



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12374

Our File Reference Number: Erf 6612, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR TECHNICAL APPROVAL: ERF 6612, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the following:
 - 2.1.1 **Permission/Technical Approval** in terms of Section 15 (2) (g) of the Land Use Planning By-law to accommodate a second dwelling unit in terms of Section 13 of the Stellenbosch Zoning By-law on Erf 6612, Stellenbosch.

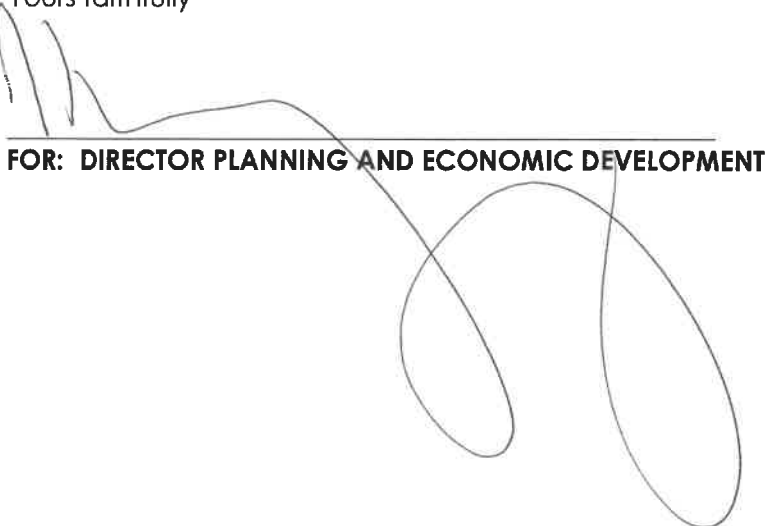
BE APPROVED in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

Conditions of approval

- 2.2 The approval applies only to the application in question as indicated Drawing No.118, drawn by R. Bouma (Naude & Bouma architects), dated June 2018 (**See Annexure C**) on Erf 6612, Stellenbosch attached and shall not be construed as authority to depart from any other legal prescriptions or requirements.

- 2.3 Building plans must be submitted in accordance with the site development plan as indicated Drawing No. 118, drawn by R. Bouma (Naude & Bouma architects), dated June 2018, and be approved by this Municipality, prior to any building work commencing on site.
- 2.4 No parking will be allowed on the road reserve and all vehicles must be accommodated on the Erf.
- 2.5 Development contributions are payable in accordance with the prevailing and applicable tariff structure prior to the submission of building plans.
- 2.6 The approval will lapse if not implemented within 5 years from date of final notification of approval of the application.
3. **The reasons for the above decision are as follows:**
- 3.1 The proposed application would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the primary use of the property will still remain residential.
4. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully

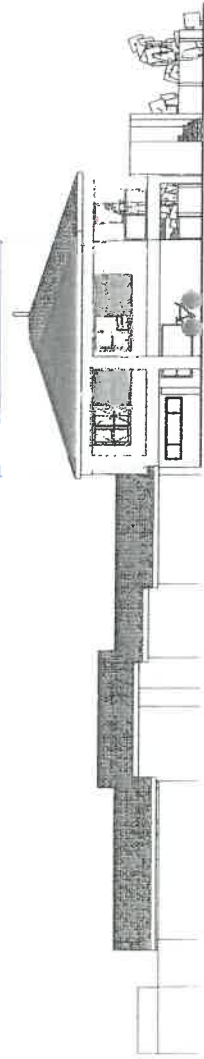


FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

21/9/2021
DATE

ANNEXURE C: SITE DEVELOPMENT PLAN

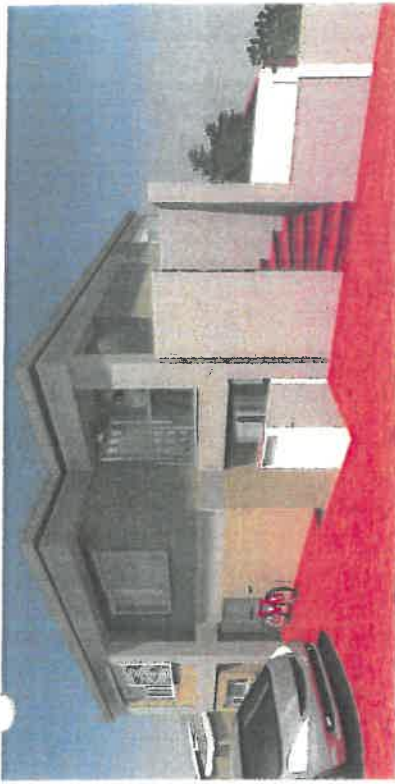
ADDITION SECOND DWELLING



E-02

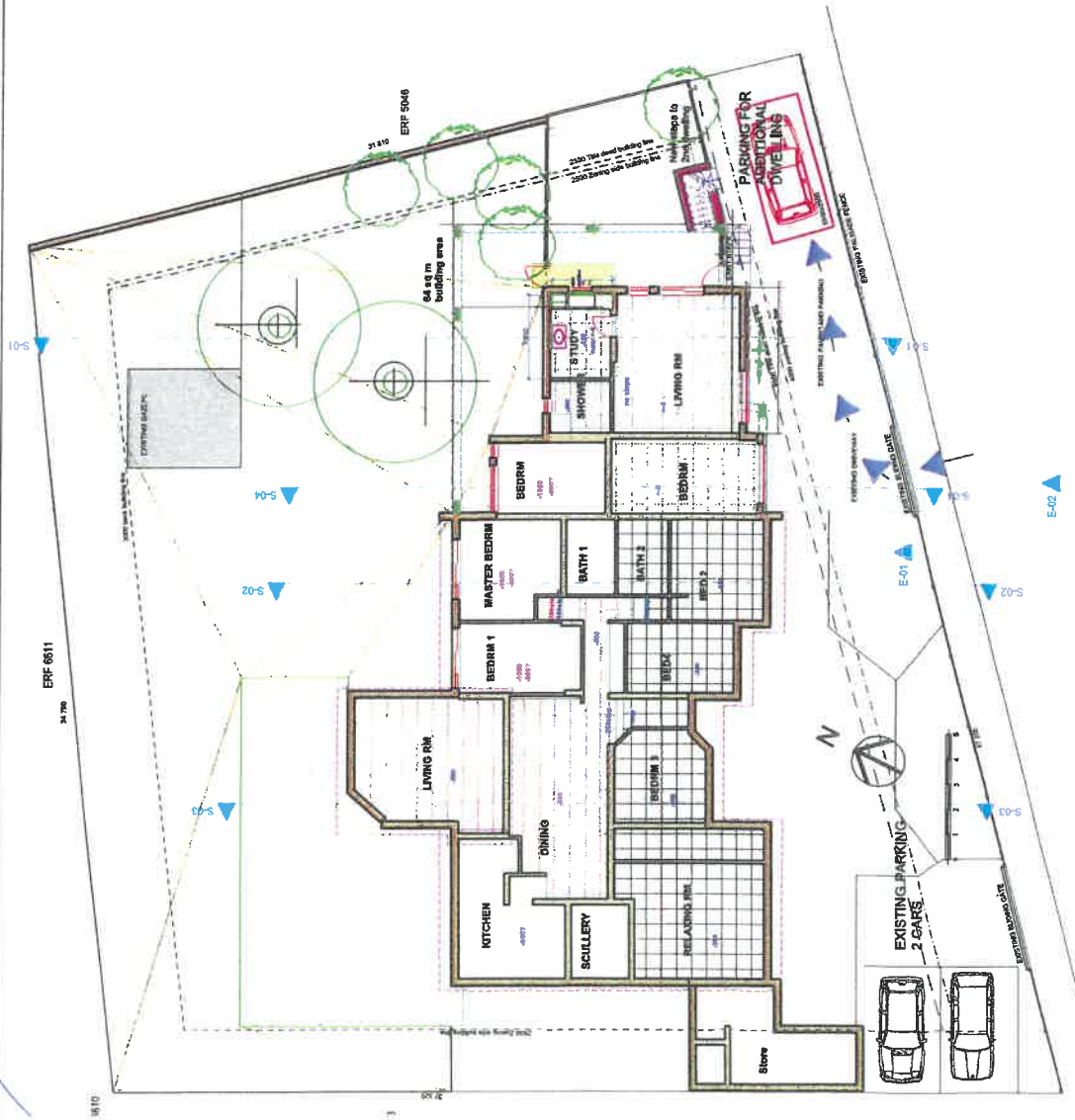
STREET ELEVATION

1:200



Ruppel 21c - Picture2

1:3.94

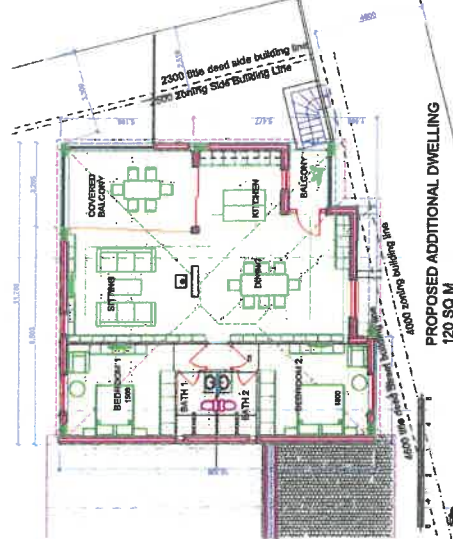


0.

Ground Floor

1:200

AREAS	
Existing house	343 sqm
Gazebo	17
2nd Dwelling	118
Total excl stoeps	478 sqm
Erf Area	1316 sqm
Coverage	31%
Building Cover	411 sqm
Allowed	34%
Floor Factor	0.31
Building	478 sq m
Allowed	0.5
	658 sqm



1. FIRST FLOOR 2nd DWELLING 1:200

28.8.201
 29.5.2019 Room names added
 5.12.2019 stair move inside building line
 31.1.2021 Zoning building line added

Check all dimensions prior to setting out of work

Application for approval to construct a second dwelling in terms of section 51 of chapter 7 of the new town planning scheme dated 27 Sept 2019

Second Dwelling Erf 6612
 14 Mazot Street
 STELLENBOSCH

DRAWN BY : R BOUMA
 SCALE
 DATE : JUNE 2018
 JOB No : 118 1d

Naude & Bouma Architects
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