appendix 8	:	Zoning certificates
Appendix 9	:	Architectural drawings
Appendix 10	:	Services Report
Appendix 11	:	Traffic Impact Statement
Appendix 12	:	Completed application form

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

Your assistance in this matter will be appreciated.

Thanking you in anticipation.

Yours faithfully



EMILE VAN DER MERWE

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

1. BRIEF

Emile van der Merwe Town Planning Consultants have been appointed by, the registered owner of Erven 2307 and 2308, Stellenbosch, to prepare and submit the required town planning report to the Stellenbosch Municipality in respect of the following:

- Application in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "*Conditions C. (1) & (5)*) contained in Title Deed T28381/2024 and T28382/2024, to allow for a block of flats.
- Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Erven 2307 and 2308 (unregistered erf 19027).
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for a permanent departure to allow for a floor factor of 1 in lieu of 0.75;
- Application is made in terms of Section 15(2) (b) of the Land Use Planning By-Law for a permanent departure to accommodate the following buildings lines:
 - Relaxation of the eastern and southern building line on the ground floor from 4,5m to 0m in respect of the plantroom and staircases.
 - Relaxation of the eastern and southern building line on the first, second and third floor from 4,5m and 6m to 0m and 3.15m in respect of the staircases

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

2. LOCATION - APPENDIX 1

The application properties located at Nr 6 and 8 Verreweide Street are situated in the area known as Universiteitsoord approximately that is within walking distance of the Stellenbosch University and Central Business area.

3. OWNERSHIP AND PROPERTY DESCRIPTION

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

4. ZONING AND DEVELOPMENT RIGHTS

The properties in terms of the Stellenbosch Zoning Scheme By-Law is zoned as Multi-Unit residential zone. The corresponding zoning certificates are attached as **Appendix 8**.

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



The purpose of the Multi-Unit residential zone is provided below.

77. Purpose of the zone

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

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

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

The development proposal with regards to zoning and land use rights can thus be accommodated as a primary right.

The development parameters applicable to the zoning is provided below.

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

5. PROPOSED DEVELOPMENT - SEE PLANS ATTACHED AS APPENDIX 9

The proposal entails the consolidation of Erven 2307 and 2308 (to be registered as Erf 19027) with an area of 2082m². The consolidation plan is attached as **Appendix 7**. Approval has been granted by Heritage Western Cape for the demolition of the existing dwellings as per the permits - attached **Appendix 8**.

The purpose of the application is to permit the development of general residential units (flats) on the property in the form of one- and two-bedroom units (48 apartments in total). The proposal allows for the following:

- Basement Area (45 parking bays) with ancillary staff facilities
- Ground floor Area (29 parking bays), communal area, reception, two units, plantroom, refuse room and guard house
- First, Second and Third floor – one- and two-bedroom units (46 in total) with recreational space on rooftop (87m²)

Parking requirement:

48 units x 1.5 = 72

Provided = 74 (including 3 disable bays)

Height

Permissible = 4 storeys

Provided = 4 storeys

Coverage = 50%

Provided = 42%

Floor factor

Permissible = 0.75

Provided = 1

Building lines

Street 4,6m

Provided = 6m

Ground floor 4,6

Refer to site plan with departure

First floor 4,5m

Refer to site plan with departure

Second floor 6m

Refer to site plan with departure

Departures

Bulk

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

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

LANDSCAPING – STREET BOUNDARY – VERREWEIDE ROAD



The buildings will be set back 6m from the street boundary and no departures are required in this regard.

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

Building lines

The departures in relation to the building lines are predominately required to accommodate the external staircases and the plantroom on the ground floor. The residential building component is accommodated within the building lines. No windows will be allowed as part of the staircases in order to mitigate the impact (visual) on the surrounding properties.

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

Character of the Area

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

CHARACTER OF SURROUNDING AREA



TITLE DEED RESTRICTIONS

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

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

6. SPATIAL PLANNING AND LAND USE PRINCIPLES

LAND USE PLANNING ACT, 2014

The development principles on National level are embedded in terms of Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), while the land use planning principles on Provincial level is in terms of Section 59 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). These development principles were adopted and included into the subsequent Land Use Planning By-Laws promulgated for each Local Municipality.

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

(a) Principle of spatial justice

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

(b) Principle of spatial sustainability

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

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

(c) Principle of efficiency

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

(d) Principle of spatial resilience

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

(e) Principle of good administration

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

STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK (2023)

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

- The property is located within the approved urban edge for Stellenbosch Town and in area that has been identified for higher density residential development
- The redevelopment of the property will not impact negatively on the conservation of agricultural land and does not constitute any form of urban sprawl outside the urban edge
- The property is located in an area that is predominantly characterised by higher residential development in support of non-motorised and public transport

- The heritage and scenic quality of the area and broader area will not be comprised as a result of the development
- The proposal can be accommodated within the existing service level capacities of the Municipality
- The proposal will assist in providing high quality residential development with a relative low population density (only 18 units)
- It is compatible with the concept of densification and promotes urban growth inside the urban edge.
- The proposals conform to the underlying development principles put forward in the Land Use Planning Act, 2014 as well as the Spatial Development Land Use Management Act upon which the MSDP are aligned too.

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

7. TRAFFIC IMPACT – APPENDIX 11

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

Conclusions

The development at 6 & 8 Verreweide Road is suitably located for student housing and demonstrates:

- Acceptable vehicular access and stacking space;
- Compliance with parking and geometric layout standards;
- Low traffic impact given trip generation and mode share;
- Appropriate provision for alternative transport modes.

Recommendations

The following is therefore recommended:

- A detailed signal installation plan, including the positioning of signal heads and detectors, must be prepared by the appointed installer at building plan stage. The layout tested in this study however demonstrates that the principle of signal control is workable for the site;
- Formalise a surfaced sidewalk along the eastern edge of Verreweide Road (site frontage), connecting to the existing footway to the north. This sidewalk should not be narrower than 1.5 m;

- Maintain good visibility and clearance at access point by trimming vegetation as needed; and
- Encourage bicycle use through provision of secure parking.

8. MUNICIPAL SERVICES – APPENDIX 10

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

9. CONCLUSION

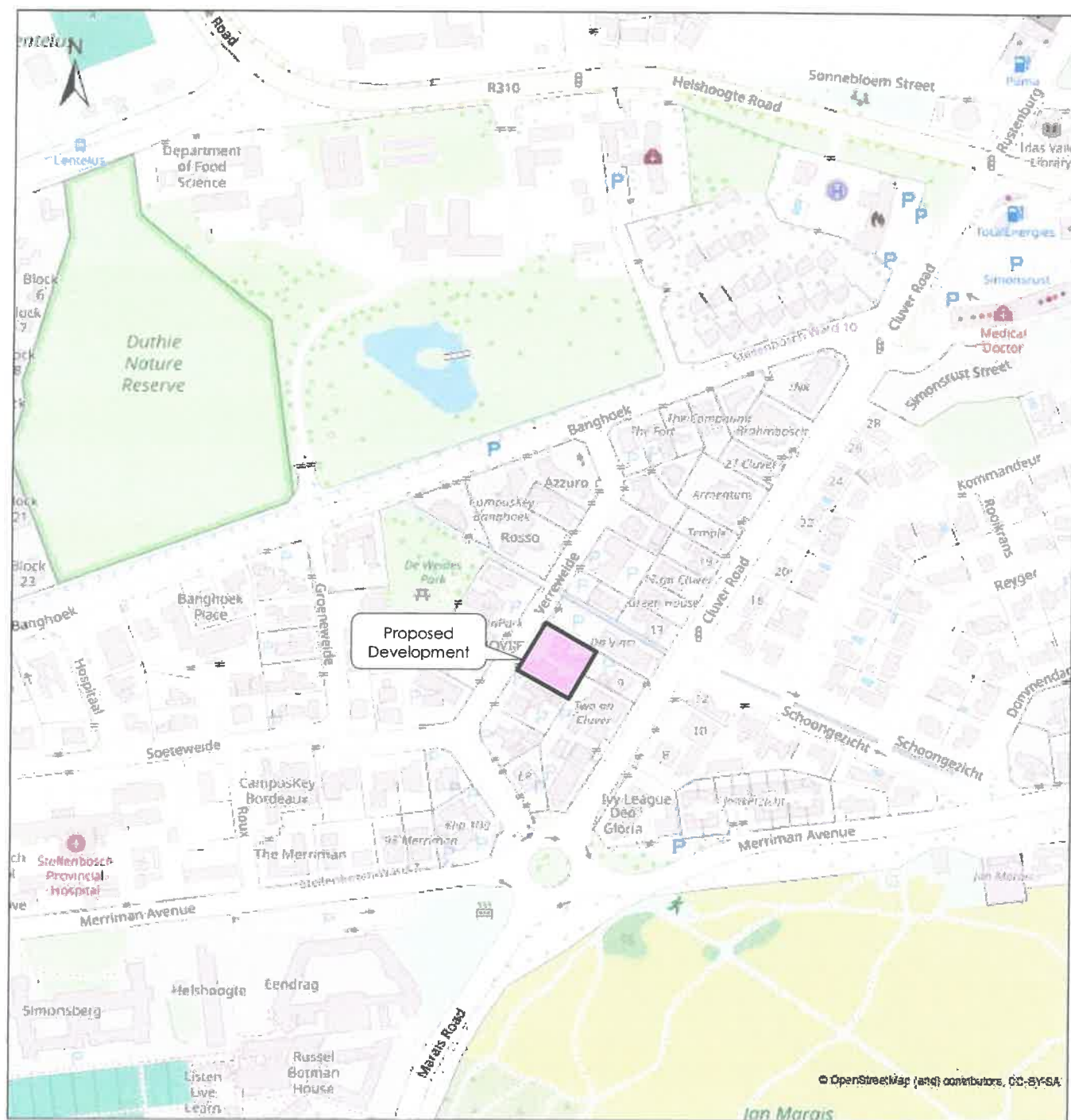
From a land use management and spatial planning perspective it is evident that the application conforms to the overarching planning policies and guidelines as adopted and endorsed by national, provincial and local government. The removal of the restrictions will enable the owner to develop the property in accordance with the zoning and the proposed spatial planning proposals envisaged for this section of town. The development proposal is based on sound planning and urban design guidelines that will support appropriate densification within the urban edge. With reference to the proposed departures the following should be considered:

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

- The streetscape alongside Verreweide Road will not be impacted negatively given the 6m setback development line and existing large trees in the road reserve.
- Adequate on-site parking is provided.

It is trusted that the Stellenbosch Municipality favourably will consider the application on Erven 2307 and 2308 Stellenbosch.

APPENDIX 1
LOCATION PLAN



 **Proposed Development**

0 0.035 0.07 0.11 0.14 0.18 km

Map Center: Lon: 18°52'26.1"E
Lat 33°55'41.9"S

Scale: 1:5,000

APPENDIX 2
TITLE DEED

117

Cluver Markotter Inc
Cluver Markotter Building
Mill Street
Stellenbosch
7600

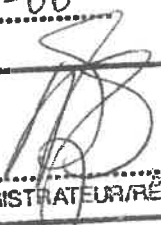
Prepared by me



CONVEYANCER
AREND LEOPOLD DE WAAL (M80585)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 15 000 000 -00	R. 4303-06
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

WDP

VERBIND		MORTGAGED	
VIR FOR R. 20 000 000 -00			
B 000012896 / 2024			
2024-05-14			
		REGISTRAR/REGISTRAR	

T 000028382 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Caria Batt LPCM 86715

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

DAVID JOHN LIDDLE TAYLOR
Identity Number 460404 5107 08 8
Married out of community of property

which said Power of Attorney was signed at STELLENBOSCH on 8 MARCH 2024.



And the appearer declared that his/her said principal had, on **8 March 2024**, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

K2022757518 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2022/757518/07

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

ERF 2308 STELLENBOSCH in the Municipality and Division
STELLENBOSCH, Province of the WESTERN CAPE

IN EXTENT 1 041 (ONE THOUSAND AND FORTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T7043/1934 with Diagram A2522/1934 relating thereto and held by Deed of Transfer Number T50313/1990

- A.
- B. **FURTHER SUBJECT** to the following conditions contained in the Deed of Grant dated 8 January 1908 (Stellenbosch Freeholds Volume 8 Number 5), reading:
- "Subject, however, to all such Duties and Regulations as are either already or shall in future be established with regard to such lands."
- C. **SUBJECT** also to the following special conditions contained in the said Deed of Transfer Number T7043/1934, which are imposed for the benefit of all owners of lots forming of that portion of the town of Stellenbosch now known as the New University Area shown on the General Plan Number S102, and which read as follows:
- (1) The above lot shall be utilised for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected thereon subject to the conditions of Clause 4 hereof;
 - (2) Buildings in terms of clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay the Council annually an amount equal to 2½ per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed;
 - (3) In the event of one part purchasing two adjacent lots, he shall be allowed to build on the one lot, and be exempted from the penalty provided for in clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be erected on either lot;
 - (4) Plans of all proposed buildings must be submitted in duplicate to the Council for approval and no building shall be commenced until the Council's approval thereof has been granted. The buildings on the

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above lot shall be of a minimum value of #750. The architectural features of all elevations, and in regard to lots abutting on the Jan Marais Park, the hedges, fences and walls shall harmonise with the scheme of Town Planning, as designed by the Council, and with the surrounding properties;

- (5) All buildings shall be erected not less than 20 feet from the front or street boundary line of the above lot, and not less than 10 feet from the side and back boundary lines of the said lot;
- (6) The lot sold being exclusively for residential purposes, no trade or business with the exception of private hotels, or boarding houses shall be carried on the above lot;
- (7) No subdivision of the above lot shall be made without the sanction of the Council first had and obtained;
- (8) The said Council and their successors in title of those under portions of lot LIII held under Deed of Grant dated 8th January 1908 (Stellenbosch Freeholds Vol. 8 No 5) and Lot M held under Deed of Grant dated 22nd March 1905, (Stellenbosch Freeholds Vol 7 No 12) excluded from the General Plan S102 shall in the event of a sale or alienation of any portion or portions of the said ground within 200 yards of the Eastern and Western boundaries of the said General Plan S102, only sell such portion or portions on similar conditions as above".

And

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

DAVID JOHN LIDDLE TAYLOR, Married as aforesaid

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

K2022757518 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2022/757518/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R15 000 000,00 (FIFTEEN MILLION RAND)**.

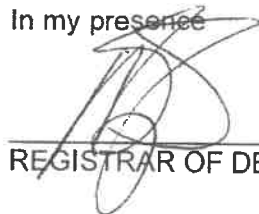
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on **14 MAY 2024** **2024**



q.q.

In my presence



REGISTRAR OF DEEDS

h

117

Cluver Markotter Inc
Cluver Markotter Building
Mill Street
Stellenbosch
7600

Prepared by me



CONVEYANCER
AREND LEOPOLD DE WAAL (M80585)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 15 000 000-00	R 43 03-00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

WOP

VERBIND MORTGAGED	
VIR FOR R 20 000 000-00	
B 000012896 / 2024	 REGISTRAR/RÉGISSTRAR
2024-05-14	

T 000028381 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Carla Batt LPCM 86715

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

The Trustees for the time being of TAYLOR FAMILY TRUST
Registration Number T3258/1994

which said Power of Attorney was signed at STELLENBOSCH on 8 MARCH 2024.

DATA / VERTEK
17 14 2024
0-12-2024

And the appearer declared that his/her said principal had, on **8 March 2024**, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

K2022757518 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2022/757518/07

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

ERF 2307 STELLENBOSCH in the Municipality and Division
STELLENBOSCH, Province of the WESTERN CAPE

IN EXTENT 1 041 (ONE THOUSAND AND FORTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T7934/1931 with Diagram relating thereto and held by Deed of Transfer Number T41172/2000

A.

B. **FURTHER SUBJECT** as stipulated in the Deed of Grant dated 8 January 1908 (Stellenbosch Freeholds Volume 8 Number 5)-

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

C. **SUBJECT FURTHER AND ENTITLED** to the benefit of the following conditions contained in the said Deed of Transfer Number T7934/1931 imposed for the benefit of all owners of erven that form part of that portion of the Stellenbosch Village, known as The New University Area, as reflected on General Plan Number S 102.

- "1. The above lot shall be utilised for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected thereon subject to the conditions of Clause 4 hereof;
2. Buildings in terms of clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay the Council annually an amount equal to 2.5 per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed;
3. In the event of one part purchasing two adjacent lots, he shall be allowed to build on the one lot and be exempted from the penalty provided for in Clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be erected on either lot;
4. Plans of all proposed buildings must be submitted in duplicate to the Council for approval, and no building shall be commenced until the Council's approval thereof has been granted. The buildings on the above lot shall be of a minimum value of R750,00. The architectural features of all elevations, and in regard to lots abutting on the Jan

h

Marais Park, the hedges, fences and walls shall harmonise with the scheme of Town Planning designed by the Council, and with the surrounding properties;

5. All buildings shall be erected not less than 6,30 metres from the front of the street boundary line of the above lot, and not less than 3,15 metres from the side and back boundary of the said lot;
6. The lots to be sold being exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses shall be carried on on the above lot;
7. No subdivision of the above lot shall be made without the sanction of the Council first had and obtained;
8. The said Council and their Successors in Title of those portions of lot LIII held under Deed of Grant dated 8th January 1908 (Stellenbosch Freeholds Vol. 8 No 5) and Lot M held under Deed of Grant dated 22nd March 1905 (Stellenbosch Freeholds Vol 7 No 12) excluded from the General Plan S 102 shall in the event of a sale of alienation of any portion or portions of the said ground within 188,91 metres of the Eastern and Western boundaries of the said General Plan S 102 only sell such portion or portions on similar conditions as above."

D.

Am

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

The Trustees for the time being of TAYLOR FAMILY TRUST
Registration Number T3258/1994

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

K2022757518 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2022/757518/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R15 000 000,00 (FIFTEEN MILLION RAND)**.

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on **14 MAY 2024** 2024 ✓



q.q.

In my presence



REGISTRAR OF DEEDS

APPENDIX 3
COMPANY RESOLUTION

COMPANY RESOLUTION

**K2022757518 (SOUTH AFRICA) (PTY) LTD
(REG NO: 2022/757518/07)**

RESOLUTION PASSED: 2025/07/10

***PROPERTIES: ERF 2307 AND 2308, VERREWEIDE STREET,
STELLENBOSCH MUNICIPALITY***

Jasom Kombo, in his capacity as Director of the Company, is hereby mandated to sign on behalf of the Company, pertaining to the applications on the above-mentioned properties to be made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning By-Law (2023)



**JASON KOMBO
DIRECTOR**

APPENDIX 4
POWER OF ATTORNEY

POWER OF ATTORNEY

K2022757518 (South Africa) (Pty) Ltd, the registered owner of Erven 2307 and 2308 Stellenbosch, held by Deed of Transfer T28381/2024 and T28382/2024

Do hereby nominate, constitute and appoint

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

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

- ☐ **APPLICATION FOR PERMANENT DEPARTURE IN TERMS OF SECTION 15 (2) (B) OF STELLENBOSCH MUNICIPAL PLANNING BY-LAW 2023**
- ☐ **APPLICATION FOR CONSOLIDATION IN TERMS OF SECTION 15 (2) (E) OF STELLENBOSCH MUNICIPAL PLANNING BY-LAW 2023**
- ☐ **APPLICATION FOR REMOVAL OF TITLE DEED CONDITIONS IN TERMS OF SECTION 15 (2) (F) OF STELLENBOSCH MUNICIPAL PLANNING BY-LAW 2023**

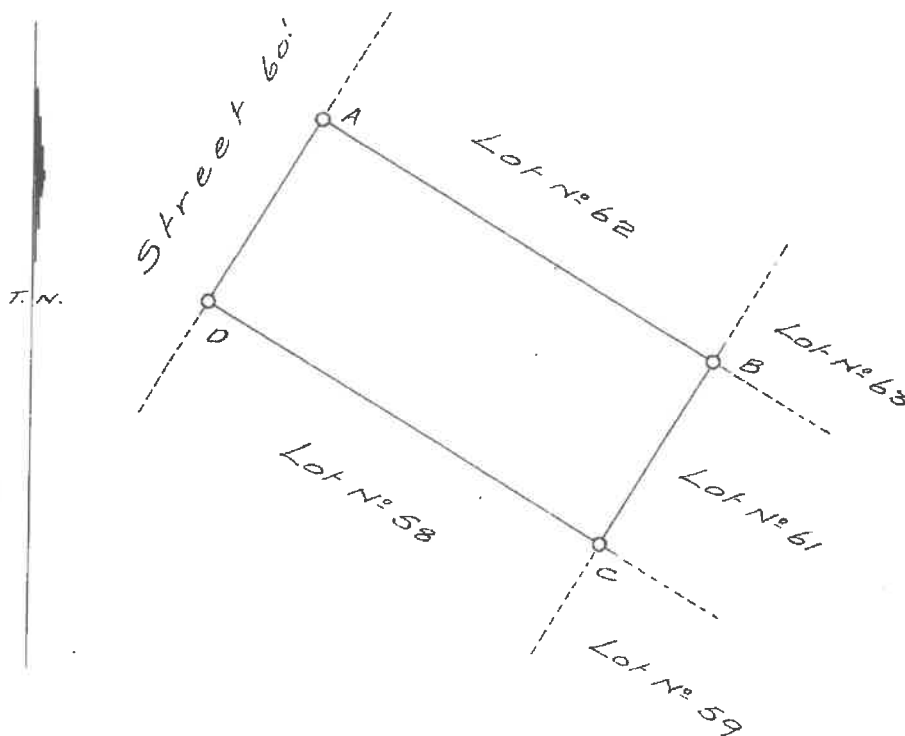
On the above mentioned property and to proceed with any required work to the final end and termination thereof and generally of effecting the purpose aforesaid, to do our cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if 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 CAPE TOWN ON THIS 10TH DAY OF JULY 2025



JASON KOMBO
DIRECTOR

APPENDIX 5 SG DIAGRAMS



ANGLES.			
	°	'	"
A	90	0	0
B	90	0	0
C	90	0	0
D	90	0	0

SIDES.	
	Cape Feet.
AB	150.00
BC	70.00
CD	150.00
DA	70.00

ERF 2307 STELLENBOSCH



The above figure lettered **A B C D** represents **Morgen 72** Square Roods
132 Square Feet of land, situate in the Town and Division of **STELLENBOSCH**, being
 ----- **LOT N° 60** -----
 a portion of **Lot No. LIII** granted to the Municipality of Stellenbosch on **January 8th, 1908**.

Bounded as indicated above.

Surveyed and beaconed by me according to regulations.

McKrid

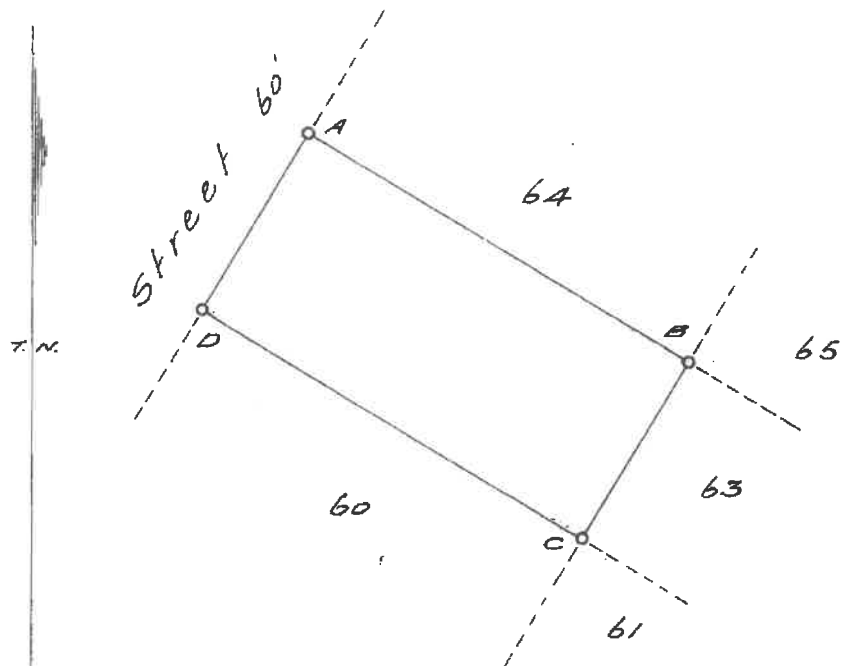
Government Land Surveyor.

Sept. 1924.

I certify that this diagram belongs
 to the transfer deed this day made in
 favour of **L-A. Hugo** 28/10/1924: 7736

Plan No.

J. J. M. M. M.
Surveyor-General.
6-7-1934.



ANGLES.			
A	90	0	0
B	90	0	0
C	90	0	0
D	90	0	0

SIDES.	
Cape Feet.	
AB	150.00
BC	70.00
CD	150.00
DA	70.00



The above figure lettered **A B C D** represents — Morgen **72** Square Roods
132 Square Feet of land, situate in the Town and Division of **STELLENBOSCH**, being
LOT N^o 62
a portion of **Lot No. LIII** granted to the Municipality of Stellenbosch on January 8th, 1908.

Bounded as indicated above.

Surveyed and beaconed by me according to regulations.

H. Kruger
Government Land Surveyor.
Sept. 1924.

I certify that this diagram belongs **N^o 7043**
to the transfer deed this day made in **13. 8. 1934**
favour of **MARTHA JOHANNA BLANCE.**

C

APPENDIX 6

CONSOLIDATION PLAN

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X			SG No.
			Constants	0,00	+3 700 000,00	
A B	47,23	300.35.40	A	+11 655,20	+55 761,77	approved for SURVEYOR- GENERAL
B C	44,08	30.44.00	B	+11 614,55	+55 785,81	
C D	47,23	120.32.30	C	+11 637,07	+55 823,70	
D A	44,13	210.44.00	D	+11 677,75	+55 799,70	
INDICATORY DATA						
B E	0,36	30.44.00	E	+11 614,73	+55 786,12	
TOWN SURVEY MARKS						
K28B			⊕	+11 545,53	+55 799,65	
K28C			⊕	+11 620,30	+55 602,32	

COMPONENTS

The figure A B x y represents ERF 2308 STELLENBOSCH.

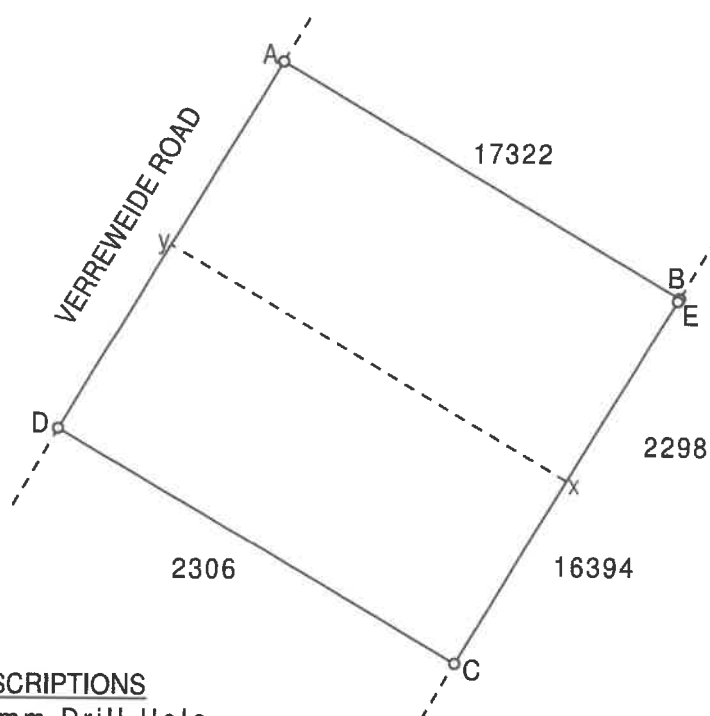
Vide General Plan SG No. A3901/1924, D/T No.

The figure y x C D represents ERF 2307 STELLENBOSCH.

Vide General Plan SG No. A3901/1924, D/T No.



Scale: 1/ 750



BEACON DESCRIPTIONS

A,D,E : 12mm Drill Hole

B,C : Not Assigned

The figure A B C D represents 2 084 square metres of land being

ERF 19027 STELLENBOSCH

Comprising components (1) and (2) as listed above.

situated in Stellenbosch Municipality

Administrative District of Stellenbosch

Province of the Western Cape

surveyed in August 2025

by me

L CHITUNGO

Professional Land Surveyor

Registration Number: PLS 1465-D

This Diagram is annexed to No.	The original diagrams are as listed above.	File: S.R. No.
Registrar of Deeds		Comp:

ERF 19027 STELLENBOSCH

APPENDIX 7

HERITAGE WESTERN CAPE APPROVAL

Our Ref: HM / CAPE WINELANDS / STELLENBOSCH / ERF 2307
Case No.: HWC25080503EJV0812
Enquiries: Emily-Jane Vowles
E-mail: emily.vowles@westerncape.gov.za
Tel: 021 829 3324

Chris Snelling / Lynn Miller
csnelling@mweb.co.za / lmiller@apexam.co.za



PERMIT

CASE NUMBER: HWC25080503EJV0812

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Total Demolition
Site: Erf 2308, 8 Verreweide Street, Stellenbosch
Graded: Ungraded

Permit issued in accordance with Drawings:

No: J16174 Topo 001
Dated: August 2025
Drawings prepared by: Biff Lewis Geomatics Inc.

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1065, Cape Town, 8000
• Tel: +27 (0)21 483 5959 • E-mail: cas@hwc.westerncape.gov.za

Straatadres: Protea Assuransgebou, Groenemarkplein, Kaapstad, 8000 • Posadres: P.O. Bos 1065, Kaapstad, 8000
• Tel: +27 (0)21 483 5959 • E-pos: cas@hwc.westerncape.gov.za

Idilesi yendawo: Kunqungatho 3 Kwinqanaba, iGroenemarkplein, iKapa, 8000 • Idilesi yeposi: Imibholo yentholo yeposi 1065, iKapa, 8000 • Iinombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: cas@hwc.westerncape.gov.za

ERF 2308. 8 VERREWEIDE STREET. PLAN SHOWING EXISTING BUILDING TO BE DEMOLISHED.

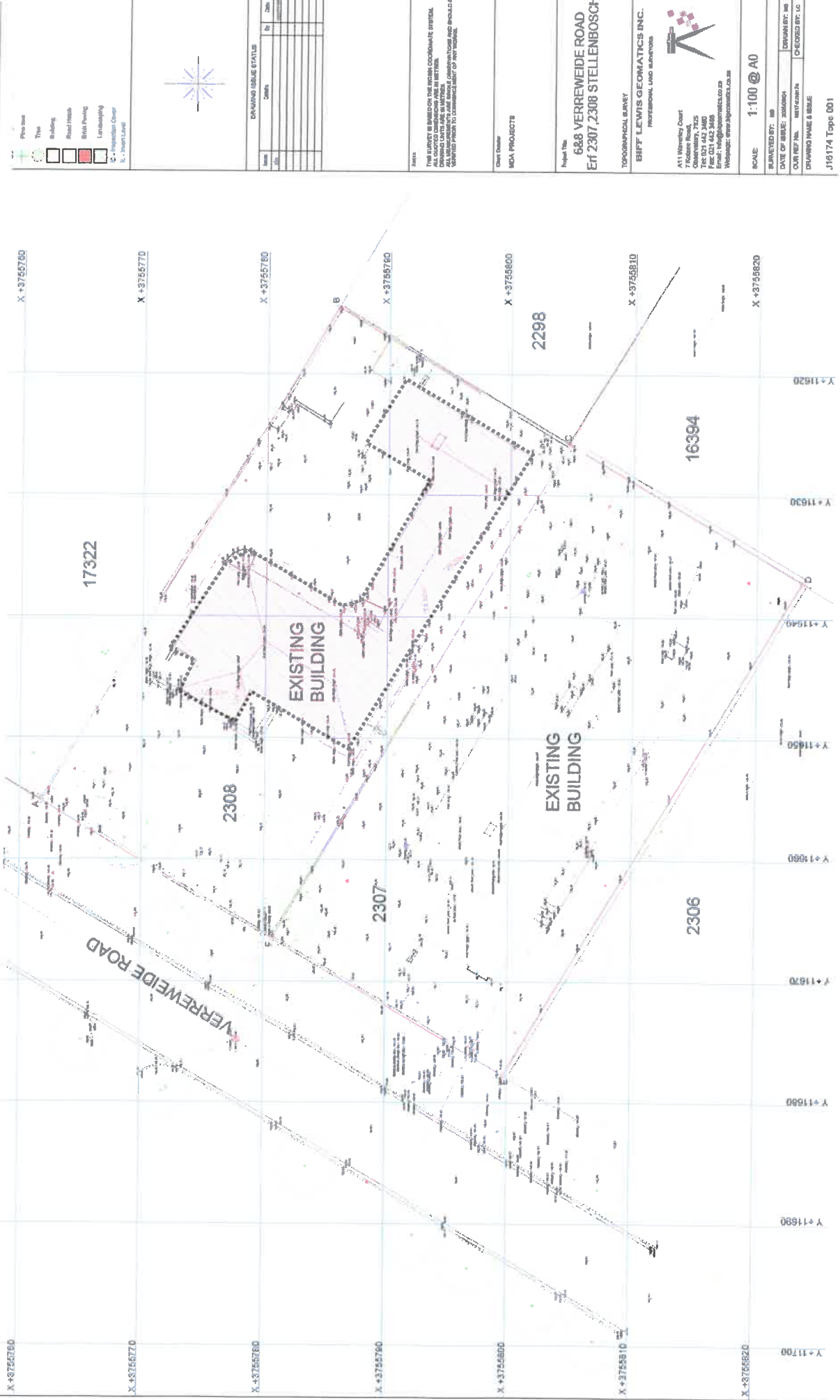


Heritage Western Cape
Erfenis Wes-Kaap
(Uit die erfenis leë hantebone Kolon)

26 August 2025



APPROVED



Our Ref: HM / CAPE WINELANDS / STELLENBOSCH / ERF 2307
Case No.: HWC25080502EJV0812
Enquiries: Emily-Jane Vowles
E-mail: emily.vowles@westerncape.gov.za
Tel: 021 829 3324

Chris Snelling / Lynn Miller
csnelling@mweb.co.za / lmiller@apexam.co.za



PERMIT

CASE NUMBER: HWC25080502EJV0812

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Total Demolition
Site: Erf 2307, 6 Verreweide Street, Stellenbosch
Graded: Ungraded

Permit issued in accordance with Drawings:

No: J16174 Topo 001
Dated: August 2025
Drawings prepared by: Biff Lewis Geomatics Inc.

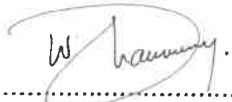
Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is **calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature**
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.


.....

Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Fikwa Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1065, Cape Town, 8000
• Tel: +27 (0)21 495 9959 • E-mail: info@erferis.westerncape.gov.za

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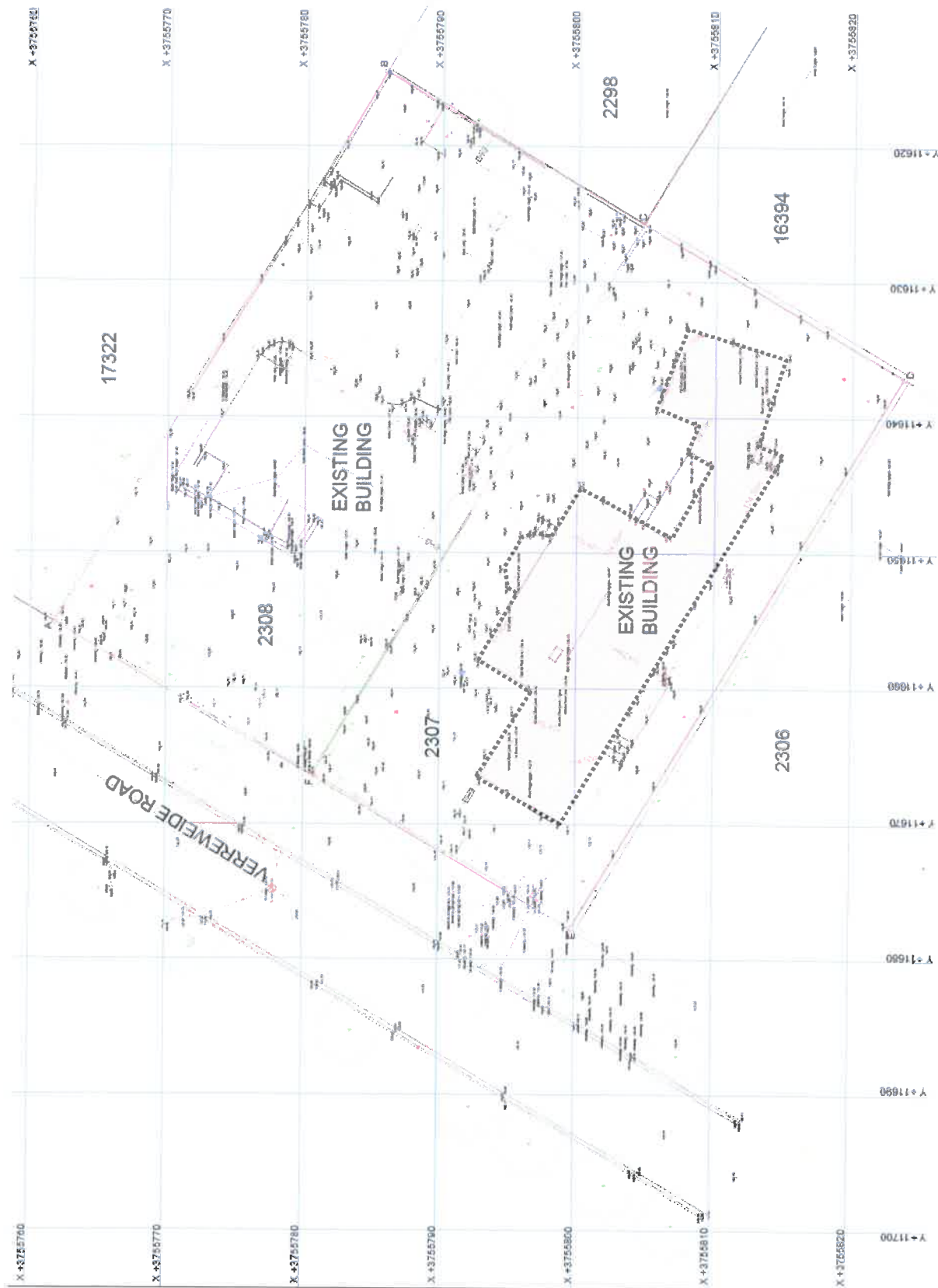
Idilesi yendawo: Fikwa asuranshi ibonisa Assurance, Groenemarkplein Square, iKaap, 8000 • Idilesi yeposi: Ikhombole yeshinyakhi yeposi 1065, iKaap, 8000 • Inombolo zomxebe: +27 (0)21 495 9959 • Idilesi ye-imeyile: info@erferis.westerncape.gov.za

Heritage Western Cape
Brents Vre-Kaap
1/14 Lekkerli | Janszstraat Kaap

26 August 2025

W. Vre-Kaap

APPROVED



APPENDIX 8
ZONING CERTIFICATES



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

Our Ref: 2307
Contact per: N Dafeti
Contact no.: (021) 808 8640

ZONING CERTIFICATE

Erf 2307, Stellenbosch, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

MULTI-UNIT RESIDENTIAL ZONE

Where a land unit is zoned Multi-Unit Residential zone is smaller than 1000m², the use rights and development parameters prescribed for Conventional Residential zone shall be applicable to such land unit, unless the Municipality's permission is granted in terms of this Scheme for other primary, consent or additional uses

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USES Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Commune Dwelling house Flats Group housing Guest house Hostel Retirement village Second dwelling house Tourist dwelling unit Private road	Bed and breakfast establishment Home day care centre Home occupation practice Home lodging Occasional use (one event/year)	Community residential building Guest house (meeting & beauty treatment room) Occasional use (>one/year) Renewable energy structure Rooftop base telecommunication station Tourist accommodation establishment Welfare institution Additional uses exceeding parameters in this chapter

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

- a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as shown in the land use table above.

- b) No additional, consent or temporary land uses have been approved on the subject property.

3. Land Use Restrictions

This property may only be used for the permitted land uses detailed above and for no other purpose, prior to the written approval of the municipality.

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at <https://stellenbosch.gov.za/planning-portal/>.

4. Status of the Zoning Certificate

- a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.
- b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,



Director: Planning and Economic Development

Date: 27/11/2023



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

Our Ref: 2308
Contact per: N Dafeti
Contact no.: (021) 808 8640

ZONING CERTIFICATE

Erf 2308, Stellenbosch, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

MULTI-UNIT RESIDENTIAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USES Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Commune Dwelling house Flats Group housing Guest house Hostel Retirement village Second dwelling house Tourist dwelling unit Private road	Bed and breakfast establishment Home day care centre Home occupation practice Home lodging Occasional use (one event/year)	Community residential building Guest house (meeting & beauty treatment room) Occasional use (>one/year) Renewable energy structure Rooftop base telecommunication station Tourist accommodation establishment Welfare institution Additional uses exceeding parameters in this chapter

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

- a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as shown in the land use table above.

- b) No additional, consent or temporary land uses have been approved on the subject property.

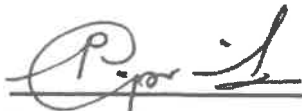
3. Land Use Restrictions

This property may only be used for the permitted land uses detailed above and for no other purpose, prior to the written approval of the municipality.

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at <https://stellenbosch.gov.za/planning-portal/>.

4. Status of the Zoning Certificate

- a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.
- b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,



Director: Planning and Economic Development

Date: 24/11/2023

APPENDIX 9

ARCHITECTURAL DRAWINGS

APPENDIX 10

SERVICE REPORT

RESIDENTIAL DEVELOPMENT

ERF 2307 AND 2308: 6 AND 8 VERREWEIDE
ROAD,
STELLENBOSCH

CIVIL ENGINEERING REPORT:
REVISION B

25 SEPTEMBER 2025

Client: Apex Asset Managers

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25 September 2025

MDA Project Managers

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

ATTENTION: Mr. Mahloko Mahlobela

**RESIDENTIAL DEVELOPMENT (ERF 2307 and 2308: 6 and 8 VERREWEIDE ROAD,
STELLENBOSCH): CIVIL ENGINEERING REPORT: REV B**

1. INTRODUCTION

Edifice Consulting Engineers was appointed as the Structural and Civil Engineers for the proposed development: **ERF 2307 and 2308 – 6 and 8 VERREWEIDE ROAD, Stellenbosch**. This report is based on a high-level desktop study using GIS data, topographical survey and as-builts information from the Stellenbosch municipality and will cover the engineering services of the project.

The proposed development is situated on the Western side of Verreweide Road and South of Cluver Road in Stellenbosch on ERF 2307 and 2308. Refer to **Annexure A** for the Locality drawing and **Annexure B** for the Layout drawing.

The site is situated approximately 124.5m above sea level and has a total area of 2 110.26m². The central position of the development is at Lat: 33°55'43.76"S and Long: 18°52'26.98"E.

2. DEVELOPMENT

From the topographical survey that was conducted the site is sloping gradually towards Verreweide Road from the Southeastern corner to the Northwestern Corner.

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

Unit Type	Number of Units
Unit A	3
Unit B	45
Total	48

3. WATER RETICULATION NETWORK

3.1 Existing Infrastructure

Currently there are existing single residential houses on each of the properties. Both properties are currently being serviced in terms of water and sewer services.

An existing 100mm diameter municipal water main is situated in Verreweide Road that is running parallel to the Eastern boundary line of the site. Please refer to **Annexure C1** for the existing water information received from the Stellenbosch municipality.

There is currently no information on the capacity of the existing water infrastructure. Further engagements with the Stellenbosch Municipality will be made to verify the capacity.

3.2 Planned Development Consumption

The planned development will use approximately 27 600 l/day (0.319 l/s). The calculation was based on the figures from the "Guidelines for Human Settlement Planning and Design."

TREATED WATER DEMAND				
Studio Apartment 24m ²	Units	l/Unit/day	TOTAL (l/d)	TOTAL (m³/d)
1. Unit A	45	600	27 000	27.000
2. Unit B	3	600	1 800	1.800
			28 800	28.800
Annual Average Daily Demand (AADD)	28 800.00 l/d 0.333 l/s			
Equivalent Erven	29			
Peak Factor	4			
Peak Demand	115 200.00 l/d 1.333 l/s			
RESIDUAL PRESSURES				
Minimum Head	24 m			
Maximum Head	90 m			
WATER LINE DESIGN CRITERIA				
Minimum Diameter House Connection	20 mm			
Minimum Pipe Size Distribution Main	100 mm			
CONNECTION DIAMETER REQUIRED				
0.6 m/s AADD	40 mm			
0.6 m/s Peak	110 mm			
1.2 m/s AADD	20 mm			

1.2 m/s Peak

40 mm

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

A new water connection will be constructed for the water connection to the site by the developer.

The internal reticulation system of the development will connect to the existing Stellenbosch Municipal network in Verrewiede Street. The connection will be made with the required water meter as per the applicable standard technical requirements and specifications of the local authority. Further engagements with the Stellenbosch Municipality will be made to verify the capacity as it is currently unknown.

The proposed main connection from the municipal line to the development should be a 110mm diameter, Class 16 uPVC for domestic and fire combined.

4. SEWER RETICULATION NETWORK

4.1 Existing Infrastructure

Currently there are existing single residential houses on each of the properties. Both properties are currently being service in terms of water and sewer services.

There is an existing sewer main available in the servitude pathway between ERF 2307 and 2308 but the diameter still needs to be established.

There is another existing 150mm diameter municipal sewer main pipeline that is situated on the Northwestern side of Erf 2307 and 2308 in the pathway. This existing sewer main line follows towards Soeteweide Road in a Southern direction. Please refer to **Annexure C3** for the existing sewer information received from the Stellenbosch municipality.

4.2 Planned Development Flow Rate

The average sewer flow rate for the proposed development was determined by taking the AADD at 90%, which resulted an ADWF (Average Dry Weather Flow) of 25 920.00 l/d (0.300 l/s).

From the **“Design Guidelines and Minimum Standards for Civil Engineering Services”** a peak factor of 2.50 was set if population is <1500. The PDWF (Peak Dry Weather Flow) will be 64 800.00 l/d (0.750 l/s).

By adding the 15% of infiltration for the PWWF (Peak Wet Weather Flow), the PWWF will be 74 520.00 l/d (0.863 l/s).

SEWER FLOW RATE

Annual Average Daily Demand (AADD)	28 800.00 l/d 0.333 l/s
------------------------------------	----------------------------

Average Dry Weather Flow (ADWF) @ 90%	25 920.00 l/d 0.300 l/s
Approximate Population	93
Peak Factor	2.5
Peak Dry Weather Flow (PDWF)	64 800.00 l/d 0.750 l/s
Peak Wet Weather Flow (PWWF)	74 520.00 l/d 0.863 l/s
SEWER PIPE DIAMETERS PROPOSED	
Main sewer line @ 0.7m/s	100mm (110mm)

There is currently no information on the capacity of the existing sewer infrastructure. Further engagements with the Stellenbosch Municipality will be made to verify the capacity.

It is recommended that the internal sewer reticulation system for the proposed development connect to the existing 150mm diameter Municipal sewer main at the existing sewer manhole at the intersection of Verreweide Road and Soeteweide Road. The sewer reticulation will meet all the standard technical requirements and specifications of the local authority.

It is noted that the proposed connection points are subject to change subsequently to the final report or findings of the topographical survey.

5. ROAD NETWORK

5.1 Existing Infrastructure

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

5.2 Planned Development Road Infrastructure

The proposed access road will be off Verrewiede Road. The minimum width of the access should be at least 2.4 m and a maximum of 8.0 m. The access is intended to accommodate one entrance lane and one exit lane, and the final width will be determined during detailed design.

The number of parking bays allowed for the development can be seen in the table below:

Unit Type	Number of Units	Parking Provided
Unit A	45	1.5x Parking per unit
Unit B	3	1.5x Parking per unit
Total	48	72

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

An internal refuse embayment will have an area of 17m².

6. STORMWATER

6.1 Existing Infrastructure

The site currently comprises of two residential houses; the run-off is discharged on to the paved surface which diverts the stormwater away from the building. The Stormwater then flows naturally from the Northeastern corner of the site in the direction Northwestern.

An existing stormwater main line is installed in Verreweide Road, the levels and material type of this line is yet to be confirmed once the topographical survey is concluded.

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

6.2 Proposed Stormwater Infrastructure

The existing residential houses will be demolished, and a multistorey apartment building will be constructed. It is planned that run-off from new roofs be collected via down pipes to the proposed grid inlets around the site. The ground level stormwater run-off will be diverted away from the building and proposed parking area, through a network of open channels and buried stormwater pipelines.

The access road surface will drain overland towards Verreweide Road.

The following layerworks will be utilized for the development:

Carriageway Crossing

- 80mm concrete interlocking pavers (40MPa),
- 150mm G4 Layer
- 150mm G5 layer
- 150mm G7 layer.

The internal parking area:

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

The parking area will be sloped to ensure the stormwater runoff discharges into the internal 600x400 grid inlets. The grid inlets will be connected to internal stormwater manholes, which will be constructed in such a manner to act as a silt and litter traps.

Sub-soil pipes will be installed behind retaining walls, to ensure dewatering close to the structures. These sub-soils will be connected to the nearest stormwater manhole inside the development.

The internal stormwater network will be connected to the municipal network with a 300mm diameter pipes which will connect to the existing municipal stormwater manhole located in Verreweide Road.

BK2 kerbs with C1 channels will be used at the main entrance, from the existing municipal road (Verreweide Road) to our development.

We trust that this report meets your requirements.

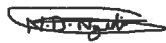
Please do not hesitate to contact the undersigned for any additional information.

Yours faithfully,



P Albertse
(Pr Eng 890439)

Mobile : 082 771 2220
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(N. Dip: Civil)

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e-mail: nngidi@edifice.co.za

LOCALITY DRAWING

ERF 2307 AND 2308, 6 AND 8 (VERREWEIDE ROAD, STELLENBOSCH)

Legend

 ERF 2307 AND 2308 (6 AND 8 VERREWEIDE RD)



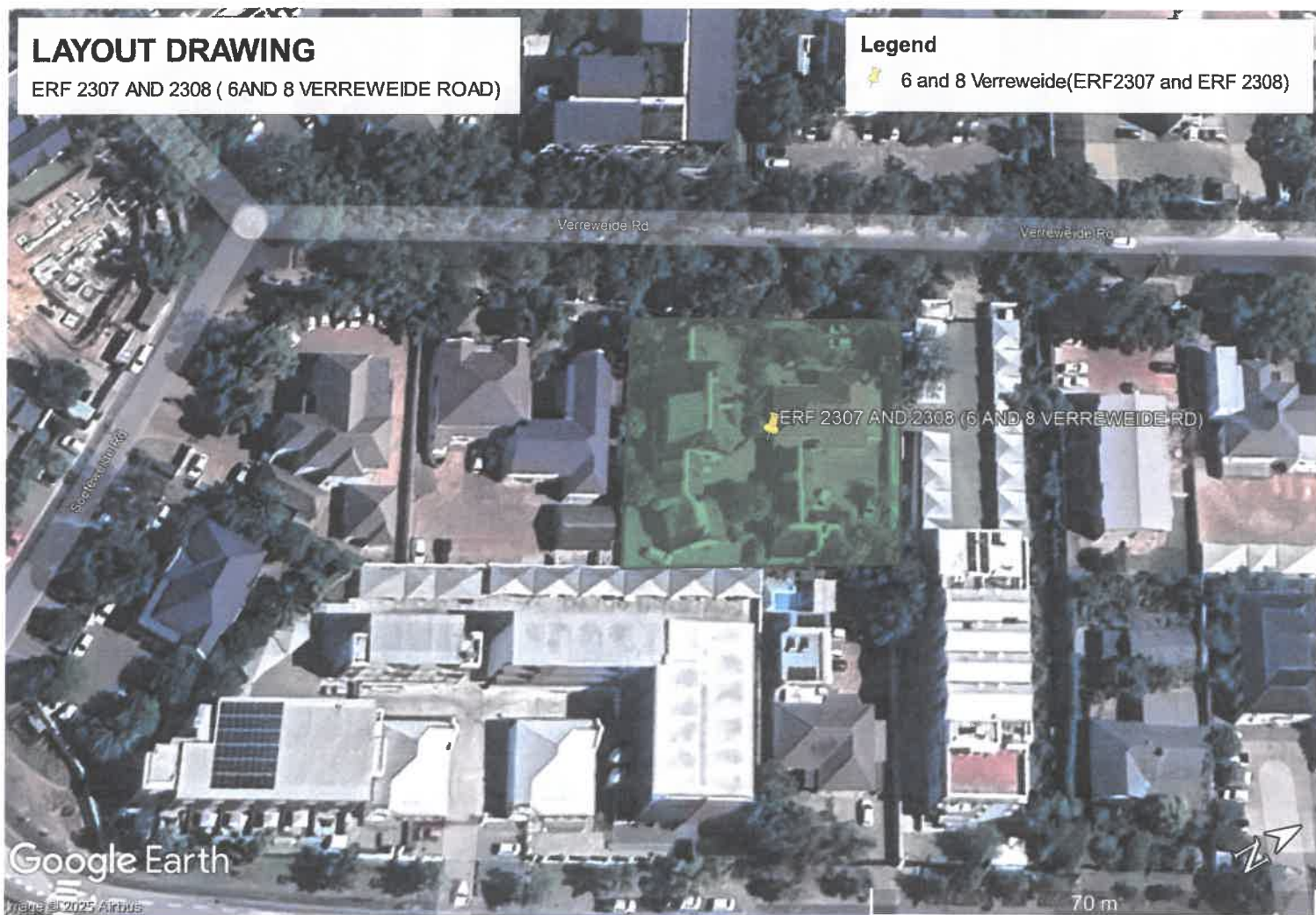
ANNEXURE B - LAYOUT DRAWING

LAYOUT DRAWING

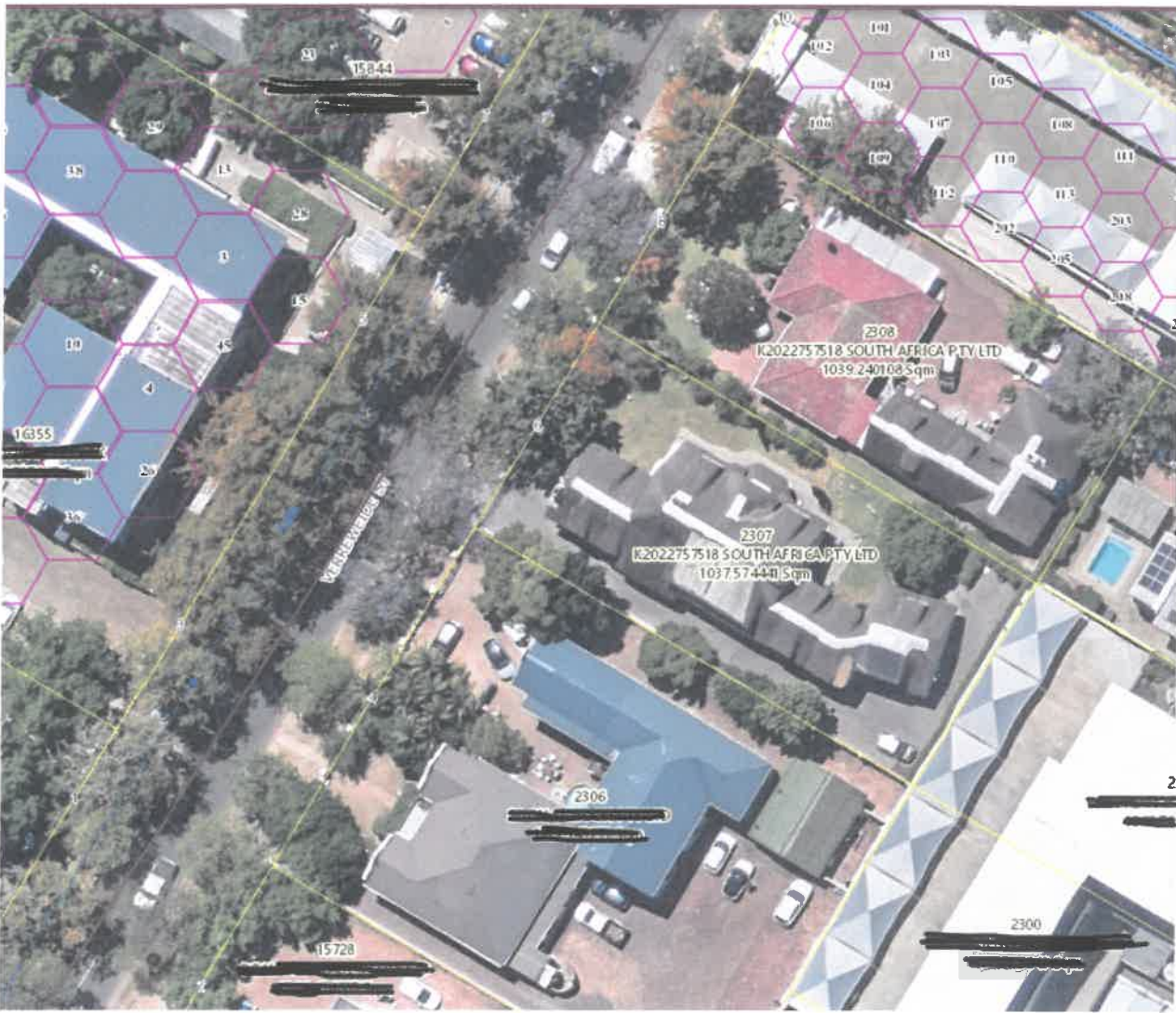
ERF 2307 AND 2308 (6AND 8 VERREWEIDE ROAD)

Legend

6 and 8 Verreweide(ERF2307 and ERF 2308)



ANNEXURE C – EXISTING MUNICIPAL SERVICES AS-BUILTS



Legend

—

Service Connection

Water Pipes

—

Bulk Water

Reticulation \ Gravity

==

Rising Main

Sewer

Sewerage Works

P

PumpStation

T

Tank

WTP

TreatmentPlant

Fittings and Connections

•

Connection Point

●

EndCap

⌘

RoddingEye

V

Valve

⊗

Manhole

Pipes

—

Connection Pipes

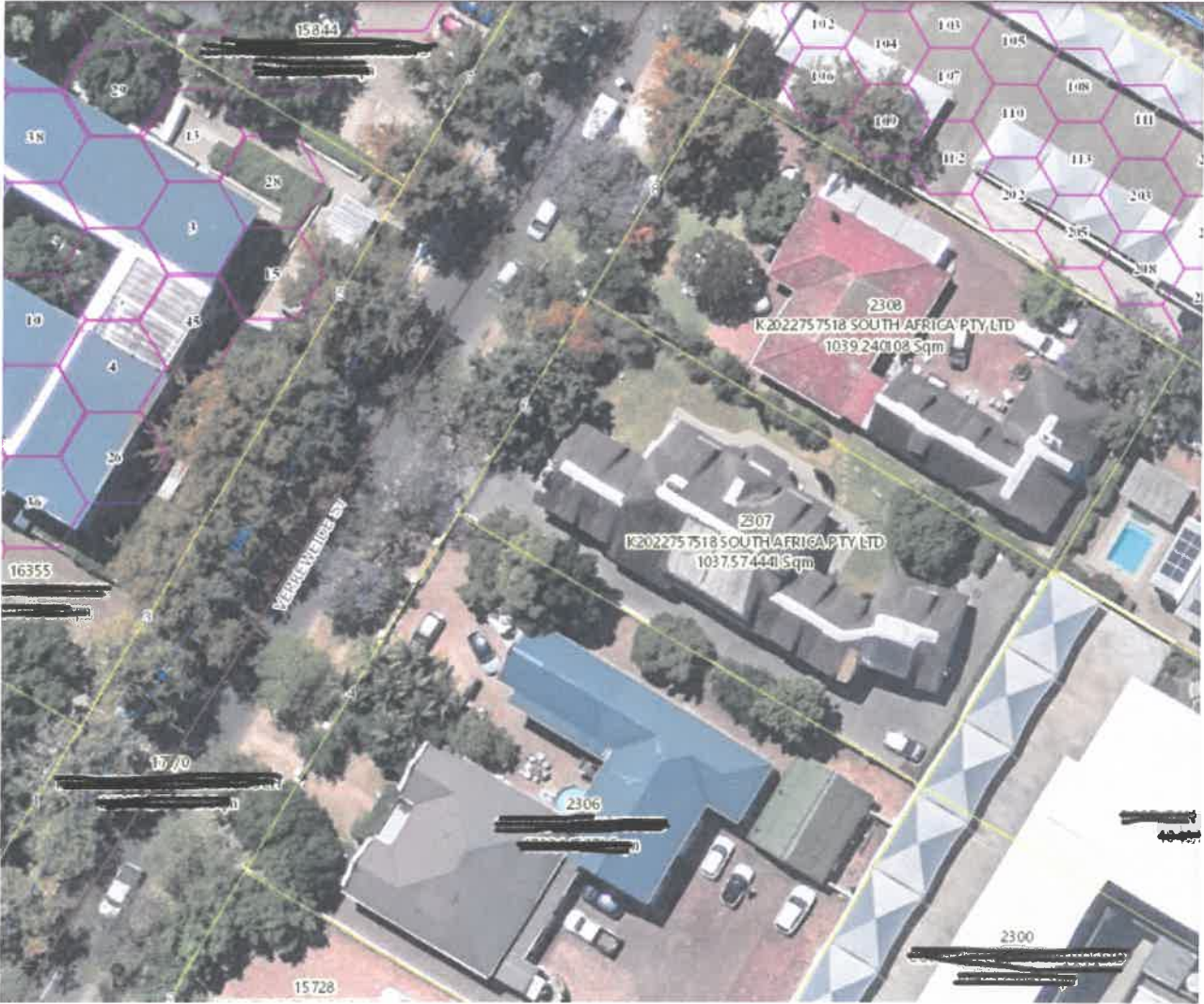
—

Gravity Main

==

Pressurized Main

ANNEXURE C2 – STORMWATER AS-BUILTS



Legend

Storm Water

Inlet

[Headwall]

● Soak Away

▬ Kerb/Street

▬ Other

▭ Veld

Junctions

⌵ Junction Box

⊗ Manhole

Outlet

(Headwall

□ Open Earth/Channel

• Other

▨ Reno/Gabion

⊕ Stilling Basin

⊗ Stone Pitching

Conduit

— Culvert

— Other

- - - Pipe - Gravity

— Pipe - Rising Main

— Subsurface Drain

Open Watercourse

▬ Canal/Channel

▬ Estuary

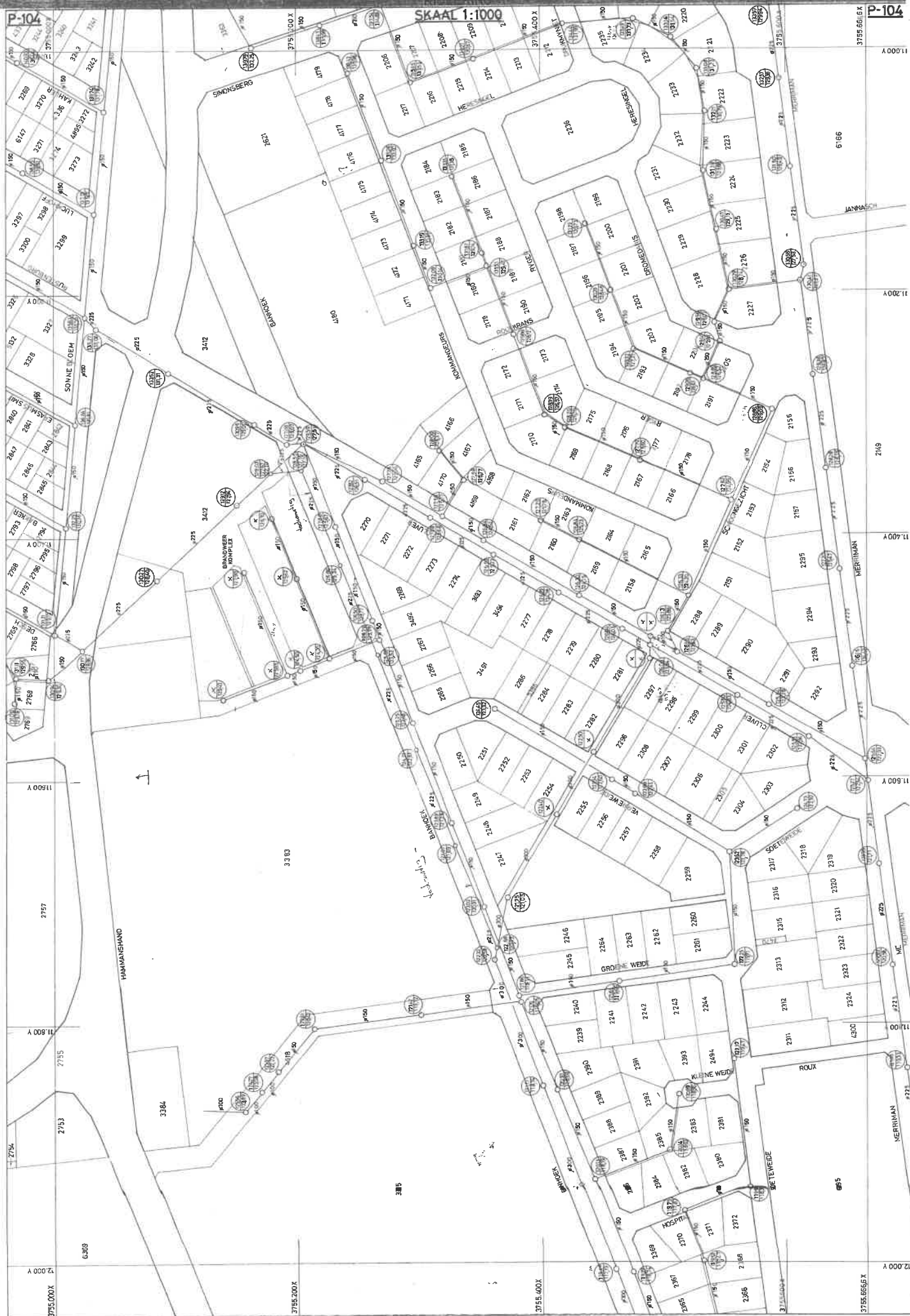
▬ Natural Watercourse

▬ Other

▬ River

Storage Facility

ANNEXURE C3 – SEWER AS-BUILTS



ANNEXURE DB – CIVIL SERVICES LAYOUT DRAWING

ANNEXURE E – TOPOGRAPHICAL SURVEY



6&8 Verreweide Student Accommodation

Site Traffic Assessment
Final
30 September 2025



Prepared for



Prepared by

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CONSULTING ENGINEERS

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Client information

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

Project information

Project name:	6&8 Verreweide Student Accommodation
Project address:	6&8 Verreweide Road, Stellenbosch
Project number:	P0273

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Quality control

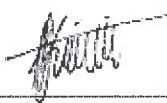
<i>Author</i>	<i>Signature</i>	<i>Date</i>
Ebrahiem Jacobs Sergei Kiewiet		30 September 2025
<i>Reviewer</i>	<i>Signature</i>	<i>Date</i>
Sergei Kiewiet		30 September 2025

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1 Introduction

1.1 Background

Motion Consulting Engineers (Pty) Ltd was appointed by Apex Private Equity Partners to prepare a Site Traffic Assessment (STA) in support of a proposed student accommodation development on Erven 2307 and 2308, located at 6 and 8 Verreweide Road, Stellenbosch. The locality plan and an aerial view of the site are shown in **Figure 1.1** and **Figure 1.2** overleaf.

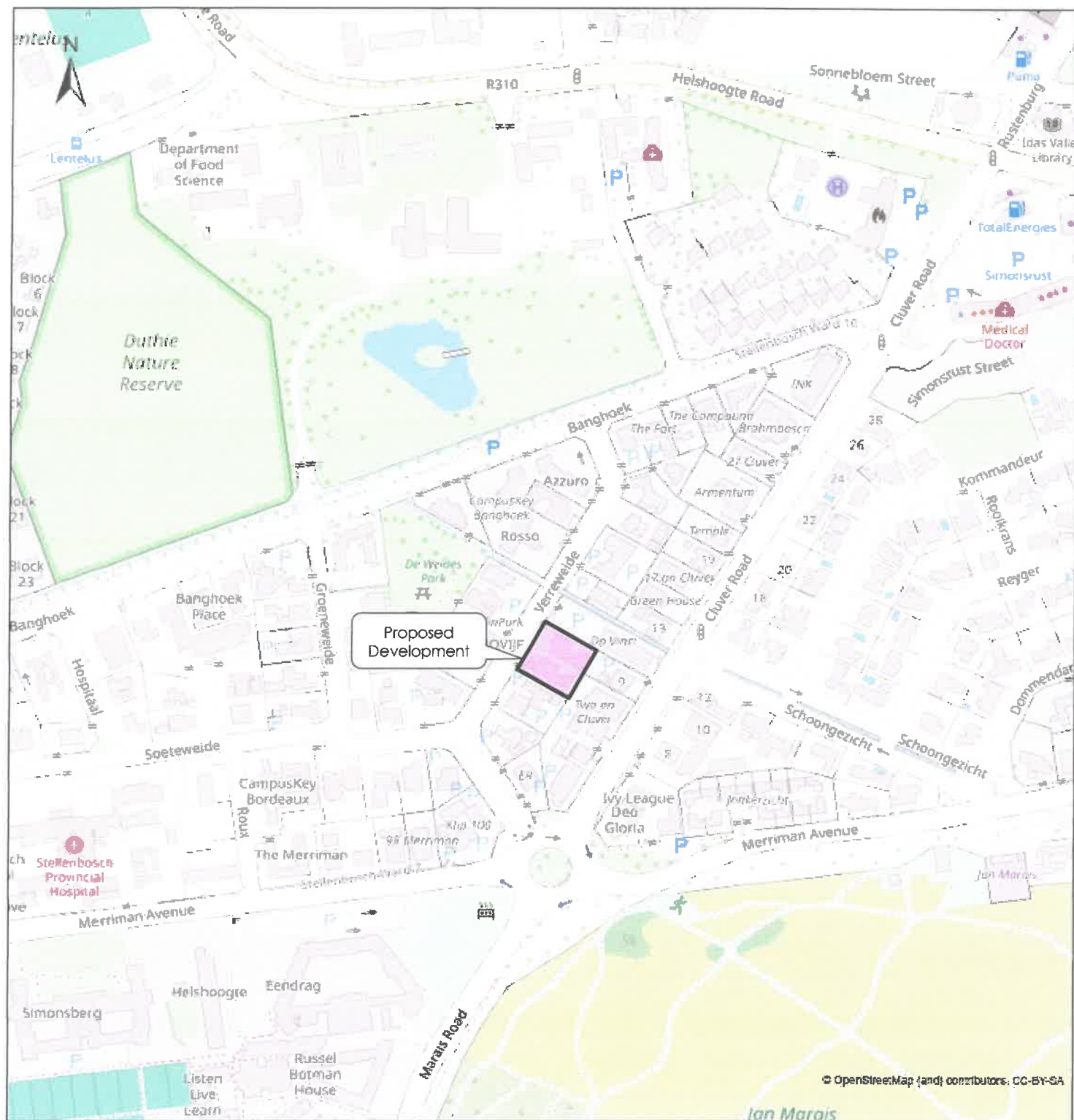
1.2 Development proposal

The proposed development includes 48 student apartment units providing a total of 93 student beds. Supporting amenities exclusive to residents include a rooftop entertainment area, gym, study area, laundry, reception, café spaces, refuse facility, guardhouse, WC and ablutions. Parking is provided on the ground floor and in a basement comprising 72 standard bays. The Site Development Plan (SDP) is shown in **Figure 1.3** below.

1.3 Purpose of study

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

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



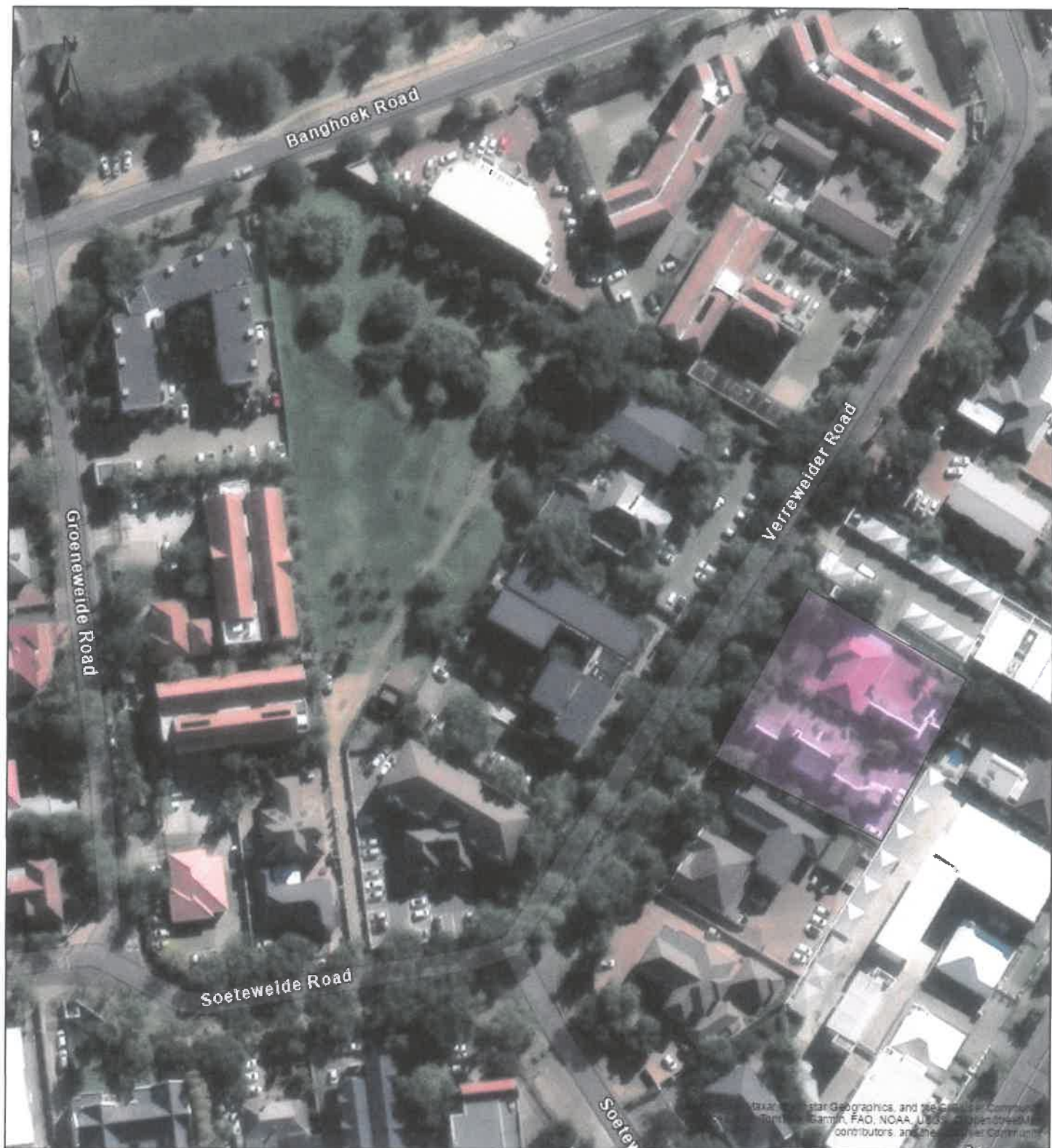
 Proposed Development

0 0.035 0.07 0.11 0.14 0.18 km

Map Center: Lon: 18°52'26.1"E
Lat: 33°55'41.9"S

Scale: 1:5,000

Figure 1.1: Locality plan



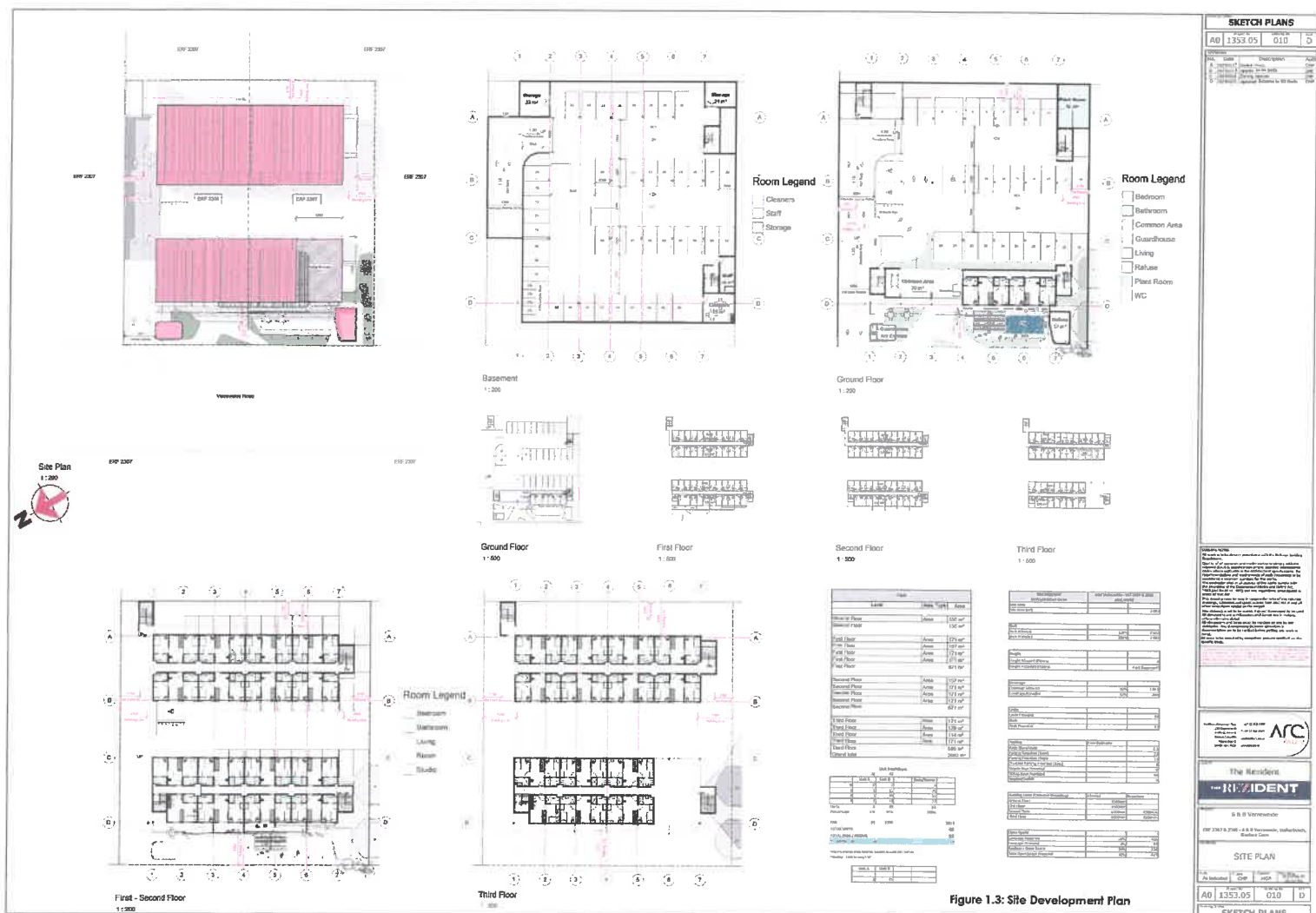
satellite imagery from Google Earth, and the GIS data from the Department of Agriculture, Forestry and Fisheries (DAFF), NOAA, USGS, and other contributors, and the South African Government.

0 0.01 0.02 0.03 0.04 0.05 km

Map Center: Lon: 18°52'23.7"E
Lat: 33°55'43.4"S

Scale: 1:1,500

 Proposed Development



2 Overview of Transport Network

2.1 Roads

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

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

Figure 2.1 below shows the road classification in Stellenbosch and the study area.

2.2 Public transport

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

2.2.1 Minibus-taxis

The Stellenbosch Central Minibus Taxi Rank, located along Bird Street, Tenantville, serves as a pivotal hub for both local and regional minibus taxi routes.

Destinations served by the ranks include:

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

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

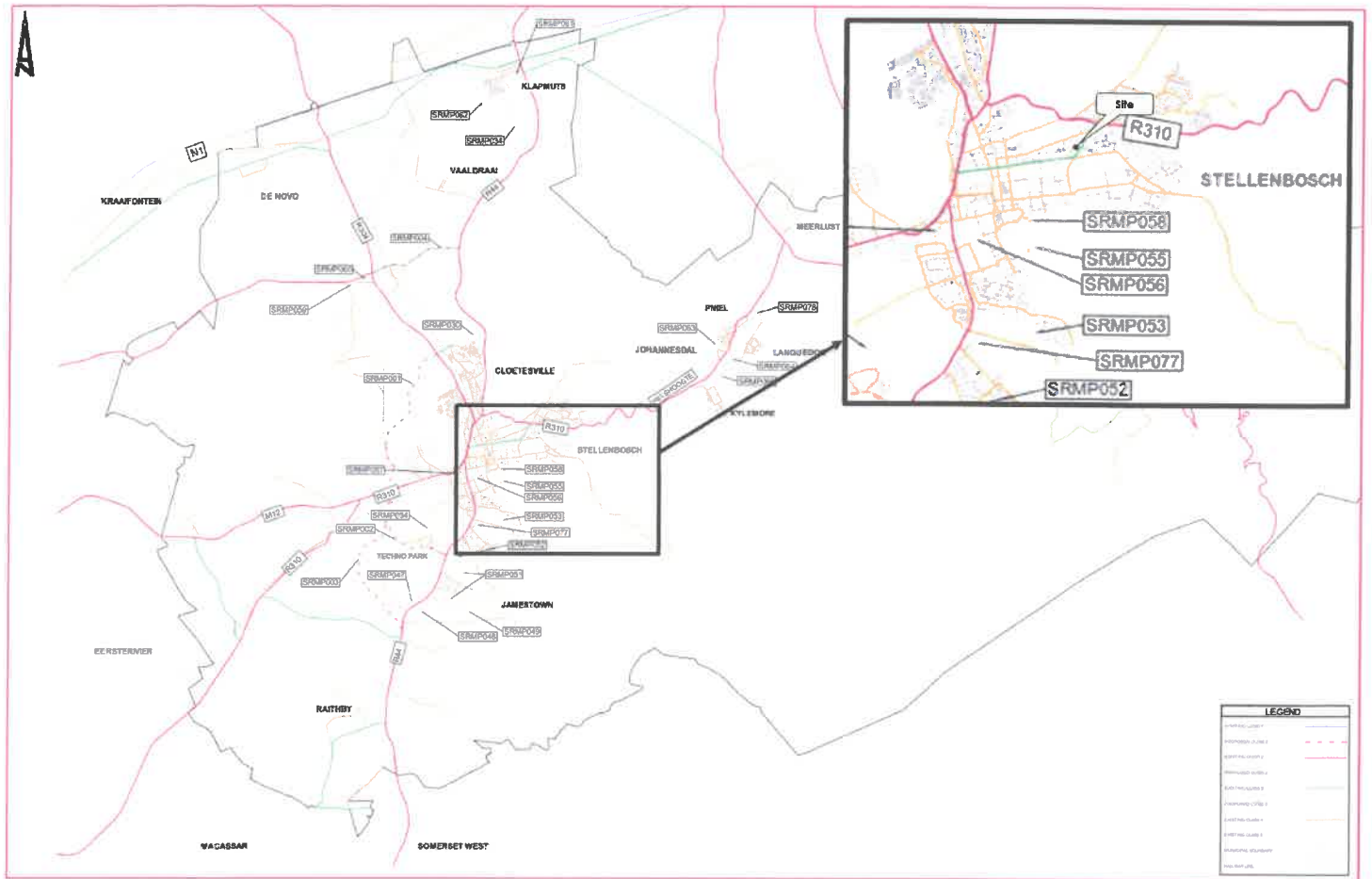


Figure 2.1: Road Classifications of Major Roads in Stellenbosch

2.2.2 Buses

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

2.2.3 Rail

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

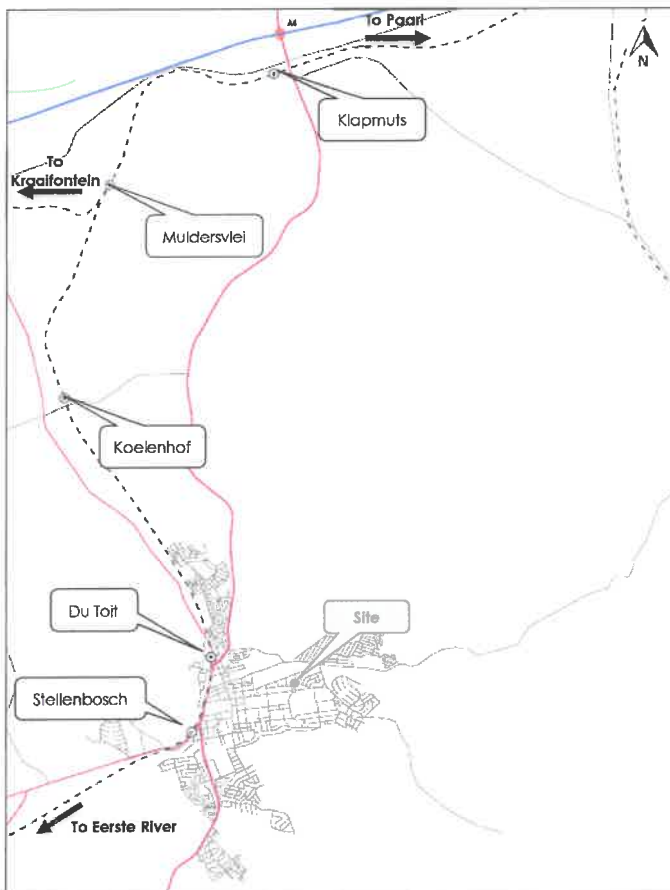


Figure 2.2: Rail network in Stellenbosch

2.2.4 Other services

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

- Ride-hailing services (e.g., Uber, Bolt); and
- A scheduled private shuttle service, Stellies Shuttle, is available to students and residents, operating fixed routes at regular intervals independently of Stellenbosch University².

2.3 Pedestrians and cycling

2.3.1 Pedestrians

Pedestrian infrastructure is only partially formalised. A surfaced sidewalk exists on the western edge of Verreweide Road, terminating north of the site about 90 m away. Near the development, however, neither side of the road has surfaced sidewalks and features unpaved verges without formal paving. Pedestrian movement is frequent but informal often occurring on the verge (refer to **Figure 2.3**).



Figure 2.3: Verreweide Street (northern view)

Source: Google Street View (photo taken 2023)

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

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

2.3.2 Cyclists

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



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

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

3 Impact of Proposed Development

3.1 Vehicular access

3.1.1 Carriageway crossings

The proposed development will utilise the existing 3.5 m wide vehicular access located at 8 Verreweide Road. As part of the development, this access is proposed to be widened to 5.5 m to better accommodate two-way vehicular flow.

3.1.2 Spacing

The driveway is spaced approximately 105 m from the Soeteweide Road intersection to the south, and 175 m from the Banghoek Road intersection to the north. According to the Western Cape Government (WCG) *Access Management Guidelines* (AMG), 2020, the minimum spacing between a site access and an unsignalised intersection in a suburban environment is 40 m. This criterion is thus satisfied in both directions.

3.1.3 Shoulder Sight Distance

Sight distance measurements along Verreweide Road indicate visibility of approximately 120 m to the north and 100 m to the south from the proposed widened access. These exceed both the WCG AMG (2020) requirement of 40 m for suburban environments and the Department of Transport's minimum of 35 m as per Draft UTG 7: *Geometric Design of Urban Local Residential Roads* (1988). The proposed access design therefore satisfies sight distance requirements in both directions.

It is noted that there is some vegetation located to the right of the driveway when exiting the site. While the tree canopy currently does not obstruct views of oncoming traffic, overgrowth could present a future hazard if left untrimmed. It is therefore recommended that vegetation be regularly maintained to preserve clear lines of sight.

3.1.4 Stacking space

Because the ramp is too narrow for simultaneous entry and exit movements, a simple ramp signal arrangement will be used. The system will:

- Rest green for inbound traffic so that entering vehicles are not usually delayed.
- Switch to outbound green only on detection (e.g., loop or camera) when a vehicle exits the basement or ground floor.
- Include a short amber/all-red period between phases to ensure the ramp is fully clear before releasing the other direction.
- The worst-case clearance time is about 22–23 seconds for a basement vehicle to climb the 40 m overlap zone; movements to/from the ground-floor parking are shorter and not critical.
- Outbound volumes are very low, so the chance of an entering vehicle arriving to a red signal is minimal.

Using the Committee of Transport Officials (COTO) guideline *TMH 16, South African Traffic Impact and Site Traffic Assessment Standards and Requirements Manual*,

Volume 2 (2014), the 90th percentile inbound queue is estimated as one vehicle (see detailed calculation in **Appendix A**). This is based on:

- Peak inbound demand of 9 vph (refer to **Table 3.1**);
- A peak hour factor of 0.80 (per Sampson, 2017); and
- A calculated service flow rate of 160 vph under signal control.

The access can comfortably accommodate this queue:

- 8 m of stacking space is available on-site before the first control point; and
- 4.5 m of verge width provides further buffer before any interaction with Verreweide Road.

AutoTURN simulations have also been prepared to demonstrate the areas of overlap between inbound and outbound movements. These figures clearly show where conflict occurs, where and why signal control is necessary. They also confirm that vehicles can manoeuvre safely within the constrained geometry. The simulations are attached as **Appendix B**.

The ramp signal arrangement is adequate and appropriate, with a very low risk of queueing back into the public street.

A detailed signal installation plan, including the positioning of signal heads and detectors, must be prepared by the appointed installer at building plan stage. The layout tested in this study however demonstrates that the principle of signal control is workable for the site.

3.2 Parking

3.2.1 Off-street parking

According to the *Stellenbosch Municipality Zoning Scheme Regulations* (2019), the parking requirement for student housing is 1.5 bays per unit. With 48 units proposed, this results in a requirement of 72 bays.

A total of 74 standard car bays are proposed, thereby providing a surplus of 2 bays. This exceeds the zoning requirement and supports demand from students who may use private vehicles.

3.2.2 Parking layout

The proposed parking layout consists of perpendicular bays with a standard size of 2.5 m × 5.0 m. Aisle widths throughout the site exceed the recommended 7.0 m minimum, ensuring ease of manoeuvrability. Bays adjacent to structures are widened where appropriate.

The layout is compliant with the geometric guidelines of the *Stellenbosch Zoning Scheme* (2019) and is considered acceptable.

3.2.3 Refuse collection

Refuse collection will be undertaken directly from Verreweide Road. The street has low traffic volumes and wide verges, which enable safe kerbside pickup at the designated refuse facility near the entrance.

3.3 Vehicular traffic

Based on the Committee of Transport Officials (COTO) *TMH 17: South African Trip Data Manual* (2013), student accommodation generates approximately 0.20 trips per unit during the AM peak hour and 0.30 trips per unit during the PM peak hour. **Table 3.1** below shows the estimated peak hour volumes.

Table 3.1: Peak hour trip generation estimate

Land Use	Proposed Size	Unit	Primary Trips					
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Student Apartments and Flats	48	1 D/Unit	2	7	9	9	5	14

These traffic volumes are low and are not expected to materially impact operations along Verreweide Road or surrounding intersections.

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

3.4 Public transport

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

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

3.5 Pedestrians and cycling

As outlined in **Section 2.3**, a surfaced sidewalk is present along the western verge of Verreweide Road north of the site; however, there are no formal sidewalks on either side of the road directly opposite the development. This lack of continuous pedestrian infrastructure significantly limits walkability along the street where student foot traffic is expected to be highest.

Given the site's proximity to Stellenbosch University (~750 m) and the high likelihood that most residents will walk or cycle to campus, pedestrian safety and accessibility must be prioritised. It is strongly recommended that a surfaced sidewalk, at least 1.5 m wide, be

constructed along the eastern verge of Verreweide Road, directly adjacent to the development site.

It is further noted that the provision of a continuous pedestrian route along both sides of Verreweide Road falls within the municipality's broader infrastructure mandate. The proposed sidewalk adjacent to the development, which for the developer's account, will form a critical segment in achieving that continuity.

Given the established cycling culture in Stellenbosch and existing initiatives such as the Matie Bike programme, the development's provision of dedicated bicycle parking supports sustainable student mobility.

4 Conclusions and Recommendations

4.1 Conclusions

The development at 6 & 8 Verreweide Road is suitably located for student housing and demonstrates:

- Acceptable vehicular access and stacking space;
- Compliance with parking and geometric layout standards;
- Low traffic impact given trip generation and mode share;
- Appropriate provision for alternative transport modes.

4.2 Recommendations

The following is therefore recommended:

- A detailed signal installation plan, including the positioning of signal heads and detectors, must be prepared by the appointed installer at building plan stage. The layout tested in this study however demonstrates that the principle of signal control is workable for the site;
- Formalise a surfaced sidewalk along the eastern edge of Verreweide Road (site frontage), connecting to the existing footway to the north. This sidewalk should not be narrower than 1.5 m;
- Maintain good visibility and clearance at access point by trimming vegetation as needed; and
- Encourage bicycle use through provision of secure parking.

Appendix A: Queue length estimation

Project:	6 & 8 Verreweide
Access:	Verreweide - Signal Control

INPUTS

Total Hourly Volume Inbound: 9 vph
Peak Hour Factor (PHF): 0.80
Service Flow Rate: 160 vph

OUTPUTS

Traffic Ratio: 7 %
90th Percentile Queue if One Entry Lane: 1 vehicles
90th Percentile Queue if Two Entry Lanes: 1 vehicles
90th Percentile Queue if Three Entry Lanes: 1 vehicles
90th Percentile Queue if Four Entry Lanes: 1 vehicles
90th Percentile Queue if Five Entry Lanes: 1 vehicles
90th Percentile Queue if Six Entry Lanes: 1 vehicles

COMMENTS

Maximum Inbound Trips
J Sampson. Traffic Flow Variations in Urban Areas. 2017: Section 4.3 - Class 5 Roads
One outbound vehicle takes $\approx 22\text{--}23$ s of inbound red.

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

Inputs and conservative assumptions

- Intergreen (amber + all-red) each way: 5 s.
- Driver start-up time at basement stop line: ≈ 1.0 s.
- Ramp profile: 3.7 m at 5% + 23 m at 10% + 3.7 m at 5%.
- Practical speed cap on ramp: ≈ 4.5 m/s (≈ 16 km/h) for comfort and safety.
- Ground-floor exits have a shorter path and are not governing.

Outbound vehicle clearance time (basement to clear 40 m)

- Start-up from rest: ≈ 1.0 s.
- Travel on 5%–10% upgrade with speed capped at ≈ 4.5 m/s: ≈ 11.4 s.
- Clearance subtotal: $T_c \approx 12.4$ s.

Inbound red time caused by one outbound "call"

- Intergreen inbound→outbound: 5.0 s.
- Outbound vehicle clears overlap: 12.4 s.
- Intergreen outbound→inbound: 5.0 s.
- **Total inbound red per call: $5 + 12.4 + 5 = \approx 22.4$ s**

Equivalent service flow rate for outbound calls

- Definition: maximum vehicles served per hour if single-vehicle calls run back-to-back.
- Calculation: $3600 \text{ s/h} \div 22.4 \text{ s/veh} = \approx 160 \text{ veh/h}$.
- Note: This is a capacity upper bound; actual demand is far lower, so the signal mostly rests inbound.

Appendix B: Swept Path Simulations

Swept Path Simulation - Passenger Car Ground Floor Parking

Exit-Signal
Control Area

Entry-Signal
Control Point

Exit-Signal
Control Area

Transitional Ramp

Transitional Ramp

Vehicular Access

Vehicular Access Ramp

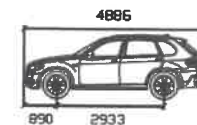
Main Ramp

x8 Bicycle bays

Common Area
701 m²

Reception

Guardhouse
WC Not Enclosed

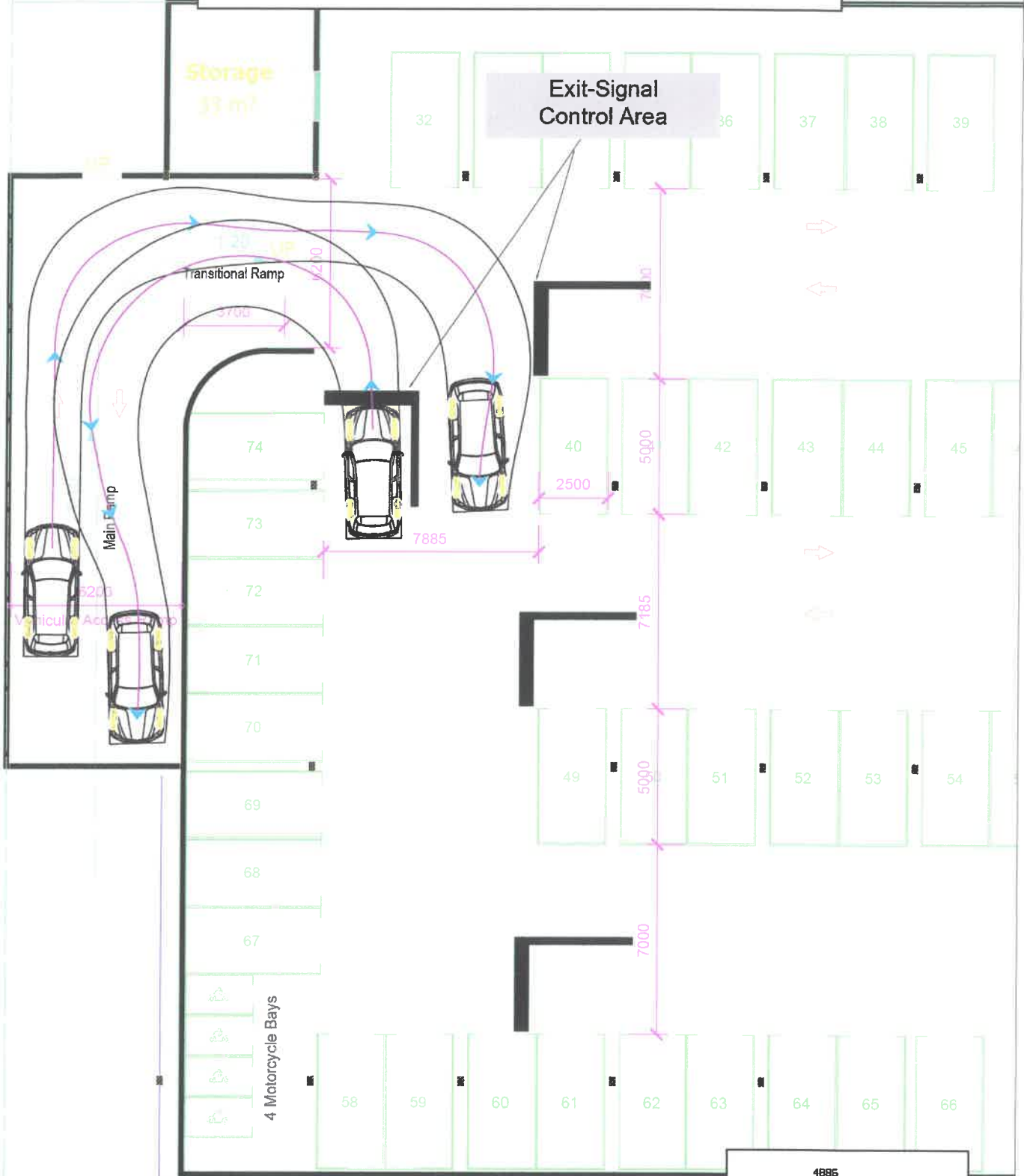
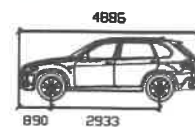


BMW X5 2014

	mm
Width	: 1985
Track	: 1977
Lock to Lock Time	: 6.0
Steering Angle	: 32.2

Scale 1:200 @ A4

Swept Path Simulation - Passenger Car Basement Parking



BMW X5 2014

Width	mm
Track	: 1985
Lock to Lock Time	: 1977
Steering Angle	: 6.0
	: 32.2

Scale 1:200 @ A4

APPENDIX 12
COMPLETED APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



Quote QU0323
(002).pdf

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE

Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

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

LAND USE APPLICATION FORM A

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

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

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

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

Registered owner(s) Name	K2022757518 South Africa (Pty) Ltd
Street or Postal Address	16 Willow Road Newlands, 7007
E-mail Address	lynn@apexam.co.za

Contact Number	0829559995
----------------	------------

PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf No	2307 & 2308	Suburb		Town	Stellenbosch	
Farm no		Farm Portion		Nearest Town		
Physical or Street Address	6&8 Verreweide Road		Property / Business / Farm known as			
Current Zoning	Multi-Unit Residential Zone					
Additional or Consent Uses						
Current activities	Commune					
Property Size / Extent	2082m ²				Are there existing buildings?	Y N
Title Deed number	T28381/2024 and T29382/2024					
Any restrictions ito Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.			
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.			
Is the property owned by Council?	Y	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.			
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)? ¹	Y	N	If yes, indicate which section are triggered in motivation report and attach relevant permit.			
Is the property or building located within the historical core or contains any heritage significant features?	Y	N	Is the building older than 60 years?			Y N
Does the property fall inside the urban edge?	Y	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?			Y N
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	N	Does the property fall within the Scenic Route Overlay Zone?			Y N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use? ²			Y N
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>						
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y N

PART D: PRE-APPLICATION CONSULTATION			
Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw (LUPB)?	Y	N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation ito Section 53 of the Land Use Planning Act (LUPA)?	Y	N	If yes, attach the minutes / written feedback received.

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

A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisinal 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.

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES

APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme	Xx	R2 700.00
15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 700.00
15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24	X	R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit	x	R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme		R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
15(2)(q)	to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00
OTHER APPLICATIONS		Number	Fee
Approval required in terms of the bylaw for street naming and numbering			R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)			R2 700.00
Complexity fee – Per study / assessment			R4 520.00
TOTAL APPLICATION FEE PAYABLE		R13 550	
DETAILS FOR INVOICE			
Name & Surname (party responsible for payment)		EVDM Town Planning Services	
Street or Postal Address		PO Box 204, Stellenbosch, 7599	
Vat Number (where applicable)		4740239944	
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) (f) of the Stellenbosch Municipal Land Use Planning Law (2023) for the removal of a restrictive title deed conditions - "Conditions C. (1) & (5)) contained in Title Deed T28381/2024 and T28382/2024, to allow for a block of flats.
- Application in terms of Section 15 (2) (e) of the Stellenbosch Municipal Land Use Planning Law (2023) for the consolidation of Erven 2307 and 2308 (unregistered erf 19027).
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for a permanent departure to allow for a floor factor of 1 in lieu of 0.75;
- Application is made in terms of Section 15(2) (b) of the Land Use Planning By-Law for a permanent departure to accommodate the following buildings lines:
 - Relaxation of the eastern and southern building line on the ground floor from 4,5m to 0m in respect of the plantroom and staircases.
 - Relaxation of the eastern and southern building line on the first, second and third floor from 4,5m and 6m to 0m and 3.15m in respect of the staircases

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
Building line encroachment		Adjoining erf number		ZS / DG / RTC	Proposal
	Street		From	m	To m
	Street		From	m	To m

	Side / Common		From	m	To	m
	Side / Common		From	4,5m	To	3.15m
	Aggregate side		From	4.5m	To	3.15m
	Rear		From	4,5m	To	0m
Exceeding permissible coverage / footprint			From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			From	0.75	To	1
Exceeding height restriction			From	M	To	m
Exceeding maximum storey height			From	m	To	m
Exceeding maximum boundary wall height	Street		From	m	To	m
	Side / Rear		From	m	To	m
Relaxation of on-site parking / loading requirements			From	bays	To	bays

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

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

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

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

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

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

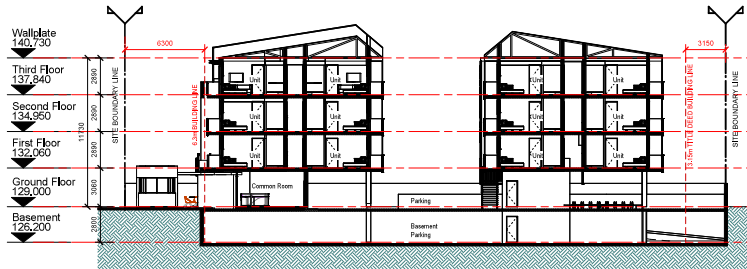
Applicant's signature: _____

Date: 2025/10/02

Full name: Emile van der Merwe

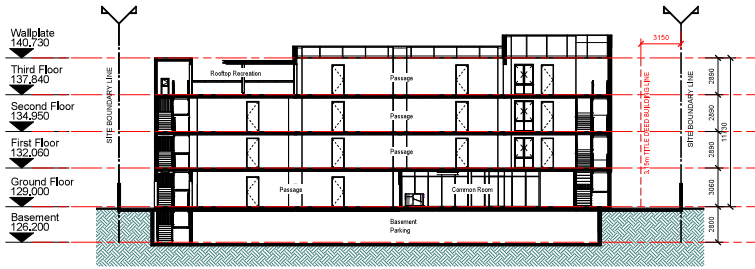
Professional capacity: Pr. Planner (A1146/1999)

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Section A

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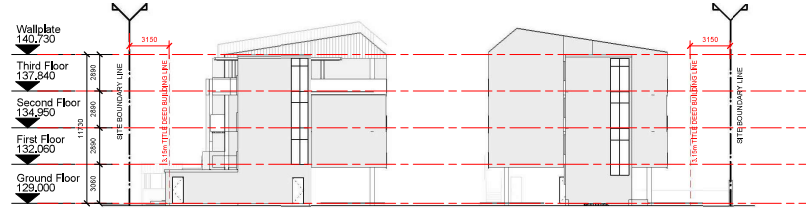
Section B

1 : 200



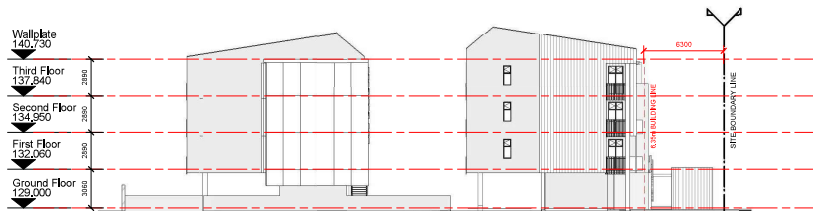
Elevation 1

1 : 200



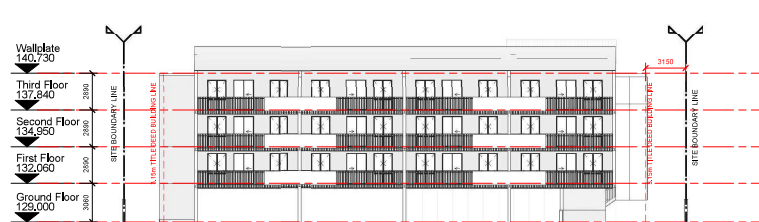
Elevation 2

1 : 200



Elevation 3

1 : 200



Elevation 4

1 : 200

FOR INFORMATION

Project No	Drawing No	REV
A1	1353.05	200
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REVISIONS

No.	Date	Description	Auth
A	20260210	Updates	CMP

GENERAL NOTES

All work is to be done in accordance with the National building Regulations.

Quality of all materials and workmanship to comply with the relevant SANS specifications and/or specified international codes where applicable in the Architectural specifications, the recommendations and requirements of such documents to be considered a minimum standard for the works.

The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act.

This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from ARC MU-V and all other consultants related to the project.

This drawing is not to be scaled, figured dimensions to be used, All dimensions are in millimeters and Levels are in meters, unless otherwise stated.

All dimensions and levels must be checked on site by the contractor. Any discrepancies between consultants' documentation are to be verified before putting any work in hand. All work to be executed by competent persons qualified for the specific trade.

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ARC MU-V

CLIENT

The Resident

THE REZIDENT
STUDENT LIVING

PROJECT

6 & 8 Verreweide

ERF 2307 & 2308 - 6 & 8 Verreweide, Stellenbosch, Western Cape

DRAWING

SECTIONS & ELEVATIONS

Scale: 1 : 200

Drawn: CMP

Checked: MGP

Print Date: 2026/02/10

15-57-38

Project No: 1353.05

Drawing No: 200

REV: A

FOR INFORMATION